TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY

MINUTES OF THE VERONA BOARD OF ADJUSTMENT SPECIAL MEETING OF TUESDAY, APRIL 21, 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	
Mrs. Murphy-Bradacs	
Mr. Ryan	Mr. Gregory Mascera, Board Attorney
Dr. Ries	Ms. Kathleen Miesch, Zoning Official
Mr. Tully	Mrs. Dolores Carpinelli, Board Secretary
Absent: Dr. Cuartas, 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.

NEW BUSINESS

1. Application # 2026-08- 5 Meadow Lane, Block 1805, Lot 30 R-50 (High-Density Single-Family) Zone. Applicant is seeking approval to construct a 359 square foot addition, new portico and HVAC.

The application was deemed complete and proof of publication and service was confirmed by Board Attorney.

WITNESSES:

Mr. Peter DelRosso- Owner, 5 Meadow Lane

Evan Scott- Escott Architects, 29 Arlington Avenue, Caldwell, NJ

Applicant and Mr. Scott are sworn in by Board Attorney Mascera.

The applicant testified that the dwelling, constructed circa 1950, is outdated and undersized for the family's needs. The proposed improvements are intended to modernize the home, provide additional living space, and address deteriorating structural elements, including a rear porch and front steps.

The architect testified regarding the existing non-conforming conditions and the proposed design, which maintains the general footprint while expanding vertically and slightly to the rear. The proposed improvements include a new kitchen addition, second-floor primary suite, and covered front entry. Walkways added in front and for rear access. Solar panels to be removed and re-installed post construction.

Lot size: ~6,800 sq ft (undersized vs. typical 7,500 sq ft)
Existing structure already **non-conforming**:

As per § 150-17.5 D. (4) **Maximum Improved Lot Coverage:**
Required: 40% or 2,722.4 sq ft; existing 40.1% or 2,729 sq ft; Proposed: 45.2% or 3,078 sq ft
As per § 150-17.5 E. (1) **Minimum Front Yard Setback:** 30 feet; Existing: 30 ft; Proposed: 28.1 ft. Portico is proposed over front landing; a five-foot allowance into the front setback for porches/landing brings the front setback to 25 feet. Existing steps projected 3.75 feet from dwelling and 26.25 feet from front property line; proposed stairs project 6.75 feet from dwelling and 24.4 feet from front property line
As per § 150-17.5 E (2) **Minimum Side Yard Setback (individual):**
Required: 8 ft ; Existing: 6.7 ft
As per § 150-17.5 E (3) **Minimum Combined Side Yard:**
Required: 18 ft; Existing and proposed: 15.6 ft
As per § 150-17.5 F (4) Maximum aggregate area covered by accessory structures in the yard it is located in:
Required: 15% or 404.59 sq ft; Existing **Rear Yard Coverage** 2,697.2 sq ft where 15% = 404.59 sq ft.; Proposed: 22.65% or 611 sq ft.

Board Review and Discussion:

- Proposal consistent with surrounding two-story homes
- Applicant's home currently smaller than neighboring structures
- Board generally agreed height and massing were appropriate.
- Board emphasized:
  - Existing non-conformities should not be **exacerbated**
  - Recent ordinance amendment (Jan 2026) reinforces limiting expansion of non-conforming conditions
- Discussion over whether second-floor expansion worsens side yard condition
- Impervious Coverage a major concern. Board suggested:
  - Removing side walkway
  - Reducing front walkway
  - Reconfiguring rear access
    - **Applicant agreed to remove ~300 sq ft of hardscape**
- No drainage issues reported
- Compliance with engineer's report required
- Stormwater mitigation discussed but not imposed as a condition
- Equipment to access rear yard via driveway or side yard
- Small excavator proposed

Positive Criteria:

- Improved aesthetics and neighborhood consistency
- Modernization of aging structure
- Safety improvements (covered entry, drainage)

Negative Criteria:

- Expansion of existing non-conformities
- Reduced side yard spacing
- Increased building mass relative to lot size

Chair McGinley asks if any members of the Public have questions for applicant or Architect – Seeing none.

Chair McGinley asks if any members of the Public would like to make a statement – Seeing none.

Board Deliberation:

Some members concerned about:

Side yard spacing-

ask about having the second story conform to the 8 ft set back. Architect states that it only reduces it by 1.3ft and aesthetically it would create awkward roof lines and overhangs that would need to be added to the first floor.

Expansion of non-conforming conditions- Criteria the Board has to consider is consistency with the Master Plan- they resolve the existing setbacks are not being exacerbated as addition is increasing height and not the footprint

Others supported:

Reasonableness of improvements

Minimal impact on neighborhood

Vice Chair makes Motion to Approve the application with conditions: **Mr. Tully** seconds:

- Reduce impervious coverage by ~300 sq ft
- Remove existing front and side walkways.
- Adjust rear walkway to go directly to the patio instead of side walkway
- Comply with engineer's report (excluding stormwater condition)
- Applicant required to submit revised plans for compliance with resolution and approval

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		X			

Motion passes 5-2.

