

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY



BOARD OF ADJUSTMENT AGENDA

REGULAR MEETING

7:30 P.M.

SEPTEMBER 9, 2021

**VERONA COMMUNITY CENTER
880 BLOOMFIELD AVENUE
VERONA, NJ 07044**

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 Regular Meeting held on August 12, 2021

E. RESOLUTIONS

1. Resolution 2021-23 for O'Flynn at 23 Hamilton
2. Resolution 2021-24 for Cam Gar at 34 Linn Drive
3. Resolution 2021-25 for Guglielmi at 93 Lynwood

F. ADJOURNMENT

1. Application 2019- 14, 21 & 25 Grove Avenue- Construct a 4 Story Residential Building Consisting of 30 Units

G. OLD BUSINESS

1. Review Settlement Agreement for 2019-12, 251 ½ Grove Avenue, Appeal of Zoning Officials Determinations
2. **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

H. NEW BUSINESS

1. **Application 2021-19, 69 South Prospect Ave- Install 6 foot fence**
 - i. 150-7.3B Fencing shall not exceed 6 feet in any yard up to the front façade of the principle structure where said fencing shall not exceed 3 feet
 - ii. 150-7.3I No fencing shall be installed within 10 feet of a front lot line
2. **Application 2021-20, 12 Lynwood Road- Construct 7 X 20 Front Porch**
 - i. 150-17.3E.3 Exceeds minimum front yard setback

I. EXECUTIVE SESSION (if necessary)

J. 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.*