

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY



BOARD OF ADJUSTMENT AGENDA

REGULAR MEETING

7:30 P.M.

September 18, 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 August 14, 2025

F. RESOLUTIONS:

1. **Memorialization of Resolution BOA 2025-08 Application 2025-115: 12 Highland Terrace; Block 805, Lot 4, R-50 Zone.** Granting approval to construct a masonry block wall to fill 4- inch height differential with neighboring property to support new fence.

G. NEW BUSINESS

1. **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:**
2. **Application #2025-02 544 Bloomfield Avenue aka 10 Park Place; Block 1703, Lot 68, TC Zone District -** *Carried from the April 10, 2025 hearing where testimony was heard. Carried from the July 17th Meeting, where no testimony was heard. Carried from August 14th Meeting, where no testimony was heard.*
Applicant is seeking approval to lease the ground floor, approximately 3,500 to 4,000 square feet, of an existing two-story building located at 544 Bloomfield Avenue with access from 10 Park Place to operate a House of Worship. Relief from the following is required:
 - a. Per § 150-17.14 A. & D. A House of Worship is not a permitted use or a conditional use;

b. Per § 150-12.6 C. Parking schedule: House of Worship. 1 space per 3 seats or 72 inches of seating space when benches rather than seats are used. Applicant has provided that there is public parking available adjacent municipal lot located on Park Place

3. Application #2025-04 – 271 Grove Ave, Block 1201, Lot 11, C-2 – Carried from the August 14, 2025 hearing 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.**

H. EXECUTIVE SESSION *(If needed)*

I. ADJOURNMENT