



RESOLUTION 2026-05
of the
ZONING BOARD of ADJUSTMENT
of the TOWNSHIP OF VERONA

Application 2026-01 63 Pease Avenue, Block 2107, Lot 9– Zone: R-50

WHEREAS, Andrew Berger (the “Applicant”) is the owner of 63 Pease Avenue, Verona, New Jersey (the “Property”); and

WHEREAS, the Property is located in the R-50 Zone on the Township of Verona zoning map;

WHEREAS, the Applicant made application to the Verona Zoning Board of Adjustment for approval to install two mini-split air conditioning units at approximately 18 inches off grade on the southwest portion of his property approximately five feet from the property line; and

WHEREAS, the Applicant sought relief from Verona Township Zoning Code Section 150-7.5 F that requires a minimum set back of eight feet on the southwest portion of the Applicant’s Property; and

WHEREAS, the Application was presented to the Board at the Board’s regularly scheduled meeting on January 8, 2026, at which time it was established that notice of the Application was properly published and that the property owners entitled to notice under the Municipal Land Use Law had been served such notice, and the Application was deemed complete; and

WHEREAS, the Applicant testified on his own behalf after being sworn to tell the truth. The Applicant testified that he intended to replace existing window unit air conditioners in his home with the mini split units, and that the units would allow him to avoid the cost of installing central air conditioning.

The Applicant further represented to the Board that the units would be less intrusive than the existing window units to be removed and represented that his adjoining neighbor to the southwest has no objection to the installation plan.

WHEREAS, the Board established the following findings:

1. The subject property is in the R-50 single-family zone and contains one single-family residence on a conforming lot.
2. The benefits of approving the application will outweigh any detriments.

3. Installation of the units will not cause substantial detriment to the public good nor will it conflict with provisions of the master plan.

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of the Township of Verona, that the referenced application be now approved with the following conditions;

1. The Applicant will comply with all representations made by the Applicant during the hearing. All of the Applicant's testimony is incorporated herein as if fully set forth.
2. The Applicant will satisfy all municipal and administrative agency requirements before and during installation of the units.

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: Dr. Ries.

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				
Mr. Ryan					
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 FEBRUARY 12, 2026.

Dolores Carpinelli
 Dolores Carpinelli
 Board Secretary

Daniel McGinley
 Daniel McGinley
 Chairman