

ZONING BOARD OF ADJUSTMENT  
PLANNING BOARD  
TOWNSHIP OF VERONA  
COUNTY OF ESSEX, NEW JERSEY  
VERONA COMMUNITY CENTER  
880 BLOOMFIELD AVENUE  
VERONA, NEW JERSEY 07044  
973-857-4773

APPLICATION FOR APPEALS AND INTERPRETATIONS REQUEST

The undersigned, as Applicant/Owner of the subject property identified herein, hereby makes application to the Township of Verona for (check all that apply):

1. APPLICANT INFORMATION

Name: Bella Princess, LLC

Mailing Address: 43 Maple Street

Bloomfield, NJ 07003

Telephone/E-mail: 973-280-3950 / martha@bellaprincess.com  
Daytime phone E-mail

Applicant is a: (check applicable status)

Corporation  Partnership  Individual (s)  Other LLC  
(please specify)

Attorney's Name: Robert A. Gaccione, Esq.

Gaccione Pomaco, P.C.

Mailing Address: 1 Boland Drive, Suite 102, West Orange NJ 07052

Telephone: 973-759-2807 E-mail: rgaccione@gpmlegal.com

Preparation of plans by:

Name: Not applicable

Address: \_\_\_\_\_

Tel: \_\_\_\_\_ E-mail: \_\_\_\_\_

2. SUBJECT PROPERTY INFORMATION (if applicable)

Subject Property Owner's name: 555 Bloomfield Avenue Verona LLC

Verona street address of the Subject Property: 553-555 Bloomfield Avenue, Verona NJ 07044

Tax Map Block(s): 1806 Lot(s): 19 Zone District(s): TC (Town Center)

Existing Use of Property: Mixed-Use Building

3. NATURE OF APPLICATION

Appeal: Clearly detail your position that the Zoning Officer or Administrative officer has made an error in any order, requirement, decision or refusal made in the enforcement of the zoning ordinance (attach additional sheets if necessary)

Zoning Officer's letter dated May 6, 2026 rescinding Zoning Permit No. 2022-275 was in error and should be reversed.

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Interpretation: Clearly detail your request for an interpretation of the zoning map or ordinance or for a decision upon other special questions (attach additional sheets if necessary)

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

Verona Zoning Board Application 2024-13 permitting ATM bank use on first floor. (See attached)

**History of any deed restrictions:**

None to the knowledge of the applicant.

**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>Martha Peralta</u>	Address	<u>43 Maple Street, Bloomfield NJ 07003</u>	Phone #	<u>973-280-3950</u>
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  
Email rgaccione@gpmlegal.com

**Architect/Engineer:**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone# \_\_\_\_\_  
Email \_\_\_\_\_

**Planner:**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone# \_\_\_\_\_  
Email \_\_\_\_\_

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY  
COUNTY OF ESSEX

Joseph Valente

OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON  
81 Elmwood Terrace

OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT West Caldwell IN THE CITY OF Essex AND STATE OF New Jersey

555 Bloomfield Avenue Verona LLC

AND THAT IS THE OWNER IN FEE OF ALL THAT CERTAIN LOT, PIECE OF LAND,

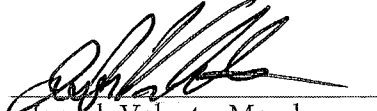
SITUATED, LYING AND BEING IN THE TOWNSHIP OF VERONA AFORESAID AND KNOWN AND DESIGNATED AS

BLOCK 1806 AND LOT 19

AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.



PAMELA J. ANNICCHIARICO  
A Notary Public of New Jersey  
My Commission Expires MARCH 4, 2028



Joseph Valente, Member  
555 Bloomfield Avenue Verona LLC  
OWNER

AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX  
STATE OF NEW JERSEY

Martha Peralta

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 29th DAY OF MAY

2020.



