

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY

TOWNSHIP MANAGER
KEVIN O'SULLIVAN
TOWNSHIP CLERK
JENNIFER KIERNAN



DEPUTY MANAGER
MICHAEL KRAUS
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 12, 2025

Zoning Application #2025-044 – DENIED – New Tenant Use

Applicant: Mara Scott
135 Grove Street #2
Montclair, NJ 07042

Owner: The Claridges, LLC
2 Claridge Drive
Verona, NJ 07044

Property: 3 Claridge Drive; Block 103, Lot 3

Zone: A-3 (Residential Townhouse) Zone District

Submittals:

This office is in receipt of the following:

- Township of Verona Commercial Permit Application;

ZONING REQUEST:

Based upon the zoning permit application, the applicant is seeking use of a wellness studio (yoga, massage, pilates, reiki, workshops and classes). No signage rendering, site plan or interior plan has been submitted. No other requests have been submitted or shown and therefore have not been considered in this departmental review.

ZONING DETERMINATION:

- The property is zoned as an A-3 (Residential Townhouse) Zone District per a 2015 ordinance #2-15;
- Per § 150-17.10 A. Principal permitted uses. No building or premises shall be erected, altered or used except for uses designated for each district as follows: Single-family dwellings.
- Per § 150-17.10 F. Conditional uses. The following conditional uses are permitted within the Residential Townhouse district (A-3) subject to area, yard and bulk regulations and other controls identified in the conditional use regulations of this chapter.
 - (1) A satellite or dish antenna, as an accessory use, installed in the side or rear yard, subject to the conditions set forth in § 150-7.11 of this chapter.

- (2) Townhouses subject to the following density and bulk regulations:

ZONING HISTORY:

- On August 10, 1978 a Resolution was memorialized limiting the tenancy to:
 - a) Attorney
 - b) Medical Doctor and Dentist
 - c) Insurance Office
 - d) Accounting Office
 - e) Answering Service
 - f) Travel Agency
 - g) Renting Office
- On February 19, 1987 a Resolution was approved amending the Resolution from August 10, 1978 limiting uses by tenancy to read as follows:
 - a) Attorney
 - b) Bank;
 - c) Executive Search Firm;
 - d) Accounting Office
 - e) Answering Service
 - f) Travel Agency
- On January 12, 1995 the Board of Adjustment memorialized a Resolution that modified the previous uses set by a 1987 Resolution limiting uses by tenancy to the following:
 - a) Bank;
 - b) Advertising and Marketing Firm
- On February 17, 2015, the Council approved on second reading: **SECTION 1.** That the Zoning Ordinance and Zoning Map of the Township of Verona be amended to designate Tax Map Block 1 (**NEW 103**) – Lot 2.01 and 2.02 (**NEW 3**) to the A-3 Zoning District together with the appropriate Zoning Standards associated with the **A-3 Zoning District**.
- Per § 150-17.10 the proposed use of a wellness studio (yoga, massage, pilates, reiki, workshops and classes) is not a permitted use – **A Variance is Required;**
- Should the applicant choose to apply for a variance plans should be submitted denoting the details of the establishment inclusive of architectural plans, site plans, parking plans, proposed interior fit-out.

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

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

Respectfully Submitted,



Kathleen Miesch

Zoning Official

kmiesch@VeronaNJ.org

cc: Tom Jacobsen, Construction Official