



BOARD OF ADJUSTMENT AGENDA

REGULAR

MEETING 7:30 P.M.

August 8, 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. REORGANIZATION OF THE BOARD OF ADJUSTMENT

E. ROLL CALL

F. APPROVAL OF MINUTES:

1. Approval of Minutes from the Regular Meeting held on **July 11th, 2024**

G. RESOLUTIONS:

1. **Memorialization of Resolution 2024-11** – Application 2024-09; 8 Randolph Place; Block 606, Lot 2; Zoning District; granting approval of the installation of a 531 square foot patio; 5 foot fence above new retaining walls and any and all conditions listed within the Resolution.

H. 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 carried from the June 13th, 2024 hearing where no testimony was taken.
Application carried from the July 11th, 2024 hearing where no testimony was taken.
Application carried from the August 8th, 2024 hearing where no testimony was taken;

Application carried to the September 12th, 2024 hearing; Applicant requests approval to install an in-ground pool, patio and cabana at the property.

2. **Application 2024-10: 30 Pompton Avenue; Block 202, Lot 44 - ETC Zone**
Application carried from the July 11th, 2024 hearing where no testimony was taken. Application carried from the August 8th, 2024 hearing where testimony was taken; 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.**

I. EXECUTIVE SESSION (If necessary)

J. ADJOURNMENT