

**TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION 3/6/2020 CASE # 2020-02

PROPERTY ADDRESS 11 WAYLAND DRIVE, VERONA NJ

BLOCK 19 LOT 65 ZONE R-60

APPLICANT'S NAME JAMES FEENEY

PHONE # 973-433-7373 CELL PHONE # 201-819-3073

EMAIL JFEENEY165@GMAIL.COM

PROPERTY OWNER'S NAME JAMES & SETON FEENEY

PROPERTY OWNER'S ADDRESS 11 WAYLAND DRIVE, VERONA, NJ 07044

PROPERTY OWNER'S PHONE # 973-433-7373 CELL # 201-819-3073

PROPERTY OWNER'S EMAIL JFEENEY165@GMAIL.COM

RELATIONSHIP OF APPLICANT TO OWNER SAME PERSON

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:
INSTALL TWO CENTRAL AIR CONDITIONING UNITS IN
SIDE YARD - RESIDENTIAL 16 SEER AIR CONDITIONER
UNITS.

CONTRARY TO THE FOLLOWING:
EXISTING ZONING REGULATIONS

LOT SIZE: EXISTING _____ PROPOSED _____ TOTAL _____

HIEGHT: EXISTING _____ PROPOSED _____

PERCENTAGE OF BUILDING COVERAGE: EXISTING _____ PROPOSED _____

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING _____ PROPOSED _____

PRESENT USE _____ PROPOSED USE _____

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	_____	_____	_____
REAR YARD	_____	_____	_____
SIDE YARD (1)	_____	_____	_____
SIDE YARD (2)	_____	_____	_____

DATE PROPERTY WAS ACQUIRED 5/17/2010

TYPE OF CONSTRUCTION PROPOSED:

INSTALLATION OF TWO AIR CONDITIONER CONDENSING-UNITS IN SIDE YARD.

SIGN INFORMATION (if applicable): supply details on location, dimensions, height and illumination

N/A

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	_____	_____	_____
FIRST FLOOR	_____	_____	_____
SECOND FLOOR	_____	_____	_____
ATTIC	_____	_____	_____

NUMBER OF DWELLING UNITS: EXISTING _____ PROPOSED _____

NUMBER OF PARKING SPACES: EXISTING _____ PROPOSED _____

History of any previous appeals to the Board of Adjustments and the Planning Board

NONE

What are the exceptional conditions that warrant relief from compliance with the Zoning Ordinance?

EXISTING PATIO IN REAR OF HOME - PERMANENT PAVER CONSTRUCTION ADJUTS RESIDENCE

Supply a statement of facts showing how relief can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and the Zoning Ordinance

THE SIDE YARD IS INACTIVE SPACE AND IS NOT UTILIZED BY OURSELVES OR OUR NEIGHBOR.

History of any deed restrictions:

NONE KNOWN

A legible plot plan or survey to scale (not less than 1"=100') of the property indicating the existing and/or proposed structure and scale drawings of the existing and/or proposed structure must be provided.

A copy of any conditional contract relating to this application must be filed with this application.

If the applicant is a corporation or partnership, the names, addresses and phone numbers of those owning a 10% or greater interest in the corporation shall be provided.

Name _____	Address _____	Phone # _____
Name _____	Address _____	Phone # _____
Name _____	Address _____	Phone # _____
Name _____	Address _____	Phone # _____

Expert witness(es) that will present evidence on behalf of this application:

Attorney:

Name N/A
Address _____
Phone # _____
Fax # _____
Email _____

Architect/Engineer:

Name N/A
Address _____
Phone # _____
Fax # _____
Email _____

Planner:

