



## BOARD OF ADJUSTMENT AGENDA

REGULAR MEETING

7:30 P.M.

September 12, 2024

**VERONA MUNICIPAL BUILDING**  
**600 BLOOMFIELD AVENUE**  
**2<sup>nd</sup> Floor – Council Chambers**  
**VERONA, NJ 07044**

**This Meeting is In-Person Only**

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**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 8<sup>th</sup>, 2024**

**F. RESOLUTIONS: None**

**G. NEW BUSINESS -**

**Variance Applications:**

1. **Application 2024-11: 83 Fairview Avenue; Block 1502, Lot 49 – R-60 Zoning District**

Applicant requests approval to construct a 120 square foot shed on a corner property in the side yard 2 feet from the side yard property line and 5 feet from the principal structure. Relief is sought from Zoning Code:

- a. § 150-17.3F (1) Minimum side yard setback (one): eight feet. Shed is proposed to be 2 feet from side yard property line.
- b. § 150-17.3F (3) Minimum distance between accessory and principal structures: 10 feet. Shed is proposed to be 5 feet from principal structure (existing dwelling).

2. **Application 2024-12: 15 Parkhurst Place; Block 1604, Lot 41 – R-70 Zoning District**  
Applicant requests approval of a new rear patio. Relief is sought from the Verona Zoning Code:
  - a. § 150-5.3 C (6), patios must be a minimum of 5 feet from property lines. The new patio has a side yard setback of 0 feet and a rear setback of ±5.4 feet.
  - b. § 150-17.2 D (4), the maximum permitted impervious coverage is 35%. The existing impervious coverage was 64.9%, and 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 existing rear yard coverage was 54.6%, and the overall increased rear yard coverage is 80.9% with the new patio.
  
3. **Application 2024-13: 555 Bloomfield - Lot 19 Block 1806 – TC Zoning District**  
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.
  
4. **Application 2024-08: 48 Durrell Street; Block 1306, Lot 14.01 Zone A-3.**  
*Application carried from the May 9<sup>th</sup>, 2024 hearing where no testimony was taken;*  
*Application carried from the June 13<sup>th</sup>, 2024 hearing where no testimony was taken.*  
*Application carried from the July 11<sup>th</sup>, 2024 hearing where no testimony was taken.*  
*Application carried from the August 8<sup>th</sup>, 2024 hearing where no testimony was taken;*  
Applicant requests approval to construct an in-ground pool, patio and cabana. Relief is sought from the Verona Zoning Code:
  - a. § 150-8.10 D - Cabanas shall be restricted in size to a total of 100 square feet of gross floor area. The proposed cabana area is 576 SF.
  - b. § 150-17.4 F (4) Maximum aggregate area covered by accessory structures in the yard it is located in is 15%. The proposed pool, patio and cabana have a coverage of 25% which exceeds the allowed limit.
  
5. **Application 2024-10: 30 Pompton Avenue; Block 202, Lot 44 - ETC Zone**  
*Application carried from the July 11<sup>th</sup>, 2024 hearing where no testimony was taken.*  
*Application carried from the August 8<sup>th</sup>, 2024 hearing where testimony was taken;*  
Applicant is seeking approval for signs in conjunction with a change of use and minor site plan application to permit Starbucks to occupy the premises. Relief is sought for the following:
  - 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 § 150-7.9 X (12).

- b. A 5' Starbucks medallion sign is proposed on the side of the building in violation of § 150-12.1 B (1) where 4' is permitted.
- c. § 150-8.3 B (3) 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.
- d. § 150-8.3 B (4) 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.

**H. EXECUTIVE SESSION** (If necessary)

**I. ADJOURNMENT**