



RESOLUTION 2025-25
ZONING BOARD of ADJUSTMENT
of the TOWNSHIP OF VERONA

Application 2025-06 33 Cypress Avenue Block 1104, Lot 2– Zone: R-60

WHEREAS, Nicholas Stanlaw and Nhi Stanlaw (the “Applicant”) are the owners of 33 Cypress Avenue, Verona, New Jersey (the “Property”); and

WHEREAS, the Property is located in the R-60 Zone on the Township of Verona zoning map; and

WHEREAS, the Applicants requested approval to install a new in-ground pool and pool equipment, to relocate a shed, construct a ramp and a wall; and

WHEREAS, the Application was deemed complete, proper notice was provided in accordance with the Municipal Land Use Law, and the matter was heard by the Board at duly noticed public meetings held on November 13, 2025; and

WHEREAS, Ordinance Sections of the Verona Township Zoning Code as they relate to the Applicant’s variance requests, provide:

- Section 150-17.3D (4) - the maximum allowed improved lot coverage is 40 percent, which is 3360 square feet. The existing lot coverage is 2660 square feet, equating to 31.7 percent coverage. The Applicant proposes 3452 square feet of lot coverage equating to 41.1 percent of coverage.
- Section 150-7.13 - mechanical equipment shall not be located within a required minimum yard requirement and shall not extend more than five feet from the structure for which it serves. The Applicant proposes the equipment to be located 11 feet from the pool.
- Section 150-17.13 F. (2) - minimum rear yard setback to be no less than 10 feet. The Applicant proposes to install the pool equipment and pad 5.5 feet from the rear property line.
- Section 150-17.3 F (1) - minimum side yard setback (one) is eight feet. The Applicant proposes a five-foot setback to the northwest property line.
- Section 150-17.3 F (2) - minimum rear yard setback to be no less than 10 feet. The Applicant proposes a five-foot setback.
- Section 150-17.3 F (4) - maximum aggregate area covered by accessory structures in the yard in which it is located is 15 percent. Applicant’s rear

yard is 70' wide by 60' deep, equating to 4200 square feet, allowed coverage is 630 square feet. The existing accessory structure coverage is 683 square feet, equating to 16.26 percent. The Applicant proposes 1447 square feet of accessory structure coverage equating to 34.4 percent of coverage.

WHEREAS, Nicholas Stanlaw, after being duly sworn, testified on his own behalf; and

WHEREAS, Mr. Stanlaw testified that he had reviewed the June 3, 2025, review letter from Boswell Engineering and that the plan presented to the Board at the hearing included minor modifications resulting from the letter. He represented to the Board that he would meet all of the conditions contained in the Boswell letter as a condition of approval. He testified about the general nature of the Application, the desire to construct an inground pool, the current layout of this rear yard and the relationship of his yard to neighboring properties.

Mr. Stanlaw answered questions from the Board, including about drainage issues, the shed relocation, the proposed wall, and a bush to be removed. Mr. Stanlaw answered the questions to the Board's general satisfaction. and

WHEREAS, during the course of the Application, it was determined that the Applicant's proposed lot coverage is 47.8 percent when taking into account the existing shed. The Applicant proposed to relocate the shed as part of the original Application and revised the Application to include the relocated shed; and

WHEREAS, the Board discussed the incompatibility with zoning requirements for the location of pool equipment with the requirements of the Uniform Construction Code and expressed the need to allow the variance for the location of the pool equipment to allow the Applicant to comply with the Code; and

WHEREAS, after Board comments and deliberation, the Board voted to approve the Application because the Applicant had shown that the Property is substantially larger than many other properties in the zone, the drainage pattern would be improved, and that most of the surrounding properties in the area are upstream from the Peckman River.

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of the Township of Verona, that the referenced application be now approved with the following conditions;

1. The Applicant will comply with all conditions and recommendations contained in the June 3, 2025, Boswell Engineering Memorandum, which satisfaction shall be in Boswell's sole discretion.
2. The Applicant will comply with all representations made by the Applicant during the hearing. All of the Applicant's testimony is incorporated herein as if fully set forth.

3. The Applicant will satisfy all municipal and administrative agency requirements before and during construction, including but not limited to, those relating to stormwater control, and soil removal.
4. The Applicant will comply with all Boswell Engineering post-approval requirements, including providing Boswell with wall stability calculations for the new proposed retaining wall if the wall exceeds three feet in height.
5. The Applicant is permitted to relocate the existing shed without further Board approval, provided that the Applicant first obtains a permit to relocate the shed.

NOW THEREFORE, BE IT FURTHER RESOLVED that a copy of this resolution be provided to the Applicant, Township Manager, Township Council and Township Clerk.

MOTION TO APPROVE: Vice Chair Weston

SECOND: Mr. Ryan

Roll Call Vote:

| | AYES | NAYS | NOT ELIGIBLE | RECUSED | ABSENT |
|---------------------|------|------|-----------------|---------|--------|
| Mr. Tully | X | | | | |
| Dr. Ries | X | | | | |
| Dr. Cuartas | X | | | | |
| Mr. Ryan | X | | | | |
| Mrs. Murphy Bradacs | | | | | X |
| Mr. Mathewson | | | | | X |
| | | | | | |
| Mrs. DiBartolo | | | | | X |
| Vice-Chair Weston | X | | | | |
| Chair McGinley | X | | | | |

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE BOARD OF ADJUSTMENT OF REGULAR MEETING HELD ON DECEMBER 11, 2025.

Dolores Carpinelli
Dolores Carpinelli
Acting Board Secretary

Daniel McGinley
Daniel McGinley
Chairman

