



RESOLUTION 2025-26
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, NJSA 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; and

WHEREAS, the Zoning Board thereafter granted the extension to the Applicant, and

WHEREAS, by letter to the Board dated November 13, 2025, from Alan Trembulak, the Applicant requested a second extension of the protective period; and

WHEREAS, the Zoning Board considered the content of the Applicant's letter and the Applicant's extension request at its meeting held on December 11, 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 14, 2026. 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: Vice Chair Weston

SECOND: Mr. Ryan

Roll Call Vote:

	AYES	NAYS	NOT ELIGIBLE	RECUSED	ABSENT
Mr. Tully	X				
Dr. Ries	X				
Dr. Cuartas	X				
Mr. Ryan	X				
Mrs. Murphy Bradacs					X
Mr. Mathewson					X
Mrs. DiBartolo					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 DECEMBER 11, 2025.

Dolores Carpinelli
Dolores Carpinelli
Acting Board Secretary

Daniel McGinley
Daniel McGinley
Chairman