

**TOWNSHIP OF VERONA  
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION 7/14 /2021 \_\_\_\_\_

CASE # 2021-19

PROPERTY ADDRESS 69 South Prospect Street, Verona, NJ 07044

BLOCK 1805 LOT 1 ZONE R60

APPLICANT'S NAME Paul and Melissa Watkins

PHONE # 973-459-6098 CELL PHONE # 862-703-1899

EMAIL melissaLwatkins@gmail.com

PROPERTY OWNER'S NAME Paul and Melissa Watkins

PROPERTY OWNER'S ADDRESS 69 South Prospect Street, Verona, NJ 07044

PROPERTY OWNER'S PHONE # 973-459-6098 CELL # 862-703-1899

PROPERTY OWNER'S EMAIL melissaLwatkins@gmail.com

RELATIONSHIP OF APPLICANT TO OWNER same

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Install approx. 60 feet of 6-foot high vinyl privacy fence along backyard adjacent to Pease Avenue, fence requested to be installed 1.5 feet in from sidewalk where existing hedges are

CONTRARY TO THE FOLLOWING:

8150-7.3 B and 8150-7.3 I

LOT SIZE: EXISTING 79x170 PROPOSED \_\_\_\_\_ TOTAL \_\_\_\_\_

HIEGHT: EXISTING N/A PROPOSED 6' - Fence

PERCENTAGE OF BUILDING COVERAGE: EXISTING \_\_\_\_\_ PROPOSED \_\_\_\_\_

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING \_\_\_\_\_ PROPOSED \_\_\_\_\_

PRESENT USE \_\_\_\_\_ PROPOSED USE \_\_\_\_\_

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>30'</u>	_____	_____
REAR YARD	<u>30'</u>	_____	_____
SIDE YARD (1)	<u>8'</u>	_____	_____
SIDE YARD (2)	<u>18'</u>	_____	_____

DATE PROPERTY WAS ACQUIRED July 2019

TYPE OF CONSTRUCTION PROPOSED:

N/A

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 \_\_\_\_\_ PROPOSED \_\_\_\_\_

NUMBER OF PARKING SPACES: EXISTING \_\_\_\_\_ PROPOSED \_\_\_\_\_

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? \_\_

We are looking to provide a safe environment for our children to play in their backyard. Our corner lot prevents us from installing this type of fencing which many properties have for the same purpose. Because of this, we are seeking a variance to install a fence for our children’s safety. The existing hedges are very old and bare on the bottom half. They offer no protection or barrier to the street, leading up to a busy intersection. Our children repeatedly have to run into the road to retrieve balls while they are playing their backyard. A fence would provide adequate coverage and offer us peace of mind in knowing that are children are safe to play in their own backyard.

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

Our property already has hedges of greater height in said location. We are looking to replace the hedges with proposed fencing (6 feet high) as it will allow our children to safely play in our backyard.

History of any deed restrictions:

N/A

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.

Name \_\_\_\_\_ N/A \_\_\_\_\_ 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 \_\_\_\_\_ N/A \_\_\_\_\_

Address \_\_\_\_\_

Phone # \_\_\_\_\_

Fax # \_\_\_\_\_

Email \_\_\_\_\_

Architect/Engineer: Name \_\_\_\_\_ N/A \_\_\_\_\_

Address \_\_\_\_\_

Phone # \_\_\_\_\_

Fax # \_\_\_\_\_

Email \_\_\_\_\_

Planner: Name \_\_\_\_\_ N/A \_\_\_\_\_

Address \_\_\_\_\_

Phone # \_\_\_\_\_

Fax # \_\_\_\_\_

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY  
COUNTY OF ESSEX

Paul D. Watkins OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON OATH  
DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 69 South Prospect Street, IN THE  
CITY OF Verona IN THE COUNTY OF Essex AND STATE OF NJ AND  
THAT Paul D. Watkins 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 1805 AND LOT 1 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

Jennifer Kiernan \_\_\_\_\_  
Paul D. Watkins \_\_\_\_\_

NOTARY  
JENNIFER KIERNAN  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Dec. 1, 2021

OWNER

AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX  
STATE OF NEW JERSEY

Paul D. Watkins 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 July  
2021.