PAMELA J. ANNICCHIARICO  
A Notary Public of New Jersey  
My Commission Expires MARCH 4, 2028



Martha Peralta, Member  
Bella Princess, LLC  
APPLICANT

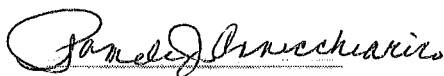
AUTHORIZATION

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

TO THE BOARD OF ADJUSTMENT

JOSEPH VALLENTE IS AUTHORIZED TO MAKE THE WITHIN APPLICATION.

SWORN AND SUBSCRIBED BEFORE ME THIS 29<sup>th</sup> DAY OF MAY 2026.



NOTARY  
PAMELA J. ANNICCHIARICO  
A Notary Public of New Jersey  
My Commission Expires MARCH 4, 2028



Joseph Valente, Member  
OWNER  
555 Bloomfield Avenue  
Verona LLC

MAYOR  
ALEX ROMAN  
DEPUTY MAYOR  
CHRISTINE McGRATH  
COUNCILMEMBERS  
JACK McEVOY  
CYNTHIA L. M. HOLLAND  
CHRISTOPHER H. TAMBURRO

TOWNSHIP OF VERONA  
COUNTY OF ESSEX, NEW JERSEY



TOWNSHIP MANAGER  
JOSEPH O. D'ARCO  
TOWNSHIP CLERK  
JENNIFER KIERNAN  
TOWNSHIP ATTORNEY  
BRIAN J. ALOIA, ESQ.

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MUNICIPAL BUILDING  
600 BLOOMFIELD AVENUE  
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(973) 239-3220  
WWW.VERONANJ.ORG

DEPARTMENT OF PUBLIC WORKS  
10 COMMERCE COURT  
VERONA, NEW JERSEY 07044

February 10, 2023

Township of Verona  
Zoning & Engineering Department  
10 Commerce Court  
Verona, NJ 07004

**Zoning Permit No. 2022-275  
Princess Café and Party Space**

**Owner:** 555 Bloomfield Avenue LLC  
277 Bloomfield Avenue  
Verona, NJ 07044  
**Applicant:** "Bella Princess LLC"  
98 Broad Street  
Bloomfield, NJ 07003  
**Property:** 555 Bloomfield Avenue  
Lot 19 Block 1806  
Verona, NJ 07044  
**Zone:** TC (Town Center)

**Documents and Submittals:**

This office is in receipt of the following documents which were submitted by the applicant for consideration.

- Zoning Application for the change in use only. The applicant has chosen not to submit a business sign permit application at this time.

**Current Use(s):**

The location/space which the applicant is proposing to occupy is the former location of the Verona Sports Center. The overall building currently has/had a host of permitted mixed uses.

1. Three One Bedroom Apartments (2nd Floor)
2. Vacant (1st Floor)

**Proposed Use(s):**

The applicant has requested zoning approval to operate a business that hosts private themed parties. Food and Beverages are provided from an off-site caterer. No on-site preparation is proposed at this time, only serving.

With that we offer the following;

The property commonly known as 555 Bloomfield Avenue and also being shown on the Official Tax Maps of the Township of Verona as Tax Lot 19 in Block 1806, is situate in the Townships TC Zone (Town Center), as shown upon the Townships official Zoning Map, prepared by Kasler Associates, PA dated July 11, 2011.

**Zoning Review:**

**150 - 17.14 TC (TOWN CENTER) ZONE DISTRICT**

**A. Principal Permitted Uses**

No building or premises shall be erected, altered or used except for uses designated for each district as follows:

1. Retail stores and retail service establishments, including stores or shops or retail business conducted entirely within the confines of a building.
2. Cafeterias, full-service restaurants, snack and nonalcoholic beverage bars, confectionery and nut stores, retail bakeries. These uses shall have a maximum seating capacity of 100 patrons. These uses shall be permitted on lots having frontage on Bloomfield Avenue.
3. Banks and other financial institutions, but not including drive in uses.
4. Theatrical and motion picture theaters.
5. Family day care centers.
6. Personal service establishments.

**B. Permitted Accessory Uses**

Any of the following accessory uses may be permitted in conjunction with a permitted principal use:

1. Accessory uses customarily incidental to the principal or conditional use.
2. Outdoor restaurant seating in accordance with section 150-7.23.
3. Sidewalk Café in accordance with section 150-7.22.

