



TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY
MINUTES OF THE VERONA
BOARD OF ADJUSTMENT MEETING
OF THURSDAY, SEPTEMBER 10, 2026

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

PRESENT:

Chair McGinley	Dr. Ries
Mrs. DiBartolo	Mr. Tully
Mr. Ryan	Mr. Konrad-Parisi
Mrs. Murphy-Bradacs	
Dr. Cuartas	Mr. Gregory Mascera, Board Attorney
	Mrs. Carpinelli, Board Secretary
Absent: Mr. Mathewson, Vice Chair Weston	Ms. Miesch, Zoning Official

CALL TO ORDER: Chair McGinley calls the meeting to order at 7:34 pm;

PLEDGE OF ALLEGIANCE:

OPEN PUBLIC MEETINGS ACT STATEMENT read by Mrs. Carpinelli, Board Secretary.

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

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

APPROVAL OF MINUTES:

Chair McGinley asks for a motion to approve minutes from the Special Meeting of August 4, 2026

Mrs. Di Bartolo makes the motion, Mr. Ryan seconds. All remaining commissioners voted in favor. **Motion Passes.**

Chair McGinley asks for a motion to approve minutes from the Regular Meeting of August 13, 2026; **Mrs. Di Bartolo** makes the motion, **Dr. Ries** seconds; Mrs. Murphy-Bradacs, Dr. Cuartas, Mr Tully, and Chair McGinley abstain. All remaining commissioners voted in favor. **Motion Passes.**

RESOLUTIONS-

1. Resolution 2026-20– Amending Resolution 2026-07– 56 Floyd Road, Block 801, Lot 6

After Board discussion, they would like to table Resolution 2026-20, pending further review of the amended plans and a determination concerning the materiality of the changes. **Mr. Ryan** makes a motion to table the vote, **Mr. Tully** seconds,

Roll Call Vote:

	AYES	NAYS	ABSTAIN	RECUSED	ABSENT
Mr. Konrad-Parisi			X		
Mr. Tully	X				
Dr. Ries	X				
Dr. Cuartas			X		
Mrs. Murphy-Bradacs	X				
Mr. Mathewson					X
Mr, Ryan	X				
Mrs. DiBartolo			X		
Vice-Chair Weston					X
Chair McGinley		X			

Motion passes.

2. Memorialization of Resolution 2026-21– Application 2026-14– 1 Glen Road, Block 2006, Lot 14. R-70 (Low-Density Single-Family) Zone. Granting approval to construct a 6ft and 4ft fence.

Mr. Ryan makes Motion to approve; **Dr. Ries** seconds.

Roll Call Vote:

	AYES	NAYS	ABSTAIN	RECUSED	ABSENT
Mr. Konrad-Parisi	X				
Mr. Tully			X		
Dr. Ries	X				
Dr. Cuartas			X		
Mrs. Murphy-Bradacs			X		
Mr. Mathewson					X
Mr, Ryan	X				
Mrs. DiBartolo			X		
Vice-Chair Weston					X
Chair McGinley			X		

Motion passes.

3. Memorialization of Resolution 2026-22. Application # 2026-17- 39 Otsego Road, Block 803, Lot 4 R-50 (High Density Single-Family) Zone District. Granting approval for an addition over existing garage.

Mr. Ryan makes Motion to approve; **Dr. Ries** seconds.

Roll Call Vote:

	AYES	NAYS	ABSTAIN	RECUSED	ABSENT
Mr. Konrad-Parisi	X				
Mr. Tully			X		
Dr. Ries	X				
Dr. Cuartas			X		
Mrs. Murphy-Bradacs			X		
Mr. Mathewson					X
Mr, Ryan	X				
Mrs. DiBartolo			X		
Vice-Chair Weston					X
Chair McGinley			X		

Motion passes.

4. Memorialization of Resolution 2026-23. Application # 2026-20- 96 Pompton Avenue, Block 807, Lot 13 C-2 Zone. 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.

Mr. Ryan makes Motion to approve; **Mrs. DiBartolo** seconds.

Roll Call Vote:

	AYES	NAYS	ABSTAIN	RECUSED	ABSENT
Mr. Konrad-Parisi			X		
Mr. Tully	X				
Dr. Ries	X				
Dr. Cuartas	X				
Mrs. Murphy-Bradacs	X				
Mr. Mathewson					X

Mr, Ryan	X				
Mrs. DiBartolo	X				
Vice-Chair Weston					X
Chair McGinley	X				

Motion passes.

NEW BUSINESS

1. Application 2026-19- 3 Claridge Drive, 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.**

Dr Ries and Mrs. DiBartolo recuse themselves from consideration of this application.

