

**TOWNSHIP OF VERONA  
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION 11/24/20

CASE # 2021-03

PROPERTY ADDRESS 62 DURRELL STREET

BLOCK 1306 LOT 13.03 ZONE 1306

APPLICANT'S NAME Louis Castelluccio & Dana Pitta

PHONE # 914-714-9175 CELL PHONE # \_\_\_\_\_

EMAIL jrnazz42@gmail.com

PROPERTY OWNER'S NAME Louis Castelluccio

PROPERTY OWNER'S ADDRESS 62 DURRELL STREET VERONA NJ, 07044

PROPERTY OWNER'S PHONE # 914-714-9175 CELL # 914-714-9175

PROPERTY OWNER'S EMAIL jrnazz42@gmail.com

RELATIONSHIP OF APPLICANT TO OWNER SELF

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

INSTALL A PATIO OVER EXISTING BACK PATIO AND ALSO INSTALL POOL

CONTRARY TO THE FOLLOWING:

1) Exceeds the maximum permitted improved lot coverage 40% Maximum Permitted, 28% Existing, 47.9 % proposed, 35% allowed

2) Patio setback- 5 feet required and 2 feet proposed

LOT SIZE: EXISTING 12,045 SF PROPOSED 12,045 SF TOTAL \_\_\_\_\_

HIEGHT: EXISTING < 30 FT PROPOSED < 30FT

PERCENTAGE OF BUILDING COVERAGE: EXISTING 19.1% PROPOSED 19.1%

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 27.6% PROPOSED 47.9%

PRESENT USE backyard(nothing) PROPOSED USE Update patio and install pool

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>30</u>	<u>31.8</u>	<u>31.8</u>
REAR YARD	<u>30</u>	<u>70.8</u>	<u>70.8</u>
SIDE YARD (1)	<u>8</u>	<u>8.6</u>	<u>8.6</u>
SIDE YARD (2)	<u>10</u>	<u>10.9</u>	<u>19.5</u>

DATE PROPERTY WAS ACQUIRED 8/28/2018

TYPE OF CONSTRUCTION PROPOSED: An 20 foot wide x 40 foot long in-ground swimming pool, pool equipment (filter and pump) the applicant has also included a concrete/paver pool patio/deck. Security pool fencing is not shown however it is required. The applicant must file a separate zoning application for a fence. The installation for pool fencing and self-latching gates are under the purview of the Township Building Department.

SIGN INFORMATION (if applicable): supply details on location, dimensions, height and illumination  
none

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	<u>1400</u>	<u>          </u>	<u>1400</u>
FIRST FLOOR	<u>1400</u>	<u>          </u>	<u>1400</u>
SECOND FLOOR	<u>1400</u>	<u>          </u>	<u>1400</u>
ATTIC	<u>1400</u>	<u>          </u>	<u>1400</u>

NUMBER OF DWELLING UNITS: EXISTING 1 PROPOSED           

NUMBER OF PARKING SPACES: EXISTING 2 PROPOSED           

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?

Given that request is for impervious coverage variance, the increase in impervious coverage will be addressed and handled by the seepage pit design. Therefore, there will be no adverse impact on adjacent neighbors and it will not be detrimental to the public good or the zone plan

**The proposed patio at 2 feet off of East side line will not negatively impact the neighbors' because a privacy fence is proposed. It will also allow more green space and usable yard on the West side.**

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

Given that request is for impervious coverage variance, the increase in impervious coverage will be addressed and handled by the seepage pit design. Therefore, there will be no adverse impact on adjacent neighbors and it will not be detrimental to the public good or the zone plan

**The proposed patio at 2 feet off of East side line will not negatively impact the neighbors' because a privacy fence is proposed. It will also allow more green space and usable yard on the West side.**

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:

