TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION

DATE APPLICATION September 23, 2026 CASE # 2026-25

PROPERTY ADDRESS 12 Pompton Avenue

BLOCK 202 LOT 44 ZONE ETC (Extended Town Center

APPLICANT'S NAME EVI Realty Inc.

PHONE # 908-834-3343 CELL PHONE #

EMAIL nstio@diversifiedproperties.com

PROPERTY OWNER'S NAME EVI Realty Inc.

PROPERTY OWNER'S ADDRESS c/o Diversified Properties, 350 Main Road, Ste 201, Montville, NJ 07045

PROPERTY OWNER'S PHONE # 908-834-3343 CELL #

PROPERTY OWNER'S EMAIL nstio@diversifiedproperties.com

RELATIONSHIP OF APPLICANT TO OWNER Same

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

To permit a portion of the building on the southerly side of the property, consisting of 7,710 square feet, to be used as a personal training studio/health club, including the retail sale of health supplements

CONTRARY TO THE FOLLOWING:

Section 150-17.15 of the Verona Zoning Ordinance (the proposed use is not a permitted use in the ETC Zone District)

LOT SIZE: EXISTING 3.28 acres PROPOSED TOTAL 3.28 acres

HEIGHT: EXISTING less than 50 feet PROPOSED no change

PERCENTAGE OF BUILDING COVERAGE: EXISTING 22.8% PROPOSED 22.8%

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 90% PROPOSED 90%

PRESENT USE vacant PROPOSED USE personal training studio/health club

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	30 feet	22.6 feet	22.6 feet
REAR YARD	30 feet	36.5 feet	36.5 feet
SIDE YARD (1)	20 feet	N/A	N/A
SIDE YARD (2)	40 feet	N/A	N/A

DATE PROPERTY WAS ACQUIRED

TYPE OF CONSTRUCTION PROPOSED:
Interior tenant improvements only

SIGN INFORMATION (if applicable): supply details on location, dimensions, height and illumination
See architectural plans. All tenant signage will comply with the zoning ordinance.

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT			
FIRST FLOOR			
SECOND FLOOR			
ATTIC			

NUMBER OF DWELLING UNITS: EXISTING None PROPOSED None

NUMBER OF PARKING SPACES: EXISTING 66 PROPOSED 66

History of any previous appeals to the Board of Adjustments and the Planning Board
No recent approvals

What are the exceptional conditions that warrant relief from compliance with the Zoning Ordinance?
The Applicant will present expert testimony demonstrating that there are "special reasons" to support the approval of a use variance to permit the proposed use, and that the variance can be granted without substantial detriment to the public good and without substantial impairment of the zoning ordinance or the Master Plan.

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
The property is particularly suitable for the proposed use location given its location on Pompton Avenue near the intersection with Bloomfield Avenue. In addition, the personal training studio would be located adjacent to the Pompton Spa, a massage therapy studio, which is a compatible use. The property also has an abundance of parking (66 spaces) available for the personal training studio.

History of any deed restrictions:
None known.

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 Article Seventh Trust U/T/W of M Uziel Address 1093 Smith Manor Blvd, West Orange, NJ 07052 Phone #
Name Article Eighth Trust U/T/W of M Uziel Address 1093 Smith Manor Blvd, West Orange, NJ 07052 Phone #
Name Address Phone #
Name Address Phone #

Expert witness(es) that will present evidence on behalf of this application:

Attorney:
Name Alan G. Trembulak, Esq., Montclair Real Estate Law Group
Address 363 Bloomfield Avenue, Montclair, NJ 07042
Phone # 973-746-7500
Fax #
Email atrembulak@montclairlaw.com

Architect/Engineer:
Name Kevin J. Robine, P.E., Dykstra Walker
Address 21 Bowling Green Parkway, Suite 204, Lake Hopatcong, NJ 07849
Phone # 973-663-6540
Fax # 973-663-0042
Email info@dykstrawalker.com

Planner:
Name John McDonough, P.P.
Address 101 Gibraltar Drive, Suite 1A Morris Plains, NJ 07950
Phone # 973-222-6011
Email jmcdonoughpp@gmail.com

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

Nicole Stio OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON OATH DEPOSED AND SAYS THAT DEPONENT IS AN AUTHORIZED REPRESENTATIVE OF EVI REALTY INC., AND SHE MAINTAINS AN OFFICE AT 350 MAIN ROAD, IN THE TOWNSHIP OF MONTVILLE, IN THE COUNTY OF MORRIS AND STATE OF NEW JERSEY AND THAT EVI REALTY INC. 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 202 AND LOT 44 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

Diane M. Sudzinski

DIANE M SUDZINSKI
NOTARY
Commission # 50170650
Notary Public, State of New Jersey
My Commission Expires
September 02, 2031

NICOLE STIO, Authorized Representative
OWNER

AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX
STATE OF NEW JERSEY

Nicole Stio 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 23rd DAY OF SEPTEMBER, 2026.