**D. Conditional Uses**

The following conditional uses are permitted within the Town Center zone (TC) subject to area, yard and bulk regulations and other controls identified in the conditional use regulations of this ordinance.

1. Mixed residential and retail subject to the mixed use standards set forth in section 150-8.3.
2. Mixed retail and commercial (non-medical) subject to the mixed use standards set forth in section 150-8.3.
3. Mixed retail and professional office (non-medical) subject to the mixed use standards set forth in section 150-8.3.
4. Massage Parlors subject to the conditional standards set forth in section 150-8.11

**Zoning Decision:**

This office has reviewed the applicants request for zoning approval and has found that the proposed use does not fall under any of the "Permitted Uses" or "Conditional Uses" for the TC Zone, since it does not comply with the standards set forth under §150-8.3 pertaining to conditional uses.

However, this property had received prior approval by the Township Board of Adjustment for a variance pursuant to N.J.S.A. 40:55D-70 (d) (3) which granted the owner of the property permission to use the lower level (1st Floor) for RETAIL, PERSONAL SERVICE or RETAIL SERVICE USE and the second floor for residential apartments. This was approved on August 13<sup>th</sup> 2020 and memorialized on September 10<sup>th</sup> 2020. Since the variance runs with the land the resolution of approval by the Board of Adjustment office has **APPROVED** the applicants request to operate a "Mixed Use" at this location.

NOTE:

The applicant has **NOT** submitted any zoning requests for a business sign. A zoning request must be filed and approved by this office prior to the placement/installation of any business sign.

Please coordinate with the Township of Verona Construction/Building Department for any required permits and or inspections which may be required.

Any change or deviations from the plans or intended use which were provided and reviewed as part of this zoning permit at this location must first be approved by the Zoning Official or Zoning Administrator prior to obtaining a construction permit. The owner/applicant should be aware that any future change may possible require formal application to the Verona Board of Adjustment for a variance governed by the rules and conditions of the Township Zoning Ordinance Chapter 150 as well as the State of NJ Municipal Land Use Law.

\* All zoning permits expire within 1 year of date of issuance.

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

Respectfully Submitted,

*Michael DeCarlo*

Michael C. DeCarlo  
Engineering Manager / Zoning Officer

MAYOR  
ALEX ROMAN  
DEPUTY MAYOR  
CHRISTINE McGRATH  
COUNCILMEMBERS  
JACK McEVOY  
CYNTHIA L. M. HOLLAND  
CHRISTOPHER H. TAMBURRO

**TOWNSHIP OF VERONA**  
COUNTY OF ESSEX, NEW JERSEY



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DEPARTMENT OF PUBLIC WORKS  
10 COMMERCE COURT  
VERONA, NEW JERSEY 07044

February 10, 2023  
Rev. February 22, 2023

Township of Verona  
Zoning & Engineering Department  
10 Commerce Court  
Verona, NJ 07004

**Zoning Permit No. 2022-275**  
**Princess Café and Party Space**

**Owner:** 555 Bloomfield Avenue LLC  
277 Bloomfield Avenue  
Verona, NJ 07044  
**Applicant:** "Bella Princess LLC"  
98 Broad Street  
Bloomfield, NJ 07003  
**Property:** 555 Bloomfield Avenue  
Lot 19 Block 1806  
Verona, NJ 07044  
**Zone:** TC (Town Center)

**Documents and Submittals:**

This office is in receipt of the following documents which were submitted by the applicant for consideration.

- Zoning Application for the change in use only. The applicant has chosen not to submit a business sign permit application at this time.

**Current Use(s):**

The location/space which the applicant is proposing to occupy is the former location of the Verona Sports Center. The overall building currently has/had a host of permitted mixed uses.

1. Three One Bedroom Apartments (2nd Floor)
2. Vacant (1st Floor)

**Proposed Use(s):**

The applicant has requested zoning approval to operate a business that hosts private themed parties and provides limited on-site food and beverage service for the parties and to the general public as well. There were no plans or intentions to operate a full commercial kitchen at the time of the submittal of the application.

With that we offer the following;

The property commonly known as 555 Bloomfield Avenue and also being shown on the Official Tax Maps of the Township of Verona as Tax Lot 19 in Block 1806, is situate in the Townships TC Zone (Town Center), as shown upon the Townships official Zoning Map, prepared by Kasler Associates, PA dated July 11, 2011.

**Zoning Review:**

**150 - 17.14 TC (TOWN CENTER) ZONE DISTRICT**

**A. Principal Permitted Uses**

No building or premises shall be erected, altered or used except for uses designated for each district as follows:

1. Retail stores and retail service establishments, including stores or shops or retail business conducted entirely within the confines of a building.
2. Cafeterias, full-service restaurants, snack and nonalcoholic beverage bars, confectionery and nut stores, retail bakeries. These uses shall have a maximum seating capacity of 100 patrons. These uses shall be permitted on lots having frontage on Bloomfield Avenue.
3. Banks and other financial institutions, but not including drive in uses.
4. Theatrical and motion picture theaters.
5. Family day care centers.
6. Personal service establishments.

**B. Permitted Accessory Uses**

Any of the following accessory uses may be permitted in conjunction with a permitted principal use:

1. Accessory uses customarily incidental to the principal or conditional use.
2. Outdoor restaurant seating in accordance with section 150-7.23.
3. Sidewalk Café in accordance with section 150-7.22.

**D. Conditional Uses**

The following conditional uses are permitted within the Town Center zone (TC) subject to area, yard and bulk regulations and other controls identified in the conditional use regulations of this ordinance.

1. Mixed residential and retail subject to the mixed use standards set forth in section 150-8.3.
2. Mixed retail and commercial (non-medical) subject to the mixed use standards set forth in section 150-8.3.
3. Mixed retail and professional office (non-medical) subject to the mixed use standards set forth in section 150-8.3.
4. Massage Parlors subject to the conditional standards set forth in section 150-8.11

**Zoning Decision:**

This office has reviewed the applicants request for zoning approval and has found that the proposed use does fall under "Conditional Uses" (1) for the TC Zone, since it does comply with the standards set forth under §150-8.3 pertaining to conditional uses.

However, this property had already received prior approval by the Township Board of Adjustment for a variance pursuant to N.J.S.A. 40:55D-70 (d) (3) which granted the owner of the property permission to use the lower level (1st Floor) for RETAIL, PERSONAL SERVICE or RETAIL SERVICE USE and the second floor for residential apartments. This was approved on August 13<sup>th</sup> 2020 and memorialized on September 10<sup>th</sup> 2020. Since the variance runs with the land the resolution of approval by the Board of Adjustment office has **APPROVED** the applicants request to operate a "Mixed Use" at this location.

**NOTE:**

The applicant has **NOT** submitted any zoning requests for a business sign. A zoning request must be filed and approved by this office prior to the placement/installation of any business sign.

Please coordinate with the Township of Verona Construction/Building Department for any required permits and or inspections which may be required.

Any change or deviations from the plans or intended use which were provided and reviewed as part of this zoning permit at this location must first be approved by the Zoning Official or Zoning Administrator prior to obtaining a construction permit. The owner/applicant should be aware that any future change may possible require formal application to the Verona Board of Adjustment for a variance governed by the rules and conditions of the Township Zoning Ordinance Chapter 150 as well as the State of NJ Municipal Land Use Law.

\* All zoning permits expire within 1 year of date of issuance.

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

Respectfully Submitted,

*Michael DeCarlo*

Michael C. DeCarlo  
Engineering Manager / Zoning Officer

**RESOLUTION 2024-20**  
**ZONING BOARD of ADJUSTMENT**  
**of the TOWNSHIP OF VERONA**

Application 2024-13 553-555 Bloomfield Avenue, Block 1806, Lot 19– TC Zoning District

WHEREAS, 555 Bloomfield Avenue Verona LLC (the “Applicant”) is the owner of 553-555 Bloomfield Avenue, Verona, New Jersey (the “Property”); and

WHEREAS, the Property is located in the TC Zoning District on the Township of Verona zoning map; and

WHEREAS, Prior to the application, the Applicant had received conditional use approval from the Verona Zoning Board of Adjustment to utilize the first floor of the Property for retail service/ personal use and to utilize the second floor as three apartment one- bedroom dwellings; and

WHEREAS, the Applicant made an application to the Township of Verona Zoning Board of Adjustment seeking approval to install an ATM Machine in the most westerly 258 square feet of the ground floor of the building.

