

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY

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TOWNSHIP CLERK
JENNIFER KIERNAN



DEPUTY MANAGER
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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

April 18, 2024

ZONING PERMIT: #2024-039 – Denied – Patio; Fence; Retaining Walls

APPLICANT: Scalora Brothers, Inc. (Erik Rowan)
382 Lackawanna Pl
South Orange, NJ 07079

OWNER: Michael Sarcone
8 Randolph Place
Verona, NJ 07044

PROPERTY: 8 Randolph Place; Block 606, Lot 2

ZONE: R-70 (Low Density) Zone

SUBMITTALS:

- Township of Verona Zoning Permit Application;
- Impervious Coverage Calculation Worksheet;
- Survey by Richard J Hingos Inc. dated 7/19/2023;
- Survey by Richard J Hingos Inc. dated 10/24/2023;
- Construction Plan, 1 page, by Scalora Construction Services, sealed by Erik W. Rowan.

ZONING REQUEST:

Applicant requests zoning approval for installation of a 531 square foot patio; 5 foot fence above new retaining walls. No other improvements have been requested or shown and, therefore, have not been considered in this review.

ZONING DETERMINATION:

These proposed improvements meet all the zoning requirements for the R-70 Zone (§150-17.2).

- As per Section 150-17.2 (1) the minimum lot area is 8,400 square feet, lot is 10,841 square feet – Compliant;
- The existing building lot coverage is 1,534 square feet/14.15%; proposed is 1,447 square feet/13.25% - Compliant;
- Impervious Lot Coverage proposed 4,485 square feet/41.4%; Per Section § 150-17.2 D (4) Maximum improved lot coverage is 35%. **A Variance is required.**
- The total “new” impervious coverage is 531 square feet which is above the 400 square foot threshold which would require stormwater mitigation and Engineering review;

- Two Trees are proposed to be removed; **a tree permit is required.**
- 44.6 feet ± of retaining wall (18 feet along the right rear, 10.6 feet in the right corner and 16 feet along the right rear side) is proposed 4 feet maximum wall height from bottom of footings; Per Section 150-7.12 (A) No retaining wall shall exceed four feet in height in the minimum front yard setback and six feet in height elsewhere. Please note construction code requirements for retaining walls per NJAC 5:23-2.14(g). **A Drainage review required.**
- 44.6 feet ± of retaining wall (26 feet along top of existing retaining wall with 4 feet between existing and proposed walls; 17 feet along left side of property and 17.6 feet along the left rear side of property), 4 feet maximum wall height from bottom of footings. Per Section 150-7.12 (A) No retaining wall shall exceed four feet in height in the minimum front yard setback and six feet in height elsewhere. **Drainage review required.**
- A five foot high black aluminum fence is proposed atop the existing retaining walls and proposed along the new retaining wall along the left side. Per Section § 150-2.2 when two structures (other than buildings) are less than three feet apart measured horizontally from one another, they shall be considered one structure. The combination of the wall and fence would be 8 feet ± which will exceed a maximum height of 6 feet and **require a variance.** The fence would need to be moved 3 feet back from the top of the retaining wall to be considered a separate entity allowing the 5 feet in height.
- **Engineering review is required.**

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

Please Note: An application can be made to the Verona Township Board of Adjustment for variance(s) if you so choose. The Board of Adjustment Variance Application can be found on the Verona Township Website > Committees > Board of Adjustment > Board of Adjustment Variance Application.

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

Respectfully Submitted,



Kathleen Miesch

Zoning Official

kmiesch@VeronaNJ.org

cc: Tom Jacobsen, CPM - Construction Official/Code Enforcement Officer
Kristen Spatola – Technical Assistant
Kelly Lawrence – Technical Assistant



Township of Verona Zoning Permit Application For Residential Properties

Zoning Department
880 Bloomfield Ave
Verona, New Jersey 07044
Phone (973) 857-4772
Fax (973) 817-5134

APPLICATION#24-039

Zoning Permits are required for fences, decks, sheds, driveways (new, expanded) sidewalks, patios, porticos, porches (open, closed) pools (in-ground, above-ground), hot tub/spa, standby emergency generators, ac condensers, detached garages, building additions, new homes

Property Information (Location of Project)

Block No: 606 Lot No: 2 Lot Area: 10,841 Sq.Ft. Zone District: R-70

Street Address: 8 Randolph Place, Verona, NJ 07044

Applicant Information

Name: Scalora Brothers, Inc. (Erik Rowan)

Street Address: 382 Lackawanna Pl Town: South Orange State: NJ Zip: 07079

Contact Information: Phone No. 973-941-1070 Email: erowan@scalora.com

Property Owner Information (If other than Applicant)

Name Michael & Amanda Sarcone

Street Address: 8 Randolph Place Town: Verona State: NJ Zip: 07044

Contact Information: Phone No. 347-680-2074 Email: michael.sarcone@gmail.com

Type of Project (Check all that apply)

- Addition(s) _____ Sq. Ft. Deck(s) _____ Sq. Ft. Fence 5-feet (height)
- In-ground Pool _____ Sq. Ft. Above-ground Pool _____ Sq. Ft. Patio 531 Sq. Ft
- Driveway _____ Sq. Ft. Shed(s) _____ Sq. Ft. & _____ (height)
- Detached Garage _____ Sq. Ft & _____ (height)
- Generator Central AC Condenser/HVAC
- Project requires tree removal Other (provide description) _____

For all zoning requests please provide all documents in accordance with the Instruction/Checklist.

