

TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION

DATE APPLICATION _____

CASE # 2026-19

PROPERTY ADDRESS 3 Claridge Drive

BLOCK 103 LOT 3 ZONE A-3

APPLICANT'S NAME Flor Da Vida Women's Wellness LLC

PHONE # 973-352-7990 CELL PHONE # _____

EMAIL hello@flordavidawellness.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 2,614 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 ft</u>	<u>19.68 ft</u>	<u>19.68 ft</u>
SIDE YARD (2)	<u>250 ft</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 new signage is proposed.

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	<u> </u>	<u> </u>	<u> </u>
FIRST FLOOR	<u> </u>	<u> </u>	<u> </u>
SECOND FLOOR	<u> </u>	<u> </u>	<u> </u>
ATTIC	<u> </u>	<u> </u>	<u> </u>

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, January 12, 1995 and October 9, 2025 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 <u>Debora Marchetti</u>	Address <u>2 S. Willow Street, Unit 414</u>	Phone # <u>973-352-7990</u>
Name <u> </u>	Address <u>Montclair, NJ 07042</u>	Phone # <u> </u>
Name <u> </u>	Address <u> </u>	Phone # <u> </u>
Name <u> </u>	Address <u> </u>	Phone # <u> </u>

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

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 NJ 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

Steven Greenberg, President
OWNER
The Claridges LLC

COUNTY OF ESSEX
STATE OF NEW JERSEY

Debora Marchetti OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW, ON
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 18 DAY OF June
2020

Candace Moncelsi

NOTARY

CANDACE MONCELSI
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 48433

MY COMMISSION EXPIRES APRIL 16, 2029

Debora Marchetti, Member
APPLICANT

Flor Da Vida Women's Wellness LLC

AUTHORIZATION

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

TO THE BOARD OF ADJUSTMENT

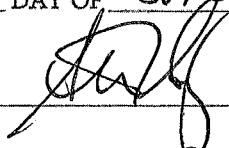
Debora Marchetti, Member IS AUTHORIZED TO MAKE THE WITHIN APPLICATION.

Flor Da Vida Women's Wellness LLC

SWORN AND SUBSCRIBED BEFORE ME THIS 18 DAY OF June 2016.

Candace Moncelsi

NOTARY


~~APPLICANT~~ Owner

Steven Greenberg, President
The Claridges LLC

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

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 14, 2026

Zoning Application #2026-042 – DENIED – New Tenant (Flor De Vida Women's Wellness, LLC)

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

Property: 3 Claridge Drive; Block 103, Lot 3
 Proposed Business Name: Flor De Vida Women's Wellness, LLC

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 space supporting women with a focus on prenatal, postnatal and menstrual health. 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:

- Existing business is Lockner Financial, Office Financial Services;
- Proposed business is Flor De Vida Women's Wellness, LLC, a wellness space supporting women with a focus on prenatal, postnatal and menstrual health;
- 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 space supporting women with a focus on prenatal, postnatal and menstrual health is not a permitted principal use or conditional use – **A Variance is Required;**
- Applicants shows 4 parking spaces needed, parking plans must be submitted;
- Should the applicant choose to apply for a variance, to-scale plans should be submitted denoting the details of the proposed wellness space 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: DeeDee Carpinelli, Board Secretary

ROBERT A. GACCIONE
FRANK POMACO
DENNIS E. GAGLIONE
ALDO DITROLIO
ANTHONY G. DEL GUERCIO

DIANA POWELL McGOVERN
WILLIAM F. HARRISON
DAVID SCILLIERI

GACCIONE POMACO

A PROFESSIONAL CORPORATION

ONE BOLAND DRIVE

SUITE 102

WEST ORANGE, NEW JERSEY 07052

(973) 759-2807

TELEFAX: (973) 759-6968

MICHAEL J. PIROMALLI
STEVEN M. AHRENDT
WILFREDO CARABALLO

Of Counsel

LESLIE W. FINCH
(1973-2000)

Statement of Applicant Intent and Relief Requested

**Re: Flor Da Vida Women's Wellness LLC
3 Claridge Drive
Block 103, Lot 3**

Flor Da Vida Women's Wellness LLC (the "Applicant") filed the present application to the Township of Verona Zoning Board of Adjustment (the "Board") in order to further amend a final major site plan approval granted by the Township of Verona Zoning Board on January 12, 1995 in order convert 2,614 square feet of office space in an existing one-story commercial building to a commercial recreation use at the above captioned subject property. The property has also been the subject of three additional prior site plan and variance approvals granted by the Board on August 10, 1978, February 19, 1987 and October 9, 2025 and copies of all three prior resolutions have been included with the present application.

