

TOWNSHIP OF VERONA  
COUNTY OF ESSEX, STATE OF NEW JERSEY

ORDINANCE No. 2026-13

AMENDING CHAPTER 150 "ZONING", ARTICLE VII REGULATIONS  
GOVRNING CERTAIN ACCESSORY USES,  
SPECIFICALLY, SECTIONS 5 AND 13

BE IT ORDAINED by the Township Council of the Township of Verona, County of Essex, New Jersey, as follows:

SECTION 1: Chapter 150, Article VII of the Township Code is amended as follows: [Added text is **emboldened**, and text being eliminated is shown in *strikethrough italics*.]

§ 150-7.5 Permanent and portable swimming pools.

~~A. Permanent and portable swimming pools accessory to a residential use shall be erected on the same zone lot as the principal structure. Said pool may be erected in the rear yard of the zone lot. The wall of the swimming pool shall be located no closer than 10 feet to a side or rear yard line nor closer to a street than the principal building to which it is accessory, nor within 10 feet of the principal building. All such pools shall be suitably fenced in accordance with the Township of Verona requirements.~~

~~B. All filtration equipment and pumps shall be located not less than five feet from any property line.~~

~~C. These regulations shall not apply to portable swimming pools which are less than two feet in height and pool regulations set forth and adopted by the Uniform Construction Code.~~

**A. Location**

Permanent and portable swimming pools accessory to a residential use shall be erected on the same zone lot as the principal structure. Said pool may be erected only in the rear yard of the zone lot. The wall of the swimming pool shall be located no closer than 10 feet to a side or rear yard line nor closer to a street than the principal building to which it is accessory, nor within 10 feet of the principal building.

**B. Applicability**

Notwithstanding any provision of this chapter regulating mechanical equipment, swimming pool equipment shall be governed exclusively by this section and shall not be deemed "mechanical equipment" for purposes of yard encroachment or building-mounted equipment limitations.

**C. Distance from Pool**

Swimming pool equipment, consisting of filtration, pumps, heaters and other appurtenances shall be located no closer than five (5) feet from the inside wall of the swimming pool, or such greater distance as may be required by the Uniform Construction Code, electrical code, plumbing code, or any other applicable safety regulation.

**D. Distance from Property Lines**

Swimming pool equipment shall be located not less than five (5) feet from any property line.

**E. Yard Location**

Swimming pool equipment shall be permitted only in the rear yard and shall not be located within any front or side yard, except as expressly approved by variance.

**F. Noise, Screening, and Safety**

All swimming pool equipment shall be:

- (1) Installed in compliance with all applicable building, electrical, and safety codes;
- (2) Screened from view of adjacent properties by landscaping, fencing, or other approved methods
- (3) Operated so as not to create a noise nuisance or disturbance to adjoining properties.

§ 150-7.13 Mechanical equipment. (Building-Serving Equipment)

~~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.~~

~~B. No generator shall be permitted within a side yard.~~

**A. Applicability**

**This section shall apply to mechanical equipment serving a principal or accessory structure, including HVAC units, condensers, and similar building-service equipment.**

**B. Exclusions**

**This section shall not apply to swimming pool equipment, which is regulated separately under § 150- 7.5.**

**C. Yard Restrictions**

**No mechanical equipment regulated by this section shall be located within a required minimum yard, nor shall such equipment extend more than five (5) feet from the structure it serves.**

**D. Generators**

**No generator shall be located within a side or front yard.**

**SECTION 2: REPEAL OF INCONSISTENT PROVISIONS**

All ordinances or parts thereof in conflict or inconsistent with this Ordinance are hereby repealed, but only to the extent of such conflict or inconsistency, it being the legislative intent that all such ordinances or part of ordinances now existing or in effect unless the same are in conflict or inconsistent with any provision of this Ordinance shall remain in effect.

**SECTION 3: SEVERABILITY**

The provisions of this Ordinance are declared to be severable and if any section, subsection, sentence, clause or phrase thereof for any reason be held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, subsections, sentences, clauses and phrases of this Ordinance, but shall remaining in effect; it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**SECTION 4: EFFECTIVE DATE**

This Ordinance shall take effect immediately upon passage and publication as provided by law.

**SECTION 5: CODIFICATION**

The Municipal Clerk and the Township Attorney are authorized and directed to change any Chapter, Article and/or Section number of the Code of the Township of Verona in the event that the codification of this Ordinance reveals that there is a conflict between the numbers and the existing Code, and in order to avoid confusion and possible accidental repealers of existing provisions not intended to be repealed.

ATTEST:

JENNIFER KIERNAN  
MUNICIPAL CLERK

**I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS POSTED ON THE TOWNSHIP'S WEBSITE AT VERONANJ.ORG/LEGALPUBLICNOTICES ON XXX, NOTICE OF PUBLIC HEARING AND ON XXX, NOTICE OF ADOPTION.**

**JENNIFER KIERNAN, CMC  
MUNICIPAL CLERK**

INTRODUCTION:     March 9, 2026 *Referred to Planning Board*  
PUBLIC HEARING:  
EFFECTIVE DATE: