

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

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VERONA, NEW JERSEY 07044

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

**Zoning Office      880 Bloomfield Avenue, Verona, NJ 07044      973-857-4772**

March 17, 2025

VIA REGULAR AND CERTIFIED MAIL R.R.R. and EMAIL (hltenterprises@gmail.com)

Robert Louis  
311 N. Ave  
Dunellen, New Jersey 08812

Re: Zoning Permit # 2023-139  
Applicant/Owner: Mr. Louis  
Property: 546 Bloomfield Ave aka 10 Park Pl  
Block 1703 Lot 68

Dear Mr. Louis:

I am the Zoning Officer for the Township of Verona. Please accept this correspondence as notice that you have forty-five days to either terminate the use of the above referenced property as an event rental space (currently operating under the name "Palmetto Venues") or to seek relief from the Board of Adjustment. The facts are as follows.

On or about August 10, 2023, former Verona Zoning Official Phillip Epps approved your application to operate an event rental space at the above referenced location. Mr. Epp's action and approval was ultra vires and is void. Simply put, Mr. Epps did not have the authority under N.J.S.A. 40:55D-68 or the applicable Township Ordinances including, but not limited to § 150-17.14A of the Township Code, to approve the space for use as an event rental space as that is not a permitted use and as a new business Palmetto Venues is not a preexisting, nonconforming use. Therefore, the Board's approval was required and Mr. Epps did not have the power or authority to approve a use not permitted by code.

546 Bloomfield Avenue is located in the TCMU Zone which is defined by § 150-17.14A of the Township Code. § 150-17.14A states as follows:

The following are the specifications applicable to the TC MU Zone.

**A. Principal permitted uses.** No building or premises shall be erected, altered or used except for uses designated for each property within the TC MU district as follows:

- (1) Retail stores and retail service establishments, including stores or shops or retail business.
- (2) Cafeterias, full-service restaurants, snack and nonalcoholic beverage bars, confectionery and nut stores, retail bakeries.
- (3) Banks and other financial institutions, but not including drive-in uses.
- (4) Theatrical and motion picture theaters.
- (5) Family day-care centers.
- (6) Personal service establishments.
- (7) Residences. Residential housing units, including a required set-aside for affordable housing units.

As you can see, event rental spaces are not a permitted principal use. Therefore, Mr. Epps did not have the ability to consider or approve your zoning application, as such, his approval is void. Therefore, the continued use of the property as an event rental space is neither permitted nor authorized in the TCMU zone nor is your business a prior nonconforming use. Neither the Zoning Officer nor the Construction Official has the power to make such determinations, and any determinations made in that regard are void from the outset. Accordingly, you are being provided forty-five days to either terminate the event rental space use, or to seek relief from the Board of Adjustment under N.J.S.A. 40:55D-70(a).

Please be guided accordingly

Respectfully Submitted,



**Kathleen Miesch**

**Zoning Official**

**[kmiesch@VeronaNJ.org](mailto:kmiesch@VeronaNJ.org)**

cc: Kim Jhan – via Regular and Certified Mail RRR and Email  
Kevin O’Sullivan - Township Manager - Email Only  
Brian J. Aloia - Aloia Law Firm – Email Only  
Tom Jacobsen - Construction Official – Email Only