

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 APPLICATIONS:

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.
2. **Application 2024-01: 144 Elmwood Road; Block 904, Lot 27**
Applicant requests approval to remove an existing one-story screened porch, driveway, and paths and to construct two (2) one-story additions to the existing house, an attached garage, and a new patio.
- a. **Section 150-17.3 E (5)** - The proposed 6.40-foot rear yard setback does not comply with the minimum requirement of 30 feet as per. A variance is required.
 - b. Stormwater management is required since the increase in impervious coverage is above the threshold of 400 square feet with approximately 1,225 square feet, an Engineering review is required.

G. EXECUTIVE SESSION (if necessary)

H. ADJOURNMENT