

**TOWNSHIP OF VERONA  
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION July 14, 2025 CASE # \_\_\_\_\_

PROPERTY ADDRESS 12 Highland Terrace, Verona, NJ 07044

BLOCK 805 LOT 4 ZONE R-50

APPLICANT'S NAME Jason Tannenbaum

PHONE # \_\_\_\_\_ CELL PHONE # 215-962-5302

EMAIL JMT9779@Gmail.com

PROPERTY OWNER'S NAME Jason Tannenbaum

PROPERTY OWNER'S ADDRESS 12 Highland Terrace, Verona, NJ 07044

PROPERTY OWNER'S PHONE # \_\_\_\_\_ CELL # 215-962-5302

PROPERTY OWNER'S EMAIL JMT9779@Gmail.com

RELATIONSHIP OF APPLICANT TO OWNER Self

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:  
Install small fence support masonry block wall to alleviate erosion and grade differential  
issue.

CONTRARY TO THE FOLLOWING:  
Impervious area constraints.

LOT SIZE: EXISTING 7,500 SF PROPOSED \_\_\_\_\_ TOTAL \_\_\_\_\_

HIEGHT: EXISTING \_\_\_\_\_ PROPOSED \_\_\_\_\_

PERCENTAGE OF BUILDING COVERAGE: EXISTING 23.8% PROPOSED N/A

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 47.5% PROPOSED 48.5%

PRESENT USE \_\_\_\_\_ PROPOSED USE \_\_\_\_\_

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>34.65'</u>	<u>34.65'</u>	<u>34.65'</u>
REAR YARD	<u>30.00'?</u>	<u>77.81'</u>	<u>77.81'</u>
SIDE YARD (1)	_____	<u>12.63'</u>	<u>12.63'</u>
SIDE YARD (2)	_____	<u>11.05'</u>	<u>11.05'</u>

DATE PROPERTY WAS ACQUIRED 01/24/22

TYPE OF CONSTRUCTION PROPOSED:  
Small fence support masonry block wall.

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

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

NUMBER OF DWELLING UNITS: EXISTING 1 PROPOSED 1

NUMBER OF PARKING SPACES: EXISTING \_\_\_\_\_ PROPOSED \_\_\_\_\_

History of any previous appeals to the Board of Adjustments and the Planning Board  
Not aware of any.

What are the exceptional conditions that warrant relief from compliance with the Zoning Ordinance?  
Erosion mitigation, grade differential resolution, and fence support.

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 a small exposed grade difference along the property line (avg. 4"), subject to erosion, etc. This existing condition requires a small row of masonry blocks to address and to also provide fence support to a proposed fence. This results in a nominal increase in impervious area (79.68 SF). It is worth noting that the property already contains a large drywell system (695 gallons of storage) to manage on site storm water. The added benefit of the drywell system will assist in easing/offsetting the impact of the impervious area increase.

History of any deed restrictions:  
No.

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.

