TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY

MINUTES OF THE VERONA BOARD OF ADJUSTMENT MEETING
OF THURSDAY, APRIL 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. Edith Ries
Mrs. Christy DiBartolo	Mr. Michael Tully
Mr. Paul Matthewson	Mr. Gregory Mascera, Board Attorney
Mr. Kevin Ryan	Ms. Sarfeen Tanweer, Board Engineer
Dr. Bill Cuartas	Ms. Kathleen Miesch, Zoning Official/Acting Board Secretary

CALL TO ORDER: Chair McGinley calls the meeting to order at 7:30 pm;
PLEDGE OF ALLEGIANCE;
OPEN PUBLIC MEETINGS ACT STATEMENT read by Ms. Miesch, Acting Board Secretary;
ROLL CALL is taken by Ms. Miesch, 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 March13, 2025; **Mr. Matthewson** makes the motion, **Mrs. DiBartolo** seconds;
Mr. Tully and Dr. Reis abstain, the remaining commissioners in attendance voted in favor. **Motion Passes.**

RESOLUTIONS:

1. **Memorialization of Resolution BOA 2025-08** Setting Zoning Board Meeting Dates for August through December 2025.
   Motion to Approve: Mr. Ryan **Second:** Mrs. Di Bartolo
   Voice Vote: All commissioners in attendance voted in favor. **Motion Passes.**

2. **Memorialization of Resolution BOA 2025-09 Application 2024-23: 15 Wilton Terrace; Block 802, Lot 30 – R-40 Zone.** Granting approval to install 648 square foot in-ground pool, fence, patio, pool equipment, and a retaining wall with conditions as agreed upon by the applicant and further conditioned by the Board.
   Motion to Approve: Mrs. Di Bartolo **Second:** Mr. Ryan
   Voice Vote: Mr. Matthewson, Mr. Tully and Dr. Ries Abstain; All remaining commissioners in attendance voted in favor. **Motion Passes.**

3. **Memorialization of Resolution BOA 2025-10 Application 2024-25: 61 Hillside Avenue; Block 1902, Lot 2- R-50 Zone.** Applicant is seeking approval to construct an attached single framed garage in the (west) side yard of the property.
   Motion to Approve: Mr. Matthewson **Second:** Mr. Ryan
   Voice Vote: Mrs. DiBartolo, Mr. Tully and Dr. Ries Abstain; All remaining commissioners in attendance voted in favor. **Motion Passes.**

NEW BUSINESS:

1. **Extension of Time Request: 770 Bloomfield Avenue; Block 1603, Lot 8.02 -** Board of Adjustment Case 2022-05, Resolution 2022-10 memorialized August 11, 2022, memorializing the Board's decision approving the application to convert the existing building on this property to a self-storage

facility. Request for a one-year extension of the statutory protective period applicable to the site plan approved by the Board.

- Chair McGinley explains that the Application is to extend the Self-Storage property on Bloomfield Avenue in accordance with the letter of March 4, 2025, from Applicant's Attorney, Alan Trembulak requesting a one year extension to August 11, 2025.
- Chair McGinley asks for a motion.

Motion to Approve Extension: Mrs. Di Bartolo **Second:** Mr. Ryan

Roll Call Vote:

	AYES	NAYS	ABSTENTION	RECUSED
Mr. Tully	**X**			
Dr. Ries	**X**			
Dr. Cuartas	**X**			
Mr. Ryan	**X**			
Mrs. DiBartolo	**X**			
Mr. Matthewson	**X**			
Chair McGinley	**X**			

Motion for approval passes

2. **Application #2024-26 176 Grove Avenue; Block 1403, Lot 90, R-60 Zone District –** Applicant is requesting approval for a Minor Subdivision with an access driveway. Relief from the following is required:
    a. Per § 150-17.3 (1) Single-family homes. The existing dwelling located in the front of the property, proposed lot 90.01, is a multi-family dwelling - pre-existing non-conforming condition. A variance is needed to expand the non-conforming use pursuant to NJSA 40:55D-70d (2);
    b. Per § 150-12.4 B. (2) Access drives or driveways for one-family dwellings shall be not more than 14 feet wide at the curb line for single driveways or 16 feet for double driveways

