

**TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION January 26, 2021

CASE # _____

PROPERTY ADDRESS

11 Cole Road

BLOCK 402 LOT 8 _____ ZONE R100

APPLICANT'S NAME James J. Ammeen

PHONE # 973-239-1389

CELL PHONE # 917 498 0925

EMAIL jamesammeen@gmail.com

PROPERTY OWNER'S NAME _____

James J. Ammeen

PROPERTY OWNER'S ADDRESS _____

11 Cole Road

PROPERTY OWNER'S PHONE # 973-239-1389

CELL # 917 498 0925

PROPERTY OWNER'S EMAIL jamesammeen@gmail.com

RELATIONSHIP OF APPLICANT TO OWNER Self

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Install generator on what we consider to be our back yard which backs up to a heavily wooded area adjacent to Eagle Rock Reservation. There are no houses behind us. If the generator is placed near a window we have been advised that window can be covered in plexiglass. Please note that Cole Road is considered a "paper road." It functions solely as our driveway and has been maintained only by us (including repaving, snow removal, etc.) since moving here in 1974. Please see location on site plan and photo A.

CONTRARY TO THE FOLLOWING:

The generator is only permitted in the rear yard area.

LOT SIZE: EXISTING 172x198 PROPOSED _____ TOTAL _____
 HIEGHT: EXISTING _____ PROPOSED _____
 PERCENTAGE OF BUILDING COVERAGE: EXISTING _____ PROPOSED _____
 PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING _____ PROPOSED _____
 PRESENT USE Single family residence PROPOSED _____
 USE _____

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	_____	_____	_____
REAR YARD	_____	_____	_____
SIDE YARD (1)	_____	_____	_____
SIDE YARD (2)	_____	_____	_____

DATE PROPERTY WAS ACQUIRED 1974 _____

TYPE OF CONSTRUCTION PROPOSED:

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 1 PROPOSED 0

NUMBER OF PARKING SPACES: EXISTING _____ PROPOSED _____

History of any previous appeals to the Board of Adjustments and the Planning Board ___
 Variance for kitchen construction approved 2006 _____

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

Need for generator. We have had too many lengthy outages. We also have health issues.

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 –

Placement of generator in what we consider the rear area of house that backs up to heavy woods and Eagle Rock reservation. There are no houses behind us, and the Bromley residence is a good distance away. Please see photos and photo A for placement.

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	_____	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 _____

