



RESOLUTION 2026-11
of the
ZONING BOARD OF ADJUSTMENT
of the TOWNSHIP OF VERONA

Application No. 2026-11 115 Linden Avenue, Block 902, Lot 8 Zone: R-50

WHEREAS, Doug and Danielle Cantor (the “Applicants”) are the owners of property located at 115 Linden Avenue, 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 Applicants submitted an application to the Verona Zoning Board of Adjustment (the “Board”) seeking approval to construct a rear two-story addition with full basement and attic, a front portico, rear landing and steps, and two new HVAC units; and

WHEREAS, this matter was heard during a Special Meeting of the Verona Zoning Board of Adjustment conducted on May 5, 2026 at which time it was established that the Applicants had met the notice requirements set forth in the Municipal Land Use Law.

APPLICABLE ORDINANCE PROVISIONS

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

§ 150-13.3 B. Expansion of Nonconforming Structures. The Applicants require variance relief because the existing side yard setback on the southwest side of the existing dwelling is 6.68 feet, a pre-existing nonconforming condition. The ordinance provides that a residential building which violates a setback regulation may be expanded, provided that such expansion does not enlarge the extent of the existing setback violation;

§ 150-17.5 E. (3) Minimum Combined Side Yard Setback. The Applicants require variance relief because the ordinance requires a minimum combined side yard setback of 18 feet, and the proposed setback is 17 feet;

§ 150-17.3 E. (6) Maximum Height (Stories/Feet). The Applicants require variance relief because the ordinance permits a maximum height of 2.5 stories/30 feet, whereas the existing condition is 2.5 stories/29.25 feet and the proposed condition is 2.5 stories/32.25 feet; and

§ 150-17.5 E. (1) Minimum Front Yard Setback. The Applicants require variance relief because the ordinance requires a minimum front yard setback of 30 feet with a 5-foot allowance for porches and landings, resulting in a permitted setback of 25 feet. The proposed front portico over the existing entrance is located approximately 18.6 feet from the front property line; and

WHEREAS, the Applicants were sworn to tell the truth and testified that they have three children and are seeking to expand their existing home rather than relocate. The Applicants further testified that the proposed improvements are intended to modernize the home, accommodate their growing family, improve functionality, and address the deficiencies of the existing structure; and

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

WHEREAS, Mr. Scott testified regarding the existing conditions and proposed improvements and explained that the rear addition is designed to maintain the architectural character of the existing Sears kit-style home and neighboring homes, with rooflines and gables intended to match existing design elements. Mr. Scott further testified that the proposed front portico would extend approximately 2.5 feet over the front landing to prevent water accumulation and icing; and

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

The existing lot width is approximately 40 feet, below the required 50 feet, constituting a pre-existing nonconforming condition;

The proposed addition would not exceed the existing roofline height, though average height calculations created the need for variance relief;

Roof leaders and gutters would direct drainage appropriately and existing drainage patterns would remain;

Land disturbance would remain under 2,500 square feet and no significant regrading was proposed;

No bedrooms would be added in the basement;

Existing attic space would remain within ordinance limitations;

No significant basement flooding issues existed at the Property; and

WHEREAS, the Board reviewed and discussed the size and placement of the rear addition, the proposed front portico and its impact on setbacks, existing neighborhood character and similar nearby homes, the narrowness of the lot and resulting hardship, and whether the proposal created any detriment to the zoning plan; and

WHEREAS, several Board members expressed support for maintaining the existing roofline, continuing the existing side-yard condition, the modest nature of the proposed portico, and the architectural compatibility of the addition with the neighborhood; 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, including a substandard lot width of approximately 40 feet, that create hardship under N.J.S.A. 40:55D-70(c)(1);

The proposed improvements are designed to modernize the existing structure and accommodate the Applicants' growing family while maintaining the architectural character of the home and the surrounding neighborhood;

The proposed height is consistent with the existing roofline and would not create a substantial issue for the neighborhood;

The proposed additions primarily extend to the rear and front of the Property and do not substantially enlarge the existing side setback nonconformity;

The proposed front portico provides practical weather protection and improves safety, is compatible with the existing architectural style, and would not negatively impact the streetscape or neighboring properties;

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 Dr. Ries seconded the motion; and

WHEREAS, the Board voted to approve the Application, with conditions, by a vote of 6-0.

NOW, THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the Township of Verona that Application No. 2026-11 for 115 Linden Avenue is hereby approved subject to the following conditions:

1. The Applicants shall comply with all testimony and representations made to the Board, which testimony and representations are incorporated herein as though fully set forth.
2. The Applicants shall comply with all comments and recommendations contained in the reports of the Board's professionals except as specifically modified during the hearing.
3. The basement and attic shall not be used as bedrooms or additional dwelling units.
4. The Applicants shall submit an as-built survey following completion of construction.
5. The Applicants shall obtain all required 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 Applicants 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 Applicants, Township Manager, Township Council, and Township Clerk.

MOTION TO APPROVE: Mr. Mathewson **SECOND:** Dr. Ries

Roll Call Vote:

	AYES	NAYS	NOT ELIGIBLE	RECUSED	ABSENT
Mr. Tully	✓				
Dr. Ries	✓				
Dr. Cuartas			X		
Mr. Ryan			X		
Mrs. Murphy Bradacs					✓
Mr. Mathewson	✓				

Mrs. DiBartolo				X	
Vice-Chair Weston	✓				
Chair McGinley	✓				

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 JUNE 11, 2026.

Dolores Carpinelli

**Dolores Carpinelli
Board Secretary**

Daniel McGinley

**Daniel McGinley
Chairman**