

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY



BOARD OF ADJUSTMENT AGENDA

REGULAR MEETING

7:30 P.M.

May 14, 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. APPROVAL OF MINUTES:

Minutes from Regular Meeting of April 16, 2026

Minutes from Special Meeting of April 21, 2026

F. RESOLUTIONS

1. Memorialization of Resolution 2026-08. Application # 2026-06- 18 Martin Road, Block 805, Lot 26 R-50B (Medium/High-Density Single-Family) Zone District. Granting approval to construct a new second story with side stair addition, one new HVAC unit, new patio and reconstructed patio.

2. Memorialization of Resolution 2026-09. Application # 2026-08 – 5 Meadow Lane, Block 1805, Lot 30; R-50 (High Density Single-Family) Zone District. Granting approval to construct a 359 square foot addition, new portico and HVAC with conditions.

3. Memorialization of Resolution 2026-10. Application # 2026-07- 29 Lynwood Road, Block 1403, Lot 72 R-50B (Medium/High-Density Single-Family) Zone District. Granting approval to construct an addition, deck, patio, portico, two HVAC units and a generator with conditions.

G. UNFINISHED 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.

- 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.**

H. NEW BUSINESS

1. Application # 2026-09- 725 Bloomfield Avenue, Block 1608, Lot 10 TC Zone District. Applicant is seeking approval to operate a drive-in teller service and ATM at the bank branch, erect a 25 Ft. flagpole and install a freestanding monument sign and allow for temporary signs occupying 50% of window space.

- Per § 150-17.14 A. Principal permitted uses. (3) Banks and other financial institutions, but not including drive in uses;
- A drive in use was permitted for this property per a Board of Adjustment Resolution dated 12/9/04. The use as a bank continued, however the property has not been used as a bank for more than 12 months; therefore, the nonconforming drive in use is abandoned after 12 consecutive months of non-use.
- **Use is permissible for walk-in business only; drive-in lanes for teller and/or ATM use is prohibited.**
- Per § 150-7.2 Accessory use and structure regulations in nonresidential districts. E. The height of the accessory structure shall not exceed two stories or 20 feet; the flagpole’s external height is 25 feet –**A Variance is required;**
- 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:
 (1) Fifteen feet distant in business and commercial districts, **except for the Town Center District which shall be five feet.** If a variance is sought, the Applicant should testify to the site triangle as no measurable survey was submitted.
- Per § 150-7.9 X. Prohibited signs. (12) Ground signs, freestanding signs, pylon signs, outdoor advertising signs and billboards. **A Variance is required**

2. Application # 2026-10 – 257 Pompton Avenue, Block 104, Lot 1 C2 Zone District. The applicant is seeking to renovate a 1 ½ story building to create a two-story building with eight, one bedroom residential apartments with two of those units being designated for affordable housing units; parking; concrete walkway; tree removal; signage, HVAC fence. Removal of existing garage and driveways.

- Per § 150-17.11 A. (1.) Commercial and professional offices are permitted; proposed is a 2 story building with eight, one-bedroom residential apartments which is not a principal or conditional use - **Use Variance is required**
- Per § 150-12.8 C. (3) For parking stalls and aisles, there shall be provided a minimum stall width of nine feet and a minimum stall depth of 20 feet; stalls are proposed as 9 feet in width and 18 feet in length – A Variance is required;
- Per § 150-17.11 D. (7) Minimum rear yard setback: 50 feet; parking lot is proposed 23 feet from the rear property line – A Variance is required; Per § 150-5.3 E. (3) Corner lot, frontage upon two streets. A corner lot having frontage upon two improved streets shall have two front yards, one side yard and one rear yard. The rear yard shall be located opposite the narrower frontage. The narrower frontage is Vincent Place.
- Per § 493-24 Planning Board hearing required for removal of more than two healthy mature trees. NOTE: This application should be heard by the Board of Adjustment due to a Use Variance need. The Board of Adjustment shall hear the tree removal application;
- A tree removal and mitigation plan, sheet 3 of 8, has been submitted. 15 total trees are proposed to be removed. The plan does not designate the condition of same i.e. alive, dead, diseased, hazardous, etc.

# To Be Removed	DBH	Replacement Trees	Fees Calculated (Mitigation)	TOTAL
2 – Coniferous Evergreen	6”	2 Replacement	x \$400.00	\$ 800.00
1 - Coniferous Evergreen	10”	2 Replacements	x \$400.00	\$ 800.00

2 – Deciduous	6”	2 Replacements	x \$400.00	\$ 800.00
3 - Deciduous	12”	3 Replacements	x \$400.00	\$1200.00
2 - Deciduous	15”	2 Replacements	x \$400.00	\$ 800.00
4 - Deciduous	18”	8 Replacements	x \$400.00	\$3200.00
*1 - Deciduous	36”	4 Replacements	x \$400.00	\$1600.00
23		Application Fee \$50.00 + \$ 9,200.00 =		\$9250.00

*Extraordinary tree - Removal of extraordinary trees shall be prohibited except upon the specific written recommendation of the Zoning Official after consultation of the Township Forester and **approval by resolution of the Township Council;**

I. EXECUTIVE SESSION (if necessary)

J. ADJOURNMENT