

**TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION 05/15/2020 CASE # 2020-04

PROPERTY ADDRESS 1 Stonewood Parkway

BLOCK 302 LOT 17 ZONE R-70

APPLICANT'S NAME Courtney Rombough

PHONE # (973) 985 8230 CELL PHONE # (973) 985 8230

EMAIL crombough@gmail.com

PROPERTY OWNER'S NAME John and Brooke Sorger

PROPERTY OWNER'S ADDRESS 1 Stonewood Parkway

PROPERTY OWNER'S PHONE # (973) 985-7324 CELL # (973) 985-7324

PROPERTY OWNER'S EMAIL johnsorger@yahoo.com

RELATIONSHIP OF APPLICANT TO OWNER Architect

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

We are seeking approval to renovate the existing frame deck in place. The existing deck is attached to the existing dwelling. The plans also call for the construction of a new lower level frame deck (200+ sq.ft.) and an integrated hot tub (50+ sq.ft.) which is to be attached to the existing deck.

CONTRARY TO THE FOLLOWING:

LOT SIZE: EXISTING 11,186 PROPOSED 11,186 TOTAL _____

HIEGHT: EXISTING No Change PROPOSED _____

PERCENTAGE OF BUILDING COVERAGE: EXISTING 14.4% PROPOSED 15.6%

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 25.5% PROPOSED 28%

PRESENT USE R-5, Single Family PROPOSED USE R-5, Single Family

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
NORTH FRONT YARD # 1	<u>30'</u>	<u>40.2'</u>	<u>No change</u>
WEST REAR YARD	<u>30'</u>	<u>13'-10"</u>	<u>7'-4"</u>
NORTH SIDE YARD (1) FRONT # 2	<u>30'</u>	<u>36.9"</u>	<u>No change</u>
SOUTH SIDE YARD (2) FRONT # 3	<u>30'</u>	<u>23.5'</u>	<u>8'</u>

DATE PROPERTY WAS ACQUIRED Sept 9th 2005

TYPE OF CONSTRUCTION PROPOSED:

A 24" high deck with a hot tub.

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

N/A

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	UNDER EXISTING ROOF TOTAL
BASEMENT	No change		
FIRST FLOOR	1515 SF	23 SF	1538 SF
SECOND FLOOR	No change		
ATTIC	No change		

NUMBER OF DWELLING UNITS: EXISTING 1 PROPOSED 1

NUMBER OF PARKING SPACES: EXISTING N/A PROPOSED N/A

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?

These home owners have a hardship because they have 3 front yards. That means there are 30' setback on all sides. A good portion of the existing house is in the rear setback so the current zoning does not allow for a decent size deck. The new portion of the proposed deck is only 24" off grade level.

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 "front yard" setback that is in question is actually the side of the house but it is an access road to allow another house to access their driveway.

The "rear yard" setback in question is adjacent to their neighbors that they have a very good relationship with. This 24" high new portion of the deck is tucked back away from any main road.

History of any deed restrictions:

None

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.

→ Page T-1 of Drawing Set

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 Courtney Rombough AIA LLC
Address 141 Central Ave Montclair, NJ 07042
Phone # 973-985-8230
Fax # _____
Email Courtney@courtneyrombough.com or crombough@gmail.com