- Applicant's Attorney Alan Trembulak appearing on behalf of Jonathan and Michelle Lamkin
- Board Attorney Mascera states that the application was deemed complete; Notice was sufficient;
- Board Attorney Mascera swears in Applicant Jonathan Lamkin;
- Mr. Trembulak explains that the application:
    - Minor Subdivision also requiring a D Variance; explains the size of the lot: R-60 Zoning District; 41,759 square feet of lot area where the minimum required lot size in the R-60 zoning district is 7200 square feet; very long and narrow lot 100 feet wide at Grove Avenue with over 400 feet in depth; A two family dwelling in the front of the property. The existing building on this property is a non-conforming two family dwelling. Under New Jersey law, when you seek to reduce the size of a lot that contains a non-conforming use, the reduction in size is considered to be an expansion of the non-conforming use and a variance is required.
    - Subdivide the property into two lots: new rear lot 20,577 square feet and front lot 21,183 square feet with widening the existing driveway to 18 feet wide with an easement for access; allows for safety vehicle access;
    - new lot would be located to the rear of the existing lot with a house to be constructed at a later time;
    - discusses a similar previously approved lot at 170 Grove Avenue;
- Two Witnesses:
    - Jonathan Lamkin - Owner of property and existing two-family dwelling;
    - Matthew Flynn, P.P. – Professional Planner
- Witness: **Jonathan Lamkin** – Owner of property and existing two-family dwelling;

- The Applicant plans to subdivide the property and construct a new house on the rear lot at a later time, with no plans to expand the existing building;
- Tree Removal - confirms compliance with the town's tree removal ordinance;

Board Questions:

- Mrs. DiBartolo brings in the Non-Conformity and Variance Explanation - the existing two-family house need Board approval to maintain its status; only a one-family dwelling would be constructed on the new lot;
- Mr. Ryan asks about the Applicant's intentions for the new house - uncertain about selling or renting it; Board is instructed not to include whether the house would be rented, sold or owner occupied into their decision making;
- Chair McGinley inquires about the easement required for the driveway and the shared driveway plan; permanent easement to ensure access to both properties in perpetuity.
- Mr. Matthewson asks about utilities and other facilities; there would need to be an easement for utilizes and other facilities to cross over front lot
- Mrs. DiBartolo questions the width of the driveway and tree that is not shown on plans but exists on the property;
- Applicant confirms the desire to keep it at 18 feet and explains need to keep at 18 feet; driveway is compatible with surrounding properties.
- Flooding in the neighborhood and the potential impact of the proposed development is discussed; Applicant has had no water in existing dwelling and will comply with all Boswell and required Storm Water Management local regulations when new dwelling would be constructed in the future;
- Dr. Cuartas has concerns regarding the emergency vehicle access in a shared driveway; Mr. Ryan echoes the concern;

Chair McGinley asks if there are any additional questions from the Board – seeing none;

Chair McGinley asks if there are any questions from the public – seeing none;

Matthew Flynn, P.P. – Professional Planner – John McDonough Associates, LLC - 101 Gibraltar Drive, 1A, Morris Plains, NJ; Rutgers University, Licensed Planner in NJ in good standing
Board Attorney Mascera accepts Mr. Flynn as an expert witness in Professional Planning;
Mr. Flynn:

- The proposed subdivision aims to meet zoning requirements and maintain compatibility with neighboring properties;
- The proposed subdivision would create two lots, each substantially larger than the minimum requirement, with no significant changes to the existing dwelling;
- Proposal is on par with the density, general layout of the properties, zoning requirements against substantially oversized lot, meet all the bulk requirements
- streetscape would remain with that existing dwelling to remain the same
- D2 expansion of a non-conforming use variance as a result of that subdivision line making that lot area smaller.

