

TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION

DATE APPLICATION June 24, 2026

CASE # 2026-21

PROPERTY ADDRESS 151 Forest Avenue

BLOCK 1902 LOT 45 ZONE R-50

APPLICANT'S NAME Christopher Muskopf and Jenna Krauter-Muskopf

PHONE # c/o Attorney 973-966-8714 CELL PHONE # c/o Attorney 862-777-3449

EMAIL c/o Attorney lpontier@daypitney.com

PROPERTY OWNER'S NAME Christopher Muskopf and Jenna Krauter-Muskopf

PROPERTY OWNER'S ADDRESS 151 Forest Avenue, Verona, NJ 07044

PROPERTY OWNER'S PHONE # c/o Attorney 973-966-8714 CELL # c/o Attorney 862-777-3449

PROPERTY OWNER'S EMAIL c/o Attorney lpontier@daypitney.com

RELATIONSHIP OF APPLICANT TO OWNER Applicant is the Owner

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Please see the enclosed project proposal.

CONTRARY TO THE FOLLOWING:

Please see the enclosed project proposal.

LOT SIZE: EXISTING 5,854 sf PROPOSED 5,854 sf TOTAL 5,854 sf

HIEGHT: EXISTING 2.5 stories / 35 feet PROPOSED No Change.

PERCENTAGE OF BUILDING COVERAGE: EXISTING 25.4% (1,488 sf) PROPOSED 25.4% (1488 sf) No Change

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 41.5% (2,431 sf) PROPOSED 52.4% (3,066 sf) (Variance Requested)

PRESENT USE Single Family Dwelling

PROPOSED USE No Change

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>30.0 ft</u>	<u>25.6 ft</u> <u>(pre-existing non-conforming)</u>	<u>25.6 ft (no change)</u>
REAR YARD	<u>30.0 ft</u>	<u>37.4 ft</u>	<u>37.4 ft (no change)</u>
SIDE YARD (1)	<u>8.0 ft</u>	<u>7.1 ft</u> <u>(pre-existing non-conforming)</u>	<u>7.1 ft (no change)</u>
SIDE YARD (2) Both	<u>18.0 ft</u>	<u>18.3 ft</u>	<u>18.3 ft (no change)</u>

DATE PROPERTY WAS ACQUIRED Deed Dated March 24, 2023, recorded April 4, 2023, Instrument Number 2023020795
See enclosed Deed.

TYPE OF CONSTRUCTION PROPOSED:

Please see the enclosed project proposal.

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 1 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

OPRA request pending.

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

Please see the enclosed project proposal.

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

Please see the enclosed project proposal.

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.

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. Applicants are Individuals.

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 Luke S. Pontier, Esq.
Address Day Pitney, LLP - 8 Sylvan Way, Parsippany, NJ 07054
Phone # 973-966-8714 (office) / 862-777-3449 (cell)
Fax # 973-840-2140
Email lpontier@daypitney.com

Architect/Engineer: Name Paul Gdanski, P.E., PLLC
Address 3512 Whittier Court, Mahwah, NJ 07430
Phone # 917-418-0999
Fax # N/A
Email pgski@earthlink.net

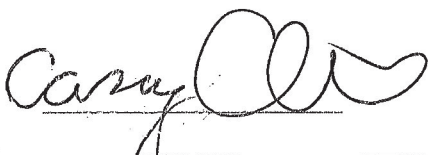
Planner: Name _____
Address _____
Phone # _____
Fax # _____

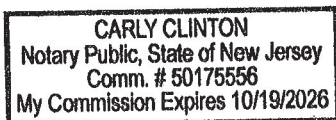
AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY

COUNTY OF ~~ESSEX~~ Morris

Christopher Muskopf and Jenna Krauter-Muskopf OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 151 Forest Avenue, IN THE CITY OF
Verona IN THE COUNTY OF Essex AND STATE OF New Jersey AND THAT
Christopher Muskopf and Jenna Krauter-Muskopf 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 1902 AND LOT 45 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.


NOTARY

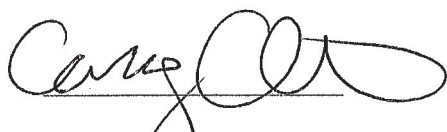


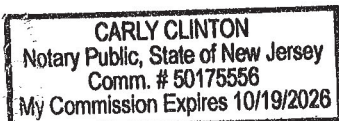

Luke S. Pontier, Attorney for the Applicants/Owners
OWNER

AFFIDAVIT OF APPLICANT

Morris
COUNTY OF ~~ESSEX~~
STATE OF NEW JERSEY

Luke S. Pontier, Attorney for the Applicants/Owners 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 24th DAY OF June
2026.


NOTARY




Luke S. Pontier, Attorney for the Applicants/Owners
APPLICANT

PROPOSAL

Christopher Muskopf and Jenna Krauter-Muskopf (the "Applicant") are seeking variance relief to construct an in-ground pool, patio area, and associated improvements to the existing single-family dwelling on property located at 151 Forest Avenue, Verona Township, NJ 07044 and designated as Block 1902, Lot 45 on the official tax map of the Township of Verona (the "Property"). The Property is approximately 5,854 square feet (0.134 acres) and is in the R-50 Residential Zoning District.