Name N/A
Address _____
Phone # _____
Fax # _____

BOARD OF ADJUSTMENT APPLICATION SITE PLAN

O INDICATES SHRUBS OR TREES
X INDICATES FENCES

NEIGHBOR'S HOUSE
ESTIMATE DISTANCE FROM
THE PROPOERTY LINE

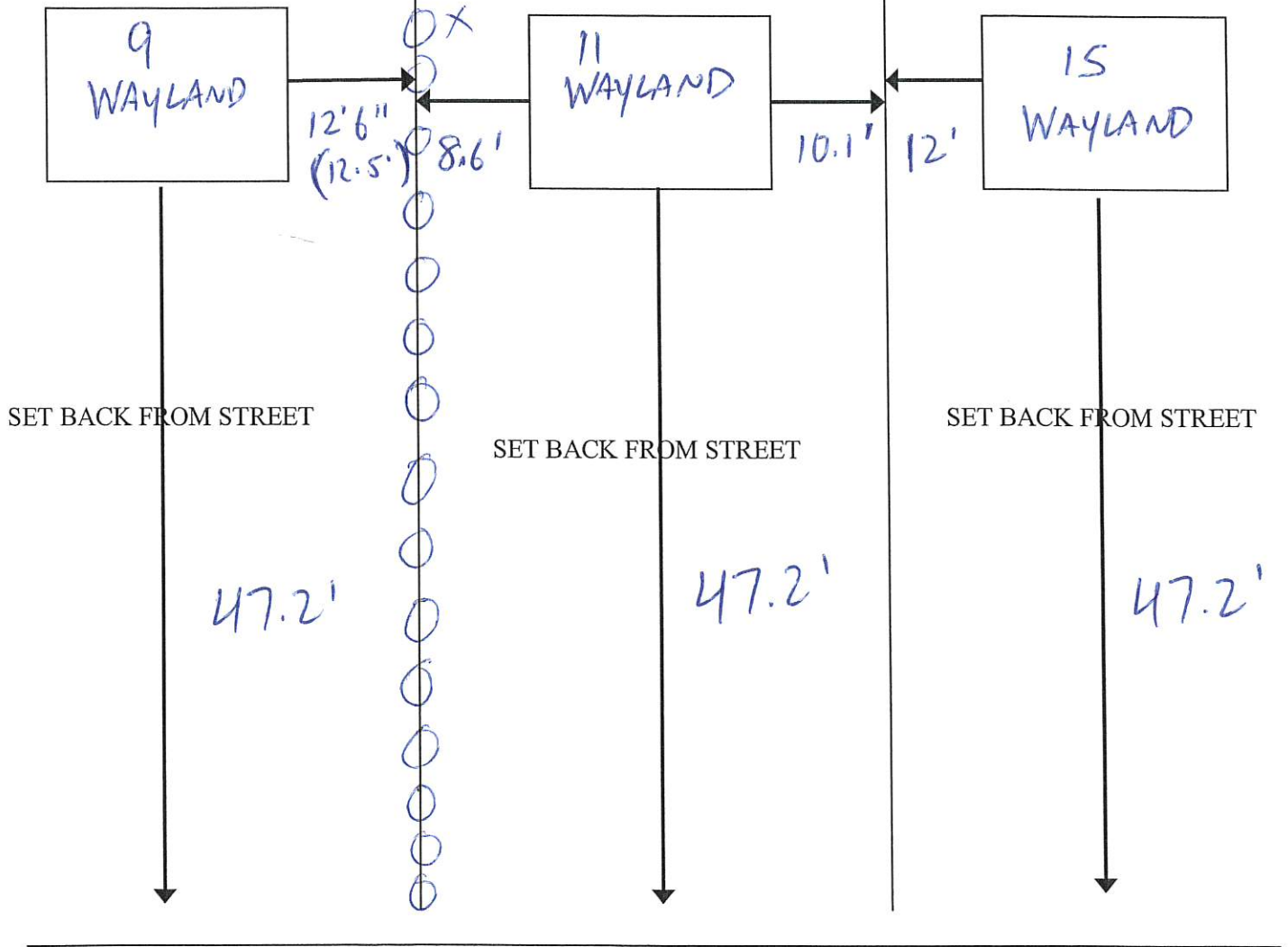
HOUSE ON LEFT

APPLICANT'S HOUSE
SHOW THE DISTANCE TO THE
PROPERTY LINE FROM
