TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION

DATE APPLICATION 1-18-2021 CASE #_____

PROPERTY ADDRESS 168 Grove Ave

BLOCK 1403 (72 OLD) LOT 92 ZONE 2

APPLICANT'S NAME David and Lori Lyon

PHONE # (973) 857-1977 CELL PHONE # (973) 216-9954

EMAIL Fbrush7@verizon.net

RECEIVED
JAN 20 2021
TAX OFFICE OF VERONA, NJ

PROPERTY OWNER'S NAME David and Lori Lyon

PROPERTY OWNER'S ADDRESS 168 Grove Ave, Verona, NJ 007044

PROPERTY OWNER'S PHONE # (973) 857-1977 CELL PHONE # (973) 216-9954

PROPERTY OWNER'S EMAIL Fbrush7@verizon.net

RELATIONSHIP OF APPLICANT TO OWNER Same Person(s)

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:
Install a Whole House Emergency Back-up Generator on the Side Yard (Right Side of House)
The right side is where the electrical and gas line is which enhances easy installment. The unit will not be visible to our neighbors, cars passing by, or pedestrians. A 6 foot fence and gate obstructs visibility.
CONTRARY TO THE FOLLOWING:

_____

_____

_____

LOT SIZE: EXISTING_____ PROPOSED_____ TOTAL_____

HIEGHT: EXISTING_____ PROPOSED_____

PERCENTAGE OF BUILDING COVERAGE: EXISTING_____ PROPOSED_____

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING_____ PROPOSED_____

PRESENT USE_____ PROPOSED USE_____

SET BACKS OF BUILDING: EXISTING PROPOSED

FRONT YARD: sidewalk 4 ft. About 30 ft from end of sidewalk to house
REAR YARD: From the fence to house 67 ft.
SIDE YARD (1): Right side 19 ft pictures included
SIDE YARD (2): Left Side N/A

DATE PROPERTY WAS ACQUIRED

June of 1998

TYPE OF CONSTRUCTION PROPOSED: _____No Construction ___Installation of Generator_____

_____

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

_____

_____

_____

_____

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	_____	_____	_____
FIRST FLOOR	_____	_____	_____
SECOND FLOOR	_____	_____	_____
ATTIC	_____	_____	_____

NUMBER OF DWELLING UNITS: EXISTING_____ PROPOSED_____

NUMBER OF PARKING SPACES: EXISTING_____ 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? There is no suitable space in the backyard. Shed and Dining Room Window, Patio and back Door and Sliding Door from Family Room are all across the back of the house.

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 side yard is ideal for the gas and electrical connections. We have a 6-foot fence that blocks visibility to our neighbors and from the street. The generator is not able to be seen.

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.

A copy of any conditional contract relating to this application must be filed with this application.

