

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY



BOARD OF ADJUSTMENT AGENDA

REGULAR MEETING

7:30 P.M.

FEBRUARY 13, 2025

**VERONA COMMUNITY CENTER BALLROOM
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. Minutes from Regular Meeting of November 21, 2024
2. Minutes from Regular Meeting of January 9, 2025

F. RESOLUTIONS:

1. **Memorialization of Resolution BOA 2025-01** Application 2024-23: 38 Forest Avenue – Lot 15, Block 1602 – Granting approval for a deck with conditions as agreed upon by the applicant and further conditioned by the Board.
2. **Memorialization of Resolution BOA 2025-02** Application 2024-20: 95 Harrison Street – Lot 2102, Block 41 – Granting approval for a Generator in the front yard with conditions as agreed upon by the applicant and further conditioned by the Board.

G. TERM EXTENTION:

1. All Council appointments made to boards and committees that expire in on June 30, shall be extended until the beginning of the term of the person appointed to that board or committee in January after the year of the original expiration.

H. NEW BUSINESS:

1. **Application 2024-23: 36 Westover Road; Block 106, Lot 16 – C-2 Zone.** Applicant requests approval to install a 6 foot high solid wood fence along 52 feet of the SE property line bordering the driveway; 86 feet of the NE property line, fronting Pompton Avenue, going 22' across to the dwelling, 12 feet from the façade fronting on Westover Road.
 - a. **§ 150-7.3 Fences B - Fencing shall not exceed six feet in any yard up to the front facade of the principal structure where said fencing shall not exceed three feet.** The dwelling is located on a corner lot and therefor has two frontages. **A Variance is required.**
2. **Application 2024-16: 30 Elk Road; Block 906, Lot 41- R-50B Zone.** Applicant is seeking approval for a 249 square foot deck in the rear yard by existing garage.
Existing garage is a pre-existing, non-conforming use of the structure. Any change in use requires a variance.

- a. The garage was renovated to a playroom/den via Zoning Permit 2023-214 – where the change in use was not disclosed or discovered. **A Use Variance is required**
 - b. **§ 150-13.3 A.** No existing building or premises containing any nonconforming use as permitted by this chapter shall be enlarged, extended, reconstructed or structurally altered unless such use is changed to a use permitted in the district in which such building or premises is located; and no nonconforming use shall be changed to another or different nonconforming use. **A Variance is required.**
 - c. **§ 150-17.4 D (4)** maximum improved lot coverage is 40%; pre-existing non-conforming is 53.99% as noted on plans with proposed as 56.23%. **The pre-existing non-conforming improved lot coverage is proposed to increase. A Variance is required.**
 - d. **§ 150-17.4 F (4)** the maximum aggregate area covered by the accessory structures in the yard it is located in is 15%; the rear yard is 5,228 square feet where 15% is 784.2 square feet; existing is 38% or 2,028 square feet, proposed is 43% or 2,277 square feet. **A Variance is required.**
- 3. Application 2024-12: 15 Parkhurst Street; Block 1604, Lot 41 – Zone R-70 Zone.** Applicant requests relief from the below listed zoning codes for a new patio that has already been constructed.
- a. **§ 150-5.3 C (6) Side Yard patio setback** - patios must be a minimum of 5 feet from property lines. The new patio has a side yard setback of 0 feet.
 - b. **§ 150-17.2 D (4) Impervious Coverage** the maximum permitted impervious coverage is 35%. 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 overall increased rear yard coverage is 80.9% with the new patio.
- 4. Application 2024-14: 110 Linden Avenue; Block 901, Lot 29 – R-50 Zone.** Applicant is seeking approval for a patio that has already been constructed without permits.
- a. **§ 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% - A Variance is required;**
 - b. **§ 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. **§ 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% - A Variance is required;**
 - d. **§ 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:
 - SW side setback of 3 feet - **A Variance is required;**
 - NE side setback of 1 foot - **A Variance is required;**

EXECUTIVE SESSION *(If Needed)*

ADJOURNMENT