

TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION

DATE APPLICATION 7-16-26

CASE # 2026-20

PROPERTY ADDRESS 96 Pompton Avenue

BLOCK 807 LOT 13 ZONE C-2

APPLICANT'S NAME Penguin Holdings LLC

PHONE # 973-484-4800 CELL PHONE # _____

EMAIL fm@solutions-arch.com

PROPERTY OWNER'S NAME Same as applicant

PROPERTY OWNER'S ADDRESS _____

PROPERTY OWNER'S PHONE # _____ CELL # _____

PROPERTY OWNER'S EMAIL _____

RELATIONSHIP OF APPLICANT TO OWNER Applicant is the property owner

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

The applicant is seeking approval in order 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.

CONTRARY TO THE FOLLOWING:

Verona Ordinance Section 150-17.11 - Permitted Uses in the C-2 Zone

Verona Ordinance Section 150-12.6 - Off-Street Parking for minimum required parking spaces

LOT SIZE: EXISTING 22,930 sf PROPOSED No change TOTAL No change

HIEGHT: EXISTING < 35 ft / 2.5 stories PROPOSED No change

PERCENTAGE OF BUILDING COVERAGE: EXISTING _____ PROPOSED No change

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING _____ PROPOSED No change

PRESENT USE Commercial Building PROPOSED USE Commercial Building

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>20 feet</u>	<u>20.6 feet</u>	<u>No change</u>
REAR YARD	<u>50 feet</u>	<u>85 feet</u>	<u>No change</u>
SIDE YARD (1)	<u>15 feet</u>	<u>27.6 feet</u>	<u>No change</u>
SIDE YARD (2)	<u>35 feet</u>	<u>55.6 feet</u>	<u>No change</u>

DATE PROPERTY WAS ACQUIRED February 8, 2016

TYPE OF CONSTRUCTION PROPOSED:

No new construction or site improvements are proposed.

SIGN INFORMATION (if applicable): supply details on location, dimensions, height and illumination

No change

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
FIRST FLOOR	<u>3,066 sf</u>	<u>No change</u>	<u>No change</u>
SECOND FLOOR	<u>5,207 sf</u>	<u>No change</u>	<u>No change</u>
ATTIC	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

NUMBER OF DWELLING UNITS: EXISTING 0 PROPOSED No change

NUMBER OF PARKING SPACES: EXISTING 25 PROPOSED No change

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

Verona Planning Board Site Plan approval granted July 23, 1998

See attached copy of Resolution 3-98

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>Frank Messineo</u>	Address <u>15 Liberty Ridge Trail</u>	Phone # <u>973-484-4800</u>
Name _____	Address <u>Totowa, NJ 07512</u>	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
Fax # 973-759-6968
Email rgaccione@gpmlegal.com

Architect/Engineer: Name Frank A. Messineo of Solutions Architecture, LLC
Address 96 Pompton Avenue, Verona NJ 07044
Phone # 973-484-4800
Fax # _____
Email fm@solutions-arch.com

Planner: Name To be determined
Address _____
Phone # _____
Fax # _____

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

Frank A. Messineo OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 15 Liberty Ridge Trail, IN THE CITY OF
Totowa IN THE COUNTY OF Passaic AND STATE OF New Jersey AND THAT
Penguin Holdings 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 807 AND LOT 13 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

Deanne M Lampe

NOTARY

[Signature]
Frank A. Messineo, Member
OWNER
Penguin Holdings LLC

AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX
STATE OF NEW JERSEY

Frank A. Messineo 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 14 DAY OF JULY
2026

Deanne M Lampe

NOTARY

[Signature]
Frank A. Messineo, Member
APPLICANT
Penguin Holdings LLC

DEANNE M LAMPE
Notary Public - State of New Jersey
My Commission Expires Sep 16, 2026

DEANNE M LAMPE
Notary Public - State of New Jersey
My Commission Expires Sep 16, 2026

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 Intent

Subject property:

96 Pompton Avenue
Verona, NJ 07044
Block 807 / Lot 13

Penguin Holdings LLC (the "Applicant") has filed the present application to the Verona Zoning Board of Adjustment seeking amended final major site plan approval along with associated use and bulk variance relief in order to permit the expansion of pre-existing med spa use which is not permitted in the zone, to permit the continuation of an existing personal service use with is not permitted in the zone with a new tenant and to permit a new tenant use which is not permitted in the zone within an existing two-story commercial building at the above captioned property.

The property was originally granted site plan approval by the Verona Planning Board on July 23, 1998 for the construction of the existing commercial building. Verona Planning Board Resolution 3-98 has been annexed hereto. The present application proposes interior renovations in connection with the changes of use only. No modifications are proposed to the existing site plan or the exterior of the building.

Should the present application be approved the existing commercial building will be occupied by Solutions Architecture LLC (existing professional office use), Grateful Massage NJ, LLC (existing personal service use with a new tenant), The Plunge Room, LLC & Revive Wellness Suite, LLC (new personal service use) and True Bliss Medical, LLC (expansion of the existing med spa use).

The subject property is located in a C-2 Professional Office & Business Zone and three of the proposed uses are not permitted in the zone. In order to improve and use the subject property as proposed the Applicant is requested amended final major site plan approval in addition to the following variance relief:

- D(1) Use Variance to permit the personal service use for Grateful Massage NJ, LLC which is not a permitted use in the C-2 Zone pursuant to Verona Ordinance §150-17.11;
- D(1) Use Variance to permit the personal service use for The Plunge Room, LLC & Revive Wellness Suite, LLC which is not a permitted use in the C-2 Zone pursuant to Verona Ordinance §150-17.11;

- D(1) Use Variance to permit the expansion of the existing True Bliss Medical, LLC med spa use which is not a permitted use in the C-2 Zone pursuant to Verona Ordinance §150-17.11; and
- C Variance for minimum required parking spaces where 39 parking spaces are required pursuant to Verona Ordinance §150-12.6 and 25 parking spaces are provided.

The Applicant is respectfully requesting the above listed variance relief in addition to any and all other variance or waivers that the board deems necessary for approval of this application.

Dated: July 14, 2026

RESOLUTION NO. 3-98

**IN THE MATTER OF THE APPLICANT
OF**

**PLANNING BOARD
TOWNSHIP OF VERONA
NEW JERSEY**

YORK INVESTMENT, INC.

