

**TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION _____

CASE # _____

PROPERTY ADDRESS 21 & 25 Grove Avenue

BLOCK 1702 LOT 22 ZONE C-2

APPLICANT'S NAME Abbasi Construction LLC

PHONE # 973-759-2807 CELL PHONE # _____

EMAIL rgaccione@gpmlegal.com (Robert A. Gaccione, Esq. of Gaccione Pomaco, P.C.)

PROPERTY OWNER'S NAME 21 and 25 Grove Associates LLC & 21 and 25 Grove Associates Two LLC

PROPERTY OWNER'S ADDRESS 21 Grove Avenue, Verona NJ 07044

PROPERTY OWNER'S PHONE # 973-602-3459 CELL # _____

PROPERTY OWNER'S EMAIL wfiore@meyner.com (William J. Fiore, Esq. of Meyner and Landis LLP)

RELATIONSHIP OF APPLICANT TO OWNER Contract Purchaser

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

The applicant is seeking approval to construct a residential townhouse development with a total of 11 three-bedroom dwelling units along with associated parking, lighting and landscaping improvements.

CONTRARY TO THE FOLLOWING:

See attached Statement of Intent

LOT SIZE: EXISTING 31,210 sf PROPOSED 31,210 sf TOTAL 31,210 sf

HIEGHT: EXISTING 2 1/2 stories PROPOSED 3 stories / 47.64 feet

PERCENTAGE OF BUILDING COVERAGE: EXISTING 10.6% PROPOSED 31.9%

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 69.4% PROPOSED 61.8%

PRESENT USE 2 Commercial Buildings PROPOSED USE Residential Townhouse Use (11 Units)

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>20 ft</u>	<u>29.8 ft</u>	<u>20 ft</u>
REAR YARD	<u>50 ft</u>	<u>103.2 ft</u>	<u>38.6 ft</u>
SIDE YARD (1)	<u>15 ft</u>	<u>10.9 ft</u>	<u>11.6 ft</u>
SIDE YARD (2)	<u>35 ft</u>	<u>60.4 ft</u>	<u>26.6 ft</u>

DATE PROPERTY WAS ACQUIRED August 12, 2021

TYPE OF CONSTRUCTION PROPOSED:

Three story frame townhouse style residential development

SIGN INFORMATION (if applicable): supply details on location, dimensions, height and illumination

To be determined

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	<u>Unknown</u>	<u>0</u>	<u>0</u>
FIRST FLOOR	<u>Unknown</u>	<u>635 / 964.6</u>	<u>635 / 964.6</u>
SECOND FLOOR	<u>Unknown</u>	<u>635 / 964.6</u>	<u>635 / 964.6</u>
ATTN Third Floor	<u>Unknown</u>	<u>635 / 964.6</u>	<u>635 / 964.6</u>
			<u>1,905 / 2,893.</u>

NUMBER OF DWELLING UNITS: EXISTING 0 PROPOSED 11

NUMBER OF PARKING SPACES: EXISTING Unknown PROPOSED 32 spaces

History of any previous appeals to the Board of Adjustments and the Planning Board

Verona Zoning Board Application 2019-14. See attached resolution.

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 Mahmoud Abbasi Address 38 Hamilton Trail, Totowa NJ 07512 Phone # 973-759-2807

Name Mohannad Abbasi Address 212 Tomahawk Lane, Franklin Phone # 973-759-2807

Name _____ Address Lakes NJ 07417 Phone # _____

Name _____ Address _____ Phone # _____

Expert witness(es) that will present evidence on behalf of this application:

Attorney: Name Robert A. Gaccione, Esq. of Gaccione Pomaco, P.C.
Address 1 Boland Drive, Suite 102, West Orange NJ 07052
Phone # 973-759-2807
Fax # 973-759-6968
Email rgaccione@gpmlegal.com

