

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



**BOARD OF ADJUSTMENT AGENDA**

**REGULAR MEETING**

**7:30 P.M.**

**December 11, 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 November 13, 2025

**F. RESOLUTIONS:**

1. **Memorialization of Resolution BOA 2025-25. Application #2025-06 – 33 Cypress Avenue; Block 1104, Lot 2, R-60 Zone** – Applicant was granted approval for the installation of an in-ground pool, pool equipment, relocation of a shed with accompanying ramp, wall.

**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. Resolution 2025-11 memorialized April 10, 2025 granting a one-year extension of the statutory protective period applicable to the site plan approved by the Board.
2. **Extension of Time Request: 63 Hillside Avenue (aka 149 Forest); Block 1902, Lot 1-** Board of Adjustment Case 2024-18, Resolution 2024-23 memorialized December 12, 2024, memorializing the Board's decision approving the construction of a 970 square foot addition, 231 square foot porch and install two HVAC units.
3. **Application #2025-11- 24 S. Prospect Street, Block 1607, Lot 47, R-60 Zone- Request to be carried to January 8, 2026 meeting with no new noticing required. Carried from the November 11<sup>th</sup> meeting where no testimony was heard.** Applicant is seeking to change the use of existing single family residential garage to an office space with conference room and bathroom; and proposing a home occupation in the garage with an additional employee to the homeowner and occasional conferences. No signage has been proposed.

- a. Per § 150-7.6 C. Private garages shall only be utilized for the storage and security of motor driven vehicles. Private garages and carports shall not be utilized for the conduct of any business, service, or residency – **A Variance is Required**
- b. Per § 150-8.8 B. There shall be no employees other than those who reside on the premises. **A Variance is required.**

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

**I. ADJOURNMENT**