TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY

REVISED   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 #2025-08- 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.**

*** *AGENDA SUBJECT TO CHANGE* ***

H. EXECUTIVE SESSION *(If needed)*

I. ADJOURNMENT