BOARD OF ADJUSTMENT APPLICATION SITE PLAN

O INDICATES SHRUBS OR TREES
X INDICATES FENCES

STREET

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

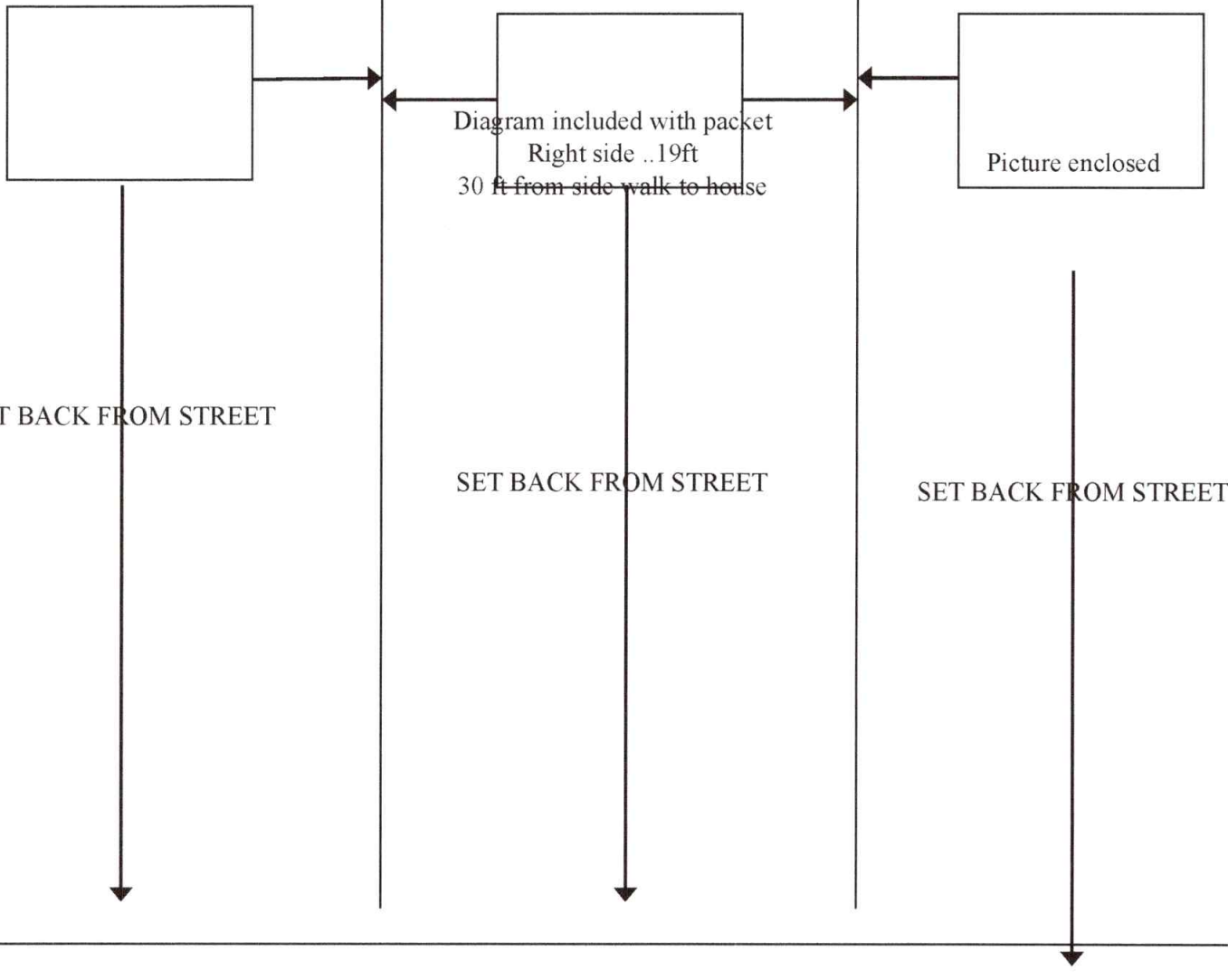


Diagram included with packet
Right side ..19ft
30 ft from side walk to house

Picture enclosed

SET BACK FROM STREET

SET BACK FROM STREET

SET BACK FROM STREET

TOWNSHIP OF VERONA

COUNTY OF ESSEX, NEW JERSEY

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

November 20, 2020

Township of Verona Zoning Dept.
Re: Letter of Denial – Standby Emergency Generator

Applicant/Owner: David and Lori Lyon
168 Grove Avenue
Verona, NJ 07004
Property: 168 Grove Avenue
Lot 92 Block 1403
Zone: R-60 (Medium Density)

This office is in receipt of the following drawings which were submitted by the builder/contractor on the owner's behalf.

- Zoning Permit application undated and unsigned
- Google Earth imagery submitted that shows the property and the location of the new generator.

Based upon the zoning permit application and the sketch of the proposed fence shown on the property survey we understand that the owner is seeking to install one (1) emergency standby generator located between the existing dwelling and the right side property line. The existing offset from the home to the property line is approximately 14 feet.

Zoning Decision:

The proposed request for zoning approval has been DENIED by this office for the following reasons;

150-7.13 MECHANICAL EQUIPMENT

A. No mechanical equipment shall be located within a required minimum yard requirement and shall not extend more than five feet from the structure for which they serve.
B. No generator shall be permitted within a side yard.

VARIANCE REQUIRED: §150-7.13 (B) Permission to allow a generator in side yard.

Please feel free to contact this office should you have any questions,

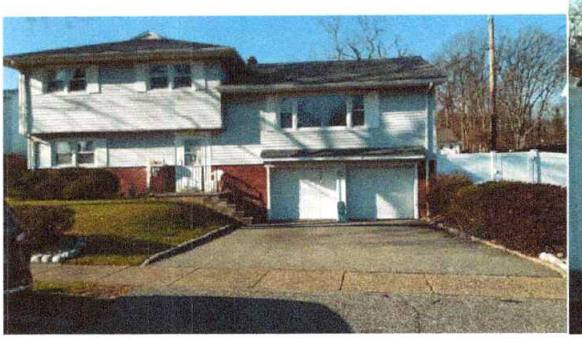
Respectfully Submitted,

Michael C. DeCarlo
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.

