

**TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION _____ CASE # _____

PROPERTY ADDRESS 3 Claridge Drive

BLOCK 103 LOT 3 ZONE A-3

APPLICANT'S NAME Living Light Consulting LLC dba Elevated Wellness

PHONE # 973-759-6968 CELL PHONE # _____

EMAIL mara.scott@gmail.com

PROPERTY OWNER'S NAME The Claridges LLC

PROPERTY OWNER'S ADDRESS 2 Claridge Drive, Verona NJ 07044

PROPERTY OWNER'S PHONE # _____ CELL # _____

PROPERTY OWNER'S EMAIL _____

RELATIONSHIP OF APPLICANT TO OWNER Tenant

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Convert 3,581 sf of tenant space in an existing commercial building from office use
to a commercial recreation use.

CONTRARY TO THE FOLLOWING:

Verona Ordinance Section 150-17.10 - Commercial recreation use not permitted in the A-3 Zone.

LOT SIZE: EXISTING 33,410 sf PROPOSED 33,410 sf TOTAL No change

HIEGHT: EXISTING < 120 ft PROPOSED < 120 ft (No change)

PERCENTAGE OF BUILDING COVERAGE: EXISTING 23.2% PROPOSED 23.2%

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 71.9% PROPOSED 71.9%

PRESENT USE Office PROPOSED USE Commercial Recreation

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>100 ft</u>	<u>19.68 ft</u>	<u>19.68 ft</u>
REAR YARD	<u>150 ft</u>	<u>29.9 ft</u>	<u>29.9 ft</u>
SIDE YARD (1)	<u>100</u>	<u>19.68 ft</u>	<u>19.68 ft</u>
SIDE YARD (2)	<u>250</u>	<u>60.1 ft</u>	<u>60.1 ft</u>

DATE PROPERTY WAS ACQUIRED December 7, 2015

TYPE OF CONSTRUCTION PROPOSED:

Interior alterations only proposed.

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

No signage is proposed at this time.

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT			
FIRST FLOOR			
SECOND FLOOR			
ATTIC			

NUMBER OF DWELLING UNITS: EXISTING 0 PROPOSED 0

NUMBER OF PARKING SPACES: EXISTING 27 PROPOSED 27

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

Verona Zoning Board resolutions memorialized on August 10, 1978,

February 19, 1987 and January 12, 1995 and are included with this application.

What are the exceptional conditions that warrant relief from compliance with the Zoning Ordinance?

To be discussed in testimony at the hearing.

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

To be discussed in testimony at the hearing.

History of any deed restrictions:

None to the knowledge of the applicant.

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 Mara Scott Address 135 Grove Street, Montclair NJ Phone # 973-759-2807

Name Address Phone #

Name Address Phone #

Name Address Phone #

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

Attorney: Name Robert A. Gaccione, Esq. of Gaccione Pomaco, P.C.
 Address 1 Boland Drive, Suite 102, West Orange NJ 07052
 Phone # 973-759-2807
 Fax # 973-759-6968
 Email rgaccione@gpmlegal.com

Architect/Engineer: Name Paul Sionas, A.I.A. of GSAPC
 Address 7 Oak Place, Suite 250, Montclair NJ 07042
 Phone # 212-391-1519
 Fax # _____
 Email psionas@switzerpc.com

Planner: Name To be determined
 Address _____
 Phone # _____
 Fax # _____

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

STEVEN GREENBERG OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 2 Claridge Drive, IN THE CITY OF
Verona IN THE COUNTY OF Essex AND STATE OF New Jersey AND THAT
The Claridges 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 101 AND LOT 3 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

Candace Moncelsi
NOTARY CANDACE MONCELSI
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 48433
MY COMMISSION EXPIRES APRIL 16, 2029
AFFIDAVIT OF APPLICANT

[Signature]
OWNER *Resident*
The Claridges LLC

COUNTY OF ESSEX
STATE OF NEW JERSEY

Mara Scott, Member OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW, ON
Living Light Consulting LLC (dba Elevated Wellness)
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 21 DAY OF JULY
2025

[Signature]
NOTARY

Mara Scott
Mara Scott, Member
APPLICANT
Living Light Consulting LLC

SAWYER B SWANSON
Notary Public, State of New Jersey
My Commission Expires Jun 10, 2029

AUTHORIZATION

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

TO THE BOARD OF ADJUSTMENT

Mara Scott, Member IS AUTHORIZED TO MAKE THE WITHIN APPLICATION.
Living Light Consulting LLC (dba Elevated Wellness)

SWORN AND SUBSCRIBED BEFORE ME THIS 19 DAY OF July 2025.

Candace Moncelsi

NOTARY



Owner

The Claridges LLC

CANDACE MONCELSI
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 48433

MY COMMISSION EXPIRES APRIL 16, 2029

