

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY



BOARD OF ADJUSTMENT AGENDA

REGULAR MEETING

7:30 P.M.

MARCH 12, 2026

**VERONA COMMUNITY CENTER BALLROOM
880 BLOOMFIELD AVENUE, VERONA, NJ 07044
This Meeting is In-Person Only**

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. STATEMENT re: OPEN PUBLIC MEETINGS ACT

D. ROLL CALL

E. RESOLUTIONS-- None

F. APPROVAL OF MINUTES:

Minutes from Regular Meeting of February 12, 2026

G. UNFINISHED BUSINESS

1. Application # 2026-03- 21-25 Grove Avenue, Block 1702, Lot 22- C-2 Zone. *Carried from the February 12,2026 meeting, where testimony was taken.*

The Board voted on the D use variances and will hear the Bulk variances at this meeting.

H. NEW BUSINESS

1.Application # 2026-02- 56 Floyd Road, Block 801, Lot 6- R-40 (Very-High-Density Single-Family) Zone. Applicant is seeking approval to construct a new 737 square foot rear 2 story addition with a full basement and attic; a 406 square foot deck inclusive of stairs, two HVAC units in rear yard and one HVAC unit in the attic space.

ADDITION:

- As per § 150-17.6 E (2) Minimum side yard setback (one): eight feet; existing is 0.83 feet from end of arched wall to SE side property line and **2.6 feet from existing dwelling wall** to SE side property line; proposed addition is 0.83 feet from end of arched wall to SE side property line and **2 feet 27/8 inches from proposed dwelling wall** to SE side property line; **A Variance is needed** as the pre-existing non-conforming 2.6 feet from existing dwelling wall is being exacerbated;
- As per § 150-17.6 E (2) Minimum side yard setback (one): eight feet; proposed addition

is 12.2 feet from the NW side property line; proposed is 3.05 feet from the NW side property line – **A Variance is required;**

- As per § 150-17.6 E (3) Minimum side yard setbacks (both): 18 feet; existing is 14.8 feet from dwelling, not archway; proposed from dwelling and not archway is 5 feet 2.879 inches; exacerbating the pre-existing non-conforming setback – **A Variance is needed;**

DECK:

- A 384 square feet rear deck with 22 square feet of new stairs is proposed;
- As per § 150-17.6 F. (1) Minimum side yard setback (one): eight feet; deck is proposed as 3+ feet from the SE side property line; 4.75+ feet from the NW side property line –

Variances are required;

- § 150-7.21 Decks. If an existing building fails to comply with zoning setback requirements, uncovered decks may be added, provided that all of the following conditions are met:

- o A. That the deck does not exceed 20% of the building footprint; dwelling footprint is proposed at 1,471 square feet where 20% is 294.2 square feet; proposed deck is 384 square feet – Condition not met;

- o B. That no portion of the deck shall be elevated more than four feet above grade, excluding handrails and guardrails; proposed deck is 4+ feet from grade;

- o C. That the deck does not extend into the side yard beyond the line of the existing dwelling unless the deck meets the side yard setback requirements of this chapter; proposed deck is within the proposed dwelling setback that require variances;

- o D. That the deck shall be no less than five feet from the side lot line and no less than 20 feet from the rear lot line; proposed deck is 3+ feet from the SE lot line and 4.75 from the NW side lot line; 34 feet from the rear lot line - Condition not met;

- o Variance is required;

HVAC

- Two HVAC units are proposed at the rear of the proposed deck; 9 square feet each;

- As per § 150-17.6 F. (1) Minimum side yard setback (one): eight feet; HVAC is proposed as 3+ feet from the SE side property line; 30.3 feet from the NW side property line – A Variance is required;

- As per § 150-17.6 F (2) Minimum rear yard setback: 10 feet; deck is proposed as 34 feet from the rear property line – Compliant;

- Per § 150-7.13 A. No mechanical equipment shall be located within a required minimum yard requirement and shall not extend more than 5 feet from the structure for which they serve; proposed HVAC units are shown as 12.25 feet from the rear of the dwelling – A Variance is required;

Rear Yard Coverage:

- As per § 150-17.5 F (4) Maximum aggregate area covered by accessory structures in the yard it is located in: 15%; yard is 1,852 square feet where 15% is 277.8 square feet; proposed is 29.2% or 541 square feet – A Variance is required;

- The net disturbance is less than 400 square feet; Engineering / Stormwater review is not required

I. EXECUTIVE SESSION (if necessary)

J. ADJOURNMENT