David & Lori Lyon
168 Grove Ave
Verona, NJ 07044

Photos for Variance to Install Generator on Right side of house
January 18, 2021



AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

DAVID A. LYON OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 168 GROVE AVE, IN THE CITY OF VERONA IN THE COUNTY OF ESSEX AND STATE OF NJ AND THAT DAVID A. LYON 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 1403 AND LOT 92 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

A K Healey
NOTARY

David A. Lyon
OWNER

AFFIDAVIT OF APPLICANT

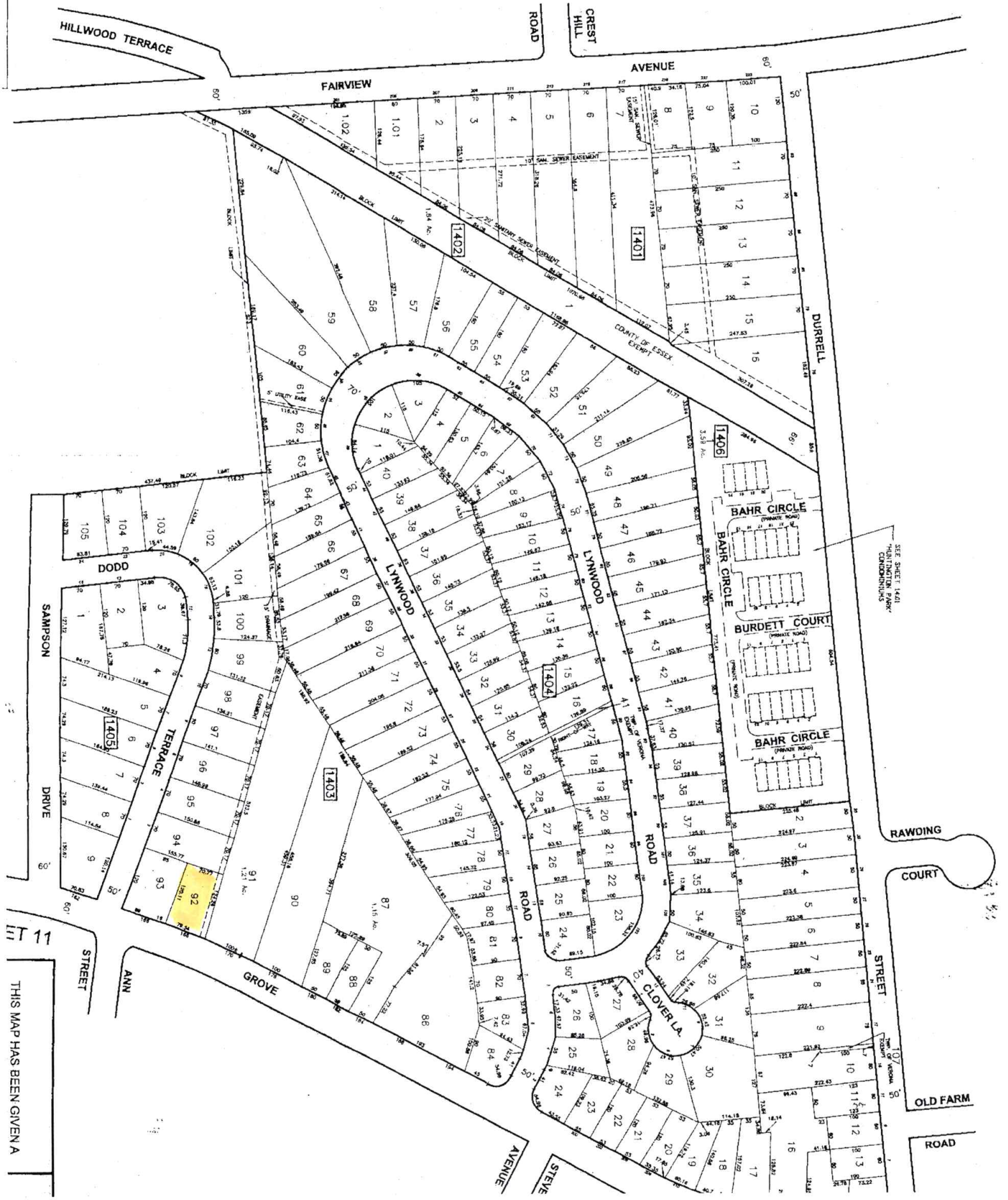
COUNTY OF ESSEX
STATE OF NEW JERSEY

A Kathleen Healey 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 DAY OF JANUARY 2021.

