TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY

MINUTES OF THE VERONA BOARD OF ADJUSTMENT MEETING
OF THURSDAY, NOVEMBER 13, 2025

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

PRESENT:

Chairman Daniel McGinley	Dr. Edith Ries
Vice Chair Weston	Mr. Michael Tully
Mrs. Christy DiBartolo	
Mr. Paul Mathewson	Mr. Gregory Mascera, Board Attorney
Mrs. Genevieve Murphy-Bradacs*	Ms. Sarfeen Tanweer, Board Engineer
Mr. Kevin Ryan	Ms. Kathleen Miesch, Zoning Official
Dr. Bill Cuartas	Mrs. Dolores Carpinelli, Acting Board Secretary

* Mrs. Murphy -Bradacs arrived 7:36 pm

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, Acting Board Secretary.
ROLL CALL is taken by Mrs. Carpinelli, Acting Board Secretary;

Chairman McGinley reads a statement of general information of the Zoning Board of Adjustment's role and responsibilities.

APPROVAL OF MINUTES:
Chairman McGinley asks for a motion to approve minutes from the Regular Meeting held on October 9, 2025; **Mr. Ryan** makes the motion, **Vice Chair Weston** seconds; **Mrs. DiBartolo** and **Dr. Ries** abstain. The remaining commissioners voted in favor. **Motion Passes.**
Chairman McGinley asks for a motion to approve minutes from the Special Meeting held on October 16, 2025; **Mrs. DiBartolo** makes the motion, **Vice Chair Weston** seconds; Mr. Ryan and Mrs. Murphy-Bradacs are in-eligible. The remaining commissioners voted in favor. **Motion Passes.**

RESOLUTIONS:

1. **Memorialization of Resolution BOA 2025-20. Application #2025-02 – 544 Bloomfield Avenue, aka 10 Park Pl - Block 1703, Lot 68- Islamic Center of Verona, TCMU Zone.** Denial to operate as House of Worship. **Motion to Approve Denial:** Mr. Ryan **Second:** Dr. Ries. Vice Chair Weston in ineligible. The remaining commissioners voted in favor. **Motion Passes.**

2. **Memorialization of Resolution BOA 2025-21. Application #2025-04 271 Grove Ave, Block 1201, Lot 11, C-2 Zone**. Granting approval to expand their use as commercial recreational facility into an adjacent suite within the existing business location. **Motion to Approve:** Mr. Ryan **Second:** Vice Chair Weston. Mrs. DiBartolo and Chair McGinley Abstain. The remaining commissioners voted in favor. **Motion Passes**

3. **Memorialization of Resolution BOA 2025-22. Application #2025-09- 3 Claridge Drive; Block 103, Lot 3- Zone: A-3** – Granting approval to use space as a wellness studio (yoga, massage, pilates, reiki, workshops and classes). **Motion to Approve:** Vice Chair Weston **Second:** Mr. Mathewson. Dr. Ries Abstains. The remaining commissioners voted in favor. **Motion Passes**

4. **Memorialization of Resolution BOA 2025-23. Application #2025-10 – 546 Bloomfield Avenue, aka 10 Park Pl - Block 1703, Lot 68- Palmetto Venues, TCMU Zone.** Denial to continue operation as an event rental space. **Motion to Approve Denial:** Mrs. DiBartolo **Second:** Dr. Ries. Mr. Mathewson Abstains. The remaining commissioners voted in favor. **Motion Passes**

NEW BUSINESS:

1. **Approval of Meeting Dates for 2026 by Resolution 2025-24**
   Motion to Approve: Mrs. DiBartolo; **Second:** Dr. Cuartas; The remaining commissioners voted in favor. **Motion Passes**

2. **Application #2025-11- 24 S. Prospect Street, Block 1607, Lot 47, R-60 Zone-** ***Applicant has requested to be carried until the December 11, 2025.*** Applicant is seeking to change the use of existing single family residential garage to an office space with conference room and bathroom; and proposing a home occupation in the garage with an additional employee to the homeowner and occasional conferences. No signage has been proposed.
   Motion to Approve: Vice Chair Weston; **Second:** Mr. Ryan. The remaining commissioners vote in favor. **Motion Passes**

