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VERONA, NEW JERSEY 07044

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

May 15, 2020

Township of Verona Zoning Department
Zoning Letter of Denial

Property: 553-555 Bloomfield Avenue
Lot 19 Block 1806
Verona, NJ 07044
Owner: 555 Bloomfield Avenue LLC
Applicant 277 Bloomfield Avenue
Verona, NJ 07044
Zone: TC (Town Center)

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

- Zoning Application signed and dated 04/23/2020
- Set of Architectural Plans entitled "Renovations and Alterations to 555 Bloomfield Avenue, Verona New Jersey. Prepared for Mr. Joe Valente. Prepared by DD Architects, sheets T-100, A-100 through A-500, dated 03/24/2020

Proposed Use:

The applicant has requested zoning approval to renovate the existing second story of the building and is seeking to change the existing use from commercial office space to three individual one (1) bedroom apartments. On-site parking is noted as being located in the rear parking lot. One space will be dedicated and signed for each apartment. The applicant is also seeking approval to lease the existing vacant commercial space at street level as a "Personal Services Establishment".

Existing 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. Verona Sport Center (1st Floor - Retail) (1)
2. Hair Salon (1st Floor - Personal Service Establishment)
3. Commercial Offices (2nd Floor) (2)

(1) At the time of zoning review the existing first floor space is vacant.

(2) The second floor (Commercial Office) at the time of the applicants request for zoning approval is vacant.

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 find that its proposed "USE" does not fall within the described "Conditional Uses" listed for the TC Zone district and therefore has **DENIED** the applicants request for zoning approval due to the following reasons;

- Since the building contains multiple "Uses" it falls under a "Conditional Use".
- The permitted "Conditional Uses" in the zone only allow for "Mixed Residential – Retail".
- The applicants "Use" falls under a "Residential Use" which is a permitted use in the zone, however not as a "Mixed Use" with the existing personal service establishment component.
- The applicant must provide a parking plan for the apartments which includes number of spaces, striping and signage. Parking must comply with the State of NJ Residential Site Improvement Standards (N.J.A.C. 5:21-1.1) and all striping and signage must comply with the Manual on Uniform Traffic Control Devices.

Variances Required:

§150-17.14 (D) (1) “Conditional Use” variance is governed by the rules and conditions pursuant to New Jersey Municipal Land Use Law N.J.S.A. **40:55D-70d(3)**.

Should you require any additional information, please contact our office.

Respectfully Submitted,

Michael C. DeCarlo

Michael C. DeCarlo – Engineering Manager
Zoning Officer

Note:

Appeals to the zoning board of adjustment from the decision of an administrative officer must be taken within 20 days by filing a notice of appeal with the officer from whom the appeal is taken specifying the grounds of such appeal. N.J.S. 40:55D-72a. Failure to adhere to the time for appeal will result in the zoning board not having jurisdiction to consider the appeal.