The Property currently contains a two-story single-family dwelling with a driveway, wood deck and other related site improvements. The Applicant is proposing to construct an approximately 264-square-foot pool with coping, an approximately 396-square-foot patio and a 21-square foot pool equipment pad.

The Applicant is seeking the following "c" variances from Verona Township Ordinances:

1. To permit the maximum improved lot coverage of 52.4% (3,066 square feet), where 41.5% (2,431 square feet) is pre-existing non-conforming, and where a maximum of 40% (2,159 square feet) is permitted.
2. To permit the maximum accessory structure coverage in the amount of 40.7% where a maximum of 15% is permitted.
3. To permit a distance from the proposed pool to the principal structure (deck attached to principal structure) of 8.5 feet, where a minimum of 10 feet is required.
4. To permit the pool mechanical equipment to be located a distance of 12.3 feet from the pool, where mechanical equipment shall not extend more than five feet from the structure for which they serve. This Code provision is superseded by the New Jersey Electrical Code.
5. To permit the swimming pool equipment to be located in the northwest side yard, where swimming pool equipment shall be permitted only in the rear yard and shall not be located within any front or side yard, except as expressly approved by a variance.

There are four (4) pre-existing non-conforming conditions on the Property which will remain unchanged as part of this application.

- The minimum front yard setback is 25.6 feet, where the minimum front yard setback required is 30 feet.
- The minimum side yard setback is 7.1 feet, where the minimum side yard setback required is 8 feet.
- The minimum side yard setback to the accessory shed is 0.5 feet, where the minimum side yard setback for accessory structures required is 8 feet.
- The minimum rear yard setback to the accessory shed is 4.4 feet, where the minimum rear yard setback for accessory structures required is 10 feet.

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY

TOWNSHIP MANAGER
KEVIN O'SULLIVAN
TOWNSHIP CLERK
JENNIFER KIERNAN



DEPUTY MANAGER
MICHAEL KRAUS
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

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

May 12, 2026

Zoning Permit Application #2026-069– DENIED – Patio, In-ground Pool, Pool Filtration Equipment

Applicant: **The Pool Boss
1474 Route 23
Wayne, NJ 07470**

Owner: **Christopher & Jenna Muskopf
151 Forest Avenue
Verona, NJ 07044**

Property: **151 Forest Avenue; Block 1902, Lot 45**

Zone: **R-50 (High-Density Single-Family) Zone District**

Submittals:

This office is in receipt of the following:

- Township of Verona Residential Permit Application;
- Survey by First Sight Surveying LLC, signed and sealed by Miloslav Rehak, PLS, dated November 15, 2025 ;
- Pool Plan, Soil Erosion, Sediment Control Plan by Paul Gdanski, PE, PLLC, dated December 10, 2025.

ZONING REQUEST:

Based upon the zoning permit application, the applicant is seeking approval to construct a patio, inground pool, pool equipment. 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:

- The property is located in the R-50 (High-Density Single-Family) Zone District;
- As per § 150-17.5 (1) a single family home is permitted;
- As per § 150-17.5 D. (1) Minimum lot size: 5,000 square feet, existing is 5,854 square feet – Compliant;

- As per § 150-17.5 D. (2) Minimum lot width: 50 feet; existing is 50.10 feet wide – Compliant;
- As per § 150-17.5 D. (3) Maximum lot coverage 30% or 1,756.2 square feet; existing and proposed is 25.4% or 1,488 square feet – Compliant;
- As per § 150-17.5 D. (4) Maximum improved lot coverage: 40% or 2,159 square feet; existing is 41.5% or 2,431 square feet; proposed is 52.4% or 3,066 square feet – **A variance is required;**

Existing Principal Structure (No Change)

- As per § 150-17.5 E. (1) Minimum front yard setback: 30 feet; existing is 25.6 feet – pre-existing non-conforming condition;
- As per § 150-17.5 E. (2) Minimum side yard setback (one): eight feet; existing is 7.1 on the NW side - pre-existing non-conforming condition;
- As per § 150-17.5 E. (2) Minimum side yard setback (one): eight feet; existing is 11.2 on the SE side - Compliant;
- As per § 150-17.5 E. (3) Minimum side yard setbacks (both): 18 feet; existing is 18.3 – Compliant;
- As per § 150-17.5 E. (4) Minimum side yard setbacks (both) percentage of lot width: 25; existing is 36 – Compliant;
- As per § 150-17.5 E. (5) Minimum rear yard setback: 30 feet; existing is 37 feet – Compliant;
- As per § 150-17.5 E. (6) Maximum height (stories/feet): 2.5/30; Not provided.

Shed (Existing – No Change Proposed)

- As per § 150-17.5 F. (1) Minimum side yard setback (one): eight feet; existing is 0.5 feet – pre-existing non-conforming condition;
- As per § 150-17.5 F. (2) Minimum rear yard setback: 10 feet; existing is 4.4 feet – pre-existing non-conforming condition; Zoning Notes on submitted plan show the rear yard requirement to be 8 feet when the requirement is 10 feet.
- As per § 150-17.5 F. (5) Maximum height (stories/feet): 1 1/2 stories; 15 feet; no height provided.

