

**TOWNSHIP OF VERONA**  
**BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION September 23, 2020

CASE # \_\_\_\_\_

PROPERTY ADDRESS 1 Rawding Court, Verona, NJ

BLOCK 1306 LOT 16.05 ZONE R-50B

APPLICANT'S NAME Jonathan T. Guldin, Esq.

PHONE # 973-206-5789 CELL PHONE # \_\_\_\_\_

EMAIL jguldin@clarkguldin.com

PROPERTY OWNER'S NAME Jonathan T. Guldin, Esq.

PROPERTY OWNER'S ADDRESS 1 Rawding Court, Verona, NJ

PROPERTY OWNER'S PHONE # 973-206-5789 CELL # \_\_\_\_\_

PROPERTY OWNER'S EMAIL jguldin@clarkguldin.com

RELATIONSHIP OF APPLICANT TO OWNER same

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Construct a pool, patio and pool equipment.

CONTRARY TO THE FOLLOWING:

LOT SIZE: EXISTING 13,380 SF PROPOSED 13,380 SF TOTAL 13,380 SF

HIEGHT: EXISTING 30 FT PROPOSED 30 FT (no change)

PERCENTAGE OF BUILDING COVERAGE: EXISTING 20.28% PROPOSED 20.28%

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 35.54% PROPOSED 43.77%

PRESENT USE single family home PROPOSED USE single family home

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>30.0 FT</u>	<u>30.3 FT</u>	<u>30.3 FT</u>
REAR YARD	<u>30.0 FT</u>	<u>15.0 FT</u>	<u>15.0 FT</u>
SIDE YARD (1)	<u>8.0 FT</u>	<u>67.04 FT</u>	<u>67.04 FT</u>
SIDE YARD (2)	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

DATE PROPERTY WAS ACQUIRED \_\_\_\_\_

TYPE OF CONSTRUCTION PROPOSED:

Proposed pool, patio, pool equipment 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 1 PROPOSED 1

NUMBER OF PARKING SPACES: EXISTING 4 PROPOSED 4

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?

40:55D-70C(1)(a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property.

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

Proposed screening will provide a visual barrier therefore not impacting adjacent properties. Due to the limited rear yard, drainage pipe compliance is not possible.

History of any deed restrictions:

Existing 15 FT wide utility easement and 10 FT wide shade tree easement.

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 Jonathan T. Guldin, Esq.  
Address 20 Church Street, Montclair, NJ 07042  
Phone # 973-206-5789  
Fax # 973-206-5790  
Email jguldin@clarkguldin.com

Architect/Engineer: Name Charles J. Stewart, Jr., PE, PLS, PP, CME  
Address 2430 Highway 34, Building A, Wall, NJ 08736  
Phone # 973-768-6016  
Fax # 973-398-2121  
Email cstewart@suburbanconsulting.com

Planner:	Name	Charles J. Stewart, Jr., PE, PLS, PP, CME
	Address	2430 Highway 34, Building A, Wall, NJ 08736
	Phone #	973-768-6013
	Fax #	973-398-2121

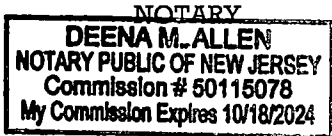
# AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY  
COUNTY OF ESSEX

Jonathan Gouldin OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON  
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 1 Rowding Court, IN THE CITY OF  
Verona IN THE COUNTY OF Essex AND STATE OF NJ AND THAT  
Jonathan + Mary Gouldin 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 1306 AND LOT 16.05 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

Deena Allen

Jonathan Gouldin  
OWNER



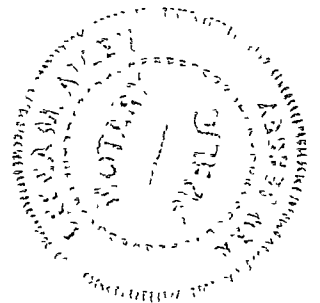
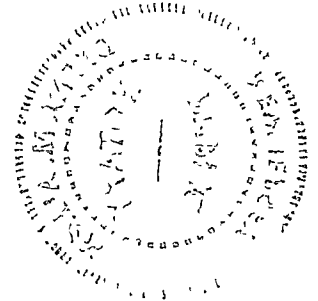
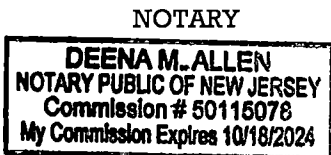
## AFFIDAVIT OF APPLICANT

