

**TOWNSHIP OF VERONA**  
**BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION 6/5/23 CASE # 2023-50

PROPERTY ADDRESS 151 Linden Ave Verona NJ 07044

BLOCK 54 LOT 04 ZONE R-4

APPLICANT'S NAME JEANENE CARLUCCI

PHONE # 973-568-2384 CELL PHONE # Same

EMAIL m.carlucci5@Verizon.net

PROPERTY OWNER'S NAME Jeanene Carlucci

PROPERTY OWNER'S ADDRESS 151 Linden Ave Verona NJ 07044

PROPERTY OWNER'S PHONE # 973-568-2384 CELL #

PROPERTY OWNER'S EMAIL m.carlucci5@Verizon.net

RELATIONSHIP OF APPLICANT TO OWNER Same

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Replace old AC units w/ new units on the  
side of the house

CONTRARY TO THE FOLLOWING:

LOT SIZE: EXISTING 173x60 PROPOSED  TOTAL

HIEGHT: EXISTING  PROPOSED

PERCENTAGE OF BUILDING COVERAGE: EXISTING 14% PROPOSED

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING  PROPOSED

PRESENT USE  PROPOSED USE

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>38</u>	<u>38</u>	<u>38</u>
REAR YARD	<u><del>120</del> 210</u>	<u><del>120</del> 210</u>	<u>210</u>
SIDE YARD (1)	<u>6.1</u>	<u>6.1</u>	<u>6.10</u>
SIDE YARD (2)	<u>8.9</u>	<u>8.9</u>	<u>8.9</u>

DATE PROPERTY WAS ACQUIRED 11/1997

TYPE OF CONSTRUCTION PROPOSED:

Putting CAC units on the side of the house

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

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
N/A BASEMENT			
FIRST FLOOR			
SECOND FLOOR			
ATTIC			

NUMBER OF DWELLING UNITS: EXISTING 1 PROPOSED 0

NUMBER OF PARKING SPACES: EXISTING 1 PROPOSED 0

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

Addition to house in 2002

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

Side yard set back

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 impairment

History of any deed restrictions:

N/A

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. N/A

Name	Address	Phone #
Name	Address	Phone #
Name	Address	Phone #
Name	Address	Phone #

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

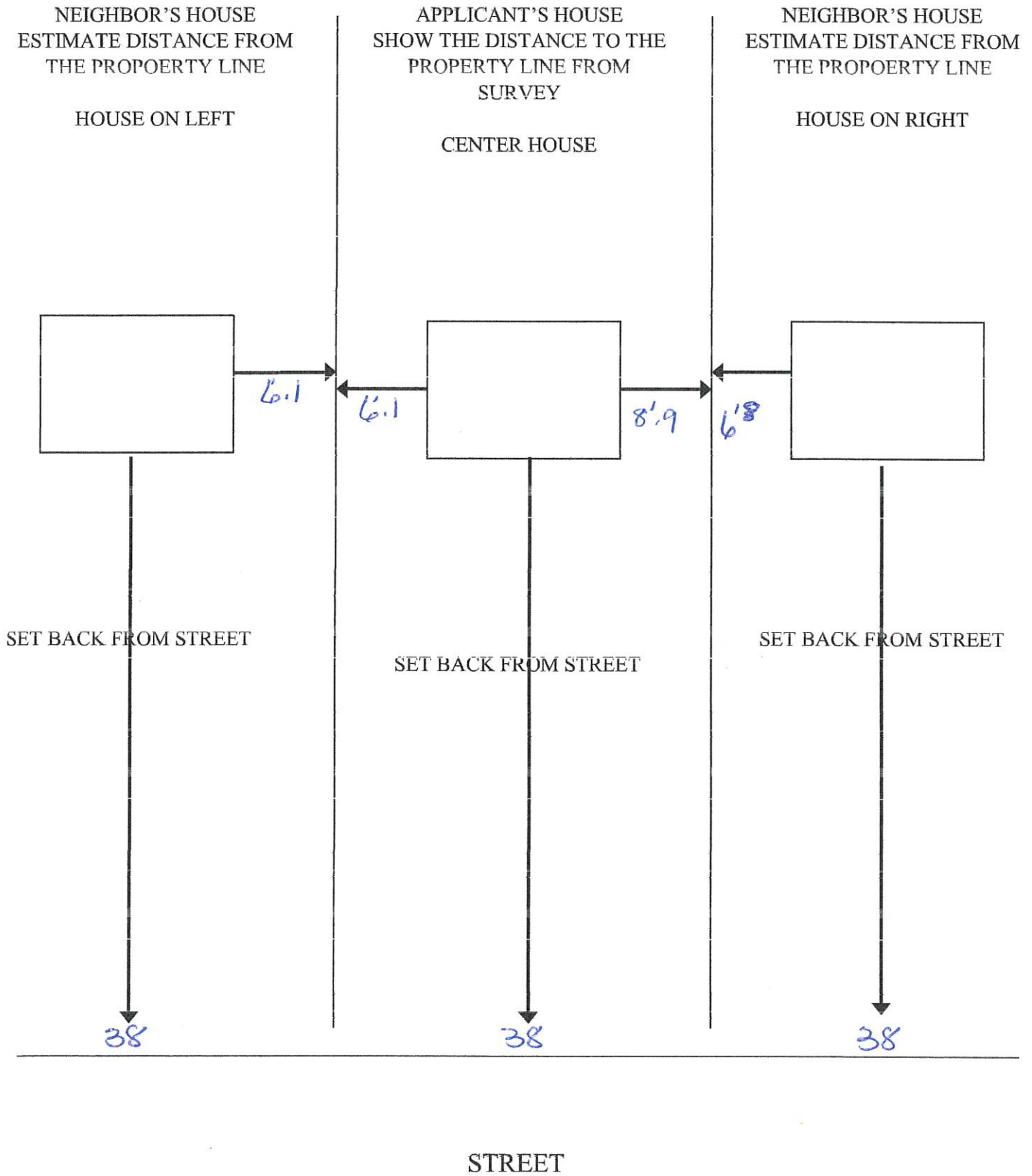
Attorney: Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_  
Fax # \_\_\_\_\_  
Email \_\_\_\_\_

