

**TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION 4/7/2020

CASE # 2020-03

PROPERTY ADDRESS: 177 Grove Street

BLOCK 1101 LOT 6.02 ZONE R-60

APPLICANT'S NAME Jennifer Vinciguerra

PHONE # 973-384-7965 CELL PHONE # _____

EMAIL jennifer.vinciguerra@gmail.com

PROPERTY OWNER'S NAME Jennifer Vinciguerra & Jennifer Burkee

PROPERTY OWNER'S ADDRESS 177 Grove Street

PROPERTY OWNER'S PHONE # 973-384-7965 CELL # _____

PROPERTY OWNER'S EMAIL jennifer.vinciguerra@gmail.com

RELATIONSHIP OF APPLICANT TO OWNER Same

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Construct a swimming pool & patio exceeding the maximum permitted improved lot coverage.

CONTRARY TO THE FOLLOWING:

Section 150-17.3(D)(4) where 40% coverage is permitted and 51.9% is proposed.

LOT SIZE: EXISTING 8,400 PROPOSED No change TOTAL _____

HIEGHT: EXISTING N/A PROPOSED _____

PERCENTAGE OF BUILDING COVERAGE: EXISTING 21.9% PROPOSED 24.2%

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 38.1% PROPOSED 51.9%

PRESENT USE Residential PROPOSED USE _____

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>30</u>	<u>36.80</u>	No Change
REAR YARD	<u>30</u>	<u>45.0</u>	No Change
SIDE YARD (1)	<u>8</u>	<u>8.3</u>	No Change
SIDE YARD (2)	<u>18</u>	<u>19.10</u>	No Change

DATE PROPERTY WAS ACQUIRED 1/31/2019

TYPE OF CONSTRUCTION PROPOSED:

Construction of a swimming pool, covered patio, pool patio, filter equipment pad and fence.

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

No

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

The lot is almost at the maximum allowable coverage before any new proposed improvements. Property was purchases in this condition.

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 project will have a stormwater management system installed which will ensure the adjacent properties are not impacted in a negative way by the increase in stormwater.

History of any deed restrictions:

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 _____
Address _____
Phone # _____
Fax # _____
Email _____

Architect/Engineer: Name Jeffrey D. Egarian, P.E.
Address 271 Route 46 Suite G208, Fairfield, NJ 07004
Phone # 973.898.1401
Fax # 862.702.3017
Email jeffegarian@djegarian.com

