

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY



BOARD OF ADJUSTMENT AGENDA

SPECIAL MEETING

7:30 P.M.

AUGUST 4, 2026

VERONA COMMUNITY CENTER BALLROOM
880 BLOOMFIELD AVENUE, VERONA, NJ 07044
This Meeting is In-Person Only

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. STATEMENT re: OPEN PUBLIC MEETINGS ACT

D. ROLL CALL

E. NEW BUSINESS

1. **Application #2026-20- 96 Pompton Avenue, Block 807, Lot 13, C-2 Zone.** Applicant is seeking approval to expand one existing non-permitted tenant use, to continue an existing non-permitted use with a new tenant and to permit a new non-permitted tenant use in an existing commercial building.

- Existing Business - **True Bliss Medical, LLC**, a Med-Spa, that currently leases space on the lower level of 96 Pompton Avenue to expand into two additional treatment rooms. A Med-Spa is not a permitted principal or conditional use within the C-2 Zone

The use is determined to be a non-conforming use; Per § 150-13.3 Extensions, enlargements or changes. [Amended 12-15-2025 by Ord. No. 2025-23]

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.

B. A residential building which complies with the use requirements of this chapter and which violates a setback regulation may be expanded, provided that such expansion complies with all current bulk regulations and does not enlarge the extent of the existing setback violation, whether by height or by extension.

Variances are needed for the non-conforming use and an extension of same

- New tenant **Grateful Massage NJ, LLC**, currently sublets from Empyrean Massage, LLC (no approved Zoning permit for continued use) who is retiring and Grateful Massage would like to assume the lease and use. Neither a massage parlor or personal service establishment are principle or conditional permitted uses within the C-2 Zone
- New tenant **The Plunge Room, LLC & Revive Wellness Suite, LLC**. The proposed use is for contrast therapy, infrared sauna, Red-Light Therapy whose use is primarily conducted indoors, by appointment, with limited client turnover, no overnight care, no emergency medical treatment, no surgical procedures, and no retail sales other than incidental product sales related to the services provided. The Plunge Room and Revive Wellness Suite would fall under personal service establishment as the services proposed do not fall under a med-spa. A personal service establishment is not a principle or conditional permitted use within the C-2 Zone

F. ADJOURNMENT