

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY



**BOARD OF ADJUSTMENT AGENDA
REVISED**

REGULAR MEETING

7:30 P.M.

JULY 9, 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 June 11, 2026

F. RESOLUTIONS

1. Memorialization of Resolution 2026-15. Application # 2026-13- 94 Elmwood Road, Block 906, Lot 30 R-50B (Medium/High Density Single-Family) Zone District. Granting approval to install two new HVAC units.

G. UNFINISHED/NEW BUSINESS

1. Continuation - Application # 2026-10 – 257 Pompton Avenue, Block 104, Lot 1 C2 Zone District.

2. Application # 2026-15- 17 Douglas Place, Block 201, Lot 46 R-50 (High Density Single-Family) Zone District. Applicant is seeking approval to install a new HVAC unit.

- As per § 150-17.5 D. (4) Maximum improved lot coverage: 40% or 1,800 square feet; existing is 62.4% or 2,809.44 square feet – pre-existing non-conforming coverage on improved lot coverage; proposed is 62.6% or 2,817.44 square feet – **A variance is required.**

3. Application # 2026-12- 555 Bloomfield Avenue, Block 1806, Lot 19 TC Zone. Bella Princess, LLC. Appeal and Interpretations Request. Appealing Zoning Officer's letter dated May 6, 2026 rescinding Zoning permit 2022-275.

4. Application # 2026-16- 111 Hillside Avenue, Block 2006, Lot 14 R-50 (High Density Single-Family) Zone District. Applicant is seeking approval to construct a new second floor addition over existing first floor kitchen.

- As per § 150-17.5 E (2) Minimum side yard setback (one): eight feet; existing on the SW side is 5.37 feet existing and proposed; expansion of a pre-existing non-conforming setback; **A Variance is needed**
- As per § 150-17.5 E (3) Minimum side yard setbacks (both): 18 feet; existing and proposed is 15.44 feet - expansion of a pre-existing non-conforming setback; **A Variance is needed.**

I. EXECUTIVE SESSION (if necessary)

J. ADJOURNMENT