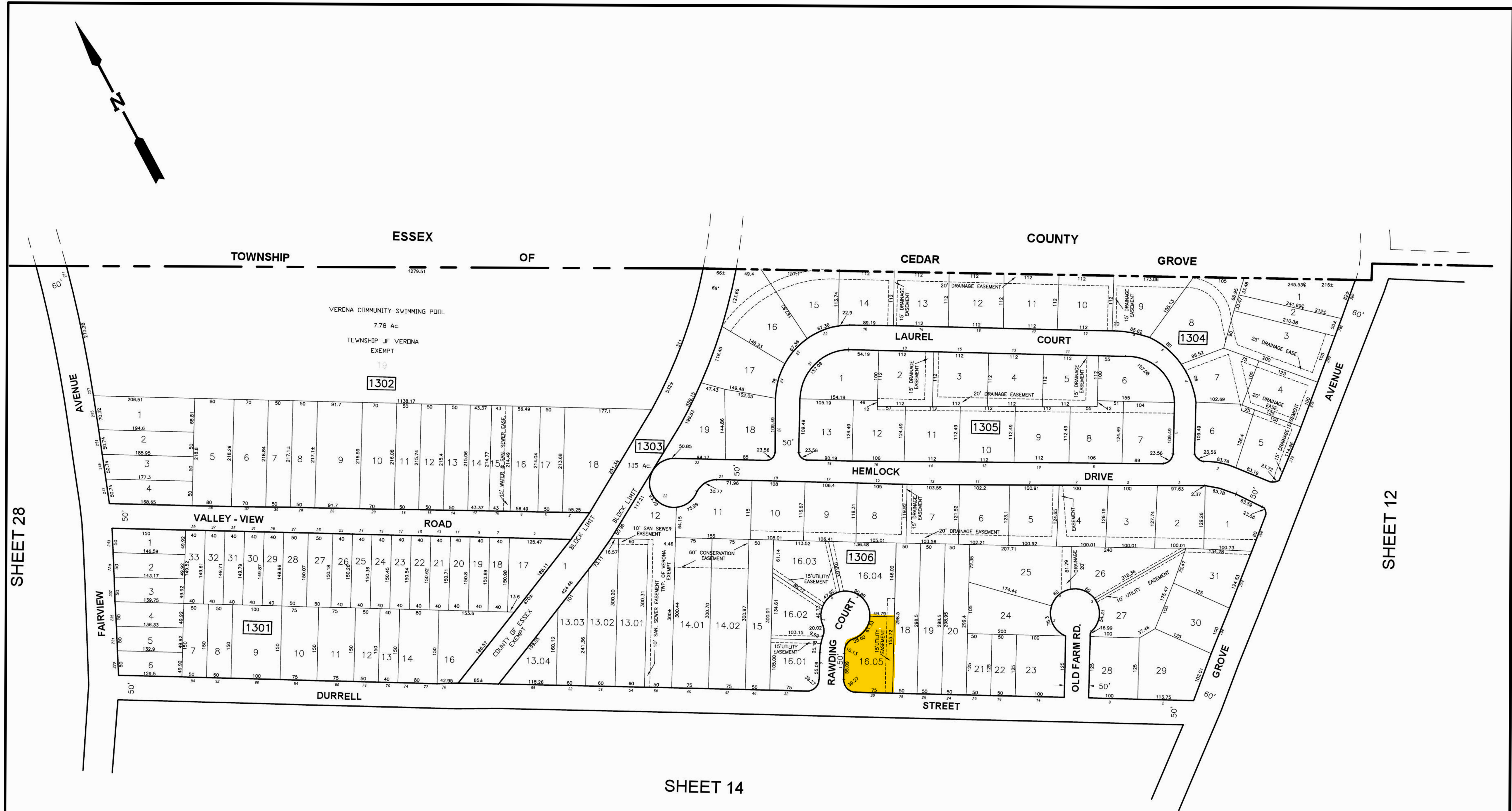
COUNTY OF ESSEX  
STATE OF NEW JERSEY

Jonathan T Gouldin 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 3<sup>rd</sup> DAY OF September  
2020.

Deena Allen

Jonathan T Gouldin  
APPLICANT





THIS IS A DIGITIZED COPY OF THE TAX MAP  
PREPARED BY CASEY & KELLER INC. AND  
DATED JAN 1, 1983. THE APPROVED ORIGINAL  
IS ON FILE IN THE OFFICE OF THE ENGINEER.

