

TOWNSHIP OF VERONA  
COUNTY OF ESSEX, NEW JERSEY



**BOARD OF ADJUSTMENT AGENDA**

REGULAR MEETING

7:30 P.M.

AUGUST 12, 2021

**VIA ZOOM VIDEO CONFERENCE**

Via the internet, please click the link below to join the meeting:

<https://zoom.us/j/95395936106>

Via telephone, please dial 1(312)626-6799 or 1(646)558-8656

Use Zoom Meeting ID: 953-9593-6106, when prompted for a Participant ID, press #

Public Documents for meetings can be viewed at

[www.VeronaNJ.org/zoningboarddocuments](http://www.VeronaNJ.org/zoningboarddocuments)

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- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. STATEMENT re: OPEN PUBLIC MEETINGS ACT**
- D. APPROVAL OF MINUTES**
1. Approval of Minutes from a Special Meeting held on July 29, 2021
- E. OLD BUSINESS**
1. Review Settlement Agreement for 2019-12, 251 ½ Grove Avenue, Appeal of Zoning Officials Determinations
- F. NEW BUSINESS**
1. **Application 2021-17, 23 Hamilton- Construct 16 x 20 patio**
- i. 150-17.5D.4 Exceeds maximum improved lot coverage
2. **Application 2021-16, 34 Linn Dr.- Construct 2 Apartment Units & Outdoor Amenities**
- i. 150-17.7D.9 Exceeds maximum density
- ii. 150-12.6B All residential uses must follow RSIS standards
3. **Application 2021-18, 93 Lynwood Rd.- Construct In Ground Pool & Cabana**
- i. 150-17.4B.6 Accessory Structure exceeds 150 square feet
- ii. 150-17.4D.4 Exceeds minimum allowed lot coverage
- iii. 150-17.4F.1 Exceeds minimum side yard setback for accessory structure
- iv. 150-17.4F.2 Exceeds minimum rear yard setback for accessory structure
- v. 150-17.4F.4 Exceeds maximum aggregate area covered by accessory structure
- vi. 150-7.5A Exceeds minimum rear yard setback for pool
- vii. 150-7.5B Exceeds minimum side yard setback for pool equipment
4. **Application 2021-15, 261 Grove- Already Constructed Pool & Deck**
- i. 150-17.4D.4 Exceeds maximum improved lot coverage
- ii. 150-17.4F.1 Accessory structure exceeds minimum required side yard setback
- iii. 150-17.4F.2 Accessory structure exceeds minimum required rear yard setback
- iv. 150-17.4F.4 Accessory structure exceeds minimum aggregate area covered in the yard it is located in
- v. 150-7.5A Wall of swimming pool shall be located no close than 10 feet to a side or rear yard line
5. **Application 2019-14, 21 & 25 Grove Avenue- Construct a 4 Story Residential Building Consisting of 30 Units**
- i. 150-17.11.A Principle Permitted Use
- ii. 150-17.11.D.12 Maximum Floor Area Ratio
- iii. 150-17.11.D.7 Minimum Rear Yard Setback
- iv. 150-17.11.D.8 Maximum Height / Stories
- v. 150-17.11.D.10 Maximum Lot Coverage
- vi. 150-17.11.D.11 Maximum Improved Lot Coverage
- vii. 150-17.11.D.13 Minimum Landscape Buffer
- viii. 150-12.1.B.1 Minimum # Required Parking Spaces
- ix. 150-12.6.C Minimum Required Off-street Parking
- x. 150-12.1.B.2 Parking underneath may not count toward

\*\*\* AGENDA SUBJECT TO CHANGE \*\*\*

- xi. 150-12.2.A Minimum Off-street Parking Stall Size
- xii. 150-12.4.B.5 No Parking in Front or Side Yard Setback
- xiii. 150-5.3.F No Front, Side or Rear yard paving other than driveway or approved parking area
- xiv.150-7.12.A Maximum Retaining Wall Height

**G. EXECUTIVE SESSION (if necessary)**

**H. ADJOURNMENT**

*The public may speak on any matter during Public Comment. At that time, anyone from the public wishing to speak will be prompted to raise his/her virtual hand. You may do so by pressing the "raise hand" button on your monitor or, if dialing in by phone, press \*9. You will be recognized and advised that you are unmuted.*