A K Healey
NOTARY

David A. Lyon
APPLICANT

KATHI HEALEY
ID # 2071657
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires July 6, 2023


HILLWOOD TERRACE
CREST HILL ROAD
FAIRVIEW AVENUE
DURRELL
1401
1402
1403
1404
1405
1406
BAHR CIRCLE
BAHR CIRCLE
BAHR CIRCLE
BURDETT COURT
LYNWOOD ROAD
LYNWOOD ROAD
DODD
SAMPSON TERRACE
SAMPSON DRIVE
GROVE STREET
ANN
CLOVER LA.
RAWDING COURT
OLD FARM ROAD
COUNTY OF ESSEX EXEMPT
SEE SHEET 14.01 "HUNTINGTON PARK" CONDOMINIUMS
ET 11
THIS MAP HAS BEEN GIVEN A

TOWNSHIP OF VERONA
ZONING DEPARTMENT
10 COMMERCE COURT
VERONA, NJ 07044
Zoning Official: Michael DeCarlo 973-239-8146

OFFICE USE ONLY:
ZONING PERMIT APP #_____ **ZONING PERMIT #** 2020-_____
DATE RECEIVED _____ **DATE APPROVED**_____ **DATE ISSUED**_____
PERMIT FEE $_____PAID CASH / CHECK #_____COLLECTED BY_____

- Zoning Permits are required for signs, fences, sheds, driveways and parking areas, standby generators, uses and structures.
- The Zoning Permit Application should be submitted to the Engineering Department. Please provide a correctly copy of the property survey with the application and show the proposed work drawn to scale including setbacks, height, dimensions, etc.
- All zoning permits expire within 1 year of issuance.

Property Information:
Site Address 168 Grove Ave, Verona, NJ 07044
Block 1403 Lot 92 Qualifier_____ Current Zone_____
Current Use of Property Single Family Primary Residence
Proposed Use of Property Single Family Primary Residence

Property Owner Information:
Name(s) David & Lori Lyon
Owner Address 168 Grove Ave, Verona, NJ 07044
Owner Phone Number(s) H (973) 857-1977 C (973) 216-9954 Owner Email Dlyon7@verizon.net

Applicant Information:
Esposito's Electric
424 Franklin Avenue
Denville, NJ 07834
EC LIC. # 7507A
Applicant Company Name (if applicable)_____
Applicant Address_____
Applicant Phone Number(s) 973 366 9902 Applicant Email Cluongo@espositoelectric.com

Proposed Work Description: details of proposed use or work including length, width, height, location, size of space, description of business to be run, times, days, living space or units, etc.

