

**TOWNSHIP OF VERONA**  
**BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION 1/24/24

CASE # BDA-2024-02

PROPERTY ADDRESS 700 Bloomfield Ave

BLOCK 1606 LOT 13 ZONE TC (Town Center)

APPLICANT'S NAME Watchung Saints, LLC / Skopos Hospitality - Dean Maroulakos & Matt Passero

PHONE # 973.600.4134 CELL PHONE # same

EMAIL dean@skoposhospitality.com

PROPERTY OWNER'S NAME 700 Bloomfield Ave LLC

PROPERTY OWNER'S ADDRESS PO BOx 329, Verona, NJ 07044

PROPERTY OWNER'S PHONE # 973.865.4342 CELL # same

PROPERTY OWNER'S EMAIL Matt@thepasserogroup.com

RELATIONSHIP OF APPLICANT TO OWNER Related Party

**REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:**

We are requesting approval for a new full-service restaurant on the first floor of an existing two - story, mixed use building. No changes to the overall footprint. Removal of rear yard for asphalt parking area to provide a total of eight parking spaces, along with two HVAC units and one walk-in refrigerator units are also proposed.

**CONTRARY TO THE FOLLOWING:**

Section 150-17.14(D)(1) the proposed mixed residential and restaurant use is not a principal or conditionally permitted use in the TZ Zone

Section 150-12.6(C) a total of 27 parking spaces are required and 8 parking spaces are proposed

LOT SIZE: EXISTING 6,333 SF PROPOSED no change TOTAL 6,333 SF

HIEGHT: EXISTING 24 ft 9 in PROPOSED no change

PERCENTAGE OF BUILDING COVERAGE: EXISTING 34.4% PROPOSED 34.4%

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 76.7% PROPOSED 95.2%

PRESENT USE Mixed use, 1st floor commercial, 2nd floor residential

PROPOSED USE 1st floor Full- Service Restaurant, 2nd floor existing apartments

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>0</u>	<u>0</u>	<u>no change</u>
REAR YARD	<u>0</u>	<u>0</u>	<u>no change</u>
SIDE YARD (1)	<u>0</u>	<u>0</u>	<u>no change</u>
SIDE YARD (2)	<u>0</u>	<u>0</u>	<u>no change</u>

DATE PROPERTY WAS ACQUIRED June 22, 2023

TYPE OF CONSTRUCTION PROPOSED:

Renovation of first floor and basement for restaurant use, including a full service kitchen with 10ft cooking hood.  
Basement utilized for storage and mechanicals. No change to footprint of building.

SIGN INFORMATION (if applicable): supply details on location, dimensions, height and illumination

N/A - To be submitted as a separate application.

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	2,082 Sq Ft	no change	2,082 Sq Ft
FIRST FLOOR	2,076 Sq Ft	no change	2,076 Sq Ft
SECOND FLOOR	1,624 Sq Ft	no change	1,624 Sq Ft
ATTIC	n/a	n/a	n/a

NUMBER OF DWELLING UNITS: EXISTING 2 PROPOSED 2 - no change

NUMBER OF PARKING SPACES: EXISTING 5 PROPOSED 8

History of any previous appeals to the Board of Adjustments and the Planning Board

N/A

What are the exceptional conditions that warrant relief from compliance with the Zoning Ordinance?  
As to the required C variance the number of onsite parking spaces is limited due to the size of the lot and the proportion of the lot taken up by the existing structure.

Supply a statement of facts showing how relief can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and the Zoning Ordinance  
The proposed use is one that effectuates the goals of Verona's Master Plan not only for the district in which the property is located but also the Township in general. Because the Application complies with the goals of the Master Plan, it can be granted without substantially impairing the intent and purpose of the Zone Plan and the Zoning Ordinance and without substantial detriment to the public good.

History of any deed restrictions:

N/A

A legible plot plan or survey to scale (not less than 1"=100') of the property indicating the existing and/or proposed structure and scale drawings of the existing and/or proposed structure must be provided.

A copy of any conditional contract relating to this application must be filed with this application.

If the applicant is a corporation or partnership, the names, addresses and phone numbers of those owning a 10% or greater interest in the corporation shall be provided.

