

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY



BOARD OF ADJUSTMENT AGENDA

REGULAR

MEETING 8:00P.M.

FEBRUARY 8, 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. APPROVAL OF MINUTES

1. Approval of Minutes from a Regular Meeting held on **January 11, 2024**

E. RESOLUTIONS

1. **Resolution BOA-2024-01**, Application 2023-15: 15 West Lincoln Street; Block 85, Lot 9. Approval of Variance request to install a generator within the side yard.
2. **Resolution BOA-2024-02**, Application 2023-16: 19 Maple Terrace; Block 2104, Lot 6. Approval of two bulk variances pursuant to N.J.S.A. 40:55D-70(c) for maximum permitted deck area of 20% of the building footprint where 43.2% is proposed pursuant to Verona Chapter 150-7.21, and for maximum permitted deck height of 4 feet where 6.1 feet is proposed pursuant to Verona Chapter 150-7.21B

F. NEW BUSINESS

VARIANCE APPLICATION:

1. **Application 2023-17: 87-89 Fairview Avenue; Block 1502, Lot 50**
Variance application to construct two (2) single-car garages (16 feet by 20 feet) in each of the side yards of the property; two (2) trench drains are also proposed - one for each garage.
 - a. **Section 150-13.3A** - the proposed garages are considered as expansion of the existing non-conforming use. The site is currently developed with a multi-family dwelling which is not permitted in the R-60 Zone per Section 150-17.3 a d(2) variance is required.

- b. **Section 150-17.3 F (1)** - the minimum side yard setback for a garage is 8 feet. The north garage has a side yard setback of 6.6 feet and the south garage has a side yard setback of 3 feet. Variances are required.
- c. **Section 150-17.3 F (3)** - the minimum building separation distance between the garage as an accessory structure and the home as the principal structure is 10 feet. The north garage has a separation distance of 5 feet and the south garage has a separation distance of 8.1 feet. Variances are required.
- d. **Section 150-17.3 F (4)** - the maximum aggregate area covered by accessory structures in the side yard is 15%. The north garage has a side yard coverage of approximately 19.6% and the south garage has a side yard coverage of approximately 20.9%. Variances are required.
- e. **Section 150-17.3 F (5)** - the maximum permitted garage height is 15 feet. Both garages have proposed heights of 17 feet. Variances are required.

G. EXECUTIVE SESSION (if necessary)

H. ADJOURNMENT

Revised 2024/02/01