

TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION

DATE APPLICATION 07/10/2026

CASE # ~~2026-092~~ 2026-24

PROPERTY ADDRESS 9 Dodd Terr

BLOCK 1405 LOT 4 ZONE R-60

APPLICANT'S NAME Michael Menville

PHONE # (201) 920-1178 CELL PHONE # (973) 865-7206

EMAIL mjmenville@gmail.com

PROPERTY OWNER'S NAME Michael Menville

PROPERTY OWNER'S ADDRESS 9 Dodd Terr

PROPERTY OWNER'S PHONE # (201) 920-1178 CELL # (973) 865-7206

PROPERTY OWNER'S EMAIL mjmenville@gmail.com

RELATIONSHIP OF APPLICANT TO OWNER Same Person

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Reconstruct an existing 1st floor deck with conditioned living space below.

CONTRARY TO THE FOLLOWING:

Use

Building Coverage

LOT SIZE: EXISTING 8,907 sf PROPOSED 8,907 sf TOTAL 8,907 sf

HIEGHT: EXISTING 30' PROPOSED 30'

PERCENTAGE OF BUILDING COVERAGE: EXISTING 2,398 sf PROPOSED 2,381 sf

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 3,385 sf PROPOSED 3,563 sf

PRESENT USE Single Family Residential PROPOSED USE Single Family Residential

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>30'</u>	<u>32.6'</u>	<u>32.6'</u>
REAR YARD	<u>30'</u>	<u>31.67'</u>	<u>33.42'</u>
SIDE YARD (1)	<u>8'</u>	<u>13.12'</u>	<u>13.12'</u>
SIDE YARD (2)	<u>10'</u>	<u>14.4'</u>	<u>14.4'</u>

DATE PROPERTY WAS ACQUIRED November 26, 2014

TYPE OF CONSTRUCTION PROPOSED:

5B

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

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	NA	NA	NA
FIRST FLOOR	1,156 sf	2,380 sf	2,380 sf
SECOND FLOOR	1,936 sf	1,936 sf	1,936 sf
ATTIC	NA	NA	NA

NUMBER OF DWELLING UNITS: EXISTING ¹ PROPOSED ¹

NUMBER OF PARKING SPACES: EXISTING ² PROPOSED ²

History of any previous appeals to the Board of Adjustments and the Planning Board
None from current owner.

What are the exceptional conditions that warrant relief from compliance with the Zoning Ordinance?
The existing 1st floor deck use and location of this use are proposed to remain unchanged.

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
The existing 1st floor deck use and height are proposed to remain with the bulk being slightly reduced.

~~The existing building coverage is proposed to be reduced.~~

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.

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 _____
Address _____
Phone # _____
Fax # _____
Email _____

Architect/Engineer: Name Hidlay Architecture llc (Will Hidlay)
Address 13 Bond Place, West Caldwell, NJ 07006
Phone # (609) 276-9898
Fax # _____
Email will@hidlay.com