WHEREAS, York Investment Inc. (hereafter "applicant") has made application to the Planning Board of the Township of Verona, Essex County, New Jersey for Site Plan Approval pursuant to the ordinance of the Township of Verona for Lot 13 in Block 35, which application includes an accompanying site plan dated June 28, 1998, prepared by Bunker Architectural & Planning and engineering plans dated June 29, 1998 by Taylor Engineering Company; and

WHEREAS, the Board, after carefully considering the evidence presented at the public hearing on July 9, 1998 and the objections and concerns of the residents being placed on the record, and considering the testimony of William Tobie, manager of the applicant, William Taylor, Engineer, Bunker Architectural & Planning, represented by Joseph Bruno, and Nicholas J. Palma, Attorney for applicant, made the following findings of fact:

- (1) Adequate Notice of the Application and hearing was given in accordance with the Municipal Land Use Law and the Planning Board has jurisdiction to act upon the application;
- (2) The proposed development is located at 96 Pompton Avenue and the proposed site plan complies with the use restriction of the C-2 zoning district.
- (3) The applicant is proposing to construct an office building and will seek relief from the parking requirement as well as seek to erect a freestanding sign;
- (4) The applicant is proposing to construct a building 82 feet x 65 feet with total lot coverage of 23.3 % and would demolish the existing frame dwelling. The maximum allowed is 30%.
- (5) The proposed building would require 27 parking spaces. The applicant is proposing 25 with 2 barrier free. The driveway is on the southerly side and adequate for emergency vehicles;

- (6) The applicant testified the proposed office use will not need the amount of required parking spaces. The applicant further testified the adjoining building, which applicant owns and manages is similar and the parking lot is usually 50% occupied;
- (7) The applicant agrees to shield the lights, which will have 70-watt bulbs to prevent spillover. Lights will go off at 11:00 PM, except for one for security, which will remain on overnight;
- (8) Applicant explained that a freestanding sign is to be immediately to the left of the walkway. It will be a low freestanding sign that will have the address of the building. There will be a light fixture that will shine down on the sign. This will improve safety as the site distance is increased;
- (9) Applicant agreed to landscape with dense plantings of blue spruce, red maples and decorative shrubbery.
- (10) The applicant's engineer testified that the detention system, which controls the flow of water to prevent flooding, is more than adequate for the proposed development;

NOW, THEREFORE, be it Resolved on this 23rd day of July, 1998 that the Planning Board hereby approves the application of **York Investment Inc.**, for site plan approval and related variances, subject to the following conditions:

- (1) The premises shall be for non-medical commercial use only;
- (2) Applicant shall revise the plan to include an additional window on the stairwell at the rear of the second story;
- (3) Applicant shall revise the plans so that the sidewalk will extend to the front steps from the parking lot along stall #1;
- (4) The applicant shall install a check valve on the sanitary sewer ;ome'
- (5) The turn around behind parking space #17 shall be extended to 5 feet in depth;
- (6) The applicant agrees the exterior lights are to remain on no later than 11:00 PM except the the night-light;
- (7) Applicant to submit documentation that the building meet the requirements for Handicap access to the building in conformance with State law;

- (8) Applicant to supply evidence of permission to work along boundary line with 88 Pompton Avenue;
- (9) All drainage from the building shall be directed by piping under ground into the detention system;
- (10) The building shall comply with the recommendations made in the July 1, 1998 letter of the Verona Fire Prevention Bureau;
- (11) The building shall secure all necessary approvals from the New Jersey Department of Environmental Protection for Stream Encroachment
- (12) The applicant shall secure all necessary approvals from the New Jersey Department of Transportation for the driveway and access permits, as well as utility opening permits;
- (13) Applicant shall secure approval of the Hudson Essex Soil Conservation District.

BE IT FURTHER RESOLVED, that a copy of the foregoing Resolution be filed with the office of the Township Building Inspector.

BE IT FURTHER RESOLVED that the Planning Board shall cause a notice of this Resolution's adoption to be published in the Verona/Cedar Grove Times or the Star Ledger and the cost of publication shall be paid by the applicant.

Roll Call: Chairwoman Athena Kaiman, Mayor Matthew Kirnan, Deputy Mayor Maria Force, Jack Wigler, Thomas Apostolik, Susan Betcher, James M. Helb, Robert Gaccione, Esq.

Absent: Vice-Chairman Joseph Vetrini, William Oser, M.D., Joseph Carpinelli, James Kirby

Yes: Thomas Apostolik, Jack Wigler, Chairwoman Athena Kaiman, James M. Helb, Mayor Matthew Kirnan, Deputy Mayor Maria Force,

No: None

Abstentions: Susan Betcher

Approved: July 9, 1998

Memorialized: July 23, 1998

I, Dr. William Oser, Secretary of the Planning Board of the Township of Verona, County of Essex, do hereby certify that the foregoing is a true and correct copy of a Resolution prepared to reflect the actions taken by the Planning Board of the Township of Verona on July 9, 1998, and memorialized on July 23, 1998.

WILLIAM OSER
Secretary to the Planning Board

TOWNSHIP OF VERONA
ZONING DEPARTMENT
10 COMMERCE COURT
VERONA, NJ 07044
973-857-4804

ZONING PERMIT APP # 6 ZONING PERMIT # 2019-04
DATE RECEIVED 2/25/19 DATE APPROVED 2/28/19 DATE ISSUED 2/28/19
PERMIT FEE \$ n/a PAID CASH / CHECK # n/a COLLECTED BY n/a

- Zoning Permits are required for signs, fences, sheds, driveways and parking areas, standby generators, uses and structures.
- The Zoning Permit Application should be submitted to the Engineering Department. Please provide a correctly copy of the property survey with the application and show the proposed work drawn to scale including setbacks, height, dimensions, etc.
- All zoning permits expire within 1 year of issuance.

