

TOWNSHIP OF VERONA  
COUNTY OF ESSEX, NEW JERSEY



BOARD OF ADJUSTMENT AGENDA

REGULAR MEETING

7:30 P.M.

NOVEMBER 21, 2024

VERONA COMMUNITY CENTER BALLROOM  
880 BLOOMFIELD AVENUE, 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: None

F. RESOLUTIONS:

1. **Resolution BOA 2024-18 - Application 2024-10: 30 Pompton Avenue; Block 202, Lot 44 - ETC Zone** granting approval for dense landscape buffer; less than 20% of lot shall be reserved for open space and landscaping; 5 foot Starbucks medallion sign; change of use and minor site plan application to permit Starbucks to occupy the premises – all conditions as agreed upon by the applicant and further conditioned by the Board. Denying of 20 foot high pylon sign.

G. NEW BUSINESS:

1. **Application 2024-17: 29 Otsego Road; Block 804, Lot 23 – R-50B Zone.** Applicant requests approval for fencing along the SE property line, frontage on Lanning Road, Variances are required:
  - a. Per § 150-7.3 Fences B. Fencing shall not exceed six feet in any yard up to the front facade of the principal Application 2024-19: structure where said fencing shall not exceed three feet; D. No fencing shall be installed within 10 feet of a front lot line.
2. **Application 2024-19: 45 Woodland Avenue; Block 905, Lot 13 – R-60 Zone.** Applicant seeks approval to construct a 480 square foot in-ground pool; 147 square foot covered front porch; 656 square foot patio; 147 square foot pergola; 43 square foot wall; upgraded gate; generator. Variances are needed for the following:
  - a. Per Section § 150-17.3 D (4), the maximum improved lot coverage allowable is 40%; current shows as 3084 SF / 36.7% with proposed 4321SF / 51.4%;
  - b. Per § 150-17.3 F (4) Maximum aggregate area covered by accessory structures in the yard it is located in is 15%; rear yard is 3780 square feet with a proposed 1136 square feet or 30% coverage;
  - c. Per Section § 150-5.3 G (1) Unenclosed balconies or unenclosed porches or steps may have a roof over same within the yard areas not to exceed a maximum projection of 5 feet in the front yard where proposed is 6 feet;

- d. Per Section 150-5.3 G (1), the maximum square footage of the porch permitted is 35 square feet. The proposed porch is 147 square feet with the steps of 21 square feet;
  - e. Proposed equipment pad is 0.8 feet (9 1/2") from the rear property line.
3. **Application 2024-20: 95 Harrison Street, Block 2102, Lot 41 - R-60 Zone.** Applicant is seeking approval to construct a patio; a generator; a TV Stand. Variances are needed for the following:
- a. Per Section § 150-17.3 E (1) the required minimum front yard setback is 30 feet; The proposed set-back for the generator is 30 feet 6 inches where 45 feet is required per § 150-17.3 E (1).
  - b. Per Section § 150-17.3 F (4) Maximum aggregate area covered by accessory structures in the yard it is located in: 15%. Existing coverage is non-conforming 662 square feet or 29%. Proposed is 746 square feet inclusive of 662 square feet of existing deck with spa, proposed patio of 75 square feet, proposed TV Stand of 9 square feet. Proposed rear yard coverage is 32.7%;
  - c. Per § 150-7.13 C (6) Patios may be located in any side or rear yard; provided, that they are not closer than **five feet** to any property line. A 222 square feet patio (55'6" x 4') is proposed along the side yard with a (1) one foot setback to the side yard property line where (5) five feet is required.
4. **Application 2024-14: 110 Linden Avenue, Block 901, Lot 29 – R-50.** Applicant is seeking approval for a patio that has already been constructed without permits. Variances are needed for the following:
- a. Per § 150-17.5 D. (4) Maximum improved lot coverage: 40%, allowable is 2,800 square feet; non-permitted, existing coverage is 3,620.88 or **51.7%**;
  - b. Per § 150-17.5 F. (1) Minimum side yard setback for accessory structures is (one): eight feet. The submitted survey shows a 49 square foot shed on the SW property line. No record of a permit has been located. Owner shall produce a permit or a Variance is required;
  - c. Per § 150-17.5 F. (4) Maximum aggregate area covered by accessory structures in the yard it is located in: 15%. Rear yard is 3,125 square feet where allowable coverage is 468.75 square feet; non-permitted, existing coverage is 1,039 square feet or 33.2%;
  - d. Per § 150-5.3 (6) Patios may be located in any side or rear yard; provided, that they are not closer than five feet to any property line. The unpermitted patio has the following:
    - 1. Rear setback of 34 feet – Compliant;
    - 2. SW side setback of 3 feet - A Variance is required;
    - 3. NE side setback of 1 foot - A Variance is required;
  - e. A 6 foot high, vinyl fence is shown running from the rear property line along 105 feet of the NE property line which is compliant with § 150-7.3 Fences. No record of a permit has been located. Owner shall produce a permit or apply for a Zoning permit.
  - f. Should a variance be granted for the proposed work, an Engineering review would be required as the total disturbance is over 400 square feet;

**EXECUTIVE SESSION** (If Needed)

**ADJOURNMENT**