

TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION

DATE APPLICATION 11-10-2023

CASE # 2023-15

PROPERTY ADDRESS 15 W. Lincoln St.

BLOCK 85 LOT 9

ZONE _____

APPLICANT'S NAME Built Right Builders LLC

Bonnie Borghi

PHONE # 201-446-5241

CELL PHONE # same

EMAIL builtright+service@gmail.com

PROPERTY OWNER'S NAME Walter Afflito

PROPERTY OWNER'S ADDRESS 15 W. Lincoln St.

PROPERTY OWNER'S PHONE # _____

CELL # 973-865-8085

PROPERTY OWNER'S EMAIL sandyaff372@gmail.com

RELATIONSHIP OF APPLICANT TO OWNER contractor for generator

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Install 22kw Generac whole house generator on
side yard.

CONTRARY TO THE FOLLOWING:

No generators are permitted in side yards
Section 150-7.13.B

LOT SIZE: EXISTING 48x136.39 PROPOSED _____ TOTAL _____

HIEGHT: EXISTING _____ PROPOSED _____

PERCENTAGE OF BUILDING COVERAGE: EXISTING _____ PROPOSED _____

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING _____ PROPOSED _____

PRESENT USE _____ PROPOSED USE _____

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	_____	<u>25.29</u>	_____
REAR YARD	_____	_____	_____
SIDE YARD (1)	_____	<u>8.23</u>	_____
SIDE YARD (2)	_____	<u>9.25</u>	_____

DATE PROPERTY WAS ACQUIRED 1976

TYPE OF CONSTRUCTION PROPOSED:

Whole house generator

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

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

Where generator will be located there is a bank next door. Owner's daughter has 2 autistic children that need care. 80 year old father lives there on oxygen.

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

There is no house next to the area where generator will be placed. To be located in rear of yard would put a financial hardship on the owner.

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:

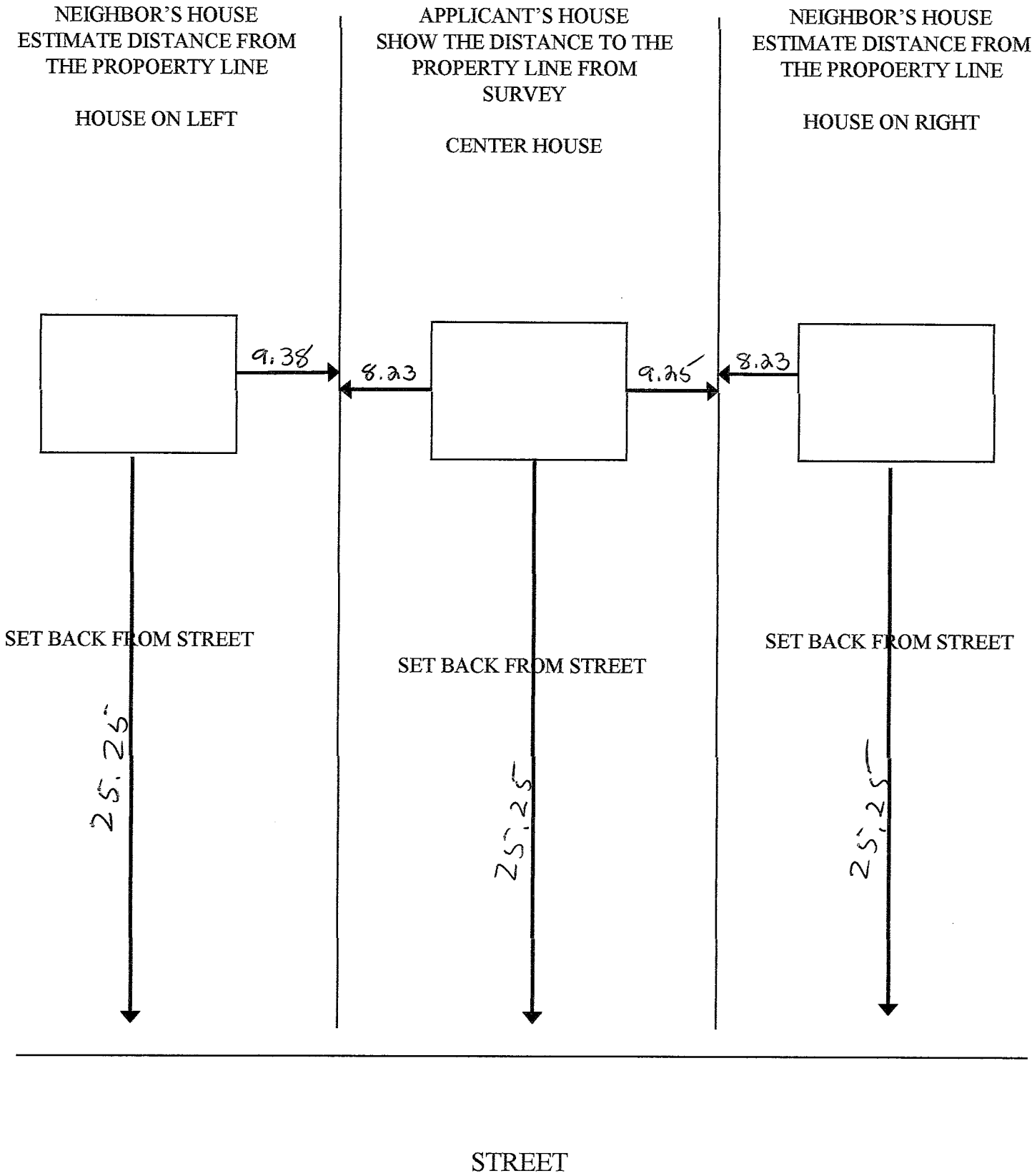
Attorney: Name _____
 Address _____
 Phone # _____
 Fax # _____
 Email _____