WHEREAS, Michael Sullivan, Esq. appeared on behalf of the Applicant.

WHEREAS, The Applicant appeared before the Board on October 10, 2024. The Applicant postponed the completion of the application during that meeting and requested that the application be carried to the November 14, 2024 Board meeting. The Board subsequently heard the application at its November 14, 2024 meeting; and

WHEREAS, Mr. Sullivan advised the Board that the Board previously granted use, conditional use, and site plan approval to the Applicant allowing the Applicant to utilize the second floor as three one-bedroom apartment units and to allow commercial uses on the first floor. Mr. Sullivan informed the Board that all three of the second-floor apartment units are occupied and that the first-floor is occupied by La Bella Princess Café.

Mr. Sullivan further informed the Board that 258 square feet of commercial space on the first floor remains empty and that the 258 square feet is subject to the Application; and

Mr. Sullivan advised the Board that the Applicant was seeking amended preliminary and final site plan approval, amended conditional use approval, a D-1 use variance to allow a Wells Fargo ATM facility with one ATM machine in the 258 square foot space, a wall-mounted nine square foot illuminated sign facing Bloomfield Avenue, and a four square foot non-illuminated sign facing Lakeside Avenue; and

WHEREAS, the Applicant presented Dan Dressel, an architect licensed in the state of New Jersey who was sworn and qualified as an expert in architecture. Mr. Dressel testified that he had reviewed the site plan and that he was familiar with the site. The Applicant introduced Exhibit A-1, one page sheet titled "renovations and alternations, 553 Bloomfield Avenue, Verona, New Jersey for Mr. Joe Valente" last dated revisions October 10, 2024, Mr. Dressel reviewed Exhibit A-1 with the Board. He located on Exhibit A-1 the proposed signs and the entrance way to the proposed ATM. He further discussed the proposed interior layout; and

WHEREAS, Michael Bolton was sworn and next testified on behalf of the Applicant. Mr. Bolton informed the Board that he is a lead construction manager for Wells Fargo and has been employed with Wells Fargo for 25 years. Mr. Bolton testified that there would be no interior door from the subject space to the adjoining café. He informed the Board that the proposed site layout is common and that the placement of ATM's in small spaces like the subject space comports to Wells Fargo's business strategy; and

WHEREAS, John Taikina, PP who was sworn and qualified as an expert in planning testified on behalf of the Applicant. He testified to visiting the property and reviewing the Verona Zoning Ordinance and Master Plan. He opined that the Board should grant the D-1 use variance and conditional use approval because banks are generally allowed in the TC Zoning District. Mr. Taikina further testified that the site is suitable for the proposed use and that the site could carry the current uses and the proposed use. He opined that the subject space was ideal for an ATM and that permitting the ATM as proposed would advance zoning purposes because there is sufficient space in an appropriate location for the proposed use. He further testified that there would be no substantial detriment to the public good and that the Applicant's proposed improvement on the Property will outweigh any detriments. He testified that the Application if approved, would have no impairment to the zone plan and would not conflict with any provision of Verona's Master Plan.

WHEREAS, members of the Board questioned the witnesses regarding the application and the Board established the following findings:

1. The subject property is in the TC zone.
2. The property is currently used for commercial and residential purposes. The Applicant requires a use variance because although banks are permitted in the zone, banks are not allowed as part of a mixed use building and because the previous resolution of approval regarding the property prohibited any additional uses without board approval.
3. The location of the proposed sign on Bloomfield Avenue is not ideal. The Applicant should relocate or re-size the sign for aesthetic reasons.
4. The proposed windows are not aesthetically pleasing and should be redesigned to appear as active store front windows.