Property Information:

Site Address 96 Pompton Ave Suite 102
 Block 807 Lot 13 Qualifier _____ Current Zone C-2
 Current Use of Property Sleep Apnea Clinic
 Proposed Use of Property Medical Spa/Wellness Center Professional office is a permitted use within the zone

Property Owner Information:

Name(s) Frank Messineo
 Owner Address 96 Pompton Ave
 Owner Phone Number(s) 201-619-0606 Owner Email **fm@solutions-arch.com**

Applicant Information:

Applicant Name	Alexander Rios		
Applicant Company Name (if applicable)	True Bliss Medical LLC		
Applicant Address	89 Ferry St Jersey City, NJ 07307		
Applicant Phone Number(s)	201-320-9263	Applicant Email	riosalx@gmail.com

Proposed Work Description: details of proposed use or work including length, width, height, location, size of space, description of business to be run, times, days, living space or units, etc.

Medical Spa office. Size of space is 1520 sq feet. Will provide skin rejuvenation services, facials, Botox, dermal fillers, IV hydration services and Platelet Rich Plasma Treatments. Expected to 5 days a week 9am-6pm. Approximate staff-4

Applicant Signature  Proposed Cost of Work \$
Date 02/25/19

OFFICE USE ONLY:

REVIEWS:

DENIAL DATE	INITIALS	REASON
DENIAL DATE	INITIALS	REASON
APPROVAL DATE	INITIALS	SPECIAL CONDITIONS

INSPECTIONS:

DATE	INITIALS	PASS / FAIL	COMMENTS

FINAL APPROVAL DATE	INITIALS
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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

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

(973) 239-3220
WWW.VERONANJ.ORG

Zoning Office

880 Bloomfield Avenue, Verona, NJ 07044

973-857-4772

June 25, 2026

Zoning Permit #2026-121 – New Tenant – Denied – True Bliss Medical, LLC

Applicant: Solutions Architecture Corp.
Frank Messineo
96 Pompton Avenue
Verona, NJ 07044

Owner: Penguin Holdings LLC
Frank Messineo
96 Pompton Avenue
Verona, NJ 07044

Property: 96 Pompton Avenue; Block 807, Lot 13

Proposed Business: True Bliss Medical, LLC

Zone: C-2 (Professional Office and Business) Zone District

Submittals:

This office is in receipt of the following:

- Zoning Application for Commercial Properties;
- Tenant Alteration Plans by Solutions Architecture, signed and sealed by Frank A. Messineo, AIA, dated June 10, 2026

ZONING REQUEST:

Expansion of 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 (No previous Zoning approval was found). No other requests have been requested or shown and therefore have not been considered in this departments review.

ZONING DETERMINATION:

- The property is located within the C-2 (Professional Office and Business) Zone District;
- Per Verona Planning Board, Resolution 3-98, memorialized July 30, 1998 the premises was approved for site plan approval and related variances; per condition one *the premises shall be for non-medical commercial use only*;

- Per § 150-17.11 C-2 (Professional Office and Business) Zone District [Amended 8-19-2024 by Ord. No. 2024-28]
- Per § 150-17.11 A. Principal permitted uses. No building or premises shall be erected, altered, or used except for uses designated for each district as follows:
 - (1) Commercial and professional offices – per § 150-2.3:
 - OFFICE, COMMERCIAL - Any building housing a business which engages in activities other than producing or selling commodities or providing personal service.
 - OFFICE, PROFESSIONAL - Any office used for such services as are provided by lawyers, architects, engineers and similar professions.
 - (2) Commercial schools offering instruction in dance, music, fine art and similar pursuits. Per § 150-2.3:
 - SCHOOL, COMMERCIAL - An institution offering specialized instruction in a skill or business.
 - (3) Family day-care centers. Per § 150-2.3:
 - FAMILY DAY-CARE CENTER - A private establishment enrolling no more than five children between two and six years of age and where tuition, fees, or other forms of compensation for the care of children is charged and which is licensed by the State of New Jersey and approved by the Township of Verona to operate as a day-care center.
 - (4) Coworking space. Per § 150-2.3:
 - COWORKING SPACE - A building or portion thereof consisting of a shared office environment, which contains desks or other workspaces and facilities, including but not limited to, dedicated workstations, office suites, meeting rooms, event space, resource libraries, and business or administrative support services, and is used by a recognized membership who share the site to interact and collaborate with each other as part of a community. Rules for membership and participation in the coworking space are explicit, transparent, and available to the public. Coworking spaces may host classes or networking events which are open either to the public or to current and prospective members.
- Proposed expansion of a 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;
- Zoning Approval was previously granted on February 28, 2019 by a former Zoning Officer for a use as a Med Spa designated as a Professional Office. At that time the Township code included medical offices within the definition of Professional office however the Planning Board Resolution 3-98 stated that the premises shall be for **non-medical** commercial use only;
- Expansion includes: Interior fit-out - alteration of existing interior partitions to modify existing (4) therapy rooms, into (2) therapy rooms for another tenant, (1) Tenant space for Massage Therapy and a common area; A portion of the work will be re-allocating space to the existing tenant (True Bliss) on the first floor. Interior work to be reviewed by the Construction Department and any and all related departments;
- The proposed and continued use is a medical aesthetic and wellness office providing non-surgical cosmetic, wellness, and personal care services, including Botox and related injectables, hair restoration consultation/treatment, skincare/aesthetic services, and similar appointment-based services. The 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.

- Per § 150-2.3 MED SPA is a facility that provides cosmetic services such as infusion therapy, skin laser rejuvenation, laser hair removal, Botox and dermal filler, microneedling, weight loss, etc. Such facilities operate under the oversight of a licensed physician, deliver services through skilled and certified practitioners, and ensure appropriate supervision by a qualified healthcare professional. A Med Spa is not a Medical Office.
 - Med-Spa is under the direction of a medical provider: NJ Medical License #25MA10121300
- 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.**

Parking:

- Per Resolution 3-98 the applicant was approved for 27 parking spaces (25 with 2 barrier free);
- A Med-spa is not listed under Per § 150-12.6 Off-street parking;
- Per § 150-12.6 C. Parking schedule - Unlisted uses - **To be determined by Planning Board or Board of Adjustment pursuant to site plan review, based on nature and intensity of use and impact on surrounding area;**
 - 3 spaces are proposed

Signage

- Existing signage to be continued in front of building;

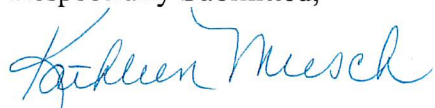
ZONING DECISION:

Based on the reviewed submitted items, the applicant's request for a Zoning Permit has been denied for tenant use/expansion of non-conforming use.

