

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



**BOARD OF ADJUSTMENT AGENDA**

**REGULAR MEETING**

**7:30 P.M.**

**MAY 8th, 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 April 10, 2025

**F. RESOLUTIONS:**

1. **Memorialization of Resolution 2025-11 - Extension of Time Request: 770 Bloomfield Avenue; Block 1603, Lot 8.02** – granting a one-year extension of the statutory protective period applicable to the site plan approved by the Board.
2. **Memorialization of Resolution 2025-12 - Application #2024-26 176 Grove Avenue; Block 1403, Lot 90, R-60 Zone District** – granting approval for a Minor Subdivision with an access driveway.
3. **Memorialization of Resolution 2025-13 - Application #2025-01 107 Hillside Avenue; Block 2006, Lot 16, R-50 Zone District** – granting approval to construct a 296 square foot addition, patio extension and new condenser.

**G. NEW BUSINESS:**

1. **Application #2024-24 - 52 Derwent Avenue; Block 1703, Lot 34; R-50B (Medium/High-Density Single-Family) Zone District** - The applicant is seeking approval for a generator in the side yard and requires relief from the following:

- a. Per § 150-7.13 B. No generator shall be permitted within a side yard. Generator is proposed in the side yard along the SE property line – **A Variance is needed;**
- b. Per § 150-7.14 F. (1) Minimum side yard setback (one): eight feet; generator is proposed as 2.5 feet from the SE property line – **A Variance is needed;**

**H. Application #2025-03 257 Pompton Avenue; Block 104, Lot 1, C-2 (Professional Office & Business) Zone District** - the applicant is seeking to renovate a 1 ½ story building to create a 2 story building with a proposed law office and three residential apartments; total space 6,000+ square feet; parking lot; concrete walkway; tree removal; signage. Removal of existing garage and driveways. Relief is being sought for the following:

- a. Per § 150-17.11 C. Conditional uses. The following conditional uses are permitted within the district subject to area, yard and bulk regulations and other controls identified in the conditional use regulations of this chapter. The proposed mixed residential and professional office (Law Office) use does not meet the requirements for permitted or conditional use therefore a Use Variance is required;
- b. Per § 150-12.8 C. (3) For parking stalls and aisles, there shall be provided a minimum stall width of nine feet and a minimum stall depth of 20 feet; stalls are proposed as 9 feet in width and 18 feet in length – A Variance is required;
- c. Per § 150-12.6 C. Parking schedule, of minimum number of required parking spaces. A Variance is required.
- d. Per § 150-17.11 D. (7) Minimum rear yard setback: 50 feet; parking lot is proposed 23 feet from the rear property line – A Variance is required;
- e. Per § 493-24 Planning Board hearing required for removal of more than two healthy mature trees. NOTE: This application should be heard by the Board of Adjustment due to a Use Variance need. The Board of Adjustment hear the tree removal application. Fourteen (14) total trees are proposed to be removed.

**I. EXECUTIVE SESSION** *(If needed)*

**J. ADJOURNMENT**

*May 1, 2025*