

**TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION Oct 04, 2024

CASE # 2024-24

PROPERTY ADDRESS 52 Derwent Ave

BLOCK 1703 LOT 34 ZONE _____

APPLICANT'S NAME David Bachan

PHONE # _____ CELL PHONE # 9736413534

EMAIL dbachan@gmail.com

PROPERTY OWNER'S NAME David Bachan

PROPERTY OWNER'S ADDRESS 52 Derwent Ave

PROPERTY OWNER'S PHONE # _____ CELL # 9736413534

PROPERTY OWNER'S EMAIL dbachan@gmail.com

RELATIONSHIP OF APPLICANT TO OWNER self

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:
I am applying for a generator for my property to ensure continuous power supply, particularly during outages or extreme weather conditions. Reliable electricity is essential for maintaining safety, comfort, and the sump pumps to prevent flooding.

CONTRARY TO THE FOLLOWING:
A - 150-7.13 Mechanical equipment.
B - No generator shall be permitted within a side yard

LOT SIZE: EXISTING 15,548 PROPOSED 15,548 TOTAL 15,548

HIEGHT: EXISTING 29 PROPOSED 29

PERCENTAGE OF BUILDING COVERAGE: EXISTING 15.80% PROPOSED 15.80

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 33.30% PROPOSED 33.30%

PRESENT USER residential PROPOSED USER residential

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>30</u>	<u>19'-5"</u>	<u>19'-5"</u>
REAR YARD	<u>30</u>	<u>152'-11"</u>	<u>152'-11"</u>
SIDE YARD (1)	<u>8</u>	<u>10</u>	<u>10</u>
SIDE YARD (2)	<u>8</u>	<u>5.8</u>	<u>5.8</u>

DATE PROPERTY WAS ACQUIRED March 2020

TYPE OF CONSTRUCTION PROPOSED:
Addition of generator in the side yard.

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

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
None.

What are the exceptional conditions that warrant relief from compliance with the Zoning Ordinance?
Need to provide 24/7 power to prevent sump pumps from not running.

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
No detriment to the public good.

History of any deed restrictions:

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 _____
Address _____
Phone # _____
Fax # _____
Email _____

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

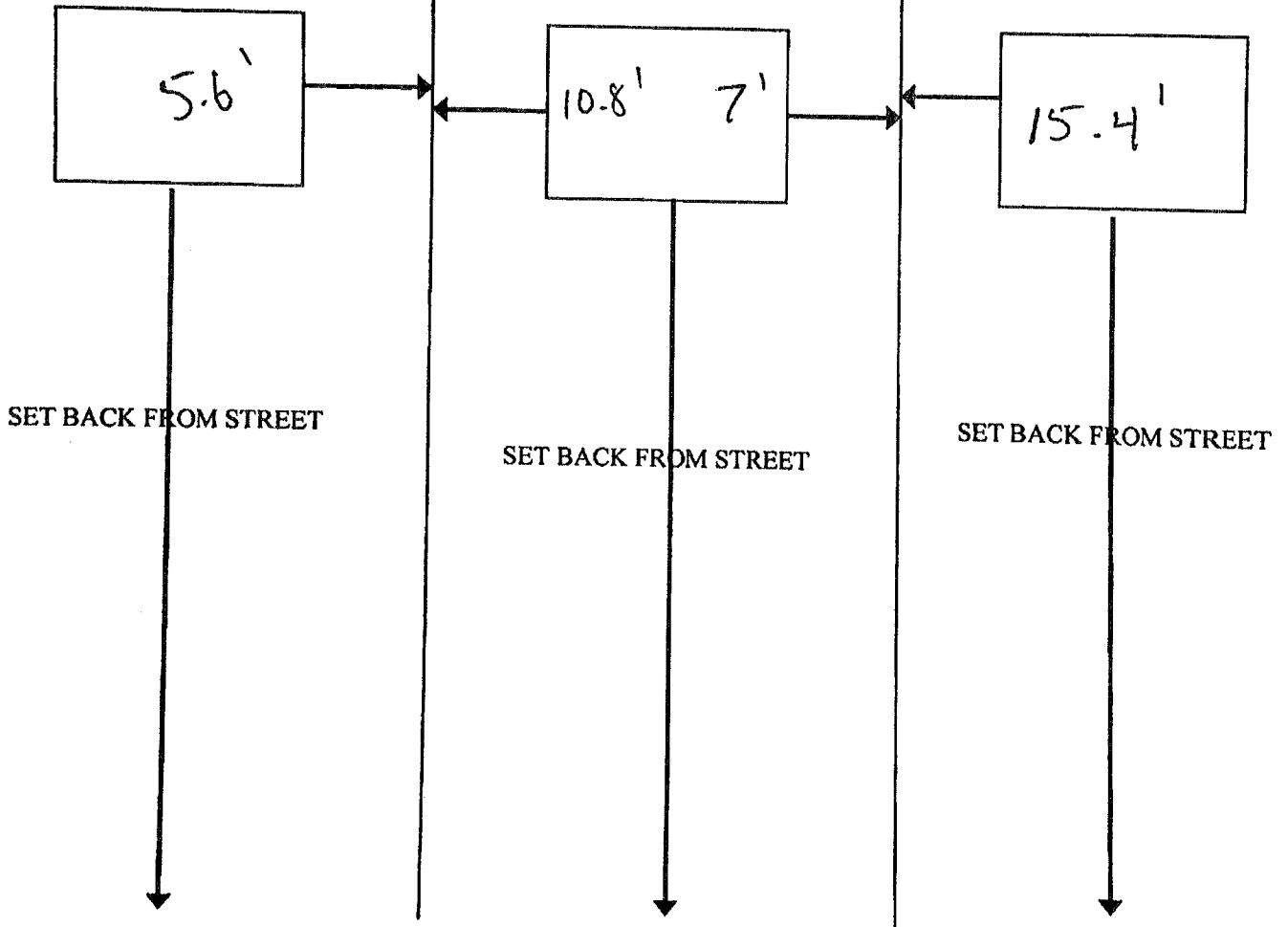
BOARD OF ADJUSTMENT APPLICATION SITE PLAN