5. The proposed interior layout is not best for convenience. The Applicant should reverse the interior by making 90 degree alternations.

WHEREAS, the Board decided based on the foregoing to grant the Applicant a D-1 use variance to allow a Wells Fargo ATM facility with one ATM machine in the 258 square foot space, and preliminary and final site plan approval, amended conditional use approval as requested by the Applicant with the exception that the Applicant shall reconfigure the interior space by relocating the proposed interior structures by 90 degrees and the Applicant shall relocate and/or resize the proposed nine foot sign on Bloomfield Avenue with a sign not to exceed 15SF. ~~The Applicant shall additionally modify the windows so that the windows appear more similar to downtown active store front windows.~~

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of the Township of Verona, that the referenced application be hereby approved subject to the following conditions:

1. The Applicant will comply with all representations made on behalf of the Applicant during the hearing. All of the testimony on the Applicant's behalf is incorporated herein as if fully set forth.
2. The Applicant will satisfy all municipal and administrative agency requirements before and during construction.

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

**ROLL CALL:**

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>NOT ELIGIBLE</u>	<u>ABSENT</u>
Dr. Edith Ries					X
Mr. Tully	X				
Dr. Bill Cuartas	X				
Mr. Ryan				X	
Mrs. Murphy-Bradacs					X
Mr. Matthewson	X				
Mrs. DiBartolo					X
Vice Chair Weston	X				
Chair McGinley	X				

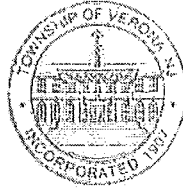
THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE BOARD OF ADJUSTMENT OF REGULAR MEETING HELD ON NOVEMBER 14, 2024.

Caitlin Kester  
Caitlin Kester, Board Secretary

Daniel McGinley  
Daniel McGinley, Chairman

TOWNSHIP OF VERONA  
COUNTY OF ESSEX, NEW JERSEY

TOWNSHIP MANAGER  
KEVIN O'SULLIVAN  
TOWNSHIP CLERK  
JENNIFER KIERNAN



20 Days to apply for  
appeal  
DEPUTY MANAGER  
MICHAEL KRAUS  
TOWNSHIP ATTORNEY  
BRIAN J. ALOIA, ESQ.

VERONA COMMUNITY CENTER  
588 BLOOMFIELD AVENUE  
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DEPARTMENT OF PUBLIC WORKS  
161 COMMERCE COURT  
VERONA, NEW JERSEY 07044

Zoning Office

880 Bloomfield Avenue, Verona, NJ 07044

973-857-4772

Zoning Compliance Notice

May 6, 2026

VIA REGULAR AND CERTIFIED MAIL R.R.R.

Rescinding Zoning Permit No. 2022-275  
La Bella Princess Café and Party Space

Property Owner: 555 Bloomfield Avenue LLC  
Mr. Joseph Valente  
P.O. Box 5026  
Caldwell, NJ 07006

Business Owner: "Bella Princess LLC"  
Karissa Teixeira & Martha Peralta  
98 Broad Street  
Bloomfield, NJ 07003

Property: 553-555 Bloomfield Avenue, Block 1806, Lot 19

Zone: TC (Town Center)

Dear Mr. Valente, Ms. Teixeira & Ms. Peralta -

I am the current Zoning Officer for the Township of Verona. On or about February 10, 2023, revised February 22, 2023, former Verona Zoning Official Michael DeCarlo approved your application to operate an event rental space at the above referenced location. Mr. DeCarlo's action and approval was ultra vires and is void. Simply put, Mr. DeCarlo did not have the authority under N.J.S.A. 40:55D-68 or the applicable Township Ordinances including, but not limited to § 150-17.14 of the Township Code, to approve the space for use as an event rental space as that is not a permitted use and as a new business Bella Princess LLC dba La Bella Princess Café is not a preexisting, nonconforming use. Therefore, the Board's approval was required and Mr. DeCarlo did not have the power or authority to approve a use not permitted by code or granted through variance.

La Bella Princess Café advertises offerings including but not limited to catering, rental space for private parties, ticketed events for both children and adults.