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

BOARD OF ADJUSTMENT APPLICATION SITE PLAN

O INDICATES SHRUBS OR TREES
X INDICATES FENCES

NEIGHBOR'S HOUSE
ESTIMATE DISTANCE FROM
THE PROPOERTY LINE

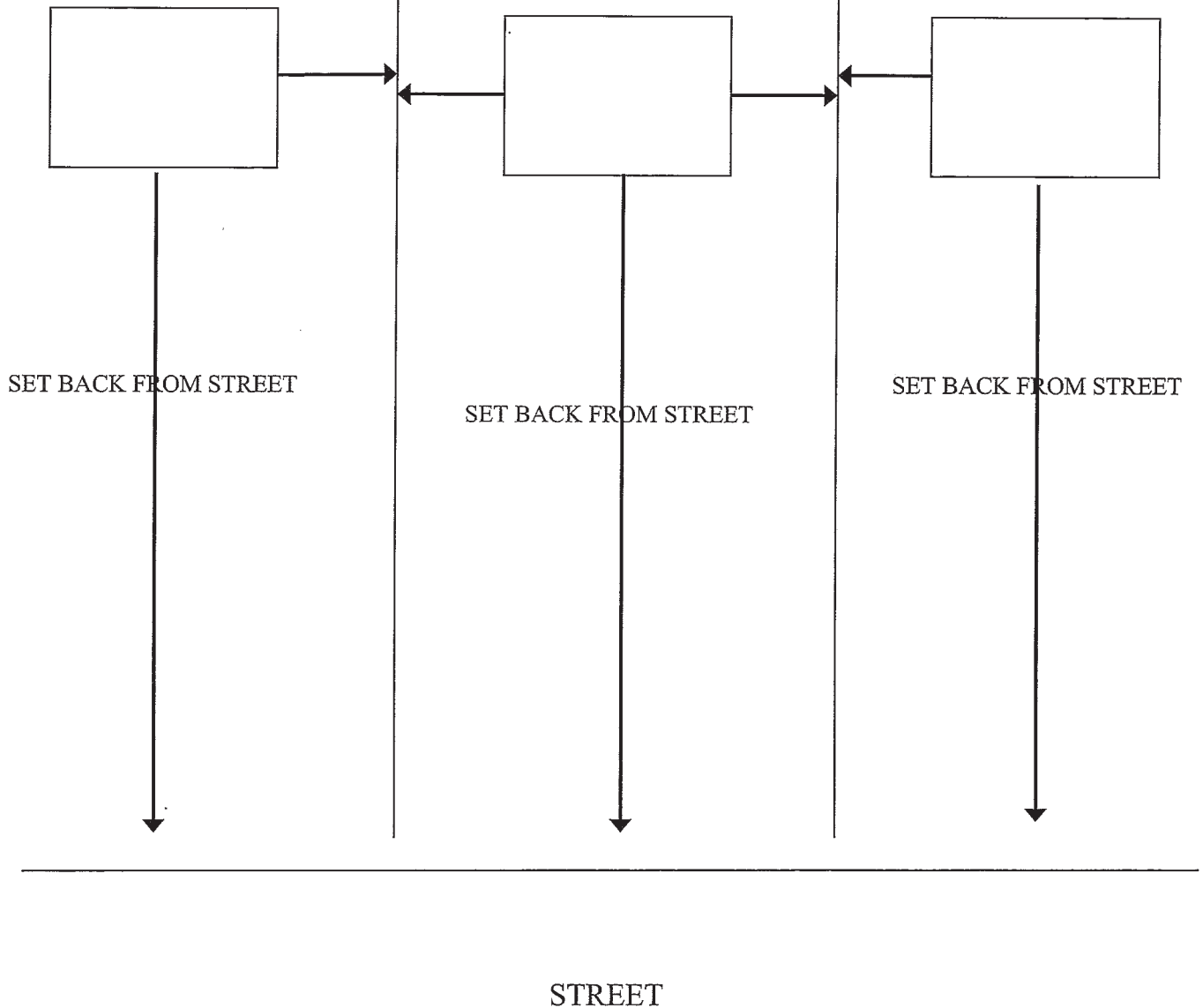
HOUSE ON LEFT

APPLICANT'S HOUSE
SHOW THE DISTANCE TO THE
PROPERTY LINE FROM
SURVEY

CENTER HOUSE

NEIGHBOR'S HOUSE
ESTIMATE DISTANCE FROM
THE PROPOERTY LINE

HOUSE ON RIGHT



AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

Marylou Mennille OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 9 Dodd Terrace, IN THE CITY OF
Verona IN THE COUNTY OF Essex AND STATE OF NJ. AND THAT
Marylou Mennille 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 1405 AND LOT 4 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.