Install Generator

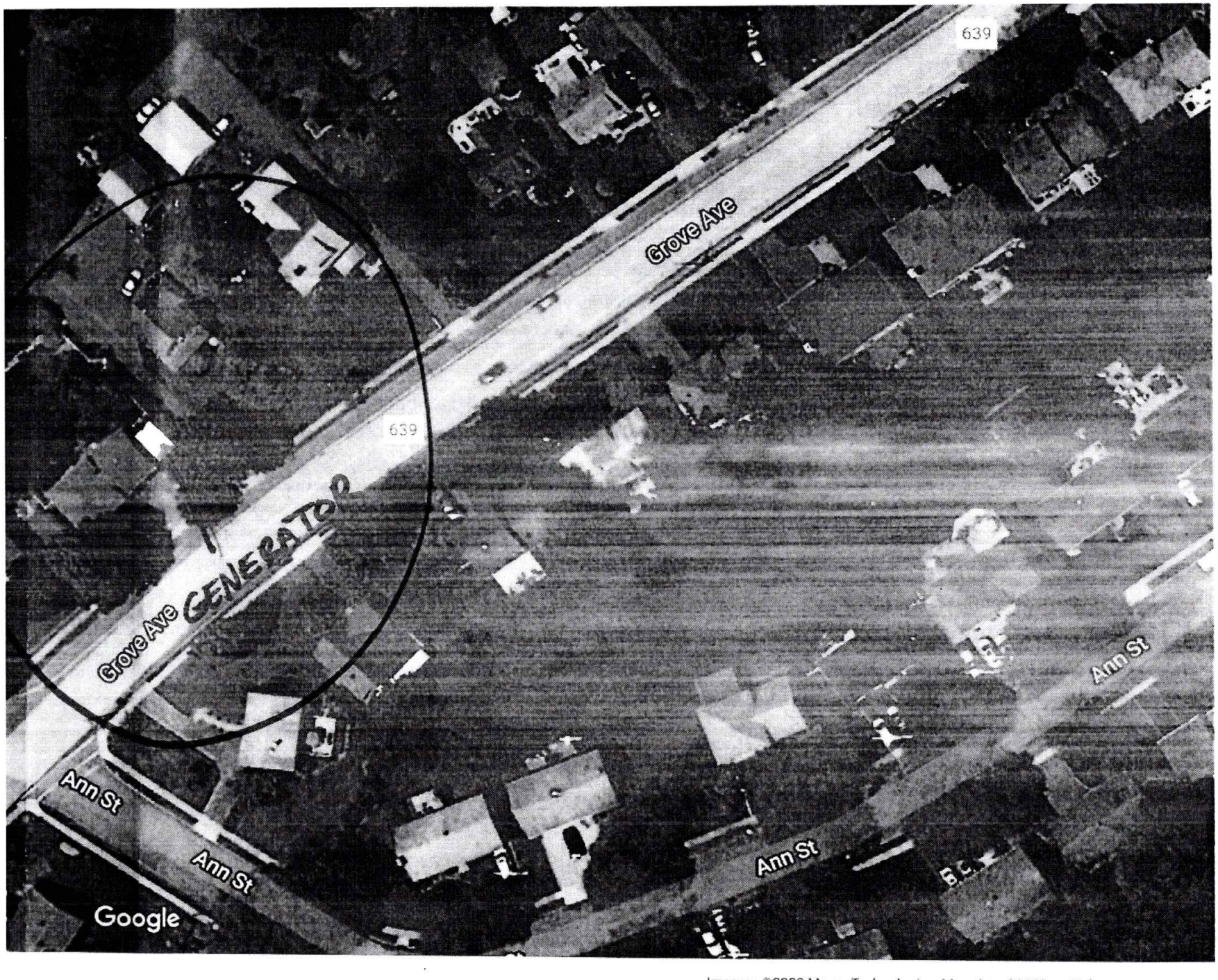
_____Proposed Cost of Work $_____

Applicant Signature_____ **Date**_____

OFFICE USE ONLY:
REVIEWS:
DENIAL DATE_____ INITIALS_____ REASON_____
DENIAL DATE_____ INITIALS_____ REASON_____
APPROVAL DATE_____ INITIALS_____ SPECIAL CONDITIONS_____

INSPECTIONS:
DATE INITIALS PASS / FAIL COMMENTS

FINAL APPROVAL DATE_____ INITIALS_____



Imagery ©2020 Maxar Technologies, Map data ©2020 50 ft

Dodd Terrace
Block 1403
Lot 92
GROVE AVE
Fence
Deck
Fence
GENERATOR

20/22/24 kW

GENERAC®

GUARDIAN® SERIES

Residential Standby Generators

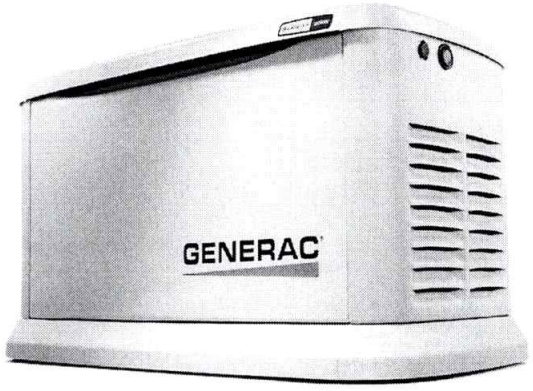
Air-Cooled Gas Engine

INCLUDES:

- True Power™ Electrical Technology
- Two-line multilingual digital LCD Evolution™ controller (English/Spanish/French/Portuguese)
- 200 amp service rated transfer switch available
- Electronic governor
- Standard Wi-Fi® connectivity
- System status & maintenance interval LED indicators
- Sound attenuated enclosure
- Flexible fuel line connector
- Natural gas or LP gas operation
- 5 Year limited warranty
- Listed and labeled by the Southwest Research Institute allowing installation as close as 18 in (457 mm) to a structure.*
  **Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.*
  https://assets.swri.org/library/DirectoryOfListedProducts/ConstructionIndustry/973_DoC_204_13204-01-01_Rev9.pdf