Patio

- Proposed is 396 square feet patio in the rear yard and surrounding proposed pool;
- As per § 150-5.3 C. (6) Patios may be located in any side or rear yard; provided, that they are not closer than five feet to any property line; Patio is proposed as follows:
 - 8.9 feet from the NW side property line;
 - 6 feet from the SE side property line;
 - 6 feet from the rear property line;

Pool & Coping

- § 150-7.5 - Permanent and portable swimming pools: Ordinance No. 2026-13 Amending Chapter 150 “ZONING”, ARTICLE VII Regulations Governing Certain Accessory Uses Specifically Sections 5 AND 13; INTRODUCTION: March 9, 2026 Referred to Planning Board; PUBLIC HEARING: April 6, 2026; EFFECTIVE DATE: April 27, 2026

- As per § 150-7.5 A. Location - Permanent and portable swimming pools accessory to a residential use shall be erected on the same zone lot as the principal structure. Said pool may be erected only in the rear yard of the zone lot. The wall of the swimming pool shall be located no closer than 10 feet to a side or rear yard line nor closer to a street than the principal building to which it is accessory, nor within 10 feet of the principal building; proposed as 10 feet from the rear property line;
 - 10 feet from the NW side property line - Compliant;
 - 27 feet from the SE side property line – Compliant;
 - 10 feet from the rear property line – Compliant;
 - 8.5 feet from the principal structure (deck attached to principal structure) – **A Variance is required;**
- Proposed 136 square feet of coping surrounding pool surface;
 - 9 feet from the NW side property line;
 - 26 feet from the SE side property line;
 - 9 feet from the rear property line;

Pool Filtration Equipment:

- As per § 150-7.5 B. Applicability - Notwithstanding any provision of this chapter regulating mechanical equipment, swimming pool equipment shall be governed exclusively by this section and shall not be deemed “mechanical equipment” for purposes of yard encroachment or building-mounted equipment limitations.
- As per § 150-7.5 C. Distance from Pool - Swimming pool equipment, consisting of filtration, pumps, heaters and other appurtenances shall be located no closer than five (5) feet from the inside wall of the swimming pool, or such greater distance as may be required by the Uniform Construction Code, electrical code, plumbing code, or any other applicable safety regulation;
 - Proposed as 12.3 feet from equipment pad to pool;
- As per § 150-7.5 D. Distance from Property Lines - Swimming pool equipment shall be located not less than five (5) feet from any property line;
 - Proposed as 6.9 feet from the NW side property line;
- As per § 150-7.5 E. Yard Location - Swimming pool equipment shall be permitted only in the **rear yard** and shall not be located within any front or side yard, except as expressly approved by variance;
 - Proposed location is in the NW side yard – **A Variance is required;**
- As per § 150-7.5 F. Noise, Screening, and Safety – Applicant shall testify to the following: swimming pool equipment shall be:
 - 1) Installed in compliance with all applicable building, electrical, and safety codes;
 - 2) Screened from view of adjacent properties by landscaping, fencing, or other approved methods
 - 3) Operated so as not to create a noise nuisance or disturbance to adjoining properties.

Rear Yard Coverage

- As per § 150-17.5 F. (4) Maximum aggregate area covered by accessory structures in the yard it is located in: 15%; existing rear yard is 2041.2 square feet where 15% is 306.18 square feet; existing is 7.7% or 157 square feet; proposed is **37.9%** or 774.5 square feet – **A Variance is required.**

Fence:

- A notation on the plans states that the fencing to be upgraded with self-closer;
- No new fencing is shown on plans or has been submitted;
- Existing fencing shows on plan on the SE side to be on the neighboring property;
- Applicant should testify to the location of fencing;
- All construction fencing for the pool must be in accordance with but not limited to ISPSC § 305.1.1; All pool fencing must meet any and all township codes as well as UCC code requirements;

Engineering

- This submission **will require** Engineering/Stormwater review as the net area of disturbance is over 400 square feet; as per Township Ordinance 2024-06, the Stormwater Permit Fees are as follows:
 - Stormwater Permit Application Fee \$ 150.00
 - Stormwater Permit Review Escrow (Minor Development) \$ 750.00
 - The Engineering application is attached and can be submitted with applicable fees and W-9 through the Zoning Office to DeeDee Carpinelli (972-857-4773).
 - If soil is proposed as being removed from the site, a soil removal permit must be procured per § 440-1;
- 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.

ZONING DECISION:

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

The owner/applicant should be aware that a formal application requesting relief from the violated Township codes may be made to the Verona Board of Adjustment for variance(s) governed by the rules and conditions pursuant to N.J.S.A. 40:55D70d. Please contact the Board Secretary, DeeDee Carpinelli regarding the variance process (973-857-4773).

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.

