

AFFIDAVIT OF SERVICE

STATE OF NEW JERSEY

COUNTY OF ESSEX

JAMES C FEENEY OF FULL AGE, BEING DULY SWORN  
ACCORDING TO LAW, ON HIS OATH DEPOSED AND SAYS THAT HE OR SHE RESIDES AT  
11 WAYLAND DRIVE, VERONA, NJ IN THE COUNTY OF  
ESSEX, AND STATE AND THAT HE OR SHE DID ON AUGUST 1, 2020

AT LEAST TEN (10) DAYS PRIOR TO THE HEARING DATE, GIVE PERSONAL  
NOTICE TO ALL PROPERTY OWNERS WITHIN 200 FEET OF THE PROPERTY AFFECTED  
LOCATED AT 11 WAYLAND DRIVE, VERONA, NJ SAID  
NOTICE WAS GIVEN BY HANDING A COPY TO THE PROPERTY OWNER OR BY SENDING  
SAID NOTICE BY CERTIFIED MAIL. COPIES OF THE REGISTERED RECEIPTS ARE  
ATTACHED HERETO.

NOTICES WERE ALSO SERVED UPON:

CHECK IF APPLICABLE

- CLERK OF THE \_\_\_\_\_ OF \_\_\_\_\_
- COUNTY PLANNING BOARD
- STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 5<sup>th</sup> DAY  
OF August 2020.

Patricia Maraviglia

NOTARY

James C Feeney

APPLICANT



Notice of Remote Meeting  
Verona Zoning Board of Adjustment

Take Notice that an application has been made to the Verona Zoning Board of Adjustments by James Feeney for 11 Wayland Drive Block 609 Lot 56 in an R-60 (Medium Density Single Family) zone. The applicant is seeking permission to install two central air conditioning units in the side yard that will require variances 150-17.3.E.2 Minimum Side Yard setback and 150-7.13 Mechanical Equipment in Minimum Yard Requirement. The applicants may also seek any such other variances and waivers that may be required, deemed necessary or requested by the Board with this application.

Please be advised that due to multiple Executive Orders declared by Governor Murphy and in an effort to prevent further spread of COVID-19, the meeting of the Zoning Board of Adjustment of the Township of Verona will be held remotely.

The application has been put on the secretary's calendar and a virtual hearing is scheduled to be held on Thursday, August 13, 2020 at 7:30 pm.

The meeting can be accessed as follows VIA VIDEO CONFERENCE as follows:

Via the internet at the link below to join the meeting:

<https://zoom.us/j/95395936106>

Via telephone, please dial 1(312)626-6799 or 1(646)558-8656

Use Zoom Meeting ID: 953-9593-6106, when prompted for a Participant ID, press #

At said hearing, or any adjourned date of the same, you may appear either in person or by counsel and present any objection that you may have to the granting of this application.

Documents filed by the applicants concerning such application are available for public inspection no later than 10 days prior to the meeting date at the Building Department office located at the Verona Community Center 880 Bloomfield Avenue via appointment or online at [www.VeronaNJ.org/zoningboarddocuments](http://www.VeronaNJ.org/zoningboarddocuments).

Any individual intending to participate in the August 13, 2020 meeting or lacking the resources or ability to obtain technological access should contact the Verona Zoning Board Secretary Kelly Lawrence at (973) 857-4834 or [klawrence@veronanj.org](mailto:klawrence@veronanj.org).

The applicant in accordance with the requirements of the New Jersey Municipal Land Use Law serves this Notice.