SURVEY

CENTER HOUSE

NEIGHBOR'S HOUSE
ESTIMATE DISTANCE FROM
THE PROPOERTY LINE

HOUSE ON RIGHT

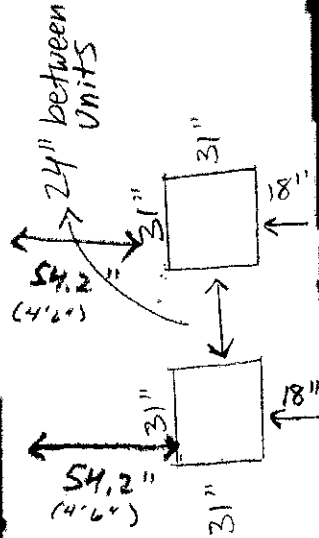


STREET

Expanded View of Side Yard - 11 Wayland Drive, Verona, NJ

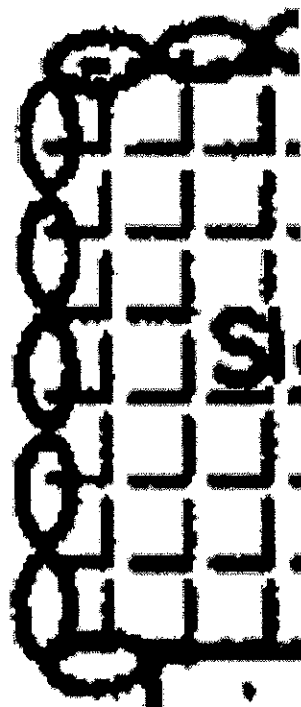
N 52°58'00" W 140.

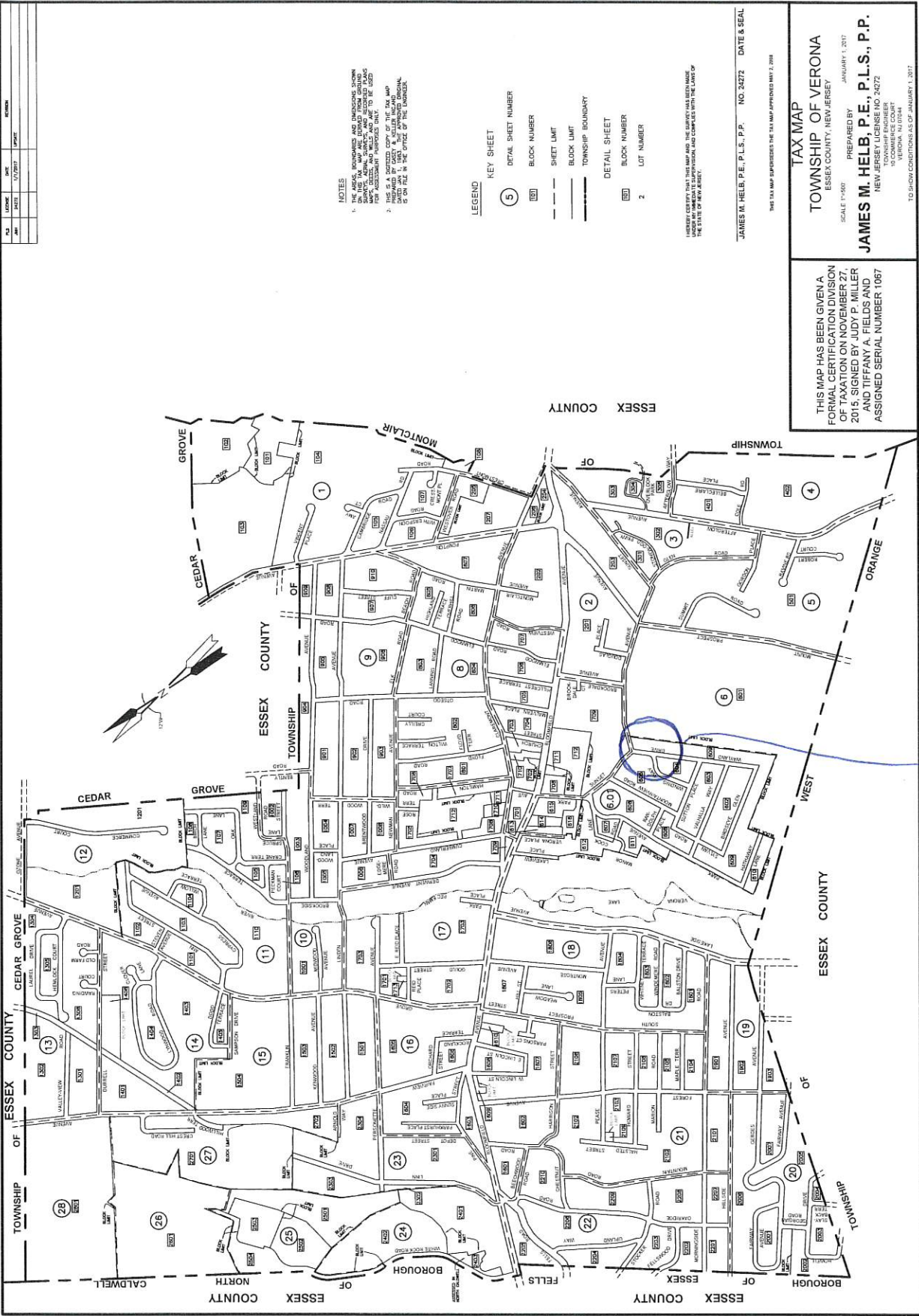
(B.6)