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



STREET

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

David Bachan

OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON

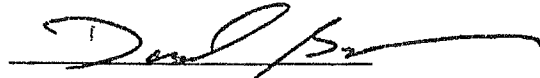
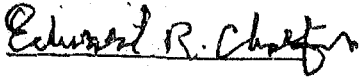
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 52 Derwent, IN THE CITY OF

Verona IN THE COUNTY OF Essex AND STATE OF NJ AND THAT

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 1703 AND LOT 34 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.



NOTARY

OWNER

EDWARD R. CHALFIN

Notary Public, State of New York

No. 31-4971117

Qualified in Bronx County

Certificate Filed in New York County

Commission Expires August 27, ~~2024~~ 2026

AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX
STATE OF NEW JERSEY

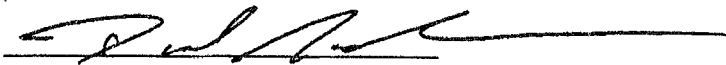
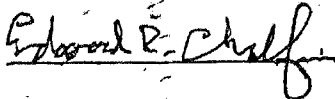
David Bachan

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 8 DAY OF Oct

2024



NOTARY

APPLICANT

EDWARD R. CHALFIN

Notary Public, State of New York

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TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY

TOWNSHIP MANAGER
JOSEPH O. D'ARCO
TOWNSHIP CLERK
JENNIFER KIERNAN



DEPUTY MANAGER
KEVIN O'SULLIVAN
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

Zoning Permit # 2024-172 — Denied— Generator - Engineering Not Required

Applicant/Owner: David Bachan
52 Derwent Avenue
Verona, NJ 07044

Property: 52 Derwent Avenue; Block 1703, Lot 34

Zone: R-50B (Medium/High-Density Single-Family) Zone District

Submittals:

This office is in receipt of the following:

- Township of Verona Residential Permit Application;
- Survey by Lakeland Surveying, signed by Jeffrey S. Gunn, PLS, dated April 6, 2023

ZONING REQUEST:

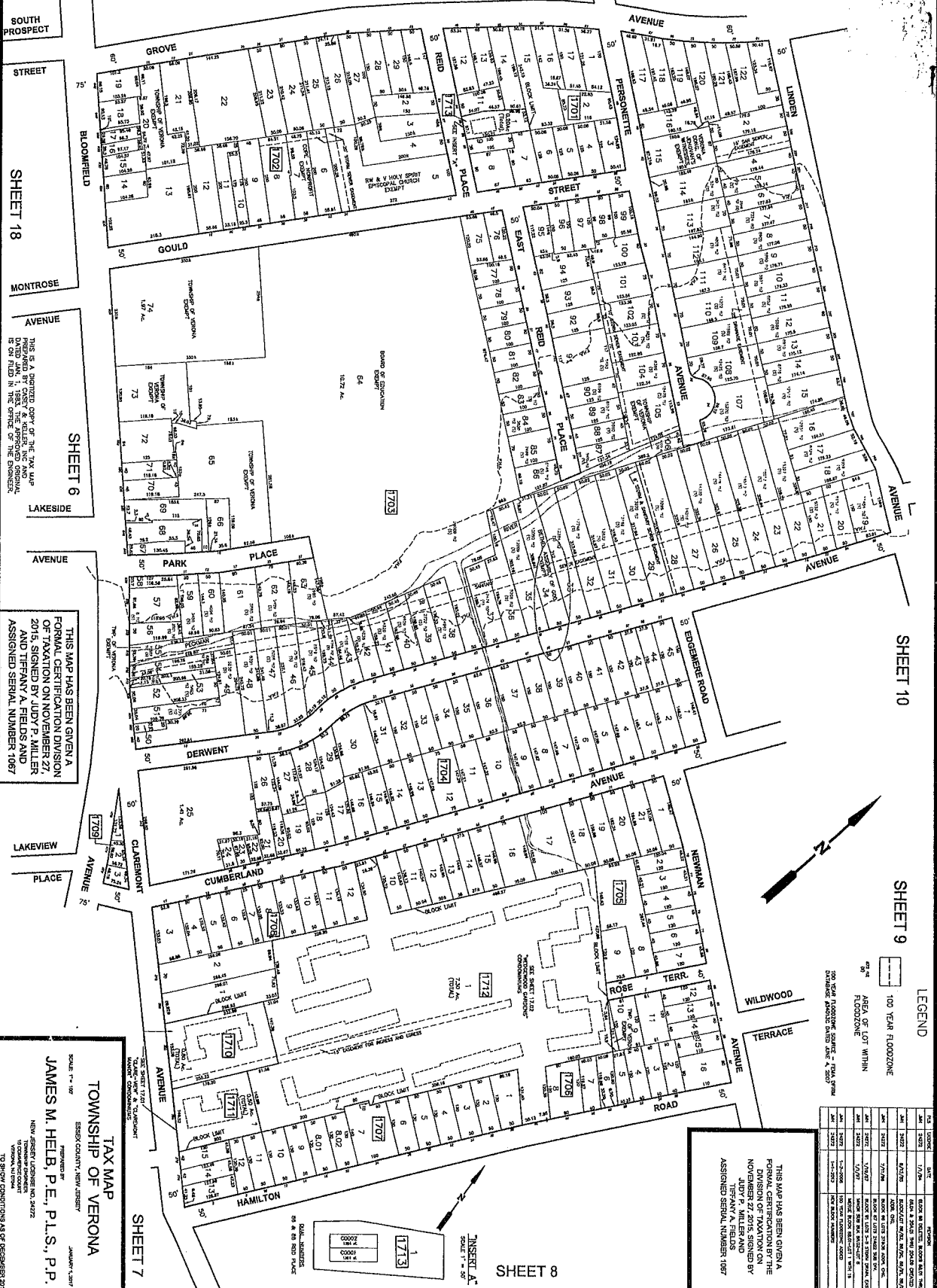
Based upon the zoning permit application, the applicant is seeking approval for a generator in the side yard. No other requests have been submitted or shown and therefore have not been considered in this departmental review.

