TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY
MINUTES OF THE VERONA BOARD OF ADJUSTMENT MEETING
OF THURSDAY, JANUARY 8, 2026

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

PRESENT:

Chairman Daniel McGinley	Dr. Ries
Vice Chair Weston	Mr. Tully
Mrs. DiBartolo	Dr. Gonzalez, Engineer
Mr. Mathewson	Ms. Tanweer, Engineer
Mrs. Murphy-Bradacs	Mr. Gregory Mascera, Board Attorney
Mr. Ryan	Ms. Kathleen Miesch, Zoning Official
Dr. Cuartas	Mrs. Dolores Carpinelli, Acting Board Secretary

CALL TO ORDER: Chair McGinley calls the meeting to order at 7:35 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.

REORGANIZATION OF THE BOARD OF ADJUSTMENT

1. **Elections**

Nomination of Daniel McGinley as Board of Adjustment Chairperson. **Vice Chair Weston** makes the motion, **Mr. Ryan** seconds; The remaining commissioners voted in favor. **Motion Passes.**
Nomination of Scott Weston as Board of Adjustment Vice Chairperson. **Mr. Ryan** makes the motion, **Dr. Cuartas** seconds; The remaining commissioners voted in favor. **Motion Passes.**

2. **Appointments:**

Appointment of Boswell as Board of Adjustment Engineer. **Mr. Ryan** makes the motion, **Mrs. DiBartolo** seconds; The remaining commissioners voted in favor. **Motion Passes.**
Appointment of Dolores Carpinelli as Board of Adjustment Secretary. **Mrs. Murphy-Bradacs** makes the motion, **Mr. Ryan** seconds; The remaining commissioners voted in favor. **Motion Passes.**

APPROVAL OF MINUTES:
Chairman McGinley asks for a motion to approve minutes from the Regular Meeting held on December 11, 2025; **Vice Chair Weston** makes the motion, **Dr. Ries** seconds; Mrs. Murphy-Bradacs, Mr. Mathewson, Mrs. DiBartolo Abstain. The remaining commissioners voted in favor. **Motion Passes.**

RESOLUTIONS:

1. **Resolution 2026-01-** Appointment of Boswell as Board of Adjustment Engineer
2. **Resolution 2026-02-** Appointment of Dolores Carpinelli as Board of Adjustment Secretary
   Mr. Ryan makes the motion to approve Resolutions 2026-01 & 2026-02; **Vice Chair Weston** seconds: 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-** ***Carried from the December 11th meeting with no new noticing required. Carried from the November 13th 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.**

Board Attorney Mascera is recused and Attorney Greenberg is acting Board Attorney for case 2025-11.

Witnesses:
Owner/Applicant: Mr. Sampers – 24 S. Prospect Street, Verona, NJ
Licensed Architect: Evan Scott- 28 Arlington Avenue, Caldwell, NJ
Professional Planner: William Stimmel- PO Box 280, Rutherford, NJ

Mr. Sampers is sworn in by Mr. Greenberg.

Mr. Trembulak, attorney for Mr. Sampers describes the nature of the variances sought.
One is for Home Occupation. The applicant satisfies 12 of the 13 conditions for a Home Occupation. The variance required is to employ one part-time person who does not reside in the residence. The other variance is to convert the garage to an office space, which is not permitted in Verona ordinance.

Mr. Sampers has owned the home since 2004. He resides there with his two sons. Mr. Sampers has owned his own financial advisory firm, currently located in Montclair, NJ for over 30 years. He has been renting office space. Since COVID 19, in addition to himself, there is one administrative employee in the office 2-3 days/week for 3-4 hours.
His business requires very little face-to-face client interaction, possibly once a month.
He has never parked his cars in the garage.
Family and employee cars would park in the long driveway. He would not have commercial vehicles or deliveries other than express letters or packages.
Applicant has discussed the proposed change of use in the garage with neighbors to his right and left.
There are also other commercial and mixed- use buildings directly across and near to his property.