Architect/Engineer: Name Scott Hulley  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_  
Fax # \_\_\_\_\_  
Email \_\_\_\_\_

Planner: Name Scott Hulley - All Right Air  
Address 372 Franklin Ave Nutley NJ 07110  
Phone # 973-768-0775  
Fax # \_\_\_\_\_

# BOARD OF ADJUSTMENT APPLICATION SITE PLAN

O INDICATES SHRUBS OR TREES  
X INDICATES FENCES





AFFIDAVIT OF SERVICE

STATE OF NEW JERSEY

COUNTY OF ESSEX

JEANENE CARLUCCI OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW, ON HIS  
OATH DEPOSED AND SAYS THAT HE OR SHE RESIDES AT  
151 LINDEN AVE VERONA NJ IN THE COUNTY OF ESSEX, AND STATE  
AND THAT HE OR SHE DID ON JUNE 12 2023 AT LEAST TEN (10) DAYS  
PRIOR TO THE HEARING DATE, GIVE PERSONAL NOTICE TO ALL PROPERTY OWNERS WITHIN 200 FEET OF THE  
PROPERTY AFFECTED LOCATED AT 151 LINDEN AVE VERONA SAID  
NOTICE WAS GIVEN BY HANDING A COPY TO THE PROPERTY OWNER OR BY SENDING SAID NOTICE BY  
CERTIFIED MAIL. COPIES OF THE REGISTERED RECEIPTS ARE ATTACHED HERETO.

NOTICES WERE ALSO SERVED UPON:

CHECK IF APPLICABLE

- ( ☒ ) CLERK OF THE VERONA OF ESSEX CTY  
( ) COUNTY PLANNING BOARD  
( ) STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 12<sup>th</sup> DAY OF JUNE 2023.

Lisa Freedman

NOTARY

Jeanene Carlucci

APPLICANT

LISA FREEDMAN  
Notary Public, State of New Jersey  
Comm. # 50202366  
My Commission Expires 08/22/2027

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY  
COUNTY OF ESSEX

JEANE NE CARLUCCI OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON  
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 151 Linden Ave, IN THE CITY OF  
VERONA IN THE COUNTY OF Essex AND STATE OF NJ AND THAT  
JEANE NE CARLUCCI 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 54 AND LOT 04 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

Lisa Freedman

NOTARY

J. Carlucci

OWNER



AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX  
STATE OF NEW JERSEY

JEANE NE CARLUCCI 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 12<sup>th</sup> DAY OF June  
2023

Lisa Freedman

NOTARY

Jane Carlucci

APPLICANT





SHEET 11

SHEET 9





# Township of Verona Zoning Permit Application For Residential Properties

Engineering-Zoning Department  
10 Commerce Court  
Verona, New Jersey 07044  
Michael DeCarlo  
Engineering Manager/Zoning Official  
Phone (973) 239-8146  
Fax (973) 239-7838  
Email: mdecarlo@veronanj.org

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: 54 Lot No: 4 Lot Area: 50 x 173.37 Sq.Ft. Zone District: \_\_\_\_\_