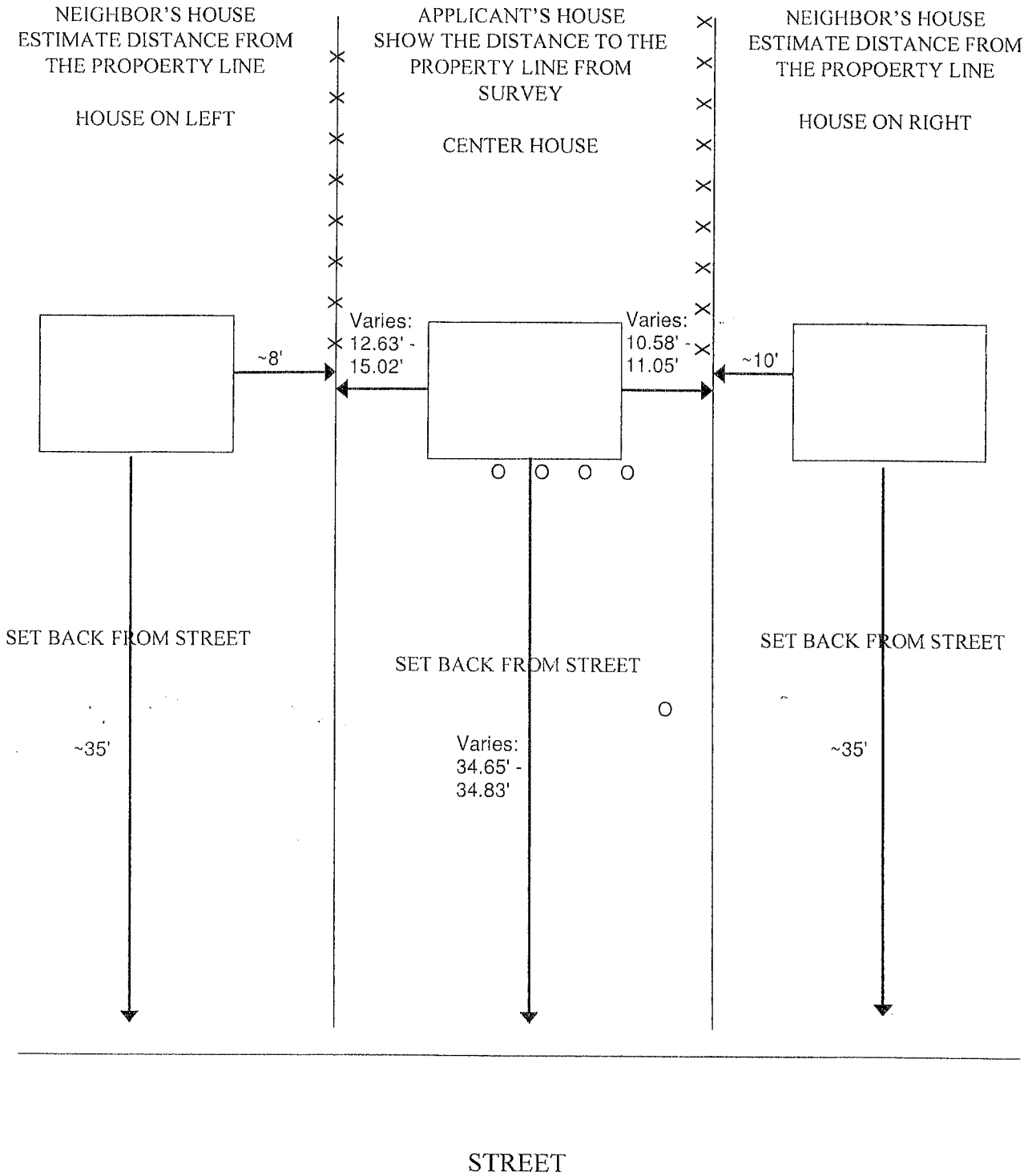
A copy of any conditional contract relating to this application must be filed with this application.

