

RESOLUTION 2021-15

IN THE MATTER OF THE APPLICATION

OF

KATHRYN ZACCONE

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

WHEREAS, Kathryn Zaccone (the "Applicant") is the owner of property located at 8 Ann Street, Verona, New Jersey, said property also being known as Block 1101, Lot 17 (the "Property"), which is located in an R-60 (Medium Density) Single Family Residential Zone;

WHEREAS, the Applicant filed an application with the Verona Zoning Board of Adjustment (the "Board") requesting the approval of two bulk variances pursuant to N.J.S.A. 40:55D-70(c) to widen and extend the existing bituminous driveway at the Property;

WHEREAS, the Applicant requested two bulk variances from the maximum permitted driveway width requirement where a maximum width of 20 feet is permitted pursuant to Verona Chapter 150-5.3.F and a driveway width of 24 feet is proposed and from the maximum permitted curb cut width requirement where a maximum curb cut width of 16 feet is permitted pursuant to Verona Chapter 150-12.4.B.2 and a curb cut width of 24 feet is proposed; and

WHEREAS, the Board, after carefully considering the evidence presented by the Applicant at public hearings conducted on March 11, 2021 and April 8, 2021 and giving due consideration to any questions and/or comments having been raised by residents who were properly notified, and having made the following factual and general findings:

- (1) The subject property is located in a R-60 (Medium Density) Single Family Residential Zone;
- (2) The Applicant seeks to widen and extend the existing bituminous driveway at the Property;
- (3) Chapter 150-5.3.F of the Township of Verona Zoning Ordinances permits a maximum driveway width of 20 feet and a driveway width of 24 feet is proposed prompting the need for variance relief of 4 feet;
- (4) Chapter 150-12.4.B.2 of the Township of Verona Zoning Ordinances permits a maximum curb cut width of 16 feet and a curb cut width of 24 feet is proposed prompting the need for variance relief of 8 feet;
- (5) Applicant Kathryn Zaccone was sworn and began to present testimony in support of the application;

- (6) Kathryn Zaccone started by explaining the proposed improvements which would include a new paver walkway up to the entrance of the existing dwelling and a driveway which would adjoin the paver walkway which will be 24 feet wide;
- (7) Kathryn Zaccone further stated that the proposed improvements would require variance relief from the maximum permitted driveway width requirement which permits a maximum driveway width of 20 feet; and
- (8) After discussion with the Verona Zoning Officer Michael DeCarlo regarding whether the curb cut would be widened during the course of Verona re-paving Ann Street in the near future Kathryn Zaccone requested an additional variance for maximum permitted curb cut width and proposed a curb cut width of 24 feet to line up with the proposed driveway.

AND WHEREAS, the Board having made the following legal and general conclusions:

- (1) The proposal to widen and extend the existing bituminous driveway at the Property will be an appropriate improvement to the subject property;
- (2) The proposal to widen and extend the existing bituminous driveway at the Property will advance the purposes of the Municipal Land Use Law in that it will enable the Applicant to enhance the use of the subject property and will improve the aesthetics of the same, thereby promoting the general welfare of the Township and its residents;
- (3) The benefits of allowing the applicant to widen and extend the existing bituminous driveway at the Property outweigh any detriments;
- (4) The proposal to widen and extend the existing bituminous driveway at the Property will be an upgrade of the property that will not adversely affect the intent or purpose of the zone plan; and
- (5) The proposal to widen and extend the existing bituminous driveway at the Property will not cause a substantial detriment to the public good.

NOW THEREFORE, be it resolved by the Board of Adjustment of the Township of Verona that the Applicant's proposal to widen and extend the existing bituminous driveway at the Property and for the approval of two bulk variances pursuant to N.J.S.A. 40:55D-70(c) from the maximum permitted driveway width requirement where a maximum width of 20 feet is permitted pursuant to Verona Chapter 150-5.3.F and a driveway width of 24 feet is proposed and

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from the maximum permitted curb cut width requirement where a maximum width of 16 feet is permitted pursuant to Verona Chapter 150-12.4.B.2 and a curb cut width of 24 feet is proposed with regard to the property located at 8 Ann Street, Block 1101, Lot 17, based upon the testimony taken on March 11, 2021 and April 8, 2021, be granted, subject to the following conditions:

- (1) The Applicant shall be bound by the content of her testimony as if this testimony was incorporated herein;
- (2) All construction shall be completed in accordance with the plans submitted and/or the testimony of the Applicant; and
- (3) The approvals granted herein shall expire unless construction is begun within two years of the date of the memorializing resolution.

IN THE MATTER OF THE APPLICATION OF
KATHRYN ZACCONE
8 ANN STREET
BLOCK 1101 LOT 17

VOTE : TO GRANT

AYES

PAT LISKA
SCOTT WESTON, VICE CHAIRMAN
LARRY LUNDY
PAUL MATHEWSON, ALT#2

NAYS

DANIEL MCGINLEY,
CHAIRMAN
CHRISTY DIBARTOLO

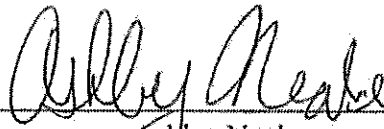
ABSTENTIONS

GENEVIEVE
MURPHY-
BRADACS



Dan McGinley
CHAIRMAN

The foregoing is a true copy of a resolution adopted by the Board of Adjustment at their meeting on April 8, 2021 and memorialized on May 13, 2021.



Ashley Neale
Board of Adjustment Secretary