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

Respectfully Submitted,



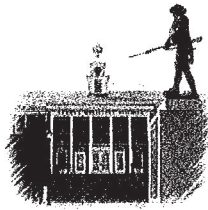
Kathleen Miesch
Zoning Official

Zoning App #2026-069 - Denied – Patio, In-ground Pool, Pool Filtration Equipment - 151 Forest Ave; Block 1902, Lot 45

cc: Dee Dee Carpinelli – Zoning Assistant/Board Secretary

VERONA

Township of Verona, New Jersey



**Municipal Building
600 Bloomfield Avenue
Verona, New Jersey 07044
Website: www.VeronaNJ.org**

**OFFICE OF FINANCE / TAXES
Telephone: (973) 857-4777 Fax: (973) 857-8551**

June 25, 2026

Carly Clinton
8 Sylvan Way
Parsippany, NJ 07054

Re: Tax Certification
1902-45
151 Forest Avenue

Dear Carly;

Please be advised that the taxes on 151 Forest Avenue are paid through 2nd quarter 2026.

They are also current through 2nd quarter on their water/sewer bill.

If you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in cursive script, reading "Jennifer Muscara". The signature is written in black ink and is positioned above the printed name and title.

Jennifer Muscara
Tax Collector



Essex County Register Document Summary Sheet

ESSEX COUNTY REGISTER OF DEEDS & MORTGAGES HALL OF RECORDS - ROOM 130 465 DR. MARTIN LUTHER KING BLVD NEWARK NJ 07102	Transaction Identification Number 6602562 8034886		
	Recorded Document to be Returned by Submitter to: FOUNDATION TITLE, LLC 601 ROUTE 73 N STE 201 MARLTON, NJ 08053		
Official Use Only JUAN M. RIVERA, JR REG. OF DEEDS & MORTGAGES ESSEX COUNTY New Jersey DOCUMENT TYPE 1 INSTRUMENT NUMBER 2023020795 RECORDED ON Apr 04, 2023 8:30:17 AM Total Pages: 6 COUNTY REALTY TAX \$833.50 COUNTY REALTY TAX - \$416.75 PHFA NJ PRESERVATION ACCOUNT \$30.00 REGISTER RECORDING FEE \$40.00 STATE REALTY TAX \$2,083.75 STATE REALTY TAX - \$1,517.05 EAA STATE REALTY TAX - \$1,783.80 GENERAL PURPOSE NJAHTF \$1,025.25 HOMELESSNESS TRUST FUND \$3.00 CODE BLUE EMERGENCY \$2.00 SHELTER SERVICES TOTAL PAID \$7,735.10 INV: 641104 USER: IKM	Submission Date (mm/dd/yyyy) 04/03/2023		
	No. of Pages (excluding Summary Sheet)	4	
	Recording Fee (excluding transfer tax)	\$75.00	
	Realty Transfer Tax	\$7,660.10	
	Total Amount	\$7,735.10	
	Document Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	
	Electronic Recording Level	L2 - Level 2 (With Images)	
	Municipal Codes ESSEX COUNTY	99	
706462			
Additional Information (Official Use Only)			
* DO NOT REMOVE THIS PAGE. COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ESSEX COUNTY REGISTER FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.			



Essex County Register Document Summary Sheet

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
	Consideration	\$833,500.00				
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
	Document Date	03/24/2023				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		STEPHEN G PRESA			151 FOREST AVENUE, VERONA, NJ 07044	
		RUSSELL K ROY			151 FOREST AVENUE, VERONA, NJ 07044	
	GRANTEE	Name			Address	
		CHRISTOPHER MUSKOPF			151 FOREST AVENUE, VERONA, NJ 07044	
		JENNA MUSKOPF			151 FOREST AVENUE, VERONA, NJ 07044	
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	99	1902	45		99	

*** DO NOT REMOVE THIS PAGE.**
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ESSEX COUNTY REGISTER FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.

Prepared by:
John R. Dineen, Esq.

DEED

This Deed is made on March *af*, 2023

BETWEEN

STEPHEN G. PRESA AND RUSSELL K. ROY, MARRIED

whose address is 151 Forest Avenue, Verona, New Jersey 07044

referred to as the Grantor,

AND

CHRISTOPHER MUSKOPF AND JENNA MUSKOPF, MARRIED

whose post office address is about to be 151 Forest Avenue, Verona, NJ 07044

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

TRANSFER OF OWNERSHIP. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **Eight Hundred Thirty-three Thousand Five Hundred and 00/100 (\$ 833,500.00) Dollars.**

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1)
Block No. 1902 Lot No. 45

PROPERTY. The property consists of the land and all the buildings and structures on the land in the Township of Verona, County of Essex and State of New Jersey. The legal description is:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same premises conveyed to the Grantor herein by deed from James Azarowicz and Laura Azarowicz, husband and wife, dated January 16, 2007, recorded January 29, 2007 in the Essex County Clerk's Office in Deed Book 12023, page 8169.

BEING subject to easements, restrictions and ordinances of record and such state of facts as an accurate survey may reveal.