Exhibit A-1

- Entitled: Planning Exhibits for Jonathan Lampkin at 176 road Avenue, consisting of a parcels map with some aerial imagery and drone photograph taken by John McDonough Associates, LLC showing the current condition of the property in October 2024;
- Reviews Exhibit
- Sheet 1 – Shows the proposed subdivision line; the adjacent lot 91 as labeled and has a similar arrangement in terms of buildings going back towards the rear of the property. substantially oversized lot;
- Sheet 2 - drone photograph taken in October 2024 showing three dwellings on the adjacent property to the left; existing dwelling to remain on the subject property; portion in the back, that would be the proposed lot 19.02 with the new use as a permitted single family;
- two subdivided lots are substantially conforming in terms of lot area; front lot 90.01 would be 20,577 square feet, back would be 21,183 square feet both substantially over that minimum requirement of 7200 square feet;
- Relief sought is a D2 variance - any newly created lot needs street frontage and the proposed lot does not have street frontage;
- the access driveway width as 18 feet, whereas 14 feet is permitted
- Statutory Criteria: Benefits and positive criteria:
- promotion of the general welfare - compatible per zoning and the neighborhood in general; provide the opportunity for additional housing opportunities to meet the needs of all New Jersey residents, variety of uses in appropriate locations, not overly dense. substantial compatibility with lot 91 next door; efficient use of land.
- negative criteria, no substantial detriment to the public or to the zone. Lot 90.01 with the existing dwelling will still be substantially compliant from a zoning stand point and will not stand out in the context of the neighborhood.
- not proposing a building at this at this moment; newly created lot in the back would be conforming in terms of lot area with no impacts of streetscape.
- master plan speaks to not disrupting prevailing neighborhood patterns; this is a specific area where there is not a prevailing neighborhood pattern.
- C Variance for the width of the driveway at the curb. At 18 feet width there would be adequate access for emergency vehicles; allow the ability of emergency vehicles to access the back house via a shared driveway.

Chair McGinley asks if there are any questions from the Board for the witness – seeing none;

Chair McGinley asks if there are any questions from the public for the witness

Public Questions:

Julie Parker, Verona

- Questions why only 176 Grove was repeatedly mentioned and not the properties on the other side of 170 Grove that are much closer to what the zoning prescribes. From a Planning standpoint, does Mr. Flynn typically only look at the property on one side of your subject matter to determine compatibility? Mrs. Parker adds that 170 Grove Avenue is a pre-existing, non-conforming condition as she is the owner of 176 Grove Avenue and
- Also questions the Planner suggesting that 4 or 5 houses could be placed on that lot.

- Mr. Flynn responds that did take into account the whole neighborhood; explains his rationale; what he looked at in terms of Zoning, density and Planning and explains that in terms of the shape of the two properties, lot 91 and lot 90 are almost identical in shape.

George Kosicek, Verona

- Questions how many pieces of apparatus would be able to get to the back house and are fire trucks allowed to go onto a private driveway, or are they supposed to stay on the street and fight the fire. Concerned about emergency apparatus accessing rear lot.
- Planner states the driveway as proposed is 220 feet of length before you get to the rear property. This applications ends at that point.
  Mr. Kosicek asks for clarification on utilities easement. Mr. Ryan adds for the edification of the public, the plans were shown to the Fire Bureau, and the Board did receive any concerns.

Dan DePalma, Verona

- Questions setback for the zone;
- Mr. Flynn explains the setbacks and shows Mr. DePalma what would be the building envelope on the new lot.

Sharon O'Donnell, Verona

- Aks for the term flag lot to be explained.
- Mr. Trembulak explains that the initial application was for a flag lot but the plans were revised to have a shared access driveway in lieu of two separate driveways. Therefor it is no longer considered a flag lot.

Paul Petrangeli, Verona

- Explained a flag lot. No question.

Chair McGinley asks if there are any other members of the public with questions for the Planner – seeing none, public portion is closed.

No further witnesses.

- Mrs. DiBartolo asks about the Environmental Commission report regarding endangered species in the rear of the lot. Board Attorney Mascera states that it is not part of this application as it does not contain the actual plans for a new dwelling.
- Mr. Trembulak address the VEC report; the wood turtles are a threatened species in a very small area on the property; there are no statutes limiting the approval of a subdivision.
- Chair McGinley asks if there is anyone from the public who would like to make a statement regarding this application:

Public Statement

Paul Petrangeli, Verona

- Most of the homes in his neighborhood have a single driveway going back to their house behind a single family home with no issues. He advises that he agrees with the Applicant and the Board should allow the subdivision.

Board Deliberation and Conditions

Driveway

- The Board discusses the need for a variance to widen the driveway to 18 feet and the potential impact on emergency access;
- Shared driveways usually happen in a denser area and this lot is much larger; why have a shared driveway when they could have two separate driveways and the subdivision be a flag lot;
- Dimensions of fire trucks for clearance of overhead wires;
- County Planning Board approval is needed;

Engineering Concerns:

- Mrs. DiBartolo - concerns about the flooding potential and the need for proper stormwater management; Mr. Trembulak states that SWM requirements would be met when the new dwelling permits are submitted;
- Chair McGinley explains to the Board that they can only make the determination on the curb cut and the size of the divided lot;
- Board Attorney gives examples to the Board so that the Board is focusing on the municipal land use law and Chair McGinley concurs and the criteria for the application.
- The board considers conditions to ensure proper compliance with local regulations and the potential impact on the neighborhood.
- Reliance on the Verona departments for compliance when a permit is submitted for actually building the dwelling;