Mennille
OWNER

AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX
STATE OF NEW JERSEY

_____ 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 _____ DAY OF _____
20__.

NOTARY

APPLICANT

THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/
DESIGN (CADD) AND COORDINATE GEOMETRY (COG2)

SHEET 13

SHEET 12

SHEET 12

SHEET 11

SHEET 15

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION BY
NOTARIES PUBLIC ISSUED BY
JUDY P. MILLER AND
TIFFANY A. FIELDS
ASSIGNED SERIAL NUMBER 1057

TAX MAP
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY
JANUARY 1, 2017

PREPARED BY
JAMES M. HELB, P.E., P.L.S., P.P.
NEW JERSEY LICENSE NO. 24272
15 COUNCIL STREET
TO SHOW CONDITIONS AS OF DECEMBER 31, 2016





10/10/2020



2



3



4

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 29, 2026~~ July 1, 2026

Zoning Permit Application #2026-092 – Denied – Addition/Rooftop Deck

Applicant/Owner: **Michael Menville**
 9 Dodd Terrace
 Verona, NJ 07044

Property: **9 Dodd terrace; Block 1405, Lot 4**

Zone: **R-60 (Medium-Density Single-Family) Zone District**

Submittals:

This office is in receipt of the following:

- Township of Verona Residential Permit Application;
- Architectural Plans by Hidlay Architecture LLC, signed and sealed by William C. Hidlay, RA, dated April 15, 2026, last revised May 12, 2026;
- Survey by JMH Associates, signed and sealed by James M. Helb, PE, LS, PP dated April 14, 2026;

ZONING REQUEST:

Based upon the zoning permit application, the applicant is seeking approval to construct a new single story addition off lower level, install new deck over the new addition, egress landing and stairs. 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 in the R-60 (Medium-Density Single-Family) Zone District;
- Per § 150-17.3 A. (1) Single-family homes is a permitted use;

- Per § 150-17.3 D. (1) Minimum lot size: 7,200 square feet; existing is 8,907 square feet – Compliant;
- Per § 150-17.3 D. (2) Minimum lot width: 60 feet; existing is 70 feet – Compliant;
- Per § 150-2.3 Lot Coverage (Building Coverage) is that portion of a lot which is occupied by buildings and accessory buildings, but not including other areas of impervious surfaces such as walkways, driveways, patios and open parking lots. Per § 150-17.3 D. (3) Maximum lot coverage: 25% or 2,226.75 square feet; existing is 21.6% or 1924 (dwelling, existing deck is not part of lot coverage per code definition); proposed is 26.9% or 2401.38 square feet (existing dwelling plus addition) exceeding lot coverage - **A variance is required;**
- Per § 150-17.3 D. (4) Maximum improved lot coverage: 40% or 3,562.8; existing is 38.7% or 3451 square feet; proposed 38.04% or 3388.38 square feet - Compliant

Addition

- Per § 150-17.3 E. (1) Minimum front yard setback: 30 feet; existing is 32.6 feet with no proposed change;
- Per § 150-17.3 E. (2) Minimum side yard setback (one): eight feet; existing on the NE side is 14.4 feet - Compliant;
- Per § 150-17.3 E. (2) Minimum side yard setback (one): eight feet; existing on the SW side is 13.2 feet – Compliant;
- Per § 150-17.3 E. (3) Minimum side yard setbacks (both): 18 feet; existing with no proposed change is 27.6 feet - Compliant;
- Per § 150-17.3 E. (5) Minimum rear yard setback: 30 feet; proposed is 32± feet – Compliant;
- Per § 150-17.3 E. (6) Maximum height (stories/feet): 2.5/30; existing is 2.5/30 (elevation calculation of dwelling could not be determined accurately, in 10 foot increments around perimeter of the dwelling as full elevations are not shown on plans;

Rooftop Deck/Terrace

- 537 square feet of the existing deck and stairs are being removed;
- Once the additional is constructed, a new deck would be considered to be rooftop as it would be constructed over the roof of the proposed addition;
- Proposed over new addition;
 - 531.7 square feet inclusive of landing and stairs;
 - 8.75 feet in height from grade;
- Per § 150-17.3 C. A rooftop deck/terrace is not a permitted condition use; the deck/terrace constructed over the proposed addition would be considered to be a rooftop deck/terrace. **A Variance is Required;**
- No additional HVAC units are shown as proposed;
- The net disturbance is less than 400 square feet; Engineering / Stormwater review is not required;
- 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.

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
Zoning Official

cc: DeeDee Carpinelli – Zoning Assistant