You may apply for to the Verona Board of Adjustment for variance relief governed by the rules and conditions pursuant to N.J.S.A. 40:55D70d. Please contact the Board Secretary DeeDee Carpinelli dcarpinelli@veronanj.org or 973-857-4773 with any variance questions.

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

Respectfully Submitted,



Kathleen Miesch
Zoning Official

Zoning Permit #2026-121 - Denied - True Bliss 96 Pompton Avenue; Block 807, Lot 13

kmiesch@VeronaNJ.org

cc: DeeDee Carpinelli, Zoning Assistant

TOWNSHIP OF VERONA

COUNTY OF ESSEX, NEW JERSEY

TOWNSHIP MANAGER
KEVIN O'SULLIVAN
TOWNSHIP CLERK
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(973) 239-3220
WWW.VERONANJ.ORG

Zoning Office

880 Bloomfield Avenue, Verona, NJ 07044

973-857-4772

June 25, 2026

Zoning Permit #2026-122 – New Tenant – Denied – Grateful Massage NJ, LLC

Applicant: Solutions Architecture Corp.
Frank Messineo
96 Pompton Avenue
Verona, NJ 07044

Owner: Penguin Holdings LLC
Frank Messineo
96 Pompton Avenue
Verona, NJ 07044

Property: 96 Pompton Avenue; Block 807, Lot 13

Proposed Business: Grateful Massage NJ, LLC

Zone: C-2 (Professional Office and Business) Zone District

Submittals:

This office is in receipt of the following:

- Zoning Application for Commercial Properties;
- Tenant Alteration Plans by Solutions Architecture, signed and sealed by Frank A. Messineo, AIA, dated June 10, 2026

ZONING REQUEST:

New tenant **Grateful Massage NJ, LLC**, currently sublets from Emphyrean Massage, LLC (no approved Zoning permit for continued use) who is retiring and Grateful Massage would like to assume the lease and use. No other requests have been requested or shown and therefore have not been considered in this departments review.

ZONING DETERMINATION:

- The property is located within the C-2 (Professional Office and Business) Zone District;
- Per Verona Planning Board, Resolution 3-98, memorialized July 30, 1998 the premises was approved for site plan approval and related variances; per condition one *the premises shall be for non-medical commercial use only*;

- Per § 150-17.11 C-2 (Professional Office and Business) Zone District [Amended 8-19-2024 by Ord. No. 2024-28]
- Per § 150-17.11 A. Principal permitted uses. No building or premises shall be erected, altered, or used except for uses designated for each district as follows:
 - (1) Commercial and professional offices – per § 150-2.3:
 - OFFICE, COMMERCIAL - Any building housing a business which engages in activities other than producing or selling commodities or providing personal service.
 - OFFICE, PROFESSIONAL - Any office used for such services as are provided by lawyers, architects, engineers and similar professions.
 - (2) Commercial schools offering instruction in dance, music, fine art and similar pursuits. Per § 150-2.3:
 - SCHOOL, COMMERCIAL - An institution offering specialized instruction in a skill or business.
 - (3) Family day-care centers. Per § 150-2.3:
 - FAMILY DAY-CARE CENTER - A private establishment enrolling no more than five children between two and six years of age and where tuition, fees, or other forms of compensation for the care of children is charged and which is licensed by the State of New Jersey and approved by the Township of Verona to operate as a day-care center.
 - (4) Coworking space. Per § 150-2.3:
 - COWORKING SPACE - A building or portion thereof consisting of a shared office environment, which contains desks or other workspaces and facilities, including but not limited to, dedicated workstations, office suites, meeting rooms, event space, resource libraries, and business or administrative support services, and is used by a recognized membership who share the site to interact and collaborate with each other as part of a community. Rules for membership and participation in the coworking space are explicit, transparent, and available to the public. Coworking spaces may host classes or networking events which are open either to the public or to current and prospective members.
- This use would fall under massage parlor per § 150-2.3{217} MESSAGE PARLOR - An establishment that offers therapeutic massage. 150-2.3{268} PERSONAL SERVICE ESTABLISHMENT An establishment providing nonmedical services to individuals as a primary use. Examples of these uses include, but are not limited to: barber shops, beauty salons, day/health spa, hair salons, nail salons, tanning salons, foot spas, **massage parlors**, aroma therapy or reflexology establishments. Tattooing and other body modifications establishments do not constitute beauty services. Neither a massage parlor or personal service establishment are principle or conditional permitted uses within the C-2 Zone – **A Variance is required.**
- Expansion includes: Interior fit-out - alteration of existing interior partitions to modify existing (4) therapy rooms, into (2) therapy rooms for another tenant, (1) Tenant space for Massage Therapy and a common area; A portion of the work will be re-allocating space to the existing tenant (True Bliss) on the first floor. Interior work to be reviewed by the Construction Department and any and all related departments;
- The proposed use is Massage 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.

- Massage Therapist NJ Massage License #18KT01544700
- **All Massage establishments must comply with § 330 of the Verona Township Code.**

Parking:

- Per Resolution 3-98 the applicant was approved for 27 parking spaces (25 with 2 barrier free);
- Per § 150-12.6 C. Parking schedule –
 - Personal service establishment - 1 space per 300 square feet of G.F.A.
 - 2 spaces are proposed – applicant should testify to parking calculations;

Signage

- Existing signage to be continued in front of building;

ZONING DECISION:

Based on the reviewed submitted items, the applicant's request for a Zoning Permit has been denied for tenant use.

You may apply for to the Verona Board of Adjustment for variance relief governed by the rules and conditions pursuant to N.J.S.A. 40:55D70d. Please contact the Board Secretary DeeDee Carpinelli dcarpinelli@veronanj.org or 973-857-4773 with any variance questions.