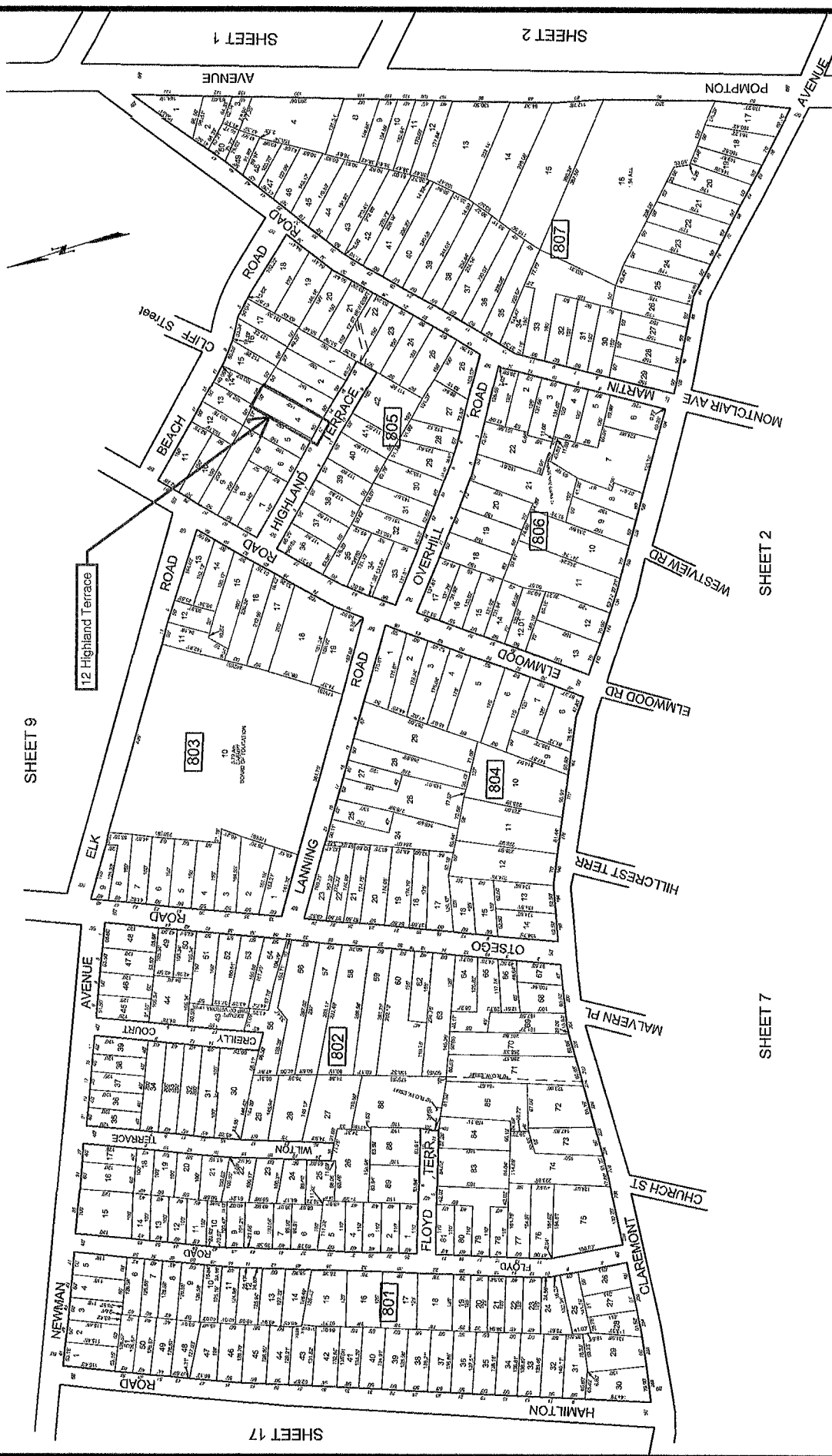
If the applicant is a corporation or partnership, the names, addresses and phone numbers of those owning a 10% or greater interest in the corporation shall be provided.

Name <u>N/A</u>	Address _____	Phone # _____
Name <u>N/A</u>	Address _____	Phone # _____
Name <u>N/A</u>	Address _____	Phone # _____
Name <u>N/A</u>	Address _____	Phone # _____

BOARD OF ADJUSTMENT APPLICATION SITE PLAN

O INDICATES SHRUBS OR TREES  
X INDICATES FENCES





THIS MAP HAS BEEN GIVEN A  
FORMAL CERTIFICATION BY THE  
DIVISION OF TAXATION ON  
NOVEMBER 27, 1950, SIGNED BY  
JAMES M. HELB, P.E., P.L.S., P.P.,  
TOWNSHIP ENGINEER  
TIFANY A. FIELDS  
ASSIGNED SERIAL NUMBER 1507

