

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY



BOARD OF ADJUSTMENT AGENDA

REGULAR MEETING

8:00P.M.

OCTOBER 12, 2023

IN PERSON ONLY AT THE
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 September 14, 2023

E. RESOLUTIONS

1. RESOLUTION 2023-13 : 64 Hillside Avenue
2. RESOLUTION 2023-14 : 9 Brentwood Drive
3. RESOLUTION 2023-15 : 48 Franklin Street

F. NEW BUSINESS

1) Variance Application # 2023-13 : 170 Grove Avenue

The site contains 3 dwellings, identified as Units A, B and C. The site contains 2 detached garages identified as Units D and E. Three (3) homes on one lot is an existing non conformity.

As per Section 150-13.3 A a variance is required for the expansion proposed.

As per Section 150-4.2 A a variance is required for the expansion proposed.

As per Section 150-4.2 G a variance is required for the expansion proposed.

The proposed improvements to the home, Unit B are conforming to section 150-17.3 for all applicable requirements except for the following:

As per section 150-17.3 F (6) a variance is required. The applicant is proposing a building height of 32.5 feet versus the 30.0 foot maximum.

The proposed improvements around the home, Unit B are all conforming except for the following:

As per section 150-7.13 B a variance is required for the generator proposed within the side yard. Stormwater management is exempt since there is an increase in 386 square feet of impervious coverage. This is just under the 400 square foot threshold that would have required same. The applicant should testify to any tree removal. If trees are to be removed, they shall be mapped with diameter size indicated.

Engineering review and approval will be required for this application should it receive Zoning Board of Adjustment approval for the soil movement/regrading proposed.

Note:

1. No electrical, plumbing or building codes were reviewed as part of this application.
2. Any change or deviations from the plans which were provided and reviewed as part of this zoning permit at this location must first be approved by the Zoning Official or Zoning Administrator prior to obtaining a construction permit.

G. EXECUTIVE SESSION (if necessary)

H. ADJOURNMENT