TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY
MINUTES OF THE VERONA BOARD OF ADJUSTMENT MEETING
OF THURSDAY, DECEMBER 11, 2025

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

PRESENT:

Chairman Daniel McGinley	Mr. Gregory Mascera, Board Attorney
Vice Chair Weston	Ms. Kathleen Miesch, Zoning Official
Mr. Kevin Ryan	Mrs. Dolores Carpinelli, Acting Board Secretary
Dr. Bill Cuartas	
Dr. Edith Ries	
Mr. Michael Tully	

CALL TO ORDER: Chair McGinley calls the meeting to order at 7:30 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 November 13, 2025; **Vice Chair Weston** makes the motion, **Dr. Ries** seconds; The remaining commissioners voted in favor. **Motion Passes.**

RESOLUTIONS:

1. **Memorialization of Resolution BOA 2025-25. Application #2025-06- 33 Cypress Avenue; Block 1104, Lot 2, R-60 Zone** – Granting approval for the installation of an in-ground pool, pool equipment, relocation of a shed with accompanying ramp, wall. **Motion to Approve:** Vice Chair Weston **Second:** Mr. Ryan. The remaining commissioners voted in favor. **Motion Passes**

2. **Memorialization of Resolution BOA 2025-26. Application #2022-05 770 Bloomfield Avenue, Block 1603, Lot 8.02**. granting a one-year extension of the statutory protective period applicable to the site plan approved by the Board through August 14, 2026. **Motion to Approve:** Vice Chair Weston **Second:** Mr. Ryan. The remaining commissioners voted in favor. **Motion Passes**

3. **Memorialization of Resolution BOA 2025-27. Application #2024-18- 63 Hillside Avenue; Block 1902, Lot 1**– granting a one-year extension of the statutory protective period applicable to the variance approved by the Board through December 12, 2026. **Motion to Approve:** Dr. Cuartas **Second:** Dr. Ries. The remaining commissioners voted in favor. **Motion Passes**

NEW BUSINESS:

1. **Application #2025-11- 24 S. Prospect Street, Block 1607, Lot 47, R-60 Zone-** ***Request to be carried to the January 8, 2026 meeting with no new noticing required. Carried from the November 11th meeting where no testimony was heard.*** 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.

a. Per § 150-7.6 C. Private garages shall only be utilized for the storage and security of motor driven vehicles. Private garages and carports shall not be utilized for the conduct of any business, service, or residency – **A Variance is Required**

b. Per § 150-8.8 B. There shall be no employees other than those who reside on the premises. **A Variance is required.**

Motion to Approve: Dr. Ries **Second:** Mr. Ryan. The remaining commissioners voted in favor. **Motion Passes**

Chair McGinley addresses the Board concerning attendance for meetings, especially since there are several use variances already scheduled for 2026.

Mr. Ryan questions who determines how many members make up a Board. **MLUL**. He also asks how many alternates are allowed. **Our ordinance allows for 7 voting members and 2 alternates. MLUL says 3-4 alternates are allowed. Zoning official has consulted with Township manager about revising the current ordinance to allow for a 3rd alternate.** Board discusses the option and viability of requesting to have 4 alternates. Decision is to suggest the amendment to ordinance will read that the Board can elect to have up to 4 alternates with the Council appointing a 3rd as of now. The Zoning Officer will make the request of the change in ordinance to the Town Council.

Mr. Ryan comments on his question and answer from the Town Council during the December 1st meeting about how the review of ordinances was progressing.

Executive Session Begin 7:52 to discuss personnel matters; Board ended executive session 8:09 pm. No Action Taken.

Motion to Adjourn: Vice Chair Weston
Meeting Adjourned at 8:10 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.