Planner: Name _____
Address _____
Phone # _____
Fax # _____

BOARD OF ADJUSTMENT APPLICATION SITE PLAN

O INDICATES SHRUBS OR TREES
X INDICATES FENCES

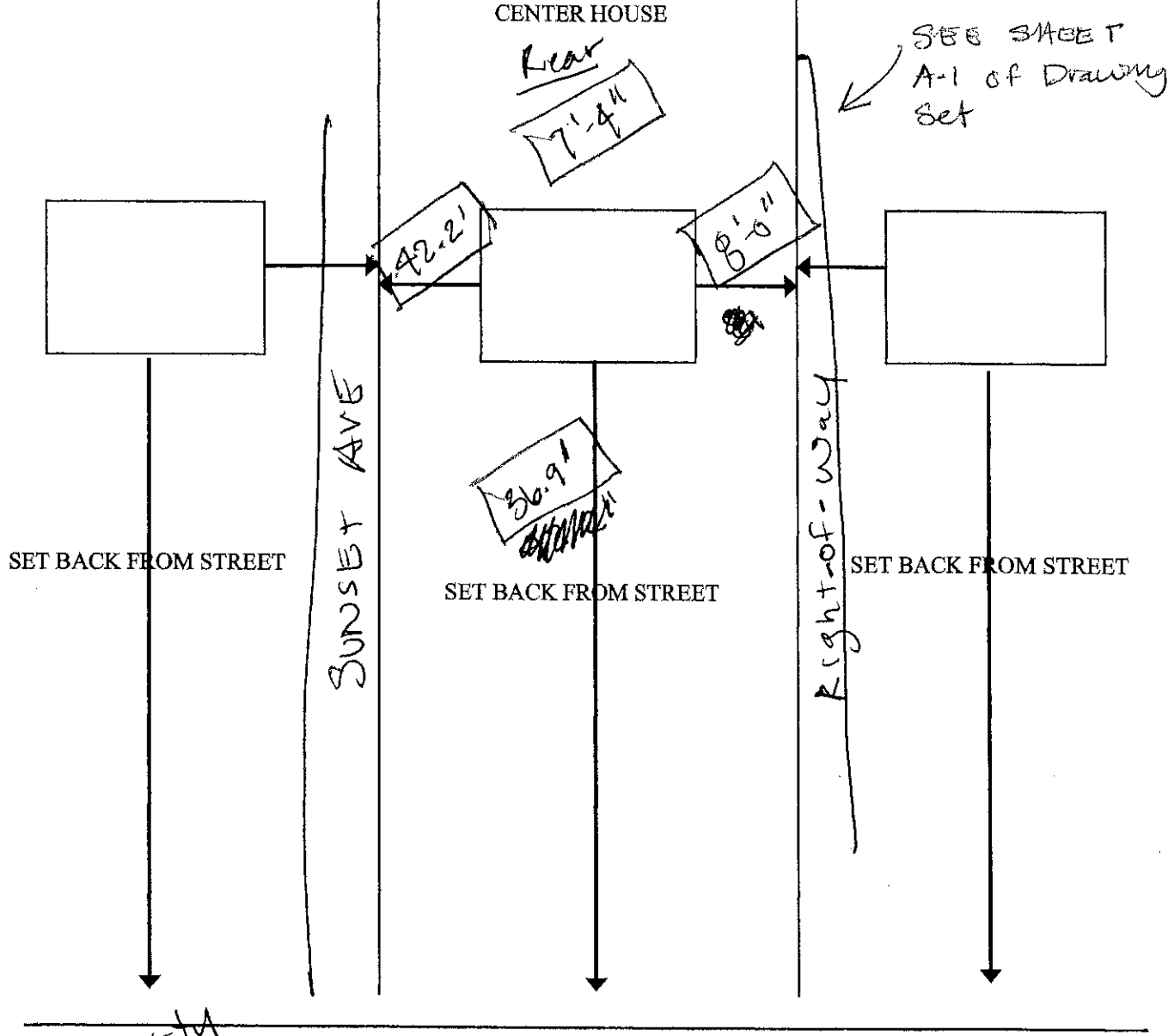
NEIGHBOR'S HOUSE
ESTIMATE DISTANCE FROM
THE PROPOERTY LINE

HOUSE ON LEFT

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

NEIGHBOR'S HOUSE
ESTIMATE DISTANCE FROM
THE PROPOERTY LINE

HOUSE ON RIGHT



This property is unique. See sheet T-1 of drawing set

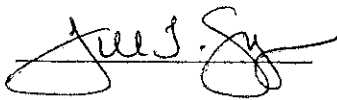
STONEWOOD PARKWAY

STREET

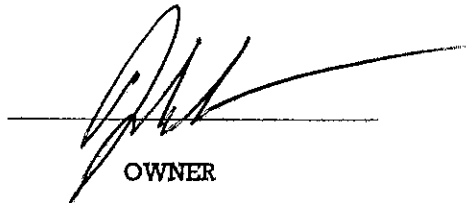
AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

JOHN L. SORGER OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 1 Stonewood Parkway, IN THE CITY OF
Verona IN THE COUNTY OF Essex AND STATE OF New Jersey AND THAT
JOHN L. SORGER 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 302 AND LOT 17 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.



NOTARY
JILL T. SORGER, ESQ.
ATTORNEY AT LAW
STATE OF NEW JERSEY

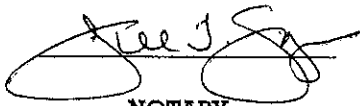


OWNER

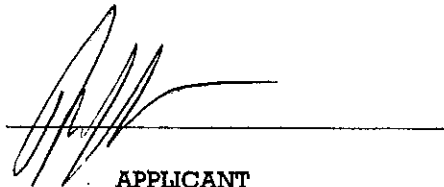
AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX
STATE OF NEW JERSEY

JOHN L. SORGER 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 28th DAY OF May
2020.



NOTARY
JILL T. SORGER, ESQ.
ATTORNEY AT LAW
STATE OF NEW JERSEY



APPLICANT

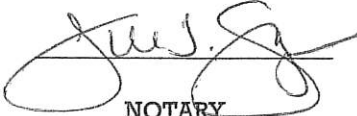
AUTHORIZATION

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

TO THE BOARD OF ADJUSTMENT

COURTNEY ROMBOUGH IS AUTHORIZED TO MAKE THE WITHIN APPLICATION.