ZONING DECISION:

- The property is zoned as R-50B (Medium/High-Density Single-Family) Zone District;
- Per § 150-7.14 A. (1) Single-family homes – Compliant;
- Per § 150-7.13 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. Generator is proposed as 18” from the existing dwelling – Compliant;
- Per § 150-7.13 B. No generator shall be permitted within a side yard. Generator is proposed in the side yard along the SE property line – **A Variance is needed.**
- Per § 150-7.14 D. (1) Minimum lot size: 7,500 square feet, existing is 15,466 square feet – Compliant;
- Per § 150-7.14 D. (2) Minimum lot width: 50 feet, existing is 50 feet – Compliant;
- Per § 150-7.14 D. (3) Maximum lot coverage: 25%, existing is 12.49% and proposed is 12.75% - Compliant;
- Per § 150-7.14 D. (4) Maximum improved lot coverage: 40%, existing is 28% and proposed is 28% - Compliant;
- Per § 150-7.14 F. (1) Minimum side yard setback (one): eight feet; generator is proposed as 2.5 feet from the SE property line – **A Variance is needed;**

SHEET 16

SHEET 15



SOUTH PROSPECT
STREET

SHEET 18

MONTROSE AVENUE

SHEET 6
LAKESIDE AVENUE

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION DIVISION
OF TAXATION ON NOVEMBER 27,
2015, SIGNED BY JUDY P. MILLER
AND TIFANY A. FIELDS AND
ASSIGNED SERIAL NUMBER 1087

LAKEVIEW
PLACE

TAX MAP
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY
PREPARED BY
JAMES M. HELB, P.E., P.L.S., P.P.
NEW JERSEY LICENSE NO. 24272
BY ORDER OF COUNTY
CLERK
TO SHOW CONDITIONS AS OF DECEMBER 31, 2015

SHEET 10

SHEET 9

LEGEND

100 YEAR FLOODZONE
AREA OF LOT WITHIN
FLOODZONE

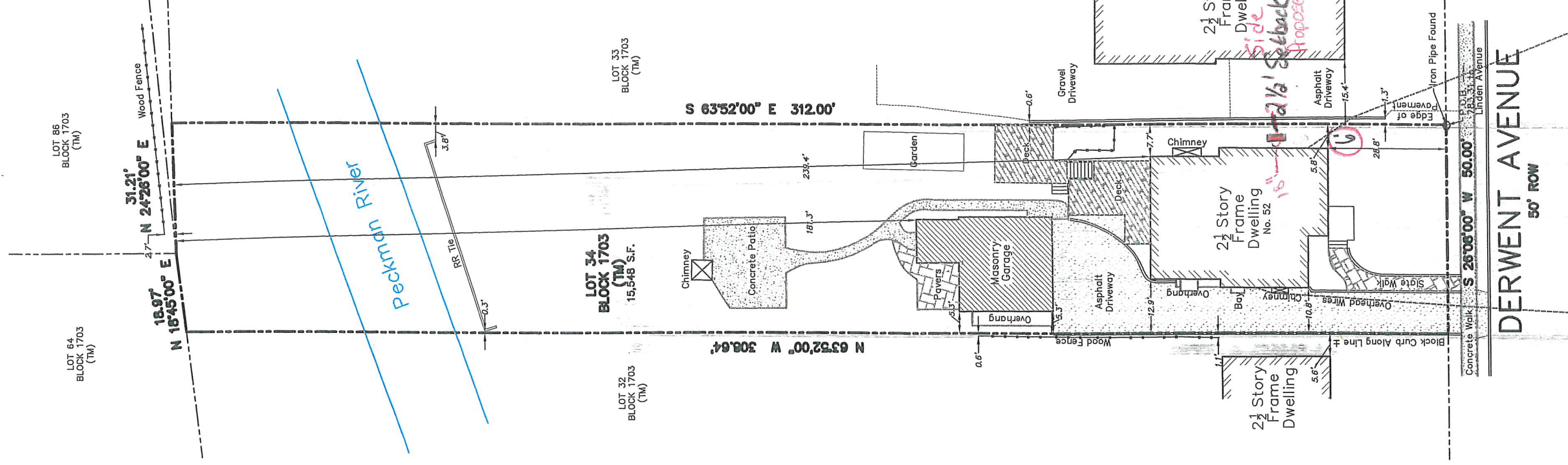
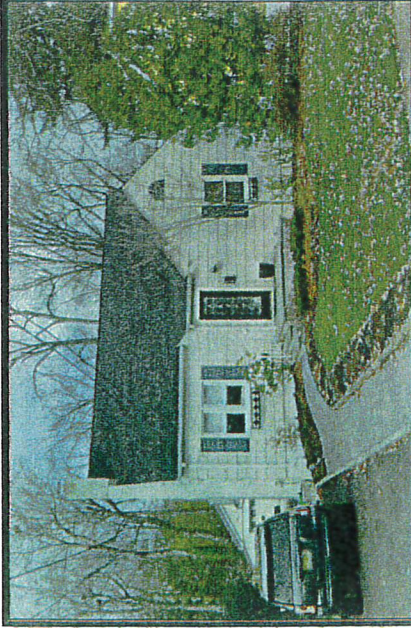
100 YEAR FLOODING SERIES - TOTAL GRASS
DRAINAGE RAINFALL DATED APR. 4, 2002

