

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

**TOWNSHIP MANAGER**  
**KEVIN O'SULLIVAN**  
**TOWNSHIP CLERK**  
**JENNIFER KIERNAN**



**DEPUTY MANAGER**  
**OPEN**  
**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

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

**April 15, 2025**

**Zoning Application #2025-027 – DENIED - Expansion of a Non-conforming Use**

**Applicant:**    The Compound  
271 Grove Avenue  
Verona, NJ 07044

**Owner:**        J Webster Realty  
7 North Willow Street, Suite 8B  
Montclair, NJ 07042

**Property:**     271 Grove Avenue; Block 1201, Lot 11 – Bldg C

**Zone:**           C-2 (Professional Office and Business) Zone District

**Submittals:**

This office is in receipt of the following:

- Commercial Zoning Permit;
- Plans by G. B. Architect LLC, signed and sealed by Giuseppe Barberio, AIA, dated 2/21/2025

**ZONING REQUEST:**

Per the submitted Zoning application, the Applicant is requesting approval to expand their current gym use into an adjacent suite within the existing business location. No other requests have been submitted or shown and therefore have not been considered in this departmental review.

- The lot falls within the C-2 (Professional Office and Business) Zone District;
- Per § 150-17.11 A. Principal permitted uses. No building or premises shall be erected, altered, or used except for uses designated for each district as follows:
  1. Commercial and professional offices.
  2. Commercial schools offering instruction in dance, music, fine art and similar pursuits.
  3. Family day-care centers.
  4. Coworking space.

- 271 Grove Avenue – Bldg C, [The Compound Fitness](#), permitted in the C-2 Zone by a former Zoning Official as a commercial school. The use is a gym as defined in the Township Code as a Commercial Recreational Facility - A recreation facility operated as a business and open to the public for a fee. A commercial recreational facility may include, but is not limited to, the following uses: health clubs, day spas, gyms, and fitness centers. Gyms/ Commercial Recreational Facilities are not permitted in the C-2 Zone.
- The Compound expanded in 2021 adding an 88 square foot coffee bar as it was deemed incidental to the primary use;
- The applicant submitted that the existing space is 2,184 square feet;
- The application is for an expansion of an additional 1,408 square feet with interior renovations;
- Per § 150-13.3 A. No existing building or premises containing any nonconforming use as permitted by this chapter shall be enlarged, extended, reconstructed or structurally altered unless such use is changed to a use permitted in the district in which such building or premises is located; and no nonconforming use shall be changed to another or different nonconforming use. The use of a gym/commercial recreational facility is not a permitted use in the C-2 Zone; an expansion of the use would exacerbate the non-conformity - **A Variance is be required;**
- Per § 150-12.6 Off-street parking. C. 1 space per 250 square feet of G.F.A. is required for Commercial recreation;
- The combined square footage is 3,592 square feet where 14 spaces are required. The applicant has submitted a portion of their lease showing that 14 are allotted to the business – Complaint;

**ZONING DECISION:**

Based on the reviewed submitted items, the applicant's request for a Zoning Permit has been **DENIED** by this office.

**Please Note:**

- No electrical, plumbing or building codes were reviewed as part of this application.
- A formal application to the Verona Board of Adjustment for variance governed by the rules and conditions pursuant to N.J.S.A. 40:55D70d is required for expansion.

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

Respectfully Submitted,



**Kathleen Miesch**

**Zoning Official**

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

cc: Tom Jacobsen - Construction Official  
Kristin Spatola - Technical Assistant to the Construction Official  
Renee Reynolds - Technical Assistant to the Construction Official