 Address _____

 Phone # _____

 Fax # _____

 Email _____

Planner: Michael Ver Hage _____

 _Benson-Ver Hage Electric

 112 Greenwood Ave.

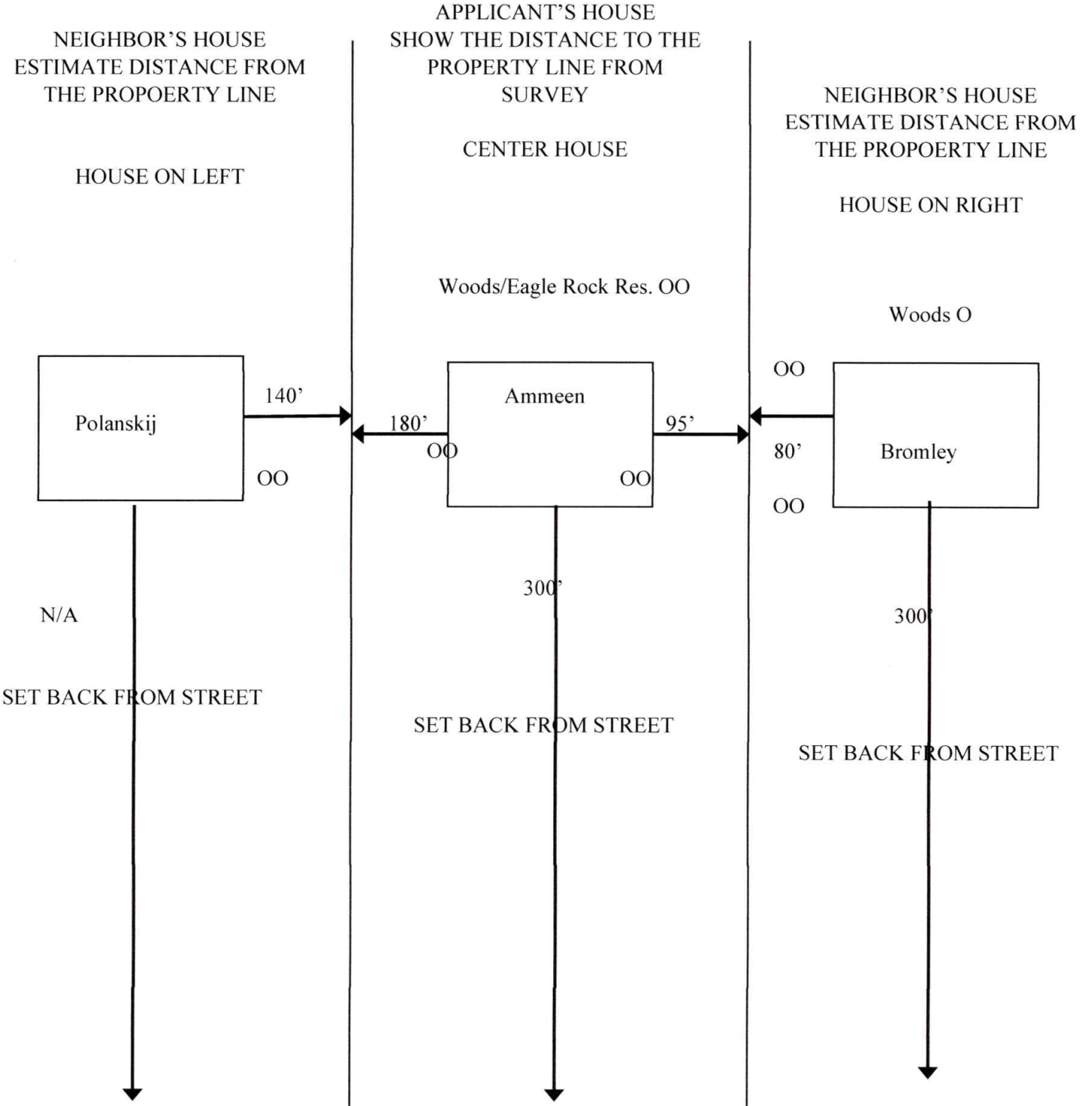
 Midland Park, N.J. 07432

 Phone # _201-445-0200 _____

 Fax #_ 201-891-4407 _____

BOARD OF ADJUSTMENT APPLICATION SITE PLAN

O INDICATES SHRUBS OR TREES
X INDICATES FENCES



AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

James J. Ammeen OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 11 Cole Rd, IN THE CITY OF Verona IN THE COUNTY OF Essex AND STATE OF New Jersey AND THAT James J. Ammeen 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 17 AND LOT 8 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

[Handwritten Signature]
NOTARY



[Handwritten Signature: James J. Ammeen]
OWNER

AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX
STATE OF NEW JERSEY

James J. Ammeen 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 27th DAY OF

[Handwritten Signature]
NOTARY



[Handwritten Signature: James J. Ammeen]
APPLICANT

AFFIDAVIT OF SERVICE

STATE OF NEW JERSEY

COUNTY OF ESSEX

_____ OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW, ON HIS OATH DEPOSED AND SAYS THAT HE OR SHE RESIDES AT

_____ IN THE COUNTY OF ESSEX , AND STATE

AND THAT HE OR SHE DID ON _____ AT LEAST TEN (10) DAYS PRIOR TO THE HEARING DATE, GIVE PERSONAL NOTICE TO ALL PROPERTY OWNERS WITHIN 200 FEET OF THE PROPERTY AFFECTED LOCATED AT _____ SAID NOTICE WAS GIVEN BY HANDING A COPY TO THE PROPERTY OWNER OR BY SENDING SAID NOTICE BY CERTIFIED MAIL. COPIES OF THE REGISTERED RECEIPTS ARE ATTACHED HERETO.