Board Questions/Discussion:

- Business clients are by appointment only and regular business hours are Monday thru Friday; 9:00am – 5:00pm
- The driveway can easily accommodate 7 parked cars.
- There is plenty of on-street parking including Handicap spot. There is also a Fire Zone and crosswalk.
- The space will not be used for anything other than the Home Occupation
- If variance for Home Occupation is granted this use will go with the property, however there will be a condition that there will be only one other employee on premises with the exception of 3-4 employees on site for quarterly meetings.
- If any new owners want to utilize the Home Occupation, it would have to comply with the Home Occupation stipulations as described in the town ordinance.

Chair McGinley asks for any questions from the public – seeing none.

Witness: Evan Scott, 28 Arlington Avenue, Caldwell, NJ- Licensed Architect
Mr. Scott is excepted as expert witness and sworn in by Mr. Greenberg.

Mr. Scott describes some of the options explored to renovate the existing house, but it was ultimately decided that converting the garage was the best option to keep the office separate from the residential living area and not alter the current housing structure. This plan will also maintain the integrity of the garage by keeping the outside, the roof lines, and the garage doors. The interior will include a bathroom, office, storage room and open communal space to meet with clients. There is minimal impact on the exterior; keeping existing stucco, roof drains. Also taking down dilapidated shed and adding a new one.

Mr. Trembulak asks Mr. Scott to address the Departmental Reviews received.
Boswell review: 1) Grading at rear of property – There will be no re-grading; no change to existing asphalt for grass area.
2) Required parking for employees and clients – discussed there is adequate parking.
3) Garage Doors – how will they allow for vehicle parking- No vehicles will park in the garage.
4) Roof leaders – they are not changing- draining to rear and side yard onto grass
5) Garage will not be used for shed or living space- have agreed to that condition

Health Department Review- asked that pest control measures be applied prior to and during construction

Board Questions/Discussion:

- What is the maximum occupancy for structure- 200sq foot space per person so max would be 3-4 people
- Foundation, framing, roof are not changing, only finish is changing
- Plumbing and electrical will come from the main house- If plumbing does not meet grade, then an injector pump for sewage will be installed. If electrical needs to be upsized, will use underground Conduit with Sub Panel.
- The Slab is pitched for garage use – that is not changing so structure can remain a garage.

Chair McGinley asks for any questions from the public – seeing none.

Witness: William Stimmel, PO Box 280 Rutherford, NJ – Professional Planner
Mr. Stimmel is excepted as an expert witness and sworn in by Mr. Greenberg

Mr. Stimmel describes the site as rectangular with 16,714 sq feet with house, patio, walkway and extensive lawn in rear yard. Bound by S. Prospect Street to East and adjoining residential properties to the North, South, and West. There is a detached 2 car garage on the Southwest portion of property. Property is in R-60 Zone, but is surrounded by three additional zones; C-2, TC, Semi-public (church).
Driveway is 130 feet from the face of the garage to the property line. It will comfortably accommodate six cars, but can fit up to Eight.

This is a D3 conditional use variance. Applicant just needs to speak to the deviations of the conditional use standards. The positive criteria must demonstrate that the site continues to be appropriate for the use in spite of the deviation from the standards. The extent of the deviation from the standards is minor as the applicant is requesting to have one other part-time employee on-site other than himself. They meet all other 12 requirements.

Based on Mr. Stimmel's evaluation of the application, the submitted materials, testimony provided and visit to the site, he sees no substantial detriment to the public good and no substantial impairment to the Zone plan. Application contemplates a conditional use with a minor deviation from that conditional use.

- No change to existing dwelling,
- Minimal construction to be done on the property,
- Parking demands can be accommodated on property.
- Little or no traffic generated.

- Applicant agreed to accept reasonable conditions to the number of employees allowed on-site.

Applicant is also seeking C 2- Flexible Use variance - Purposes of zoning are advanced and benefits of granting variance outweigh any detriments. Current zoning for garages is fairly restrictive, only allowing space to be used to park a motor vehicle. Township acknowledges in 2022 Master Plan, the increase of people working from home since the Covid-19 pandemic. Recommends regulations be updated to ensure residents can benefit from this trend and continuing re-evaluation of Home Occupancy regulations to ensure compatibility with rise of non-traditional work space while maintaining residential character.

If garage use is granted as home office, there will be very limited impact to the site and surrounding area.

