

IN THE MATTER OF
THE APPLICATION

OF

AMERICAN BANK

BOARD OF ADJUSTMENT
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY
CASE # 2006-24

WHEREAS, the Applicant, American Bank, is the owner of the property located at 725 Bloomfield Avenue, also being known as Block 85, Lots 10 & 11, Verona, New Jersey, which property is located in a CBD, Central Business District; and

WHEREAS, the Applicant seeks an amendment to a previously approved Site Plan with regard to the size of a free standing sign and amendments to the conditions of approval regarding hours of operation attached to the Variance granted under Resolution for Case #2004-29, memorialized on December 9, 2004, as relate to the use the subject site as a commercial bank; and

WHEREAS, the Board, after carefully considering the evidence presented by the Applicant at the public hearing of September 14, 2006, and giving due consideration to questions and comments raised by members of the board, there being no residents in opposition although they were properly notified, and having made the following factual findings and conclusions:

The subject premises is located in a CBD, Central Business District;

The Applicant has changed its name since the original approval and is proposing to install a revised sign and to extend the hours of operation from those originally proposed and approved;

According to the Applicant, American Bank has concluded that there is a demand for revised hours in order to better serve its customers and the hours proposed are similar to other branches and promote customer convenience without causing any adverse impact on the surrounding area.

According to the Applicant, as the revised sign will use a smaller foot print although at the highest point it will be one foot taller than the original sign, the overall design and location of the sign will insure that there will be only positive impacts on the safety, convenience and general welfare of the surrounding residents and passing traffic.

The benefits of the proposed site plan amendments and revised conditions of approval outweigh any detriments; and

Any negative criteria have been sufficiently addressed in the testimony;

NOW THEREFORE, be it unanimously resolved by the Board of Adjustment of the Township of Verona that the Applicant's request to amend the Site Plan with regard to signage, in accord with the submitted plans, and to revise the hours of operation from the original conditions of approval in conjunction with the operation of the subject bank located at 725 Bloomfield Avenue, be granted, as follows:

1. The Applicant shall be bound by the content of its testimony as if this testimony were incorporated herein;
2. Hours of operation shall be no greater than:

Drive-Thru

Monday through Friday--8:00am - 7:00pm

Saturday-----8:30 am - 1:00 pm

No Sunday hours

Lobby

Monday, Tuesday, Wednesday, & Friday--8:00am to 4:30pm

Thursday-----8:00am to 7:00pm

Saturday-----8:30 am to 1:00pm

No Sunday hours

3. All construction shall be completed in accordance with the plans submitted and/or the testimony of the Applicant;
4. All other conditions of approval under Case # 4002-29 remain in effect.

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VOTE: TO GRANT

AYES

NAYS

ABSTENTIONS

EDWARD CONLON

none

none

CAROL HUBER

PATRICK LISKA-ALT #1

RYAN GRAHAM-ALT #2

SEAN SULLIVAN

LAWRENCE LUNDY


LAWRENCE LUNDY, CHAIRMAN

The foregoing is a true copy of the resolution adopted by the Verona Zoning Board of Adjustment at its meeting on the 14th day of September, 2006 and memorialized at its meeting on the 12TH day of October, 2006.


Joyce Stewart, Secretary