Name	Dean Maroulakos	Address	1296 Van Houten Ave	Phone #	973.600.4134
Name	Matthew Passero	Address	PO Box 329, Verona, NJ 07044	Phone #	973.8654342
Name	Patrick LePore	Address	123 Heller Way, Montclair, NJ	Phone #	201.315.3722
Name	Thomas Maroulakos	Address	738 Goffle Rd, Hawthorne, NJ	Phone #	973.865.4963

Expert witness(es) that will present evidence on behalf of this application:

Attorney: Name Angelo Cifelli  
Address 360 Passaic Ave, Nutley, NJ 07110  
Phone # 973.661.0710  
Fax # 973.661.5157  
Email ACifelli@pirozinnalaw.com

Architect/Engineer: Name Joseph L. Haines, AIA  
Address 74 East Passaic Ave, Nutley, NJ 07110  
Phone # 973.233.9355  
Fax # 973.233.9358  
Email jhaines@dassahaines.com

Planner: Name Peter Steck  
Address 80 Maplewood Ave, Maplewood, NJ 07040  
Phone # 973.762.6568  
Fax # steckplan@gmail.com

Traffic: Name: Joe Staigar, Dynamic Traffic, LLC  
Address: 245 Main St, Suite 110, Chester, NJ 07930  
Phone #: 732.681.0760  
Email: jstaigar@dynamictraffic.com

Plan, it can be granted without substantially impairing the intent and purpose of the Zone Plan and the Zoning

