

**TOWNSHIP OF VERONA**  
COUNTY OF ESSEX, NEW JERSEY



**BOARD OF ADJUSTMENT AGENDA**

REGULAR MEETING

8:00P.M.

SEPTEMBER 14, 2023

**IN PERSON ONLY AT THE  
VERONA COMMUNITY CENTER  
880 BLOOMFIELD AVENUE  
VERONA, NJ 07044**

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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 Regular Meeting held on August 10, 2023

**E. RESOLUTIONS**

1. **RESOLUTION 2023-12 : 28 Linden Avenue**

**F. NEW BUSINESS**

**1) Variance Application # 2023-09 : 64 Hillside Avenue**

**150-5.3** Yard regulations (3) Corner lot, frontage upon two streets. A corner lot having frontage upon two improved streets shall have two front yards, one side yard and one rear yard. The rear yard shall be located opposite the more narrow frontage. The minimum side yard setback for such lot shall be 1.5 times the minimum yard requirement. In the event the two lot widths are equal, the lot shall contain two front yards and two rear yards. **FAILED FOR ADDITION AND DECK**

**150-17.5 R-50** (High-Density Single-Family) Zone District.

D. (4) Maximum improved lot coverage: 40%. **FAILED**

E. Area, yard and bulk regulations for principal structures and uses shall be as follows:

(1) Minimum front yard setback: 30 feet. **FAILED FOR ADDITION, DECK AND PORTICO**

(5) Minimum rear yard setback: 30 feet. . **FAILED FOR ADDITION AND DECK**

**2) Variance Application # 2023-11 : 9 Brentwood Drive**

Per sections: 150 – 7.13 A & 150 – 17.5 E(2) the proposed AC unit doesn't comply with the minimum side yard setback of 8 feet with a proposed setback of 6 feet.

**3) Variance Application # 2023-12 : 48 Franklin Street**

**150-17.3F(4)** The maximum aggregate area covered by accessory structures in the yard they are located in is 15%. The site has an existing non-conforming rear yard coverage of approximately 20.2%. The proposed patio exacerbates this coverage to approximately 29.3%.

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

**H. ADJOURNMENT**