Standby Power Rating

G007038-1, G007039-1, G007038-3, G007039-3 (Aluminum - Bisque) - 20 kW 60 Hz
G007042-2, G007043-2, G007042-3, G007043-3 (Aluminum - Bisque) - 22 kW 60 Hz
G007209-0, G007210-0 (Aluminum - Bisque) - 24 kW 60 Hz



Note: CETL or CUL certification only applies to unbundled units and units packaged with limited circuit switches. Units packaged with the Smart Switch are ETL or UL certified in the USA only.

FEATURES

- **INNOVATIVE ENGINE DESIGN & RIGOROUS TESTING** are at the heart of Generac's success in providing the most reliable generators possible. Generac's G-Force engine lineup offers added peace of mind and reliability for when it's needed the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **TEST CRITERIA:**
  - ✓ **PROTOTYPE TESTED**
  - ✓ **SYSTEM TORSIONAL TESTED**
  - ✓ **NEMA MG1-22 EVALUATION**
  - ✓ **MOTOR STARTING ABILITY**
- **MOBILE LINK® CONNECTIVITY:** FREE with select Guardian Series Home standby generators, Mobile Link Wi-Fi allows users to monitor generator status from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at ±1%.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.
- **PWRVIEW™ TRANSFER SWITCH:** The Generac PWRview Automatic Transfer Switch integrates the PWRview energy monitor to provide real-time energy consumption data that can help lower a home's electricity bill. Using a convenient mobile app, homeowners can access energy usage and alert information while under utility power or generator power. The PWRview energy monitor is a simple to use and low cost tool which helps save money over the life of the generator. Included with model G007210-0.

THE GENERAC PROMISE

GENERAC PWRVIEW

GENERAC

20/22/24 kW

Specifications

Generator

Model	G007038-1 G007039-1 (20 kW)	G007042-2 G007043-2 (22 kW)	G007038-3 G007039-3 (20 kW)	G007042-3 G007043-3 (22 kW)	G007209-0 G007210-0 (24 kW)
Rated maximum continuous power capacity (LP)	20,000 Watts*	22,000 Watts*	20,000 Watts*	22,000 Watts*	24,000 Watts*
Rated maximum continuous power capacity (NG)	18,000 Watts*	19,500 Watts*	18,000 Watts*	19,500 Watts*	21,000 Watts*
Rated voltage	240				
Rated maximum continuous load current – 240 volts (LP/NG)	83.3 / 75.0	91.7 / 81.3	83.3 / 75.0	91.7 / 81.3	100 / 87.5
Total Harmonic Distortion	Less than 5%				
Main line circuit breaker	90 amp	100 amp	90 amp	100 amp	100 amp
Phase	1				
Number of rotor poles	2				
Rated AC frequency	60 Hz				
Power factor	1.0				
Battery requirement (not included)	12 Volts, Group 26R 540 CCA minimum or Group 35AGM 650 CCA minimum				
Unit weight (lb / kg)	448 / 203	466 / 211	436 / 198	445 / 202	455 / 206
Dimensions (L x W x H) in / cm	48 x 25 x 29 / 121.9 x 63.5 x 73.7				
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**	67	67	67	67	67
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode**	55	57	55	57	57
Exercise duration	5 min				

Engine

Engine type	GENERAC G-Force 1000 Series				
Number of cylinders	2				
Displacement	999 cc				
Cylinder block	Aluminum w/ cast iron sleeve				
Valve arrangement	Overhead valve				
Ignition system	Solid-state w/ magneto				
Governor system	Electronic				
Compression ratio	9.5:1				
Starter	12 VDC				
Oil capacity including filter	Approx. 1.9 qt / 1.8 L				
Operating rpm	3,600				
Fuel consumption					
Natural gas	ft^3/hr (m^3/hr)				
	1/2 Load	204 (5.78)	228 (6.46)	164 (4.64)	203 (5.75)
	Full Load	301 (8.52)	327 (9.26)	287 (8.13)	306 (8.66)
Liquid propane	ft^3/hr (gal/hr) [L/hr]				
	1/2 Load	87 (2.37) [8.99]	92 (2.53) [9.57]	86 (2.36) [8.95]	92 (2.53) [9.57]
	Full Load	130 (3.56) [13.48]	142 (3.90) [14.77]	136 (3.74) [14.15]	142 (3.90) [14.77]