# BOARD OF ADJUSTMENT APPLICATION SITE PLAN

O INDICATES SHRUBS OR TREES

X INDICATES FENCES

NEIGHBOR'S HOUSE  
ESTIMATE DISTANCE FROM  
THE PROPOERTY LINE

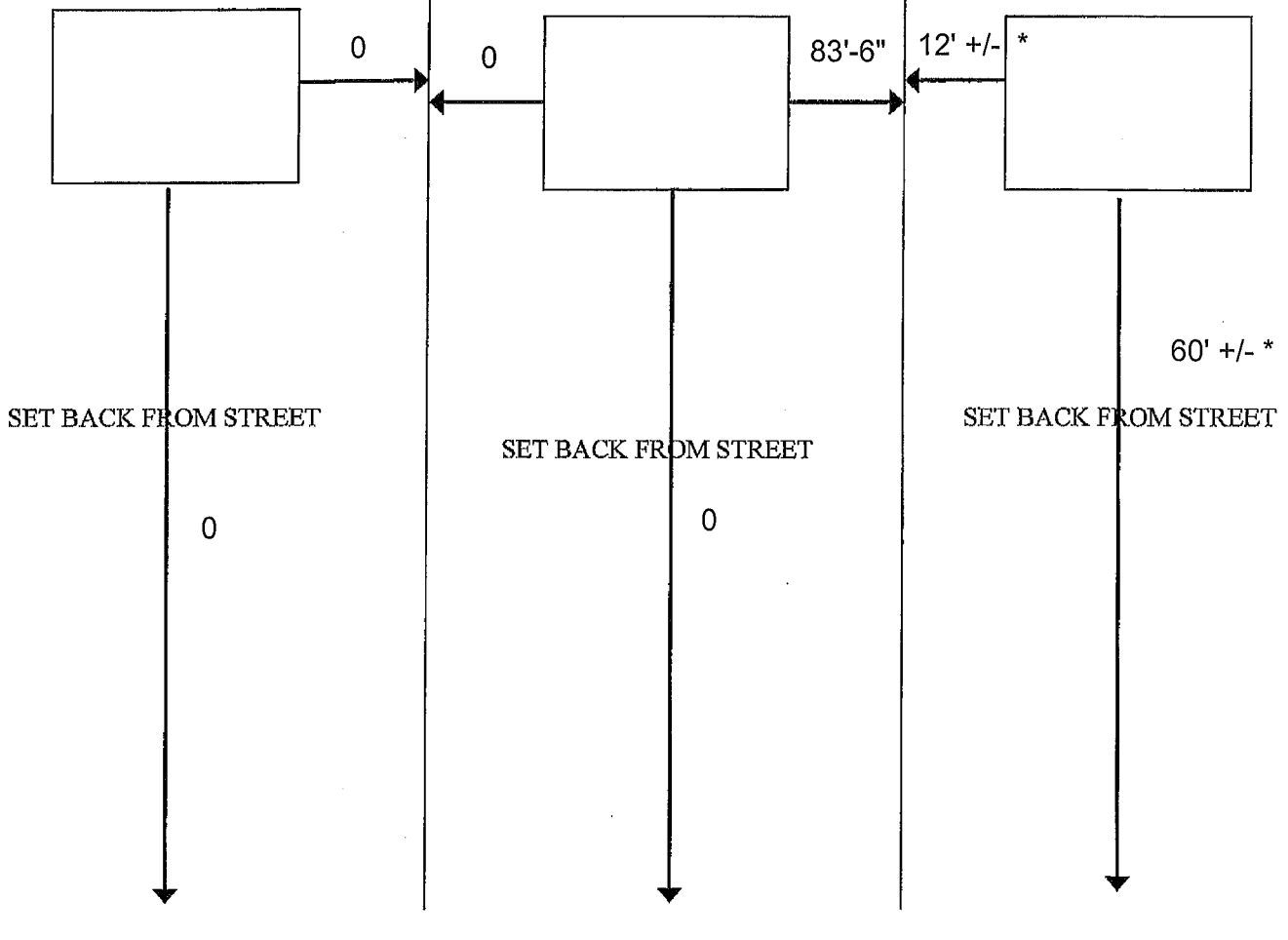
HOUSE ON LEFT

APPLICANT'S HOUSE  
SHOW THE DISTANCE TO THE  
PROPERTY LINE FROM  
SURVEY

CENTER HOUSE

NEIGHBOR'S HOUSE  
ESTIMATE DISTANCE FROM  
THE PROPOERTY LINE

HOUSE ON RIGHT



STREET

\* Measure taken from  
Aerial Map online (approx)

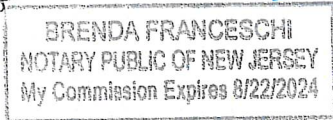
# AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY  
COUNTY OF ESSEX

MATTHEW PASSELO OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON  
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 1 CAVELL PLACE, IN THE CITY OF  
WEST CALDWELL IN THE COUNTY OF ESSEX AND STATE OF NJ AND THAT  
700 BLOOMFIELD AVE LLC IS THE OWNER IN FEE OF ALL THAT CERTAIN LOT, PIECE OF LAND,  
SITUATED, LYING AND BEING IN THE TOWNSHIP OF VERONA AFORESAID AND KNOWN AND DESIGNATED AS  
BLOCK \_\_\_\_\_ AND LOT \_\_\_\_\_ AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

Brenda Franceschi

NOTARY



1.30.2024

[Signature]

OWNER

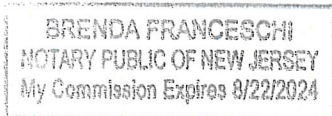
## AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX  
STATE OF NEW JERSEY

DEAN MAROULAKIS OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW, ON  
OATH DEPOSED AND SAYS THAT ALL OF THE ABOVE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED  
HEREWITH ARE TRUE. SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 30th DAY OF January  
2024

Brenda Franceschi

NOTARY



1.30.2024

[Signature]

APPLICANT

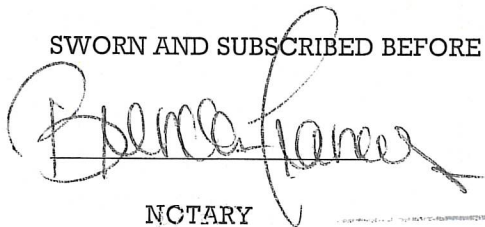
## AUTHORIZATION

IF ANYONE OTHER THAN THE OWNER IS MAKING THIS APPLICATION, THE FOLLOWING AUTHORIZATION MUST BE EXECUTED.

