



RESOLUTION 2026-04  
ZONING BOARD of ADJUSTMENT  
of the TOWNSHIP OF VERONA

Application 2025-11 24 S. Prospect Street, Block 1607, Lot 47-Zone: R-60

WHEREAS, John Sampers, (the "Applicant") made an application to the Verona Board of Adjustment to allow the Applicant to install a new condensing unit and shed and use the detached garage on property known as 24 S. Prospect Street, Verona, New Jersey (the "Property") as an office.

WHEREAS, the Property is located in the R-60 Zone on the Township of Verona zoning map; and

WHEREAS, the Property is currently used as a residential single-family home with a detached garage; and

WHEREAS, THE Applicant proposes to use the detached garage (the "Premises") for the purposes as set forth herein; and

WHEREAS, The Application was deemed complete, and notice duly served and published to allow the Board to hear the Application at its regular meeting on January 8, 2026; and

WHEREAS, Alan Trembulak, Esq. represented the Applicant; and

WHEREAS, the Applicant sought a conditional use variance to allow the detached garage on the Property to be used as an office with a part time employee, which does not comply with the conditional use requirements for the R-60 zone set forth in Verona Code sec. 150-7.6 C and 150-8.8B; and

WHEREAS, John Sampers, owner, appeared to testify in support of the application. After being duly sworn, he testified that he intends to install a new condensing unit and shed as well as convert the existing residential garage to office space with a conference room, office, bathroom and storage for his financial services business. He testified that he would have one employee (other than himself) working in the office two days per week for approximately 3 hours per day. His other 3 employees would come to the office for quarterly meetings only. He represented that his clients are by appointment only and not more than 2 at a time. He testified his driveway, which is 130 ft long and wider in the rear, can hold all the cars needed for parking. He represents his hours are 9am-5pm, Monday-Friday. He further represented the garage would not be used for living space.

WHEREAS, Evan Scott, licensed Architect, after being duly sworn testified on the Applicant's behalf: Mr. Scott introduced his plans dated June 2025 showing the proposed floor plan. Mr. Scott testified he and the Applicant had explored other options for business space within the principal dwelling, which did not work as well in that it would create a larger structure if they built up. He testified the driveway was 130 ft long and could handle the cars to be parked in connection with the proposed office use. He testified that there would be no structural change to the garage or its exterior, except for new windows and doors, and that the size of the garage would remain the same. He further testified that the drainage from the garage would be directed onto the property where mulched to grass and not to the street.

WHEREAS, William Stimmel, Licensed Planner after being duly sworn, testified on Applicant's behalf: Mr. Stimmel testified the R-60 zone permits home occupations as a conditional use. He further testified the Applicant meets 12 of the 13 conditional use criteria. The only condition the Applicant fails to meet is the requirement that there be no employees other than the Applicant/homeowner working in the building. The Applicant seeks a variance to allow one part-time employee who does not reside at the premises. Mr. Stimmel testified that the request is a minimal deviation as the employee will only work 2 days per week for about 3 hours per day. Mr. Stimmel testified the lot is oversized in the zone and the granting of the variance would have minimal impact to neighboring properties. He further testified that the benefits outweigh any detriments to the neighborhood, and that the Applicant had presented sufficient proofs to justify granting a variance from the conditional use standards in the ordinance.

WHEREAS, a departmental review was submitted from the Boswell Engineering recommending the garage not be used for living space and run off from leaders from the garage be directed to absorbent surfaces; and

WHEREAS the Board established the following findings:

1. The Applicant is seeking a conditional use variance to use a detached garage as a home office with a part time employee, which is not a permitted conditional use in the R-60 Zone.
2. The building in which the premises are to be located is a detached garage located is a single-family home with a detached garage.
3. The garage is generally not utilized to store automobiles.
4. The Applicant does not propose modifications to the exterior of the garage other than new windows and doors.
5. The Applicant and its experts' testimony was credible and adequately supported the application. The Applicant met its burden of proof for a conditional use variance with regard to both the positive and negative criteria in accordance with the New Jersey

Municipal Land Use Law. The Applicant proved the positive criteria that the site was suitable for the proposed use and that there would be minimal impact by allowing one part-time non-resident employee and quarterly meetings to take place in the office as noted above.

6. The Applicant met its burden to prove the negative criteria-that the use could be granted without substantial detriment to the public good and would not substantially impair the intent and purpose of the zone plan or the Verona Master Plan.
7. The Board finds that the proposed financial business use with limited occupancy (max 1 employee), hours (9:00 a.m. – 5:00 p.m.) is a low-intensity use compatible with the Zone and surrounding residential areas.
8. The testimony offered was particular to the Financial Business use. The approval granted by the Board shall be construed only as approval of the Applicant's right to operate this specific use.

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of the Township of Verona, that the referenced Application is APPROVED with the following conditions;

1. The Applicant will comply with all representations made by and on behalf of the Applicant during the hearing. All of the Applicant's testimony and testimony of the Applicant's professionals are incorporated herein as if fully set forth and shall be continuing for so long as the Premises is used in accordance with the approval granted herein.
2. The Applicant shall adhere to all home occupation conditions in the ordinance.
3. The Applicant will not utilize the garage for living space.
4. The Applicant will not have more than one employee 3 days per week for 4 hours per day.
5. The Applicant will not have more than one quarterly meeting on site with no more than four other employees.
6. The Applicant will treat for pest control prior to construction and for the duration of the project to prevent any rodent activity around the site.
7. The Applicant shall have roof leaders from the garage and shed be directed onto grass and mulch and drained away from the Township right-of-way or adjacent properties.

NOW THEREFORE, BE IT FURTHER RESOLVED that a copy of this resolution be provided to the Applicant, Township Manager, Township Council and Township Clerk.

MOTION TO APPROVE: Mrs. DiBartolo SECOND: Vice Chair Weston

**Roll Call Vote:**

	AYES	NAYS	NOT ELIGIBLE	RECUSED	ABSENT
Mr. Tully					X
Dr. Ries	X				
Dr. Cuartas	X				
Mr. Ryan					X
Mrs. Murphy Bradacs	X				
Mr. Mathewson	X				
<del>Mr. Ryan</del>					
Mrs. DiBartolo	X				
Vice-Chair Weston	X				
Chair McGinley	X				

**THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE BOARD OF ADJUSTMENT OF REGULAR MEETING HELD ON JANUARY 8, 2026.**

*Dolores Carpinelli*  
Dolores Carpinelli  
Board Secretary

*Daniel McGinley*  
Daniel McGinley  
Chairman