

**TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION 5-27-2025

CASE # 2025-07

PROPERTY ADDRESS 2 Balston Dr. Verona N.J. 07044

BLOCK 1802 LOT 9 ZONE R-70

APPLICANT'S NAME Kenton M Gerlach

PHONE # _____ CELL PHONE # 973-699-3610

EMAIL gerlachkenton56@gmail.com

PROPERTY OWNER'S NAME Kenton M Gerlach

PROPERTY OWNER'S ADDRESS 2 Balston Dr. Verona N.J. 07044

PROPERTY OWNER'S PHONE # _____ CELL # 973-699-3610

PROPERTY OWNER'S EMAIL gerlachkenton56@gmail.com

RELATIONSHIP OF APPLICANT TO OWNER Self

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Install 6' high black metal fence behind existing hedgerow on Lakeside avenue frontage.

CONTRARY TO THE FOLLOWING:

Code 150-7-3B

LOT SIZE: EXISTING _____ 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>10</u>	<u>0</u>	<u>10</u>
REAR YARD	_____	_____	_____
SIDE YARD (1)	_____	_____	_____
SIDE YARD (2)	_____	_____	_____

DATE PROPERTY WAS ACQUIRED May 1997

TYPE OF CONSTRUCTION PROPOSED:

N/A

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

N/A

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

NUMBER OF DWELLING UNITS: EXISTING N/A PROPOSED

NUMBER OF PARKING SPACES: EXISTING N/A PROPOSED

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

N/A

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

See Attachment

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

The property is bordered by 6' fencing previously installed by neighbors. The new fencing will be obscured ten foot Arborvitae on all visible sides.

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.

Name	N/A	Address	2 Balston Dr.	Phone #	
Name		Address		Phone #	
Name		Address		Phone #	
Name		Address		Phone #	

Exceptional Conditions for compliance relief

My property borders Lakeside Avenue which is a direct route to Rt. 280 making the property an attractive target for criminals. The property sees considerable out of town traffic attributed to Verona Park. Trespassers could easily access the property undetected from Lakeside Avenue. A six foot fence would afford my family a degree of security it presently lacks.

I own two dogs that I am reluctant to let enjoy our yard because of automobile and pedestrian traffic. The fencing will ensure the safety of my dogs and my neighbors.

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

Attorney:

Name N/A

Address _____

Phone # _____

Fax # _____

Email _____

Architect/Engineer:

Name N/A

Address _____

Phone # _____

Fax # _____

Email _____

Planner:

Name N/A

Address _____

Phone # _____

Fax # _____

BOARD OF ADJUSTMENT APPLICATION SITE PLAN

O INDICATES SHRUBS OR TREES
X INDICATES FENCES

NEIGHBOR'S HOUSE
ESTIMATE DISTANCE FROM
THE PROPOERTY LINE

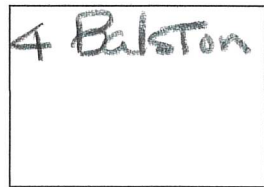
HOUSE ON LEFT

APPLICANT'S HOUSE
SHOW THE DISTANCE TO THE
PROPERTY LINE FROM
SURVEY

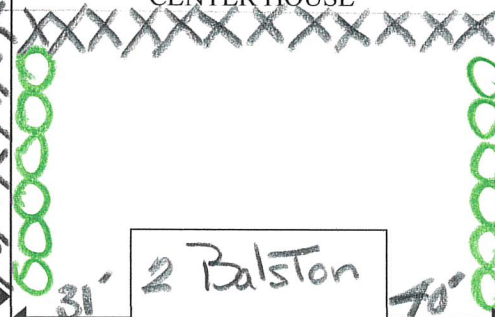
CENTER HOUSE

NEIGHBOR'S HOUSE
ESTIMATE DISTANCE FROM
THE PROPOERTY LINE

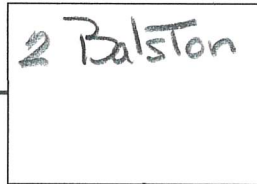
HOUSE ON RIGHT



12'

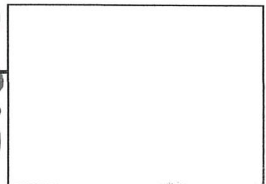


31'



70'

Lakeside Ave.