3. **Application #2025-06- 33 Cypress Avenue; Block 1104, Lot 2, R-60 Zone** – Applicant is seeking approval for the installation of an in-ground pool, pool equipment, relocation of a shed with accompanying ramp, wall.
   a. As per Section 150-17.3D (4), the maximum improved lot coverage is 40% /3360, existing is 31.7% /2663 and proposed is 41.1%/3452 – **A Variance is Needed**
   b. Per § 150-7.13 A. No mechanical equipment shall be located within a required minimum yard requirement and shall not extend more than five feet from the structure for which they serve. Proposed equipment is 11 feet from the pool – **A Variance is required;**
   c. Per § 150-17.13 F. (2) Minimum rear yard setback: 10 feet; pool equipment and pad is proposed as 5.5 feet from the rear property line. **– A Variance is required;**
   d. Per Section 150-17.3 F (1) Minimum side yard setback (one): eight feet, proposed setback to the SW side property line is 57 3/4 feet – Compliant; and to the NW side property line is 5 feet – **A Variance is required for the NW side;**
   e. Per Section 150-17.3 F (2) Minimum rear yard setback: 10 feet; proposed setback to rear property line is 5 feet – **A Variance is required;**
   f. Per Section 150-17.3 F (4) Maximum aggregate area covered by accessory structures in the yard it is located in: 15%; Rear yard is 70' W x 60' D / 4200 square feet (measured from the last wall of the existing dwelling to the rear lot line and across the lot width); 15% is 630 square feet; existing is 16.26% / 683 SF – pre-existing, non-conforming; proposed is 34.4% / 1447 SF – **A Variance is required:**

Existing
- **Slate Patio 373 SF**
- **Deck 244 SF**
- **Shed/Ramp 66 SF**

Proposed:
- **Pool & Coping 560 SF**
- **Wall 172 SF**
- **Equipment 32 SF**

Witnesses:
Applicant/ Owners - Nicholas & Nhi Stanlaw, 33 Cypress Avenue, Verona

Mr. Mascera states that case was properly noticed and ready to proceed.

The applicant's state that they have complied with most of the ordinances, and have addressed some of them; the pool equipment location to the pool and the shed location. They have also made changes to improve drainage based on Boswell's recommendations. However, they still require variances for lot coverage.

Ms. Miesch explains that since the Denial was issued, per § 150-7.13 A the variance needed for the pool equipment being over 5.5 feet from the pool is no longer valid as this does not comply with the current electrical code. However, per § 150-17.13 F, a variance is still required for proposed pool equipment being only 5.5 ft from the rear property line, where 10 ft. is required.

Board Questions:

- Applicants are willing to meet all recommendations from Boswell Engineering.
- Clarification on what variances the applicant is seeking: They will seek four variances:
  § 150-17.3D (4)- for maximum improved lot coverage is 40%/3360; proposed is 41.1%/3452
  § 150-17.13 A- No Mechanical Equipment shall not extend more than 5.5 feet from structure served. **This has to be granted as it is inconsistent with Electrical Code.**
  § 150-17.13 F. (2) Minimum rear yard setback for pool pad and equipment. 10 feet is required; 5.5 ft. is proposed
  § 150-17.13 F. (4) Maximum aggregate area covered by accessory structures in the yard it is located in: 15%; Rear yard is 70' W x 60' D / 4200 square feet (measured from the last wall of the existing dwelling to the rear lot line and across the lot width); 15% is 630 square feet; existing is 16.26% / 683 SF – pre-existing, non-conforming; proposed is 34.4% / 1447 SF
- Asked how close their back yard is to neighbors' house and what is beyond their fence. **The neighbor's backyard comes up to their fence and both yards ae approximately the same size/length.**
- Asked if there are any existing water drainage issues with them or back neighbors. **No and they are building a retaining wall as part of this project.**
- Discussion of where shed will be relocated and whether it is within the rear yard setback. Applicant stated the new location would be in compliance.
- Retaining wall: What is maximum allowable height without being engineered? Boswell requires anything over 3 feet to have stability calculations -on plans the wall measures 3.8 feet. The building deptartment requires a permit on any wall 4 feet or higher from footings to top of wall.
- Area is prone to flooding- Mrs. DiBartolo notes the drainage system just meets minimum design criteria. Applicants may want to improve system to avoid future flooding issues. Ms. Tanweer also adds that existing drainage will actually be improving as the proposed slope will be less.
- VEC recommended the Cultec system be moved farther to East to aid stormwater drainage. In Ms. Tanweer's opinion this would not make much difference since proposed grading will be mostly flat in that area.
- Tree/Bush being planned for removal is less that 6" DPM and would not require tree permit to be removed. Applicants are planting additional shrubs in its place.
- Question about permeable pavers on patio and pervious coverage. Verona ordinance does not take in to account any deduction of impervious coverage for pavers.

