

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY



BOARD OF ADJUSTMENT AGENDA

REGULAR MEETING

7:30 P.M.

August 14, 2025

VERONA COMMUNITY CENTER BALLROOM
880 BLOOMFIELD AVENUE, VERONA, NJ 07044
This Meeting is In-Person Only

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. STATEMENT re: OPEN PUBLIC MEETINGS ACT

D. ROLL CALL

E. APPROVAL OF MINUTES:

1. Minutes from Regular Meeting of July 10, 2025

F. RESOLUTIONS:

1. **Memorialization of Resolution BOA 2025-05 Application 2025-058: 40 Elmwood Road; Block 706, Lot 3- R-60 Zone.** Granting approval to install rear two-story addition with full basement and a 186 square foot deck with conditions as agreed upon by the applicant and further conditioned by the Board.

G. NEW BUSINESS

1. **Application #2025-04 – 271 Grove Ave, Block 1201, Lot 11, C-2 – Carried from the July 10, 2025 hearing. Applicant requests to be carried to the September 18, 2025 meeting with no new notice required.** Applicant is seeking approval to extend their current gym use into an adjacent suite within the existing business location.
 - Per § 150-13.3 A. No existing building or premises containing any nonconforming use as permitted by this chapter shall be enlarged, extended, reconstructed or structurally altered unless such use is changed to a use permitted in the district in which such building or premises is located; and no nonconforming use shall be changed to another or different nonconforming use. The use of a gym/commercial recreational facility is not a permitted use in the C-2 Zone; an expansion of the use would exacerbate the non-conformity - **A Variance is be required**
2. **Application #2025-06- 33 Cypress Avenue; Block 1104, Lot 2, R-60 Zone** – Applicant is seeking approval for the installation of an in-ground pool, pool equipment, relocation of a shed with accompanying ramp, wall.
 - a. As per Section 150-17.3D (4), the maximum improved lot coverage is 40%/3360, existing is 31.7%/2663 and proposed is 41.1%/3452 – **A Variance is Needed**

- b. Per § 150-7.13 A. 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. Proposed equipment is 11 feet from the pool – **A Variance is required;**
- c. Per § 150-17.13 F. (2) Minimum rear yard setback: 10 feet; pool equipment and pad is proposed as 5.5 feet from the rear property line. – **A Variance is required;**
- d. Per Section 150-17.3 F (1) Minimum side yard setback (one): eight feet, proposed setback to the SW side property line is 57 3/4 feet – Compliant; and to the NW side property line is 5 feet – **A Variance is required for the NW side;**
- e. Per Section 150-17.3 F (2) Minimum rear yard setback: 10 feet; proposed setback to rear property line is 5 feet – **A Variance is required;**
- f. Per Section 150-17.3 F (4) Maximum aggregate area covered by accessory structures in the yard it is located in: 15%; Rear yard is 70' W x 60' D / 4200 square feet (measured from the last wall of the existing dwelling to the rear lot line and across the lot width); 15% is 630 square feet; existing is 16.26% / 683 SF – pre-existing, non-conforming; proposed is 34.4% / 1447 SF – **A Variance is required:**

Existing

- Slate Patio 373 SF
- Deck 244 SF
- Shed/Ramp 66 SF

Proposed:

- Pool & Coping 560 SF
- Wall 172 SF
- Equipment 32 SF

3. **Application #2025-07 - 2 Balston Drive, Block 1802, Lot 9- R-70 Zone.** The applicant is seeking approval to construct a 6-foot fence.

Proposed Fence:

- 6 Feet High, black metal fence proposed on Lakeside Avenue frontage; extending 32 feet from the existing dwelling, with a 10 foot front yard setback; extending 70 feet across the Lakeside Avenue frontage to the SE property line- As Per § 150-7.3 B Fencing shall not exceed six feet in any yard up to the front facade of the principal structure where said fencing shall not exceed three feet. **A Variance is required:**

4. **Application #2025-08- 12 Highland Terr, Block 805, Lot 4 -R-50 Zone.** Applicant is seeking approval to construct a masonry block wall to fill 4- inch height differential with neighboring property to support new fence.

- Per § 150-17.5 D. (4) Maximum improved lot coverage: 40% or 3,000 square feet; existing is 47.47% or 3,560- pre-existing, non-conforming condition; proposed is 48.5% or 3,639.68 – exacerbating a pre-existing, non-conforming condition – **A Variance is required.**

H. EXECUTIVE SESSION *(If needed)*

I. ADJOURNMENT