

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY



BOARD OF ADJUSTMENT AGENDA

REGULAR MEETING

7:30 P.M.

SEPTEMBER 10, 2026

VERONA COMMUNITY CENTER BALLROOM
880 BLOOMFIELD AVENUE, VERONA, NJ 07044
This Meeting is In-Person Only

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. STATEMENT re: OPEN PUBLIC MEETINGS ACT

D. ROLL CALL

E. APPROVAL OF MINUTES:

Minutes from Special Meeting of August 4, 2026

Minutes from Regular Meeting of August 13, 2026

F. RESOLUTIONS

1. **Memorialization of Resolution 2026-20.** Amending Resolution 2026-07- 56 Floyd Road Block 801, Lot 6
2. **Memorialization of Resolution 2026-21.** Application # 2026-14- 1 Glen Road, Block 2006, Lot 14 R-70 Zone District. Granting approval to install a new fence.
3. **Memorialization of Resolution 2026-22.** Application # 2026-17- 39 Otsego Road, Block 803, Lot 4 R-50 Zone. Granting approval for an addition over existing garage.
4. **Memorialization of Resolution 2026-23.** Application # 2026-20- 96 Pompton Avenue, Block 807, Lot 13 C-2 Zone District. Granting approval to expand one existing non-permitted tenant use, to continue an existing non-permitted use with a new tenant and to permit a new non-permitted tenant use in an existing commercial building.

G. NEW BUSINESS

1. **Application 2026-19- 3 Claridge Road, Block 103, Lot 3, A-3 Zone. Flor Da Vida Women's Wellness.** Applicant is seeking approval to open a Women's wellness space; supporting women with a focus on pre-natal, post-natal and menstrual health.
 - On February 17, 2015, the Council approved on second reading: **SECTION 1.** That the Zoning Ordinance and Zoning Map of the Township of Verona be amended to designate Tax Map Block 1 (**NEW 103**) – Lot 2.01 and 2.02 (**NEW 3**) to the A-3 Zoning District together with the appropriate Zoning Standards associated with the **A-3 Zoning District**.
 - Per § 150-17.10 the proposed use of a wellness space is not a permitted principal use or conditional use – **A Variance is Required.**
2. **Application 2026-18- 5 Balston Drive, Block 1801, Lot 53, R-70 (High Density Single-Family) Zone District.** Applicant is seeking approval for a deck and fence that were previously constructed with approvals.

Per§ 150-17.5 F. (4) Maximum aggregate area covered by accessory structures in the yard it is located in: 15%; rear yard is 2,639 square feet where 15% is 395.85 square feet; existing is

*** AGENDA SUBJECT TO CHANGE ***

25.9% 684 square feet; proposed is 25.3% or 668 square feet- decreasing the pre-existing, non-conforming condition;

A 16' x 19', 304 square feet with steps (Constructed with no approvals):

- Per§ 150-17.2 F. (1) Minimum side yard setback (one): eight feet; deck is 4 feet from the NE side property line - **A Variance is required;**
Per§ 150-2.2 A. When two structures (other than buildings) are less than three feet apart measured horizontally from one another, they shall be considered one structure. The combination of the height of the fence and the retaining wall exceeds 6 feet and therefore **a variance is required;**

3. Application 2026-21- 151 Forest Avenue, Block 1902, Lot 45; R-50 (High-Density Single-Family) Zone District. Applicant is seeking approval to construct a patio, inground pool, pool equipment.

As per § 150-17.5 D. (4) Maximum improved lot coverage: 40% or 2,159 square feet; existing is 41.5% or 2,431 square feet; proposed is 52.4% or 3,066 square feet – **A variance is required;**

§ 150-7.5 - Permanent and portable swimming pools: Ordinance No. 2026-13 Amending Chapter 150 “ZONING”, ARTICLE VII Regulations Governing Certain Accessory Uses Specifically Sections 5 AND 13; INTRODUCTION: March 9, 2026 Referred to Planning Board; PUBLIC HEARING: April 6, 2026; EFFECTIVE DATE: April 27, 2026

§ 150-7.5 A. Location - Permanent and portable swimming pools accessory to a residential use shall be erected on the same zone lot as the principal structure. Said pool may be erected only in the rear yard of the zone lot. The wall of the swimming pool shall be located no closer than 10 feet to a side or rear yard line nor closer to a street than the principal building to which it is accessory, nor within 10 feet of the principal building; proposed as 10 feet from the rear property line;

- 10 feet from the NW side property line - Compliant; 27 feet from the SE side property line – Compliant;
- 10 feet from the rear property line – Compliant;
- 8.5 feet from the principal structure (deck attached to principal structure) – **A Variance is required;**

H. EXECUTIVE SESSION (if necessary)

I. ADJOURNMENT