Planner: Name _____
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

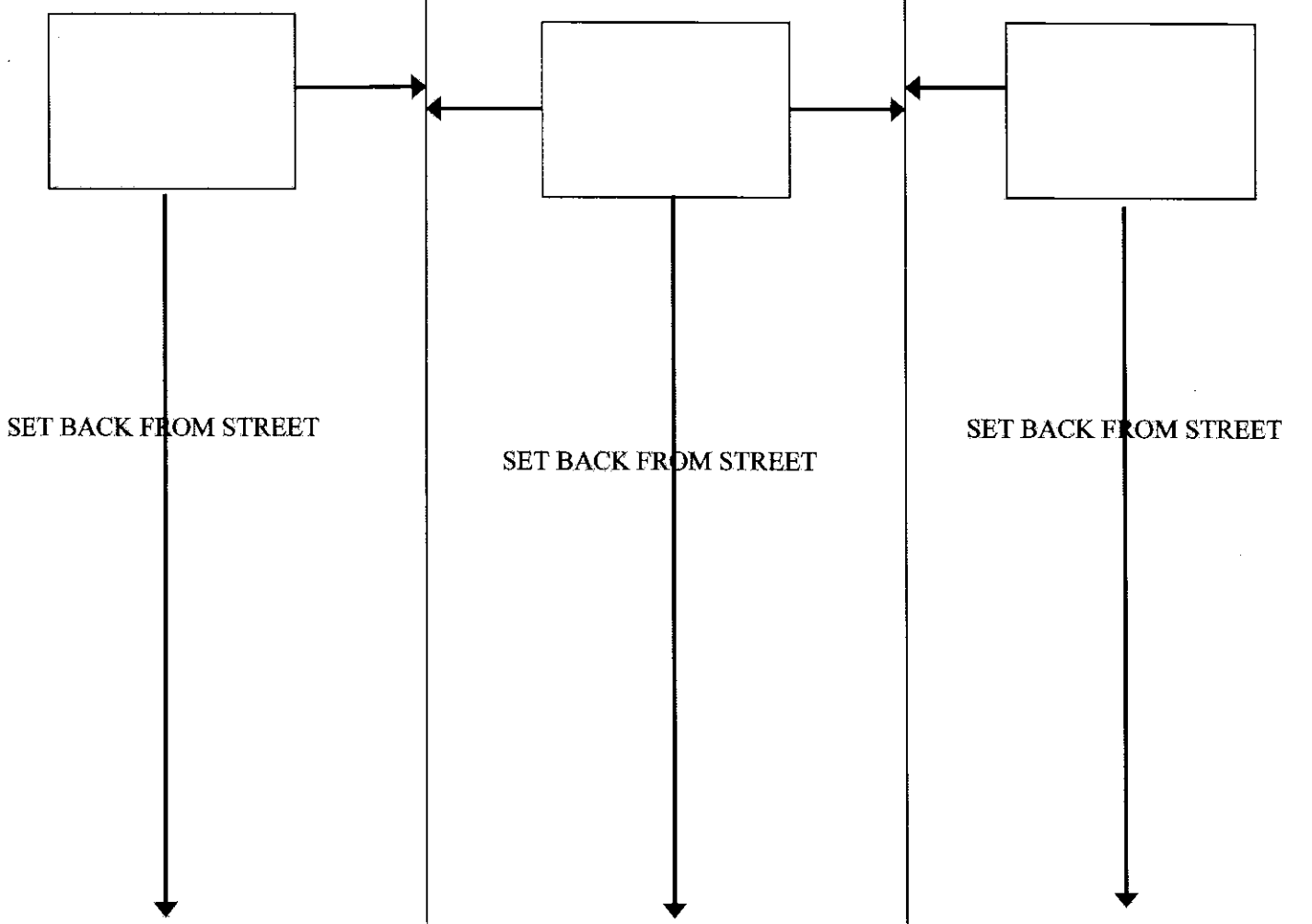
HOUSE ON LEFT

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



SET BACK FROM STREET

SET BACK FROM STREET

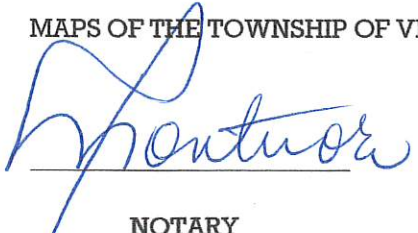
SET BACK FROM STREET

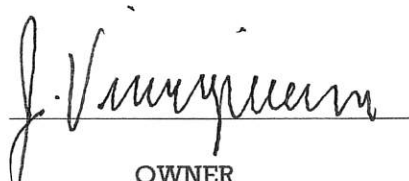
STREET

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

Jennifer Vinciguerra OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 177 Grove Ave, IN THE CITY OF Verona IN THE COUNTY OF Essex AND STATE OF New Jersey AND THAT Jennifer Vinciguerra 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 1101 AND LOT 6.02 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

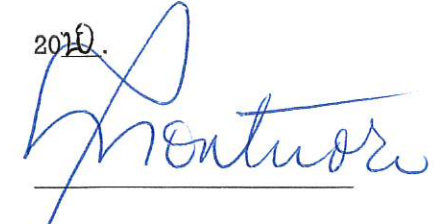

NOTARY
PAOLA MONTUORI
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES JULY 31, 2020