The Board of Adjustment of the Township of Verona did memorialize a resolution on September 10, 2020 for the address of 553-555 Bloomfield Avenue granting the Applicant's proposal to convert the second story of an existing building to three 1-bedroom residential dwellings units and to use the existing commercial tenant space on the **first floor for either a retail use, a personal service use or a retail service use**, and for the approval of a preliminary and final major site plan in addition to a use variance pursuant to N.J.S.A. 40:55D-70(d)(1) in order to permit the conversion of the second floor of the building to a residential use, namely three 1-bedroom apartments over either a **retail service or a personal service use** which is not permitted in the TC Zone pursuant to Verona Ordinance Section 150-17.14.A as well as a use variance pursuant to N.J.S.A. 40:55D-70(d)(3) in order to permit the conversion of the second floor of the building to a residential use, namely three 1-bedroom apartments over retail use which is conditional use in the TC Zone pursuant to Verona Ordinance Section 150-17.14.D.1. An event space does not fall under a retail service or personal service in the Verona Township code.

The property 553-555 Bloomfield Avenue is located in the TC Zone which is defined by § 150-17.14 of the Township Code. § 150-17.14 states as follows:

A. Principal permitted uses. No building or premises shall be erected, altered or used except for uses designated for each district as follows:

- (1) Retail stores and retail service establishments, including stores or shops or retail business conducted entirely within the confines of a building.
- (2) Cafeterias, full-service restaurants, snack and nonalcoholic beverage bars, confectionery and nut stores, retail bakeries. These uses shall have a maximum seating capacity of 100 patrons. These uses shall be permitted on lots having frontage on Bloomfield Avenue.
- (3) Banks and other financial institutions, but not including drive in uses.
- (4) Theatrical and motion-picture theaters.
- (5) Family day-care centers.
- (6) Personal service establishments.

Updated effective March 30, 2026:

A. The principal permitted uses. No building or premises shall be erected, altered or used except for uses designated for each district as follows:

The principal permitted uses. No building or premises shall be erected, altered or used except for uses designated for each district as follows:

- (1) Personal services,
- (2) Retail stores sales, and retail services establishments, including stores or shops or retail where the business is conducted entirely within the confines of a building.
- (3) Full-service restaurants, cafés, bakeries, and similar food service establishments, snack and non-alcoholic beverage bars, and confectionery and nut stores.
- (3) Banks and other financial institutions, but not including drive in uses.
- (5) Day Care Facilities

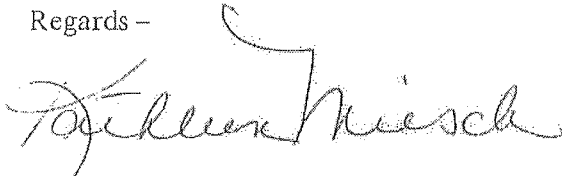
- (6) Coworking space.
- (7) Brewpubs and microbreweries in compliance with state licensing requirements.
- (8) Artisanal Workshop
- (9) Shared Kitchen, shared workshops, and shared textile spaces subject to applicable square-footage and operational limits.
- (10) Art galleries, studios, and instructional spaces with incidental assembly only.
- (11) Med Spa
- (12) Commercial recreation facility.

As you can see, event rental spaces are not and have not been a permitted principal use and is not a use that was permitted per the granted use variance. Therefore, Mr. DeCarlo did not have the ability to consider or approve your zoning application, as such, his approval is void. Therefore, the continued use of the property as an event rental space is neither permitted nor authorized in the TC zone nor is your business a prior nonconforming use. Neither the Zoning Officer nor the Construction Official has the power to make such determinations, and any determinations made in that regard are void from the outset.

Please accept this correspondence as notice that you have forty-five days to either terminate the use of the above referenced property as an event rental space (currently operating under the name "La Bella Princess Café") or to seek relief from the Board of Adjustment under N.J.S.A. 40:55D-70(a).

Please be guided accordingly.

Regards –



Kathleen Miesch  
Zoning Official

cc: Kevin O'Sullivan – Township Manager via email only  
Michael Kraus – Deputy Township Manager via email only