TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY
MINUTES OF THE VERONA BOARD OF ADJUSTMENT MEETING
OF THURSDAY, MARCH 12, 2026

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

PRESENT:

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

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, 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.

RESOLUTIONS- None

APPROVAL OF MINUTES:
Chairman McGinley asks for a motion to approve minutes from the Regular Meeting held on February 12, 2026; **Vice Chair Weston** makes the motion, **Mrs. DiBartolo** seconds; Mr. Ryan abstains. The remaining commissioners voted in favor. **Motion Passes.**

UNFINISHED BUSINESS:

1. **Application # 2026-03- 21-25 Grove Avenue, Block 1702, Lot 22- C-2 Zone.** *Case was heard at the January 8, 2026 and February 12, 2026 regular meetings where testimony was taken.* 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.

Mr. Gaccione, attorney for the applicant, recalls the proceedings of the last meeting on February 12, 2026. Three Use variances were approved by the Board with a 5-2 Vote. As a result of the Board's and professional's comments and recommendations, plans were further revised, resubmitted and reviewed by the township engineer.

Three Bulk variances were completely eliminated.

Witnesses:

Engineer, Architect & Planner: J. Michael Petry

Mr. Petry reviews the changes made to the plans represented on the Revised plans dated 2.26.26.

Mr. Petry refers to the architectural plans titled Unit Plans & Elevations ZN-2 dated 2.21.26.

He also discusses relocating extra parking spaces and widened driveways to allow for the easier and safer truck movements and turnaround.

Mr. Petry also reviews all the items still requiring variances. Mr. Petry states that the client is agreeable to accept Boswell's review letter dated March 9, 2026 in its entirety as any condition the Board may impose.

D Variances were approved based on; Reducing # Units to 10

Removing the rooftop terraces

Height on Southernly units reduced to 2 ½ stories due to removal of rooftop decks and bulkheads

Floor Area Ratio (FAR) reduced to 0.753 from 0.838

Review of Variances being sought:

1. C Variance for side-yard set back of 12.9 feet at the most narrow point, where 15 ft is required
2. C Variance for combined side-yard minimum of 29.7 ft, where 50 ft is required
3. C Variance for minimum rear-yard set back of 29.7 ft, where 50 ft is required
4. C Variance for parking space at 9X18 ft, Ordinance requires 9X20 ft.
5. C Variance for HVAC units- they are in the required side-yard set back
6. C Variance for Decks – they are within the required side-yard set back and are proposed at 8.8 feet from ground, where no more than four feet is permitted.

Board Questions:

- Question about the change shortening the driveways for the Northern units and a concern about cars pulling into driveways and garages in the first two units.
- The garages are an extra foot deep on both sides, where did the 2 feet come from? **The units were decreased in size.**

Chair McGinley asks for anyone from the public who would like to make a statement – Seeing None. Public Portion is closed.

Mr. Gaccione makes closing remarks.

Board Deliberation:

- Members of the Board generally agreed the changes made to the plan based on all the recommendations are less intense and more appropriate.
- Revised plans addressed prior concerns of safety, traffic and the scale of the project.
- Some concerns remained about overall density and suitability as well as loss of existing structures and streetscape character.
- Feeling that this is an acceptable buffer between the Town Center and Residential Zone.

Mrs. Murphy-Bradacs makes a motion to approve the site-plan and bulk variances with the condition that the recommendations provided from Boswell Engineering be adhered to: **Dr. Cuartas** Seconds:

Roll Call Vote:

	AYES	NAYS	ABSTAIN	RECUSED	ABSENT
Mr. Tully	Y				
Dr. Ries	Y				
Dr. Cuartas	Y				
Mrs. Murphy-Bradacs	Y				
Mr. Mathewson					X
Mr, Ryan			X		

Mrs. DiBartolo	**Y**				
Vice-Chair Weston	**Y**				
Chair McGinley	**Y**				

Motion passes.

Chair McGinley asks for a short break at 8:20 pm. Resume 8:28 pm.

Mrs. DiBartolo and Dr. Cuartas recuse themselves from application 2026-02.

NEW BUSINESS

1.Application # 2026-02- 56 Floyd Road, Block 801, Lot 6- R-40 (Very-High-Density Single-Family) Zone. Applicant is seeking approval to construct a new 737 square foot rear 2 story-addition with a full basement and attic; a 406 square foot deck inclusive of stairs, two HVAC units in rear yard and one HVAC unit in the attic space.

ADDITION:

• As per § 150-17.6 E (2) Minimum side yard setback (one): eight feet; existing is 0.83 feet from end of arched wall to SE side property line and **2.6 feet from existing dwelling wall** to SE side property line; proposed addition is 0.83 feet from end of arched wall to SE side property line and **2 feet 27/8 inches from proposed dwelling wall** to SE side property line; **A Variance is needed** as the pre-existing non-conforming 2.6 feet from existing dwelling wall is being exacerbated;

• As per § 150-17.6 E (2) Minimum side yard setback (one): eight feet; proposed addition is 12.2 feet from the NW side property line; proposed is 3.05 feet from the NW side property line – **A Variance is required**;

• As per § 150-17.6 E (3) Minimum side yard setbacks (both): 18 feet; existing is 14.8 feet from dwelling, not archway; proposed from dwelling and not archway is 5 feet 2.879 inches; exacerbating the pre-existing non-conforming setback – **A Variance is needed**;

DECK:

• A 384 square feet rear deck with 22 square feet of new stairs is proposed;

• As per § 150-17.6 F. (1) Minimum side yard setback (one): eight feet; deck is proposed as 3+ feet from the SE side property line; 4.75+ feet from the NW side property line – **Variances are required;**

• § 150-7.21 Decks. 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:

o A. That the deck does not exceed 20% of the building footprint; dwelling footprint is proposed at 1,471 square feet where 20% is 294.2 square feet; proposed deck is 384 square feet – Condition not met;

o B. That no portion of the deck shall be elevated more than four feet above grade, excluding handrails and guardrails; proposed deck is 4+ feet from grade;

o C. 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; proposed deck is within the proposed dwelling setback that require variances;

o D. 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; proposed deck is 3+ feet from the SE lot line and 4.75 from the NW side lot line; 34 feet from the rear lot line - Condition not met;
o **Variance is required**;

HVAC
• Two HVAC units are proposed at the rear of the proposed deck; 9 square feet each;
• As per § 150-17.6 F. (1) Minimum side yard setback (one): eight feet; HVAC is proposed as 3+ feet from the SE side property line; 30.3 feet from the NW side property line – **A Variance is required**;
• As per § 150-17.6 F (2) Minimum rear yard setback: 10 feet; deck is proposed as 34 feet from the rear property line – Compliant;
• Per § 150-7.13 A. No mechanical equipment shall be located within a required minimum yard requirement and shall not extend more than 5 feet from the structure for which they serve; proposed HVAC units are shown as 12.25 feet from the rear of the dwelling – **A Variance is required**;
Rear Yard Coverage:
• As per § 150-17.5 F (4) Maximum aggregate area covered by accessory structures in the yard it is located in: 15%; yard is 1,852 square feet where 15% is 277.8 square feet; proposed is 29.2% or 541 square feet – **A Variance is required**;

• The net disturbance is less than 400 square feet; Engineering / Stormwater review is not required

Witness: Christopher Dougherty, owner 56 Floyd Road
Witness: Evan Scott, EScott Architects, 28 Arlington Road, Caldwell, NJ -Professional architect

Board Attorney Mascera affirms that the application was deemed complete and proper notice was served.

Mr. Dougherty is sworn in by Attorney Mascera.
Mr. Doughtery gives some background on his family's search for the right home in Verona and after settling into 56 Floyd, their need now to expand to accommodate their growing family and remote work environment.

Mr. Scott is sworn in by Attorney Mascera.

Mr. Scott describes the scope of the project. They are proposing an addition which includes an enlarged living space in back, a mudroom, bathroom, office space, and an attached garage/shed. The house is not perpendicular to the property line and the existing set back is 2.6 feet on the North side.
As part of the addition, they are proposing to expand the attic space, provide a deck and remove the garage at the rear of the property as well as the asphalt driveway. Applicant is seeking relief for eight variances.

Discussion of the proposed attached "garage" and if it is more appropriately called a shed. If it's called a garage, does it have to be large enough to house a car. Concern that since it is attached to the house, it could be later converted to living space.

Applicant confirms that the Department reviews from Engineering, Construction and the Environmental Commission were reviewed and will comply with all suggestions and comments.

Clarification that if the plans show a proposed deck, and that is what is approved, it can not change with out additional approvals. Additionally, if a fence was to be installed, a new permit would need to be submitted and approved prior to any installation.

Boswell suggests that an As-Built survey is conditioned as apart of an approval to verify the side yard set backs because they are very narrow and stormwater regulations are not required for this project.

Board asks if the applicant has considered other options for storage/shed/garage at the back of the property.

Mr. Scott confers with the applicant and they agree to bring in the attached structure on the side of the house for a side yard setback of 5 feet as opposed to 3 feet. They will also define the structure as a storage room.

Chair McGinley asks if anyone from the public has questions- Seeing none.
Chair McGinley asks if anyone from the public has a statement.

Mike Imbiano, Verona

Mr. Imbiano is the neighbor on the South side of the property. He makes a statement in support of the applicants.

Chair McGinley asks if there is anyone else from the public who would like to make a statement – Seeing none.

Board Deliberation

Vice Chair Weston makes motion to approve application 2026-02 with the condition that the "storage" room will be moved to 5ft from the property line and nothing on the property will encroach on that 5 ft set back. **Mr. Ryan** seconds.

Roll Call Vote:

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

Motion passes.

Mr. Scott needs to submit revised plans to be signed off on by Chair McGinley and Board Secretary.

2. **Discussion to add third alternate to the Board.**

Board is in agreement that adding a third alternate will be beneficial for reasons including but not limited to, the flexibility it provides the Board as members are not available because of work or family conflicts, the Board is hearing more meetings than one a month and it will allow for training a new person should a seasoned member leave the Board.

Mr. Ryan makes motion to recommend to the Town Council to amend the ordinance to allow the Zoning Board to appoint a third alternate. **Dr. Ries seconds**. All commissioners in attendance vote in favor. **Motion passes.**

3. Update Zoning Board By-Laws.

Chair McGinley provides a copy of the current By-Laws last updated in 2004. Board attorney Mascera will review and update where necessary. Once updated, Attorney Mascera will provide a draft copy for Board secretary to distribute to Board members for review and comment.

EXECUTIVE SESSION (not necessary)

Motion to Adjourn: Mr. Ryan
Meeting Adjourned at 9:38 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.