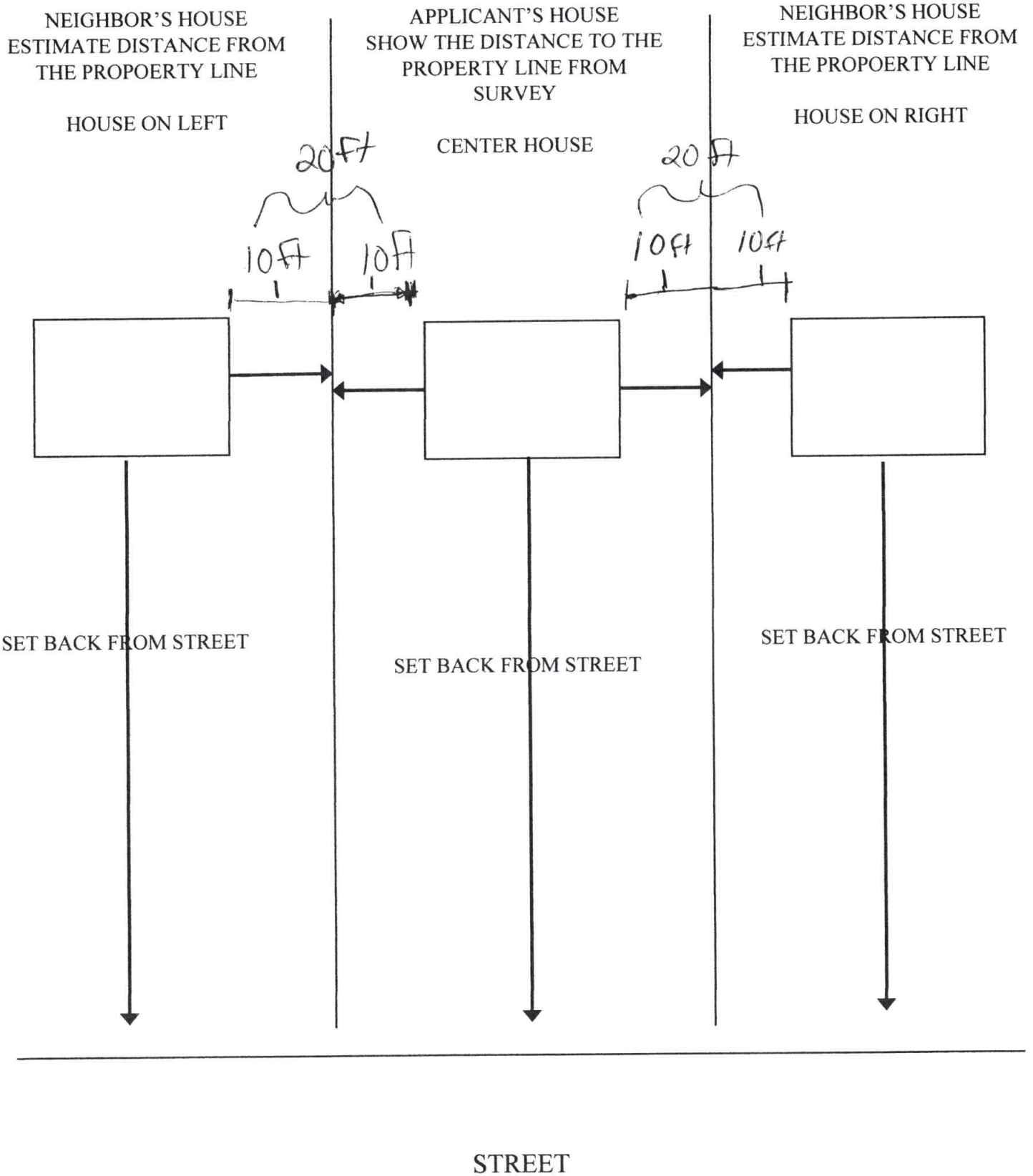
Attorney:                      Name \_\_\_\_\_  
    Address \_\_\_\_\_  
    Phone # \_\_\_\_\_  
    Fax # \_\_\_\_\_  
    Email \_\_\_\_\_

Architect/Engineer:      Name **Kiersten Osterkorn** \_\_\_\_\_  
    Address **22 Madison Heights, Wyckoff NJ, 07481** \_\_\_\_\_  
    Phone # **973-647-7820** \_\_\_\_\_  
    Fax # \_\_\_\_\_  
    Email **kosterkorn@o-o-inc.com** \_\_\_\_\_

Planner:                              Name **Louis Castelluccio** \_\_\_\_\_  
    Address **62 Durrell Street Verona NJ 07044** \_\_\_\_\_  
    Phone # **914-714-9175** \_\_\_\_\_  
    Fax # \_\_\_\_\_

