

**TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION June 1, 2020 CASE # 2020-05

PROPERTY ADDRESS 553-555 Bloomfield Avenue

BLOCK 1806 LOT 19 ZONE TC (Town Center)

APPLICANT'S NAME 555 Bloomfield Avenue Verona LLC

PHONE # 973-239-9100 CELL PHONE # _____

EMAIL _____

PROPERTY OWNER'S NAME 555 Bloomfield Avenue Verona LLC

PROPERTY OWNER'S ADDRESS 277 Bloomfield Avenue Verona NJ 07044

PROPERTY OWNER'S PHONE # 973-239-9100 CELL # _____

PROPERTY OWNER'S EMAIL _____

RELATIONSHIP OF APPLICANT TO OWNER Same

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Establish three one-bedroom residential apartments on second floor
(in place of office space)
over personal service use on ground floor

CONTRARY TO THE FOLLOWING:

Zoning Ordinance Section 150-17.14 D1 and/or 150-17.14A

LOT SIZE: EXISTING 50'x75' PROPOSED Same TOTAL ± 3750 SF

HIEGHT: EXISTING 2 story PROPOSED Same

PERCENTAGE OF BUILDING COVERAGE: EXISTING 79.76 PROPOSED No Change

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 100 PROPOSED No Change

PRESENT USE Second Floor - Vacant PROPOSED USE Residential over personal service
First Floor - Hair Salon

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>0</u>	<u>0</u>	<u>No Change</u>
REAR YARD	<u>20</u>	<u>0</u>	<u>No Change</u>
SIDE YARD (1)	<u>0</u>	<u>0</u>	<u>No Change</u>
SIDE YARD (2)	<u>0</u>	<u>N/A</u>	<u>N/A</u>

DATE PROPERTY WAS ACQUIRED February 28, 2020

TYPE OF CONSTRUCTION PROPOSED:

Interior building renovations and parking area improvements

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

N/A

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	<u>2477</u>	<u>0</u>	<u>No Change</u>
FIRST FLOOR	<u>2980</u>	<u>0</u>	<u>No Change</u>
SECOND FLOOR	<u>2412</u>	<u>65</u>	<u>2477</u>
ATTIC	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

NUMBER OF DWELLING UNITS: EXISTING 0 PROPOSED 3

NUMBER OF PARKING SPACES: EXISTING undefined PROPOSED 2

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

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

See attached Addendum

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

See attached Addendum

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 <u>Joseph Valente</u>	Address <u>40 277 Bloomfield Avenue</u>	Phone # <u>Verona NJ</u>
Name <u>Anna Marie Valente</u>	Address <u>40 277 Bloomfield Avenue</u>	Phone # <u>Verona NJ</u>
Name _____	Address _____	Phone # _____
Name _____	Address _____	Phone # _____

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

Attorney: Name David Owen c/o Rabner Baumgart
Address 52 Upper Montclair Plaza
Phone # Upper Montclair NJ 07043
Fax # 973-744-4000
Email dowen@rabnerbaumgart.com

Architect/Engineer: Name Daniel Dresse
Address 19 Edstar Drive
Phone # Moonachie NJ 07074
Fax # _____
Email _____

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

Addendum

1. What are the exceptional conditions that warrant relief from compliance with the Zoning Ordinance?
 - The application requires use variance relief from Zoning Ordinance Section 150-17.14 D1 and/or 150-17.14 A insofar as the proposed mixed use consisting of three one-bedroom residential apartments on the second floor over existing and proposed personal service use on the first floor requires relief from N.J.S.A. 40:55D-70d(3) and/or from N.J.S.A. 40:55D-70d(1). The special reasons in favor of the use variance relief include promotion of the general welfare and site suitability given that the underlying permitted uses have historically existed and operated on the property (N.J.S.A. 40:55D-2a), provision of sufficient space at an appropriate location for one-bedroom residential apartments and personal service use (N.J.S.A. 40:55D-2g), and promotion of a desirable visual environment through improvement and use of the property. Further details and proofs to be provided through expert testimony at public hearing.