- Garage will stay visually the same, presenting as a residential garage.
- Benefit of having some separation from residential living areas and home office as well as need to maintain some privacy and confidentiality.
- Not losing any parking supply
- Main building will continue to present as residential
- Granting this variance will not set any precedents in the future.

For the record, Mr. Trembulak asks Mr. Stimmel about the zoning definition of Home Occupation. It states that a Home Occupation may be conducted within a residential building or an accessory structure. Even though the garage is being used as garage, it is considered an accessory structure and should not require an additional variance.

Board Questions:

- Would you say this lot is much larger than others in the R-60 Zone? **The lot size required for this zone is 7,200 sq ft. The subject property has lot size of 16,714 sq ft.**
- How many parking spaces are required for a single-family home? **Not sure how many bedrooms here, but based on RSIS would be 2-3. He is not aware that Verona has an interior parking space requirement, but the driveway can easily accommodate the parking demands.**
- Height of garage is 16'2", which is pre-existing non-conforming condition? **Correct.**

Chair McGinley asks for any questions from the public – seeing none.

Mr. Trembulak gives closing comments.

Chair McGinley asks for any statements from the public – seeing none.

Board Deliberation:

- Mr. Ryan questions whether the applicant is challenging the need for two variances and makes a statement about certain inconsistencies with the Master Plan.
- Mr. Weston and Mr. Tulley have no issues with granting the variances.
- Dr. Cuartas has concerns about limiting the number of outside employees permitted to work in the space.
- Dr. Ries states the need to include all limiting conditions in the approval to ensure that commercial buildings to do not encroach on current residential housing on the block.

Vice Chair Weston makes motion to approve Case# 2025-11; the conditional use of the garage as a Home Occupation and allow employees on site who do not reside at the residence. **Mr. Ryan** seconds.

Conditions of Approval:

a. One employee permitted, not residing on the premises.
b. All other persons on-site must be by appointment only
c. Must adhere to conditions of Home Occupancy
d. The Office space shall not be used as living space.

e. Quarterly meetings can be held on-site with up to 4 other employees

Roll Call Vote:

	AYES	NAYS	ABSTENTION	RECUSED	ABSENT
Mr. Ryan	**Y**				
Dr. Cuartas	**Y**				
Mrs. Murphy-Bradacs	**Y**				
Mr. Mathewson	**Y**				
Mrs. DiBartolo	**Y**				
Vice-Chair Weston	**Y**				
Chair McGinley	**Y**				

Motion passes.

Board Attorney Mascera rejoins the dais.

2. Application # 2026-01- 63 Pease Avenue, Block 2107, Lot 9, R-50 Zone. The applicant is requesting approval for the installation of a new wall mounted mini-split unit on the SW side of house.

a. Per Section 150-17.5 F. (1) Minimum side yard setback (one): eight feet; proposed as 5± feet from the SW side property line – **A Variance is Required;**

b. Per Section 150-17.5 F (2) Minimum rear yard setback: 10 feet; proposed is 161± feet from the rear property line – Compliant;

c. Unit is proposed as 18± inches off grade.

Witness/Owner: Mr. Andrew Berger, 63 Pease Avenue, Verona, NJ
Mr. Berger is sworn in by Attorney Mascera.

Mr. Berger explains the reason he is requesting this variance. He wishes to install two min-split units in his side yard to eliminate the window air conditioning units without the cost of central AC.

Board Questions:

- Vice Chair Weston asks what is currently in the side yard space where the mini-split unit is being proposed. **There is chain link fence that runs around the property. There is also a small gate going from side of the house to the fence, providing a small fenced area for gardening.**
- Have you spoken to neighbor on that side of the house who will be most impacted by the installation. **Yes- they have no issue. The unit is rather quiet by standards.**
- **There is also the neighbors' driveway on that side acting as additional buffer.**
- Were the window AC units located on the same side of the house? **Yes.** How many inches do you think the unit extended into the yard from the window? **About 24 -28 inches from the wall. The new unit will actually extend less from the house than the old unit.**

Chair McGinley asks for any questions from the public – seeing none.

Board Deliberation:

The Board sees no negative impact on any surrounding properties.

Vice Chair Weston makes motion to approve Case# 2026-01 to install mini-split in the side yard without any conditions. **Mr. Ryan** seconds.