Jennifer Kiernan \_\_\_\_\_  
Paul D. Watkins \_\_\_\_\_

NOTARY  
JENNIFER KIERNAN  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Dec. 1, 2021

APPLICANT



AUTHORIZATION

IF ANYONE OTHER THAN THE OWNER IS MAKING THIS APPLICATION, THE FOLLOWING AUTHORIZATION MUST BE EXECUTED.

TO THE BOARD OF ADJUSTMENT

Paul D. Watkins, Inc. IS AUTHORIZED TO MAKE THE WITHIN APPLICATION.

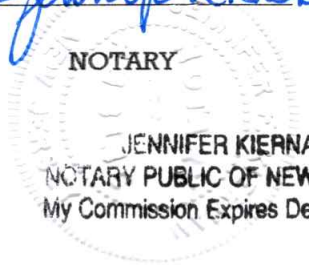
SWORN AND SUBSCRIBED BEFORE ME THIS 15<sup>th</sup> DAY OF July 20  .

Jennifer Kiernan

NOTARY

Paul D. Watkins, Inc.

APPLICANT



JENNIFER KIERNAN  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Dec. 1, 2021

# SOUTH PROSPECT STREET

60' R.O.W.

N 39°14' E

80.38'

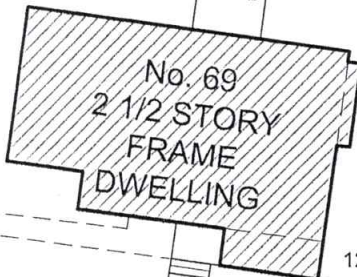
80.18'

34.86'

34.80'

29.72'

LOT 2



26.82'

6.54'

2.51'

S 59°14' E

PEASE AVENUE  
50' R.O.W.

N 59°14' W

170.85'

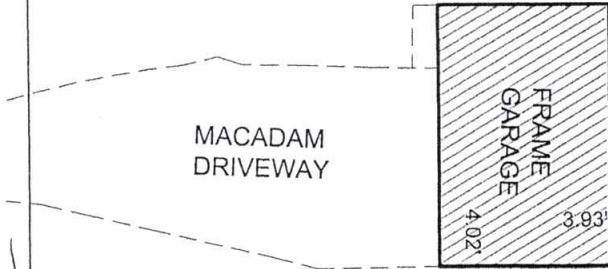
178.70'

12.32'

159.48'

TAX MAP BLOCK  
1805  
LOT 1

PVC STOCKADE FENCE



3.90'

MACADAM  
DRIVEWAY

FRAME  
GARAGE

4.02'

3.93'

3.04'

3.76'

4.00'

9.34'

8.70'

PVC STOCKADE FENCE

S 31°06' W

79.53'

LOT 53

THIS SURVEY IS FOR THIS TRANSACTION ONLY. THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR ASSUMES NO LIABILITY IF THIS SURVEY IS ILLEGALLY USED FOR A SURVEY AFFIDAVIT OF NO CHANGE.

No liability is assumed by the certifying surveyor for the use of this survey by any other party not shown on the certification hereon or for use of this survey with a survey affidavit. Certifications are not transferable to additional institutions or subsequent owners. This survey plat used without the impression of a raised seal of the surveyor shall invalidate this survey plat. The use of this survey along with a survey affidavit is prohibited.

The property has not been staked in accordance with instructions. A written waiver and direction not to set corner markers has been obtained from the ultimate owner pursuant to P.L. 2003, c.14 (NJSA 45:8-36.3) and 13:40-5.1(d).