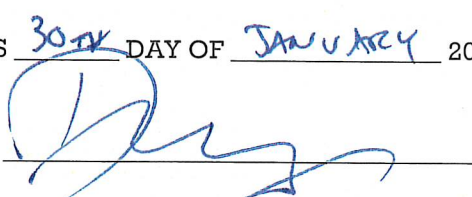
TO THE BOARD OF ADJUSTMENT

DEAN MAROULAKOS IS AUTHORIZED TO MAKE THE WITHIN APPLICATION.

SWORN AND SUBSCRIBED BEFORE ME THIS 30<sup>th</sup> DAY OF JANUARY 2024



NOTARY



APPLICANT

BRENDA FRANCESCHI  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 8/22/2024

1-30-24

## KTJ Associates, LLC

(908)754-7886  
(908)755-7750 fax

1019 Old York Road  
Neshanic Station, NJ 08853

Description of property located in the Township of Verona, Essex County, New Jersey.

Beginning at a point of intersection of the northwesterly sideline of Rockland Terrace with the northeasterly sideline of Bloomfield Avenue, and from said beginning point running,

Thence, (1) Along said northeasterly sideline of Bloomfield Avenue, along a curve to the right in a northwesterly direction, having a radius of 3,268.10 feet an arc length of 60.35 feet to a point,

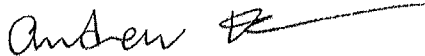
Thence, (2) North 29 degrees 28 minutes 00 seconds East, 128.29 feet to a point,

Thence, (3) South 49 degrees 13 minutes 00 seconds East, 50.00 feet to a point in said northwesterly sideline of Rockland Terrace,

Thence, (4) Along said sideline, South 29 degrees 28 minutes 00 seconds West, 129.93 feet to the point and place of BEGINNING.

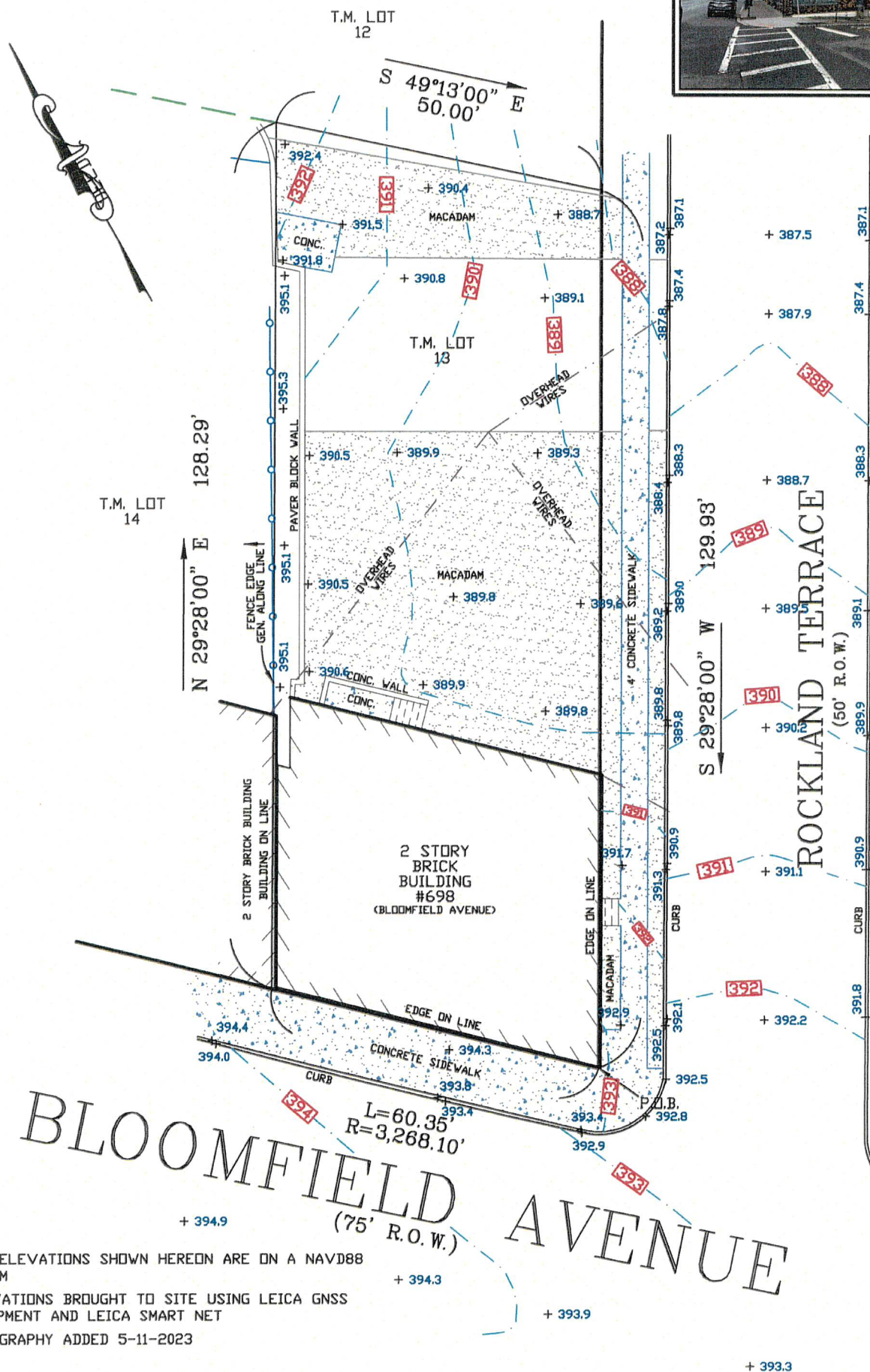
Being in accordance with a survey prepared by KTJ Associates, Neshanic Station, N.J. dated May 4, 2023.