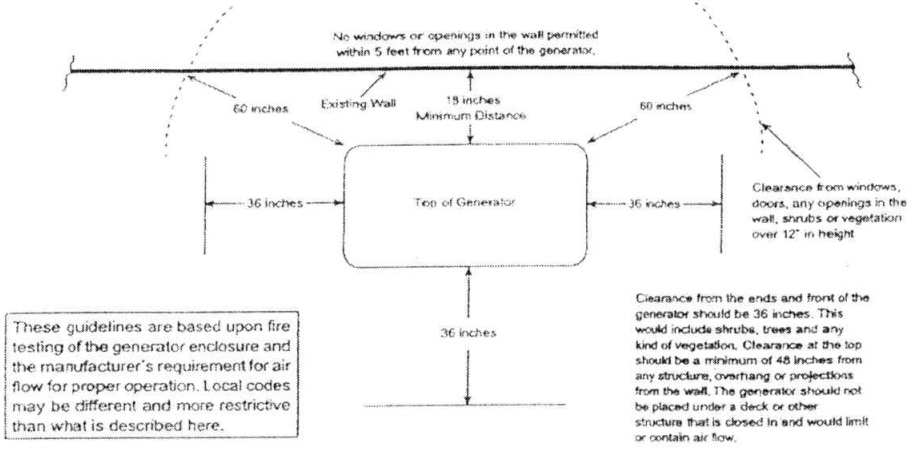
Note: **Fuel pipe must be sized for full load.** Required fuel pressure to generator fuel inlet at all load ranges - 3.5–7 in water column (0.87–1.74 kPa) for NG, 10–12 in water column (2.49–2.99 kPa) for LP gas. For BTU content, multiply ft^3/hr x 2500 (LP) or ft^3/hr x 1000 (NG). For Megajoule content, multiply m^3/hr x 93.15 (LP) or m^3/hr x 37.26 (NG).

Controls

Two-line plain text multilingual LCD	Simple user interface for ease of operation.
Mode buttons: AUTO	Automatic start on utility failure. Weekly, Bi-weekly, or Monthly selectable exerciser.
MANUAL	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
OFF	Stops unit. Power is removed. Control and charger still operate.
Ready to Run/Maintenance messages	Standard
Engine run hours indication	Standard
Programmable start delay between 2–1500 seconds	Standard (programmable by dealer only)
Utility Voltage Loss/Return to Utility adjustable (brownout setting)	From 140-171 V / 190-216 V
Future Set Capable Exerciser/Exercise Set Error warning	Standard
Run/Alarm/Maintenance logs	50 events each
Engine start sequence	Cyclic cranking: 16 sec on, 7 rest (90 sec maximum duration).
Starter lock-out	Starter cannot re-engage until 5 sec after engine has stopped.
Smart Battery Charger	Standard
Charger Fault/Missing AC warning	Standard
Low Battery/Battery Problem Protection and Battery Condition indication	Standard
Automatic Voltage Regulation with Over and Under Voltage Protection	Standard
Under-Frequency/Overload/Stepper Overcurrent Protection	Standard
Safety Fused/Fuse Problem Protection	Standard
Automatic Low Oil Pressure/High Oil Temperature Shutdown	Standard
Overcrank/Overspeed (@ 72 Hz)/rpm Sense Loss Shutdown	Standard
High Engine Temperature Shutdown	Standard
Internal Fault/Incorrect Wiring protection	Standard
Common external fault capability	Standard
Field upgradable firmware	Standard

