



BOARD OF ADJUSTMENT AGENDA

REGULAR

MEETING 8:00 P.M.

May 9th, 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 **March 14th, 2024**
2. Approval of Minutes from a Regular Meeting held on **April 11th, 2024**

F. RESOLUTIONS:

1. **RESOLUTION 2024-05 - APPOINTMENT OF THE BOARD OF ADJUSTMENT ATTORNEY BY RESOLUTION:**

Gregory Mascera, Esq., is selected Board Attorney from May 9th, 2024 through June 30, 2024

2. **RESOLUTION 2024-06 - APPLICATION 2024-03: 97 LYNWOOD RD; BLOCK 1403, LOT 38**
Granting approval to remove the existing driveway and garage, construct an addition to the existing house, add a new patio, and construct a retaining wall

RESOLUTION 2024-07 - APPLICATION 2024-05: 45 MONTROSE AVENUE; BLOCK 1806, LOT 8

Granting approval to construct a two (2) story addition to the left side of the house for a new garage and master suite on the second floor; second floor addition over the main existing dwelling; expansion of the driveway; and expansion of existing deck.

G. NEW BUSINESS

VARIANCE APPLICATIONS:

1. **Application 2024-02: 698-700 Bloomfield Avenue, Block 1606, Lot 13 – TC Zone**
-Carried from March 24, 2024 hearing where no testimony was taken; carried from the April 11th, 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).

- a. The proposed mixed residential and restaurant use is not a principal or conditionally permitted Use in the TC Zone. **A use variance is required.**
 - b. 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.**
2. **Application 2024-06: 12 Lynwood Road; Block 1404, Lot 25 Zone: R-50**
Applicant requests zoning approval to install a 12x24 in-ground pool, patio and pool equipment pad.
 - a. 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.**
 - b. 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.**
 - c. 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.**

3. **Application 2024-07: 114 Park Avenue; Block 611, lot 1 Zone R50-B**

Applicant requests approval to construct a rear rooftop terrace over a new attached masonry garage which will replace an existing wood deck, as well as move the driveway from east to the west of the house.

- a. A rooftop terrace is being proposed above the garage. A terrace is not an accessory use allowed per section 150-17.4 B. **A variance is required.**

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

-Application to be carried to the June 13th, 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 part of the original construction.

- a. As per section 150-8.10 D, max cabana area must be 100 SF. The proposed cabana area is 576 SF. **A variance is required.**
- b. As per section 150-17.4 E (4), accessory structure rear yard coverage requirement is 15%, the proposed pool and patio have a coverage of 25% which exceeds the allowed limit. **A variance is required.**

H. EXECUTIVE SESSION

I. ADJOURNMENT