SWORN AND SUBSCRIBED BEFORE ME THIS 17th DAY OF May 2020.

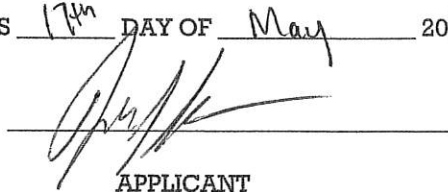


NOTARY

JILL F. SORGER, ESQ.

ATTORNEY AT LAW

STATE OF NEW JERSEY



APPLICANT



Courtney Romboough, RA, AIA
141 Central Ave.
Montclair, NJ 07042

May 19, 2020

Re: 1 Stonewood Parkway
Lot: 302
Block: 17

To Michael DeCarlo,

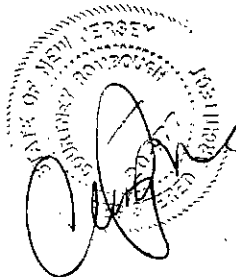
This letter is to confirm the construction for the proposed new deck at 1 Stonewood Parkway will not involve or have any direct impact to the land and that there is no anticipated earth moving, regrading or excavating other than what's required to install typical piers/columns for the structural support of the deck itself.

If you have questions or need additional information, please call or email me at Courtney@courtneyromboough.com.

Respectfully,

--

Courtney Romboough, A.I.A.
Architect
973.985.8230
Courtneyromboough.com



MAYOR
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 DEPUTY MAYOR
 ALEX ROMAN
 COUNCIL MEMBERS
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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

May 15, 2020

Township of Verona Zoning Dept.
 Re: Letter of Denial

Owner: Mr. John and Mrs. Brooke Sorger
 1 Stonewood Parkway / 49 Sunset Ave.
 Verona, NJ 07044
 Applicant: Courtney Rombough AIA
 141 Central Avenue
 Montclair, NJ 07042
 Property: 1 Stonewood Parkway / 49 Sunset Ave.
 Lot 17 Block 302
 Zone: R-70 (Low Density)

This office is in receipt of the following drawings which were submitted by the owner/applicant for consideration, review and comment.

- Zoning Application – Dated 05/09/20
- Site Plan – Variance Application Set of Drawings Entitled “Sorger Remodel”. Prepared by Courtney Rombough AIA, dated 05/0/20.

The applicant is seeking approval to renovate the existing frame deck in place. The existing deck is attached to the existing dwelling. The plans also call for the construction of a new lower level frame deck (200± sq.ft.) and an integrated hot tub (50± sq.ft.) which is to be attached to the existing deck. The plans also call for various interior renovations, those have not been reviewed as part of the this offices review.

With that we offer the following;

The property commonly known as 1 Stonewood Parkway / 49 Sunset Avenue and also being shown on the Official Tax Maps of the Township of Verona as Tax Lot17 in Block 302, is situate in the Townships “R-70” Low Density Residential Zone, as shown upon the Townships official Zoning Map, prepared by Kasler Associates, PA dated July 11, 2011. This lot falls under the regulations that of a lot containing three frontages.

Zoning Site Data:

Zone R-70 §150-17.2	Bulk Schedule			Compliance		
	Required	Existing	Proposed	Existing	Proposed	Variance Required
Lot Size (Sq.Ft.)	8,400	11,186	11,186	Yes	Yes	No
Lot Width (Ft.)	N/A	N/A	N/A	N/A	N/A	N/A
Front Yard Setback (Ft.) North	30	40.20	40.20	Yes	Yes	No
Front Yard Setback (Ft.) West	30	36.90	36.90	Yes	Yes	No
Front Yard Setback (Ft.) South	30	23.41 *	8.0*	No	No	Variance Required
Rear Yard Setback (Ft.)	30	13.83**	7.33**	No	No	Variance Required
Building Height (Story/Ft.)	2.5/30	N/A	N/A	N/A	N/A	N/A
Lot Coverage (% Building)	20	14.4**	15.6**	Yes	Yes	No
Improved Lot Coverage (% All)	35	25.5**	28**	Yes	Yes	No
Floor Area Ratio (%)	N/A	N/A	N/A	N/A	N/A	N/A

Zoning Codes and Definitions:

§150-5.3 E.4. A lot containing frontage upon three improved streets shall contain the required front yards. The fourth setback shall be a required rear yard setback.