Conditions:

- Shared driveway easement reviewed by Board Attorney Mascera
- Cannot construct the driveway until Boswell has reviewed the draining and plot plan of the new lot and the existing lot;
- Driveway curb-cut to 16 feet;
- Cannot widen the driveway until they construct a dwelling on the rear lot;
- Easement for utilizes and other facilities to cross over front lot
- Upon construction of the dwelling in new rear lot, the driveway must be clear at all times with no parking in the common area to allow emergency access;

Motion to approve with conditions - Mr. Ryan **Second –** Dr. Ries

Roll Call Vote:

	AYES	NAYS	ABSTENTION	RECUSED
Mr. Tully	**X**			
Dr. Ries	**X**			
Dr. Cuartas	**X**			
Mr. Ryan	**X**			
Mrs. DiBartolo	**X**			
Mr. Matthewson	**X**			
Chair McGinley	**X**			

Motion passes.

3. **Application #2025-01 107 Hillside Avenue; Block 2006, Lot 16, R-50 Zone District -** Application is seeking approval to construct a 296 square foot addition, patio extension and new condenser. Relief from the following is required:
    a. Per § 150-17.5 D. (4) Maximum improved lot coverage: 40% or 2590 square feet where existing is 2852 or 44% - pre-existing non-conforming - and proposed is 44.73% or 2897 square feet; this is an exacerbation of a pre-existing non-conforming condition. Please note the plans submitted do not include the AC Condenser pad in the coverage number. This number should be corrected if variances are going to be applied for;
    b. Maximum aggregate area covered by accessory structures in the yard it is located in: 15%; rear yard with proposed addition is 2600 square feet where 15% is 390 square feet; rear yard proposed coverage (platform, stairs and extended patio – 324 SF & shed – 150 SF) 474 square feet or 18.23%;

- Chair McGinley is recused; Mrs. DiBartolo is recused; Mr. Matthewson will take over as Chair;
- Board Attorney Mascera confirms that the application was deemed complete and the notice was served.
- Board Attorney Mascera swears in the Architect James S. Karas, 27 Briar Hills Circle, Springfield, NJ; license in good standing – accepted as an expert witness;
- Board Attorney Mascera swears in the Applicant's Chris and Lauren Hertz, owners of 107 Hillside Avenue;
- Chris Hertz explains need to expand house for their growing family;

Exhibits are colorized version of the plans that the Board members are in receipt of;

- A-1 – ST-1 dated January 10, 2025
- A-2 – Drawing A3

Mr. Karas explains the plans of the addition;

- Zoning requirement is 40% lot coverage, currently at 44% and proposed to be 44.74%.
- The patio is being enlarged by two feet to accommodate a patio set resulting in a variance;4.74%.
- Another variance involves the maximum aggregate access rate structures for the rear yard, 15%, with the current rate at 18.3%.
- Minimal Impact on Front of House and Streetscape
- no additions from the front out, addition creates a family room, dining room, renovated kitchen, and a master bedroom with a master closet and bath.
- The elevations will match the existing siding, and the addition will keep to the existing peak height.
- Will revisit the stormwater retention system with Boswell to make it cost-effective.
- Board Attorney Mascera advises that the Board generally prefers stormwater not to go to the driveway but to a pervious coverage system – Mr. Karas agrees to work with Boswell to come up with a pervious coverage solution;
- Currently there is a bluestone patio and the plan to match it;
- A gravel pad on the left side of the house will be removed, adding to the impervious area;
- A platform with steps will be added to the patio, with a permeable strip at the back;
- One existing condenser and one new;
- Chair Matthewson inquires if an Engineer has been hired for site topography and grading;
- Mr. Karas confirms the intention to bring in an engineer for coordination with stormwater requirements.
- Ms. Tanweer states that the property does not qualify as a minor variance due to the increase in overall impervious coverage; the Board can consider the cultic system to drywells. Up to the Board to condition a drainage system;

Acting Chair Matthewson asks if there are any questions from the Board – seeing none;
Acting Chair Matthewson asks if there are any questions from the public – seeing none;
Acting Chair Matthewson asks if there are any comments from the public – seeing none;

Public Comment:
Regina French, Verona

- Verifies that you are asking for approval for an addition two feet of patio
- Mr. Karas explains that they are over in coverage of the yard.

