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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

(973) 239-3220
WWW.VERONANJ.ORG

March 19, 2021

Township of Verona
Engineering & Zoning Office
10 Commerce Court
Verona, NJ 07044

Ms. Danielle Leonardo
261 Grove Avenue
Verona, NJ 07044

RE: Zoning Violation
261 Grove Avenue
Lot 8 Block 1201

Zone: R-50B

Ms. Leonardo, as you know both the Zoning and the Building Departments had been made aware of a potential illegal construction which had taken place at your property which possibly occurred sometime around May-June of 2021. During the site visit by both departments it was discovered that an above ground pool, pool equipment and a new timber deck and a large paver patio was built on the property without first obtaining zoning approval and then subsequently the approval, permit and inspection of the pool, pool equipment and the structural stability of the timber deck by the building department. We had asked for you to submit a copy of current property survey that shows all of the recently constructed improvements which were found to be in violation. That survey was delivered and reviewed by the zoning office and have found the following violations in regards to zoning only.

Zoning Review:

Pools: §150-7.5 A

“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, or within ten feet of the principal building.”

The existing pool is approximately 8.5 feet from the left side property line where 10 feet is required. This would require a variance be granted by the Township of Verona Board of Adjustment.

Accessory Structure Decks: §150-17.4 F

Since the pool deck is not attached to the principal dwelling the structure is considered to be an accessory structure and therefore the following requirements shall be met.

The deck which was built appears to be only 1 foot from the side yard and approximately 6 inches off of the rear yard, both of these distances are a severe violation of the requirements of the zone district and would require a variance be granted by the Township of Verona Board of Adjustment.

§150-17.4 F. Area, Yard and Bulk Regulations for Accessory Structures & Uses

1. Minimum Side Yard Setback-One (Feet) 8
2. Minimum Rear Yard Setback (Feet) 10
3. Minimum Distance between accessory and principal structures (feet) 10
4. Maximum aggregate area covered by accessory structures in the yard it is located in. (percent) 15
5. Maximum Height (Stories / Feet) 1 ½ / 15

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:

DECK

§150-17.4 D. 4. VARIANCE REQUIRED

Exceeds the Maximum Improved Lot Coverage (Percent) 40 – **(50% Proposed)**

§150-17.4 F. 1 VARIANCE REQUIRED

Accessory Structure - Exceeds the minimum required side yard setback one (Feet) 8 – **(1'-0" Proposed)**

§150-17.4 F. 2 VARIANCE REQUIRED

Accessory Structure - Exceeds the minimum required rear yard setback (feet) 10 – **(0'-6" Proposed)**

§150-17.4 F. 4 VARIANCE REQUIRED

Accessory Structure – Exceeds the maximum aggregate area covered by accessory structure in the yard it is located in (Percent) 15 – **(44% Proposed)**

POOL

§150-7.5 A. VARIANCE REQUIRED

The wall of a swimming pool shall be located no closer than 10 feet to a side or rear yard line. **(8'-6" Proposed)**

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

NOTE:

We shall require that you submit a formal application to the Board no more than 30 days after date of the letter of this letter. If the Board of Adjustment application is not made by the prescribed date then we shall issue a complaint summons to which a court appearance shall be mandatory for the violation of construction without a permit.

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.

Please feel free to contact my office if you have any questions,

Sincerely,

Michael C. DeCarlo

Township Zoning Official and Engineering Manager