



BOARD OF ADJUSTMENT AGENDA

REGULAR

MEETING 8:00 P.M.

June 13th, 2024

VERONA COMMUNITY CENTER
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. Approval of Minutes from a Regular Meeting held on **May 9th, 2024**

F. RESOLUTIONS:

1. **Resolution 2024-08 – Application 2024-07: 114 Park Avenue; Block 611, Lot 1**
Granting approval to remove existing garage; relocate driveway; 2nd level addition;
attached garage with rooftop terrace.

G. NEW BUSINESS

VARIANCE APPLICATIONS:

1. **Application 2024-08: 48 Durrell Street; Block 1306, Lot 14.01 Zone A-3**

*-Application carried from the May 9th, 2024 hearing where no testimony was taken.
Application to be carried to the July 11th, 2024 hearing.*

Applicant requests approval to install an in-ground pool, patio and cabana at the property. The cabana is below the max allowed height and will be constructed in the same style as the main dwelling. All planning was done with the strict intention of staying within the impervious coverage limits. An on-site detention/seepage system is already in place as a part of the original construction.

2. **Application 2024-02: 698-700 Bloomfield Avenue, Block 1606, Lot 13 – TC Zone**
-Application carried from the March 14th, 2024 hearing where no testimony was taken..
Applicant proposes a new full-service restaurant on the first floor of the existing two-story, mixed-use building. No changes are proposed to the overall building footprint. The existing utility pole in the rear yard is being removed and the existing rear grass area is being replaced with a new asphalt parking area to provide a total of eight (8) parking spaces. Two (2) HVAC Units and one walk-in refrigerator unit is proposed. The existing building use is mixed residential and retail which is conditionally permitted per Section 150-17.14 D (1).
- The proposed mixed residential and restaurant use is not a principal or conditionally permitted Use in the TC Zone. **A use variance is required.**
 - As per Section 150-12.6 C, a total of 27 parking spaces are required. Eight (8) parking spaces are proposed. **A variance is required.**
3. **Application 2024-04: 68 Forest Avenue, Block 2102, Lot 45 Zone R-50**
-Carried from meeting March 14th, 2024 where testimony was taken. Plans have been revised.
Applicant requests zoning approval to install one (1) in-ground pool and a patio.
- Two (2) Bulk variance from Section 150-7.5 A, the proposed pool is 5.3 feet from the side property line and 8.1 feet from the rear property line, and the Code requires a minimum pool setback from the side and rear property lines of 10 feet.
 - Bulk variance from Section 150-1 7.5 D (4), the proposed maximum improved lot coverage is 46.2%, and the Code permits maximum improved lot coverage of 40.0%.
 - Bulk variance from Section 150-17.5 F (4), the proposed maximum aggregate area covered by accessory structures is 17.6% and the Code permits a maximum aggregate area covered by accessory structures of 15.0%.
4. **Application 2024-06: 12 Lynwood Road; Block 1404, Lot 25 Zone R-50**
-Carried from meeting May 9th, 2024 where testimony was taken. Plans have been revised.
Applicant requests zoning approval to install a 12x24 in-ground pool, patio and pool equipment pad.
- As per section 150-7.5 A, the swimming pool shall be located no closer than 10 feet to a side or rear yard line. The proposed pool is located 6.7 feet from the side property line and 7 feet from the rear property line. **A variance is required.**
 - As per section 150-7.5 A, the swimming pool shall be located 10 feet away from the principal building. The proposed pool is located 7 feet away from the house. **A variance is required.**
 - As per section 150-5.3 C (6), patios must be a minimum of 5 feet from the property lines. The proposed patio is located 4.7 feet away from the side property line. **A variance is required**

- d. According to section 150-17.5 F (4), the accessory structures located in a yard can have a maximum of 15% of aggregate area coverage. The proposed pool and patio have a coverage of 38.8% which exceeds the allowed limit. **A variance is required.**

5. Application 2024-10: 30 Pompton Ave; Block 202, Lot 44 - ETC Zone

Bulk variance for signs in conjunction with a change of use and minor site plan application to permit Starbucks to occupy the premises. Two D Variances from relief of conditions not met for mixed use sites.

- a. A 25' high Starbucks pylon sign is proposed on Pompton Avenue in front of an existing building (formerly Chase Bank), where pylon signs are prohibited by Section 150-7.9 X (12). **Bulk variance is required.**
- b. A 5' Starbucks medallion sign is proposed on the side of the building in violation of Section 150-12.1B.(1) where 4' is permitted. **Bulk variance is required.**
- c. Section 50-8.3B requires that not less than 20% of the lot shall be reserved for open space and landscaping. No open space is provided, this is a pre-existing non-conforming condition. **A variance is required.**
- d. Section 50-8.3B requires a dense landscape buffer of not less than fifteen (15') feet reserved between the mixed uses and any adjoining residential uses. Existing buffer of fifteen (15') is not provided, and this is a pre-existing non-conforming condition. **A variance is required.**

H. EXECUTIVE SESSION

I. ADJOURNMENT