



RESOLUTION 2025-18
of the
ZONING BOARD of ADJUSTMENT
of the TOWNSHIP OF VERONA

Application 2025-07 2 Balston Drive, Block 1802, Lot 9– Zone: R-70

WHEREAS, Kenton Gerlach (the “Applicant”) is the owner of 2 Balston Drive, Verona, New Jersey (the “Property”); and

WHEREAS, the Property is located in the R-70 Zone on the Township of Verona zoning map;

WHEREAS, the Applicant made application to the Verona Zoning Board of Adjustment for approval to construct a six foot high black metal fence along a portion of the easterly property line of the property, fronting on Lakeside Avenue; and

WHEREAS, the property is a corner lot and the proposed fence would be constructed in the front yard; and

WHEREAS, the Applicant sought relief from Verona Township Zoning Code Section 150-7.3 B Fences, which prohibits a six-foot high fence in the front yard within the area between the primary building façade and the lot line and which prohibits fences within 10 feet of a front lot line; and

WHEREAS, the Application was presented to the Board at the Board’s regularly scheduled meeting on September 18, at which time it was established that notice of the Application was properly published and that the property owners entitled to notice under the Municipal Land Use Law had been served such notice, and the Application was deemed complete; and

WHEREAS, the Applicant requires a variance for the proposed fence to be installed within the area between the front façade and the property line; and

WHEREAS, the Applicant testified on his own behalf after being sworn to tell the truth. The Applicant testified that he desires to install a fence running from the back corner of the Property along Lakeside Avenue to the corner of the southerly portion of the front of his house. He testified that the fence is necessary for his family’s safety and security because Lakeside Avenue is a busy county road that handles a high volume of automobile and pedestrian traffic. He also testified that the fence would prevent his family's pets from leaving the Property.

The Applicant represented to the Board that existing arborvitaes on the property would not be removed and that the fence would be located behind the arborvitaes that run along Lakeside Avenue that will screen the fence from view on Lakeside Avenue.

The Applicant further represented to the Board that construction of the fence would not interfere with the aforementioned arborvitaes or existing trees on the property and that no trees would be disturbed.

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

1. The subject property is in the R-70 single-family zone and contains one single-family residence on a conforming lot.
2. The property is a corner property, therefore causing a hardship to the Applicant.
3. The benefits of the application will outweigh any detriments.
4. The fence installation will not cause substantial detriment to the public good nor will it conflict with the zone plan, zoning ordinance, or provisions of the master plan.

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of the Township of Verona, that the referenced application be now approved with the following conditions;

1. The Applicant will comply with all representations made by the Applicant during the hearing. All of the Applicant's testimony is incorporated herein as if fully set forth.
2. The Applicant will satisfy all municipal and administrative agency requirements before and during installation of the fence.
3. The Applicant will install the fence as depicted in the Applicant's application.
4. The Applicant will maintain adequate screening of the fence from Lakeside Avenue.
5. The Applicant will not disturb any trees or existing plantings on the Property.

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

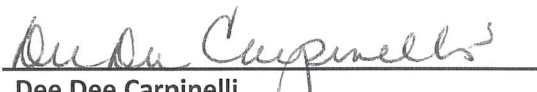
MOTION TO APPROVE: Mr. Ryan

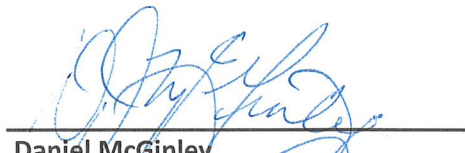
SECOND: Mr. Mathewson

Roll Call Vote:

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

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 September 18, 2025.


Dee Dee Carpinelli
Acting Board Secretary


Daniel McGinley
Chairman