

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



**BOARD OF ADJUSTMENT AGENDA**

**REGULAR MEETING**

**7:30 P.M.**

**APRIL 10, 2025**

**VERONA COMMUNITY CENTER BALLROOM  
880 BLOOMFIELD AVENUE, VERONA, NJ 07044  
This Meeting is In-Person Only**

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**A. CALL TO ORDER**

**B. PLEDGE OF ALLEGIANCE**

**C. STATEMENT re: OPEN PUBLIC MEETINGS ACT**

**D. ROLL CALL**

**E. APPROVAL OF MINUTES:**

1. Minutes from Regular Meeting of March 13, 2025

**F. RESOLUTIONS:**

1. **Memorialization of Resolution BOA 2025-08** Setting Zoning Board Meeting Dates for August through December 2025.
2. **Memorialization of Resolution BOA 2025-09 Application 2024-23: 15 Wilton Terrace; Block 802, Lot 30 – R-40 Zone.** Granting approval to install 648 square foot in-ground pool, fence, patio, pool equipment, and a retaining wall with conditions as agreed upon by the applicant and further conditioned by the Board.
3. **Memorialization of Resolution BOA 2025-10 Application 2024-25: 61 Hillside Avenue; Block 1902, Lot 2- R-50 Zone.** Applicant is seeking approval to construct an attached single framed garage in the (west) side yard of the property.

**G. NEW BUSINESS:**

1. **Extension of Time Request: 770 Bloomfield Avenue; Block 1603, Lot 8.02** - Board of Adjustment Case 2022-05, Resolution 2022-10 memorialized August 10, 2022, memorializing the Board's decision approving the application to convert the existing building on this property to a self-storage facility. Request for a one-year extension of the statutory protective period applicable to the site plan approved by the Board.

2. **Application #2024-26 176 Grove Avenue; Block 1403, Lot 90, R-60 Zone District** – Applicant is requesting approval for a Minor Subdivision (flag lot) with an access driveway. Relief from the following is required:
  - a. Per § 150-17.3 (1) Single-family homes. The existing dwelling located in the front of the property, proposed lot 90.01, is a multi-family dwelling - pre-existing non-conforming condition. A variance is needed to expand the non-conforming use pursuant to NJSA 40:55D-70d (2);
  - b. Per § 150-12.4 B. (2) Access drives or driveways for one-family dwellings shall be not more than 14 feet wide at the curb line for single driveways or 16 feet for double driveways
3. **Application #2025-01 107 Hillside Avenue; Block 2006, Lot 16, R-50 Zone District** - Application is seeking approval to construct a 296 square foot addition, patio extension and new condenser. Relief from the following is required:
  - a. Per § 150-17.5 D. (4) Maximum improved lot coverage: 40% or 2590 square feet where existing is 2852 or 44% - pre-existing non-conforming - and proposed is 44.73% or 2897 square feet; this is an exacerbation of a pre-existing non-conforming condition. Please note the plans submitted do not include the AC Condenser pad in the coverage number. This number should be corrected if variances are going to be applied for;
  - b. Maximum aggregate area covered by accessory structures in the yard it is located in: 15%; rear yard with proposed addition is 2600 square feet where 15% is 390 square feet; rear yard proposed coverage (platform, stairs and extended patio – 324 SF & shed – 150 SF) 474 square feet or 18.23%;
4. **Application #2025-02 544 Bloomfield Avenue aka 10 Park Place; Block 1703, Lot 68, TC Zone District** - applicant is seeking approval to lease the ground floor, approximately 3,500 to 4,000 square feet, of an existing two-story building located at 544 Bloomfield Avenue with access from 10 Park Place to operate a House of Worship. Relief from the following is required:
  - a. Per § 150-17.14 A. & D. A House of Worship is not a permitted use or a conditional use;
  - b. Per § 150-12.6 C. Parking schedule: House of Worship. 1 space per 3 seats or 72 inches of seating space when benches rather than seats are used. Applicant has provided that there is public parking available adjacent municipal lot located on Park Place.

#### **H. EXECUTIVE SESSION** *(If needed)*

#### **I. ADJOURNMENT**

*April 3, 2025*