Being Lot 13, Block 1606 on the Township of Verona Tax Map.



Andrew J. Kirtland  
P.L.S. # 24GS04333600





**BLOOMFIELD AVENUE**  
(75' R.O.W.)

**ROCKLAND TERRACE**  
(50' R.O.W.)

**NOTES:**

- ALL ELEVATIONS SHOWN HEREON ARE ON A NAVD88 DATUM
- ELEVATIONS BROUGHT TO SITE USING LEICA GNSS EQUIPMENT AND LEICA SMART NET
- TOPOGRAPHY ADDED 5-11-2023



**AREA=6,333 SQ. FT.**

CERTIFICATE OF AUTHORIZATION: GA28217600

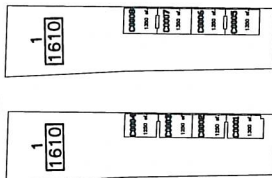
THIS SURVEY CERTIFIED TO:  
PARK STREET INVESTORS, LP  
PETER LUIZZI, ESQUIRE  
SURETY TITLE AGENCY COASTAL REGION (RE: 18916SC-01)  
FIRST AMERICAN TITLE INSURANCE COMPANY

**KTJ ASSOCIATES, LLC**  
1019 OLD YORK ROAD, NESHANIC STATION, NJ 08853  
**ANDREW J. KIRTLAND**  
Professional Land Surveyor No. 24GS04333600



DATE	BY	REVISIONS	BLOCK	LOT
9/14/83	JMH	25272	50	45-49
1/7/85	JMH	25272	50	45-50.51
4/10/85	JMH	25272	50	50.55-56
7/6/86	JMH	25272	50	56.57-58
10/2/86	JMH	25272	50	58.59-60
12/1/86	JMH	25272	50	60.61-62
12/1/86	JMH	25272	50	62.63-64
12/1/86	JMH	25272	50	64.65-66
12/1/86	JMH	25272	50	66.67-68
12/1/86	JMH	25272	50	68.69-70
12/1/86	JMH	25272	50	70.71-72
12/1/86	JMH	25272	50	72.73-74
12/1/86	JMH	25272	50	74.75-76
12/1/86	JMH	25272	50	76.77-78
12/1/86	JMH	25272	50	78.79-80
12/1/86	JMH	25272	50	80.81-82
12/1/86	JMH	25272	50	82.83-84
12/1/86	JMH	25272	50	84.85-86
12/1/86	JMH	25272	50	86.87-88
12/1/86	JMH	25272	50	88.89-90
12/1/86	JMH	25272	50	90.91-92
12/1/86	JMH	25272	50	92.93-94
12/1/86	JMH	25272	50	94.95-96
12/1/86	JMH	25272	50	96.97-98
12/1/86	JMH	25272	50	98.99-100