The application had been deemed complete and proper notice had been provided

Robert Gaccione, counsel for the applicant- Gaccione Pomaco, PC- One Boland Drive, West Orange, NJ

WITNESS: Debora Marchetti, owner Flor Da Vida Women's Wellness

WITNESS: Paul Anderson, GSAPC, Engineer & Planner

EXHIBIT: A-1 - Printed PowerPoint presentation prepared by GSAPC dated August 13, 2026

Mr. Gaccione states that the applicant seeks to further amend a prior final major site plan approval dating from 1995 to permit approximately 2,600 square feet of office space to be used for commercial recreation and sought a D (1) use variance because commercial recreation is not a permitted use in the A-3 zoning district.

Ms. Marchetti testified that the business operates as a women's wellness center providing education and support relating to pregnancy, childbirth, and postpartum care. The business previously operated at 21 Grove in Verona and was relocating because that property had been sold.

The proposed operation at Claridge Drive was described as a low-intensity, appointment-based use. Testimony established:

- Approximately three to four clients per day;
- Approximately one-and-one-half hours per appointment;
- A maximum of approximately two clients at one time;
- Three practitioners/employees;
- Hours of operation from approximately 9:00 a.m. to 8:00 p.m.;
- One-on-one personal training for pregnant and postpartum women;
- A monthly women's book club with a maximum attendance of approximately ten people;
- No anticipated loud noise;
- No proposed exterior renovations or signage; and
- No intention to rent the space to outside parties for events.
- There is no exclusivity or preferential treatment to the Claridge House residents, the center is open to anyone.

A licensed physical therapist would use a room periodically, approximately every other week. Testimony indicated that the physical therapist's appointments would be coordinated so that the space would not experience an increase in simultaneous occupancy.

Chair McGinley opened the hearing to public questions - Seeing none.

Paul W. Anderson was sworn and accepted as an expert in engineering and planning.

Mr. Anderson introduces Exhibit A-1, a hard copy power point presentation. He reviews the property, site plan, existing building, parking, zoning history, and proposed use. The property consists of approximately three-quarters of an acre and contains an existing commercial building and parking area.

No building expansion or interior or exterior construction was proposed. The existing building would be reused for the wellness operation.

The Board discussed the parking requirement, particularly because the proposed operation could involve both commercial recreation and medical/physical therapy-related activity. Testimony established that the anticipated intensity of the physical therapy use would be limited and coordinated with the other activities.

Mr. Anderson testified regarding the property's zoning history and the prior approvals applicable to the site. He further testified concerning the statutory criteria for a D (1) use variance, including the suitability of the site for the proposed use, the low-intensity nature of the operation, adaptive reuse of existing space, and compatibility with surrounding development.

The Board and professionals also discussed the parking requirements and the need for relief associated with the proposed uses.

Chair McGinley opened the hearing to public questions - Seeing none.

Chair McGinley opened the hearing to public comments - Seeing none. Public participation closed.

Board Deliberation

The Board discussed the prior approvals applicable to the property, the existing use of the building, parking demand, ingress and egress, and the anticipated intensity of the proposed operation.

Members discussed the proposed use as a relatively low-intensity adaptive reuse of an existing commercial space.

Mr. Gaccione requests that the application be amended to include the D (1) use variance for two separate uses; a medical facility for Physical Therapy and the Commercial Recreational Facility for Wellness space.

Mr. Ryan makes a motion to approve application 2026-19 with the following conditions, including the necessary parking relief of 3 spaces; where 30 spaces are required and 27 exist; **Mr. Tully** seconds.

Conditions:

1. The applicant shall comply with all representations made during the hearing.
2. The approval shall authorize only the specific use described in the application and testimony.
3. Services shall be provided on an appointment-only basis.
4. The women's book club/women's circle use shall be limited to the purposes described in the testimony and attendance of not more than 10 people at a time.
5. The applicant shall satisfy all municipal and administrative agency requirements and obtain all required permits and approvals.

6. The applicant shall request that the Claridge House Condominium Association provide an ADA-compliant parking space in closer proximity to the building.

Roll Call Vote:

	AYES	NAYS	ABSTAIN	RECUSED	ABSENT
Mr. Konrad-Parisi	X				
Mr. Tully	X				
Dr. Ries				X	
Dr. Cuartas	X				
Mrs. Murphy-Bradacs	X				
Mr. Mathewson					X
Mr. Ryan	X				
Mrs. DiBartolo				X	
Vice-Chair Weston					X
Chair McGinley	X				

Motion passes.

At the applicant's request, the Board considered Resolution 2026-24 memorializing the approval of the change in use and the parking relief.

Resolution 2026-24- Application 2026-19- 3 Claridge Drive, Block 103, Lot 3 as presented with conditions. **Mr. Ryan** makes a motion to approve Resolution 2026-24; **Mr. Tully** seconds.