2. 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 proposed uses serve continuing demand for one-bedroom apartments and personal service use. They improve and revitalize a now largely vacant property. Each underlying use, residential use and personal service use, is permitted in the TC Town Center Zone, and each underlying use has historically existed and operated on the property without any substantial detriment to surrounding properties. The personal service use operates similarly to retail use with a standard for less parking spaces. The uses do not cause any substantial impairment of the zone plan or zoning ordinance. Further details and proofs to be provided through expert testimony at public hearing.

3. The application also requires approval of the site plan for the limited portion of the property not covered by the longstanding building on the property. The application proposes parking spaces, a walkway, and planters for this limited area of the property. Accordingly, while the application provides the fundamental information necessary to decide the variance relief and site plan, the application requests a waiver of the detailed site plan submissions required under Chapter 118-16, concerning site plan review, that are generally required for new development of vacant property or substantial changes to already-developed property.

BOARD OF ADJUSTMENT APPLICATION SITE PLAN

O INDICATES SHRUBS OR TREES
X INDICATES FENCES

No houses

NEIGHBOR'S HOUSE
ESTIMATE DISTANCE FROM
THE PROPOERTY LINE

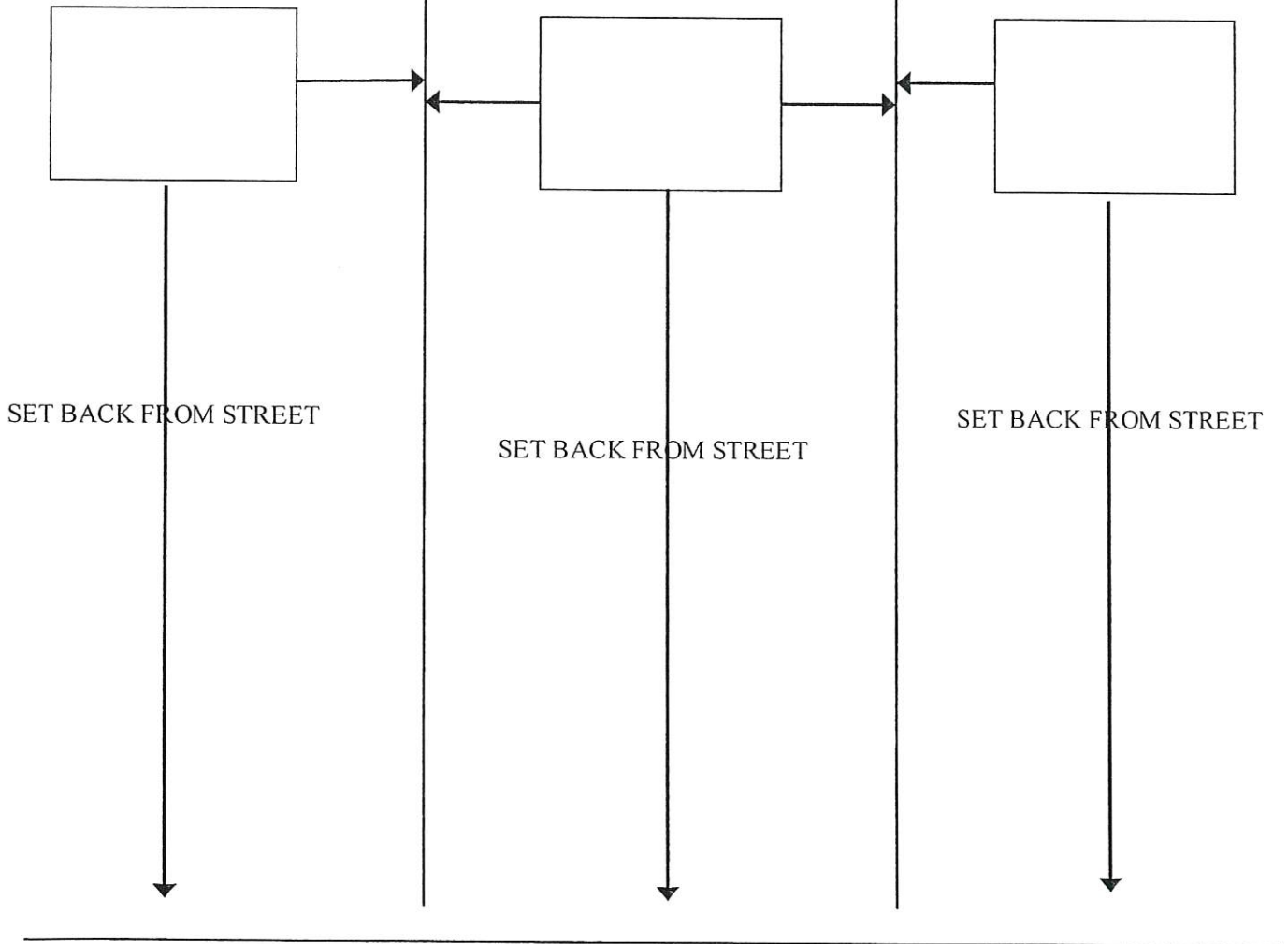
HOUSE ON LEFT

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

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

Joseph Valente OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 81 Elmwood Terrace, IN THE CITY OF
Nest Caldwell IN THE COUNTY OF Essex AND STATE OF NJ AND THAT
555 Bloomfield Avenue Verona LLC 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 1806 AND LOT 19 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

