



RESOLUTION 2026-10
of the
ZONING BOARD OF ADJUSTMENT
of the TOWNSHIP OF VERONA

Application No. 2026-07, 29 Lynwood Road, Block 1403, Lot 72, Zone: R-50B

WHEREAS, Anthony Perrotta (the “Applicant”) is the owner of property located at 29 Lynwood Road, Verona, New Jersey (the “Property”); and

WHEREAS, the Property is located in the R-50B (Medium-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 an addition, deck, portico, patio, two HVAC units, generator and associated site improvements in connection with the expansion of the existing dwelling into a two-story colonial-style residence; 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:

§ 150-13.3 Extensions, Enlargements or Changes. The Applicant requires variance relief because the existing dwelling contains nonconforming setback conditions and the proposed addition continues those conditions. The ordinance provides in part that a residential building which violates a setback regulation may only be expanded if the expansion complies with all current bulk regulations and does not enlarge the extent of the existing setback violation, whether by height or extension;

§ 150-17.4 E. (1) Minimum Front Yard Setback. The Applicant requires variance relief because the ordinance requires a minimum front yard setback of thirty feet whereas the existing dwelling setback is approximately 25.25 feet. The proposed portico is approximately 13.25 feet in height, projects approximately 3.5 feet from the dwelling over the landing area, and is located approximately 22 feet from the front property line, with proposed front stairs located approximately 20 feet from the front property line. The ordinance permits a five-foot allowance for porches and landings, resulting in a permitted setback of twenty-five feet;

§ 150-17.4 E. (2) Minimum Side Yard Setback. The Applicant requires variance relief because the ordinance requires a minimum side yard setback of eight feet whereas the existing setback is approximately 7.04 feet and the proposed setback is approximately 6.54 feet from the northeasterly side property line;

§ 150-17.4 E. (6) Maximum Building Height. The Applicant requires variance relief because the ordinance permits a maximum building height of two and one-half stories and thirty feet whereas the proposed structure is approximately 31.7 feet in height;

§ 150-17.4 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 fifteen percent whereas the rear yard contains approximately 2,626 square feet where fifteen percent equals 408.9 square feet. Existing accessory structure coverage is approximately 22.9% or 624 square feet and proposed accessory structure coverage is approximately 26.9% or 736 square feet; and

§ 150-7.13 A. Mechanical Equipment. The Applicant requires variance relief for the proposed generator because the ordinance provides that mechanical equipment shall not be located within a required minimum yard area nor extend more than five feet from the structure served. The proposed generator is located approximately nine feet from the rear of the dwelling.

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

WHEREAS, the Applicant testified that he recently purchased the Property and intends to renovate and expand the existing Cape Cod-style dwelling into a two-story colonial-style residence to serve as a long-term family home; 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 that the proposed improvements include a second-floor addition, a rear expansion extending approximately nine feet, a front portico, patio improvements, HVAC units, and generator placement while maintaining most of the existing footprint; and

WHEREAS, Mr. Scott further testified that existing rear yard improvements, including a fireplace structure and concrete patio, would be removed in order to reduce impervious coverage and remain under the threshold for net disturbance; and

WHEREAS, during the course of the hearing, the Board discussed and reviewed the Application, including but not limited to the following issues:

- The proposed roof pitch and overall building height;
- Whether flatter roof designs were feasible;
- The relationship between building height and grade;

- The impact of the proposed structure upon neighborhood character;
- Whether the proposed height and roof design created excessive bulk;
- The unfinished nature of the proposed attic space, which was represented to be intended primarily for storage;
- Proposed first-floor and second-floor ceiling heights;
- Placement of the generator and HVAC equipment; and
- Whether the existing nonconforming conditions could justify additional variance relief.

WHEREAS, Mr. Scott testified that several roof configurations were considered and that flatter roof designs caused the structure to appear “box-like,” whereas the proposed 9:12 roof pitch was selected to achieve a traditional colonial appearance and improve roofline visibility from the street; and

WHEREAS, the Board expressed concern that the proposed height created excessive bulk due to the Property’s topography and proximity to the front setback; and

WHEREAS, during the course of deliberations, members of the Board suggested reducing the overall height of the structure by lowering the roof pitch and ridge height or modifying framing components; and

WHEREAS, the Board ultimately determined that the Application could be approved subject to a condition limiting the overall building height to thirty feet nine inches; and

WHEREAS, the Board discussed placement of the generator and HVAC units and ultimately accepted the proposed locations without requiring relocation; and

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

BOARD FINDINGS

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

- The Property contains existing nonconforming conditions which create hardship under N.J.S.A. 40:55D-70(c)(1);
- The proposed improvements modernize and improve the functionality of the dwelling;
- The proposed design is generally consistent with surrounding residential development patterns;
- The revised height limitation adequately addresses concerns regarding excessive bulk and visual impact;
- The variances can be granted without substantial detriment to the public good; and

- The proposed improvements will not substantially impair the intent and purpose of the Township's Zone Plan and Zoning Ordinance.

BOARD ACTION

WHEREAS, Vice Chair Weston made a motion to approve the Application subject to conditions and Mrs. Murphy-Bradacs seconded the motion; and

WHEREAS, the Board voted to approve the Application 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. 2026-07 for 29 Lynwood Road is hereby approved subject to the following conditions:

1. The maximum building height shall not exceed thirty feet nine inches.
2. The Applicant shall comply with the Boswell Engineering report dated April 9, 2026.
3. The Applicant shall submit revised plans demonstrating compliance with this Resolution and all conditions of approval.
4. 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.
5. The Applicant shall obtain all necessary permits and approvals from all governmental agencies having jurisdiction prior to commencement of construction.
6. Construction shall proceed substantially in accordance with the plans and testimony presented to the Board.
7. The Applicant shall comply with all applicable Township ordinances and construction code requirements.

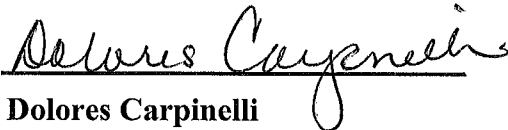
BE IT FURTHER RESOLVED that a copy of this Resolution shall be provided to the Applicant, Township Manager, Township Council, and Township Clerk.

MOTION TO APPROVE: Mrs. Di Bartolo **SECOND:** Dr. Ries

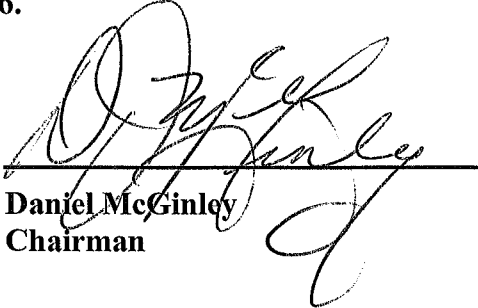
Roll Call Vote:

	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	✓				
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**