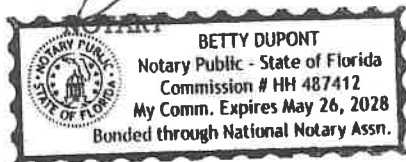
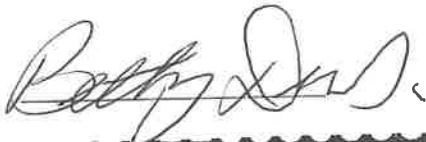
Architect/Engineer: Name Russell L. Bodnar, R.A. of Bodnar Architectural Studio
Address 52 Long Hill Road, Long Valley NJ 07853
Phone # 908-391-2255
Fax # _____
Email rlbodnar1234@gmail.com

Engineer /
Planner: Name J. Michael Petry, P.E., P.P. of Petry Engineering LLC
Address 155 Passaic Avenue, Suite 305, Fairfield NJ 07004
Phone # 973-227-7004
Fax # 973-227-7074
Email mikepetry@petryengineering.com

AFFIDAVIT OF OWNERSHIP

STATE OF ~~NEW JERSEY~~ FLORIDA
COUNTY OF ~~ESSEX~~ PALM BEACH

Jamie M. Weiss OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 21 Grove Avenue, IN THE CITY OF
Verona IN THE COUNTY OF Essex AND STATE OF New Jersey AND THAT
21 and 25 Grove Associates LLC 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 1702 AND LOT 22 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.



Jamie M. Weiss, Member
OWNER

21 and 25 Grove Associates LLC

AFFIDAVIT OF APPLICANT

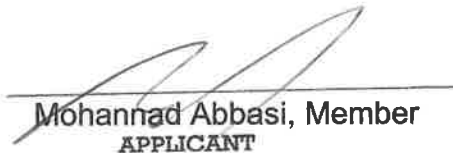
COUNTY OF ESSEX
STATE OF NEW JERSEY

Mohannad Abbasi 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 11th DAY OF DECEMBER
2026.



NOTARY

PAMELA J. ANNICCHIARICO
A Notary Public of New Jersey
My Commission Expires MARCH 4, 2028



Mohammad Abbasi, Member
APPLICANT

Abbasi Construction LLC

AUTHORIZATION

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

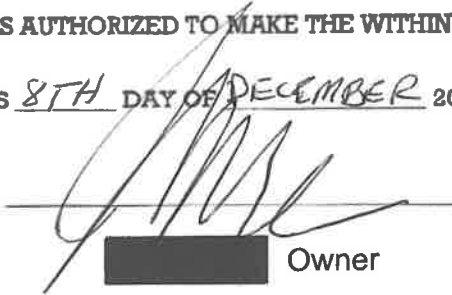
TO THE BOARD OF ADJUSTMENT

Abbasi Construction LLC IS AUTHORIZED TO MAKE THE WITHIN APPLICATION.

SWORN AND SUBSCRIBED BEFORE ME THIS 8TH DAY OF DECEMBER 2025



NOTARY



Owner

Jaime M. Weiss, Member

21 and 25 Grove Associates LLC



AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

Jonathan Goldstein OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 21 Grove Avenue, IN THE CITY OF
Verona IN THE COUNTY OF Essex AND STATE OF New Jersey AND THAT
21 and 25 Grove Associates Two LLC 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 1702 AND LOT 22 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.


11/12/2025

Shantala Suchit
NOTARY PUBLIC
State of New Jersey
ID # 50147418
My Commission Expires
January 5, 2026


Jonathan Goldstein, Member
OWNER
21 and 25 Grove Associates Two LLC

AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX
STATE OF NEW JERSEY

Mohannad Abbasi 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 11th DAY OF DECEMBER
2025



NOTARY

PAMELA J. ANNICCHIARICO
A Notary Public of New Jersey
My Commission Expires MARCH 4, 2028


Mohannad Abbasi, Member
APPLICANT

Abbasi Construction LLC

AUTHORIZATION

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

TO THE BOARD OF ADJUSTMENT

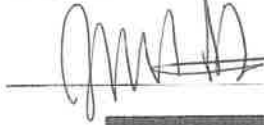
Abbasi Construction LLC IS AUTHORIZED TO MAKE THE WITHIN APPLICATION.