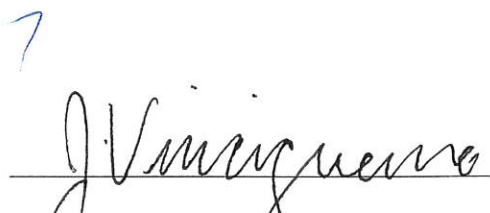

OWNER

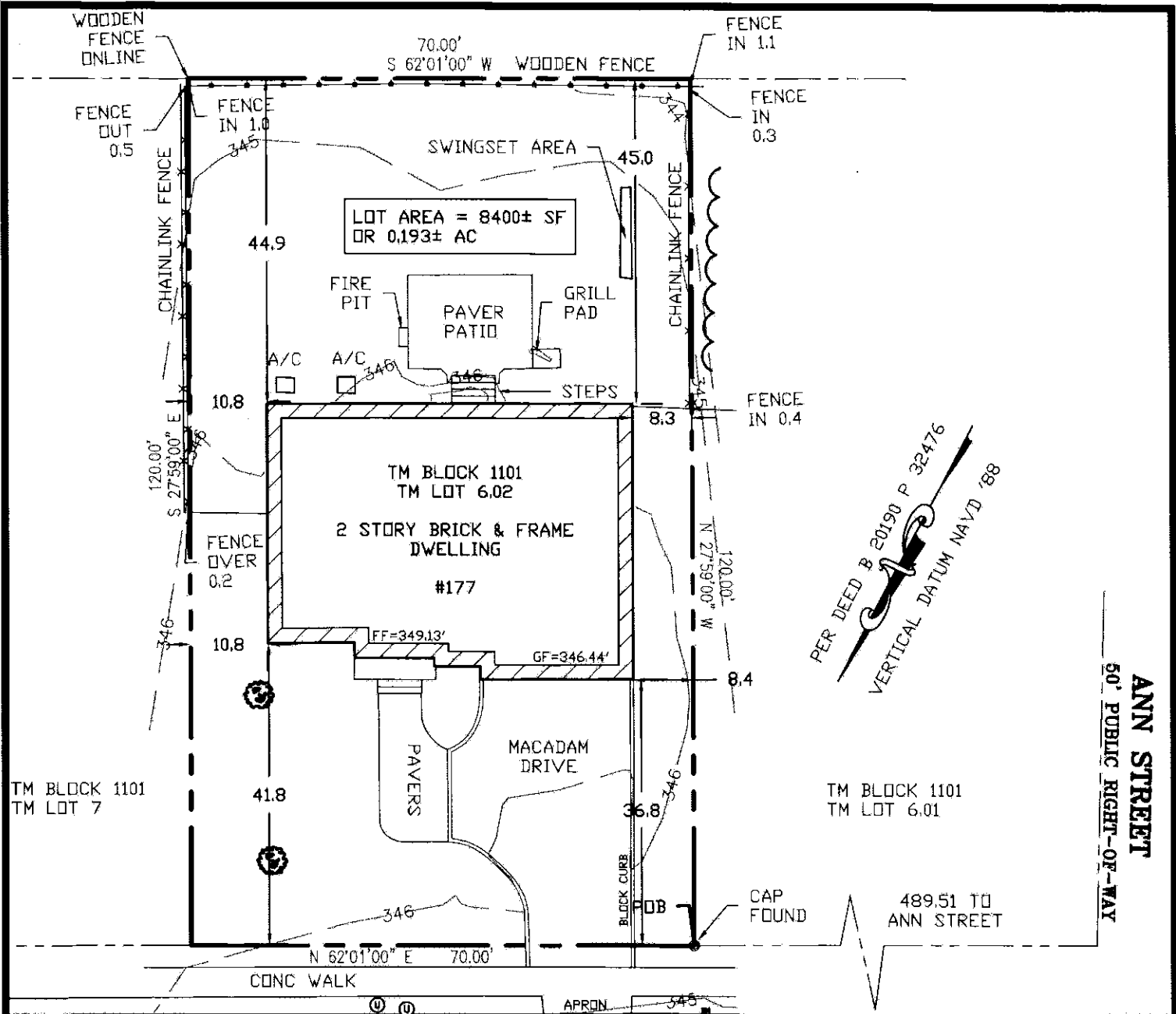
AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX
STATE OF NEW JERSEY

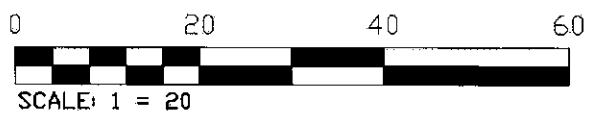
Jennifer Vinciguerra OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW, ON OATH DEPOSED AND SAYS THAT ALL OF THE ABOVE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HEREWITH ARE TRUE. SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 9TH DAY OF April 2020.


NOTARY
PAOLA MONTUORI
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES JULY 31, 2020

7

APPLICANT



GROVE AVENUE
60' PUBLIC RIGHT-OF-WAY



SURVEY REFERENCES

1. DEED BOOK 20190 PAGE 32476
2. VERTICAL DATUM PER NAVD'88 AT BENCHMARK
3. TAX ASSESSMENT MAP OF THE TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

GENERAL NOTES

1. PROPERTY SUBJECT TO DOCUMENTS OF RECORD AND TO AN ACCURATE TITLE SEARCH.
2. THE SUBJECT PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS, OR EXCEPTIONS, OR CONVEYANCES THAT MAY EXIST.
3. ONLY SURFACE CONDITIONS ARE SHOWN, NO RESPONSIBILITY IS TAKEN FOR BURIED PIPES, WIRES, SEPTIC, WELLS, UST'S, ETC.
4. THE SUBJECT PROPERTY IS SUBJECT TO THE RIGHTS OF THE PUBLIC IN ANY PORTION OF SAID PROPERTY LYING WITHIN THE RIGHTS OF WAY OF THE ROADS SHOWN.
5. "A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM ULTIMATE USER PURSUANT TO P.L. 2003, c.14(N.J.S.A. 45:8-36.3) AND N.J.A.C.13:40-5.1(d).