# BOARD OF ADJUSTMENT APPLICATION SITE PLAN

O INDICATES SHRUBS OR TREES  
X INDICATES FENCES





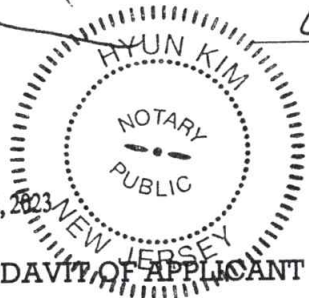
AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY  
COUNTY OF ESSEX

Louis Castelluccio OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON  
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 62 Durrell St., IN THE CITY OF  
Verona, NJ IN THE COUNTY OF ESSEX AND STATE OF NJ AND THAT  
Louis Castelluccio 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 13.03 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

[Signature] Louis Castelluccio  
OWNER

NOTARY  
HYUN KIM  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES SEPT. 16, 2023  
ID# 2378029



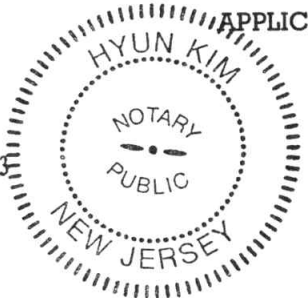
AFFIDAVIT OF APPLICANT

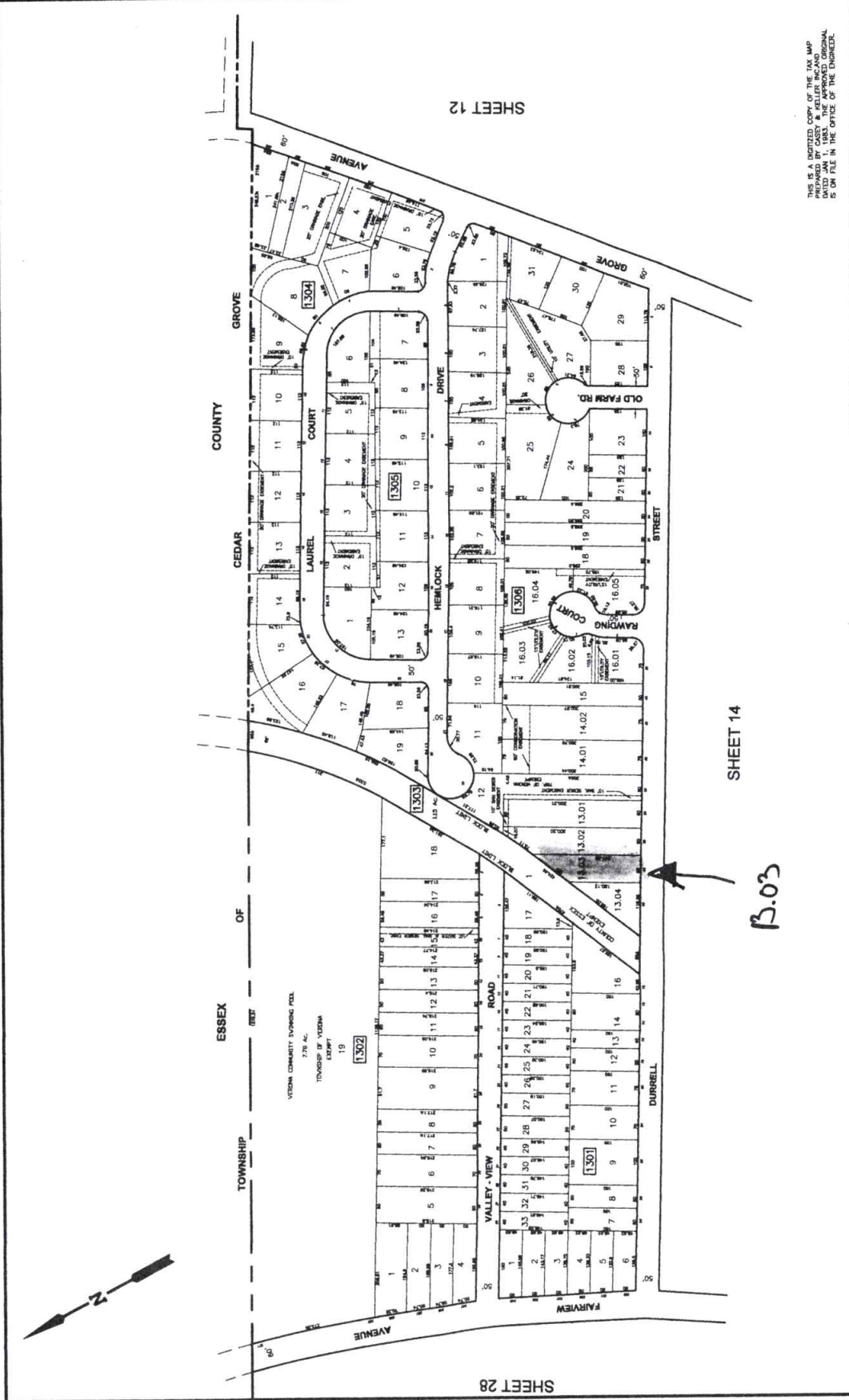
COUNTY OF ESSEX  
STATE OF NEW JERSEY

Louis Castelluccio 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 15<sup>th</sup> DAY OF DECEMBER  
2020.

[Signature] Louis Castelluccio  
APPLICANT

NOTARY  
HYUN KIM  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES SEPT. 16, 2023  
ID# 2378029





THIS IS A DIGITIZED COPY OF THE TAX MAP  
 PREPARED BY THE ESSEX COUNTY TAX MAP  
 DIVISION ON JANUARY 1, 2017. THE APPROVED ORIGINAL  
 IS ON FILE IN THE OFFICE OF THE ENGINEER.

**TAX MAP**  
**TOWNSHIP OF VERONA**  
 ESSEX COUNTY, NEW JERSEY  
 SCALE 1" = 100' PREPARED BY JANUARY 1, 2017  
**JAMES M. HELB, P.E., P.L.S., P.P.**  
 NEW JERSEY LICENSE NO. 24272  
 VERONA, NJ 07094  
 TO BE ON CONDITIONS AS OF DECEMBER 2015

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

DATE	BY	REVISION
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 13
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 14
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 15
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 16
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 17
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 18
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 19
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 20
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 21
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 22
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 23
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 24
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 25
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 26
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 27
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 28
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 29
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 30
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 31
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 32
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 33
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 34
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 35
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 36
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 37
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 38
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 39
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 40
