



BOARD OF ADJUSTMENT AGENDA

REGULAR MEETING

7:30 P.M.

NOVEMBER 14, 2024

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. Approval of Minutes from the Regular Meeting held on **August 8th, 2024**
2. Approval of Minutes from the Regular Meeting held on **September 12th, 2024**
3. Approval of Minutes from the Regular Meeting held on **October 10th, 2024**

F. RESOLUTIONS:

1. **Resolution BOA-2024-016** – Resolution appointing Gregory Mascera, Esq. as Board of Adjustment Attorney
2. **Memorialization of Resolution 2024-17** – Application 2024-09; 8 Randolph Place; Block 606, Lot 2; Zoning District; Amending **Resolution 2024-12** which was memorialized on August 8th, 2024 to include a variance granted in favor of the applicant to allow the applicant to construct a fence not to exceed 5 feet in any location on top of the retaining walls in the rear yard.

G. NEW BUSINESS

1. **Application 2024-13: 553-555 Bloomfield Avenue - Lot 19 Block 1806 – TC Zoning District.** *Applicant was carried from the September 12, 2024 hearing where testimony was taken.*
Applicant requests approval to add a new use and install an ATM Machine in the existing building. Based on the resolution adopted in 2020, the owner received conditional use approval to have a retail or retail service or personal service use on the first floor and

residential use on the second floor. The applicant proposes a bank institution on a portion of the existing retail area. Relief is sought from the Verona Zoning Code:

- a. **§ 150-17.14 A or D.** A return to the Zoning Board is required for an amendment to a prior condition approval.

2. Application 2024-12: 15 Parkhurst Street - Lot 41 Block 1604 - R-70 (Low-Density Single-Family)

Applicant requests relief from the below listed zoning codes for a new patio that has already been constructed.

- a. **§ 150-5.3 C (6) Side Yard patio setback** - patios must be a minimum of 5 feet from property lines. The new patio has a side yard setback of 0 feet.
- b. **§ 150-17.2 D (4) Impervious Coverage** the maximum permitted impervious coverage is 35%. The overall increased impervious coverage is 73.3% with the new patio
- c. **§ 150-17.2 F (4)** the maximum permitted aggregate area covered by accessory structures is 15%. The overall increased rear yard coverage is 80.9% with the new patio.

H. EXECUTIVE SESSION *(If Needed)*

I. ADJOURNMENT