

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY



BOARD OF ADJUSTMENT AGENDA

REGULAR

MEETING 8:00P.M.

April 11, 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. OATH OF OFFICE:

1. Mr. Jesus Cuartas – Term ending 6/30/2025

E. APPROVAL OF MINUTES:

1. Approval of Minutes from a Regular Meeting held on **March 14, 2024**

F. RESOLUTION:

1. **Resolution BOA-2024-04. Application 2024-01: 144 Elmwood Road; Block 902, Lot 27 - R-60 Zone**

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.

G. NEW BUSINESS

VARIANCE APPLICATIONS:

1. **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 (1). 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.

2. Application 2024-03: 97 Lynwood Rd; Block 1403, Lot 38

Applicant requests approval to remove an existing driveway and garage, construct an addition to the existing house and add a new patio.

- The lot coverage exceeds the maximum permitted lot coverage of 25%, as per section 150-17.4 D (3), with a proposed coverage of 31.37%. **A variance is required.**
- The improved lot coverage exceeds the maximum permitted improved lot coverage of 40% as per Section 150-17.4 D (4), with a proposed coverage of 42.69%. **A variance is required.**
- The proposed east side yard setback of 5 feet does not comply with the minimum 8 feet required per Section 150-17.4 E (2). **A variance is required.**
- The proposed combined side yard setback of 12.17 feet is not compliant with the minimum 18 feet required as per Section 150-17.4 E (3). **A variance is required.**

3. Application 2024-05: 45 Montrose Avenue; Block 1806, Lot 8

Applicant requests approval to construct a two (2) story addition to the left side of the house for a new garage and master suite on the second floor; second floor addition over the main existing dwelling; expansion of the driveway; and expansion of existing deck.

- The proposed right side yard setback is 6.6 feet where an existing non-conforming setback of 7.75 feet exists; where 8 feet is required per Section 150-17.4 E (2). **A Variance is required.**
- The proposed combined side yard setback of 15.25 feet is below the minimum of 19.5 feet/25% per Section 150-17.4 E (4). **A Variance is required.**
- The proposed front yard setback of 24.6 feet is below the minimum front yard setback of 30 feet as per Section 150-17.4 E (1). **A Variance is required.**
- The proposed height of 32.25 feet for the principal structure is higher than the maximum permitted height of 30 feet as per Section 150-17.4 E (6). **A Variance is required.**
- The proposed coverage of the new deck is 36% which is above the maximum of 20% of the building footprint per Section 150-7.21 A. **A Variance is required.**
- The proposed height of the deck is 6 feet and above the maximum of 4 feet above grade per Section 150-7.21 B. **A Variance is required.**
- The proposed double driveway has width of 22 feet 6 inches above the maximum width of 16 feet for double driveways per Section 150-12.4 B (2). **A Variance is required.**
- Stormwater management is required since the increase in impervious coverage is above the threshold of 400 square feet with an approximate 1,463 square foot increase and an area of disturbance of approximately 6,400 square feet. **An Engineering review is required.**

H. EXECUTIVE SESSION

I. ADJOURNMENT

4/1/2024