NOT TO SCALE

36.4'





NO.	DATE	BY	REVISION
1	12/2017	GHK	
2	07/2017	GHK	

NOTES

1. THIS MAP SHOWS THE TOWNSHIP AND BLOCK BOUNDARIES AS OF JANUARY 1, 2017. THE TOWNSHIP BOUNDARIES ARE SHOWN BY A DASHED LINE. THE BLOCK BOUNDARIES ARE SHOWN BY A SOLID LINE. THE TOWNSHIP AND BLOCK BOUNDARIES ARE SHOWN BY A DASHED LINE. THE TOWNSHIP AND BLOCK BOUNDARIES ARE SHOWN BY A SOLID LINE.
2. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES.
3. THIS MAP IS THE PROPERTY OF JAMES M. HELB, P.E., P.L.L.C. AND SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JAMES M. HELB, P.E., P.L.L.C.

LEGEND

KEY SHEET

- 5 DETAIL SHEET NUMBER
- 001 BLOCK NUMBER
- SHEET LIMIT
- BLOCK LIMIT
- TOWNSHIP BOUNDARY

DETAIL SHEET

- 001 BLOCK NUMBER
- 2 LOT NUMBER

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JAMES M. HELB, P.E., P.L.L.C., P.P. NO. 24272 DATE & SEAL

THIS TAX MAP SUPERSEDES THE TAX MAP APPROVED JAN 1, 2017

TAX MAP

TOWNSHIP OF VERONA
 ESSEX COUNTY, NEW JERSEY

SCALE 1"=600' PREPARED BY JANUARY 1, 2017

JAMES M. HELB, P.E., P.L.L.C., P.P.
 TOWNSHIP ENGINEER
 NEW JERSEY LICENSE NO. 24272
 VERONA, NEW JERSEY

TO SHOW CONDITIONS AS OF JANUARY 1, 2017

THIS MAP HAS BEEN GIVEN A
 FINAL CERTIFICATION
 OF ACCURACY ON NOVEMBER 27,
 2015, SIGNED BY JUDY P. MILLER
 AND TIFFANY A. FIELDS AND
 ASSIGNED SERIAL NUMBER 1067

see detail



→ 11 WAYLAND

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

James Feeney OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 11 Wayland Dr, IN THE CITY OF Verona IN THE COUNTY OF Essex AND STATE OF NJ AND THAT James Feeney IS THE OWNER IN FEE OF ALL THAT CERTAIN LOT, PIECE OF LAND, SITUATED, LYING AND BEING IN THE TOWNSHIP OF VERONA AFORESAID AND KNOWN AND DESIGNATED AS BLOCK 56 AND LOT 609 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

Patricia Maraviglia

NOTARY

James E Feeney

OWNER

AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX
STATE OF NEW JERSEY

James Feeney OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW, ON OATH DEPOSED AND SAYS THAT ALL OF THE ABOVE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HEREWITH ARE TRUE. SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 5th DAY OF March 2020.

Patricia Maraviglia

NOTARY

James E Feeney

APPLICANT



AUTHORIZATION

IF ANYONE OTHER THAN THE OWNER IS MAKING THIS APPLICATION, THE FOLLOWING AUTHORIZATION MUST BE EXECUTED.

TO THE BOARD OF ADJUSTMENT

N/A

_____ IS AUTHORIZED TO MAKE THE WITHIN APPLICATION.

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 20____.

