

TOWNSHIP OF VERONA  
COUNTY OF ESSEX, NEW JERSEY



**BOARD OF ADJUSTMENT AGENDA**

**REGULAR MEETING**

**7:30 P.M.**

**MARCH 13, 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 February 13, 2025

**F. RESOLUTIONS:**

1. **Memorialization of Resolution BOA 2025-03** Application 2024-15: 36 Westover Road – Lot 106, Block 16 – Granting approval for a fence with conditions as agreed upon by the applicant and further conditioned by the Board.
2. **Memorialization of Resolution BOA 2025-04** Application 2024-14: 30 Elk Road – Lot 41, Block 906 – Granting approval for a change of use of garage and deck with conditions as agreed upon by the applicant and further conditioned by the Board.
3. **Memorialization of Resolution BOA 2025-05** Application 2024-12: 15 Parkhurst Street – Lot 41, Block 1604 – Granting approval for a patio with conditions as agreed upon by the applicant and further conditioned by the Board.
4. **Memorialization of Resolution BOA 2025-06** Application 2024-14: 110 Linden Avenue – Lot 29, Block 901 – Granting approval for a patio with conditions as agreed upon by the applicant and further conditioned by the Board.

**G. NEW BUSINESS:**

1. **Application 2024-23: 15 Wilton Terrace; Block 802, Lot 30 – R-40 Zone.** Applicant requests approval to install 648 square foot in-ground pool, fence, patio, pool equipment, and a retaining wall. The plans also note tree removal. The lot is considered a through-lot.
  - a. Per § 150-17.6 D. (4) Maximum improved lot coverage allowed is 40% proposed is 5,965 or 41% - **A Variance is Required;**
  - b. Per § 150-7.5 A. Permanent and portable swimming pools accessory to a residential use shall

be erected on the same zone lot as the principal structure. Said pool may be erected in the rear yard – **A Variance is required as the proposed pool is considered to be in the front yard (Crilley Court frontage);**

- c. Per § 150-5.3 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 yard of the zone lot. **A Variance is Required as the proposed patios are considered to be in the front yard (Crilley Court frontage);**
- d. Per § 150-17.6 E. (1) Minimum front yard setback allowed is 30 feet where proposed is 10 feet from the NE property line – **A variance is required;**
- e. Per § 150-7.13 A. No mechanical equipment shall be located within a required minimum yard requirement and shall not extend more than five feet from the structure for which they serve – proposed equipment is 37 feet from the proposed pool. **A variance is required;**

**2. Application 2024-25: 61 Hillside Avenue; Block 1902, Lot 2- R-50 Zone.** Applicant is seeking approval to construct an attached single framed garage in the (west) side yard of the property.

- a. Per §150-17.5 E. (2) The dwelling has an existing non-conforming side yard setback (one) of 4.9 feet where 8 feet is required. The dwelling with the proposed garage has a side yard setback of 2 feet – **A Variance is required;**
- b. Per §150-17.5 E. (3) The dwelling has a combined side yard setback of 21.5 feet where 18 feet is required. The dwelling with the proposed attached garage has a combined side yard setback of 6.9 feet – **A variance is required;**
- c. Per §150-17.5 D. (4) the maximum permitted impervious coverage is 40%. The site has an existing non-conforming coverage of approximately 44.7%. The proposed overall increased impervious coverage is 45.9% - **A variance is required;**

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

**ADJOURNMENT**