TAX BLOCK: 1805	LOT: 1	ADDRESS: 69 SOUTH PROSPECT STREET	
CERTIFIED TO: Paul D. Watkins III and Melissa L. Watkins Foundation Title, LLC - Roseland; Fidelity National Title Insurance Company; The Huntington National Bank, its successors and/or assigns as their interests may appear; Fried & Oberndorf; Ellen L. Obendorf, Esq. TITLE No: 721-124604		MAP OF PROPERTY SITUATED IN THE <b>TOWNSHIP OF VERONA</b> ESSEX COUNTY, NJ	JOB No. 19-107  REV. DATE
		<b>JMH ASSOCIATES</b> 973-403-0830   P.O. BOX 30 FAX 973-403-0803   CALDWELL, N.J. 07006	DATE June 13, 2019
		<b>JAMES M. HELB, PE, PLS, PP</b> PROFESSIONAL ENGINEER & LAND SURVEYOR PROFESSIONAL PLANNER	SCALE 1" = 25'
		NJ LICENSE No 24272 NJ LICENSE No 3832	DATE <u>6-13-2019</u>

MAYOR  
ALEX ROMAN  
DEPUTY MAYOR  
CHRISTINE McGRATH  
COUNCILMEMBERS  
JACK McEVOY  
CYNTHIA L. M. HOLLAND  
CHRISTOPHER H. TAMBURRO

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

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

July 13, 2021

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

**Re: Zoning Letter of Denial**

Applicant/Owner: Paul and Melissa Watkins  
69 South Prospect Street  
Verona, NJ 07004  
Property: 69 South Prospect Street  
Lot 1 Block 1805  
Zone: R-60 (Medium Density)

This office is in receipt of and has reviewed the zoning permit application which included a copy of a property survey which shows the requested improvements.

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

- Approximately 60 linear feet of 6 foot high vinyl privacy fence within the front yard area adjacent to Pease Avenue. (Corner Lot)
- Same said fence is requested to be 1½ feet from the public sidewalk. (See comment #3)

With that we offer the following;

The property commonly known as 69 Forest Avenue and also being shown on the Official Tax Maps of the Township of Verona official Tax Maps as Tax Lot 1 in Block 1805, is situate in the Townships "R-60" Medium Density Residential Zone, as shown upon the Townships official Zoning Map, prepared by Kasler Associates, PA dated July 11, 2011.

**List of Variances required prior to approval.**

1. Fencing shall not exceed six feet in any yard up to the front façade of the principal structure where said fencing shall not exceed three (3) feet. (Four (6) feet requested) **§150-7.3 B**
2. No fencing shall be installed within 10 feet of a front lot line. **§150-7.3 I**
3. The applicant has stated that they are seeking to install the new fence 1½ feet from the edge of the public sidewalk. We should note that this would place the new fence within the public right of way. Fences within the front yard must be located 10 feet from the property line. Typically fences are offset onto the property by at least 6 inches. This should be addressed by the both the applicant and the Board at the time of the hearing.



**Zoning Comments – (If approval is granted by the Board of Adjustment)**

- The “good “or “finished” side of the fence, including the fence posts must be located no closer than the agreed upon and approved offset to the property line. The property owner and contractor shall be responsible to ensure that requirement is met. The township is not responsible for any and all discrepancies in regards to accuracy of the property survey (if submitted) and declaration of land ownership or boundary disputes between property owners.
- The “good” or “finished” side of the fence must face outwards.
- This office makes no claims nor shall it offer any judgement or opinion as to the ownership of any existing fencing which is requested to be removed or to remain. It shall be the sole responsibility of the land owner to resolve any boundary disputes which may or may not arise due to the placement or removal of boundary markers such as a fence.

**General Comments**

- Address additional variances and comments as per the Construction Official/Code Enforcement Officer.
- Address additional variances and comments as per the Township Engineer.
- Address additional variances as may be deemed necessary by the Board of Adjustment

*Respectfully Submitted,*

*Michael C. DeCarlo*

*Michael C. DeCarlo – Zoning Officer*

*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.*



