

**ZONING BOARD of ADJUSTMENT
of the TOWNSHIP OF VERONA**

RESOLUTION 2025-01

Application 2024-23 38 Forest Avenue, Block 1602, Lot 15 Zone-R-60:

WHEREAS, Colleen Sheridan and Michael Burke (the “Applicants”) are the owners of 38 Forest Avenue, Verona, New Jersey (the “Property”); and

WHEREAS, the Property is located in the R-60 zone on the Township of Verona zoning map; and

WHEREAS, the Applicants, through their architect, Courtney Rombough, AIA made an application to the Township of Verona Zoning Board of Adjustment seeking approval to construct a 420 square foot addition, basement expansion, removal of an existing paver patio, construction of a new deck with stair access and a new landing and stairs off of the addition; and

WHEREAS, The Applicants sought variances as follows:

- Maximum Impervious Coverage - Section 150-17.3 D(4) The maximum allowable improved lot coverage is 40%. The proposed coverage (2924 square feet) is 43.5 percent
- Maximum Aggregate Area Covered by Accessory Structures - Section 150-17.3F(4) The maximum permitted aggregate cover area is 15% (306.75 square feet) Applicants propose 16.49% (337 square feet)

WHEREAS Ms. Sheridan testified about her desire to improve and expand her home so that it could accommodate the needs of her family, her desire to enjoy a rear deck for dining and other purposes. She informed the Board that the Property is 6721 square feet and that the adjoining properties are each greater than 7200 square feet, the required minimum square footage in the R-60 zone. She further advised the Board that her neighbors were aware of her plans and that no one objected to those plans.

WHEREAS, Courtney Rombough, AIA, appeared on behalf of the Applicants after being sworn in and qualified as an expert in architecture. Ms. Rombough introduced Exhibit A-1 a three-page document titled on the first page as “Additional Diagrams for 38 Forest Avenue” She testified that she had prepared the exhibit and that the photographs in the exhibit were an accurate depiction of the property. She opined that the deck, as proposed, was suitable for the yard and that the variances were warranted because of the hardship to the Applicants created by the small lot size, especially in comparison to surrounding properties.

WHEREAS, members of the Board questioned the witness and the Applicant regarding many aspects of the application and the Board established the following findings:

1. The subject property is in the R-60 single-family zone and contains one single-family residence on a non-conforming lot.
2. The small size of the lot created a hardship to the Applicants.
3. The Applicants were seeking two variances.
4. The benefits of the Applicants' proposed improvement on the Property will outweigh any detriments.
5. The proposed improvements will not cause substantial detriment to the public good nor will they conflict with the zone plan, zoning ordinance or provisions of the master plan.

WHEREAS, the Board decided based on the foregoing that the variances could be granted:

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of the Township of Verona, that the referenced application be hereby approved subject to the following conditions:

1. The Applicants will comply with all representations made by and on behalf of the Applicants during the hearing. All of the Applicants' testimony and testimony on the Applicants' behalf is incorporated herein as if fully set forth.
2. The Applicants will satisfy all municipal and administrative agency requirements including but not limited to stormwater management, and soil removal.
3. The Applicants will comply with all of the conditions set forth in the Boswell Engineering November 25, 2024 review letter.

NOW THEREFORE, BE IT FURTHER RESOLVED that a copy of this resolution be provided to the Applicant, Township Manager, Township Council and Township Clerk.

ROLL CALL:

	AYES	NAYS	ABSTENTION	ABSENT	NOT ELIGIBLE
Dr. Edith Ries	X				
Mr. Tully	X				
Dr. Cuartas					X
Mr. Ryan	X				
Mrs. Murphy-Bradacs	X				
Mrs. DiBartolo					X
Mr. Matthewson				X	
Vice Chair Weston	X				
Chair McGinley	X				

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY
OF A RESOLUTION ADOPTED BY THE BOARD OF ADJUSTMENT OF
REGULAR MEETING HELD ON FEBRUARY 13, 2025.

Caitlin Kester

Caitlin Kester, Board Secretary

Daniel McGinley

Daniel McGinley, Chairman