SCALE 1" = 80'



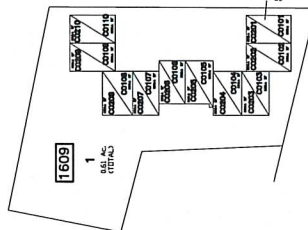
SCALE 1" = 80'

1610 FLOOR UNITS CORR THRU CORR  
2nd FLOOR UNITS CORR THRU CORR



SHEET 23

SHEET 15



SCALE 1" = 80'

1609 FLOOR UNITS CORR THRU CORR  
2nd FLOOR UNITS CORR THRU CORR

1609 FLOOR UNITS CORR THRU CORR  
2nd FLOOR UNITS CORR THRU CORR

SCALE 1" = 80'

1609 FLOOR UNITS CORR THRU CORR  
2nd FLOOR UNITS CORR THRU CORR

THIS IS A DIGITIZED COPY OF THE TAX MAP  
DATED JAN. 1, 1983, THE APPROVED  
TAX MAP FOR THE TOWNSHIP OF VERONA  
NEW JERSEY, AS FILED IN THE OFFICE OF  
THE ENGINEER.

SCALE 1" = 80'

TOWNSHIP OF VERONA  
ESSEX COUNTY, NEW JERSEY

PREPARED BY  
JAMES M. HELB, P.E., P.L.S., P.P.  
NEW JERSEY LICENSE NO. 24272  
TOWNSHIP ENGINEER  
VERONA, NJ 07044

THIS MAP HAS BEEN GIVEN A  
FORMAL CERTIFICATION DIVISION  
OF TAXATION ON NOVEMBER 27,  
2015, SIGNED BY JUDY P. MILLER  
AND TIFFANY A. FIELDS AND  
ASSIGNED SERIAL NUMBER 1067

SHEET 17

SHEET 18

SHEET 21

SHEET 22

SHEET 23

MAYOR  
CHRISTOPHER H. TAMBURRO  
DEPUTY MAYOR  
JACK McEVoy  
COUNCILMEMBERS  
ALEX ROMAN  
CHRISTINE McGRATH  
CYNTHIA L. M. HOLLAND

**TOWNSHIP OF VERONA**  
COUNTY OF ESSEX, NEW JERSEY



TOWNSHIP MANAGER  
JOSEPH O. D'ARCO  
TOWNSHIP CLERK  
JENNIFER KIERNAN  
TOWNSHIP ATTORNEY  
BRIAN J. ALOIA, ESQ.

VERONA COMMUNITY CENTER  
880 BLOOMFIELD AVENUE  
VERONA, NEW JERSEY 07044

MUNICIPAL BUILDING  
600 BLOOMFIELD AVENUE  
VERONA, NEW JERSEY 07044  
(973) 239-3220  
WWW.VERONANJ.ORG

DEPARTMENT OF PUBLIC WORKS  
10 COMMERCE COURT  
VERONA, NEW JERSEY 07044

December 15<sup>th</sup>, 2023

Township of Verona Zoning Dept.  
880 Bloomfield Avenue  
Verona, NJ 07044  
**Re: Zoning Permit # 2023-195**

**Applicant:** Skopos Hospitality Group (Matt Passero and Dean Maroulakos)  
1296 Van Houten  
Clifton, NJ 07013

**Owner:** 700 Bloomfield Avenue, LLC (Matt Passero)  
P.O. Box 329  
Verona, NJ 07044

**Property:** 698-700 Bloomfield Avenue, Suite 102  
Lot 13 Block 1606  
Verona, NJ 07044

**Zone:** TC (Town Center)

**Submittals:**

This office is in receipt of the following documents submitted for the above referenced property:

- Township of Verona Zoning Permit Application for Commercial Properties, dated November 6, 2023.
- Architectural Plans (3 sheets) entitled, "Proposed Restaurant Below Existing (2) Residential Units, located at 700 Bloomfield Avenue, Verona NJ, Block 1606, Lot 13", prepared by Dassa Haines Architectural Group, LLC, dated November 28, 2023, received via email on December 8, 2023.
- Property Survey (1 sheet) prepared by KTJ Associates, LLC, dated May 4, 2023.
- Property Description prepared by KTJ Associates, LLC, undated.