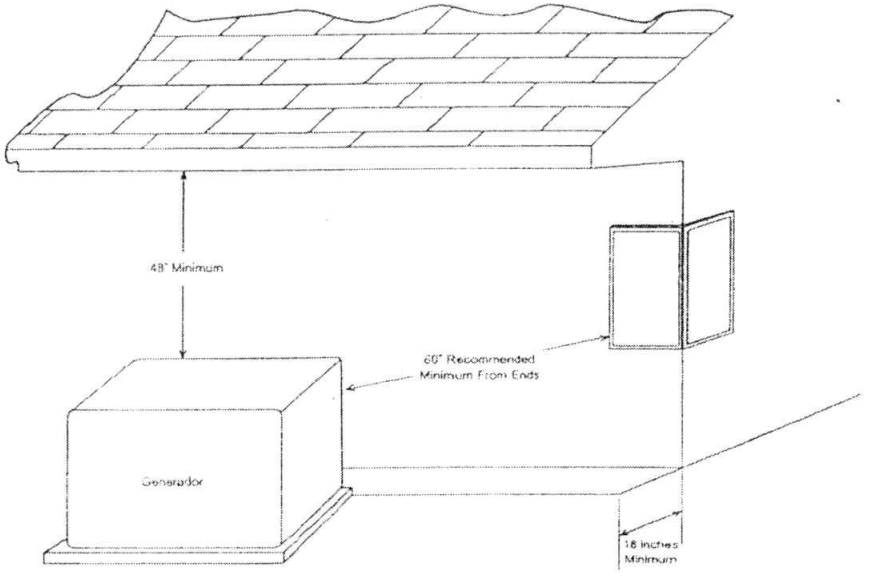
**Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters. Rating definitions - Standby: Applicable for supplying emergency power for the duration of the utility power outage. No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046 and DIN6271). * Maximum kilovolt amps and current are subject to and limited by such factors as fuel BTU/megajoule content, ambient temperature, altitude, engine power and condition, etc. Maximum power decreases approximately 3.5% for each 1,000 ft (304.8 m) above sea level; and also will decrease approximately 1% for each 10 °F (6 °C) above 60 °F (16 °C).

GENERAC®
POWER SYSTEMS, INC.



These guidelines are based upon fire testing of the generator enclosure and the manufacturer's requirement for air flow for proper operation. Local codes may be different and more restrictive than what is described here.

Clearance from the ends and front of the generator should be 36 inches. This would include shrubs, trees and any kind of vegetation. Clearance at the top should be a minimum of 48 inches from any structure, overhang or projections from the wall. The generator should not be placed under a deck or other structure that is closed in and would limit or contain air flow.



This drawing supersedes installation instructions in all Generac air-cooled installation and owner's manuals dated previous to May 26, 2007

GENERAC®
POWER SYSTEMS, INC.

New Installation Guidelines for Generac Stationary Air-Cooled 8, 10, 12, 14, 16, 17 and 20 kW Generators.

The National Fire Protection Association has a standard for the installation and use of stationary combustion engines. That standard is NFPA 37 and its requirements limit the spacing of an enclosed generator set from a structure or wall.

NFPA 37, Section 4.1.4, Engines Located Outdoors. Engines, and their weatherproof housings if provided, that are installed outdoors shall be located at least 5 ft. from openings in walls and at least 5 ft. from structures having combustible walls. A minimum separation shall not be required where the following conditions exist:

1. *The adjacent wall of the structure has a fire resistance rating of at least 1 hour.*
2. *The weatherproof enclosure is constructed of noncombustible materials and it has been demonstrated that a fire within the enclosure will not ignite combustible materials outside the enclosure.*

Annex A — Explanatory Material
A4.1.4 (2) Means of demonstrating compliance are by means of full scale fire test or by calculation procedures.

Because of the limited spaces that are frequently available for installation, it has become apparent that exception (2) would be beneficial for many residential and commercial installations. With that in mind, Generac contracted with an independent testing laboratory to run full scale fire tests to assure that the Generac enclosure would not ignite combustible materials outside the enclosure.

The criteria was to determine the worst case fire scenario within the generator and to determine the ignitability of items outside the engine enclosure at various distances. The Generac enclosure is constructed of non-combustible materials and the results and conclusions from the independent testing lab indicated that any fire within the generator enclosure would not pose any ignition risk to nearby combustibles or structures, with or without fire service personnel response.

Based on this testing and the requirements of NFPA 37, Sec 4.1.4, the guidelines for installation of the generators listed above are changed to 18 inches (457mm) from the back side of the generatorto a stationary wall or building. For adequate maintenance and airflow clearance, the area above the generator should be at least 4 feet with a minimum of 3 feet at the front and ends of the enclosure. This would include trees, shrubs and vegetation that could obstruct airflow. See the diagram on the reverse of this page and the installation drawing within the owner's manual for details.

Generator exhaust contains DEADLY carbon monoxide gas. This dangerous gas can cause unconsciousness or death. Do not place the unit near windows, doors, fresh air intakes (furnaces, etc.) or any openings in the building or structure, including windows and doors of an attached garage.

Part No. 0F5827
Printed in U.S.A. 04-08