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 20____.

 11/12/2025
NOTARY



Shantala Suchit
NOTARY PUBLIC
State of New Jersey
ID # 50147418
My Commission Expires
January 5, 2026


[Redacted] Owner

Jonathan Goldstein, Member
21 and 25 Grove Associates Two LLC

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY

TOWNSHIP MANAGER
KEVIN O'SULLIVAN
TOWNSHIP CLERK
JENNIFER KIERNAN



DEPUTY MANAGER
MICHAEL KRAUS

TOWNSHIP ATTORNEY
BRIAN L. AZOLLA, 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

November 7, 2025

Zoning Permit Application #2025-190 – Denied – Townhouse Development

Applicant: Abbasi Construction LLC
38 Hamilton Trail
Totowa, NJ 07512
Attorney: Robert A. Gaccione, Esq.
Michael J. Piromalli, Esq.;

Owner: 21 and 25 Grove Associates LLC & 21 and 25 Grove Associates Two LLC
21 Grove Avenue
Verona, NJ 07044
Attorney: William J. Fiore, Esq.

Property: 21-25 Grove Avenue; Block 1702, Lot 22

Zone: C-2 (Professional Office and Business) Zone District

Submittals:

This office is in receipt of the following:

- Township of Verona Residential Permit Application;
- Letter from Gaccione Pomaco, P.C., dated October 10, 2025, signed by Michael J. Piromalli, Esq.;
- Statement of Intent from Gaccione Pomaco, P.C., dated October 10, 2025;
- Engineering plans prepared by J. Michael Petry, P.E. of Petry Engineering, LLC dated September 19, 2025;
- Stormwater Management report prepared by J. Michael Petry, P.E. of Petry Engineering, LLC dated October 6, 2025;
- Architectural plans prepared by Russell L. Bodnar, R.A. of Bodnar Architectural Studio dated October 6, 2025, last revised November 6, 2025;
- Boundary and Topographic Property Survey prepared by John A. Loch, P.L.S. of Azzolina & Feury Engineering Inc. dated August 5, 2025;
- Statement of Intent dated October 10, 2025.

ZONING REQUEST:

Based upon the zoning permit application, the applicant is seeking approval to construct a residential townhouse development with a total of 11 three-bedroom dwelling units along with associated parking, lighting and landscaping improvements. No other requests have been submitted or shown and therefore have not been considered in this department's review. This review is for Zoning only.

ZONING DETERMINATION:

- 21-25 Grove Avenue; Block 1702, Lot 22 is located within the C-2 (Professional Office and Business) Zone District;
- Per § 150-17.11 A., B., C. A residential townhouse development is not a permitted use in the C-2 district – **A Use Variance is required;**
- Per § 150-17.11 D. (1) Minimum lot size: 15,000 square feet; existing with no proposed change is 31,210 square feet – Compliant;
- Per § 150-17.11 D. (2) Minimum lot width: 100 feet; existing with no proposed change is 145.5 feet – Compliant;
- Per § 150-17.11 D. (3) Minimum front yard setback: 20 feet; existing is 29.8 feet and proposed is 20 feet – Compliant;
- Per § 150-17.11 D. (4) Minimum side yard setback (one): 15 feet; existing is 10.9 feet and proposed is 11.6 feet at most narrow point – **A Variance is required;**
- Per § 150-17.11 D. (5) Minimum side yard setbacks (both): 35 feet; existing is 60.4 feet and proposed is 26.6 feet – **A Variance is required;**
- Per § 150-17.11 D. (7) Minimum rear yard setback: 50 feet; proposed is 38.6 feet from last unit and 10.6 feet from drive aisle – **A Variance is required;**
- Per § 150-17.11 D. (8) Maximum height for principal building (stories/feet): 2.5/35; proposed is 3 floors / maximum building height of 42.70 feet – **A Variance is required for both stories and height;**
- Per § 150-17.11 D. (10) Maximum lot coverage: 30% proposed is 31.9% - **A Variance is required;**
- Per § 150-17.11 D. (11) Maximum improved lot coverage: 65%; proposed is 61.8% - Compliant;
- Per § 150-17.11 D. (12) Maximum floor area ratio: 50%; proposed is 57% - **A Variance is required;**
- Per § 150-17.11 D. (13) Minimum landscaped buffer along residential zone: 15 feet; lot is bordered by residential zones in both the rear (R-50) and the SE side by R-50B; **A Variance is required.**
 - Should a variance be granted for consideration please see § 150-5.2 B. (3) All rooftop appurtenances shall be appropriately screened from all adjoining properties with architectural screening, the material color and composition of which shall be approved by the approving body.