BEING commonly known as 151 Forest Avenue, Verona, NJ 07044

American Land Title Association

Commitment for Title Insurance
Adopted 6-17-06 Revised 08-01-2016

LEGAL DESCRIPTION

Foundation Title, LLC - Roseland
a Policy Issuing Agent for **CATIC Title Insurance Company**
File No. 721-213529

All that certain tract or parcel of land, situated, lying and being in Verona Township, County of Essex, and State of New Jersey, more particularly described as follows:

BEGINNING at a point in the southeasterly line of Forest Avenue, being distant 90.01 feet northeasterly from its intersection with the northeasterly line of Gerdes Avenue; and running thence

- (1) Along said line of Forest Avenue, North 32 degrees 40 minutes 00 seconds East, 50.10 feet to a point; thence
- (2) South 56 degrees 48 minutes 00 seconds East, 50.00 feet to a point; thence
- (3) South 32 degrees 40 minutes 00 seconds West, 2.48 feet to a point; thence
- (4) South 56 degrees 48 minutes 00 seconds East, 69.53 feet to a point; thence
- (5) South 33 degrees 40 minutes 30 seconds West, 48.60 feet to a point; thence
- (6) North 56 degrees 19 minutes 30 seconds West, 118.69 feet to the aforesaid line of Forest Avenue, being the point and place of BEGINNING.

Being known and designated as P/O Lot 24 in Block A as shown on a certain map entitled "Section #1 Map Fairway Estates Inc. Situated In The Town Of West Orange And Borough Of Verona, Essex County, N.J." said map was filed in the Essex County Clerk's Office on June 5, 1928 as Filed Map No. 1100.

Being in accordance with a survey of said premises prepared by Morgan Engineering, LLC, dated March 17, 2023, marked project #23-01456.

NOTE FOR INFORMATION:

BEING known as 151 Forest Avenue, Verona Township, Essex County, State of New Jersey, Block 1902, Lot 45 on the tax map of Verona Township.

NOTE FOR INFORMATION: The mailing address of the premises is 151 Forest Avenue, Verona, NJ 07044.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance [issued by CATIC Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

NEW JERSEY LAND TITLE
INSURANCE RATING BUREAU

NJRB 3-09
Last Revised: 05/23/17

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Stephen G. Presa and Russell K. Roy, married

Current Street Address

1025 Koelle Boulevard

City, Town, Post Office

Secaucus

State

NJ

ZIP Code

07094

Property Information

Block(s)

1902

Lot(s)

45

Qualifier

Street Address

151 Forest Avenue

City, Town, Post Office

Verona

State

NJ

ZIP Code

07044

Seller's Percentage of Ownership

100

Total Consideration

\$833,500.00

Owner's Share of Consideration

\$833,500.00

Closing Date

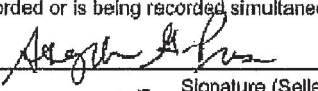
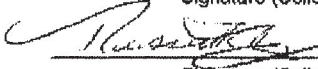
3/30/23

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. ☒ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
8. ☐ Seller did not receive non-like kind property.
9. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
10. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
11. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
12. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
13. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
14. ☐ The property transferred is a cemetery plot.
15. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
16. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
17. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

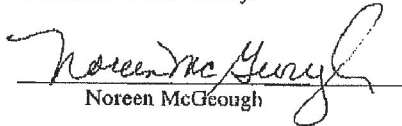
3/24/23 Date	 Signature (Seller)	Stephen G. Presa Indicate if Power of Attorney or Attorney in Fact
3/24/23 Date	 Signature (Seller)	Russell K. Roy Indicate if Power of Attorney or Attorney in Fact

PROMISES OF GRANTOR. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4.6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

The Grantor has received full payment from the Grantee.

SIGNATURES. The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation this Deed is signed by its corporate officers and its corporate seal is affixed.

Witnessed or Attested by:


Noreen McGeough


Stephen G. Presa (Seal)


Russell K. Roy (Seal)

STATE OF NEW JERSEY, COUNTY OF BERGEN

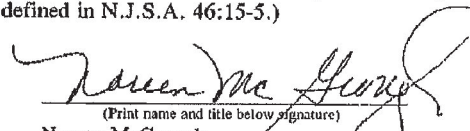
SS:

I CERTIFY that on March 24, 2023,

Stephen G. Presa and Russell K. Roy

personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$833,500.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)


(Print name and title below signature)
Noreen McGeough
Notary Public of New Jersey
My Commission expires 8/5/2026

Record and Return to:

Adrienne L. Davis, Esq.
4 South Orange Avenue, #202
South Orange, NJ 07079

Clinton, Carly M.

From: Do Not Reply <noreply@govpilot.com>
Sent: Thursday, June 25, 2026 11:36 AM
To: admin@govpilot.com; Clinton, Carly M.
Subject: Denied: OPRA Request

CAUTION - EXTERNAL EMAIL

DO NOT click links or open attachments unless you recognize the sender and know the content is safe.



**Township of Verona
Open Records Request**

Reference # OPRA-2026-00482
Date Entered: 6/24/2026 6:25:00 PM

Dear Carly Clinton,

This email is regarding the Open Records Request received on 06/25/2026.