NOTICES WERE ALSO SERVED UPON:

CHECK IF APPLICABLE

() CLERK OF THE _____ OF _____

() COUNTY PLANNING BOARD

() STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS _____ DAY OF _____ 20_____.

NOTARY

APPLICANT

From: **Michael DeCarlo** <mdecarlo@veronanj.org>
Date: Tue, Dec 22, 2020, 12:43 PM
Subject: RE: Revised Generator Location 11 Cole Rd
To: Michael VerHage <mverhage78@gmail.com>, alysia <alysia@bvhelectric.com>
Cc: Kelly Lawrence <klawrence@veronanj.org>

The generator is only permitted in the rear yard area. There may have been some confusion on “around the corner” if that was my fault my apologies. The hatched area is the only area permissible. The original letter will stand unless the generator is moved to the area behind the home.

Sorry again for the confusion.

Regards,

Michael DeCarlo

mdecarlo@veronanj.org

Engineering Manager – Zoning Official

Township of Verona

10 Commerce Ct., Verona, NJ 07044

(973) 239-8146

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FROM: MARCIA + JAMES AMMEEN

373.43'

LOT 9

S 36° - 30' W

183.81'

170.58'

25' R.O.W

Water Course

Tax Map Block 17
LOT 8

COLE ROAD (Private Road)

R = 362.50'

L = 99.30'

R = 350.00'

L = 100.00'

COLE ROAD

R = 314.0'

L = 64.08'

R = 301.50'

L = 61.50'

R = 287.50'

L = 35.28'

R = 300.00'

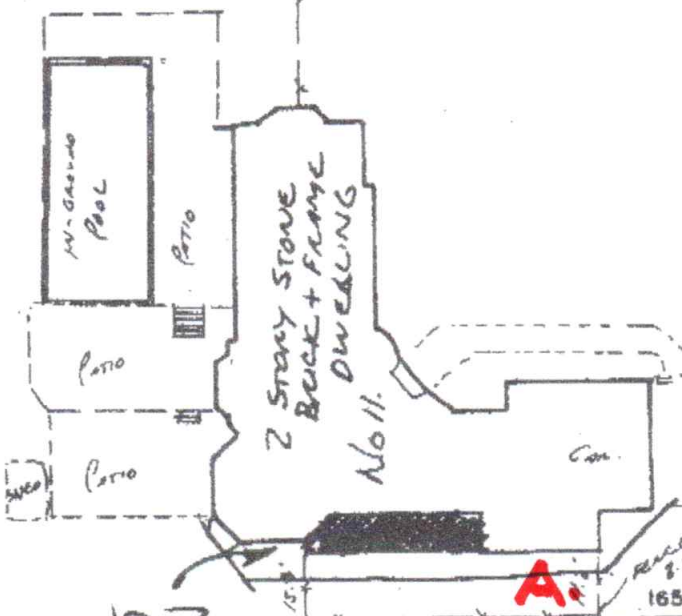
L = 37.10'

(L = 38.50' also)

6' x 6' Wood Fence
S 51° - 22' - 30" E

197.76'

22' - 30" E



Proposed Addition

N 36° - 01' E

178.03'

(177.26' DEED)