BRIDGE COUNTY  
LOCAL P. 107

DATE: JANUARY 1, 1971

HOW JUDICED  
NOVEMBER 27, 1950

TAX MAP  
TOWNSHIP OF VERONA

JAMES M. HELB, P.E., P.L.S., P.P.  
NEW JERSEY LICENSE NO. 14722  
TOWNSHIP ENGINEER  
VERONA, N.J. 07066-7094

TO SHOW CONDITIONS AS OF NOVEMBER 20, 1974

THIS MAP HAS BEEN GIVEN A  
FORMAL CERTIFICATION BY THE  
DIVISION OF TAXATION ON  
NOVEMBER 27, 2015, SIGNED BY  
JUDY P. MILLER AND  
TIFFANY A. FIELDS  
ASSIGNED SERIAL NUMBER 1067

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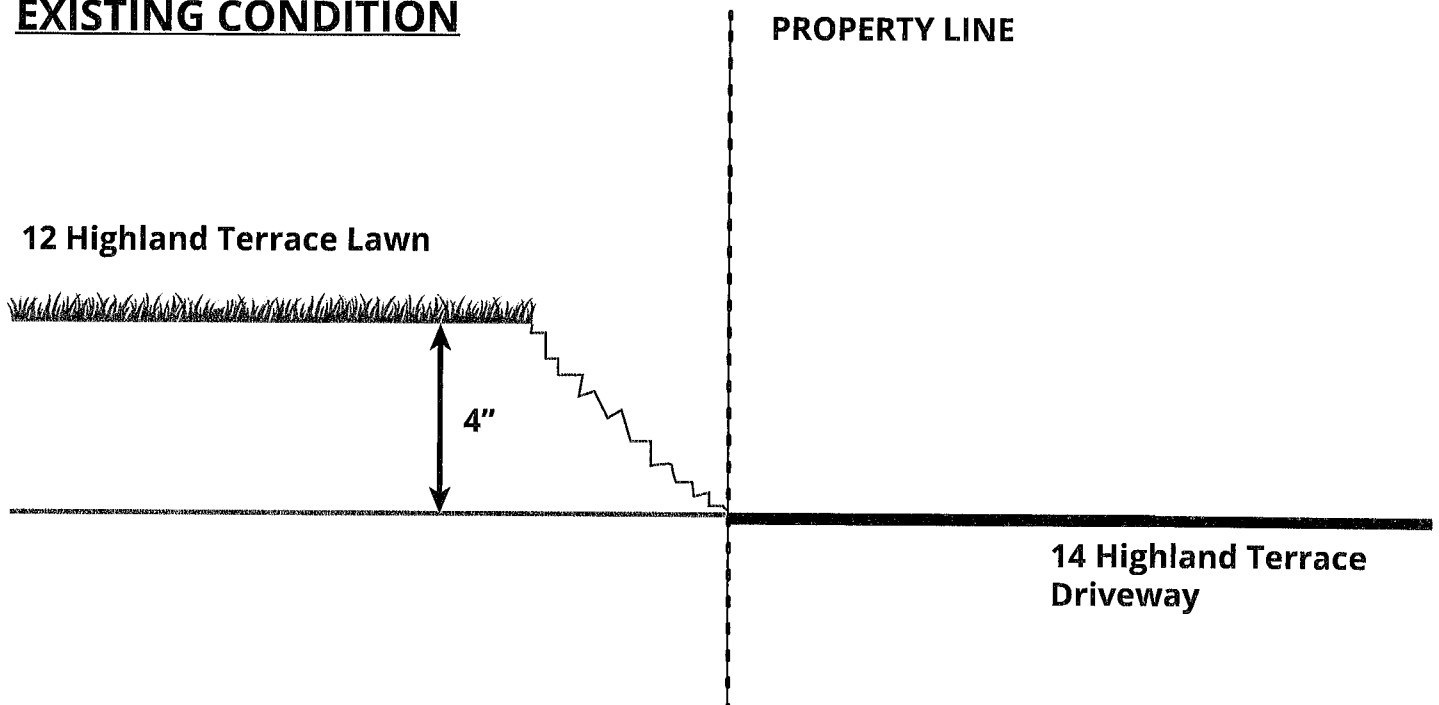
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# 12 Highland Terrace Cross Section

## EXISTING CONDITION



## PROPOSED CONDITION

