TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY

MINUTES OF THE VERONA BOARD OF ADJUSTMENT MEETING
OF THURSDAY AUGUST 14, 2025

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

PRESENT:

Vice-Chairman Scott Weston	Mr. Steven Greenberg, Attorney
Mrs. Christy DiBartolo	Dr. Edith Ries
Mr. Michael Tully	Ms. Sarfeen Tanweer, Board Engineer
	Mrs. Dee Dee Carpinelli, Board Secretary

CALL TO ORDER: Acting Chair Weston calls the meeting to order at 7:35 pm;
PLEDGE OF ALLEGIANCE;
OPEN PUBLIC MEETINGS ACT STATEMENT read by Mrs. Carpinelli, Board Secretary;
ROLL CALL is taken by Mrs. Carpinelli, Board Secretary;

APPROVAL OF MINUTES:
Acting Chairman Weston asks for a motion to approve minutes from the Regular Meeting held on July 10, 2025; **Mrs. DiBartolo** makes the motion, **Mr. Weston** seconds; Mr. Tully & Dr. Ries abstain. All commissioners in attendance voted in favor. **Motion Passes.**

RESOLUTIONS:

1. **Memorialization of Resolution BOA 2025-16 Application 2025-058: 40 Elmwood Road; Block 1609, Lot 9- R-60 Zone.** Granting approval to construct a 2.5 story rear addition and 186 square foot rear deck.
   Acting Chair Weston makes the motion. **Mrs. DiBartolo** seconds. Mr. Tully, Dr. Ries Abstain. All remaining commissioners in attendance voted in favor. **Motion Passes.**

NEW BUSINESS:

1. **Application #2025-04 – 271 Grove Ave, Block 1201, Lot 11, C-2** – *Carried from the July 10,2025 hearing.* **Applicant requests to be carried to the September 18, 2025 meeting with no new notice required.**
   - Acting Chair Weston asks for a motion to carry with no new notice required. **Motion to Approve:** Dr. Ries **Second:** Mrs. DiBartolo
     All commissioners in attendance voted in favor. **Motion passes.**

2. **Application #2025-08- 12 Highland Terr, Block 805, Lot 4 -R-50 Zone.** Applicant is seeking approval to construct a masonry block wall to fill 4- inch height differential with neighboring property to support new fence.
   - Per § 150-17.5 D. (4) Maximum improved lot coverage: 40% or 3,000 square feet; existing is 47.47% or 3,560- pre-existing, non-conforming condition; proposed is 48.5% or 3,639.68 – exacerbating a pre-existing, non-conforming condition – **A Variance is required.**

Witness:
Jason Tannenbaum – Owner of 12 Highland Terrace, Block 805, Lot 4; Zone R-50 (High Density Single–family) is sworn in by Attorney Greenberg.

- Mr. Tannenbaum describes that along his property line, that adjoins his neighbor, there is a grade elevation difference of about 4 inches that is exposed. There is nothing to hold the soil back, that erodes during heavy rain. He hopes to build a small retaining wall made of masonry blocks, about 2 blocks high with a cap.
- This will provide erosion mitigation and fence support. The fence will be a separate application at a later time.

Mr. Weston states that Mr. Tannenbaum is also seeking a second variance to approve two AC condensers. Mr. Tannenbaum states that this issue predates his purchase of the house. This was brought to his attention during the process of seeking the variance to construct the wall, that it is a pre-existing condition.

Board Questions:

Dr. Ries asks about the pictures of the property provided by the applicant. Attorney Greenberg labels them to identify them so all in attendance are reviewing the same ones.

After reviewing the photos, Mr. Weston asks if the railroad ties that are currently in that location, will be removed. Mr. Tannenbaum confirms that they were put in by a previous owner as a means to control the soil and that they will be removed and replaced by the proposed retaining wall.

Mr. Weston asks if it is Mr. Tannenbaum's testimony that the proposed wall will retain more water on his property and not run onto the neighbors. He says he can't say that, but it will mitigate the erosion and the soil running onto the neighbor's driveway.

Mrs. DiBartolo asks if it is the neighbor's fence showing in the photo. She states that the new fence will need to be 6" in from the property line so the face of the wall may need to be moved in. Mr. Tannenbaum states that the intent is that the proposed fence will be 6" in from the property line and the wall will be behind that on his property.

Mr. Weston asks if the neighbor has ever complained about noise from the AC units. The reply is no.

Ms. Tanweer asks about impervious area including the AC units, with respect to drainage. Mr. Tannenbaum states that the impervious coverage he calculated is 79 square feet but it does not include the condensers, however each condenser is under 4 square feet. He feels the increase is negligible.
She also asks about the dry well. The previous owner put it in. It is located behind the garage and is only about 3 ½ years old. It has 695 gallons capacity.

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

Board Discussion:

Mrs. DiBartolo – The impact of increased impervious coverage is negligible. Plus, with the dry well, she does not foresee any drainage issues.
Mr. Tully- The proposed wall will actually improve the situation.
Mrs. DiBartolo- Condensers on side yard are not an issue as there is a decent amount of negative space.

The back yard is not an option because of the of the deck and the other side not an option because of the driveway.

Acting Chairman Weston asks for a motion to approve Application 2025-08 including the variance for the two condensers.

Motion to Approve: Mrs. DiBartolo **Second:** Mr. Tully

Roll Call Vote:

	AYES	NAYS	ABSTENTION	RECUSED	ABSENT
Dr. Cuartas					X
Mr. Ryan					X
Dr. Ries	X				
Mr. Tully	X				
Mr. Matthewson					X
Mr. Ryan					X
Mrs. DiBartolo	X				
Vice-Chair Weston	X				
Chair McGinley					X

Motion passes.

Executive Session – Not necessary;

Meeting Adjourned at 7:58pm

Respectfully submitted,

Dee Dee Carpinelli

Dee Dee Carpinelli, Acting Board 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.