TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY

MINUTES OF THE VERONA BOARD OF ADJUSTMENT MEETING
OF THURSDAY, JANUARY 9, 2025

Meeting held in the Ballroom of the Verona Community Center @ 880 Bloomfield Avenue, Verona, NJ 07044 @ 7:30PM

PRESENT:

Chairman Daniel McGinley
Vice Chairman Scott Weston
Mr. Paul Matthewson
Dr. Edith Ries
Mr. Kevin Ryan
Mr. Michael Tully
Ms. Genevieve Murphy-Bradacs
Mr. Gregory Mascera, Board Attorney
Mr. Michael Caggiano, Board Engineer
Ms. Kathleen Miesch, Zoning Official
Ms. Caitlin Kester, Board Secretary

Call to Order: Chair McGinley calls the meeting to order at 7:33 pm

APPROVAL OF MINUTES:

Chairman McGinley asks for a motion to approve minutes from the Regular meeting held on December 12, 2024. **Mr. Matthewson** makes the motion, **Vice-Chair Weston** seconds;
Ms. Murphy-Bradacs and Dr. Ries are ineligible to vote, the remaining commissioners in attendance voted in favor. **Motion Passes.**

RESOLUTIONS:

1. **Memorialization of Resolution 2024-23** – Application 2024-18: 63 Hillside Avenue aka 149 Forest Avenue – Lot 1, Block 1902 – Granting approval for an Addition, Patio, Garage and 2 AC Units with conditions as agreed upon by the applicant and further conditioned by the Board.
   Mr. Matthewson makes the motion, **Mr. Ryan** seconds;
   Ms. Murphy-Bradacs and Dr. Ries are ineligible to vote; all commissioners in attendance vote in favor. **Motion Passes.**

2. **Memorialization of Resolution 2024-24** – Application 2024-21: 57 Hillside Avenue – Lot 4, Block 100 – Granting approval for a deck and spa with conditions as agreed upon by the applicant and further conditioned by the Board.
   Mr. Ryan makes the motion, **Vice-Chair Weston** seconds;
   Ms. Murphy-Bradacs and Dr. Ries are ineligible to vote; all other commissioners in attendance vote in favor. **Motion Passes.**

NEW BUSINESS:

Chair McGinley announces that application BOA 2024-16 – 30 Elk Road; Block 100, Lot 4 is not being heard this evening and the Applicant will renotice for a D Variance;

Chair McGinley announces that application #2024-24 – 52 Derwent Avenue; Block 1703, Lot 34, will not be heard this evening and the Applicant will renotice;

1. **Application 2024-23: 38 Forest Avenue; Block 1602, Lot 15 – R-60 Zone.** Applicant requests approval to construct a 2 story addition on the rear of an existing dwelling (first floor 420 square feet; second floor 443 square feet; basement 428 square feet); new 384 square foot deck and steps. Variances are required:

a. Per Section 150-17.3 D (4), the maximum improved lot coverage allowable is 40% or 2,688.4 square feet; existing is 33.8%/2,271.6 square feet with proposed 43.5%/2,923.6 square feet– A variance is required;
b. Per Section 150-17.3 F (4) Maximum aggregate area covered by accessory structures in the yard it is located in: 15% (the rear yard is calculated from the rear property line to the nearest rear wall of the dwelling); Proposed yard to be 2,045 square feet with 15% being 306.75 square feet– proposed is 337.25 or 16.49% (existing shed is 91 square feet and portion of proposed deck in the rear yard is 246.25 square feet) - A Variance is required;

Board Attorney Mascera announces the application is deemed complete and the notice was proper to proceed;

Witnesses:
Courtney Rombough – Architect
Colleen Sheridan – Owner of 38 Forest Avenue

Exhibits:
- Exhibit A-1 – 3 page document
"Additional Diagram for 38 Forest Avenue" prepared by Courtney Rombough on January 8, 2025.

Courtney Rombough – Architect – Sworn in by Board Attorney Mascera
- Proposing a two-story rear addition and deck with addition meeting zoning requirement
- Seeking variances for:
  - Rear yard setback: required 30 feet whereas 29 feet is proposed;
  - Maximum impervious coverage: current 38.8%, proposed 43.5% where maximum allowed is 40%;
  - Maximum coverage for accessory structures: required 15%, currently 10%, 16.4% is proposed
- Property is a smaller lot which creates a hardship;
- Chair McGinely states this is a smaller lot than many in Verona;
- Ms. Rombough explains if this was a bigger lot they would not need a variance;
- Minimum required lot size is 7,200 square feet, current size lot of this property is 6,721 square feet;
- Proposed deck size is to accommodate family gathers, ascetically pleasing and easier to build without angling along property line or setback line;
- Applicant agrees to review recommendations and ensure compliance of Boswell Engineers report;
- Mr. Ryan asks if Stormwater Management is impacted;
- Mr. Caggiano explains it would be a condition should the application be approved;
- Board Attorney Mascera states "Engineer report supersedes Verona Environmental Commission report";

Chair McGinley asks if there are any additional Board Questions - seeing none.
Chair McGinley opens it up to Public Questions, seeing none – public portion closed.

Chair McGinley asks if there are any additional Board Comments - seeing none.
Chair McGinley opens it up to Public Comment:

Public Statements:
Paul Petrangeli – states he has an angled deck which was made for the setback. He is redoing his deck and this proposed deck will work much better for the homeowner and builder.

Chair McGinley asks if there are any addition Public Comments, seeing none – public portion closed.

Board Deliberation:

- Vice-Chair Weston has no issues with application – being at 16.5% isn't a lot.
- Dr. Reis states there is a hardship due to the size of the lot, Mr. Ryan agree;

Conditions:

- The Applicant will complete Stormwater Management and all Engineering requirements;

Chair McGinley – Motion to approve Application 2024-23
Vice-Chair Weston makes the motion to approve; **Mr. Ryan** seconds the motion

Roll Call Vote:

	AYES	NAYS	ABSTENTION
Dr. Ries	X		
Mr. Tully	X		
Mr. Ryan	X		
Mrs. Murphy-Bradacs	X		
Mr. Matthewson	X		
Vice Chair Weston	X		
Chair McGinley	X		

Motion Passes.

Chair McGinley asks if there is any need to go into Executive Session – seeing none;

Board Discussion:
Summary of upcoming meetings and applications whereas Board Secretary is currently scheduling for April 2025;

Conversation regarding a potential Special Meeting for the end of January, no application has formally been submitted;

Dr. Ries makes the motion to adjourn.
Chair McGinley: approves motion.

Meeting Adjourned at 8:10PM

Respectfully submitted,

C. Kester

Caitlin Kester - Board of Adjustment Secretary

PLEASE NOTE: Meeting minutes are a summation of the hearing. If you are interested in a verbatim transcript from this or any proceeding, please contact the Board of Adjustment Secretary at 973-857-4773.