** §150-7.1 C. No accessory building or structure shall be erected or altered unless such accessory building or structure is set back from the street lot line a distance equal to at least 150% of the minimum required front yard setback for the zoning district. R-70 Zone front yard is 30 ft. 150% is 45 ft. required.*

***§150-7.1 E. When an accessory structure is attached to the principal building, it shall comply in all respects with the requirements of this ordinance applicable to the principal building, including lot coverage.*

SWIMMING POOL Any structure having a depth greater than two feet and a water surface area in excess of 250 square feet which is used for swimming, bathing or wading purposes.

Zoning Decision:

- *By definition the proposed hot tub is not required to meet the required setbacks for swimming pools and therefore has not been considered as part of this review.*
- *The existing deck to be altered is setback 23.41 feet existing) from Stonewood Drive. Proposed setback is 23.41 feet.
Variance Required: §150-7.1 C (45 feet required: existing and proposed is 23.41 feet.) **
- *The proposed deck is setback 8.0 feet from Stonewood Drive.
Variance Required: §150-7.1 C (45 feet required: proposed is 8.0 feet.) **
- *The proposed deck is setback 7.33 feet from the rear property line.
Variance Required: §150-7.1 E (30 feet required: proposed is 7.33 feet.) ***

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.

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

May 15, 2020

(973) 239-3220
WWW.VERONANJ.ORG

Township of Verona Engineering Dept.
Re: Engineering Review

Owner: Mr. John and Mrs. Brooke Sorger
1 Stonewood Parkway / 49 Sunset Ave.
Verona, NJ 07044
Applicant: Courtney Rombough AIA
141 Central Avenue
Montclair, NJ 07042
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With that the engineering department shall require the following:

- The site in question is not exempt from the Township Steep Slopes Ordinance. The applicants and or its professional must submit a plan that satisfies the terms and conditions of Ordinance 3-16.
- Since the project will increase impervious coverage we always suggest that any applicant install a NJDEP approved BMP (best management practices) detention system, either structural or non-structural to capture the existing and proposed run-off from impervious surfaces. Should the applicant decide on implementing such a design then they must submit a grading and drainage plan along with details and sizing calculations of the system to the engineer’s office for approval. The plan must include all existing and proposed on-site drainage patterns.
- The applicant should be aware that the Township of Verona has a Tree Removal Ordinance and any trees sought to be removed for this project are subject to review and approval by permit only.

- Many areas within the Township are very sensitive to storm water runoff, land disturbance and increases in impervious coverages. Therefore we are requiring that you seek a Letter of No Interest or "Exemption" from the Soil Conservation District, by submitting a "Request for Determination of Non-Applicability" to the Hudson Essex Passaic Soil Conservation District. Please provide a copy of that determination to the township engineer's office once it is obtained.

LEADER DRAINS/GENERAL DRAINAGE COMMENTS

The leader drain must be discharged in a fashion that controls the run off onto neighboring and common properties and further, does not cause erosion. Exposed gutters and downspouts should try to be colored to blend in with the surface to which they are attached. Subterranean leader systems must be approved by the Township Engineer.

Drainage in general: All run-off must be handled by adequately sloping all roofs and outdoor areas to positively direct water away from buildings. Connect all roof drains to an approved storm water drainage system where and when possible. When not required by ordinance the engineering office always recommends that all drainage be handled on-site by an NJDEP approved BMP (best management practices) detention system, either structural or non-structural to capture all run-off from impervious surfaces. Overflows can be connected into any existing inlet(s) in the street if available. Should the applicant decide to install a BMP they must submit details and sizing calculations of the system to the engineer's office for approval. Any proposed direct connection into the municipal storm water system must be approved by the Township Engineer prior to connection. Direct discharge of storm water and sump pump discharge onto the public roadway through the curb creates hazardous conditions during the winter and therefore is not permitted.

Water that flowed from one property to another prior to the uphill home being built may continue to flow in the same direction after the home is built only if ;

- (1) There is no diversion or channeling which results in the water flow being concentrated in one area and
- (2) There is no substantial construction on the uphill lot resulting in increased rates of surface run-off.

If a detrimental change in the natural pattern of drainage on the uphill lot has occurred, the uphill property owner is responsible for interception and piping or directing surface water to natural drainage areas or the storm water drainage system.

The downhill property owner is responsible for providing proper drainage for water flow that occurs in accordance with natural drainage patterns, which existed prior to construction.

Due to the inherent difficulty in accurately predicting post-construction water flow from a property, changes in water flow may not be discovered until well after the construction is completed. In such cases, if it is determined that the lot is generating an additional flow or intensity of storm-water across an adjacent property, in excess of what existed prior to construction, the applicant, at the applicants expense, will undertake all measures necessary to abate the excess flow of storm-water

Michael C. DeCarlo

Michael C. DeCarlo
Engineering Manager – Zoning Official