TOPOGRAPHIC BOUNDARY SURVEY

BLOCK 1101 LOT 6.02
177 GROVE AVENUE
TOWNSHIP OF VERONA
BERGEN COUNTY, NEW JERSEY

REVISION:	DRAWN BY: AP
	CHECK BY: WTM
	DATE: 08/28/19
	SCALE: 1:20
	PROJECT: 177 GROVE

PAX Surveying & Environmental Consultants, LLC

271 US 46 West, SUITE G 208
FAIRFIELD, NEW JERSEY 07004

201-230-3521 bill@paxsurvey.com

WILLIAM T. MANNING, PLS
NJ LICENSE NO. NJ24GS04060800
CERT. OF AUTHORIZATION NO. 24GA28248200

MAYOR
JACK McEVOY
 DEPUTY MAYOR
ALEX ROMAN
 COUNCILMEMBERS
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

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

Date: March 24, 2020

(973) 239-3220
 www.VRONANJ.ORG

Township of Verona Zoning Dept.
 Re: Letter of Denial

Owner: Ms. Jennifer Vinciguerra
 Applicant 177 Grove Avenue
 Verona, NJ 07044
 Property: 177 Grove Avenue
 Lot 6.02 Block 1101

Zone: R-60 (Medium Density)

This office is in receipt of and has reviewed;

- Zoning Application – signed and dated 3/10/20
- Map entitled “Pool Location and Grading Plan for the Vinciguerra Residence” 177 Grove Avenue, Block 1101 Lot 6.02, Township of Verona, Essex County NJ. Prepared by DJ Egarian & Associates Inc. dated 09/17/19 and revised through 02/19/20

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

28 feet x 14 feet in-ground swimming pool, 450± square ft. patio, 200± square ft. covered patio, pool equipment, stepping stone walkway and 4 foot high fencing with self-latching gate. The applicant is also seeking to remove the existing paver patio located in the rear yard.

With that we offer the following;

The property commonly known as 177 Grove Avenue and also being shown on the Official Tax Maps of the Township of Verona as Tax Lot 6.02 in Block 1101, 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 July 11, 2011.

Site Data Review

Zone R-60	Bulk Schedule			Compliance		
	Required	Existing	Proposed	Existing	Proposed	Variance Required
Lot Size (Sq.Ft.)	7,200	8,400	8,400	Yes	Yes	No
Lot Width (Ft.)	60	70.00	70.00	Yes	Yes	No
Front Yard Setback (Ft.)	30	36.80	36.80	Yes	Yes	No
Side Yard Setback One (Ft.)	8	8.30	8.30	Yes	Yes	No
Side Yard Setback Both (Ft.)	18	19.10	19.10	Yes	Yes	No
Side Yard Setback Both (Ft.) % of Lot Width	25	27.28	27.28	Yes	Yes	No
Rear Yard Setback (Ft.)	30	45.00	45.00	Yes	Yes	No
Building Height (Story/Ft.)	2.5/30	2 Story	2 Story	Yes	Yes	No
Lot Coverage (% Building)	25	21.90	24.20	Yes	Yes	No
Improved Lot Coverage (% All)	40	38.10	51.90	Yes	No	Yes
Floor Area Ratio (%)	N/A	N/A	N/A	N/A	N/A	N/A

150-7.5 PERMANENT AND PORTABLE SWIMMING POOLS REQUIREMENTS

- The min. required side yard setback to a pool is 10 feet. (10' proposed) **COMPLIES**
- The min. required rear yard setback to a pool is 10 feet. (10' proposed) **COMPLIES**
- The min. required distance from a structure to a pool is 10 feet. (21.0' proposed) **COMPLIES**
- The min. required distance from a property line to pool equipment is 5 feet. (5.6' proposed) **COMPLIES**
- The proposed fence shown is 4 feet high and meets the requirements under §150-7.3

Zoning Decision:

Based upon review of the application and plans provided this office has **DENIED** the request for zoning approval as requested by the applicant for the following reasons:

The proposed plan exceeds the maximum permitted improved lot coverage. 40% permitted, 38.10% existing, 51.90% proposed.

- **VARIANCE §150-17.3 (D) (4) exceeds maximum permitted improved lot coverage.**

No electrical, plumbing or building codes were reviewed as part of this application. Please coordinate with the Township of Verona Construction/Building Department for any required permits and or inspections which may be required.

Should you require any additional information, please contact our office.

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.