

TOWNSHIP OF VERONA  
COUNTY OF ESSEX, NEW JERSEY



**BOARD OF ADJUSTMENT AGENDA**

**SPECIAL MEETING**

**7:30 P.M.**

**APRIL 21, 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. NEW BUSINESS**

**1. Application #2026-08 – 5 Meadow Lane, Block 1805, Lot 30; R-50 (High Density Single-Family) Zone District.** Applicant is seeking approval to construct a 359 square foot addition, new portico and HVAC.

- As per § 150-17.5 D. (4) Maximum improved lot coverage: 40% or 2,722.4 square feet; existing is 40.1% or 2,729 square feet; proposed is 45.2% or 3,078 square feet – **A Variance is required;**

**Addition –**

As per § 150-17.5 E. (1) Minimum front yard setback: 30 feet; existing is 30 feet per survey and proposed is 28.1 feet – **A Variance is required;**

- Portico is proposed over front landing; a five foot allowance into the front setback for porches/landing brings the front setback to 25 feet;
  - Existing portico is 1.5 feet from existing dwelling and proposed is 4.5 feet from the existing dwelling over new landing/stairs;
  - Existing steps projected 3.75 feet from dwelling and 26.25 feet from front property line; proposed stairs project 6.75 feet from dwelling and 24.4 feet from front property line – **A Variance is required;**
- As per § 150-17.5 E (2) Minimum side yard setback (one): eight feet; existing on the SE side is 6.7 feet – pre-existing, non-conforming setback; the side setback for the proposed second floor addition is 6.7 feet – As per § 150-13.3 Extensions, enlargements or changes. B. A residential building which complies with the use requirements of this Ordinance, and which violates a setback regulation may be expanded, provided that such expansion complies with all current bulk regulations and does not enlarge the extent of the existing setback violation, whether by height or by extension – **A Variance is required;**
- As per § 150-17.5 E (3) Minimum side yard setbacks (both): 18 feet; existing and proposed is 15.6 feet – per § 150-13.3 Extensions, enlargements or changes (as above) – **A Variance is required;**

- **Rear-Yard Coverage**

Proposed: **611 square feet or 22.65% - A Variance is required**

Existing rear shed 96 square feet

Existing rear patio 400 square feet

Proposed rear stairs & walkway 115 square feet

**2. Application # 2026-07- 29 Lynwood Road, Block 1403, Lot 72 R-50B (Medium/High-Density Single-Family) Zone District.** Applicant is seeking approval to construct an addition, deck, patio, portico, two HVAC units and a generator.

**Addition:**

- Per § 150-17.4 E. (1) Minimum front yard setback: 30 feet; existing is 25.25 feet and 25.25 feet from the front of the dwelling; The front yard setback is a pre-existing non-conforming condition, per § 150-13.3 Extensions, enlargements or changes. B. A residential building which complies with the use requirements of this Ordinance, and which violates a setback regulation may be expanded, provided that such expansion complies with all current bulk regulations and does not enlarge the extent of the existing setback violation, whether by height or by extension. The proposed addition continues the non-conforming setbacks and therefore a **Variance is required**
- Per § 150-17.4 E. (2) Minimum side yard setback (one): eight feet; existing is 7.04 feet and proposed is 6.54 feet from the NE side property line; per § 150-13.3 Extensions, enlargements or changes. B. A residential building which complies with the use requirements of this Ordinance, and which violates a setback regulation may be expanded, provided that such expansion complies with all current bulk regulations and does not enlarge the extent of the existing setback violation, whether by height or by extension. The proposed addition exacerbates the non-conforming setback and therefore a **Variance is required;**
- Per § 150-17.4 E. (6) Maximum height (stories/feet): 2.5/30; existing is 1.5/21.6 feet; proposed is 2.5/31.7 feet – **A Variance is required;**
- A new 27 square foot portico is proposed over front entrance; 13.25 feet in height from grade; projecting 3.5 feet from the dwelling over landing; **22±** feet from the front property line with front stairs at **20** feet from front property line where a 5 feet allowance is permitted bringing setback to 25 feet - **A Variance is required;**

**Generator:**

- § 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; Generator is proposed as 9 feet from the rear of the dwelling; **A variance is required;**

**H. EXECUTIVE SESSION** (if necessary)

**I. ADJOURNMENT**