

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY



BOARD OF ADJUSTMENT AGENDA

REGULAR MEETING

7:30 P.M.

DECEMBER 12, 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. Minutes from Regular Meeting of November 14, 2024

F. RESOLUTIONS:

1. **Resolution BOA 2024-19** Appointment of Caitlin Kester as Board of Adjustment Secretary by Resolution
2. **Resolution BOA 2024-20** Application 2024-13: 553-555 Bloomfield Avenue - Lot 19 Block 1806 – TC Zoning District. Granting approval of an ATM Machine in an existing building with all conditions as agreed upon by the applicant and further conditioned by the Board.
3. **Resolution BOA 2024-21** Application 2024-19: 45 Woodland Avenue – Lot 13 Block 905 – R-60 Zone. Granting approval for an inground pool, covered front porch, 656 SF patio, 147 SF pergola and 43 SF wall with all conditions as agreed upon by the applicant and further conditioned by the Board.
4. **Resolution BOA 2024-22** Application 2024-17: 29 Otsego Road – Lot 23 Block 804 – R-50B Zone. Granting approval for a six foot fence along portion of the southeast property line of the property, fronting Lanning Road with all conditions as agreed upon by the applicant and further conditioned by the Board.

G. NEW BUSINESS:

1. Application 2024-21: 57 Hillside Avenue; Block 100, Lot 4 – R-50 Zone.

Applicant requests approval for installation of a 528 square foot deck. Variances are required:

- a. Per § 150-17.5 D (4) Maximum improved lot coverage permitted 40%/2839 square feet where existing is 3954 square feet/55.71% and proposed is 4072 square feet/57.37% - A Variance is Required
- b. Per § 150-17.4 F (4) Maximum aggregate area covered by accessory structures in the rear yard it is located in is 15%.

*** AGENDA SUBJECT TO CHANGE ***

- a. Existing conditions in the rear yard are:
 - i. Yard square footage from rear wall of principal structure to the rear property line is 3526 square feet where 15% is 528.9 square feet.
- b. The existing rear yard coverage is 708 square feet or 20.08% - Existing Non-Conforming;
- c. The proposed rear yard coverage is 814 square feet or 23.09% - the existing non-conforming coverage is increased therefore a Variance is required.

2. Application 2024-16: 30 Elk Road; Block 906, Lot 41 – R-50B Zone.

Applicant requests approval for a 249 square foot deck in the rear yard by existing garage. Variances are required:

- a. Per § 150-17.4 D (4) maximum improved lot coverage is 40%; pre-existing non-conforming is 53.99% as noted on plans with proposed as 56.23%. The pre-existing non-conforming improved lot coverage is proposed to increase. A Variance is required.
- b. Per § 150-17.4 F (4) the maximum aggregate area covered by the accessory structures in the yard it is located in is 15%; the rear yard is 5,228 square feet where 15% is 784.2 square feet; existing is 38% or 2,028 square feet, proposed is 43% or 2,277 square feet. A Variance is required.

3. Application 2024-18: 63 Hillside Avenue aka 149 Forest Avenue; Block 1902, Lot 1 – R-50 Zone. Applicant requests approval for to construct a 970 square foot addition, 231 square foot patio and install (2) HVAC units. Variances are required:

- a. Per § 150-17.5 E (1) Minimum front yard setback is 30 feet. The proposed new garage fronting on Hillside Avenue has a proposed front yard setback of 13'6" – A Variance is required;
- b. Per § 150-17.5 E (1) Minimum front yard setback is 30 feet. Per § 150-5.3 G (1) porches are allowed a 5 foot encroachment into the front yard, adjusting the front yard setback to 25 feet. The existing dwelling has a pre-existing non-conforming setback (with no porch) of 18' 2 ½". The proposed new porch has a front yard setback on Forest Avenue of 10'8" – A Variance is required;
- c. Per § 150-17.5 E (1) Minimum front yard setback is 30 feet. Per § 150-5.3 G (1) porches are allowed a 5 foot encroachment into the front yard, adjusting the front yard setback to 25 feet. The proposed new porch has a front yard setback on Hillside Avenue of 24' 9 ½". – A Variance is required;
- d. Per § 150-5.3 G (1) porches are allowed a maximum projection of 5 feet, proposed porch has a proposed projection of 8 feet on SW property line, frontage on Forest Ave- A Variance is required;
- e. Per § 150-5.3 G (1) Unenclosed porches may have a roof over same within the yard areas not to exceed a maximum area of 35 square feet in the front yard; The proposed porch is a total of 513 square feet (97± square footage on frontage on Hillside Avenue and 416± square footage on frontage on Forest Avenue) – Variances are required (one variance per each frontage);
- f. Per § 150-7.13 A. No mechanical equipment shall be located within a required minimum yard requirement. Two AC units, 9 square feet each, are proposed on in the side yard 3'5" from the NW property line. Per § 150-17.5 F (1) Minimum side yard setback is eight feet. Per § 150-5.3 E (3) the minimum side yard setback for a corner lot shall be 1.5 times the minimum yard requirement therefor 12 feet is required where 3'5" is proposed – Variances are required (one per unit);

EXECUTIVE SESSION *(If Needed)*

ADJOURNMENT