

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY



BOARD OF ADJUSTMENT AGENDA

REGULAR MEETING

7:30 P.M.

October 9th, 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 September 18, 2025

F. RESOLUTIONS:

1. **Memorialization of Resolution BOA 2025-18. Application 2025-07: 2 Balston Dr. Block 1802, Lot 9; R-70 (Low Density Single-Family) Zone.** Granting approval to construct a 6-foot high, black metal fence along Lakeside Avenue.

G. NEW BUSINESS

1. **Application #2025-04 – 271 Grove Ave, Block 1201, Lot 11, C-2 – Carried from the July 10, 2025 hearing. Carried from the September 18, 2025 where no testimony was heard.** Applicant is seeking approval to extend their current gym use into an adjacent suite within the existing business location.
 - Per § 150-13.3 A. No existing building or premises containing any nonconforming use as permitted by this chapter shall be enlarged, extended, reconstructed or structurally altered unless such use is changed to a use permitted in the district in which such building or premises is located; and no nonconforming use shall be changed to another or different nonconforming use. The use of a gym/commercial recreational facility is not a permitted use in the C-2 Zone; an expansion of the use would exacerbate the non-conformity - **A Variance is be required**
2. **Application #2025-09- 3 Claridge Drive; Block 103, Lot 3- Zone: A-3 – Applicant is seeking use of space as a wellness studio (yoga, massage, pilates, reiki, workshops and classes)**
 - Per § 150-17.10 the proposed use of a wellness studio (yoga, massage, pilates, reiki, workshops and classes) is not a permitted use – **A Variance is Required;**

H. EXECUTIVE SESSION *(If needed)*

I. ADJOURNMENT