Diane M. Sudzinski

NOTARY

NICOLE STIO, Authorized Representative
APPLICANT

DIANE M SUDZINSKI
Commission # 50170650
Notary Public, State of New Jersey
My Commission Expires
September 02, 2031

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**

May 28, 2026

Zoning Permit #2026-088 – New Tenant - Denied

Applicant: Visore LLC dba Alloy Personal Training
P.O. Box 298
Saddle River, NJ 07458, NJ 07044

Owner: EVI Realty Inc.
1093 Smith Manor Blvd
West Orange, NJ 07052

Property: 12 Pompton Avenue; Block 202, Lot 44

Zone: ETC (Extended Town Center) Zone District

Submittals:
This office is in receipt of the following:

- Zoning Application for Residential properties;
- Architectural plans by Architectural Design Associates, signed and sealed by F.E. Matthews, dated March 17, 2026

ZONING REQUEST:
Applicant is seeking
No change to the existing business use is proposed. 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 ETC (Extended Town Center) Zone District;
- There are five principal uses on the property. Multiple uses are permitted as conditional uses in the ETC Zone however a Commercial Recreational Facility is not a conditional use; **A Variance** for a change in use from a commercial school is required;
- Proposed use is a personal trainer, health club, sale of health supplements. This use falls under § 150-2.3 Commercial Recreational Facility - A recreation facility operated as a business and open to the public for a fee. A commercial recreational facility may include, but is not limited to, the following uses: health clubs, day spas, gyms, and fitness centers.
- Per § 150-17.15 A Commercial Recreational Facility is not a principal permitted use in the ETC Zone – **A Variance is required**;

SHEET 6

SHEET 7

SHEET 8

THIS MAP HAS BEEN GIVEN A FORMAL CERTIFICATION DIVISION OF TAXATION ON NOVEMBER 27, 2015, SIGNED BY JUDY P. MILLER AND TIFFANY A. FIELDS AND ASSIGNED SERIAL NUMBER 1067

INSERT A
25 POMPTON AVENUE
BLOCK 206

SCALE 1"= 50'

3rd. FLOOR: 2,121 Sq. Ft. | 2,399 Sq. Ft. | STAIRWAY | 2,399 Sq. Ft. | 2,399 Sq. Ft.

2nd. FLOOR: 1,296 Sq. Ft. | 1,296 Sq. Ft. | 1,827 Sq. Ft. | STAIRWAY | 1,827 Sq. Ft. | 2,124 Sq. Ft.

1st. FLOOR: 5,126 Sq. Ft. | STAIRWAY | PRIVATE PARKING | 1,721 Sq. Ft.

SHEET 5

SHEET 1

SHEET 3

SEE SHEET 2.01

TOWN OF MONTCLAIR
ESSEX COUNTY

RECEIVED
SEP 25 2026
BY:

JMH	24272	1-1-2013	REVISIONS - BLOCKS - LOTS -QUALIFIER CODE
JMH	24272	1-1-2013	BLK 9 - LOTS 22 & 23 COMBINED - REVISED ROW
JMH	24272	5-1-2007	BLK 7 - LOTS 3 THRU 6 RENUMBERED TO 1 THRU 4
JMH	24272	1-1-97	BLK 301-LOT 1
JMH	24272	1-1-97	ADDRESS CORR 16-26 MONTCLAIR AVE 1& 89 CLAREMT AVE.
JMH	24272	1-1-97	MINOR SUB BLK 10-LOTS 4&49
JMH	24272	11-4-88	BLK 7-LOTS 6,7,8 COMBINED LOT 6
JMH	24272	11-4-88	BLK 9-LOT 5&6 ADD SEW. EASEMENT
JMH	24272	1-19-87	BLOCK 9, SUNSET AVE. WIDEND
JMH	24272	1-19-87	BLOCK 8, LOTS 23 & 24 COMBINED
JMH	24272	7-1-86	BLOCK 8 LOTS 35 & 35.01 SUB 31V.
JMH	24272	8-1-85	BLOCKS 208 & 208.01 THRU 208.11 CREATED
PLS	LICENSE	DATE	REVISION

REVISIONS				
DATE	BY	LIC.NO	BLOCK	LOT
04/2018	ED CLAY	34842	201	15-18,52
07/2021	ED CLAY	34842	202	25

THIS IS A DIGITIZED COPY OF THE TAX MAP PREPARED BY CASEY & KELLER INC.AND DATED JAN 1, 1983. THE APPROVED ORIGINAL IS ON FILE IN THE OFFICE OF THE ENGINEER.

TAX MAP
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

SCALE 1"= 100' JANUARY 1, 2017

PREPARED BY

JAMES M. HELB, P.E., P.L.S., P.P.
NEW JERSEY LICENSE NO. 24272
TOWNSHIP ENGINEER
10 COMMERCE COURT
VERONA, NJ 07044

TO SHOW CONDITIONS AS OF JULY 2021

VERONA

Township of Verona, New Jersey



Municipal Building
600 Bloomfield Avenue
Verona, New Jersey 07044
Website: www.VeronaNJ.org

OFFICE OF FINANCE / TAXES
Telephone: (973) 857-4777 Fax: (973) 857-8551

October 19, 2026

Alan Trembulak
363 Bloomfield Avenue
Suite 2C
Montclair, NJ 07042

Re: Tax Certification
202-44
100 Bloomfield Avenue

Dear Alan;

Please be advised that the taxes on 100 Bloomfield Avenue are paid through 4th quarter 2026.

If you have any questions, please do not hesitate to call.

Sincerely,

Jennifer Muscara
Tax Collector