The request seeks access to the following records:
Please provide all prior Planning Board and Board of Adjustment resolutions for 151 Forest Avenue (Block 1902, Lot 45).

The request has been denied as listed below:

Department	Statute	Other
	Please be advised that this request is denied as there are no responsive documents. Thank you.	

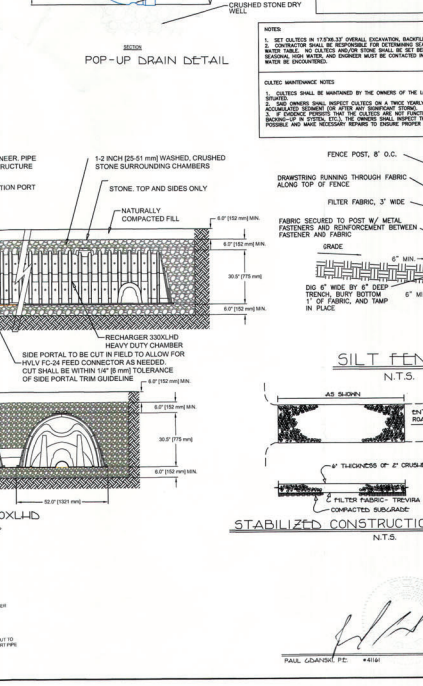
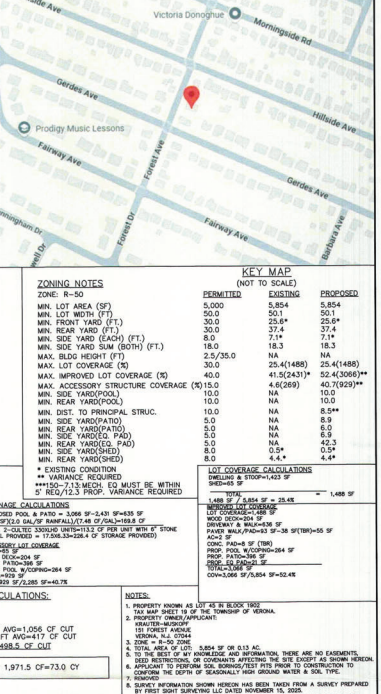
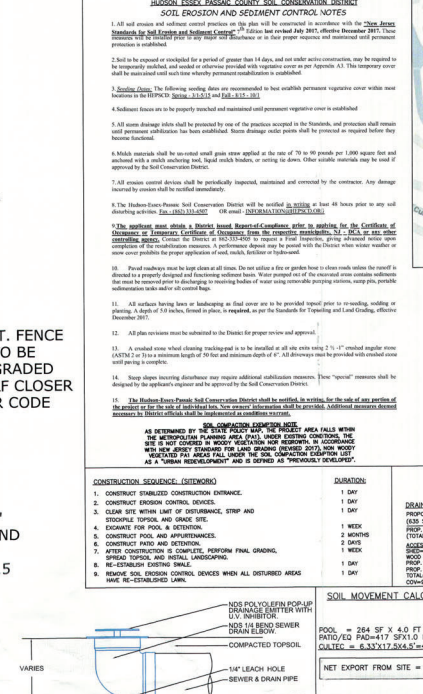
You have a right to challenge the decision to deny access. At your option, you may either institute a proceeding in the Superior Court.

If your request for access to a government record has been denied or unfilled within the seven (7) business days required by law, you have a right to challenge the decision by the Township of Verona to deny access. At your option, you may either institute a proceeding in the Superior Court of New Jersey or file a complaint with the Government Records Council (GRC) by completing the Denial of Access Complaint Form. You may contact the GRC by toll-free telephone at 866-850-0511, by mail at P.O. Box 819, Trenton, NJ, 08625, by e-mail at grc@dca.state.nj.us, or at their web site at www.state.nj.us/grc. The GRC can also answer other questions about the law. All questions regarding complaints filed in Superior Court should be directed to the Court Clerk in your County.

Please do not reply directly to this email; this address is not monitored. If you have any questions please feel free to contact us at (973) 239-3220.

Sincerely,

Township of Verona



TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY

TOWNSHIP MANAGER
KEVIN O'SULLIVAN
TOWNSHIP CLERK
JENNIFER KIERNAN



DEPUTY MANAGER
MICHAEL KRAUS
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

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

May 12, 2026

Zoning Permit Application #2026-069– DENIED – Patio, In-ground Pool, Pool Filtration Equipment

Applicant: **The Pool Boss**
1474 Route 23
Wayne, NJ 07470

Owner: **Christopher & Jenna Muskopf**
151 Forest Avenue
Verona, NJ 07044

Property: **151 Forest Avenue; Block 1902, Lot 45**

Zone: **R-50 (High-Density Single-Family) Zone District**

Submittals:

This office is in receipt of the following:

- Township of Verona Residential Permit Application;
- Survey by First Sight Surveying LLC, signed and sealed by Miloslav Rehak, PLS, dated November 15, 2025 ;
- Pool Plan, Soil Erosion, Sediment Control Plan by Paul Gdanski, PE, PLLC, dated December 10, 2025.