The subject property is located in a A-3 Zone and the commercial recreation use proposed is not permitted in the zone. In order to improve and use the subject property as intended the Applicant is requesting final amended major site plan approval as well as the following variance relief:

- Class D(1) Use Variance to permit the commercial recreation use where not permitted in the A-3 Zone pursuant to Township of Verona Ordinance Section 150-17.10.

The Applicant further requests the above listed variance relief in addition to any and all variances or waivers that the Board deems necessary for approval of the application.

Dated: June 17, 2026

CLARIDGE ASSC.
OFFICES

IN THE MATTER OF THE APPLICATION
OF
CLARIDGE ESTATES, LTD.

BOARD OF ADJUSTMENT
BOROUGH OF VERONA
ESSEX COUNTY, NJ

WHEREAS THE APPLICANT, Claridge Estates, has applied to the Board of Adjustment of the Borough of Verona, Essex County, New Jersey, for a variance to use existing building for offices, professional offices, travel agency and rental offices.

at Claridge Drive, said premises also known as

Map 2 Block A Lot 22-A

WHEREAS THE BOARD, after carefully considering the evidence presented by the Applicant at public hearings, has made the following factual findings:

1. The premises are located in a/an A-4 zone.
2. The Building Inspector properly refused to grant the Applicant a permit.
3. The Applicant intends to use existing building as offices, professional offices, travel agency.
4. The Applicant will suffer undue and unnecessary hardship if the provisions of the zoning Ordinance are literally enforced.
5. The Proposed variance will enhance the property in the area and will, in no way, be detrimental to the public good.

AND WHEREAS BASED on said findings, the Board has concluded that said relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance of Verona.

NOW, THEREFORE, BE IT RESOLVED that the variance sought be granted subject to the following conditions:

1. That the application for a building permit be made within six months from the date of the granting of this variance.
2. That the construction of the proposed structure begin within nine months after granting of said variance.
3. That the Applicants shall comply with all applicable building and fire prevention codes, and all ordinances with the exception of the variance herein granted, to the satisfaction of the Building Inspector.
4. Minimum of Twenty-five (25) parking spaces.
5. Tenancy limited to:
 - a. Attorney
 - b. Medical Doctor and Dentist
 - c. Insurance Office
 - d. Accounting Office
 - e. Answering Service
 - f. Travel Agency
 - g. Renting Office
6. Control remains with applicant.

Claridge Estates, Ltd.
Application to the Board
of Adjustment
Borough of Verona
Essex County, NJ
Page 2

VOTE: TO GRANT

AYES

Mr. James Flynn
Mr. William Belott
Mr. Francis Carnevale
Mr. Philip Blanche
Mr. Robert Kiernan
Mrs. Sarah Fox
Mr. Louis Petron

NAYS

None

ABSTENTIONS

None


Louis Petron, Chairman

The foregoing is a true copy of a resolution adopted by the Verona Board of Adjustment of the Borough of Verona at its meeting on the 10th day of August, 1978.

IN THE MATTER OF THE APPLICATION

OF

PILGRIM STATE BANK

BOARD OF ADJUSTMENT
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

RESOLUTION

WHEREAS, the applicant, Pilgrim State Bank, has applied to the Board of Adjustment of the Township of Verona for a variance for parking and for a free standing sign and/or amendment to conditions set forth in a previous use variance granted by the Board of Adjustment of the Township of Verona on August 10, 1978 as well as site plan approval for the use of approximately 2,000 square feet of premises known as Claridge Estates, Block 1 Lot 2 for a branch office bank; and

WHEREAS, the Board, after carefully considering the evidence presented by the applicant at public hearings, has made the following factual findings:

1. The premises are located in the A-1 Zone;
2. The Building Inspector by letter dated January 5, 1987 properly refused to grant a building permit as the use of the premises for a bank is prohibited under Condition No. 5 of the Resolution of the Board of August 10, 1978 and a free standing sign is prohibited under Section 150-32K of the Zoning Ordinance;
3. The owner of the premises, Claridge Estates, Inc., has consented to the within application;
4. The premises in question, occupy approximately 8,000 square feet, is leased by Claridge Estates, Inc., to Devon Associates, an Executive Search firm and a sub-lease to the applicant is for approximately 2,000 square feet.
5. By reason of the conditions set forth in the Resolution of the Board of Adjustment limiting the uses to those tenacies set forth in Paragraph 5 of the Resolution;
6. A minimum 25 parking spaces for said premises by reason of parking limitations set forth on Schedule IV of the Zoning Ordinance is required;
7. The applicant seeks to provide a limited use bank primarily for the use of occupants of Claridge House I and Claridge House II, thereby creating special reasons peculiar to this particular applicant;
8. The proposed bank use is less intense than several of the permitted uses set forth in the Resolution of August 10, 1978;
9. The applicant obtained minor sub-division approval from the Planning Board in November 1986 limiting the availability of any additional parking;
10. The proposed sign is intend to be of the same construction material as the existing sign of Devon Associates.
11. The variances sought can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan of the Zoning Ordinance and there will be no negative effect on property values or to the neighboring community;

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF ADJUSTMENT OF THE TOWNSHIP OF THE BOROUGH OF VERONA, THAT THE REQUESTED RELIEF FROM THE August 10, 1978 RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE TOWNSHIP OF VERONA AND FOR A USE VARIANCE PURSUANT TO N.J.S.A. 40:55D-70 AND FOR A FREE STANDING SIGN AND FOR A SITE PLAN APPROVAL BE GRANTED IN ACCORDANCE WITH THE PLAN SUBMITTED AND TESTIMONY TAKEN, SUBJECT TO THE FOLLOWING CONDITIONS:

1. That Paragraph 5 of the Resolution of the Board of Adjustment dated August 10, 1978 limiting uses by tenancy for the subject premises be amended to read as follows:

- A. Attorney;
- B. Bank;
- C. Executive Search Firm;
- D. Accounting office;
- E. Answering Service;
- F. Travel Office;

thereby excluding medical doctor and dentist, insurance office and rental office as permitted uses.

2. That the bank occupy no more than 2,000 square feet of the subject premises;

3. That the bank will not sub-lease the 2,000 square feet of space it will occupy;

4. That of the 25 parking spaces that are available for the subject premises 15 are to be designated for the Executive Search Firm and ten are to be designated for use by the bank;

5. That the approved sign not be illuminated;

6. That the applicant comply with all applicable building and fire prevention codes and ordinances with the exception of the variance herein granted to the satisfaction of the Building Inspector;

7. That the applicant apply for a building permit within six months from the date of the granting of this variance and that the alterations and construction to be performed, the applicant begin within nine months from the date of this variance.

VOTE :

AYES

NAYS

ABSTENTIONS

James Flynn
Gary Ballerini-Alt #1
Robert Kiernan
Catherine Adamczyk
William Karp
Louis Russo

Louis V. Russo

LOUIS RUSSO, CHAIRMAN

The foregoing is a true copy of a resolution adopted by the Board of Adjustment at its meeting on the 5th day of February, 1987 and memorialized on the 19th day of February, 1987.

Joyce Stewart
JOYCE STEWART, Secretary

IN THE MATTER OF THE APPLICATION

BOARD OF ADJUSTMENT
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

OF

DAVID H. BLOCK

RESOLUTION

WHEREAS, the applicant, DAVID H. BLOCK, is the contract purchaser of property located at No. 3 Claridge Drive, Verona, New Jersey, said property also being known as Block 1, Lot 2.02, which property is located in the A-1 Zone; and,

WHEREAS, the applicant is seeking to use a portion of the existing building for offices for an advertising and marketing agency; and,

WHEREAS, on August 10, 1978, a Resolution was memorialized which provided for a variance to use the existing building for offices, professional offices, travel agency and rental offices; and,

