

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

**TOWNSHIP MANAGER**  
**KEVIN O'SULLIVAN**  
**TOWNSHIP CLERK**  
**JENNIFER KIERNAN**



**DEPUTY MANAGER**

**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

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

(973) 239-3220  
WWW.VERONANJ.ORG

**Zoning Office      880 Bloomfield Avenue, Verona, NJ 07044      973-857-4772**

November 12, 2025

**ZONING PERMIT:**      2025-174 - **Denied** – Mini-Split Units (2)

**APPLICANT/OWNER:** Andrew Burger  
63 Pease Avenue  
Verona, NJ 07044

**PROPERTY:**      63 Pease Avenue; Block 2107, Lot 9

**ZONE:**      R-50 (High Density Single Family)

**SUBMITTALS:**

- Township of Verona Zone Permit Application for Residential Properties;
- Survey by Anthony J. Manno, PLS, PP., signed and sealed, dated March 21, 1994

**ZONING REQUEST:**

Based on the zoning permit application and the survey submitted, the applicant is requesting zoning approval for the installation of a two new wall mounted mini-split units. No other requests have been submitted or shown and therefore have not been considered in this departments review.

**ZONING DECISION:**

- Per § 150-17.5 R-50 (High-Density Single-Family) Zone District;
- Per § 150-17.5 D. (1) Minimum lot size: 5,000 SF, with existing 14,885 square feet – Compliant;
- Per Section 150-17.5 D (2) the Lot width is 50 feet; with existing 65 feet - Compliant;
- Per Section 150-17.5 D (3) Maximum lot coverage: 30%; existing is 1,359 square feet – Compliant;
- Per Section 150-17.5 D (4) Maximum improved lot coverage: 40%; existing is 37.7% or 2,467 square feet; proposed is 37.9% or 2,476 square feet – Compliant;
- Per § 150-7.13 No mechanical equipment shall be located within a required minimum yard requirement and shall not extend more than five feet from the

structure for which they serve; Both units proposed as hanging on wall of the existing dwelling – Compliant – Please note units should installed according to manufacturer's specifications;

- **Unit#1 - Compliant**

- Per Section 150-17.5 F. (1) Minimum side yard setback (one): eight feet; proposed as 23 feet from the SW side property line;
- Per Section 150-17.5 F (2) Minimum rear yard setback: 10 feet; proposed is 152 $\pm$  feet from the rear property line – Compliant;
- Unit is proposed as 18 $\pm$  inches off grade;

- **Unit#2 – A Variance is Required**

- Per Section 150-17.5 F. (1) Minimum side yard setback (one): eight feet; proposed as 5 $\pm$  feet from the SW side property line – **A Variance is Required;**
- Per Section 150-17.5 F (2) Minimum rear yard setback: 10 feet; proposed is 161 $\pm$  feet from the rear property line – Compliant;
- Unit is proposed as 18 $\pm$  inches off grade

- No trees are showing as being removed.
- The proposed limit of disturbance is below 5000 SF; HEPSCD certification will not be required;
- This submission will not require Engineering or Stormwater review as the net area of disturbance is under 400 square feet;

Therefore, the applicant's request has been **APPROVED** by this office.

**Please Note:**

1. All zoning permits expire in one (1) year from the date of the approval;
2. 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.
3. Any change or deviations from the plans/renderings 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. 40:55D70d.