ZONING REQUEST:

Based upon the zoning permit application, the applicant is seeking approval to construct a patio, inground pool, pool equipment. 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:

- The property is located in the R-50 (High-Density Single-Family) Zone District;
- As per § 150-17.5 (1) a single family home is permitted;
- As per § 150-17.5 D. (1) Minimum lot size: 5,000 square feet, existing is 5,854 square feet – Compliant;

- As per § 150-17.5 D. (2) Minimum lot width: 50 feet; existing is 50.10 feet wide – Compliant;
- As per § 150-17.5 D. (3) Maximum lot coverage 30% or 1,756.2 square feet; existing and proposed is 25.4% or 1,488 square feet – Compliant;
- As per § 150-17.5 D. (4) Maximum improved lot coverage: 40% or 2,159 square feet; existing is 41.5% or 2,431 square feet; proposed is 52.4% or 3,066 square feet – **A variance is required;**

Existing Principal Structure (No Change)

- As per § 150-17.5 E. (1) Minimum front yard setback: 30 feet; existing is 25.6 feet – pre-existing non-conforming condition;
- As per § 150-17.5 E. (2) Minimum side yard setback (one): eight feet; existing is 7.1 on the NW side - pre-existing non-conforming condition;
- As per § 150-17.5 E. (2) Minimum side yard setback (one): eight feet; existing is 11.2 on the SE side - Compliant;
- As per § 150-17.5 E. (3) Minimum side yard setbacks (both): 18 feet; existing is 18.3 – Compliant;
- As per § 150-17.5 E. (4) Minimum side yard setbacks (both) percentage of lot width: 25; existing is 36 – Compliant;
- As per § 150-17.5 E. (5) Minimum rear yard setback: 30 feet; existing is 37 feet – Compliant;
- As per § 150-17.5 E. (6) Maximum height (stories/feet): 2.5/30; Not provided.

Shed (Existing – No Change Proposed)

- As per § 150-17.5 F. (1) Minimum side yard setback (one): eight feet; existing is 0.5 feet – pre-existing non-conforming condition;
- As per § 150-17.5 F. (2) Minimum rear yard setback: 10 feet; existing is 4.4 feet – pre-existing non-conforming condition; Zoning Notes on submitted plan show the rear yard requirement to be 8 feet when the requirement is 10 feet.
- As per § 150-17.5 F. (5) Maximum height (stories/feet): 1 1/2 stories; 15 feet; no height provided.

Patio

- Proposed is 396 square feet patio in the rear yard and surrounding proposed pool;
- As per § 150-5.3 C. (6) Patios may be located in any side or rear yard; provided, that they are not closer than five feet to any property line; Patio is proposed as follows:
 - 8.9 feet from the NW side property line;
 - 6 feet from the SE side property line;
 - 6 feet from the rear property line;

Pool & Coping

- § 150-7.5 - Permanent and portable swimming pools: Ordinance No. 2026-13 Amending Chapter 150 “ZONING”, ARTICLE VII Regulations Governing Certain Accessory Uses Specifically Sections 5 AND 13; INTRODUCTION: March 9, 2026 Referred to Planning Board; PUBLIC HEARING: April 6, 2026; EFFECTIVE DATE: April 27, 2026

- As per § 150-7.5 A. Location - Permanent and portable swimming pools accessory to a residential use shall be erected on the same zone lot as the principal structure. Said pool may be erected only in the rear yard of the zone lot. The wall of the swimming pool shall be located no closer than 10 feet to a side or rear yard line nor closer to a street than the principal building to which it is accessory, nor within 10 feet of the principal building; proposed as 10 feet from the rear property line;
 - 10 feet from the NW side property line - Compliant;
 - 27 feet from the SE side property line – Compliant;
 - 10 feet from the rear property line – Compliant;
 - 8.5 feet from the principal structure (deck attached to principal structure) – **A Variance is required;**
- Proposed 136 square feet of coping surrounding pool surface;
 - 9 feet from the NW side property line;
 - 26 feet from the SE side property line;
 - 9 feet from the rear property line;

Pool Filtration Equipment:

- As per § 150-7.5 B. Applicability - Notwithstanding any provision of this chapter regulating mechanical equipment, swimming pool equipment shall be governed exclusively by this section and shall not be deemed “mechanical equipment” for purposes of yard encroachment or building-mounted equipment limitations.
- As per § 150-7.5 C. Distance from Pool - Swimming pool equipment, consisting of filtration, pumps, heaters and other appurtenances shall be located no closer than five (5) feet from the inside wall of the swimming pool, or such greater distance as may be required by the Uniform Construction Code, electrical code, plumbing code, or any other applicable safety regulation;
 - Proposed as 12.3 feet from equipment pad to pool;
- As per § 150-7.5 D. Distance from Property Lines - Swimming pool equipment shall be located not less than five (5) feet from any property line;
 - Proposed as 6.9 feet from the NW side property line;
- As per § 150-7.5 E. Yard Location - Swimming pool equipment shall be permitted only in the **rear yard** and shall not be located within any front or side yard, except as expressly approved by variance;
 - Proposed location is in the NW side yard – **A Variance is required;**
- As per § 150-7.5 F. Noise, Screening, and Safety – Applicant shall testify to the following: swimming pool equipment shall be:
 - 1) Installed in compliance with all applicable building, electrical, and safety codes;
 - 2) Screened from view of adjacent properties by landscaping, fencing, or other approved methods
 - 3) Operated so as not to create a noise nuisance or disturbance to adjoining properties.