David Owen By Joseph Valente
Joseph Valente, Managing Member
OWNER

NOTARY
Attorney At Law
State of New Jersey

AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX
STATE OF NEW JERSEY

Joseph Valente 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 29 DAY OF May
2020.

David Owen By Joseph Valente
Joseph Valente, Managing Member
APPLICANT

NOTARY
Attorney At Law
State of New Jersey

Type		Fee	Initial Escrow for Professional Review
Fee for furnishing list of property owners		\$10.00	
Applications requiring court reporter		\$250.00 per meeting	
Zoning Board of Adjustment fees			
	Administrative appeals pursuant to N.J.S.A. 40:55D-70a	\$100.00	\$100.00
	Interpretation of zoning regulation pursuant to N.J.S.A. 40:55D-70b	\$200.00	\$100.00
	Bulk variance applications (one-family pursuant to N.J.S.A. 40:55D-70c)	\$150.00	\$500.00
	Bulk variance applications (other) pursuant to N.J.S.A. 40:55D-70c	\$550.00	\$1,000.00
	Use variances pursuant to N.J.S.A. 40:55D-70d	\$750.00	\$1,000.00
	Sign	\$200.00	\$100.00
	Site plan application		
	Residential - preliminary		
	Minimum	\$400.00	\$750.00
	Apartment, townhouse or condominium	\$50.00 per unit	\$200.00 per unit
	Commercial preliminary (+final)		
	Minimum	\$400.00	\$750.00
	0 to 1,000 square feet of gross floor area	\$400.00	\$750.00
	1,001 to 2,500 square feet of gross floor area	\$500.00	\$1,000.00
	2,501 to 5,000 square feet of gross floor area	\$700.00	\$1,500.00
	Over 5,001 square feet of gross floor area	\$1,000.00	\$2,000.00

Type		Fee	Initial Escrow for Professional Review
	Residential and commercial - final	1/2 preliminary	1/2 preliminary
	Major subdivision		
	Minimum	\$550.00	\$1,000.00
	Plus	\$150.00 per lot	\$550.00 per lot
	Minor subdivision (one-family residential)		
	No new lot created	\$250.00	None
	1 to 3 lots	\$500.00	\$1,000.00
	Minor subdivision (other, residential or commercial)		
	1 to 3 lots	\$250.00 per lot	\$1,000.00
	Special meeting at request of applicant	\$800.00	