



RESOLUTION 2025-22
ZONING BOARD of ADJUSTMENT
of the TOWNSHIP OF VERONA

Application 2025-09 3 Claridge Drive, Block 103, Lot 3— Zone: A-3

WHEREAS, Living Light Consulting, LLC (the “Applicant”) made application to the Verona Zoning Board to allow the Applicant to use a portion of the building on the property known as 3 Claridge Drive, Verona, New Jersey (the “Property”) as a wellness studio (yoga, pilates, reiki, workshops and classes).

WHEREAS, the Property is located in the A-3 Zone on the Township of Verona zoning map; and

WHEREAS, the Property is currently used to house a real estate office and a financial office and is otherwise vacant; and

WHEREAS, the Applicant proposes to use the vacant space (the “Premises”) for its purposes as set forth herein; and

WHEREAS, the Application was deemed complete, and notice duly served to allow the Board to hear the Application at its regular meeting on October 9, 2025; and

WHEREAS, Robert Gaccione, Esq. represented the Applicant; and

WHEREAS, the Applicant sought a use variance to allow approximately 3,581 square feet within the building on the Property to be used as a wellness studio for yoga, massage, pilates, reiki, workshops and classes which are not permitted in the A-3 zone pursuant to Verona Code §150-17.10; and

WHEREAS, Mara Scott, owner and operator of the Applicant appeared to testify in support of the Application. After being duly sworn, she testified that she intends to teach health and wellness classes in the Premises along with up to two teaching sub-tenants simultaneously. She testified that the Premises will be used for wellness services including yoga, massage, pilates, reiki, workshops. She testified that she would sublet part of the Premises to other wellness professionals each who would be on site for approximately 10 hours per week. She represented to the Board that hours of operation will be from 8:00 a.m. to 8:00 p.m. She further represented that class sizes for classes that she instructs would serve a maximum of 10 people and that sub-tenants would provide only one-on-one services or instruction by appointment only.

Ms. Scott projected that a majority of her clients would be residents of the adjacent Claridge House, thereby not requiring on-site parking. She represented to the Board that the existing conference room within the Premises would not be used as event space;

WHEREAS, Paul Siones, Licensed Architect and Planner, after being duly sworn, testified on the Applicant's behalf

Mr. Siones introduced Exhibit A-1, a power point presentation that he prepared dated October 9, 2025. Mr. Siones' power point presentation included a survey of the Property, a floor plan of the Property and of the Premises, photographs of the Premises, a site plan, and a zoning chart. Mr. Siones testified to the Board regarding the content of his presentation and provided planning testimony to the Board relating to the existing condition of the Property and the Premises and the variance sought by the Applicant. Mr. Siones reviewed the layout of the Premises, the Property history including that the building on the Property was first constructed to house model units for the Claridge House Condominiums. Mr. Siones testified that three use variances were previously granted by the Board to allow various uses in the building on the Property. He testified as to the parking requirements and noted that although 45 total parking spaces were previously required to accommodate previous uses of the building on the Property, that only 38 parking stalls would be required upon approval of the Application.

Mr. Siones opined that the proposed use falls within the Verona Zoning Code's definition of a commercial recreation facility. He informed the Board that the Applicant's proposed use requires no changes to the exterior or interior of the building or to the existing parking. He testified that there are 27 parking stalls at the Premises. 45 parking stalls were previously required to accommodate former uses and 38 stalls are now required given the Applicant's proposal for the use of the Premises.

Mr. Siones testified that the proposed use will have no negative impact on surrounding areas, is well-suited for the site, and is inherently beneficial as it promotes preventative health care and community well-being; and

WHEREAS, members of the public were given the opportunity to question each of the witnesses upon completion of their testimony. No public questions were asked. Members of the public were also given the opportunity to provide statements to the Board at the conclusion of the Applicant's case. No public statements or comments were made; and

WHEREAS, a departmental review was submitted from the Verona Rescue Squad, recommending the reception area door swing inward for ease of emergency equipment access; and

WHEREAS the Board established the following findings:

1. The Applicant is seeking a use variance to operate a wellness studio, which is not a permitted use in the A-3 Zone.

2. The building in which the Premises are located is utilized for professional services including a realtor and a financial professional
3. The parking lot is generally not utilized.
4. The Applicant does not propose modifications to the building, exterior, interior, or parking lot.
5. Maximum allowable occupancy is 49 persons
6. Mr. Siones' and Ms. Scott's testimony was credible and adequately supported the application. The Applicant met its burden of proof with regard to both the positive and negative criteria as set forth in the New Jersey Municipal Land Use Law. The Applicant proved the positive criteria – that the use promotes the general welfare (inherently beneficial for preventative health care and community well-being), and is particularly suited to the site given its history and location near Claridge House residents.
7. The Applicant met its burden to prove the negative criteria – that the use could be granted without substantial detriment to the public good and would not substantially impair the intent and purpose of the zone plan or the Verona Master Plan.
8. The Board finds that the proposed wellness studio with limited occupancy (max 49), hours (8:00 a.m.–8:00 p.m.), small class sizes (max 10), and one-on-one sessions represents a low-intensity use compatible with the A-3 Zone and surrounding residential areas.
9. The testimony offered was particular to the wellness studio use. Any approval granted by the Board shall be construed only as the Applicant's right to operate this specific use.

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of the Township of Verona, that the referenced Application is APPROVED with the following conditions;

1. The Applicant will comply with all representations made by and on behalf of the Applicant during the hearing. All of the Applicant's testimony and testimony of the Applicant's professionals are incorporated herein as if fully set forth and shall be continuing for so long as the Premises is used in accordance with the approval granted herein.
2. The Applicant shall modify the reception area door to swing inward per the Verona Rescue Squad recommendation.
3. The Applicant will not utilize the conference room for event space.

NOW THEREFORE, BE IT FURTHER RESOLVED that a copy of this resolution be provided to the Applicant, Township Manager, Township Council and Township Clerk.


MOTION TO APPROVE: Vice Chair Weston

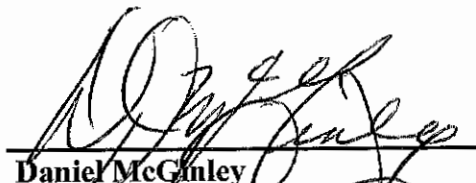
SECOND: Mr. Mathewson

Roll Call Vote:

	AYES	NAYS	NOT ELIGIBLE	ABSTAIN
Mr. Tully			X	
Dr. Ries				X
Dr. Cuartas	X			
Mr. Ryan	X			
Mrs. Murphy Bradacs	X			
Mr. Mathewson	X			
Mrs. DiBartolo	X			
Vice-Chair Weston	X			
Chair McGinley	X			

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE BOARD OF ADJUSTMENT OF REGULAR MEETING HELD ON OCTOBER 9, 2025.


Dolores Carpinelli
Acting Board Secretary


Daniel McGinley
Chairman