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 41
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 42
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 43
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 44
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 45
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 46
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 47
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 48
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 49
01/01/17	JMH	ADDED BOUNDARIES - NEW LOTS 50

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

September 11, 2020

(973) 239-3220  
www.VERONANJ.ORG

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

Owner: Mr. Louis Castellucio and Ms. Dana Pitta  
Applicant 62 Durrell Street  
Verona, NJ 07044  
Property: 62 Durrell Street  
Lot 13.03 Block 1306

Zone: A-3 (Townhouse)

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

- Zoning Application – signed and dated 08/27/2020
- Pool Plot Plan/Layout Sketch prepared by the applicant.

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

An 18 foot wide x 36 foot long in-ground swimming pool, pool equipment (filter and pump) the applicant has also included a concrete/paver pool patio/deck. Security pool fencing is not shown however it is required. The applicant must file a separate zoning application for a fence. The installation for pool fencing and self-latching gates are under the purview of the Township Building Department.

With that we offer the following;

The property commonly known as 62 Durrell Street and also being shown on the Official Tax Maps of the Township of Verona as Tax Lot 13.03 in Block 1306, is situated in the Townships "A-3" Townhouse Zone, as shown upon the Townships official Zoning Map, prepared by Kasler Associates, PA dated July 11, 2011.

#### Site Data Review

#### 150-7.5 PERMANENT AND PORTABLE SWIMMING POOLS REQUIREMENTS

- The min. required side yard setback to a pool is 10 feet. (15' and 25' proposed) **COMPLIES**
- The min. required rear yard setback to a pool is 10 feet. (30' proposed) **COMPLIES**
- The min. required distance from a structure to a pool is 10 feet. (18' 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 (**COMPLIES**)

#### §150-17.10 D. 4

- The maximum permitted improved lot coverage is 35% (25.7% Existing) (42% Proposed) **VARIANCE**

**Zoning Decision:**

Based upon review of the application(s), plan(s) and area, yard and bulk requirements per §150-17.3 as shown above, this office has DENIED the request for zoning as requested by the applicant because of the following reasons:

**§150-17.10 D. 4 VARIANCE REQUIRED**

Exceeds the maximum permitted improved lot coverage 40% Maximum Permitted, 28% Existing, 42% Proposed.

**Note:**

1. 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.
2. No security fencing, self-latching gates, electrical or plumbing 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.
3. Address any comments as per the Township Engineer. (If any)
4. Address any comments as per the Township Building Department. (If any)
5. 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.