Acting Chair Matthewson closes public comments and opens up Board deliberations;

Board Deliberations:

- The Board discusses the need for a stormwater retention system and the applicant's agreement to work with Boswell
- The board decides to leave the stormwater management for discussion and approval.
- The application is approved with stipulations regarding stormwater management.
- Mr. Ryan brings up the VEC but all comments will be addressed with drainage;

Conditions:

- Applicant and Boswell Engineering will agree on a satisfactory regarding drainage plan.

Motion to approve with conditions - Mr. Ryan **Second –** Dr. Cuartas

Roll Call Vote:

	AYES	NAYS	ABSTENTION	RECUSED
Mr. Tully	**X**			
Dr. Ries	**X**			
Dr. Cuartas	**X**			
Mr. Ryan	**X**			
Mrs. DiBartolo				**X**
Acting Chair Matthewson	**X**			
Chair McGinley				**X**

RECESS:

Chair McGinley and Mrs. DiBartolo rejoin the dais;

4. **Application #2025-02 544 Bloomfield Avenue aka 10 Park Place; Block 1703, Lot 68, TC Zone District -** applicant is seeking approval to lease the ground floor, approximately 3,500 to 4,000 square feet, of an existing two-story building located at 544 Bloomfield Avenue with access from 10 Park Place to operate a House of Worship. Relief from the following is required:
    a. Per § 150-17.14 A. & D. A House of Worship is not a permitted use or a conditional use;
    b. Per § 150-12.6 C. Parking schedule: House of Worship. 1 space per 3 seats or 72 inches of seating space when benches rather than seats are used. Applicant has provided that there is public parking available adjacent municipal lot located on Park Place.

- Reginald Jenkins, Jr. Esq., Trenk Isabel Siddiqi & Shahdanian, PC representing The Islamic Center of Essex County
- Board Attorney Mascera states that the application was deemed complete and notice was confirmed;
- Board Attorney Mascera swears in Mohamed Solaiman registered agent on file of The Islamic Center of Essex County
- Mr. Jenkins does an overview of the application, the requested relief.
    - hours of operation; not an event space there will be no social events; no broadcasting of come to prayer or bells; the hours of prayer; maximum attendance; parking
    - there will be morning and evening prayers;
    - small congregation with no plans to expand;

  - no alterations are proposed to the space;
- Board Attorney Mascera swears in Mr. Mohamed Solaiman, 21 Howell Drive, West Orange, NJ;
- Mr. Solaiman testifies to the following:
  - Board Member of The Islamic Center of Essex County;
  - Small congregation looking for a place to pray; residents of Verona and surrounding towns;
  - Saturday through Thursday; time varies but dawn and after sunset;
  - 10 – 12 people generally attend with 50 to 60 people for Friday prayer;
  - Agrees with the following: no parties or events; no serving of food or beverages; no broadcast call to prayer; no bells; no congregating after prayers
  - Building has sprinklers;
  - Professionals would be hired to fix any issues;
  - Police Officers could be hired during peak prayer times if it was a condition of approval to alleviate neighborhood concerns;

Chair McGinley asks if there are any questions from the Board –

- Mr. Ryan asks for verification on prayer attendance; Friday service is mandatory so there would be 50 -60 people and on other prayer days it could be 10 – 15 people;
- Mr. Ryan discusses the area and the congested intersection during prayer times;
- Dr. Cuartas asks about the pre and post times with members for prayer; Mr. Solaiman states they do not congregate re or post;
- Mrs. DiBartolo asks about religious holidays such as Ramadan; there would be an increase in attendance in prayer about 7:30 for about an hour;
- Board asks about trash and removal; Mr. Solaiman states that they do not generate a great deal of trash and would utilize the municipal trash services;
- Mrs. DiBartolo asks about signage; there is no signage proposed;
- Board asks about access to the space; the 5 Islamic Center Board members would have access or may assign individuals as deemed necessary;

Chair McGinley asks if there are any more questions from the Board; seeing none;
Chair McGinley asks if there are any questions from the public for Mr. Solaiman;

Public Questions:

Dr. Montaser Awad, Verona

- Asks about the awareness that a house of worship is not allowed in the TC Zone; Mr. Solaiman verifies that he is aware;
- Does Mr. Solaiman feel there needs to be more places for Islamics in Verona; Yes
- How many residents are from Verona;
- Mr. Jenkins objects to the comments and questions of Dr, Awad as not being relevant to the application.