Respectfully Submitted,



**Kathleen Miesch**

Zoning Official

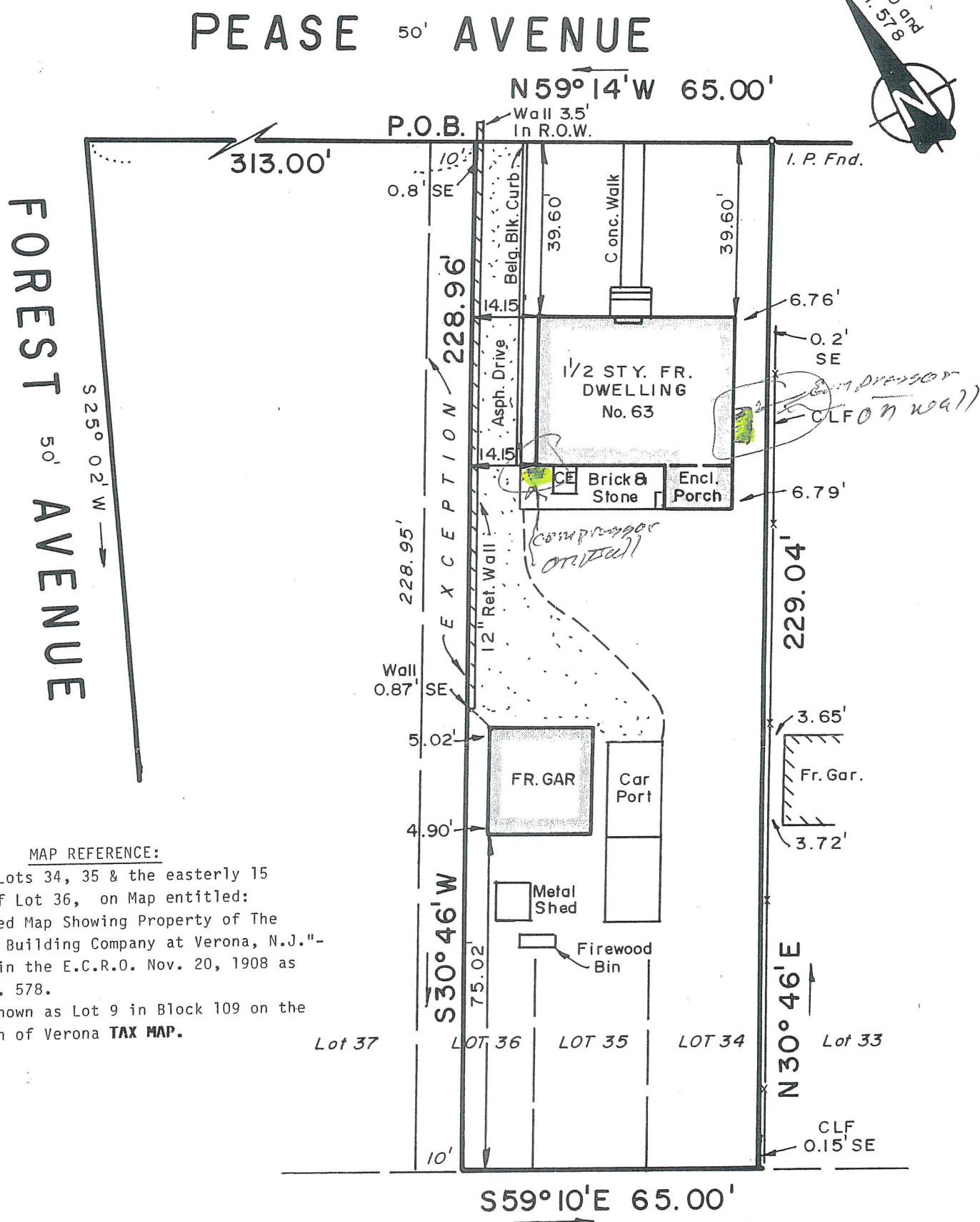
[kmiesch@VeronaNJ.org](mailto:kmiesch@VeronaNJ.org)

cc: DeeDee Carpinelli



THIS CERTIFICATION IS MADE ONLY TO THE NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. THIS SURVEY IS INVALID WITHOUT THE EMBOSSED SEAL OF THE SURVEYOR. SUBJECT TO ALL EASEMENTS OR RIGHTS-OF-WAY OF RECORD.

DEED and  
F.M. 578



Being Lots 34, 35 & the easterly 15  
feet of Lot 36, on Map entitled:  
"Amended Map Showing Property of The  
Modern Building Company at Verona, N.J."-  
Filed in the E.C.R.O. Nov. 20, 1908 as  
Map No. 578.

Also known as Lot 9 in Block 109 on the  
Borough of Verona **TAX MAP.**

- OF **SURVEY** OF -  
**PROPERTY**  
ANDREW J. BURGER AND ANGELA BURGER, H/W  
BOROUGH OF VERONA ESSEX COUNTY, NEW JERSEY

SCALE: 1" = 30'

MARCH 21,

# ANTHONY J. MANNO

PROFESSIONAL LAND SURVEYOR & PLANNER  
543 POST AVE, LYNDHURST, N.J. 07071  
TEL (201) 438-7454 FAX (201) 460-0132

RECEIVED  
SEP 17 2025

BY: Dme

**CERTIFIED TO:** Andrew J. and Angela Burger, H/W; Security Title and Guaranty Company; Omni Title Agency, Inc.; Kathleen G. Martin, Esq.; Midcoast Mortgage Corp., its successors and/or assigns, as their interest may appear.

and/or assigns, as their interest may appear.

Anthony J. Manno N.J.L.S. #13907

Kathleen  
re Viewed  
Original

TITLE NO. 2552