DECKS:

- Per § 150-17.11 D. (9) Maximum height for accessory structures: 15 feet; decks are proposed at 8.8 feet from grade;

- Per § 150-7.21 If an existing building fails to comply with zoning setback requirements, uncovered decks may be added, provided that all of the following conditions are met:
 - A. That the deck does not exceed 20% of the building footprint - Compliant.
 - B. That no portion of the deck shall be elevated more than four feet above grade, excluding handrails and guardrails; proposed at 8.8 feet from grade – **A variance is required;**
 - C. That the deck does not extend into the side yard beyond the line of the existing dwelling unless the deck meets the side yard setback requirements of this chapter - **A variance is required;**
 - D. That the deck shall be no less than five feet from the side lot line and no less than 20 feet from the rear lot line.
- Unit #1 – 2.25 foot setback to the SE side property line;
- Unit #2 – 3.5 foot setback to the SE side property line;
- Unit #3 – 5.75 foot setback to the SE side property line;
- Unit #4 – 5.5 foot setback to the SE side property line;
- Unit #5 – 6 foot setback to the SE side property line;
- Unit #6 – 7.5 foot setback to the SE side property line;
- Unit #7 through #11 – 5 foot feet setback each from the NW side property line;
 - **Variances are required;**

ROOFTOP TERRACES:

- **Individual rooftop terraces** are proposed at 267 square feet (20'x16") on end units and 204 square feet (17'x12') on middle units; located on the rear section of each unit's roof with parapet at 3.875 feet in height; Noting that the rooftop terraces will face residential districts on both the SE side and the rear of the proposed development. Roof-top Terraces are not a permitted accessory use within the C-2 Zoning District – **Variance is required.**

HVAC UNITS:

- Per § 150-7.13 Mechanical equipment. A. No mechanical equipment shall be located within a required minimum yard requirement and shall not extend more than five feet from the structure for which they serve.
- Per § 150-17.11 D. (4) Minimum side yard setback (one): 15 feet; HVAC units are proposed as (unit #s as identified per page SP-3 Layout Plan of the Site Plan)
 - Unit #1 - 10 foot setback to the SE side property line;
 - Unit #2 - 11 foot setback to the SE side property line;
 - Unit #3 - 13 foot setback to the SE side property line;
 - Unit #4 – 13.25 foot setback to the SE side property line;
 - Unit #5 – 13.6 foot setback to the SE side property line;
 - Unit #6 – 14.625 foot setback to the SE side property line;
 - Unit #7 through #11 - 12 feet setback each from the NW side property line;
 - **Variances are required;**
- Units should be installed in accordance with manufacturer specifications;

PARKING:

- Per §150-12.2 A. Each off-street parking space shall measure not less than nine feet by 20 feet exclusive of access drives and aisles and shall be of usable shape and condition. Where front overhang of the vehicle is possible onto a paved or grass area not used for vehicular or pedestrian circulation or parking, the space may be reduced to 18 feet; parking stalls are proposed as 9 feet by 18 feet with no overhang – **A Variance is required;**
- Per §150-12.4 A (1) Access drives or driveways, except for one-family dwellings, shall be not less than 12 feet wide. In the business district where customer parking is involved, driveways for two-way traffic shall be at least 20 feet wide, proposed parking aisle width is 20 feet – Compliant;
- Per RSIS §5:21-4.14 - 2.4 spaces per 3 bedroom unit; there are 11 3 bedroom units proposed: $2.4 \times 11 = 26.4$ spaces -> 27 spaces required with 35 spaces proposed
- Electrical Vehicle Parking per NJAC 40:55D-66.20 – 27 spaces $\times 15\% = 4.05$ spaces; 4 spaces proposed;
- Proposed Parking Calculations per RSIS §5.21 – 4.14
 - 2 car garage & driveway combination 3.5 spaces per RSIS
 - 1 car garage & driveway combination 2.0 spaces per RSIS
 - Garage and driveway combinations = 18 spaces
 - 5 two car garages with no driveway parking = 10 spaces
 - Outdoor lot = 4 spaces
 - EV Credit (Counts as double up to 10% of requirement = 3 spaces
 - **Total spaces** **35**
- C Variance for minimum required parking aisle width where a minimum parking aisle width of 24 feet is required pursuant to Verona Ordinance §150-12.4A(1) and a parking aisle width of 20 feet is proposed.
- **Note:** Engineering with review parking and turn radius for final approval;

TREES:

- 13 trees are proposed to be removed; while the DPM of the trees are shown, the condition of the trees i.e. alive, dead, hazardous, etc. are not shown and therefore the mitigation fee and replacement cannot be verified.
- A tree condition listing must be submitted for mitigation determination and the Tree Planting Schedule on page SP-5 of the Site Plan must be approved by the Township Forester. This must be submitted for Board review.

<u># of Trees Proposed for Removal</u>	<u>DPM</u>
1	24"
1	32"
2	6"
2	8"
4	12"
2	28"

Mitigation Chart

Tree to be removed (diameter)	Equivalent No. Trees	Fees calculated (Application/Mitigation)
6 inches to 15 inches	1 Replacement Tree	\$50.00 + \$400.00 (\$400.00 x 1)
16 inches to 23 inches	2 Replacement Trees	\$50.00 + \$800.00 (\$400.00 x 2)
24 inches and greater	4 Replacement Trees	\$50.00 + \$1,600.00 (\$400.00 x 4)

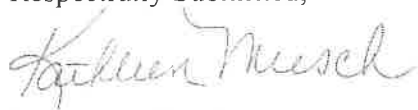
- All tree removals must be performed by a licensed tree contractor that is registered by the Township;
- Per § 493-20 Protection of trees during construction – All remaining trees must be protected during construction;
- An Engineering review/Stormwater Management review is required;
- Signage (directional and standard) and Lighting will be reviewed under the Engineering Review;
- The proposed limit of disturbance is over 5,000 square feet, HEPSCD certification will be required.
- Prior to any demolition, a demolition permit must be obtained for the Construction Department

ZONING DECISION:

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

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

Respectfully Submitted,



Kathleen Miesch
Zoning Official

cc: DeeDee Carpinelli – Zoning Assistant
Michael Caggiano, Boswell Engineering
Sarfeen Tanweer, Boswell Engineering

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

DIANA POWELL McGOVERN
WILLIAM F. HARRISON
DAVID SCILLIERI

GACCIONE POMACO
A PROFESSIONAL CORPORATION
ONE BOLAND DRIVE
SUITE 102
WEST ORANGE, NEW JERSEY 07052
(973) 759-2807
TELEFAX: (973) 759-6968

MICHAEL J. PIROMALLI
STEVEN M. AHRENDT
WILFREDO CARABALLO

Of Counsel

LESLIE W. FINCH
(1973-2000)

Statement of Intent

Subject property:

21 & 25 Grove Avenue
Verona, NJ 07044
Block 1702 / Lot 22

Abbasi Construction LLC (the "Applicant") has filed the present application to the Verona Zoning Board of Adjustment seeking preliminary and final major site plan approval along with associated use and bulk variance relief in order to construct a residential townhouse development with a total of 11 three-bedroom dwelling units along with associated parking, lighting and landscaping improvements.