Roll Call Vote:

	AYES	NAYS	ABSTENTION	RECUSED	ABSENT
Mr. Ryan	Y				
Dr. Cuartas	Y				
Mrs. Murphy-Bradacs	Y				
Mr. Mathewson	Y				
Mrs. DiBartolo	Y				
Vice-Chair Weston	Y				
Chair McGinley	Y				

Motion passes.

Board Breaks for 10 minutes. Returns at 9:05pm

3. Application # 2026-03- 21-25 Grove Avenue, Block 1702, Lot 22- C-2 Zone. The applicant is seeking approval to construct a residential townhouse development with a total of 11 three-bedroom dwelling units along with associated parking, lighting and landscaping improvements. Per the Zoning Denial letter dated November 7, 2025, applicant is seeking Fifteen variances.

- Per § 150-17.11 A., B., C. A residential townhouse development is not a permitted use in the C-2 district – **A Use Variance is required;**
- Per § 150-17.11 D. (4) Minimum side yard setback (one): 15 feet; existing is 10.9 feet and proposed is 11.6 feet at most narrow point – **A Variance is required;**
- Per § 150-17.11 D. (5) Minimum side yard setbacks (both): 35 feet; existing is 60.4 feet and proposed is 26.6 feet – **A Variance is required;**
- Per § 150-17.11 D. (7) Minimum rear yard setback: 50 feet; proposed is 38.6 feet from last unit and10.6 feet from drive aisle – **A Variance is required;**
- Per § 150-17.11 D. (8) Maximum height for principal building (stories/feet): 2.5/35; proposed is 3 floors / maximum building height of 42.70 feet – **A Variance is required for both stories and height;**
- Per § 150-17.11 D. (10) Maximum lot coverage: 30% proposed is 31.9% - **A Variance is required;**
- Per § 150-17.11 D. (12) Maximum floor area ratio: 50%; proposed is 57% - **A Variance is required;**
- Per § 150-17.11 D. (13) Minimum landscaped buffer along residential zone: 15 feet; lot is bordered by residential zones in both the rear (R-50) and the SE side by R-50B; **A Variance is required**. Should a variance be granted for consideration please see § 150-5.2 B. (3) All rooftop appurtenances shall be appropriately screened from all adjoining properties with architectural screening, the material color and composition of which shall be approved by the approving body.

DECKS:

- Per § 150-7.21 If an existing building fails to comply with zoning setback requirements, uncovered decks may be added, provided that all of the following conditions are met:

  A. That no portion of the deck shall be elevated more than four feet above grade, excluding handrails and guardrails; proposed at 8.8 feet from grade – **A variance is required;**

B. That the deck does not extend into the side yard beyond the line of the existing dwelling unless the deck meets the side yard setback requirements of this chapter - **A variance is required**;

C. That the deck shall be no less than five feet from the side lot line and no less than 20 feet from the rear lot line.

- Unit #1 – 2.25foot setback to the SE side property line;
- Unit #2 – 3.5foot setback to the SE side property line;
- Unit #3 – 5.75foot setback to the SE side property line;
- Unit #4 – 5.5foot setback to the SE side property line;
- Unit #5 – 6foot setback to the SE side property line;
- Unit #6 – 7.5foot setback to the SE side property line;
- Unit #7 through #11 – 5foot feet setback each from the NW side property line; **Variances are required**;

ROOFTOP TERRACES:

- **Individual rooftop terraces** are proposed at 267 square feet (20'x16") on end units and 204 square feet (17'x12') on middle units; located on the rear section of each unit's roof with parapet at 3.875 feet in height; Noting that the rooftop terraces will face residential districts on both the SE side and the rear of the proposed development. Roof-top Terraces are not a permitted accessory use within the C-2 Zoning District –**Variance is required.**

HVAC UNITS:

- Per § 150-7.13 Mechanical equipment. 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.
- Per § 150-17.11 D. (4) Minimum side yard setback (one): 15 feet; HVAC units are proposed as (unit #s as identified per page SP-3 Layout Plan of the Site Plan)
  Unit #1 – 10foot setback to the SE side property line;
  Unit #2 – 11foot setback to the SE side property line;
  Unit #3 – 13foot setback to the SE side property line;
  Unit #4 – 13.25foot setback to the SE side property line;
  Unit #5 – 13.6foot setback to the SE side property line;
  Unit #6 – 14.625foot setback to the SE side property line;
  Unit #7 through #11 - 12 feet setback each from the NW side property line;
  Variances are required;