Chair McGinley asks if any further Board questions- seeing none.
Chair McGinley asks if any questions from the public- seeing none.

Board Deliberation

- In regard to Pool Equipment; Two variances will be taken into consideration for the one location.
- Discussion of the requirement for fence height around the pool. Because the pool area is raised, the fence height above the pool may be less than the height required by Building Department. This would be determined by building department at permitting.
- Board agrees that the increase in maximum improved lot coverage and the rear yard set back for pool equipment will not be an issue.
- Questions the large increase in area covered by accessory structure from 16.26 % to 34.4 %. Notes that the lot size is greater than others in zone, but also properties in the area have had major concerns with water and the flow going toward the Peckman River, however most properties around the applicants lie "upstream".
- Discussion of discrepancy of proposed lot coverage. It is determined that the actual improved lot coverage is 47.8% as opposed to the original calculation of 41.1%. The board also needs to approve the lot coverage, including the shed so that a new variance will not be triggered.
- Applicant will need to receive zoning approval for the Shed location. New plans need to be submitted.
- Vice Chair Weston comments favorably on the application and Board members concur.

Chair McGinley asks for a motion to approve Application 2025-06 -seeking to install an in-ground pool and equipment, paver patio and relocate a shed.

Vice Chair Weston makes motion to approve
With the following conditions:

The relocated shed will be in compliance with all ordinances
Stability wall calculations will be provided as it is over 3 feet in height
Applicants will comply with items # 4 and # 5 of the Boswell Stormwater Review Letter.

Second: Mrs. DiBartolo

Roll Call Vote:

	AYES	NAYS	NOT ELIGBLE	RECUSED	ABSTAIN
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				

Motion passes.

Additional Board discussion about contradictions and inconsistencies with verbiage of ordinances. Mr. Mascera comments that draft ordinances are being reviewed and should be completed and revised by January. Although the Planning Board makes recommendations to the Governing Body and then reviews for consistency with the Master Plan, and then sends back to the Governing Body to adopt the ordinance. The Board of Adjustment can submit suggestions to the Planning Board for how the ordinance should read. Mr. Ryan questions the enforcement of conditions included in the Zoning Resolutions and also whoever is drafting ordinances should be looking at past zoning decisions. Mr. Mascera states the Board of Adjustment is required to submit annual report of cases and what variances are being requested and approved or denied so that Governing Body can make determination of changes that should be made in ordinances. Ms. Miesch explains first about who is responsible to ensure that conditions stated in the

Resolution are being complied with. There is conformance with resolution; if revised plans are required, they are reviewed by the Zoning Official and then signed off on by Chair McGinley and the Zoning Officer. If there is an engineering condition, Engineering reviews and signs off with a letter stating as such.
As far as an Annual Zoning report, she does submit a monthly report with this information to Township Administration and Governing Body.

Executive Session – Not necessary;

Motion to Adjourn: Vice Chair Weston
Meeting Adjourned at 9:09 pm

Respectfully submitted,

Dolores Carpinelli

Dolores Carpinelli
Acting 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.