Regina French, Verona:

- Asks about the possibility that the congregation numbers will increase; Mr. Solaiman states that he cannot tell her what the numbers would be and that they have no limit. He adds that they are actively looking for a place to purchase;
- Mr. Jenkins follows up asking that although they have no cap, are they looking to expand; Mr. Solaiman says no they are not looking to expand;

Emily Polizzi, Verona

- Asks about expansion; Mr. Solaiman states they are looking to purchase a location and their intention is not to remain;
- Concerns about speakers; Mr. Solaiman states the speakers are for internal use only to enhance prayer;
- Mr. Solaiman offers his cell phone number if anything were too loud and would like a working relationship with the community;
- There is a concern about trash; a conversation with the Landlord will take place;

Sharon O'Donnell, Verona

- Questions if there is a particular prayer time where the potential attendance could reach 60 occupants;
- Mr. Solaiman states that Friday, 1:15PM would be the most likely time;
- Traffic and Parking Concerns – has there been a traffic study? concerns about traffic and parking issues, particularly on Fridays. The need for a traffic study to collect data on real facts is emphasized. Parking issues in a tight street with traffic and safety concerns are discussed.
- Mr. Jenkins advises that that will be addressed later in the application.
- Question regarding the property owner and the resident's past experience. What is the assurance that the property owner will act in good faith
- Mr. Solaiman understands the frustration and gives history on the empty proposed location; active tenant improves the community and he cannot answer for landlord;
- Tax Implications? There are no tax implications;
- Mr. Jenkins states that if there are additional items that the Landlord can address, please bring them up to them; If there are violations on site, they will have to be addressed prior to occupancy;

Board Question:

- Mrs. Di Bartolo asks if the Board grants the application for a House of Worship and this applicant leaves, can a different House of Worship come in? Board Attorney Mascera advises that the Use Variance runs with the land and you can make limitations on capacity but not on religion; conditions on the capacity of a house of worship cannot be based on religion. The capacity can be controlled, but it must be a place for assembly that runs with the land.

Chair McGinley states that it is now 11:00PM and no new testimony is taken after 11:00PM but questions will be finished for this witness;

Thomas Monroe, Verona

Questions as follows:

- If the Landlord is in attendance; Mr. Jenkins verifies that he is not
- Has the landlord participated in the application in any way; Mr. Jenkins only in signing his acknowledgement of the application;
- funded the application? Mr. Jenkins no
- Benefit to the Landlord;
- Mr. Monroe makes reference to a previous incident at the building;
- Improvements by the Landlord to the property or as is? Mr. Solaiman responds as-is; but improvements as needed;
- Is space up to code? Mr. Solaiman states the inspectors will make that determination;
- Do you have a lease? Mr. Solaiman states they have a lease conditioned upon use approval;
- Board Attorney Mascera interjects that the conditions are not relevant to the current application;
- Mr. Monroe explains his thoughts on the lease and permitted uses;

Eileen Kearney

- Hours of operation? Mr. Solaiman reiterates that the hours change with the year and reviews hours;

- Mr. Solaiman states that it differs throughout course of the year. Morning Prayer in the Summer as early as 5:00AM - 5:30AM in the Winter can be as early as 6:30AM; in the evening can go to 7:30 for half the year and as late as 10:00PM
- Concerned about the parking; How often during the day are prayers;
- Mr. Solaiman – primarily prayer is twice a day, but required five times a day;

Kim Napoli, Verona:

- Questioned by the House of Worship left their last space? Mr. Solaiman answered it was a non-sprinklered mixed-use building;
- How many members of your congregation are from Verona? Mr. Solaiman stated he does not know exactly but the congregation is from Verona and surrounding towns;
- Affiliation with the Grove Street Center - Mr. Solaiman states two separate entities;

Chair McGinley asks if there are any other questions from the Public at this time – seeing none; Public portion is closed.

- Chair McGinley asks for availability to carry; Ms. Miesch details the next meeting of May 8th 2025; Mr. Jenkins is not available on May 8th;
- Adjourn the application to the June 12, 2025 Board of Adjustment hearing at 7:30PM without any further notice;
- Mr. Jenkins gives consent;

Executive Session – Not necessary;

Meeting Adjourned at 11:19PM

Respectfully submitted,

_____

Kathleen Miesch
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.