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

Respectfully Submitted,



Kathleen Miesch

Zoning Official

kmiesch@VeronaNJ.org

cc: DeeDee Carpinelli, Zoning Assistant

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

June 25, 2026

Zoning Permit #2026-123 – New Tenant – Denied – The Plunge Room, LLC & Revive Wellness Suite, LLC

Applicant: Solutions Architecture Corp.
Frank Messineo
96 Pompton Avenue
Verona, NJ 07044

Owner: Penguin Holdings LLC
Frank Messineo
96 Pompton Avenue
Verona, NJ 07044

Property: 96 Pompton Avenue; Block 807, Lot 13

Proposed Business: The Plunge Room, LLC & Revive Wellness Suite, LLC

Zone: C-2 (Professional Office and Business) Zone District

Submittals:

This office is in receipt of the following:

- Zoning Application for Commercial Properties;
- Tenant Alteration Plans by Solutions Architecture, signed and sealed by Frank A. Messineo, AIA, dated June 10, 2026

ZONING REQUEST:

New tenant **The Plunge Room, LLC & Revive Wellness Suite, LLC**. No other requests have been requested or shown and therefore have not been considered in this departments review.

ZONING DETERMINATION:

- The property is located within the C-2 (Professional Office and Business) Zone District;
- Per Verona Planning Board, Resolution 3-98, memorialized July 30, 1998 the premises was approved for site plan approval and related variances; per condition one the premises shall be for non-medical commercial use only;
- Per § 150-17.11 C-2 (Professional Office and Business) Zone District [Amended 8-19-2024 by Ord. No. 2024-28]

- Per § 150-17.11 A. Principal permitted uses. No building or premises shall be erected, altered, or used except for uses designated for each district as follows:
 - (1) Commercial and professional offices – per § 150-2.3:
 - OFFICE, COMMERCIAL - Any building housing a business which engages in activities other than producing or selling commodities or providing personal service.
 - OFFICE, PROFESSIONAL - Any office used for such services as are provided by lawyers, architects, engineers and similar professions.
 - (2) Commercial schools offering instruction in dance, music, fine art and similar pursuits. Per § 150-2.3:
 - SCHOOL, COMMERCIAL - An institution offering specialized instruction in a skill or business.
 - (3) Family day-care centers. Per § 150-2.3:
 - FAMILY DAY-CARE CENTER - A private establishment enrolling no more than five children between two and six years of age and where tuition, fees, or other forms of compensation for the care of children is charged and which is licensed by the State of New Jersey and approved by the Township of Verona to operate as a day-care center.
 - (4) Coworking space. Per § 150-2.3:
 - COWORKING SPACE - A building or portion thereof consisting of a shared office environment, which contains desks or other workspaces and facilities, including but not limited to, dedicated workstations, office suites, meeting rooms, event space, resource libraries, and business or administrative support services, and is used by a recognized membership who share the site to interact and collaborate with each other as part of a community. Rules for membership and participation in the coworking space are explicit, transparent, and available to the public. Coworking spaces may host classes or networking events which are open either to the public or to current and prospective members.
- 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. Per § 150-2.3{268} PERSONAL SERVICE ESTABLISHMENT An establishment providing non-invasive services to individuals as a primary use. Examples of these uses include, but are not limited to: barber shops, beauty salons, day/health spa, hair salons, nail salons, tanning salons, foot spas, massage parlors, aroma therapy or reflexology establishments. Tattooing and other body modifications establishments do not constitute beauty services. A personal service establishment is not a principle or conditional permitted use within the C-2 Zone – **A Variance is required.**
- Interior fit-out - alteration of existing interior partitions to modify existing (4) therapy rooms, into (2) therapy rooms for another tenant, (1) Tenant space for Massage Therapy and a common area; A portion of the work will be re-allocating space to the existing tenant (True Bliss) on the first floor. Interior work to be reviewed by the Construction Department and any and all related departments;

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You may apply for to the Verona Board of Adjustment for variance relief governed by the rules and conditions pursuant to N.J.S.A. 40:55D70d. Please contact the Board Secretary DeeDee Carpinelli dcarpinelli@veronanj.org or 973-857-4773 with any variance questions.

Please Note:

1. No electrical, plumbing or building codes were reviewed as part of this application. Please coordinate with the Township of Verona Construction/Building Department for any required permits and or inspections which may be required.

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

Respectfully Submitted,



Kathleen Miesch

Zoning Official

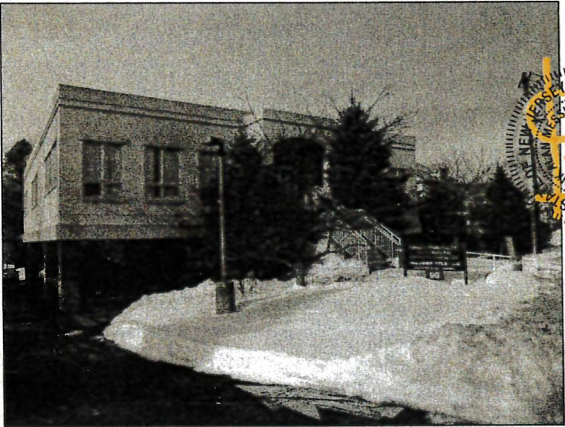
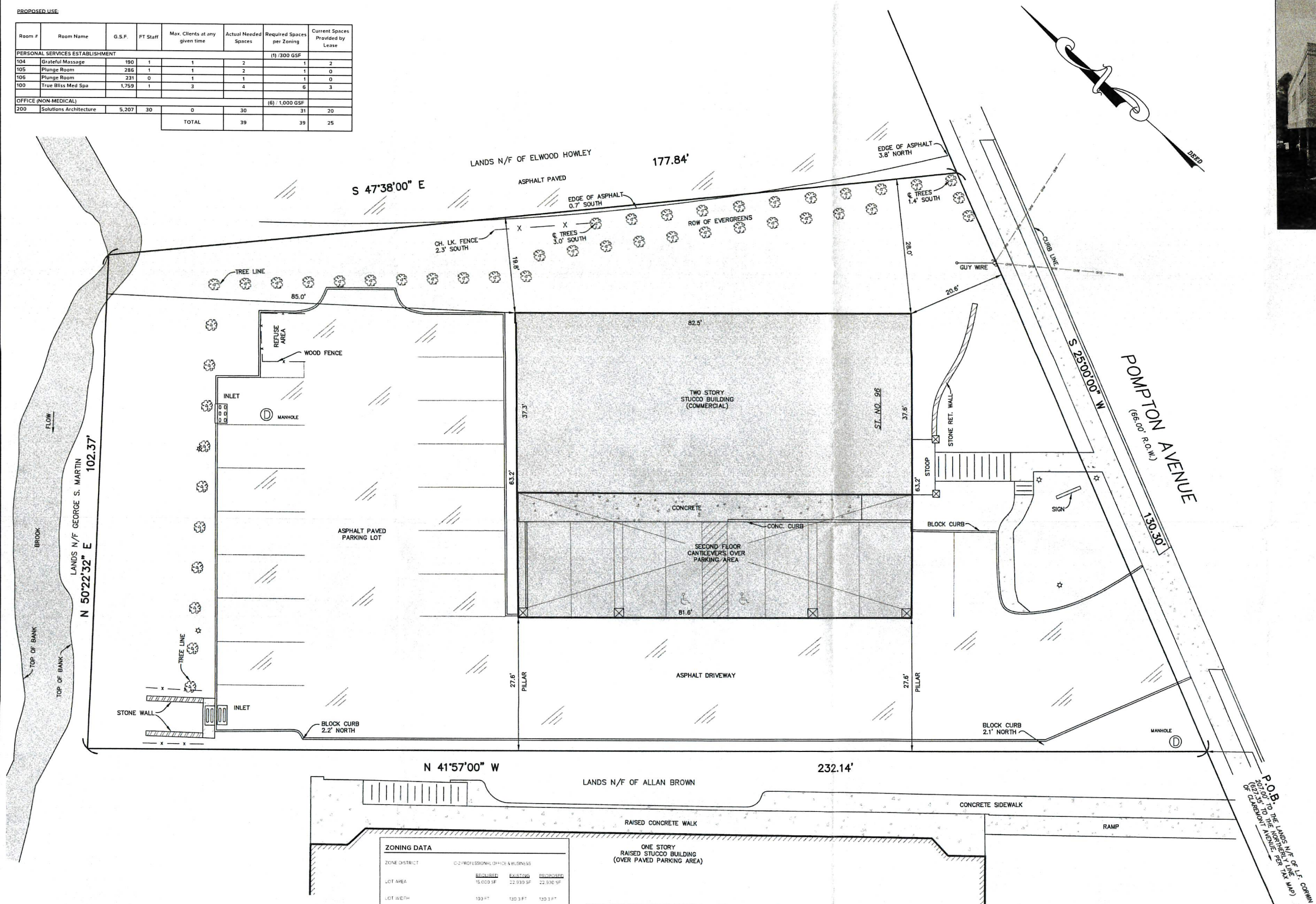
kmiesch@VeronaNJ.org

