

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY



BOARD OF ADJUSTMENT AGENDA

REGULAR MEETING

7:30 P.M.

November 13, 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 October 9, 2025
2. Minutes from Special Meeting of October 16, 2025

F. RESOLUTIONS:

1. **Memorialization of Resolution BOA 2025-20. Application #2025-02 – 544 Bloomfield Avenue, aka 10 Park Pl - Block 1703, Lot 68- Islamic Center of Verona, TCMU Zone.** Denial to operate as House of Worship.
2. **Memorialization of Resolution BOA 2025-21. Application #2025-04 271 Grove Ave, Block 1201, Lot 11, C-2 Zone.** Granting approval to expand their use as commercial recreational facility into an adjacent suite within the existing business location.
3. **Memorialization of Resolution BOA 2025-22. Application #2025-09- 3 Claridge Drive; Block 103, Lot 3- Zone: A-3 –** Granting approval to use space as a wellness studio (yoga, massage, pilates, reiki, workshops and classes)
4. **Memorialization of Resolution BOA 2025-23. Application #2025-10 – 546 Bloomfield Avenue, aka 10 Park Pl - Block 1703, Lot 68- Palmetto Venues, TCMU Zone.** Denial to continue operation as an event rental space.

G. NEW BUSINESS

1. **Approval of Meeting Dates for 2026 by Resolution 2025-24**
2. **Application #2025-11- 24 S. Prospect Street, Block 1607, Lot 47, R-60 Zone- Applicant has requested to be carried until the December 11, 2025 meeting with no new noticing required.** Applicant is seeking to change the use of existing single family residential garage to an office

space with conference room and bathroom; and proposing a home occupation in the garage with an additional employee to the homeowner and occasional conferences. No signage has been proposed.

- a. Per § 150-7.6 C. Private garages shall only be utilized for the storage and security of motor driven vehicles. Private garages and carports shall not be utilized for the conduct of any business, service, or residency – **A Variance is Required**
- b. Per § 150-8.8 B. There shall be no employees other than those who reside on the premises. **A Variance is required.**

3. 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

H. EXECUTIVE SESSION *(If needed)*

I. ADJOURNMENT