

Zoning Permit Instructions

1. Locate your property on the zoning map and identify which zone the property is in.
2. Refer to the zoning bulk requirements sheet for the specific lot, yard and area bulk requirements for the zone. Input that information on the worksheet under the “Required” column.
3. Input the data for the “Existing” column. That information can be derived from your property survey.
4. Input the data for the “Proposed” column. That information is based on the limits and impacts of your project and project area(s)
5. List all areas (sq.ft.) of existing impervious coverage.
6. Calculate the existing impervious coverage areas as shown.
7. List all areas (sq.ft.) of proposed impervious coverage.
8. Calculate the proposed impervious coverage areas as shown.
9. Please remember to provide a phone number and email and to sign and date the application form.

Township of Verona Zoning Ordinances most commonly used.

- Pools (above or in ground) pools must be 10 feet to side and rear property line and no closer to a structure than 10 feet. Pool filters and equipment must be at least 5 feet from the property line.
- Patios may be located in any side or rear yard, provided that they are not closer than 5 feet to any property line.
- Detached Garages and or Sheds (Accessory Structures) Accessory structures such as these must be at least 8 feet to a side lot line and at least 10 feet to a rear property line. These structures cannot exceed 15 feet in height or 1½ stories.
- No mechanical equipment shall be located within a required minimum yard setback requirement and shall not exceed 5 feet from the structure they serve. No generator shall be permitted within a side yard.
- Fences: Cannot exceed 6 feet in height past the front of the dwelling towards the street. Fences forward of the front of the dwelling can be no higher than 3 feet and must stop 10 feet from the property line. The “good “or “finished” side of the fence, including the fence posts must be located no closer than 6 inches to the property line and must face outwards. The property owner and/or contractor shall be responsible to ensure that requirement is met. The township is not responsible for any and all discrepancies in regards to accuracy of the property survey and declaration of land ownership or boundary disputes between property owners.
- All sidewalk cafés and outdoor restaurant dining must have zoning approval and or planning board approval prior to operation of these specific uses.
- All signs whether permanent or temporary require zoning approval.
- Decks, If an existing building fails to comply with zoning setback requirements, uncovered decks may be added, provided that all of the following conditions are met:
 1. That the deck does not exceed 20% of the building footprint.
 2. That no portion of the deck shall be elevated more than four feet above grade, excluding handrails and guardrails.
 3. That the deck does not extend into the side yard beyond the line of the existing dwelling unless the deck meets the side yard setback requirements of this chapter.
 4. That the deck shall be no less than five feet from the side lot line and no less than 20 feet from the rear lot line.
- Unenclosed balconies, porches and steps may have a roof over same within the yard areas not to exceed the sized as follows: Front yard (5 feet projection, 35 sq.ft. total area); Side yard (3 feet, 15 sq.ft. total area); Rear yard (5 feet, 30 sq.ft. total area)

Please feel free to contact the engineering – zoning office should you have questions.

Michael C. DeCarlo (973) 239-8146 or email mdecarlo@veronanj.org



ZONING PERMIT APPLICATION

Township of Verona
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- A Zoning Permit is required for a fence, deck, shed, driveway (new/pave/expand), walkway, patio, porch/portico, retaining wall, handicap ramp, pool (above ground/ in ground), hot tub/spa, generator, condenser, detached garage, addition, temporary use and new principal structures.
- (1) Copy of the original survey must be submitted with the permit application. The survey must show all existing structures and all proposed structures with distances to property lines, drawn to scale. It shall contain all property lines, easements and lot restrictions.
- For additions and new principal structures please provide (2) sets of signed and sealed New Jersey architect plans.
- This Zoning Permit is valid for (1) year from the date of issuance.

ZONING PERMIT #:	2021 -		
DATE:			
APPLICATION FEE:	\$ 00.00 Residential / \$00.00 Commercial NON-REFUNDABLE		
CHECK #	(Payable to The Township of Verona)		
CREDIT CARD:	<input type="checkbox"/> VISA	<input type="checkbox"/> MASTER CARD	<input type="checkbox"/> AMERICAN EXPRESS
COLLECTED BY:			

PROPERTY INFORMATION:		
BLOCK:	LOT:	ZONE:
WORKSITE ADDRESS:		
WILL THE PROJECT REQUIRE THE REMOVAL OF ANY TREES? <input type="checkbox"/> NO <input type="checkbox"/> YES		

APPLICANT INFORMATION:		
NAME:		
PERSONAL MAILING ADDRESS:		
CITY:	STATE:	ZIP CODE:
CONTACT #	EMAIL ADDRESS:	