VERONA, NEW JERSEY 07044				
LIST OF PROPERTY OWNERS SERVED WITHIN 200 FEET OF: BLOCK 609 LOT 56 KNOWN AS 11 WAYLAND DRIVE, VERONA, NJ 07044				
• must be served by certified mail				
BLOCK	LOT	NAME & ADDRESS	personal	certified
	✓	•New Jersey Bell Telephone Co. Attn: Corporate Secretary 540 Broad Street Room 1005, Newark, NJ 07101		
	✓	•American Telephone & Telegraph Co. Attn:Karl Grossmann Patricia Drive, Flanders, NJ 07836		
	✓	•Public Service Electric & Gas Co. Attn: Manager Corporate Properties 80 Park Place, T6B, Newark, NJ 07102		
	✓	•Passaic Valley Water Commission Attn: Corporate Secretary 1525 Main Avenue, Clifton, NJ 07011		
	✓	•MCI 10 Marcello Ave., Attn: John Scoccola West Orange, NJ 07052		
	✓	•Comcast Cable 800 Rahway Avenue, Union, New Jersey 07083		
601	✓ 1	MONTCLAIR GOLF CLUB PO BOX 194, MONTCLAIR, NJ 07042 RE: 25 MT. PROSPECT AVENUE		
605	✓ 19	PAGE, MARGARET 4 WAYLAND DR, VERONA, NJ 07044		
609	✓ 54	GABEL, GLEN & MARGARET 17 WAYLAND DR, VERONA, NJ 07044		
609	✓ 53	LUEHS, THOMAS H & CAROLYN J 19 WAYLAND DR, VERONA, NJ 07044		
609	✓ 52	WHITE, BLAKE & PATRICIA 21 WAYLAND DR, VERONA, NJ 07044		
609	✓ 60	HOWARD, LEE B 5 WAYLAND DR, VERONA, NJ 07044 RE: 3 WAYLAND DRIVE VERONA		
609	✓ 59	HOWARD, LEE B 5 WAYLAND DR, VERONA, NJ 07044		
609	✓ 58	LACHINA, JOSEPH & VALERIE 7 WAYLAND DR, VERONA, NJ 07044		
609	✓ 57	GROESSBRINK, KATHLEEN 9 WAYLAND DR, VERONA, NJ 07044		
609	✓ 55	MANZONI, STEVEN & MORE, JACQUELINE		

605	✓21	15 WAYLAND DR, VERONA , NJ 07044		
		OBOYLE, MARTIN & ASHLEY		
605	✓20	6 WINDING WAY, VERONA, NJ 07044		
		HARPSTER, JOSEPH & CAROL		
604	✓9	6 WAYLAND DR, VERONA, NJ 07044		
		FILOSO, PATRICK, BARBARA & PATRICK JR		
604	✓8	18 WAYLAND DR, VERONA, NJ 07044		
		NIPPES, CHRISTOPHER B & JULIE A		
604	✓7	16 WAYLAND DR, VERONA, NJ 07044		
		BENAVIDES, OSCAR P& BROOKE		
604	✓6	14 WAYLAND DR, VERONA, NJ 07044		
		TORTORIELLO, MARK J		
604	✓5	12 WAYLAND DR, VERONA, NJ 07044		
		NAREPECHA, PETER & CAROLYN ROBERTSON		
604	✓4	7 WINDING WAY, VERONA, NJ 07044		
		HOGAN, JOHN T & JENNIFER		
		11 WINDING WAY, VERONA, NJ 07044		

7020 0090 0001 8792 8414

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Postage	\$0.55
Total Postage and Fees	\$6.95

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Sent To John + Jennifer Hogan  
Street and Apt. No., or PO Box No. 11 Winding Way  
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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Postage	\$0.55
Total Postage and Fees	\$6.95

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Sent To Joseph + Valerie Lachina  
Street and Apt. No., or PO Box No. 7 Wayland Drive  
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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Postage	\$0.55
Total Postage and Fees	\$6.95

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.95

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.95

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Street and Apt. No., or PO Box No.  
6 Winding Way  
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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.95

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Sent To Christopher + Julie Nippes  
Street and Apt. No., or PO Box No.  
16 Wayland Drive  
City, State, ZIP+4®  
Verona, NJ 07044  
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
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Sent To Patrick Filoso Barbara Filoso Patrick Filoso Jr.  
Street and Apt. No., or PO Box No.  
18 Wayland Drive  
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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
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PO Box 194  
City, State, ZIP+4®  
Montclair, NJ 07042  
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.95

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Sent To Oscar + Brooke Benavides  
Street and Apt. No., or PO Box No.  
14 Wayland Drive  
City, State, ZIP+4®  
Verona, NJ 07044  
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$6.95

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08/01/2020

Sent To Glen + Margaret Gabel  
Street and Apt. No., or PO Box No. 17 Wayland Drive  
City, State, ZIP+4® Verona, NJ 07044

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$6.95

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Street and Apt. No., or PO Box No. 4 Wayland Drive  
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$6.95