PARKING:

- Per §150-12.2 A. Each off-street parking space shall measure not less than nine feet by 20 feet exclusive of access drives and aisles and shall be of usable shape and condition. Where front overhang of the vehicle is possible onto a paved or grass area not used for vehicular or pedestrian circulation or parking, the space may be reduced to 18 feet; parking stalls are proposed as 9 feet by 18 feet with no overhang – **A Variance is required;**
- Per RSIS §5:21-4.14 - 2.4 spaces per 3-bedroom unit; there are 11 3-bedroom units proposed: 2.4 x 11 = 26.4 spaces -> 27 spaces required with 35 spaces proposed
- Electrical Vehicle Parking per NJAC 40:55D-66.20 – 27 spaces x 15% = 4.05 spaces; 4 spaces proposed;

  Proposed Parking Calculations per RSIS §5.21 – 4.14 o 2 car garage & driveway combination 3.5 spaces per RSIS

- o 1 car garage & driveway combination 2.0 spaces per RSIS
- o Garage and driveway combinations = 18 spaces
- o 5 two car garages with no driveway parking = 10 spaces
- o Outdoor lot = 4 spaces
- o EV Credit (Counts as double up to 10% of requirement = 3 spaces
- o **Total spaces 35**

- C **Variance for minimum required parking aisle** width where a minimum parking aisle width of 24 feet is required pursuant to Verona Ordinance §150-12.4A (1) and a parking aisle width of 20 feet is proposed.
- **Note**: Engineering with review parking and turn radius for final approval;

TREES:

- 13 trees are proposed to be removed; while the DPM of the trees are shown, the condition of the trees i.e. alive, dead, hazardous, etc. are not shown and therefore the mitigation fee and replacement cannot be verified.
- A tree condition listing must be submitted for mitigation determination and the Tree Planting Schedule on page SP-5 of the Site Plan must be approved by the Township Forester. This must be submitted for Board review.

# of Trees Proposed for Removal	**DPM**
1	24"
1	32"
2	6"
2	8"
4	12"
2	28"

Attorney Mascera states that application was properly noticed and ready to proceed.

Witnesses:

Applicant: Mo Abbasi

Engineer: Shaun Delaney

Exhibits:

A-1: Sheet SP 1 Arial Photograph with Tax and Zoning Information

A-2: Sheet SP 2 Existing Conditions and Demo Plan

A-3: Sheet SP 3 Layout Plan (added additional setbacks to decks)

A-4: Sheet SP 4.1 Grading and Drainage Plan

A-5: Sheet SP 4.4 Utility Plan

A-6: Sheet SP 5 Landscaping Plan

Mr. Robert Gaccione, attorney representing client Abbasi Construction, LLC (21-25 Grove Avenue) explains that Applicant is seeking Preliminary and Final Major Site-Plan approval with associated Bulk and Use variance relief. Mr. Gaccione gives statement describing the project and the site.

Witness: Mo Abbasi, 212 Tomahawk Lane, Franklin Lakes, NJ is sworn in by Attorney Mascera.

Mr. Abbasi has been a new home builder and developer for over 20 years. He describes the current property as two aging commercial structures with large detached garage and large asphalt area. As part of the project, these structures will be demolished. Mr. Abbasi is proposing a development with Eleven townhomes, two being affordable housing units.