SET BACK FROM STREET

SET BACK FROM STREET

SET BACK FROM STREET

Balston dr.
STREET

AFFIDAVIT OF OWNERSHIP

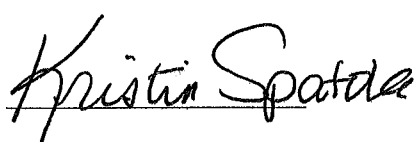
STATE OF NEW JERSEY
COUNTY OF ESSEX

Kenton M Gerlach

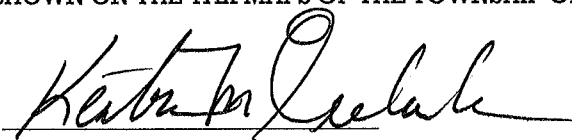
OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 2 Balston Dr., IN THE CITY OF
Verona IN THE COUNTY OF Essex AND STATE OF N.J. AND THAT

Kenton M Gerlach

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 1802 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

Kenton M Gerlach

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 27 DAY OF May

2025

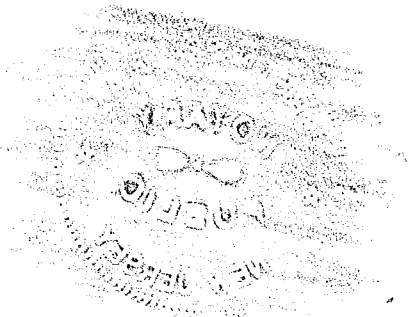


NOTARY



APPLICANT

KRISTIN SPATOLA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Jan. 15, 2026



n Gate (EOGF44202A-BK)
1-BK)
ccent Gate (EOGF44202A-BK)
6BK) and EOL-6K Ornamental Resil Latch



TOP IMAGE: E04200.BK with 2"









KEY MAP

DATE	BY	REVISIONS	SHEET	BLOCK
12/20/18	SP. CLAY		5022	

I HEREBY CERTIFY THAT THIS MAP HAS BEEN REVIEWED UNDER MY PERSONAL SUPERVISION AND COMPLETES WITH THE LAWS OF THE STATE OF NEW JERSEY.

[Signature]
 JAMES M. HELB, P.E., P.L.S., P.P.
 10 COMMERCIAL COURT
 VERONA, N.J. 07066
 TEL: 973-267-2472

TO CLAY, PROFESSIONAL LAND SURVEYOR
 ALL LICENSE NO. 34062

DATE

- NOTES
1. THE AERIAL BOUNDARIES AND EMBODIMENT SHOWN ARE BASED ON THE AERIAL PHOTOGRAPHY AND THE SERVICE, AERIAL, SURVEY AND AERIAL PLANS FOR ASSIGNMENT PURPOSES ONLY.
 2. THIS IS A REDUCED COPY OF THE TAX MAP DATED JAN 1, 2017. THE APPROVED ORIGINAL IS ON FILE IN THE OFFICE OF THE SURVEYOR.

- LEGEND
- KEY SHEET
 - 5 DETAIL SHEET NUMBER
 - 101 BLOCK NUMBER
 - SHEET LIMIT
 - BLOCK LIMIT
 - TOWNSHIP BOUNDARY
 - DETAIL SHEET
 - 101 BLOCK NUMBER
 - 2 LOT NUMBER

I HEREBY CERTIFY THAT THIS MAP AND THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW JERSEY.

