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DEPARTMENT OF PUBLIC WORKS
10 COMMERCE COURT
VERONA, NEW JERSEY 07044

November 3rd, 2023

Township of Verona Zoning Dept.
10 Commerce Court
Verona, NJ 07044

Re: Zoning Permit # 2023-201 - DENIAL

Applicant: Built Right Builders LLC
381 St. Nicholas Avenue
Haworth, NJ 07641

Owner: Sandy Afflitto
15 West Lincoln Street
Verona NJ 07044

Property: 15 West Lincoln Street
Lot 9, Block 85

Zone: R- 50 (High Density)

Submittals:

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

- Township of Verona Zoning Permit Application, received 10-26-2023
- Marked up Survey received via email 11-3-2023

Zoning Request:

Based upon the zoning permit application and the mark up survey submitted, the owner is requesting zoning approval to install a 48 inch by 25 inch by 29 inch generator within the side yard. No other improvements have been requested or shown and therefore have not been considered in this review.

Zoning Decision:

As per Section 150-7.13 A, the generator must be a maximum of 5 feet from the structure it serves. The applicant indicates the generator will be 2 foot from the structure it serves. This is compliant.

As per Section 150-7.13 B, generators are not permitted in side yards. The applicant is proposing the generator in the north side yard with a proposed side yard setback of 4 feet. **A variance is required.**

The Applicant has confirmed no trees will be removed.

This application does not require engineering review and approval.

Therefore, the applicants request(s) for zoning approval has been **DENIED** by this office.

Note:

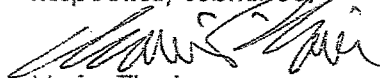
1. No electrical, plumbing or building codes were reviewed as part of this application. Please coordinate with the Township of Verona Construction/Building Department for any required permits and or inspections which may be required.
2. Any change or deviations from the plans which were provided and reviewed as part of this zoning permit 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 contact the Township of Verona Board of Adjustment Acting Secretary to obtain the necessary Zoning Board of Adjustment application, notice requirements and associated fees and for scheduling this application before the Board of Adjustment.

Note: All zoning permits expire in one (1) year from the date of the approval.

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

Respectfully Submitted,



Marisa Tiberi
Acting Zoning Official

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