

TOWNSHIP OF VERONA  
COUNTY OF ESSEX, NEW JERSEY



**BOARD OF ADJUSTMENT AGENDA**

**REGULAR MEETING**

**7:30 P.M.**

**APRIL 16, 2026**

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

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**A. CALL TO ORDER**

**B. PLEDGE OF ALLEGIANCE**

**C. STATEMENT re: OPEN PUBLIC MEETINGS ACT**

**D. ROLL CALL**

**E. APPROVAL OF MINUTES:**

Minutes from Regular Meeting of March 12, 2026

**F. RESOLUTIONS**

- 1. Memorialization of Resolution 2026-06.** Application # 2026-03- 21-25 Grove Avenue, Block 1702, Lot 22- C-2 Zone. Granting approval to construct a residential townhouse development with a total of 10 units along with associated parking, lighting and landscaping improvements.
- 2. Memorialization of Resolution 2026-07.** Application # 2026-02- 56 Floyd Road, Block 801, Lot 6- R-40 (Very-High-Density Single-Family) Zone. Granting 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.

**G. NEW BUSINESS**

**1. Application #2026-04 – 1 Clover Lane, Block 1403, Lot 25; R-50B (Medium/High Density Single-Family) Zone District.** Applicant is seeking approval for construction of a fence.

- 3 feet high, split rail fence; proposed from the rear of the existing dwelling, across 27 feet to the NW property line (rear yard line) - Compliant;
- 3 feet high, split rail fence; proposed along the NW property line (rear yard line) with a 5-foot front yard setback; A Variance is needed for the front yard setback;
- 3 feet high, split rail fence; proposed along 55 feet of the NE Lynwood Road frontage with a 5-foot front yard; A Variance is needed for the front yard setback
- 3 feet high, split rail fence; proposed along 30 feet of the SE Clover Lane frontage with a front yard setback ranging from 10 feet to 20 feet curving to meet existing retaining wall – Compliant (this section only);
- Per §150-5.3 D Corner lots, sight triangle. On a corner lot, no obstruction that would be greater than 2 1/2 feet above the center-line grades of the intersecting streets shall be installed,

erected, planted or maintained within the triangular area formed by the right-of-way lines at such corner and a straight line joining said right-of-way at points which are: (2) Twenty-five feet distant in residential districts from the intersection of the right-of-way lines and measured along said right-of-way lines which are on the side of the property and for the full length of the right-of-way line when said right-of-way line is located in the front of the property. 3-foot fence is proposed 20 feet from right of way line – A Variance is needed.

**2. Application # 2026-06- 18 Martin Road, Block 805, Lot 26 R-50B (Medium/High-Density Single-Family) Zone District.** Applicant is seeking approval to construct a new second story with side stair addition, one new HVAC unit, new patio and reconstructed patio. A new patio was not listed on the Zoning application but is shown on plans.

- As per § 150-13.3 Nonconforming Uses and Structures; No existing building or premises containing any nonconforming use as permitted by this chapter shall be enlarged, extended, reconstructed or structurally altered unless such use is changed to a use permitted in the district in which such building or premises is located; A one- or two-family residential building which complies with the use requirements of this chapter and is nonconforming because of the yard regulations may be enlarged; provided, that any violation of any setback may be expanded; provided, that the expansion does not encroach further into such violated setback and no other setback regulations are violated. A Variance is required to expand the structure as it has pre-existing non-conforming setbacks; Second story expansion and side stair addition;

One HVAC unit is proposed as follows:

- Proposed in the front yard on Overhill Road 11 feet from the front yard property line; Per § 150-7.13 A. No mechanical equipment shall be **located within a required minimum yard requirement** and shall not extend more than five feet from the structure for which they serve; **A Variance is required;**
- Per § 150-17.4 F. (4) Maximum aggregate area covered by accessory structures in the yard it is located in: 15%; rear yard is 2,626 square feet where 15% is 408.9 square feet; existing is 22.9% or 624 square feet (Garage & Shed); proposed is 26.9% or 736 square feet (garage, shed, portion of patio in rear yard) – **A Variance is Required**

## H. EXECUTIVE SESSION (if necessary)

## I. ADJOURNMENT