

**TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION December 29, 2025

CASE # 2026-05

PROPERTY ADDRESS 257 Pompton Avenue

BLOCK 104 LOT 1 ZONE _____

APPLICANT'S NAME Brian Aloia

PHONE # 973-714-3428 CELL PHONE # 973-714-3428

EMAIL brian@aloialawfirm.com

PROPERTY OWNER'S NAME Brian Aloia

PROPERTY OWNER'S ADDRESS 16 Hathaway Lane, Verona NJ 07044

PROPERTY OWNER'S PHONE # 973-714-3428 CELL # 973-714-3428

PROPERTY OWNER'S EMAIL brian@aloialawfirm.com

RELATIONSHIP OF APPLICANT TO OWNER Self

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Approval to amend previous approval provided by the Township on this property seeking the reduction of 3 parking spots - from 20 to 16 in accordance with the requested revision of the State of New Jersey Department of Transportation.

CONTRARY TO THE FOLLOWING:

Previous approval granted.

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 _____

REAR YARD _____

SIDE YARD (1) _____

SIDE YARD (2) _____

DATE PROPERTY WAS ACQUIRED December 30, 2024

TYPE OF CONSTRUCTION PROPOSED:

Two story, commercial law office first floor, second floor two - 2 bedroom, 2 bath and one 1 bedroom, 1 bath apartments.

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

No appeals - application previously granted and looking to amend based upon requirement of State of New Jersey Department of Transportation.

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

Property is unique in shape and size. Proposed project is appropriate for location and will improve area.

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

Parking should be adequate based upon anticipated use of property. Therefore the reduction of ~~14~~ parking spots to improve the safety of entering and exiting the property is not only not a substantial detriment but a slightly modified improvement to the previous plan approved.

History of any deed restrictions:

None

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 16 Hathaway Lane | Phone # _____ |
| Name _____ | Address _____ | Phone # _____ |
| Name _____ | Address _____ | Phone # _____ |
| Name _____ | Address _____ | Phone # _____ |

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

Attorney: Name None

Address _____

Phone # _____

Fax # _____

Email _____

Architect/Engineer: Name Not appearing on this amendment request

Address _____

Phone # _____

Fax # _____

Email _____

Planner: Name _____

Address _____

Phone # _____

Fax # _____

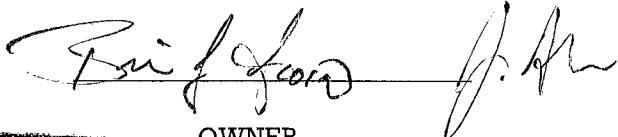
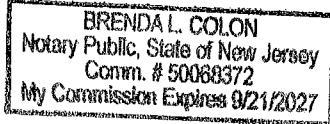
AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

Brian J. Aloia and Janine Aloia OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 16 Hathaway Lane, IN THE CITY OF
Verona IN THE COUNTY OF Essex AND STATE OF New Jersey AND THAT
Brian Aloia 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 104 AND LOT 1 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.



NOTARY



OWNER

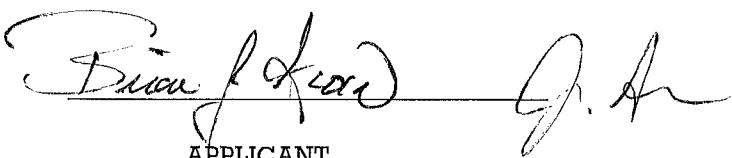
AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX
STATE OF NEW JERSEY

Brian J. Aloia and Janine Aloia 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 29 DAY OF December
20 25



NOTARY



APPLICANT

