TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION

DATE APPLICATION 11-5-26 CASE # 2026-29

PROPERTY ADDRESS 1 Claridge Drive, Verona NJ 07044

BLOCK 101 LOT 1 ZONE A-2

APPLICANT'S NAME Claridge House One Condominium Association

PHONE # 973-239-4244 CELL PHONE #

EMAIL Michelle.Castiglione@taylormgt.com

PROPERTY OWNER'S NAME Claridge 1

PROPERTY OWNER'S ADDRESS 1 Claridge Drive, Verona NJ 07044

PROPERTY OWNER'S PHONE # 973-239-4244 CELL #

PROPERTY OWNER'S EMAIL Michelle.Castiglione@taylormgt.com

RELATIONSHIP OF APPLICANT TO OWNER Condominium Association

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:
The Applicant is seeking approval to install a 250KW diesel emergency generator at the subject property.

CONTRARY TO THE FOLLOWING:

Verona Ordinance Section 150-7.13C - Mechanical equipment 80 feet from principal structure where 5 feet is permitted.
Verona Ordinance Section 150-7.13D - Generator proposed in a required side yard setback which is prohibited.

LOT SIZE: EXISTING 7.8 acres PROPOSED No change TOTAL 7.8 acres

HEIGHT: EXISTING 10 stories / 120 feet PROPOSED No change

PERCENTAGE OF BUILDING COVERAGE: EXISTING Unknown PROPOSED No change

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 62% PROPOSED 62.4%

PRESENT USE Multi-Family High Rise PROPOSED USE No change

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	100	Unknown	No change
REAR YARD	15	Unknown	No change
SIDE YARD (1)	100	Unknown	No change
SIDE YARD (2)	250	Unknown	No change

DATE PROPERTY WAS ACQUIRED Unknown

TYPE OF CONSTRUCTION PROPOSED:
Installation of 250 KW Diesel Standby Generator only. No other changes are proposed.

SIGN INFORMATION (if applicable): supply details on location, dimensions, height and illumination
No new signage is proposed

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

NUMBER OF DWELLING UNITS: EXISTING No change PROPOSED No change

NUMBER OF PARKING SPACES: EXISTING No change PROPOSED No change

History of any previous appeals to the Board of Adjustments and the Planning Board
None to the knowledge of the applicant.

What are the exceptional conditions that warrant relief from compliance with the Zoning Ordinance?
To be discussed in testimony at the hearing.

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
To be discussed in testimony at the hearing.

History of any deed restrictions:
None to the knowledge of the applicant.

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 Not for profit corporation 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 Robert A. Gaccione, Esq.
Address 1 Boland Drive, Suite 102
Phone # 973-759-2807
Fax # 973-759-6968
Email rgaccione@gpmlegal.com

Architect/Engineer:
Name
Address
Phone #
Fax #
Email

Planner:
Name
Address
Phone #
Fax #

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

Christopher Salvatoriello OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 1 Claridge Drive, IN THE CITY OF Verona IN THE COUNTY OF Essex AND STATE OF New Jersey AND THAT Claridge 1 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 101 AND LOT 1 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

Claire Kalinowski
NOTARY

Christopher Salvatoriello
OWNER
President, Board of Trustees

CLAIRE KALINOWSKI
Notary Public, State of New Jersey
Commission # 50107267
My Commission Expires Jun [illegible]

AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX
STATE OF NEW JERSEY

Christopher Salvatoriello 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 20 DAY OF October 2026.

Claire Kalinowski
NOTARY

Christopher Salvatoriello
APPLICANT
President, Board of Trustees

CLAIRE KALINOWSKI
Notary Public, State of New Jersey
Commission # 50107267
My Commission Expires Jun 19, 2029

AUTHORIZATION

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

TO THE BOARD OF ADJUSTMENT

Claridge House One Condominium Association IS AUTHORIZED TO MAKE THE WITHIN APPLICATION.

SWORN AND SUBSCRIBED BEFORE ME THIS 30 DAY OF October 2024.

Claire Kalinowski

NOTARY

Christopher Salvatoriello

APPLICANT

President, Board of Trustees

CLAIRE KALINOWSKI
Notary Public, State of New Jersey
Commission # 50107267
My Commission Expires Jun 19, 2029

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY

TOWNSHIP MANAGER
KEVIN O'SULLIVAN
TOWNSHIP CLERK
JENNIFER KIERNAN

DEPUTY MANAGER
MICHAEL KRAUS

TOWNSHIP ATTORNEY
BRIAN I. ALOIA. ESQ.

