

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY



BOARD OF ADJUSTMENT AGENDA

REGULAR MEETING

7:30 P.M.

June 12, 2025

**VERONA COMMUNITY CENTER BALLROOM
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. ROLL CALL

E. APPROVAL OF MINUTES:

1. Minutes from Regular Meeting of April 10, 2025
2. Minutes from Regular Meeting of May 8, 2025

F. RESOLUTIONS:

1. **Memorialization of Resolution BOA 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 BOA 2025-12 - Application #2024-26 176 Grove Avenue; Block 1403, Lot 90, R-60 Zone District** – granting approval for a Minor Subdivision.
3. **Memorialization of Resolution BOA 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.
4. **Memorialization of Resolution BOA 2025-14 - Application #2024-24 - 52 Derwent Avenue; Block 1703, Lot 34; R-50B (Medium/High-Density Single-Family) Zone District** – granting approval for the installation of generator in the side yard with side yard setback relief.
5. **Memorialization of Resolution BOA 2025-15 - Application #2025-03 257 Pompton Avenue; Block 104, Lot 1, C-2 (Professional Office & Business) Zone District** – granting approval 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.

NEW BUSINESS

Continuation:

1. **Application #2025-02 544 Bloomfield Avenue aka 10 Park Place; Block 1703, Lot 68, TC Zone District** - *Carried from the April 10, 2025 hearing where testimony was heard.*

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.

G. EXECUTIVE SESSION *(If needed)*

I. ADJOURNMENT

June 5, 2025