**Zoning Request:**

Based upon the zoning permit application and plans submitted, the owner is requesting zoning approval to propose a new full-service restaurant on the first floor of the existing two-story, mixed-use building. No changes are proposed to the overall building footprint. The existing utility pole in the rear yard is being removed and the existing rear grass area is being replaced with a new asphalt parking area to provide a total of eight (8) parking spaces. Two (2) HVAC units and one (1) walk-in freezer HVAC unit are also proposed. No other improvements have been requested or shown and therefore have not been considered in this review.

**Zoning Decision:**

The existing building use is mixed residential and retail which is conditionally permitted per Section 150-17.14 D(1). The proposed mixed residential and restaurant use is not a principal or conditionally permitted use in the TC Zone. **A use variance is required.**

The Applicant confirmed no changes are proposed to the existing building footprint.

As per Section 150-17.14 C(3), the building is compliant to the minimum front yard setback of 0 feet with existing and proposed setback of 0 feet.

As per Section 150-17.14 C(4), the building is compliant to the minimum side yard setback of 0 feet with existing and proposed setback of 0 feet.

As per Section 150-17.14 C(5), the building is compliant to the minimum combined side yard setback of 0 feet with existing and proposed setback of 0 feet.

As per Section 150-17.14 C(7), the building is compliant to the minimum rear yard setback of 20 feet with existing and proposed setback of 83.5 feet.

As per Section 150-17.14 C(8), the building is compliant to the maximum permitted height of 50 feet with existing and proposed height of 24.75 feet.

As per Section 150-17.3 C(10), the proposed improvements are compliant to the maximum lot coverage of 80% with existing and proposed coverage of 34.4%.

As per Section 150-17.3 C(11), the proposed improvements are compliant to the maximum improved coverage of 100% with an increased overall proposed impervious coverage of 95.2%.

As per Section 150-12.6 C, a total of 27 parking spaces are required. Eight (8) parking spaces are proposed. **A variance is required.**

As per Sections 150-7.13 A, the proposed HVAC units are compliant to the minimum yard setback requirements.

As per Sections 150-7.13 A, the proposed HVAC units are compliant to the maximum setback of 5 feet from the building with a proposed setback of approximately 0.3 feet.

Stormwater management is REQUIRED due to the increase in impervious lot coverage of approximately 1,181 square feet versus the 400 square foot threshold, requiring same.

The Applicant has indicated that no trees are proposed for removal,

No proposed business sign for the intended use was submitted or reviewed. The Applicant has indicated on plan that signage will be provided under separate cover. Please note that all commercial signs require both zoning and building approval prior to installation.

The Applicant is responsible for obtaining all required State and/or Local Licenses for the proposed use.

Therefore, the applicants request(s) for zoning approval has been **DENIED** by this office.

**This application will require engineering review and approval for stormwater management.**

**Note:**

1. No electrical, plumbing or building codes were reviewed as part of this application. Please coordinate with the Township of Verona Construction/Building Department for any required permits and or inspections which may be required.
2. Any change or deviations from the plans which were provided and reviewed as part of this zoning permit at this location must first be approved by the Zoning Official or Zoning Administrator prior to obtaining a construction permit. The owner/applicant should be aware that any future change may require formal application to the Verona Board of Adjustment for variance governed by the rules and conditions pursuant to N.J.S.A. 40:55D-70d.

**Please contact the Township of Verona Board of Adjustment Acting Secretary to obtain the necessary Zoning Board of Adjustment application, notice requirements and associated fees and for scheduling this application before the Board of Adjustment.**

**Note: All zoning permits expire in one (1) year from the date of the approval.**

Please feel free to contact this office should you have any questions,

Respectfully Submitted,



Marisa Tiberi  
Acting Zoning Official

cc: Paula Mendelsohn – via email  
Kathleen Miesch – via email  
Kristin Spatola – via email  
Thomas Jacobsen – via email  
Sarfeen Tanweer – via email





5201960





5201960





5201960