



**RESOLUTION 2025-11**  
**of the**  
**ZONING BOARD OF ADJUSTMENT**  
**Of The**  
**TOWNSHIP OF VERONA**

WHEREAS, on August 11, 2022, the Township of Verona Zoning Board of Adjustment granted approval to 770 Bloomfield Avenue, LLC (the "Applicant") for the property designated as Block 1603, Lot 8.02 on the Township of Verona's official Tax Map to allow the Applicant to convert the existing building to a self-storage facility.

WHEREAS, N.J.S.A. 40:55D-52 provides that final site plan approval confers upon the property owner protection from subsequent changes in zoning requirements for a two-year period from adoption of the board's memorializing resolution. N.J.S.A. 40:55D-52.a. The statute also provides that the Planning Board may [and, by definition, the Zoning Board may], in its discretion, grant up to three one-year extensions of the statutory protective period. Subsection (c) of the statute provides that the property owner may request an extension either before or after the statutory protective period has expired

WHEREAS, the Applicant, through counsel Alan Trembulak, by letter dated March 4, 2025, requested that the Zoning Board extend the protective period of the preliminary and final site plan approval for one year, through August 11, 2025; and

WHEREAS, the Zoning Board considered the content of the Applicant's letter and the Applicant's extension request at its meeting held on April 10, 2025, and decided that the Applicant proved to the Board's reasonable satisfaction that the Applicant should be granted the requested extension.

NOW THEREFORE, BE IT RESOLVED that the Applicant's request for extension of the Applicant's site plan approval is granted and that the final site plan approval shall be protected from amendments to the Township's zoning requirements through August 11 2025. and

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

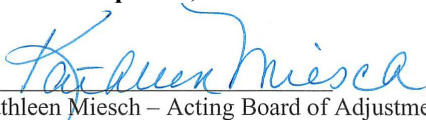
**MOTION TO APPROVE:** Mrs. DiBartolo

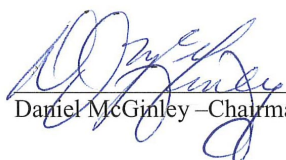
**SECOND:** Mr. Ryan

**Roll Call Vote:**

	AYES	NAYS	ABSTENTION	RECUSED
Mr. Tully	X			
Dr. Ries	X			
Dr. Cuartas	X			
Mr. Ryan	X			
Mrs. DiBartolo	X			
Mr. Mathewson	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 April 10, 2025.**

  
Kathleen Miesch – Acting Board of Adjustment Secretary

  
Daniel McGinley – Chairman