



## BOARD OF ADJUSTMENT AGENDA

REGULAR MEETING

7:30 P.M.

JANUARY 9, 2025

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:**

1. Minutes from Regular Meeting of December 12, 2024

**F. RESOLUTIONS:**

1. **Resolution BOA 2024-23** Application 2024-18: 63 Hillside Avenue aka 149 Forest Avenue – Lot 1, Block 1902 – Granting approval for an Addition, Patio, Garage and 2 AC Units with conditions as agreed upon by the applicant and further conditioned by the Board.
2. **Resolution BOA 2024-24** Application 2024-21: 57 Hillside Avenue – Lot 4, Block 100 – Granting approval for a deck and spa with conditions as agreed upon by the applicant and further conditioned by the Board.

**G. NEW BUSINESS:**

1. **Application 2024-23: 38 Forest Avenue; Block 1602, Lot 15 – R-60 Zone.** Applicant requests approval to construct a 2 story addition on the rear of an existing dwelling (first floor 420 square feet; second floor 443 square feet; basement 428 square feet); new 384 square foot deck and steps. Variances are required:
  - a. Per Section 150-17.3 D (4), the maximum improved lot coverage allowable is 40% or 2,688.4 square feet; existing is 33.8%/2,271.6 square feet with proposed 43.5%/2,923.6 square feet– A variance is required;
  - b. Per Section 150-17.3 F (4) Maximum aggregate area covered by accessory structures in the yard it is located in: 15% (the rear yard is calculated from the rear property line to the nearest rear wall of the dwelling); Proposed yard to be 2,045 square feet with 15% being 306.75 square feet– proposed is 337.25 or 16.49% (existing shed is 91 square feet and portion of proposed deck in the rear yard is 246.25 square feet) - A Variance is required;

**EXECUTIVE SESSION** (*If Needed*)

**ADJOURNMENT**