WHEREAS, said Resolution limited the tenancy to:

- A. Attorney;
- B. Medical Doctor and Dentist;
- C. Insurance Office;
- D. Accounting Office;
- E. Answering Service;
- F. Travel Agency; and,
- G. Renting Office; and,

WHEREAS, on February 19, 1987 a Resolution was approved amending Paragraph 5 of the Resolution of the Board of Adjustment dated August 10, 1978, limiting uses by tenancy for the subject premises to be read as follows:

- A. Attorney;
- B. Bank;
- C. Executive Search Firm;
- D. Accounting Office;
- E. Answering Service; and,
- F. Travel Office; and,

WHEREAS, the Applicant, relying on the testimony of the applicant, David H. Block, and Arthur J. Johnsen, Architect/Planner, argues that the use as proposed is consistent with the low intensity uses previously permitted; and,

WHEREAS, the Board, after carefully considering the evidence presented by the applicant at the hearing on December 8, 1994, the testimony presented by the applicant and the architect/planner, photographs submitted into evidence, and having made the following factual findings:

1. The premises are located in an A-1 Zone;
2. Applicant intends to use a portion of the existing building as advertising and marketing offices;
3. Type of use proposed by the applicant is consistent with the low intensity uses that have been permitted by this Board of Adjustment;
4. Most of the applicant's business is done at clients' offices and client visits to applicant's office are at a minimum;
5. The proposed use is consistent with the Zone Plan as presently constituted resulting from the previous variances that were granted;

6. The portion of the premises for which applicant is seeking permission to use for an advertising and marketing firm is currently vacant and the contract purchaser will enhance the property in the area resulting in no detriment to the public good; and

WHEREAS, based on said findings, the Board has concluded that special reasons exist for the granting of the variance which may be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan of the Zoning Ordinance of the Township of Verona;

NOW, THEREFORE, BE IT RESOLVED THAT THE REQUESTED RELIEF FROM THE FEBRUARY 5, 1987, RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE TOWNSHIP OF VERONA AND FOR A USE VARIANCE PURSUANT TO N.J.S.A. 40:55D-70 AND FOR A SITE PLAN APPROVAL BE GRANTED IN ACCORDANCE WITH THE APPLICATION AND PLANS SUBMITTED AND TESTIMONY TAKEN, SUBJECT TO THE FOLLOWING CONDITIONS:

1. That Paragraph 1 of the Resolution of the Board of Adjustment dated February 19, 1987, limiting uses by tenancy for the subject premises be amended to read as follows:

A. Bank;

B. Advertising and Marketing Firm.

2. The applicant will restripe the parking lot designating one (1) space for handicapped parking;

3. The applicant will comply with the request of the Building Code Official with respect to his review of outside lighting requirements;

4. The basement of the premises to be occupied by the applicant shall be used only for a mailroom and for storage incidental to the principal use and may not be rented to a different user;

5. That the applicant comply with all applicable building and fire prevention codes and ordinances with the exception of the variance herein granted to the satisfaction of the Building Inspector; and

6. That the applicant apply for a building permit within six (6) months from the date of the granting of this variance and that the alterations and construction to be performed by the applicant begin within nine (9) months from the date of this variance.

VOTE :

AYES

NAYS

ABSTENTIONS

ROBERT KIERNAN

JAMES FLYNN

MICHAEL ZICHELLI

ANGELO POMARICO

WALTER KOPROWSKI -ALT #1

JOANNE VEECH -ALT #2

GARY BALLERINI

Gary Ballerini

GARY BALLERINI, CHAIRMAN

The foregoing is a true copy of a resolution adopted by the Board of Adjustment at its meeting on the 8th day of December, 1994, and memorialized at its meeting on the 12th day of January, 1995.

Joyce Stewart
JOYCE STEWART, Secretary



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

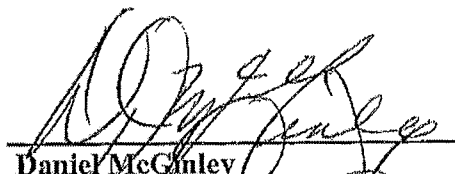
SECOND: Mr. Mathewson

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