The subject property is located in a C-2 Professional Office & Business Zone and the proposed residential townhouse use is not permitted in the zone. In order to improve and use the subject property as proposed the Applicant is requested preliminary and final major site plan approval in addition to the following variance relief:

- D(1) Use Variance to permit the townhouse residential use in the C-2 Zone which is not permitted pursuant to Verona Ordinance §150-17.11A, B & C.
- D(4) Use Variance for maximum permitted floor area ratio where a maximum floor area ratio of 0.5 is permitted in the C-2 Zone pursuant to Verona Ordinance §150-17.11D and floor area ratio of 0.57 is proposed.
- D(6) Use Variance for maximum permitted building height in feet where a maximum building height of 35 feet is permitted in the C-2 Zone pursuant to Verona Ordinance §150-17.11D(8) and a maximum building height of 47.64 feet is proposed.
- C Variance for maximum permitted building height in stories where a maximum building height of 2.5 stories is permitted in the C-2 Zone pursuant to Verona Ordinance §150-17.11D(8) and a maximum building height of 3 stories is proposed.
- C Variance for maximum permitted building coverage where a maximum building coverage of 30% is permitted in the C-2 Zone pursuant to Verona Ordinance §150-17.11D(10) and building coverage of 31.9% is proposed.
- C Variance for minimum required single side yard setback where a minimum single side yard setback of 15 feet is required in the C-2 Zone pursuant to Verona Ordinance §150-17.11D(4) and a single side yard setback of 11.6 feet is proposed.

- C Variance for minimum required combined side yard setback where a minimum combined side yard setback of 35 feet is required in the C-2 Zone pursuant to Verona Ordinance §150-17.11D(5) and a combined side yard setback of 26.6 feet is proposed.
- C Variance for minimum required rear yard setback where a minimum rear yard setback of 50 feet is required in the C-2 Zone pursuant to Verona Ordinance §150-17.11D(7) and a rear yard setback of 38.6 feet is proposed.
- C Variance for minimum required landscaped buffer along any residential zone where a minimum 15 foot wide landscaped buffer is required in the C-2 Zone pursuant to Verona Ordinance §150-17.11D(13) and the minimum landscaped buffer is not provided along both the rear and southeast side of the property which border the R-50 residential zone.
- C Variance for maximum permitted deck height where a maximum deck height of 4 feet above grade is permitted pursuant to Verona Ordinance §150-7.21B and decks are proposed which are 8.8 feet above grade.
- C Variance to permit decks which extend into the required side yard beyond the line of the existing dwelling which is not permitted pursuant to Verona Ordinance §150-7.21C.
- C Variance for minimum required distance from any deck to any side lot line where a minimum 5 feet setback is required from any side lot line pursuant to Verona Ordinance §150-7.21D and decks are proposed which are a minimum of 2.25 feet from the southeast side property line.
- C Variance to permit individual rooftop terraces which are 267 square feet (20 feet x 16 feet) on end units and 204 square feet (17 feet x 12 feet) on middle units and where rooftop terraces are not permitted accessory uses in the C-2 Zone.
- C Variance for minimum side yard setbacks to any mechanical equipment where a minimum 15 foot setback is required pursuant to Verona Ordinance §150-17.11D(4) and HVAC units are proposed which are a minimum of 10 feet from the southeast side property line.
- C Variance for minimum required parking stall size where a minimum parking stall size of 9 feet by 20 feet is required pursuant to Verona Ordinance §150-12.2A and parking stalls are proposed which are 9 feet by 18 feet with no overhang.
- C Variance for minimum required parking aisle width where a minimum parking aisle width of 24 feet is required pursuant to Verona Ordinance §150-12.4A(1) and a parking aisle width of 20 feet is proposed.

The Applicant is respectfully requesting the above listed variance relief in addition to any and all other variance or waivers that the board deems necessary for approval of this application.

Dated: November 10, 2025