Street Address: 151 LINDEN AVE VERONA NJ 07044

## Applicant Information

Name: Jeanene Carlucci

Street Address: 151 Linden Ave Town: Verona State: NJ Zip: 07044

Contact Information: Phone No. 973-568-2384 Email: m.carlucci5@verizon.net

## Property Owner Information (If other than Applicant)

Name: Jeanene Carlucci

Street Address: \_\_\_\_\_ Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Contact Information: Phone No. \_\_\_\_\_ Email: \_\_\_\_\_

## Type of Project (Check all that apply)

- ☐ Addition(s) \_\_\_\_\_ Sq.Ft. ☐ Deck(s) \_\_\_\_\_ Sq.Ft. ☐ Fence (Height) \_\_\_\_\_  
☐ In-ground Pool \_\_\_\_\_ Sq.Ft. ☐ Above-Grnd. Pool \_\_\_\_\_ Sq.Ft.  
☐ Patio \_\_\_\_\_ Sq.Ft. ☐ Driveway \_\_\_\_\_ Sq.Ft. ☐ Shed(s) \_\_\_\_\_ Sq.Ft. & Height  
☐ Detached Garage \_\_\_\_\_ Sq.Ft. & Height ☐ Generator ☒ Central AC Condenser  
☐ Other (Provide Description) Moving AC condenser ☐ Project requires the removal of tree(s)

For all zoning requests other than additions please provide the following information:

- Copy of Property Survey
- Sketch that shows the location and dimensions (length, width and height) of your project on the survey.
- Indicate the distance to all property lines on your project on the survey.

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.

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

Jeanene Carlucci 4/6/23  
Signature of Owner - Applicant Date:

Zoning Permit No:

2021 - \_\_\_\_\_

2023 - \_\_\_\_\_

## For Office Use Only

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

Denied by: \_\_\_\_\_ Date: \_\_\_\_\_

Reason for Denial: \_\_\_\_\_

Rec. 5-23



MAYOR  
ALEX ROMAN  
DEPUTY MAYOR  
CHRISTINE McGRATH  
COUNCILMEMBERS  
JACK McEVOY  
CYNTHIA L. M. HOLLAND  
CHRISTOPHER H. TAMBURRO

**TOWNSHIP OF VERONA**  
COUNTY OF ESSEX, NEW JERSEY



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

May 23rd, 2023

Township of Verona Zoning Dept.  
10 Commerce Court  
Verona, NJ 07044  
Re: Zoning Permit # 2023-50

**Applicant/:** Jeanene Carluca  
**Owner** 151 Linden Avenue  
Verona, NJ 07044

**Property:** 151 Linden Avenue  
Lot 4, Block 54

**Zone:** R- 50B (Medium/High Density)

**Submittals:**

This office is in receipt of the following documents submitted for the above referenced property:

- Township of Verona Zoning Permit Application for Residential Properties, dated April 6, 2023.
- Marked Survey (1 Sheet) prepared by the applicant, received via email May 22, 2023.

**Zoning Request:**

Based upon discussion with the applicant, the zoning permit application and the plan submitted, the owner is requesting zoning approval ONLY for the installation of two (2) new HVAC units within the side yard of the property. Although the marked up survey indicates other prior improvements, this submission is only for the two (2) HVAC units. No other requests have been considered in this review.

**Zoning Decision:**

As per Sections 150-7.13 A and 150-17.4 E(2), the proposed AC units do not comply with the minimum side yard setback of 8 feet with a proposed setback of 2.5 feet and 3 feet. Therefore, a VARIANCE is required.

As per Sections 150-7.13 A, the proposed AC units are compliant to the maximum setback of 5 feet from the building with a proposed setback of approximately 0.8 feet.

The increase in impervious coverage is considered de minimis at 10.8 square feet.

Stormwater management is exempt since the increase in impervious is less than the 400 square foot threshold.

As noted on plan, no trees are proposed for removal.

Therefore, the applicants request(s) for zoning approval has been **DENIED** by this office. This application is deemed complete. Please coordinate with the Board of Adjustment Clerk for applying and scheduling this application before this Board.

**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 should variance approval be granted.
2. Any change or deviations from the plans which were provided and reviewed as part of this zoning application at this location must first be approved by the Zoning Official or Zoning Administrator prior to obtaining a construction permit. The owner/applicant should be aware that any future change may require formal application to the Verona Board of Adjustment for variance governed by the rules and conditions pursuant to N.J.S.A. 40:55D-70d.

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

Respectfully Submitted,



Marisa Tiberi  
Acting Zoning Official

cc: Marcie Maccarelli – via email  
Kelly Lawrence – via email  
Kristin Spatola – via email  
Thomas Jacobsen – via email  
Terry Feret – via email  
Denise Pedicini – via email  
Sarfeen Tanweer – via email