Board Questions:

- Please define Contingent contract purchaser- **If the variance application is denied, the applicant is not obligated to purchase the property.**
- Please describe the condition of the existing buildings on the property and how many tenants in each. **They are large homes that have been converted into commercial use buildings with several tenants in each. They are structurally in good condition. It is his understanding from the landlord that the two buildings have quite a few vacancies.**
- Board asks about the location and similar sizes of the applicant's projects and if they have built in Verona or this area before. **They have not built in Verona, but have in Bergen, Passaic, Hudson Counties. This opportunity came up through a Broker and applicant became familiar with current owner of the property. They recently completed a project with 3 multi-family structures on .6 acre in Richfield, NJ and 8 units of 4 structures; multi-family in North Bergen.**
- How was the decision made as to the number of units and size of the units? **What would make sense in terms of density, originally wanted 12 units, but lessened to 11 units. The professionals will give more testimony in this area.**
- How was it determined that 2 of the 11 should be affordable units and how big are they? **One of Mr. Gaccione's colleagues who is familiar with affordable housing requirements derived this number. The units will be 3 bedroom, but slightly smaller units than the others. Still over 1,900 sq. ft.** If this project is approved it will need to be in compliance with the Affordable Housing Plan.
- Question from Board Engineer about encroachments.

Chair McGinley asks for any questions from the public

Ann Stromer(sp) – Cedar Grove on behalf of Mary Fisher

- Was there a traffic Study done - **No**

Witness: Shaun Delaney, Petry Engineering, 155 Passaic Avenue, Fairfield, NJ
Sworn in by Attorney Mascera. Accepted as an expert engineering witness.

Mr. Delaney describes the location of the property and surrounding conditions.
Refers to **Exhibit A-1: Sheet SP 1 Arial Photograph with Tax and Zoning Information**

Exhibit A-2: Sheet SP 2 Existing Conditions and Demo Plan

States size and shape of lot and existing buildings. Has significant grade change- about 14 feet. Storm water drains to existing 2 inlets in NE corner of parking lot. Two inlets connect together and discharge to existing 8" PVC pipe, through adjacent properties to the East. Belief is that it connects to existing drainage system on street behind.

Exhibit A-3: Sheet SP 3 Layout Plan (added additional setbacks to decks)

Proposed improvements: 11 units facing inwards toward center of site.
Front façade has walkway with covered front porch.
Majority of units have a 2-car garage; the 2 smaller units (#4 & 5) have 1 car garage.
Mr. Delaney reviews required setback, building coverage and FAR variances.
***FAR listed on Title page of plans as 29,854 and the ratio listed is 0.57. **It should be 0.957.**

Proposed Parking = 32 Physical spaces; 35 total spaces- RSIS requires 27 spaces; 4 spaces at back of lot with 1 ADA spot; 4 EV charging stations located inside garage
Drive aisle width varies from 20 feet to 24 feet.

Proposed design drastically reduces impervious coverage of the lot and amount of motor vehicle surface on site. Currently it is at 69.4% and the proposed will be 61.8%, which is below the 65% maximum allowable.

Right of Way changes- moving entrance to center of site so as not to be directly across from driveway on the opposite side of Grove Avenue, adding new curbing and sidewalks. Two metered spaces will remain as is and two others will be relocated to other side of new driveway entrance.

Exhibit A-4: Sheet SP 4.1 Grading and Drainage

Proposing to level out the land where units are located with existing grade remaining at the back of property. This will require the construction of two retaining walls; one along Northern side will be 3 feet high and the other along rear of property at 4 feet high.

Explains building height and how measured

To manage stormwater, swales will be installed at points on Northern and Southern side of property that will connect to series of inlets at rear of property, which lead to existing pipe. The goal is to have no water runoff on the Northern and Southern sides of the site.

All existing utilities will be cut and capped and new utilities installed. Providing new sanitary sewer located in center of drive aisle that connects to existing system in Grove Avenue using gravity. Also installing new 6inch water main under drive aisle and new fire hydrant.

Exhibit A-6: Sheet SP 5 Landscape Plan

Landscape berms of varying height from 18" to 24" at front of lot will screen the buildings and parking lot. Also planting deciduous trees in the center islands in the parking lot. Two large Red Maples will be planted in the rear of site and evergreens along the perimeter of site. All of the proposed plantings comply with Verona's recommended trees and shrubs. They also have no objections to the recommendations from the Shade Tree Commission.
Based on the Tree Removal ordinance, 26 new trees would be required to replant; however, this plan proposes planting a total of 150 new trees.

Exhibit A-7: Sheet SP 6.1 Lighting Plan

Mr. Delaney describes the lighting plan which includes five post mounted fixtures designed to light the parking area and driveways. They are designed to face inward and will be on a dusk to dawn timer.

