



RESOLUTION 2026-20
of the
ZONING BOARD OF ADJUSTMENT
OF THE TOWNSHIP OF VERONA

Application 2026-02 56 Floyd Road, Block 801, Lot 6 Zone: R-40

Approval of Amended Plans

WHEREAS, Christopher Dougherty (the "Applicant") is the owner of 56 Floyd Road, Verona, New Jersey (the "Property"); and

WHEREAS, by Resolution 2026-07, adopted on March 12, 2026, the Board memorialized its approval of the Application, granting variance relief for the construction of an addition with a basement in the rear of the Property, a deck, and the installation of two HVAC units in the rear yard, subject to the conditions set forth therein; and

WHEREAS, the Applicant's architect, EScott Architects, LLC, submitted a letter entitled "Amendment D – Changes to Variance Resolution," dated August 26, 2026 ("Amendment D"), describing changes to the approved plans, including: conversion of the rear deck to a rear patio of the same size and location; removal of the basement bathroom; removal of a bedroom window on the north side wall; reconfiguration of the attic room and bathroom; new roof framing with side dormers at the rear section of the house with no change to the approved roof height; and relocation of the A/C condensing units closer to the existing dwelling and the side yard; and

WHEREAS, Amendment D states that no new variances are being requested; and

WHEREAS, Boswell Engineering, acting as the Zoning Officer, reviewed the amended plans and deemed the changes described in Amendment D to be compatible with the original approval memorialized in Resolution 2026-07.

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of the Township of Verona, that the amended plans described in Amendment D be and are hereby approved with the following conditions;

1. All conditions of Resolution 2026-07 shall remain in full force and effect, except as expressly modified by this Resolution.
2. The Applicant will comply with all representations made in Amendment D.
3. The Applicant will comply with all Boswell Engineering post-approval requirements, including but not limited to preparing an as-built survey for Boswell's review and approval.

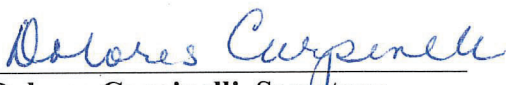
NOW THEREFORE, BE IT FURTHER RESOLVED that a copy of this resolution be provided to the Applicant, Township Manager, Township Council and Township Clerk.

MOTION TO APPROVE: _Mr. Ryan SECOND: Vice Chair Weston

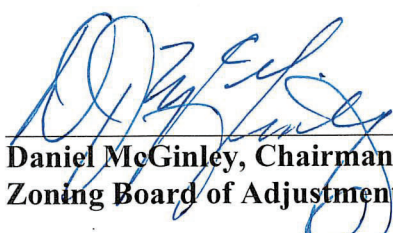
Roll Call Vote:

	AYES	NAYS	NOT ELIGIBLE	RECUSED	ABSENT
Mr. Konrad-Parisi	Y				
Mr. Tully	Y				
Dr. Ries	Y				
Dr. Cuartas				X	
Mr. Ryan	Y				
Mrs. Murphy Bradacs					X
Mr. Mathewson					X
Vice-Chair Weston	Y				
Chair McGinley			X		

**THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF
A RESOLUTION ADOPTED BY THE BOARD OF ADJUSTMENT AT ITS REGULAR
MEETING HELD ON OCTOBER 8, 2026.**



**Dolores Carpinelli, Secretary
Zoning Board of Adjustment**



**Daniel McGinley, Chairman
Zoning Board of Adjustment**