DATE	REVISION
10/27/03	ADDED ALL LOTS, ADDED ROAD BATH TUB
1/27/04	ADDED 30-2003
3/22/04	ADDED 30-2004
4/22/04	ADDED 30-2005
5/22/04	ADDED 30-2006
6/22/04	ADDED 30-2007
7/22/04	ADDED 30-2008
8/22/04	ADDED 30-2009
9/22/04	ADDED 30-2010
10/22/04	ADDED 30-2011
11/22/04	ADDED 30-2012
12/22/04	ADDED 30-2013
1/22/05	ADDED 30-2014
2/22/05	ADDED 30-2015
3/22/05	ADDED 30-2016
4/22/05	ADDED 30-2017
5/22/05	ADDED 30-2018
6/22/05	ADDED 30-2019
7/22/05	ADDED 30-2020
8/22/05	ADDED 30-2021
9/22/05	ADDED 30-2022
10/22/05	ADDED 30-2023
11/22/05	ADDED 30-2024
12/22/05	ADDED 30-2025

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
NOVEMBER 27, 2015, SIGNED BY
JUDY P. MILLER AND
TIFANY A. FIELDS
ASSIGNED SERIAL NUMBER 1087

INSERT A
SCALE 1" = 50'

SHEET 8



This survey certified to:
David Bachan & Dana Bachan

Notes:

- 1) Instrument No. 2020036636 PQ
- 2) Instrument No. 202201689 Lot 33
- 3) Deed Book 12432 Page 8790
- 4) Survey of Lot 24 by Lakeland Surveying Inc., dated 08/30/22

Field Survey performed on 04/04/2023

- 1) Subject to documents of record
- 2) Survey performed without the benefit of a complete title search and subject to municipal restrictions, easements of record and other facts that a title search may disclose.

I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc. under my direct supervision, in accordance with N.J.A.C. 13:40-5.1 and to the best of my professional knowledge, information, and belief, correctly represents the conditions found on the date of the field survey, except such easements, if any, being shown as shown on this plan. This declaration is given solely to the above named parties for this transaction only and is not intended for any other purpose. Survey is valid only if print has original raised seal of the undersigned professional. This plan is made to provide information to the title insurer so that it may insure title to the lands shown hereon.

SURVEY OF PROPERTY

Tax: Lot 34 - Block 1703
52 Derwent Avenue, Township of Verona
Essex County, New Jersey

PROJECT NUMBER
200496 [23]

FIELD: SG
DWN BY: NB
CHECKED: JSG
DATE: 04/06/2023

SCALE
1"=30'



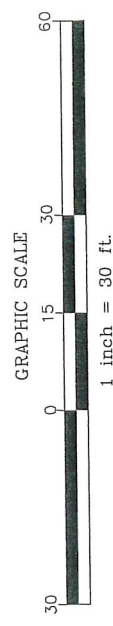
Certificate of Authorization
#24GAZ809000

Marc J. Cifone
PROFESSIONAL LAND SURVEYOR

Jeffrey S. Grunn
PROFESSIONAL LAND SURVEYOR

4 West Main Street | Rockaway | NJ | Ph: (973) 625-5670 | Fx: (973) 625-4121
www.LakelandSurveying.com

Marc J. Cifone N.J. P.L.S. LIC. No. 24GSO4132900
Jeffrey S. Grunn N.J. P.L.S. LIC. No. 24GSO4359900



18" from House
Dimensions:
48" x 24"

A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L.2003, c.14 (C45:8-36.3) and N.J.A.C. 13:40-5.1 (d).