NOTARY

APPLICANT

- Air Conditioning
- Heating
- Sheet Metal Fabrication



- Sales
- Service
- Installation

11 Muller Place- Little Falls, New Jersey 07424 – Tel: (973) 403-7559 – Fax: (973) 403-7544

Master HVAC Lic. 19HC00430100 / Home Improvement Lic. 13VH03337700

PROPOSAL

Jim & Seton Feeney
11 Wayland Dr.
Verona, NJ 07044

2-21-2020

We propose to install:

Two of the following:

- Air conditioning air handlers (Carrier- 2 & 2½-ton)
- Air conditioning condensing unit (Bryant- matching)
- Refrigeration lines
- Main supply air ductwork
- Main return air ductwork
- Programmable thermostat
- Media filter
- Heavy-duty plastic pads (for under condensing units)
- (1) Secondary drain pan (for attic unit)

Description of work to be performed:

Second floor & attic:

We will install the air handler in the attic. The system will be hung from the roof joists to absorb the vibration of the unit. The supply ductwork will be brought throughout the attic to feed each room. These feeds will tap off the main ductwork with a collar that will have damper to adjust airflow to each room. These feeds will be run out with flexible ductwork to fittings in the ceilings. These fittings will be placed in the ceiling and will have a grill attached to them. The return ductwork will be centrally located in the wall of the third floor as well as the second floor (in the ceiling). The primary drain on the air conditioning system will be brought out to the gutter pipe. There will be a secondary drain placed under the unit to protect the ceiling in case the primary drain clogged up. The thermostat will be located in the hallway of the second floor near the return to get the best temperature reading.

The condensing unit will be located on the outside of the house. The refrigerant lines will be brought from this unit to the air handler in the attic. These lines will be soldered and then evacuated free from dirt or particles. Once this has been completed, we will then charge the system up with refrigerant to its proper temperatures and pressures.

First floor:

This air handler will be placed in the basement where specified by the homeowner but in a reasonable location. The ductwork will be run out in the basement as tight to the ceiling as possible (some runs will be piped under the main beam to reach certain rooms on the first floor). The feeds for the first floor will be placed against the walls in the floors with grills. There will be a main return centrally located in the floor. The thermostat will be placed centrally on the first floor. All of the runs and ductwork will be laid out the same way as the second floor.

The condensing unit will be placed next to the one for the second floor and will go through the same procedure for installation.

Notes:

- All ductwork (in the attic) will be wrapped externally with insulation to help prevent condensation.
- All seams will be taped to help prevent air loss.
- All ductwork in basement will be hung as tight as possible to the ceiling.
- We will provide all electrical lines (included).
- Homeowner is responsible and liable for the permits (we will help fill them out).
- Homeowner is responsible for patch work to run feeds to second floor rooms (we will try to make minimal holes).
- All work and materials are guaranteed for a period of three years. Equipment is 10 years upon registration.
- The equipment efficiency rating for the air conditioning will be 13 SEER.

Total: \$ 24,025- (Cool Effects first time customer rebate- \$250)- (Total after rebate- \$ 23,775)

The price for 16 SEER equipment will be an additional \$ 1,400 (rebates will be \$300 each system)- The total for the 16 SEER set up will \$ 24,575 (after rebates). (PSE&G rebate will be sent to directly and takes up to 6 weeks to get back).

You have the option of financing as well. If you go to our website you can get all the info on the program
www.ceihvac.com

A 30% deposit is required one week prior to installation date. A 50% payment will be paid upon completion of the installation of units & ductwork, and 20% due upon installation of condensing units and start up of both systems.

If you have any questions, please me (973)-403-7559- Cell: (201) 306-6773 - Anthony

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

NOTE: This proposal will be withdrawn by us if not accepted within 30 days.

Authorized Signature: _____

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted: Date _____

Signature: _____

MAYOR
JACK McEVOY
DEPUTY MAYOR
ALEX ROMAN
COUNCIL MEMBERS
KEVIN J. RYAN
EDWARD GIBLIN
CHRISTINE McGRATH

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY



TOWNSHIP MANAGER
MATTHEW CAVALLO
TOWNSHIP CLERK
JENNIFER KIERNAN
TOWNSHIP ATTORNEY
BRIAN J. ALOIA, ESQ.

