



BOARD OF ADJUSTMENT AGENDA

REGULAR

MEETING 8:00 P.M.

July 11th, 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. REORGANIZATION OF THE BOARD OF ADJUSTMENT

1. Oaths of Office (Administered by Board Attorney)

- I. Genevieve Murphy-Bradacs – Term Expires June 30, 2028
- II. Edith Ries – Alternate Member #1 – Term Expires June 30, 2026
- III. Michael Tully – Alternate Member #2 – Term Expires June 30, 2026

2. Roll Call

3. Nomination and Election of the Chairperson

4. Nomination and Election of the Vice Chairperson

5. Appointment of the Board of Adjustment Secretary by Resolution 2024-11

- I. Malak Metwaly – Board Secretary

6. Approval of 2024-2025 Meeting Dates and Time Change to 7:30pm Start

E. APPROVAL OF MINUTES:

- 1. Approval of Minutes from a Regular Meeting held on **June 13th, 2024**

F. RESOLUTIONS:

1. **Resolution 2024-09 – Application 2024-02: 698-700 Bloomfield Avenue, Block 1606, Lot 13**
Resolution approving the application for a parking variance.
2. **Resolution 2024-10 – Application 2024-06: 12 Lynwood Road, Block 1404, Lot 25**
Resolution denying the application to install a 12x24 in-ground pool, patio and pool equipment pad.

G. NEW BUSINESS

VARIANCE APPLICATIONS:

1. **Application 2024-08: 48 Durrell Street; Block 1306, Lot 14.01 Zone A-3**
-Application carried from the July 11th, 2024 hearing where no testimony was taken. Application to be carried to the August 8th, 2024 hearing. Applicant has agreed to the tolling of time.
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 in the impervious coverage limits. An on-site detention/seepage system is already in place as a part of the original construction.
2. **Application 2024-04: 68 Forest Avenue; Block 2102, Lot 45 - Zone R-50**
-Applicant has withdrawn the application.
Applicant requests zoning approval to install one (1) in-ground pool and a patio.
 - a. Two (2) Bulk variance from Section 150-7.5 A, the proposed pool is 5.3 feet from the side property line and 8.1 feet from the rear property line, and the Code requires a minimum pool setback from the side and rear property lines of 10 feet.
 - b. Bulk variance from Section 150-1 7.5 D (4), the proposed maximum improved lot coverage is 46.2%, and the Code permits maximum improved lot coverage of 40.0%.
 - c. Bulk variance from Section 150-17.5 F (4), the proposed maximum aggregate area covered by accessory structures is 17.6% and the Code permits a maximum aggregate area covered by accessory structures of 15.0%.
3. **Application 2024-09: 8 Randolph Place; Block 606, Lot 2 – Zone R-70**
Applicant requests zoning approval for installation of a 531 square foot patio; 5 foot fence above new retaining walls.
 - a. Impervious lot coverage proposed 4,485 square feet 41.1%; Per Section 150-17.2 D (4) maximum improved lot coverage is 35%. **A Variance is required.**
 - b. Two trees are proposed to be removed; **a tree permit is required.**

- c. 44.6 feet of retaining wall (18 feet along the right rear, 10.6 feet in the corner and 16 feet along the right rear side) is proposed 4 feet maximum wall height from bottom of footings; Per Section 150-7.12 (A) No retaining wall shall exceed four feet in height in the minimum front yard setback and six feet in height elsewhere. Please note construction code requirements for retaining walls per NJAC 5:23-2.14(g). **Drainage review required.**
 - d. 44.6 feet of retaining wall (26 feet along top of existing retaining wall with 4 feet between existing and proposed walls; 17 feet along left side of property and 17.6 feet along the left rear side of property), 4 feet maximum wall height from bottom of footings. Per Section 15-7.12 (A) No retaining wall shall exceed four feet in height in the minimum front yard setback and six feet in height elsewhere. **Drainage review required.**
 - e. A five foot high black aluminum fence is proposed atop the existing retaining walls and proposed along the new retaining wall along the left side. Per Section 150-2.2 when two structures (other than buildings) are less than three feet apart measured horizontally from one another, they all be considered one structure. The combination of the wall and fence would be 8 feet which will exceed a maximum height of 6 feet and **require a variance.** The fence would need to be moved 3 feet back from the top of the retaining wall to be considered a separate entity allowing the 5 feet in height.
4. **Application 2024-10: 30 Pompton Avenue; Block 202, Lot 44 - ETC Zone**
Bulk variance for signs in conjunction with a change of use and minor site plan application to permit Starbucks to occupy the premises. Two D Variances from relief of conditions not met for mixed use sites.
- a. A 25' high Starbucks pylon sign is proposed on Pompton Avenue in front of an existing building (formerly Chase Bank), where pylon signs are prohibited by Section 150-7.9 X (12). **Bulk variance is required.**
 - b. A 5' Starbucks medallion sign is proposed on the side of the building in violation of Section 150-12.1B.(1) where 4' is permitted. **Bulk variance is required.**
 - c. Section 50-8.3B requires that not less than 20% of the lot shall be reserved for open space and landscaping. No open space is provided, this is a pre-existing non-conforming condition. **A variance is required.**
 - d. Section 50-8.3B requires a dense landscape buffer of not less than fifteen (15') feet reserved between the mixed uses and any adjoining residential uses. Existing buffer of fifteen (15') is not provided, and this is a pre-existing non-conforming condition. **A variance is required.**

H. EXECUTIVE SESSION

I. ADJOURNMENT

