

**TOWNSHIP OF VERONA**  
COUNTY OF ESSEX, NEW JERSEY



**BOARD OF ADJUSTMENT AGENDA**

**REGULAR**

**MEETING 8:00P.M.**

**March 14, 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 **February 8, 2024**

**E. RESOLUTIONS**

1. **Resolution BOA-2024-03, Application 2023-17: 87-89 Fairview Avenue; Block 1502, Lot 50.**

Denying the 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.

**F. NEW BUSINESS**

**VARIANCE APPLICATION:**

1. **Application 2024-01: 144 Elmwood Road; Block 902, Lot 27 - R-60 Zone**

Applicant requests zoning 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.

- The Variance application is to permit a rear yard setback of 6.4 feet where a minimum setback of 30 feet is required per Section 150-17 (E)
- 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.**

**2. Application 2024-02: 698-700 Bloomfield Avenue, Block 1606, Lot 13 – TC Zone**

Applicant proposes a new full-service restaurant on the first floor of the existing two-story, mixed-use building. No changes are proposed to the overall building footprint. The existing utility pole in the rear yard is being removed and the existing rear grass area is being replaced with a new asphalt parking area to provide a total of eight (8) parking spaces. Two (2) HVAC Units and one walk-in refrigerator unit is proposed.

- The existing building use is mixed residential and retail which is conditionally permitted per Section 150-17.14 D (I). The proposed mixed residential and restaurant use is not a principal or conditionally permitted Use in the TC Zone. A use variance is required.
- As per Section 150-12.6 C, a total of 27 parking spaces are required. Eight (8) parking spaces are proposed. A variance is required.

**3. Application 2024-04: 68 Forest Avenue; Block 2102, Lot 45 - R-50 Zone**

Applicant requests approval to install one in-ground pool and a patio.

- The improved lot coverage exceeds the maximum permitted improved lot coverage of 40% as per Section 150-1 7.5 D (4), with a proposed coverage of 57.8%. The applicant is requesting a variance.
- The maximum aggregate area covered by accessory structures in the rear yard is 15% per Section 150-17.5 F (4). The proposed rear yard coverage is 23.4%. The applicant is requesting a variance.
- Per Section 150-5.3 (6), the minimum patio setback from property lines is 5 feet. The proposed patio is located 0 feet from the side property line and 3.3 feet from the rear property line. The applicant is requesting a variance.
- Per Section 150-7.5 A, the minimum pool setback from the side and rear property lines is 10 feet. The proposed pool is located 5.3 feet from the side property line and 8.1 feet from the rear property line. The applicant is requesting a variance.
- Per Section 150-7.5 C, the pool equipment pad shall be located a minimum of 5 feet from any property line. The proposed equipment pad is 0.6 feet away from the property line. The applicant is requesting a variance.
- **Engineering Review is Required**

**G. EXECUTIVE SESSION**

**H. ADJOURNMENT**

*Revised 2024/03/07*