JAMES M. HELB, P.E., P.L.S., P.P. NO. 24272 DATE & SEAL

THIS TAX MAP REPRESENTS THE TAX MAP APPROVED MAY 2, 2018

TAX MAP

TOWNSHIP OF VERONA
 ESSEX COUNTY, NEW JERSEY

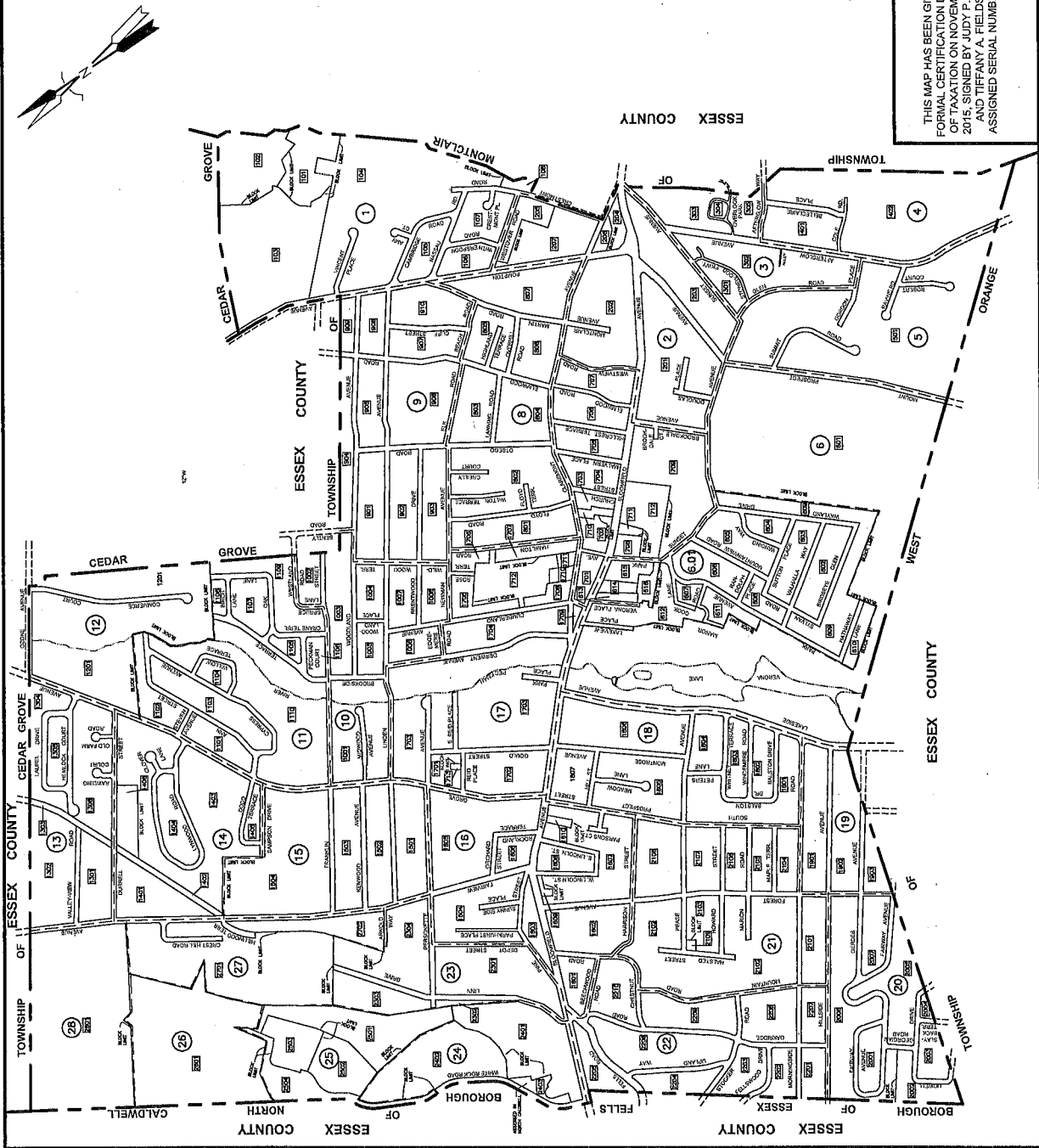
SCALE 1"=500' PREPARED BY JANUARY 1, 2017

JAMES M. HELB, P.E., P.L.S., P.P.

NEW JERSEY STATE DEPARTMENT OF TREASURY
 TOWNSHIP BARRIERS
 10 COMMERCIAL COURT
 VERONA, N.J. 07066
 TEL: 973-267-2472

TO SHOW CONDITIONS AS OF DECEMBER 2018

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



KEY MAP