

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY



BOARD OF ADJUSTMENT AGENDA
REVISED

REGULAR MEETING

7:30 P.M.

June 11, 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 Special Meeting of May 5, 2026

Minutes from Regular Meeting of May 14, 2026

F. RESOLUTIONS

- 1. Memorialization of Resolution 2026-11.** Application # 2026-11- 115 Linden Avenue, Block 902, Lot 8 R-50 (High Density Single-Family) Zone District. Granting approval to construct a rear two-story addition, with full basement and attic, portico, rear landing and steps and two new HVAC units.
- 2. Memorialization of Resolution 2026-12.** Application # 2026-04 – 1 Clover Road, Block 1403, Lot 25; R-50B (Medium/High Density Single-Family) Zone District. Granting approval to construct a fence.
- 3. Memorialization of Resolution 2026-13.** Application # 2026-09, 725 Bloomfield Avenue Block 1608, Lot 10; TC Zone District. Granting 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.

G. UNFINISHED/NEW BUSINESS

- 1. Extension of Time Request:** 553-555 Bloomfield Avenue; Block 1806, Lot 19 - Board of Adjustment Case 2024-13, Resolution 2024-20 memorialized November 14, 2026, approving the applicant to construct a Wells Fargo ATM facility to occupy 259 square feet.

Memorialization of Resolution 2026- 14- Extension of Time Request: (If approved) 553-555 Bloomfield Avenue; Block 1806, Lot 19

- 2. Continuation - 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.

- 3. Application # 2026-13- 94 Elmwood Road, Block 906, Lot 30 R-50B (Medium/High Density Single-Family) Zone District.** Applicant is seeking approval to install two new condensers.

- As per § 150-17.4 D. (4) Maximum improved lot coverage: 40% or 1,654.5 square feet; existing is 42.9% or 1,776 square feet – pre-existing non-conforming condition; proposed is 43.1% or 1784 square feet – exacerbating the pre-existing non-conforming condition – **A variance is required.**
- 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; Units are proposed as **17 feet** from the dwelling - **A Variance is required;**

I. EXECUTIVE SESSION (if necessary)

J. ADJOURNMENT

REVISED 6/10/2026