**TAX MAP**  
**TOWNSHIP OF VERONA**  
ESSEX COUNTY, NEW JERSEY

SCALE 1"= 100' JANUARY 1, 2017

PREPARED BY

**JAMES M. HELB, P.E., P.L.S., P.P.**

NEW JERSEY LICENSE NO. 24272

TOWNSHIP ENGINEER  
10 COMMERCE COURT  
VERONA, NJ 07044

THIS MAP HAS BEEN GIVEN A  
FORMAL CERTIFICATION DIVISION  
OF TAXATION ON NOVEMBER 27,  
2015, SIGNED BY JUDY P. MILLER  
AND TIFFANY A. FIELDS AND  
ASSIGNED SERIAL NUMBER 1067

PLS	LICENSE	DATE		REVISION

MAYOR  
**JACK McEVOY**  
 DEPUTY MAYOR  
**ALEX ROMAN**  
 COUNCIL MEMBERS  
**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

(973) 239-3220  
[WWW.VERONANJ.ORG](http://WWW.VERONANJ.ORG)

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

September 8, 2020

Township of Verona Zoning Dept.  
 Re: Zoning Letter of Denial

Owner: Mr. Jonathan Guldin and Mrs. Mary Guldin  
 Applicant: 1 Rawding Court  
 Verona, NJ 07044  
 Property: 1 Rawding Court  
 Lot 16.05 Block 1306  
 Zone: R-50B (Medium-High Density)

This office is in receipt of and has reviewed;

- Zoning Application – signed and dated 08/31/20
- Site Layout and Grading Plan – 1 Rawding Court – Pool Installation, Lot 16.05 Block 1306. Prepared by Suburban Consulting Engineers, Inc. Dated 09/01/20

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

A 20 ft. x 30 ft. in-ground pool, pool equipment (filter and pump) the applicant has also included a concrete/paver pool deck which encompasses most of the rear yard area. Pool fencing required, however fencing for pools and self-latching gates are under the purview of the Township Building Department.

With that we offer the following;

The property commonly known as 1 Rawding Court and also being shown on the Official Tax Maps of the Township of Verona as Tax Lot 16.05 in Block 1306, is situated in the Townships "R-50B" Medium-High Density Residential Zone, as shown upon the Townships official Zoning Map, prepared by Kasler Associates, PA dated July 11, 2011. The lot is a "corner" lot and as such has 2 front yards, one side yard and one rear yard. The rear yard is opposite the shortest front yard.

### Site Data Review

	Bulk Schedule			Compliance		
	Required	Existing	Proposed	Existing	Proposed	Variance Required
<b>Zone R-50B §150-17.4</b>						
Lot Size (Sq.Ft.)	7,500	13,380	13,380	Yes	Yes	No
Lot Width (Ft.)	50	100.00	100.00	Yes	Yes	No
Front Yard Setback (Ft.)	30	30.30	30.30	Yes	Yes	No
Side Yard Setback One (Ft.)	8	15.40	15.40	Yes	Yes	No
Side Yard Setback Both (Ft.)	18	N/A	N/A	N/A	N/A	N/A
Side Yard Setback Both (Ft.) % of Lot Width	25	N/A	N/A	N/A	N/A	N/A
Rear Yard Setback (Ft.)	30	67.04	67.04	Yes	Yes	No
Building Height (Story/Ft.)	2.5/30	2 Story/Height N/A	2 Story/Height N/A	Yes	Yes	No
Lot Coverage (% Building)	25	22	22	Yes	Yes	No
Improved Lot Coverage (% All)	40	35	43.8	Yes	No	Yes *
Floor Area Ratio (%)	N/A	N/A	N/A	N/A	N/A	N/A
Accessory Use - Swimming Pool Front Yard (Ft.)	Not Permitted	0	14	N/A	No	Yes*
Accessory Use - Swimming Pool Side Yard (Ft.)	10	N/A	0	N/A	Yes	No
Accessory Use - Swimming Pool Rear Yard (Ft.)	10	0	11	N/A	Yes	No

\*Variance Required

#### 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. (27.0' proposed) **COMPLIES**
- The min. required distance from a property line to pool equipment is 5 feet. (5' 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(s), plan(s) and area, yard and bulk requirements per §150-17.4 as shown above, this office has **DENIED** the request for zoning as requested by the applicant because of the following reasons:

#### **§150-17.4 D. 4 VARIANCE REQUIRED**

Exceeds the maximum permitted improved lot coverage 43.8% (35% Existing) (40% Maximum Permitted)

#### **§150-7.5 A. VARIANCE REQUIRED**

The wall of the swimming pool shall be located no closer than ten feet to a side or rear yard line **nor closer to a street than the principal building to which it is accessory to**, or within ten feet of the principal building. The existing dwelling is 30.3 feet to the front yard property line, the proposed pool will be 14 feet.

- Address any comments as per the Township Engineer. (If any)
- Address any comments as per the Township Building Department. (If any)
- Address and comments as per the Township Board of Adjustment. (If any)

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

*Michael C. DeCarlo*

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Michael C. DeCarlo  
Engineering Manager – Zoning Official

#### **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.**





