

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY



BOARD OF ADJUSTMENT AGENDA

SPECIAL MEETING

7:30 P.M.

MAY 5, 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. NEW BUSINESS

1. Application #2026-11 – 115 Linden Avenue, Block 902, Lot 8; R-50 (High Density Single-Family) Zone District. Applicant is seeking approval to construct a rear two-story addition, with full basement and attic, portico, rear landing and steps and two new HVAC units.

Addition

- As per § 150-17.5 E (2) Minimum side yard setback (one): eight feet; existing on the SW side is 6.68 feet and proposed is 6.67 feet; As per § 150-13.3 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 existing side yard setback on the SW side of the existing dwelling is 6.68 feet, a pre-existing non-conforming condition that cannot be exacerbated – **A Variance is required**;
- As per § 150-17.5 E (3) Minimum side yard setbacks (both): 18 feet; existing is 16.89 feet proposed addition is 17 feet –the pre-existing non-conforming setback; **A variance is needed** per § 150-13.3 B;
- As per § 150-17.3 E (6) Maximum height (stories/feet): 2.5/30; existing is 2.5/29.25 and proposed is 2.5/32.25 feet - **A variance is needed** per § 150-17.3 E (6) and § 150-13.3 B.

Portico

- A 21 square foot portico is proposed over the front entrance to the dwelling;
- As per § 150-17.5 E. (1) Minimum front yard setback: 30 feet with an allowance of 5 feet into the front yard setback; proposed front yard setback is 18.6 feet – **A Variance is needed**.

F. EXECUTIVE SESSION (if necessary)

G. ADJOURNMENT