Roll Call Vote:

	AYES	NAYS	ABSTAIN	RECUSED	ABSENT
Mr. Konrad-Parisi	X				
Mr. Tully	X				
Dr. Ries				X	
Dr. Cuartas	X				
Mrs. Murphy-Bradacs	X				
Mr. Mathewson					X
Mr. Ryan	X				
Mrs. DiBartolo				X	
Vice-Chair Weston					X
Chair McGinley	X				

Motion passes.

- 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 without 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 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;**

Mr. Ryan and Mrs. Murphy-Bradacs leave the dais. Mrs. DiBartolo and Dr. Ries return to the dais.

The application had been deemed complete and proper notice had been provided

WITNESS: George and Margaret Mazarakis, applicant/owners 5 Balston Road

Applicants are sworn in by Board Attorney Mascera

The applicants acknowledged that the deck and fence improvements had been constructed without completing the required zoning approval process and expressed their understanding of the permitting requirements. The applicants sought to maintain and legalize a rear-yard deck approximately 14 feet by 19 feet and a six-foot fence.

The applicants testified that the property has substantial grade changes and that the deck provided a safer and more accessible outdoor area. They also described the need for accessibility for a family member using a wheelchair.

Existing Site Conditions and Improvements

The applicants testified that:

- No substantial grading changes had been made.
- The existing retaining wall had been reconstructed under a prior permit to replace a deteriorating wall.
- A four-foot chain-link fence had previously enclosed the area and was replaced with the six-foot wooden fence.
- An existing brick patio beneath the deck had been removed.
- The removal of the patio reduced the property's existing nonconforming coverage.
- No new drainage system was installed for the deck.

The applicants explained that the deck consisted of pressure-treated wood with gaps between the boards, allowing water to drain through to the ground.

The retaining wall incorporated drainage provisions, including a drainage pipe, gravel, and fabric.

The applicants stated that the fence was positioned near the retaining wall to provide protection against falls and to prevent children from accessing an unprotected drop.

The applicants stated that surrounding neighbors had not expressed objections and that notice had been provided to neighboring property owners.

Board Questions

The Board questioned the applicants regarding the location of the fence, the retaining wall, existing vegetation, and the relationship between the improvements and the property's lot coverage.

The Board reviewed the applicable rear-yard coverage requirements and noted that removal of the former patio reduced the existing nonconforming condition.

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Members also discussed whether the fence could be relocated farther from the retaining wall and whether the proposed configuration was appropriate for the size and layout of the property.

Chair McGinley opened the hearing to public questions - Seeing none.

Chair McGinley opened the hearing to public comments - Seeing none.

Board Deliberation

The Board discussed the property's unusual configuration, existing grade changes, the amount of improvement within the rear yard, and the visual effect of the six-foot fence.

Some members expressed concern that the improvements occupied a substantial portion of the available yard and that the fence appeared imposing when viewed from neighboring properties.

Other members acknowledged the applicants' explanation concerning safety, accessibility, and the existing retaining wall.

The Board discussed whether reducing the height of the fence along the side-yard portion would address the concerns raised. The applicants indicated that they would be willing to reduce the height of the front section of the fence along the side-yard property line from six feet to four feet.

Mrs. DiBartolo makes a motion to approve application 2026-18 with the following conditions; **Mr. Konrad-Parisi** seconds.

Conditions: The portion of the fence that sits on top of the deck on the side yard will be reduced from 6 feet to 4 feet in height.

Roll Call Vote:

	AYES	NAYS	ABSTAIN	RECUSED	ABSENT
Mr. Konrad-Parisi	X				
Mr. Tully		X			
Dr. Ries	X				
Dr. Cuartas	X				
Mrs. Murphy-Bradacs					X
Mr. Mathewson					X
Mr. Ryan					X
Mrs. DiBartolo	X				
Vice-Chair Weston					X
Chair McGinley		X			

Motion passes.

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 with 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;

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

The application was deemed complete and proper notice has been provided

ATTORNEY: Luke Pontier, Day Pitney, LLP- 8 Sylvan Way, Parsippany, NJ

WITNESS: Paul Gdanski, PE, PLLC, Engineer - 3512 Whittier Court, Mahwah, NJ

Mr. Pontier appeared on behalf of the applicants. The application sought bulk variances for proposed backyard improvements consisting of:

- An approximately 264-square-foot swimming pool, including coping.
- An approximately 396-square-foot patio.
- A 21-square-foot pool-equipment pad.

Mr. Pontier reviewed the engineering, construction, and Environmental Commission reports submitted in connection with the application.

Witness: Mr. Gdanski was sworn in by Board Attorney Mascera and accepted as an expert witness in engineering.

He reviewed the submitted plans and described the existing property and proposed improvements.

The proposed patio would consist of permeable pavers designed to allow water infiltration. A drainage system would collect runoff and direct it to an underground dry well.