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$6.95

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08/01/2020

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Clifton, NJ 07011

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$6.95

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City, State, ZIP+4® Clifton, NJ 07011

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$6.95

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08/01/2020

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Street and Apt. No., or PO Box No. 15 Wayland Drive  
City, State, ZIP+4® Verona, NJ 07044

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Flanders, NJ 07836

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Postmark  
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Postage	\$0.55
Total Postage and Fees	\$6.95

08/01/2020

Attn: Karl

Sent To American Telephone + Telegraph Grossman  
Street and Apt. No., or PO Box No. Patricia Drive

City, State, ZIP+4® Flanders, NJ 07836

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Newark, NJ 07104

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Postmark  
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Postage	\$0.55
Total Postage and Fees	\$6.95

08/01/2020

Sent To NJ Bell Telephone Attn: Corporate Secretary  
Street and Apt. No., or PO Box No. 540 Broad St. Room 1005

City, State, ZIP+4® Newark, NJ 07101

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Union, NJ 07083

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Postage	\$0.55
Total Postage and Fees	\$6.95

08/01/2020

Sent To Comcast Cable  
Street and Apt. No., or PO Box No. 800 Rahway Ave.

City, State, ZIP+4® Union, NJ 07083

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0090 0001 8792 8315

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Newark, NJ 07102

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Postmark  
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Postage	\$0.55
Total Postage and Fees	\$6.95

08/01/2020

Attn: Manager

Sent To Public Service Electric & Gas Corporate Properties  
Street and Apt. No., or PO Box No. 80 Park Place TCB

City, State, ZIP+4® Newark, NJ 07102

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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West Orange, NJ 07052

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Postmark  
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Postage	\$0.55
Total Postage and Fees	\$6.95

08/01/2020

Sent To MCI Attn: John Scoccola  
Street and Apt. No., or PO Box No. 10 Marcello Ave.

City, State, ZIP+4® West Orange, NJ 07052

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Verona, NJ 07044

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0695  
17

Postmark  
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Postage	\$0.55
Total Postage and Fees	\$6.95

08/01/2020

Sent To Kathleen Groessbrink  
Street and Apt. No., or PO Box No. 9 Wayland Drive

City, State, ZIP+4® Verona, NJ 07044

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



Notice of Remote Meeting  
Verona Zoning Board of Adjustment

Take Notice that an application has been made to the Verona Zoning Board of Adjustments by James Fee-ney for 11 Wayland Drive Block 609 Lot 56 in an R-60 (Medium Density Single Family) zone. The applicant is seeking permission to install two central air conditioning units in the side yard that will require variances 150-17.3.E.2 Minimum Side Yard set-back and 150-7.13 Mechanical Equipment in Minimum Yard Requirement. The applicants may also seek any such other variances and waivers that may be required, deemed necessary or requested by the Board with this application.

Please be advised that due to multiple Executive Orders declared by Governor Murphy and in an effort to prevent further spread of COVID-19, the meeting of the Zoning Board of Adjustment of the Township of Verona will be held remotely.

The application has been put on the secretary's calendar and a virtual hearing is scheduled to be held on Thursday, August 13, 2020 at 7:30 pm.

The meeting can be accessed as follows VIA VIDEO CONFERENCE as follows:

Via the Internet at the link below to join the meeting:

<https://zoom.us/j/95395936106>

Via telephone, please dial 1(312)626-6799 or 1(646)558-8656  
Use Zoom Meeting ID: 953-9593-6106, when prompted for a Participant ID, press #

At said hearing, or any adjourned date of the same, you may appear either in person or by counsel and present any objection that you may have to the granting of this application.

Documents filed by the applicants concerning such application are available for public inspection no later than 10 days prior to the meeting date at the Building Department office located at the Verona Community Center 880 Bloomfield Avenue via appointment or online at [www.VeronaNJ.org/zoningboarddocuments](http://www.VeronaNJ.org/zoningboarddocuments).

Any individual intending to participate in the August 13, 2020 meeting or lacking the resources or ability to obtain technological access should contact the Verona Zoning Board

Secretary Kelly Lawrence at (973)  
857-4834 or  
klawrence@veronanj.org.  
The applicant in accordance with  
the requirements of the New Jersey  
Municipal Land Use Law serves this  
Notice.  
7/31/2020                    \$111.60