TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY
MINUTES OF THE VERONA BOARD OF ADJUSTMENT MEETING
OF THURSDAY, JULY 10, 2025

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

PRESENT:

Chairman Daniel McGinley	Dr. Bill Cuartas
Vice-Chairman Scott Weston	Mr. Gregory Mascera, Board Attorney
Mrs. Christy DiBartolo	Ms. Sarfeen Tanweer, Board Engineer
Mr. Paul Matthewson	Ms. Kathleen Miesch, Zoning Official
Mr. Kevin Ryan	Mrs. Dee Dee Carpinelli, Board Secretary

CALL TO ORDER: Chair McGinley calls the meeting to order at 7:33 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:
Chairman McGinley asks for a motion to approve minutes from the Regular Meeting held on June 12, 2025; **Vice-Chair Weston** makes the motion, **Mr. Ryan** seconds;
all commissioners in attendance voted in favor. **Motion Passes.**

RESOLUTIONS: No resolutions to approve.

NEW BUSINESS:

1. **Application #2025-02 544 Bloomfield Avenue aka 10 Park Place; Block 1703, Lot 68, TC Zone District -** *Carried from the June 12, 2025 hearing where testimony was heard.* ***Applicant requests to be carried to the September, 18, 2025 Meeting with no new notice required.***
   - Chair McGinley explains this is the Regular Meeting, moved from September 11, 2025.
   - Chair McGinley asks for a motion to carry with no new notice required.
     Motion to Approve: Mr. Ryan **Second:** Vice Chair Weston
     All commissioners in attendance voted in favor. **Motion passes**

2. **Application #2025-04 – 271 Grove Ave, Block 1201, Lot 11, C-2 -** ***Applicant requests to be carried to the August 14, 2025 Meeting with no new notice required.***
   - Chair McGinley asks for a motion to carry with no new notice required. He points out that applicant is concerned that there are fewer than seven voting members of the board and if applicant is carried to August 14, will need to verify that there will be at least seven members of the board to hear the case.
     Motion to Approve: Mr. Ryan **Second:** Vice Chair Weston
     All commissioners in attendance voted in favor. **Motion passes**
   - Chair McGinley polls the board to determine which board members will be in attendance for the August 14th meeting. Board secretary will again poll the board to determine how many board members will be available.

3. **Application #2025-05 - 40 Elmwood Road; Block 706, Lot 3**
   Applicant is seeking approval to construct a rear two-story addition with full basement and a 186 square foot deck. Relief from the following is needed:

a. Per § 150-5.3 E. (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 narrower frontage.** The minimum side yard setback for such lot shall be 1.5 times the minimum yard requirement. The narrower frontage is on Elmwood Road;
b. Per § 150-17.3 E. (1) Minimum front yard setback: 30 feet;
   Existing on the Elmwood Road 47 feet with no proposed change;
   Existing on the Claremont Avenue frontage is 18 feet 4 ½ inches; proposed on the Claremont Avenue frontage is 16' 1" – **A variance is required**
c. Per § 150-17.4 F. (4) Maximum aggregate area covered by accessory structures in the yard it is located in: 15%. Rear yard shows as 4,590 square feet measured from the last wall of the proposed dwelling addition; 15% is 688.50 square feet; proposed is 24% or 1111.75 square feet - **A Variance is required:**

Board Attorney Mascera announces that the application was deemed complete; Notice was sufficient;

Chairman McGinley states for the record that he previously had a fiscal engagement with Mr. Scott, but it is now complete.

Witnesses:
Ben Brantley – Owner of 40 Elmwood Road – sworn in by Board Attorney Mascera
Evan Scott – Architect, has appeared before Verona Board of Adjustment within last 6 months, has been approved as expert by Board Attorney Mascera. Sworn in by Board Attorney Mascera

- Mr. Brantley explains that his family wants to stay in Verona long term and wants to construct the addition to accommodate more space as their family grows by expanding children's bedrooms on upper level and add sunroom underneath. Mostly decreasing existing deck and making it smaller.
- Mr. Scott states that this is a corner property and the Claremont Avenue property line runs at an angle to the existing east face of the house. Rear addition goes over the property line, but staying in line with existing house, just getting closer to the property line.
- Back of the house is driveway, existing paver patio and deck. Proposing to take out the patio and deck and putting in a smaller deck.
- Also adding HVAC units
- With the addition, the front yard set back along Claremont Avenue would be 16'1" and not the 30' required.
- Maximum aggregate area covered by accessory structures in the yard it is located in: 15%. The proposed is 24%. There is no change to existing impervious surface.
- Mr. Scott shows graphics showing existing house and proposal of house with addition.
- New plan will maintain existing roof lines
- There is no intention to impact back yard or existing water flow.

Board Questions:

- Vice-Chairman Weston asks if Mr. Scott and Mr. Brantley if they have reviewed and addressed the five comments presented by Boswell Engineering. Mr. Scott addresses the five questions asked by Boswell
- Board Attorney Mascera asks to have the graphics from the presentation entered as Exhibits.

  Color renderings from 3D presentation prepared by Evan Scott – Escott Architects LLC, dated July 10, 2025
  marked as Exhibit A, Exhibit B, Exhibit C, and Exhibit D

- Mr. Ryan asks for clarification about the bumpout on the drawings, if there was another addition.

Mr. Brantley states that since he has owned the house, they have not done any other work. Mr. Ryan and Chairman McGinley commented on some work done on the house previously.

- Vice-Chairman Weston (Mr. Ryan) asks if applicant has talked to neighbors about their plans. Applicant comments that they have.
- Chairman McGinley asks for the height of the deck from the ground. Mr. Scott replies it is 6'8". **Chairman McGinley suggests that an additional variance is required as no portion of the deck can be over 4 feet above the ground.**
- Mr. Mascara asks if property slopes. Mr. Scott confirms it does slope front to back and right to left.
- Mrs. DiBartolo clarifies that rear addition goes over set back line NOT the property line and that the side yard set back is 12'. She also clarifies for the board that Elevation 3 A-5, a rail will be there. The actual addition will be slightly different than the rendering.
- Ms. Miesch asks about rooftop "balcony" shown on the graphic presentation**. Advises that if they choose to include that in final plans, another variance will be required as the ordinance states Rooftop Balconies are Not Allowed.**
- Mr. Mascera asks Mr. Scott about positive and negative criteria. Proposed increase of .1% of impervious area. Maintains exterior look of house. Increasing interior Sq Footage. Doesn't encroach on roof height, making smaller deck and taking down existing gazebo. Not impacting water runoff.
- No detriment to public good if variances are granted.
- No trees will be taken down or damaged.
- Mrs. DiBartolo asks Zoning officer if there is a minimum space requirement from an accessory structure to the permanent structure. There is a 10 ft minimum, however, it does not apply to decks. Garage is 5' from deck, Garage is 13' from house.
- Mrs. DiBartolo asks about parking.

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.

Board Discussion:
Chairman McGinley states there are 3 variances to discuss. Vice-Chair Weston states he sees no problem with approving the addition.
Chair McGinley asks for a motion to approve Application 2025-05
Motion to Approve: Vice Chairman Weston **Second:** Mrs. DiBartolo

Roll Call Vote:

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

Motion passes.

- Chair McGinley reminds applicant that should they decide to add the roof top balcony they will need to request another variance.

Executive Session – Not necessary;

Vice Chair makes the motion to adjourn: Second: Mr. Ryan
Meeting Adjourned at 8:11pm

Respectfully submitted,

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.