cc: DeeDee Carpinelli, Zoning Assistant

PARKING CALCULATIONS:
PER VERONA ZONING ORDINANCE, MINIMUM PARKING REQUIREMENT

PROPOSED USE:

Room #	Room Name	G.S.F.	FT Staff	Max. Clients at any given time	Actual Needed Spaces	Required Spaces per Zoning	Current Spaces Provided by Lease
PERSONAL SERVICES ESTABLISHMENT							(1) /300 GSF
104	Grateful Massage	190	1	1	2	1	2
105	Plunge Room	286	1	1	2	1	0
106	Plunge Room	231	0	1	1	1	0
100	True Bliss Med Spa	1,759	1	3	4	6	3
OFFICE (NON-MEDICAL)							(6) 1,000 GSF
200	Solutions Architecture	5,207	30	0	30	31	20
TOTAL					39	39	25



SITE PHOTO

GENERAL NOTES

- Total lot area = 22,930 sq. ft. or 0.526 acres.
- This survey is subject to the facts and findings of a complete title search.
- This survey is not valid unless signed and sealed by the licensed surveyor.
- Due to heavy accumulation of snow and ice all physical features at ground level may not be located hereon.

DESCRIPTION

BEGINNING at a point in the westerly sideline of Pompton Avenue, said point being distant 207.00 feet from the northerly dividing line of the lands now or formerly L.F. Corwin on the south and Allan Brown on the north, thence running

- Along the northerly line of lands now or formerly Allan Brown, North 41 degrees 57 minutes 00 seconds West, 232.14 feet to a point in the easterly line of lands now or formerly George S. Martin, thence
- Along said lands of George S. Martin, North 50 degrees 22 minutes 32 seconds East, 102.37 feet to a point on the line of lands now or formerly Elwood Howley, thence
- Along said line of Elwood Howley, South 47 degrees 38 minutes 00 seconds East, 177.84 feet to the aforesaid sideline of Pompton Avenue, thence
- Southerly along the westerly sideline of Pompton Avenue, South 25 degrees 00 minutes 00 seconds West, 130.30 feet to the POINT AND PLACE OF BEGINNING.

The above description contains 22,930 square feet or 0.526 acres of land.

A written waiver and direction not to set corner markers has been obtained from the ultimate user pursuant to P.L. 2003, c.14 (N.J.S.A. 45:8-36.3) and N.J.A.C. 13:40-5.2(d).

ZONING DATA			
ZONE DISTRICT	C-2 PROFESSIONAL OFFICE & BUSINESS		
LOT AREA	REQUIRED	EXISTING	PROPOSED
15,000 SF	22,930 SF	22,930 SF	
LOT WIDTH	100 FT	130.3 FT	130.3 FT
FRONT YARD SETBACK	20 FT	26.7 FT	26.7 FT
SIDE YARD SETBACK (ONE)	15 FT	19.8 FT	19.8 FT
SIDE YARD SETBACK (BOTH)	35 FT	47.4 FT	47.4 FT
SIDE YARD SETBACKS BOTH PERCENTAGE OF LOT WIDTH	N/A	N/A	N/A
REAR YARD SETBACK	50 FT	85 FT	85 FT
MAX. STORIES	2.5 STORIES	2 STORY	2 STORY
MAX. HEIGHT FOR PRINCIPAL BUILDING	35 FT	28 FT	28 FT
MAX. HEIGHT FOR ACCESSORY STRUCTURES	15 FT	N/A	N/A
MAX. LOT COVERAGE	30% MAX 8,679 SF	22.73% 5,214 SF	22.73% 5,214 SF
MAX. IMPROVED LOT COVERAGE	65% MAX 14,954.5 SF	63.99% 14,674 SF	63.99% 14,674 SF
MAX. FLOOR AREA RATIO	50% MAX	36.86%	36.86%
MIN. LANDSCAPED BUFFER ALONG RESIDENTIAL ZONE	15 FT	102.97 FT	102.97 FT