VERONA COMMUNITY CENTER
880 BLOOMFIELD AVENUE
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DEPARTMENT OF PUBLIC WORKS
10 COMMERCE COURT
VERONA, NEW JERSEY 07044

Zoning Office **880 Bloomfield Avenue, Verona, NJ 07044** **973-857-4772**

October 14, 2026

Zoning Application #2026-061 – Generator - Denied

Applicant: **Claridge House One Condominium Association**
c/o Michelle Castiglione
1 Claridge Drive
Verona, NJ 07044

Owner: **Claridge 1**
1 Claridge Drive
Verona, NJ 07044

Attorney: **Gaccione Pomaco**
Michael Piromalli, Esq.
1 Boland Drive
Suite 102
West Orange, NJ 07052

Property: **1 Claridge Drive; Block 103, Lot 2**

Zone: **A-2 (Multifamily High-Rise) Zone District.**

This office is in receipt of the following:

- Township of Verona Zoning Permit Application;
- Generator Layout Plan by ARCO Engineering PC, signed and sealed by Jose J. Mantrana, PE. dated 4/16/2026
- Engineering plans by Arco Engineering, signed and sealed by Jose J. Mantrana, P.E., dated September 29, 2026;
- Statement of Intent dated September 29, 2026

ZONING REQUEST:
Based upon the zoning permit application, the applicant is seeking approval to install a 250KW Diesel Generator within the side yard setback and located 80 feet from Claridge House 1 where 5 feet is permitted. No other requests have been submitted or shown and therefore have not been considered in this departments review. This review for Zoning only.

ZONING DETERMINATION:

- § 150-17.9 - A-2 (Multifamily High-Rise) Zone District;
- Per § 150-17.9 A. (1) Apartment houses is a Principal permitted use;
- Per § 150-17.9 D. Area, yard and bulk regulations.(1) Minimum lot size: eight acres; existing 7.8 acres;.
- Per § 150-17.9 D (2) Minimum lot width: 300 feet; no change;
- Per § 150-17.9 D (3) Minimum front yard setback: 100 feet; no change;
- Per § 150-17.9 D (11) Maximum lot coverage: 25%; no change;
- Per § 150-17.9 D (12) Maximum improved lot coverage: 75%; existing is 62% and proposed is 62.04% - Compliant;
- Per § 150-17.9 E. Area, yard and bulk regulations for accessory structures and uses shall be as follows:
- Per § 150-17.9 E. (1) Minimum side yard setback (one): eight feet; proposed is 8 feet;
- Per § 150-17.9 E. (2) Minimum rear yard setback: 10 feet; proposed is 10 feet;
- Per § 150-17.9 E. (3) Minimum distance between accessory and principal structures: 10 feet; proposed is 85 feet:
- Per § 150-17.9 E. (4) Maximum aggregate area covered by accessory structures in the yard it is located in: 15%; proposed is 127 square feet or 0.003%;
- Per § 150-17.9 E. (5) Maximum height (stories/feet): 1 1/2 stories; 15 feet; proposed is 6' 2";

§ 150-7.13 Mechanical equipment. (Building-Serving Equipment)

- Per § 150-7.13 A. Applicability - This section shall apply to mechanical equipment serving a principal or accessory structure, including HVAC units, condensers, and similar building-service equipment.
- § 150-7.13 C. Yard Restrictions - No mechanical equipment regulated by this section shall be located within a required minimum yard, nor shall such equipment extend more than five (5) feet from the structure it serves. Generator is proposed as 80 feet from the principal structure – **A variance is required;**
- § 150-7.13 D. Generators - No generator shall be located within a side yard – Generator is proposed within the minimum side yard setback – **A Variance is required;**
- Concrete Generator Base Pad proposed 13'11" x 8'2" x 12" or 113.5 square feet;
- Bollards – (11) six-inch bollards proposed around generator; to be approved by Construction Department per UCC guidelines;

- No trees are shown to be removed; Please refer to § 493-20 Protection of trees during construction.
- A proposed limit of disturbance of 5000 SF requires HEPSCD certification.

Based on the reviewed submitted items, the applicant's request for a Zoning Permit has been denied by this office.

Please 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. **You may apply for to the Verona Board of Adjustment for variance relief governed by the rules and conditions pursuant to N.J.S.A. 40:55D70d or for an appeal to the**

Zoning Officer's decision. Please contact the Board Secretary DeeDee Carpinelli dcarpinelli@veronanj.org or 973-857-4773 with any variance questions.

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

Respectfully Submitted,

Kathleen Miesch

Kathleen Miesch
Zoning Official

cc: DeeDee Carpinelli - Zoning Assistant

ROBERT A. GACCIONE
FRANK POMACO
DENNIS E. GAGLIONE
ALDO DITROLIO
ANTHONY G. DEL GUERCIO

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(1973-2000)

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WILFREDO CARABALLO ♦
Of Counsel

Statement of Intent

Subject property:
1 Claridge Drive
Verona, NJ 07044
Block 101, Lot 1

Claridge House One Condominium Association (the "Applicant") has filed the present application to the Verona Zoning Board of Adjustment seeking bulk variance relief in order to install a 250 KW Diesel Emergency Standby Generator to serve the existing multi-family apartment building at the subject property.

The subject property is located in the A-2 Multi-Family High Rise Zone and the existing and proposed multi-family residential use is permitted in the zone. In order to install the standby generator in the location proposed the Applicant is requesting following variance relief:

- C Variance for locating the proposed standby generator 80 feet from the principal structure where a maximum 5 feet is permitted pursuant to Verona Ordinance §150-7.13C.
- C Variance for locating the proposed standby generator within minimum side yard setback which is prohibited pursuant to Verona Ordinance §150-7.13D.

The Applicant is respectfully requesting the above listed variance relief in addition to any other variances or waivers deemed necessary for approval of the application.

Dated: October 19, 2026