Lands N/E of Russell C. Gates

LOT 7

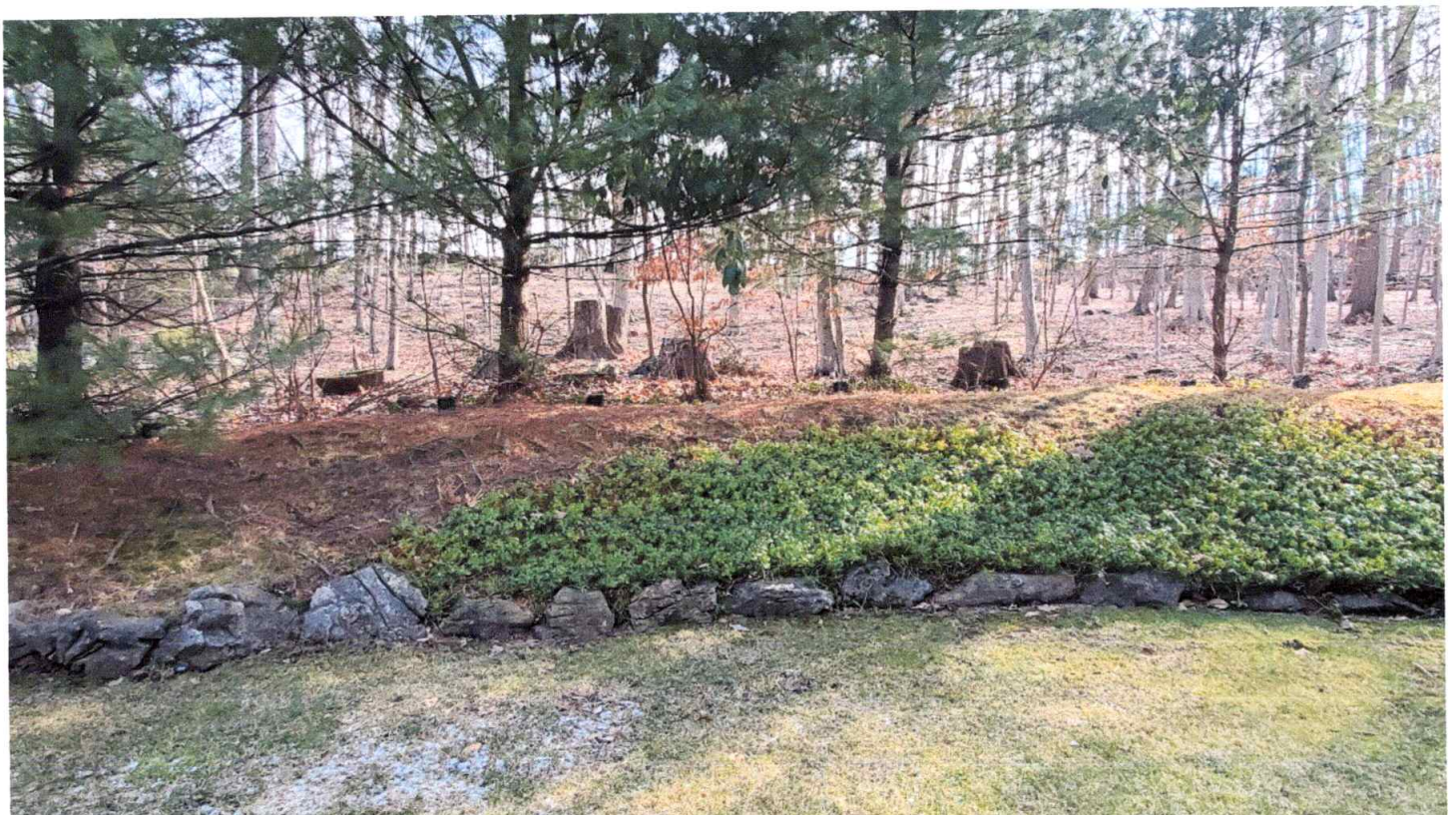
Photo: House facing Belleclaire Place.



A.

Top Photo: Facing back of house where generator would go.

Bottom: Looking back to trees. (Reverse view.)



Top Photo: Facing towards house from driveway on Belleclaire Place

Bottom: From front of house towards Polanskij and Belleclaire Place



Top Photo: Facing Bromley from front walk.

Bottom: From Bromley to garage.