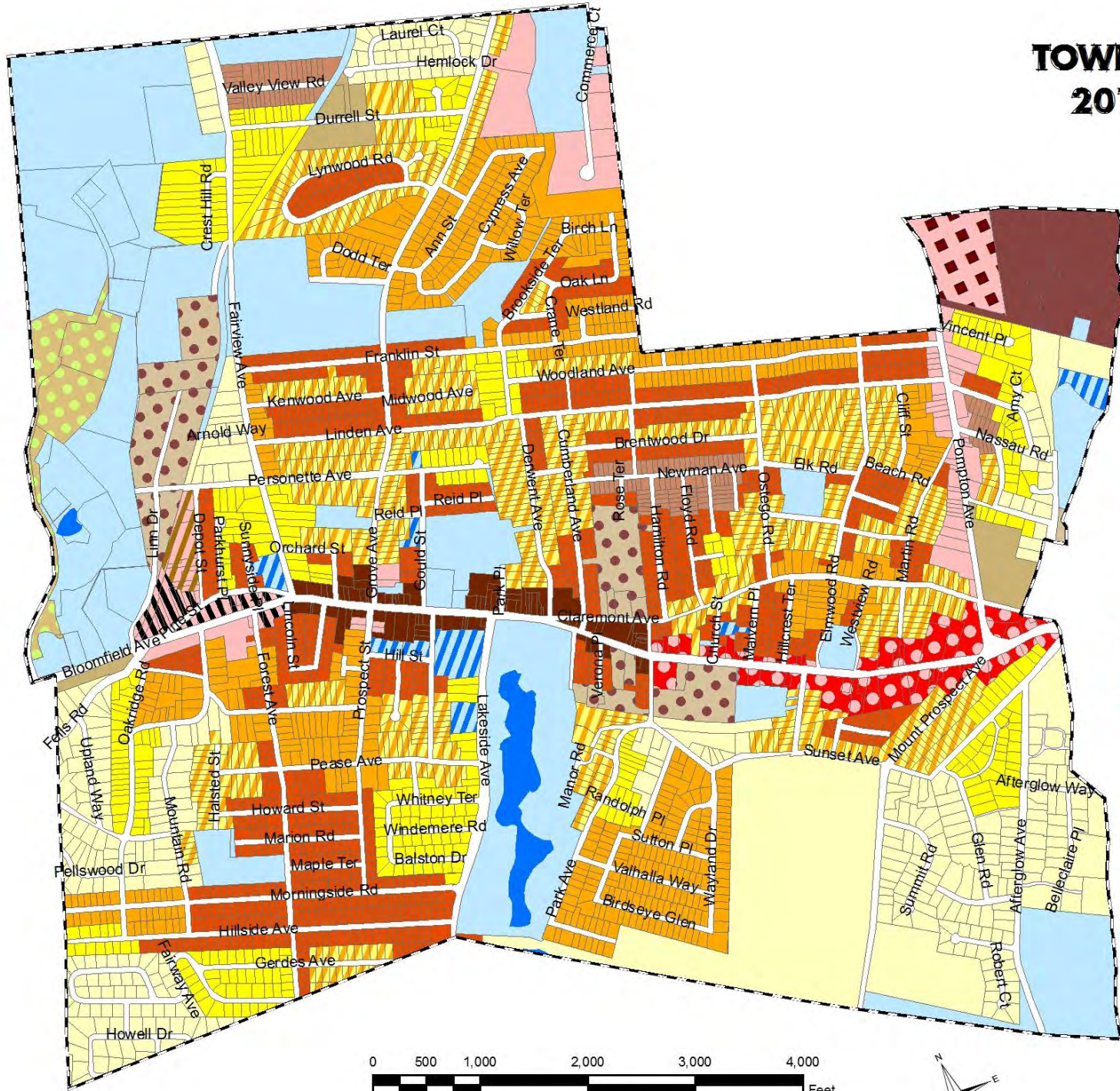
PLEASE PROVIDE A DETAILED DESCRIPTION OF PROPOSED WORK (INCLUDE SPECIFICATIONS AND DIMENSIONS:

OFFICIAL USE ONLY:		
<input type="checkbox"/> APPROVED	<input type="checkbox"/> DENIED	<input type="checkbox"/> CONSTRUCTION PERMIT REQUIRED
COMMENTS:		

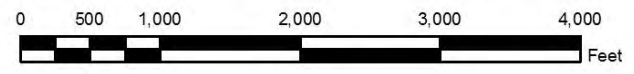
ZONING OFFICER: _____

DATE: _____

TOWNSHIP OF VERONA 2011 ZONING MAP



- RESIDENTIAL SINGLE-FAMILY**
 - R-100 (Very Low Density)
 - R-70 (Low Density)
 - R-60 (Medium Density)
 - R-50B (Medium/High Density)
 - R-50 (High Density)
 - R-40 (Very High Density)
- MULTI-FAMILY**
 - A-1 (Low Rise)
 - A-1R (Low Rise - Redevelopment)
 - A-2 (High Rise)
 - A-3 (Townhouse)
- COMMERCIAL**
 - R-CMO (Residential - Conditional Mixed Office)
 - MR (Mixed Residential / Retail)
 - C-2 (Professional Office and Business)
 - TC (Town Center)
 - ETC (Extended Town Center)
 - RR (Regional Retail)
- PUBLIC**
 - P (Public)
 - SP (Semi Public)
 - T (Transportation)



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 Land Use Consultants
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 Springfield, NJ 07081
 908.598.1666
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July 11, 2011