FLOOR AREA RATIO CALCULATIONS

GROUND FLOOR	3,065 SF
SECOND FLOOR	2,287 SF
TOTAL	5,352 SF
	23.35%

THIS SURVEY IS CERTIFIED TO:
Penguin Holdings, LLC
True North Title Services, LLC (TN-5219)
Old Republic National Title Insurance Company
John W. Marotta, Esq.
Sciro & Marotta, Esq.
Pasco Community Bank, its successors and/or assigns as their interests may appear

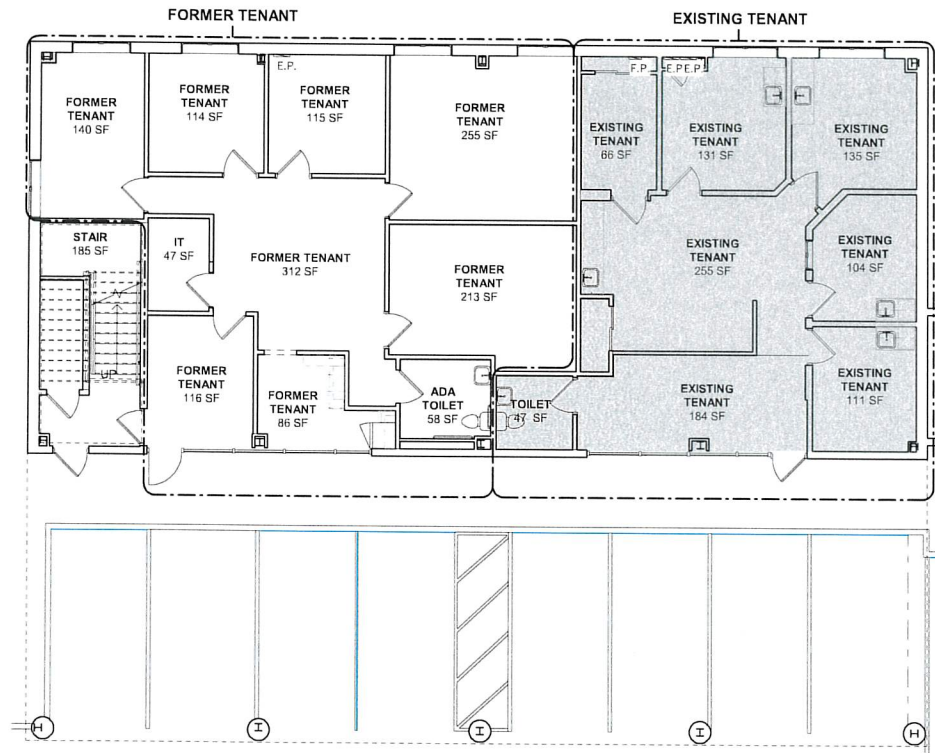
NJ CERTIFICATE OF AUTHORIZATION: 240A28072100	
DRAWN BY: G.R. PRONESTI	DATE: 1-26-2018
CHECKED BY: M. PRONESTI	SCALE: 1"=10'
JOB No. 47100	SHEET 1 OF 1

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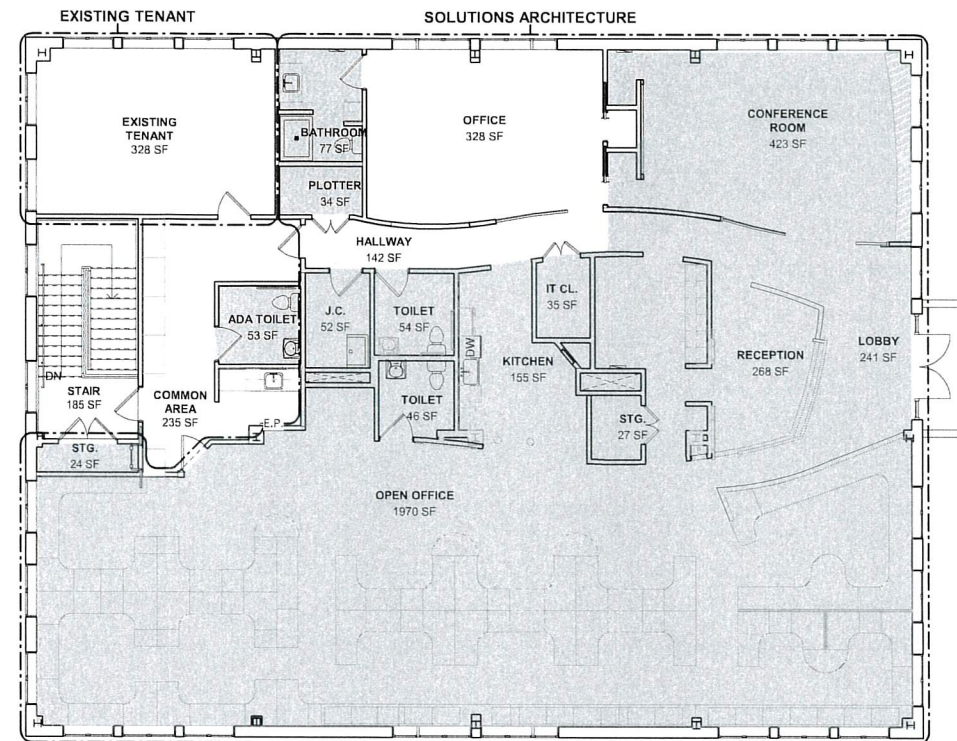