Existing concrete and patio areas would be removed or replaced as part of the improvements.

The proposed pool equipment pad would be located near the existing air-conditioning equipment on the side of the house.

Mr. Gdanský confirmed that the pool would be approximately 8.5 feet from the attached deck, which is considered part of the principal structure for setback purposes.

He testified that the proposed equipment pad would satisfy the applicable accessory-structure setback requirement, notwithstanding the need for a variance concerning its location in the side yard.

Mr. Gdanský stated that the proposed drainage system had been used successfully on numerous pool installations and was intended to manage additional stormwater generated by the improvements.

He further testified that modern pool equipment generally operates more quietly than older equipment.

Board Questions and Clarifications

The Board questioned the engineer regarding:

- The calculation of existing and proposed lot coverage.
- The location of the pool equipment.
- The distance between the pool and the existing deck.
- The proposed drainage system and stormwater management.
- The proximity of the improvements to neighboring properties.
- The potential noise associated with pool equipment.
- Existing fencing and property-line conditions.
- The potential effect of excavation on nearby trees.

The Board discussed the distinction between the legal property line and existing fence locations.

The engineer confirmed that setback measurements were based on the actual property lines rather than the location of existing fences.

Chair McGinley opened the hearing to the public for questions to the witness.

Tammy Broading, 155 Forest Ave, Verona-

Questioned the location of the pool equipment, noting that certain application materials appeared to identify a different location.

The applicant's representatives clarified that the equipment pad was proposed on the south side of the house, toward the rear.

Raised concerns regarding the existing fence, a nearby tree, and potential impacts from construction access and excavation.

The Board discussed the possibility that construction could require additional excavation if rock was encountered.

David Golebieski, Verona, NJ- adjacent property owner

questioned the proposed pool depth and the anticipated noise from the pool equipment.

The engineer stated that the pool was expected to be approximately five to six feet deep and that the equipment would not operate continuously throughout the day and night.

The applicant was reminded that applicable noise regulations would have to be satisfied.

Chair McGinley then invited members of the public to make statements concerning the application.

David Golebieski, Verona, NJ - shared comments concerning:

- The extent of proposed development and increased lot coverage.
- Potential stormwater runoff and drainage impacts.
- The property's downhill relationship to neighboring properties.
- The need to protect existing trees and their root systems.
- Potential effects of excavation on nearby vegetation.
- The location and noise of pool equipment.

Mr. Golebieski requested that the Board carefully consider drainage provisions, tree protection, and the potential impacts on neighboring properties.

Tammy Broading, 155 Forest Ave, Verona- provided comments concerning the location of pool equipment near her property and requested that the applicant reconsider its placement if feasible. She expressed concerns regarding construction access, the existing fence, and the potential impact of excavation on a nearby tree.

No other members of the public wish to comment. Chair McGinley closes public participation.

Board Deliberation

The Board discussed the size and configuration of the property, the extent of proposed lot coverage, rear-yard coverage, the relationship of the pool to the dwelling, potential noise, existing vegetation, and concerns raised by neighboring residents.

Several Board members expressed reservations concerning the amount of development proposed on the relatively small lot. Other members indicated that the application could be considered subject to appropriate conditions and compliance with applicable environmental and engineering requirements.

Counsel advised that a swimming pool is a permitted accessory use, while acknowledging that the bulk relief requested remained before the Board for consideration.

Adjournment

Counsel requested that consideration of the application be adjourned to permit further discussion with the applicant and consideration of possible revisions.

The Board discussed its schedule and determined that the application would be carried to the November meeting.

Application 2026-21, 151 Forest Avenue, was adjourned to November 12, 2026, with the applicant's consent. No further notice was required.

The Board requested that revised plans identify the location of trees and address the concerns raised during the hearing.

4. Temporary Political Signs

The Board discussed temporary political/lawn signs and the Township's sign ordinance. The discussion concerned the ordinance's provisions governing temporary signs, including the stated 30-day period, and whether additional information concerning the applicable time limits should be provided to applicants or candidates.

The Board noted that enforcement of temporary sign provisions is the responsibility of the appropriate municipal enforcement official and that the Board itself is not the enforcement agency.

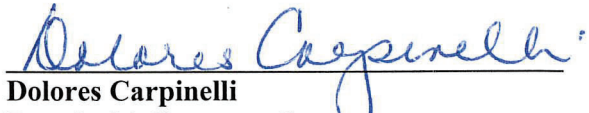
No formal action was taken.

EXECUTIVE SESSION

The Board discussed a request concerning an executive session. Counsel advised that the subject matter did not fall within the statutory grounds permitting executive session. The Board therefore determined that no executive session would be held.

Motion to Adjourn: Mrs. DiBartolo
Meeting Adjourned at 10:48 pm

Respectfully submitted,


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.