VERONA COMMUNITY CENTER
880 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044

MUNICIPAL BUILDING
600 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044
(973) 239-3220
WWW.VERONANJ.ORG

DEPARTMENT OF PUBLIC WORKS
10 COMMERCE COURT
VERONA, NEW JERSEY 07044

Date: February 25, 2020

Township of Verona Zoning Dept.
Re: Zoning Letter of Denial
Applicant: James and Seton Feeny
11 Wayland Drive
Verona, NJ 07044
Property: 11 Wayland Drive
Lot 56 Block 609
Zone: R-60 (Medium Density)

The property commonly known as 11 Wayland Drive and also being shown on the Official Tax Maps of the Township of Verona official Tax Maps as Tax Lot 56 in Block 609, is situate in the Townships "R-60" Medium Density Residential Zone, as shown upon the Townships official Zoning Map, prepared by Kasler Associates, PA dated August 15, 2011.

Based upon our initial review the applicant is seeking to install;

- Two (2) Central Air Conditioning Condenser Units within the required side yard setback for the zone.

I have reviewed the submitted homeowner's zoning application, property survey and related sketches for the construction of the proposed mechanical equipment for the single-family residence at the above-referenced property and hereby deny the property owner's application for zoning approval, due to violations of the following sections of the Zoning Ordinance of the Township of Verona.

List of Variances required prior to approval.

§150 - 17.3 R-60 (MEDIUM DENSITY SINGLE FAMILY) ZONE DISTRICT
E. Area, Yard and Bulk Regulations for Principal Structures & Uses
2. Minimum Side Yard Setback-One (Feet) 8 feet. **(4'-6" Feet Proposed)**

Variance required §150-7.13 (E) (2) Mechanical Equipment "No mechanical equipment shall be located within a required minimum yard requirement and shall not extend more than five feet from the structure for which they serve." Applicant is seeking relief of 3.5 feet from the required setback.

- a.) Address additional variances and comments as per the Construction Official/Code Enforcement Officer.
- b.) Address additional variances and comments as per the Township Engineer.
- c.) Address additional variances as may be deemed necessary by the Board of Adjustment

Respectfully Submitted,

Michael C. DeCarlo

Michael C. DeCarlo – Engineering Manager & Zoning Officer

Note: Appeals to the zoning board of adjustment from the decision of an administrative officer must be taken within 20 days by filing a notice of appeal with the officer from whom the appeal is taken specifying the grounds of such appeal. N.J.S. 40:55D-72a. Failure to adhere to the time for appeal will result in the zoning board not having jurisdiction to consider the appeal.

February 21, 2020

Ms. Kelly Lawrence
Secretary, Board of Adjustments
Township of Verona
Municipal Building
880 Bloomfield Avenue
Verona, NJ 07044

Dear Ms. Lawrence:

We would like to apply to the Township of Verona for a variance to install two central air conditioning units in the side yard of our home at 11 Wayland Drive (Block 19, Lot 65). After reviewing a recent variance application for a similar project in our neighborhood (Case #2019-09 at 9 Hathaway Lane), we believe that the following variances are required:

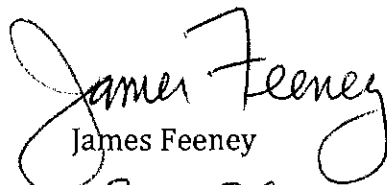
- 150-17.3.E.2 Minimum side yard setback (one)
- 150-7.13 Mechanical equipment in minimum side yard

The air conditioning units we are contemplating are two (dual zone coverage) Bryant Sentry 16 SEER Residential Air Conditioner Condensing Units. They are square with a length and width of 31.1875 inches and a height of 28.4375 inches. The units would be installed parallel to each other with 24 inches between them.

Based on current zoning regulations, the units would need to be placed in the rear of our house. However, due to the presence of an existing patio, the better location for the proposed units is in the side yard bordering 9 Wayland Drive (Lot 66). Given a zoning designation of R-60 (Medium Density Single Family Residential), there must be 8 feet from the edge of the unit to the property line. At present, the side of our house is 8.6 feet from the property line. Our air conditioning contractor recommended a clearance from the house of 18 inches, so the units will extend out approximately 4 feet from the edge of our house.

We are attaching a copy of the property survey with the proposed location of the units indicated. Please let us know if the Board of Adjustments requires any further information.

Sincerely,


James Feeney
201-819-3073


Seton Feeney