2. Application 2026-07- 29 Lynwood Road, Block 1403, Lot 72- R-50 B (Medium-High-Density Single-Family) Zone. Applicant is seeking approval to construct an addition, deck, portico, patio, two new HVAC unit, and a generator.

The application was deemed complete and proof of publication and service was confirmed by Board Attorney.

WITNESSES:

Mr. Anthony Perrotta- Owner, 29 Lynwood Drive

Evan Scott- Escott Architects, 29 Arlington Avenue, Caldwell, NJ

Applicant and Mr. Scott are sworn in by Board Attorney Mascera.

The applicant testified that he recently purchased the home and their intent is to expand an existing Cape Cod-style dwelling into a two-story colonial-style residence, including a rear addition and front portico for use as long-term family residence.

The architect described the proposed design intended to align with surrounding homes, which includes a second-floor addition, extending rear by about 9 feet, adding front portico while maintaining most of the existing footprint. Removing existing fireplace structure in rear yard and concrete patio to reduce impervious coverage and remain under the net disturbance of 400sq ft.

Variances Requested

As per § 150-13.3 Extensions, enlargements or changes. B. A residential building which complies with the use requirements of this Ordinance, and which violates a setback regulation may be expanded, provided that such expansion complies with all current bulk regulations and does not enlarge the extent of the existing setback violation, whether by height or by extension. The proposed addition continues the non-conforming setbacks.

Per § 150-17.4 E. (1) **Minimum Front Yard Setback:** Required: 30 ft; Existing: 25.25 ft

- Proposed (portico): 13.25 feet in height from grade; projecting 3.5 feet from the dwelling over landing; **22±** feet from the front property line with front stairs at **20** feet from front property line where a 5 feet allowance is permitted bringing setback to 25 feet.

Per § 150-17.4 E. (2) **Minimum Side Yard Setback:** Required: 8 ft: existing is 7.04 feet; Proposed: 6.54 ft from the NE side property line.

Per § 150-17.4 E. (6) **Maximum Building Height** (stories/feet): 2.5/30; existing is 21.6 feet. Proposed: 2.5 stories 31.7 ft

Per § 150-17.4 F. (4) Maximum aggregate area covered by accessory structures in the yard it is located in: 15%; rear yard is 2,626 square feet where 15% is 408.9 square feet; existing is 22.9% or 624 square feet (Garage & Shed); proposed is 26.9% or 736 square feet (garage, shed, portion of patio in rear yard)

Generator Setback: Per § 150-7.13 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. Proposed: 9 ft from rear

Board questions and review:

- Height and roof pitch questioned- Mr. Scott explained that multiple roof designs were considered. Flatter roof options were rejected as they made the structure appear "box-like." A **9:12 roof pitch** was selected to achieve a traditional colonial appearance and improve visibility of the roofline from the street.
- Attic space is unfinished, intended primarily for storage.
- Ceiling Height proposed is 8'6" for first floor and 8' for second floor – keeps design within the definition of a half story.
- The Board questioned:
  - The relationship between building height and grade
  - The necessity of the steep roof pitch
  - Whether additional height of roof is justified for attic storage use.
- Several members expressed concern that:
  - The proposed height creates excessive **bulk**
  - The structure may appear too prominent, especially due to:
    - Proximity to the front setback
    - Sloping topography of the street
- Debate over whether design fits neighborhood character - Applicant stated similar or larger homes exist nearby.
- Board clarified that existing nonconforming structures cannot justify new variances.
- Placement of generator and HVAC; discussion of relocating generator closer to the house.
  - HVAC clearance requirements
  - Distance from the structure
  - The Board ultimately accepted the proposed location without modification.

- Board members suggested reducing overall building height by:
  - Lowering roof pitch and/or ridge height
  - Adjusting framing components

Chair McGinley asks if any members of the Public have questions for the architect – Seeing none.

Chair McGinley asks if any members of the Public have questions for the contractor – Seeing none.

Vice Chair Weston makes motion to approve the application with the following conditions; **Mrs. Murphy-Bradacs** seconds.

- Maximum building height shall not exceed 30 feet 9 inches
- Compliance with the Boswell Engineering report dated April 9, 2026
- Revised plans must be submitted for approval and to verify resolution compliance

Roll Call Vote:

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

Motion passes 5-2.

EXECUTIVE SESSION (not necessary)

Motion to Adjourn: Mr. Ryan
Meeting Adjourned at 9:10 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.