Rear Yard Coverage

- As per § 150-17.5 F. (4) Maximum aggregate area covered by accessory structures in the yard it is located in: 15%; existing rear yard is 2041.2 square feet where 15% is 306.18 square feet; existing is 7.7% or 157 square feet; proposed is **37.9%** or 774.5 square feet – **A Variance is required.**

Fence:

- A notation on the plans states that the fencing to be upgraded with self-closer;
- No new fencing is shown on plans or has been submitted;
- Existing fencing shows on plan on the SE side to be on the neighboring property;
- Applicant should testify to the location of fencing;
- All construction fencing for the pool must be in accordance with but not limited to ISPSC § 305.1.1; All pool fencing must meet any and all township codes as well as UCC code requirements;

Engineering

- This submission **will require** Engineering/Stormwater review as the net area of disturbance is over 400 square feet; as per Township Ordinance 2024-06, the Stormwater Permit Fees are as follows:
 - Stormwater Permit Application Fee \$ 150.00
 - Stormwater Permit Review Escrow (Minor Development) \$ 750.00
 - The Engineering application is attached and can be submitted with applicable fees and W-9 through the Zoning Office to [DeeDee Carpinelli](#) (972-857-4773).
 - If soil is proposed as being removed from the site, a soil removal permit must be procured per § 440-1;
- 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.

ZONING DECISION:

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

The owner/applicant should be aware that a formal application requesting relief from the violated Township codes may be made to the Verona Board of Adjustment for variance(s) governed by the rules and conditions pursuant to N.J.S.A. 40:55D70d. Please contact the Board Secretary, [DeeDee Carpinelli](#) regarding the variance process (973-857-4773).

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.

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

Respectfully Submitted,



Kathleen Miesch
Zoning Official

cc: Dee Dee Carpinelli – Zoning Assistant/Board Secretary

LUKE S. PONTIER
Attorney at Law

8 Sylvan Way
Parsippany, New Jersey 07054
T: (973) 966-8714 F: (973) 840-2140
lpontier@daypitney.com

August 5, 2026

VIA E-MAIL & OVERNIGHT MAIL

Ms. Dolores Carpinelli
Board of Adjustment Secretary
Township of Verona
600 Bloomfield Avenue
Verona, NJ 07044

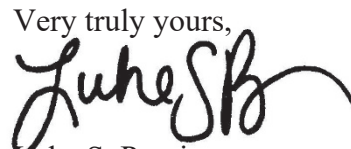
**Re: Christopher Muskopf and Jenna Krauter-Muskopf (the “Applicant”)
BOA Application – Residential Variance
Block 1902, Lot 42
151 Forest Avenue, Verona Township (“Property”)**

Dear Ms. Carpinelli:

Please be reminded that this firm represents the Applicant in connection with the above-captioned matter.

To address completeness, the Applicant hereby supplements its application by submitting twelve (12) photographs of the project area taken from various vantage points. All other aspects of the application remain unchanged.

Thank you for your attention to this application. Please contact me if you have any questions or require additional information.

Very truly yours,

Luke S. Pontier

LSP/cmc
Enclosures

*package id*

0432809

ship date

Wed, Aug 05 2026

to

Dolores Carpinelli, B.
Adjustment
Township of Verona
600 BLOOMFIELD AVE
VERONA, NJ 07044-1822
United States
(973) 857-4773

residential address

Yes

return label

No

notification type

Label Creation
Exception
Delivery

notification recipients

cclinton@daypitney.com
rmateus@daypitney.com
lpontier@daypitney.com

from

Carly Clinton (8939)
Day Pitney LLP
8 Sylvan Way
Parsippany, NJ 07054
US
61-8123

billing

MUSKOPF, CHRIS AND
JENNA-VERONA
RESIDENTIAL
VARIANCE
(813004-000000)
photographs of the project
area taken from various...

operator

Roy Mateus
61-8420
rmateus@daypitney.com

create time

08/05/26, 12:49PM

vendor

UPS

tracking number

1Z0812070198302825

service

UPS Next Day Air®

packaging

UPS Letter

courtesy quote

20.98 USD

*Quote may not reflect all
accessorial charges, and may not
reflect your account based
discounts*



Photo 1 – View of the rear left corner of the property showing the shed and rear yard.



Photo 2 – View of the shed and rear property line.



Photo 3 – View of the rear deck, and rear of the dwelling.



Photo 4 – View of the rear elevation of the dwelling and rear deck.



Photo 5 – View of the rear yard toward the rear property line and landscaping.



Photo 6 – View of the rear yard and rear elevation of the dwelling.



Photo 7 – View across the rear yard toward the landscaped rear property line.