Architect/Engineer: Name _____
 Address _____
 Phone # _____
 Fax # _____
 Email _____

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

BOARD OF ADJUSTMENT APPLICATION SITE PLAN

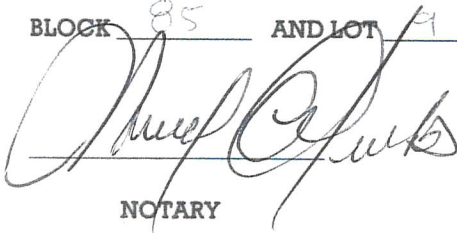
O INDICATES SHRUBS OR TREES
X INDICATES FENCES

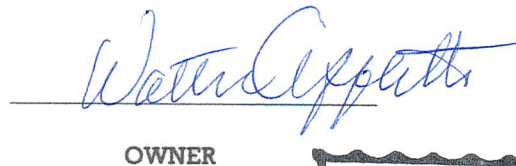


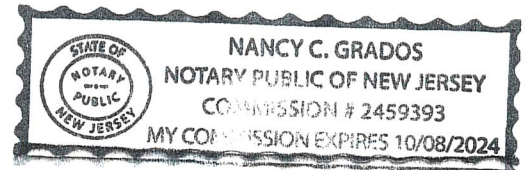
AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

Nancy C Grados OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 15 W. Lincoln St, IN THE CITY OF
Verona IN THE COUNTY OF Essex AND STATE OF New Jersey AND THAT
Walter Affelito 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 85 AND LOT 9 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.


NOTARY

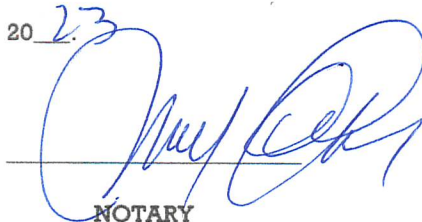

OWNER



AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX
STATE OF NEW JERSEY

WALTER Affelito 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 7th DAY OF November

20 23

NOTARY


APPLICANT

AUTHORIZATION

IF ANYONE OTHER THAN THE OWNER IS MAKING THIS APPLICATION, THE FOLLOWING AUTHORIZATION MUST BE EXECUTED.

TO THE BOARD OF ADJUSTMENT

BONNIE Borghi IS AUTHORIZED TO MAKE THE WITHIN APPLICATION.

SWORN AND SUBSCRIBED BEFORE ME THIS 10th DAY OF November 2023.

[Signature] [Signature]

NOTARY

APPLICANT

