TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY

BOARD OF ADJUSTMENT AGENDA
REVISED
REGULAR MEETING 7:30 P.M. NOVEMBER 12, 2026

VERONA COMMUNITY CENTER BALLROOM
880 BLOOMFIELD AVENUE, VERONA, NJ 07044
This Meeting is In-Person Only

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. STATEMENT re: OPEN PUBLIC MEETINGS ACT

D. ROLL CALL

E. APPROVAL OF MINUTES:
Minutes from Regular Meeting of October 8, 2026

F. RESOLUTIONS

1. Memorialization of Resolution 2026-26. Application 2026-22- 66 Linden Avenue Block 905, Lot 28
Granting approval to construct a 391 SF patio, wall and install a 4-foot fence.

2. Memorialization of Resolution 2026-27. Application # 2026-23- 340 Bloomfield Avenue, Block 703, Lot 8
Denying appeal of the Zoning Officer's decision rescinding zoning permit 2021-194

G. NEW BUSINESS

1. Approval of 2027 Meeting Dates by Resolution 2026-28.

2. Application 2026-26- 553-555 Bloomfield Avenue Block 1806, Lot 19, TC Zone District.
Applicant requested to be carried to the December 10th meeting with no new noticing required.
The applicant is proposing an event space with an adjoining café.

- An event space is a prohibited use within the TC Zone and neither a café nor an event space is permitted per the Verona Township Zoning Board of Adjustment Resolution memorialized on September 10, 2020, three specific uses are permissible: retail use, a personal service use or a retail service use. **A Variance is required**;
- As per § 150-17.14 B. F. **Prohibited uses**. The following uses are expressly prohibited in the TC Zone District:

  Event venues, banquet halls, **party halls**, or similar assembly uses;
  Houses of worship, prayer halls, or religious assembly uses;
  Nightclubs and dance halls;
  Any use primarily characterized by assembly-based or episodic gatherings;
  Warehousing, storage, or distribution facilities;
  Drive-through facilities;
  Ghost or virtual kitchens;
  Any use requiring regular reliance on municipal or public parking lots to meet minimum parking requirements.

H. EXECUTIVE SESSION (if necessary)

I. ADJOURNMENT

REVISED 11-10-2026

**** AGENDA SUBJECT TO CHANGE ****