Projects that require a foundation and/or projects that disturb 400 square feet or more of land area shall be required to submit the following to the Township Engineer for review and approval as well as the above.

- 3 copies of property survey
- 3 copies of topographical survey
- 2 copies of grading plot plan, drainage mitigation plan, details and stormwater calculations.
- 3 copies of foundation location
- 3 copies of an "As-Built survey (Signed and sealed by NJ Lic. Land Surveyor).

If Zoning is found to be acceptable, but Engineering approval is required, you cannot begin any portion of the project nor apply for any Building permits until the Engineering Approval is obtained.

[Signature]
Signature of Owner – Applicant 3/4/2024
Date

ERIK ROWAN, LLA
Zoning Permit No:

2024

For Office Use Only

Approved by: _____ Date _____

Denied by: [Signature] Date 4-18-2024

Reason for Denial: Lot Coverage, Fence/Wall Hght + Combined



IMPERVIOUS LOT COVERAGE CALCULATION WORKSHEET

These calculations are to demonstrate compliance with Township Impervious Lot Coverage Requirements pursuant to Chapter §150-5.4 Article XVII of the Verona Township Zoning Code. To assist you in determining whether you comply, the attached worksheet was prepared to guide you through the process. Please complete, or have your professional plan preparer complete, this worksheet so that we can determine compliance. Alternatively, the information may be included on the plan submittal, provided that the format of the information is consistent with the below. Please note that residential zoning permit applications submitted to the Zoning Department without the Impervious Lot Coverage information will be rejected, so please make sure that your submission includes the required information.

Please allow ten (10) business days for zoning review per N.J.S.A. 40:55D-18. If you have any questions with regard to the completion of the application for a Zoning Permit, please call the Zoning Office at 973-857-4773 or 973-857-4772.

Applicant: Michael & Amanda Sarcone **Date:** 2/28/2024

Property Address: 8 Randolph Place, Verona, NJ 07044 **Block:** 606 **Lot:** 2

Description of Proposed Work: Scalora Brother's, Inc. to install (2) retaining walls and grade (level) the back yard to accommodate a usable lawn area. Install gate/fencing per plan to address safety concerns. Install steps leading from driveway and area drain. Proposed mudroom, deck steps, tree removal and patio by others (impervious coverage calculations include mudroom addition and deck steps/landing).

All calculations shall be based upon proposed post-construction conditions.

A. Property Size in Square Feet	<u>10,841</u>
B. Permitted Maximum Impervious Lot Coverage = (A) x (*) (Square Feet from A) multiplied by (*The maximum percentage of Lot coverage as noted in the Schedule of Zone District Regulations §150-17.1 through 17.21)	<u>3,794.35</u>
C. Principal Building footprint (sq. ft.)	<u>1,317</u>
D. Accessory structure(s) (sheds, freestanding garage) footprint (sq. ft.)	<u>0</u>
E. All areas (i.e. concrete walkways, patios, driveways etc. – all covered surfaces with the exception of grass) (sq. ft.)	<u>3,168</u>
F. Swimming Pool Surface Area	<u>0</u>
G. Total Impervious Lot Coverage Area (Add Items C through F)	<u>4,485</u>

Note: The square footage calculation in G must be **less than or equal to** the square footage calculation in B or a Bulk Variance Application before the Board of Adjustment will be required.

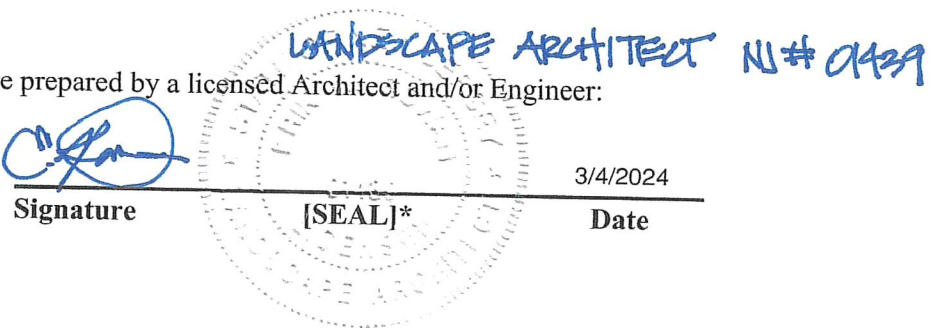


Applicant Signature

*Raised seal shall be affixed if calculations were prepared by a licensed Architect and/or Engineer:

Erik Rowan, LLA

Name (Print)



Signature **[SEAL]*** **Date**