Township of Verona
SUMMARY OF PERMITTED USE BULK SCHEDULE

R-100 R-70 R-60 R-50B R-50 R-40 A-1 A-1R A-2 A-3* C-2 R-CMO MR TC ETC RR P SP T

		R-100	R-70	R-60	R-50B	R-50	R-40	A-1	A-1R	A-2	A-3*	C-2	R-CMO	MR	TC	ETC	RR	P	SP	T	
Minimum	Lot Size (Sq. Ft.)	12,000	8,400	7,200	7,500	5,000	4,000	174,240	43,560	348,480	8,400	15,000	12,000	6,000	2,000	12,000	435,600	10,000	65,340	N/A	
	Lot Width (Ft.)	100	70	60	50	50	40	150	150	300	70	100	75	60	50	100	750	100	100	N/A	
	Front Yard Setback (Ft.)	35	30	30	30	30	30	40	40	100	30	20	30	20	0	30	200	30	30	N/A	
	Side Yard Setbacks	One (Ft.)	9	8	8	8	8	8	15	15	100	8	15	8	15	0	20	50	20	8	N/A
		Both (Ft.)	20	18	18	18	18	18	40	40	250	18	35	18	35	0	40	100	40	18	N/A
		Both (% of lot width)	25	25	25	25	25	25	N/A	N/A	N/A	25	N/A	25	25	N/A	N/A	N/A	N/A	25	N/A
	Rear Yard Setback (Ft.)	30	30	30	30	30	30	25	25	150	30	50	30	50	20	30	40	40	30	N/A	
Maximum	Height (Stories/Ft.)	2.5/30	2.5/30	2.5/30	2.5/30	2.5/30	2.5/30	2.5/35	2.5/35	10/120	2.5/35	2.5/35	2.5/35	2.5/35	3/50	3/50	2/50	3/50	2.5/35	N/A	
	Lot Coverage (%)	20	20	25	25	30	30	60	25	25	20	30	30	30	80	40	40	N/A	30	N/A	
	Improved Lot Coverage (%)	35	35	40	40	40	40	75	55	75	35	65	65	65	100	80	100	N/A	40	N/A	
	Floor Area Ratio (%)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	50	N/A	N/A	N/A	100	N/A	N/A	N/A	N/A

Bulk Schedule						
Zone	Compliance					
	Required	Existing	Proposed	Existing	Proposed	Variance Required
Lot Size (Sq.Ft.)						
Lot Width (Ft.)						
Front Yard Setback (Ft.)						
Side Yard Setback One (Ft.)						
Side Yard Setback Both (Ft.)						
Side Yard Setback Both (Ft.) % of Lot Width						
Rear Yard Setback (Ft.)						
Building Height (Story/Ft.)						
Lot Coverage (% Building)						
Improved Lot Coverage (% All)						
Floor Area Ratio (%)						
Accessory Structure & Use	Required	Existing	Proposed	Existing	Proposed	Variance Required
Side Yard Setback One (Ft.)						
Rear Yard Setback (Ft.)						
Min. Distance between Accessory and Principal Use (Ft.)						
Max. aggregate area covered by Accessory Structure in the Yard it is located in. (%)						
Maximum Height (Stories/Feet)						

Existing Impervious Coverage Worksheet

Calculate Lot Coverage % (Structures)

List all existing impervious coverage areas that are structures (Dwelling, detached garage, shed, and deck (if attached to dwelling) Record all areas in square feet.

Add up all impervious areas and input that number here. (Area "A")

List existing property area (Square Feet) from survey. (Area "P")

Divide impervious area by existing property area (Area "A"/"P")

Calculate Improved Lot Coverage % (Everything)

List all existing impervious coverage areas that are not structures (Driveways, parking lots, walks, patios, pools, mechanical equipment etc. Record all areas in square feet.

Add up all impervious areas and input that number here. (Area "B")

Add up both impervious areas ("A" & "B") and input that number here. (Area "C")

List existing property area (Square Feet) from survey. (Area "P")

Divide impervious areas by existing property area. (Area "C" / Area "P")

Proposed Impervious Coverage Worksheet

Calculate Proposed Lot Coverage % (Structures)

List all proposed impervious coverage areas that are structures (Dwelling, detached garage, shed, and deck (if attached to dwelling) Record all areas in square feet.

Add up all proposed impervious areas and input that number here. (Area "A")

Calculate Proposed Improved Lot Coverage % (Everything)

List all proposed impervious coverage areas that are not structures (Driveways, parking lots, walks, patios, pools, mechanical equipment etc. Record all areas in square feet.

Add up all proposed impervious areas and input that number here. (Area "B")

Add Lot Coverage Areas "A" (existing) to Area "A" (proposed) and put that number here. (New Area "A")

Add Improved Lot Coverage Areas "B" (existing) to Area "B" (proposed) and put that number here. (New Area "B")

List existing property area (Square Feet) from survey.) Area "P"

Divide impervious area (New Area "A") by existing property area. (New Area "A"/"P")

Divide impervious area (New Area "B") by existing property area. (New Area "B"/"P")