PROFESSIONAL LAND SURVEYORS

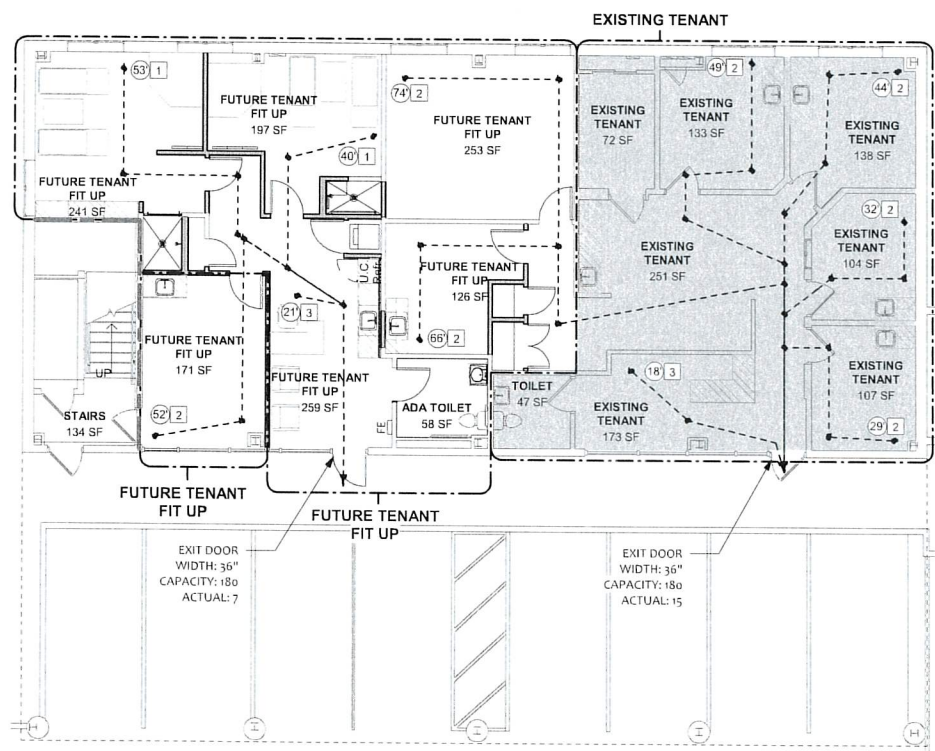
870 POMPTON AVENUE SUITE B-1
CEDAR GROVE, NJ 07009
TEL. (973) 857-3319 • FAX (973) 857-3608
www.PRONESTI.com
MICHAEL PRONESTI, P.L.S.
PROFESSIONAL LAND SURVEYOR
NJ LIC. No. 37695



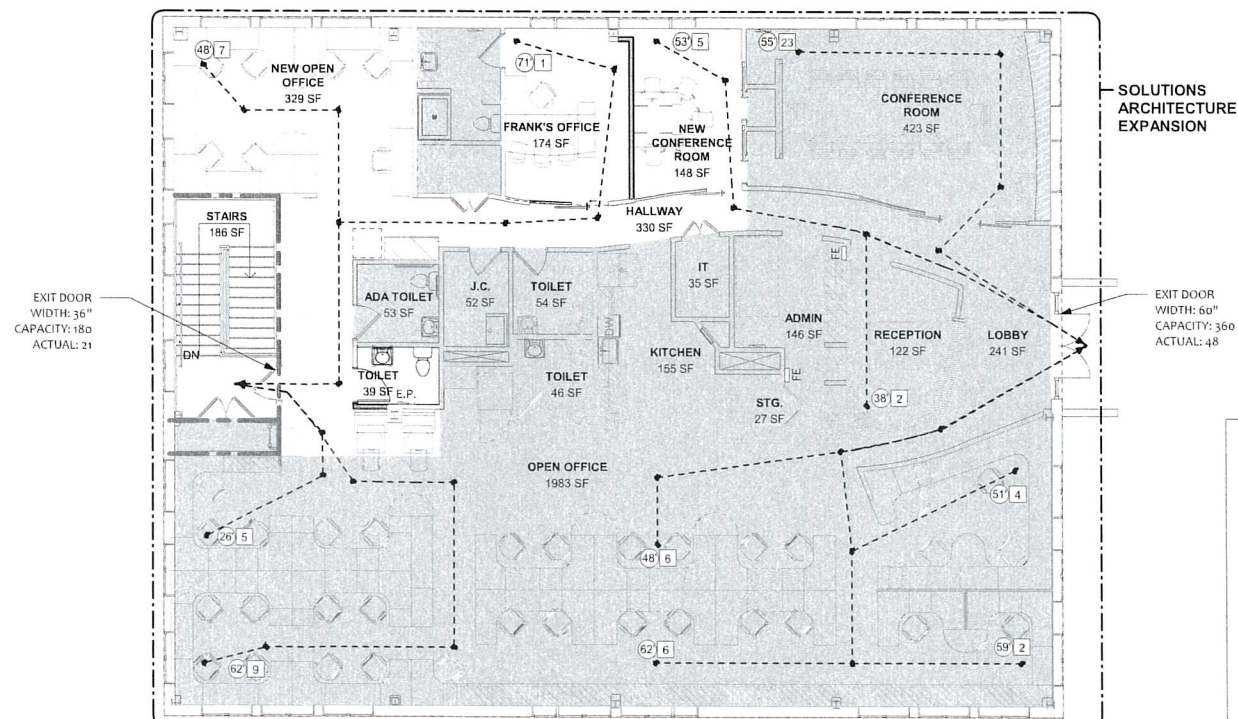
1 OVERALL FIRST FLOOR PLAN - EXISTING
1/8" = 1'-0"



2 OVERALL SECOND FLOOR PLAN - EXISTING
1/8" = 1'-0"



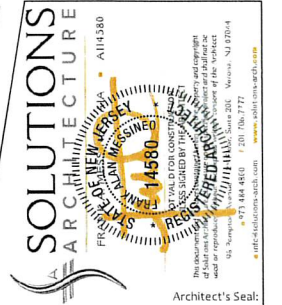
3 OVERALL FIRST FLOOR PLAN - PROPOSED
1/8" = 1'-0"



4 OVERALL SECOND FLOOR PLAN - PROPOSED
1/8" = 1'-0"

LEGEND:

(XX)	TRAVEL DISTANCE TO EXIT DOOR
(XX)	OCCUPANTS PER ROOM
---	EXISTING 1 HR. RATED WALL
---	NEW 1 HR RATED WALL
---	NEW 2 HR RATED WALL
FE	FIRE EXTINGUISHER
---	AREA NOT IN SCOPE



TENANT ALTERATIONS
FOR
PENGUIN HOLDINGS, LLC.
AT
96 POMPTON AVE

96 POMPTON AVE, VERONA, NJ 07044

Consulting Engineer's Seal:

OVERALL PLANS - EXISTING & PROPOSED

No.	DATE:	COMMENTS:
1	6/10/2026	ISS. FOR PERMIT

DATE: 6/10/2026	SOLUTION No. 000.26
SCALE: As indicated	
DRAWN BY: TB	DRAWING No. A0.1
CHECKED BY: AG	