Exhibit A-8: Sheet TM 1 Turning Movements

Shows turning radius for cars parked for units on North side of site with a 20foot drive aisle as opposed to the required 24foot drive aisle.

Exhibit A-9: Sheet TM 2 Turning Movements

Same as TM 1, except demonstrates turn radius for units on South side.

Exhibit A-10- Sheet TM 3 Fire Truck Turning Movements

Demonstrates how fire trucks will maneuver in and out of site.
Fire trucks would pull into drive aisle and then back out onto Grove Avenue when departing.

Exhibit A-11 Sheet TM 4

Larger delivery vehicles- modeled an SU-30 – can back into the driveway and then pull out onto Grove Avenue.

Exhibit A-12 Sheet

Shows how an ambulance can enter the site and then turn around at the back of the drive aisle to leave.

Mr, Delaney addresses comments from the Boswell Stormwater Review and the Boswell Engineering Review. They will be providing a water quality report. They will also build in a detention basin on site to lessen any impact on the 8" pipe carrying water leaving the site.
In reference to garbage and recycling collection and pick up, the garbage truck would back onto the site. Residents would wheel cans to front of units.

Mr. Delaney also notes that they have reviewed the other departmental reports and take no exception to the conditions and recommendations.
He also states that based on the number of parking spaces and trips per day on the site that a traffic study is not required. For a project of this size, a traffic impact study is required for more than 100 trips in a peak hour.

Board Questions:

- Do buildings have interior fire sprinklers? **No**
- Are the plantings consistent with Verona's ordinance of suggested trees and shrubs? **Yes**
- Where will the main drive be located? **It will be moved to the center of the site so it does not interfere with the entrance and exit of stores across Grove Avenue**
- How is the site line when exiting and will a left turn be permissible? **The landscaping berms will be set back so when vehicle is at Stop sign there is a clear line of sight and it is the intention of allowing a left turn out of the driveway. It will be the decision of the County.**
- Will there be a designated loading area? **No, any delivery trucks such as Amazon, will park on Grove and enter the site on foot. The same with the mail delivery. Each unit is proposed to have a box on the front door however this will be coordinated with the Post Office.**
- The Board has major concerns that emergency vehicles and garbage trucks would need to back into the site from a busy thorough fare so close to an intersection with a narrow drive aisle.
- Dr. Cuartas expresses concern that so much of the project is based on receiving variances that are predicated on receiving other variances. He also asks if they are aware that Verona does not do single emergency vehicle response. **Yes -they are aware.**
- Board asks about the variance being sought to reduce the size of the parking space and how that affects increasing the width of the drive aisle and reducing landscaping. **Mr. Delaney explains that they could remove parking spaces at the rear of property, and the concern of having a 24' drive aisle vs. 20' but that would not give an ambulance any additional turning room.**
- Town Engineer asks about the length of the space in front of Units 7-11, and will there be any stipulations for residents not to park there as the space is not large enough to accommodate a normal size vehicle. **They could look into marking this area as a fire lane.**
- Questions about the RSIS parking requirements and the number of visitor spaces.

- Board asks for description of the water retention basin and how water quality will be attained.
- Where will retaining walls be located? **On the North side, runs along townhomes, two feet off property line to about 20 feet from rear. One runs along the rear, one foot off of property line.**
- Board asks for clarification of where landscaping will be in relation to walls and decks and how far of property line.
- Board asks for Sight section to see properties to North and where decks line up.
- Questions about where lighting fixtures are located on the property and hours that they remain on.
- Would residents be able to extend area under decks? What would be under decks? **They would not be able to extend the space unless applied for a variance. Either grass or pea gravel under the decks.**
- Board requests that there be more direction of exactly how garbage will be handled with the town and the residents.
- Chair asks if Mr. Delaney has seen the previous application on this property.

Chair McGinely asks if there are any other questions from the public – seeing none.

Chair McGinley states that this application will be carried to the regular meeting on February 12, 2026 with no further noticing required.

EXECUTIVE SESSION (if necessary)

Motion to Adjourn:
Meeting Adjourned at 10:43 pm

Respectfully submitted,

Dolores Carpinelli

Dolores Carpinelli
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.