



RESOLUTION 2026-09
of the
ZONING BOARD OF ADJUSTMENT
of the TOWNSHIP OF VERONA

Application No. 2026-08, 5 Meadow Lane, Block 1805, Lot 30, Zone: R-50

WHEREAS, Peter DelRosso (the “Applicant”) is the owner of property located at 5 Meadow Lane, Verona, New Jersey (the “Property”); and

WHEREAS, the Property is located in the R-50 (High-Density Single-Family) Zone on the Township of Verona Zoning Map; and

WHEREAS, the Applicant submitted an application to the Verona Zoning Board of Adjustment (the “Board”) seeking approval to construct a 359 square foot addition to his home, a new portico, HVAC improvements, walkways and associated site improvements; and

WHEREAS, this matter was heard during a Special Meeting of the Verona Zoning Board of Adjustment conducted on April 21, 2026 at which time it was established that the Applicant had met the notice requirements set forth in the Municipal Land Use Law and the Applicant was permitted to proceed.

APPLICABLE ORDINANCE PROVISIONS

WHEREAS, the Ordinance provisions applicable to this Application and the variances required by the Applicant are as follows:

§ 150-17.5 D. (4) Maximum Improved Lot Coverage. The Applicant requires variance relief because the ordinance permits maximum improved lot coverage of 40% or 2,722.4 square feet, whereas the existing condition is 40.1% or 2,729 square feet and the proposed condition is 45.2% or 3,078 square feet;

§ 150-17.5 E. (1) Minimum Front Yard Setback. The Applicant requires variance relief because the ordinance requires a 30-foot front yard setback. The existing dwelling complies with the required setback at 30 feet; however, the proposed portico and stairs extend further into the front yard. The ordinance permits a five-foot allowance for porches and landings, resulting in a permitted setback of 25 feet. The proposed stairs are located approximately 24.4 feet from the front property line;

§ 150-17.5 E. (2) Minimum Side Yard Setback (individual). The Applicant requires variance relief because the ordinance requires a minimum individual side yard setback of eight feet, whereas the existing setback is 6.7 feet;

§ 150-17.5 E. (3) Minimum Combined Side Yard Setback. The Applicant requires variance relief because the ordinance requires a minimum combined side yard setback of eighteen feet, whereas the existing and proposed combined side yard setback is 15.6 feet; and

§ 150-17.5 F. (4) Maximum aggregate area covered by accessory structures in the yard in which they are located. The Applicant requires variance relief because the ordinance permits accessory structure coverage of 15% or 404.59 square feet, whereas the proposed rear yard coverage is approximately 22.65% or 611 square feet; and

WHEREAS, the Applicant was sworn prior to providing testimony; and

WHEREAS, the Applicant testified that the existing dwelling was originally constructed circa 1950 and is outdated and undersized for the needs of the Applicant's family. The Applicant further testified that the proposed improvements are intended to modernize the home, provide additional living space, and address deteriorating structural elements including the rear porch and front steps; and

WHEREAS, Evan Scott, AIA of EScott Architects LLC testified on behalf of the Applicant after being duly sworn and accepted by the Board as a qualified expert in architecture; and

WHEREAS, Mr. Scott testified regarding the existing nonconforming conditions affecting the Property and explained that the proposed design generally maintains the existing footprint while expanding vertically and slightly to the rear. Mr. Scott further testified that the project includes a new kitchen addition, second-floor primary suite, covered front entry, front and rear walkways, and the temporary removal and reinstallation of existing solar panels following construction; and

WHEREAS, the testimony established, among other things, that:

The lot contains approximately 6,800 square feet and is undersized relative to the zoning requirement of 7,500 square feet;

The existing structure already contains nonconforming conditions;

The proposed improvements are consistent with surrounding two-story homes in the neighborhood;

The Applicant's home is presently smaller than many neighboring dwellings;

The northerly sideline of the Property abuts the rear yard of the property to the north.

Impervious coverage was identified as a significant concern of the Board; and

WHEREAS, during the course of the hearing, the Board generally agreed that the proposed height and massing were appropriate. The Board suggested modifications intended to reduce impervious coverage including removal of the side walkway, reduction of the front walkway area, and reconfiguration of rear access to eliminate unnecessary hardscape; and

WHEREAS, the Board discussed whether the second-floor expansion intensified the existing side yard condition and expressed concern regarding expansion of existing nonconforming conditions and referenced the Township's January 2026 ordinance amendment intended to limit exacerbation of nonconforming conditions; and

WHEREAS, the Applicant agreed to modify the application by removing approximately 300 square feet of hardscape and by further agreeing to revise the plans accordingly; and

WHEREAS, the Board discussed drainage, construction access, and compliance with the Board Engineer's report; and

WHEREAS, no members of the public appeared in opposition to the Application; and

BOARD FINDINGS

WHEREAS, the Board carefully considered the testimony and evidence presented and finds that:

The Property is undersized and contains pre-existing nonconforming conditions that create hardship under N.J.S.A. 40:55D-70(c)(1);

The proposed improvements modernize an aging structure and improve the functionality and aesthetics of the dwelling;

The proposed improvements are generally consistent with surrounding development patterns in the neighborhood;

The Applicant agreed to substantially reduce impervious coverage concerns identified by the Board;

The Board determined that the proposed improvements would not substantially impair the intent and purpose of the Zone Plan or Zoning Ordinance; and

The variances can be granted without substantial detriment to the public good.

BOARD ACTION

WHEREAS, Vice Chair Weston made a motion to approve the Application with conditions and Mr. Tully seconded the motion; and

WHEREAS, the Board voted to approve the Application, with conditions, by a vote of 5-2.

NOW, THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the Township of Verona that Application No. 2026-08 for 5 Meadow Lane is hereby approved subject to the following conditions:

The Applicant shall comply with all testimony and representations made to the Board, which testimony and representations are incorporated herein as though fully set forth.

The Applicant shall comply with all comments and recommendations contained in the reports of the Board's professionals except as specifically modified during the hearing.

The Applicant shall reduce impervious coverage by removing approximately 300 square feet of hardscape.

The Applicant shall remove the existing front and side walkways as represented during the hearing.

The Applicant shall revise the rear walkway to provide direct access to the patio rather than connecting to the side walkway.

The Applicant shall submit revised plans demonstrating compliance with this Resolution and all conditions of approval.

The Applicant shall obtain all required permits and approvals from all governmental agencies having jurisdiction prior to commencement of construction.

Construction shall proceed substantially in accordance with the plans and testimony presented to the Board.

The Applicant shall comply with all applicable Township ordinances and construction code requirements.

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

MOTION TO APPROVE: Vice Chair Weston **SECOND:** Mr. Ryan

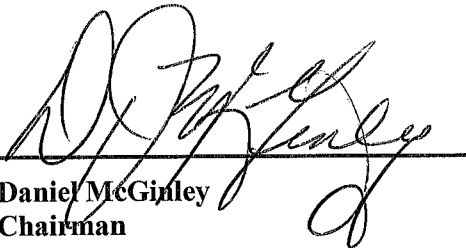
Roll Call Vote:

	AYES	NAYS	NOT ELIGIBLE	RECUSED	ABSENT
Mr. Tully			X		
Dr. Ries	✓				
Dr. Cuartas			X		
Mr. Ryan	✓				
Mrs. Murphy Bradacs					X
Mr. Mathewson					X
Mrs. DiBartolo			X		
Vice-Chair Weston	✓				
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 MAY 14, 2026.



Dolores Carpinelli
Board Secretary



Daniel McGinley
Chairman