

**3 CLARIDGE DRIVE, SUITE 2**  
BLOCK 103, LOT 3  
VERONA, NJ 07044  
USE VARIANCE APPLICATION

**The Proposal:**

-To Change the use of 1 Tenant Space, Suite 2 within 3 Claridge Drive, from the previous Office Use, Locker Financial Services, LLC., a “Financial Planning and Investment” Company, to “Flor da Vida” a Wellness Center.

- **No changes** are proposed to the building or to the site.

-A Use Variance is requested in that only Single Family Residences are permitted principle uses within this **A-3 zone**.

-Neither Office use nor Wellness Centers are permitted uses within this zone.

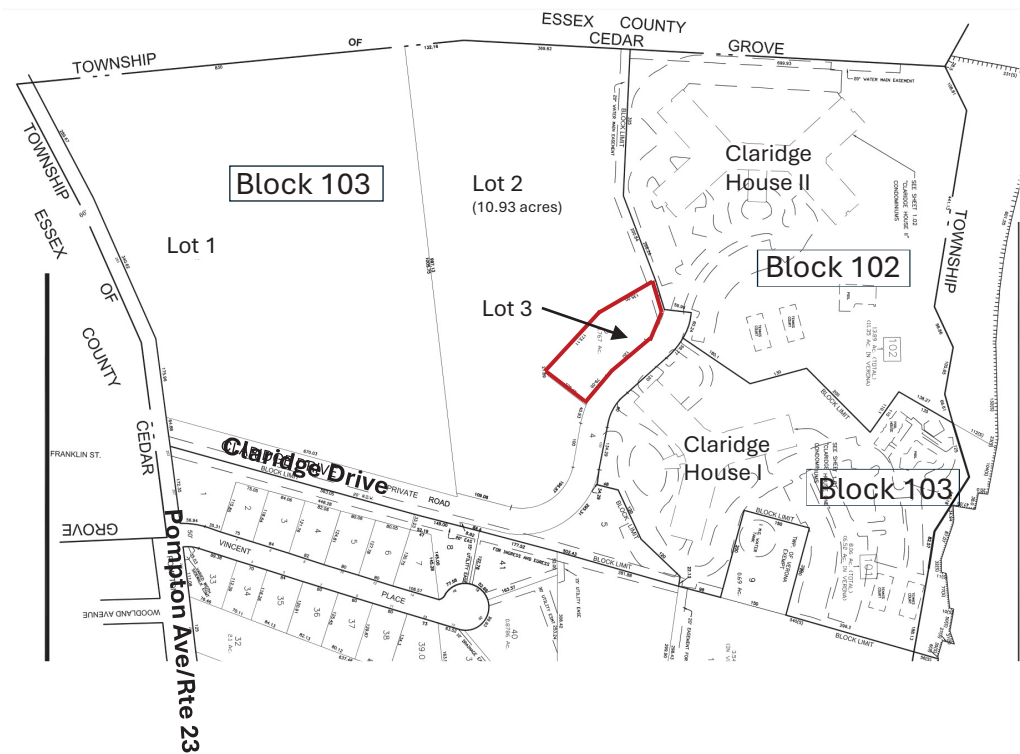
August 13, 2026

**GSAPC**



-3d View, Courtesy of Google Earth Satellite View.  
Looking West

3 CLARIDGE DRIVE, SUITE 2  
BLOCK 103, LOT 3  
VERONA, NJ 07044  
USE VARIANCE APPLICATION



TAX MAP Courtesy :Township of Verona Tax Map



KEY MAP Courtesy of Google Earth Satellite View



3 Claridge Drive is Lot 3, within Block 103.

It is accessed by Claridge Drive, a private road leading from Pompton Avenue/ Route 23 to the west.

It adjoins:  
The 10.93 acre undeveloped Lot 2 to the north and west; Claridge House I to the southeast, and Claridge House II to the northeast.

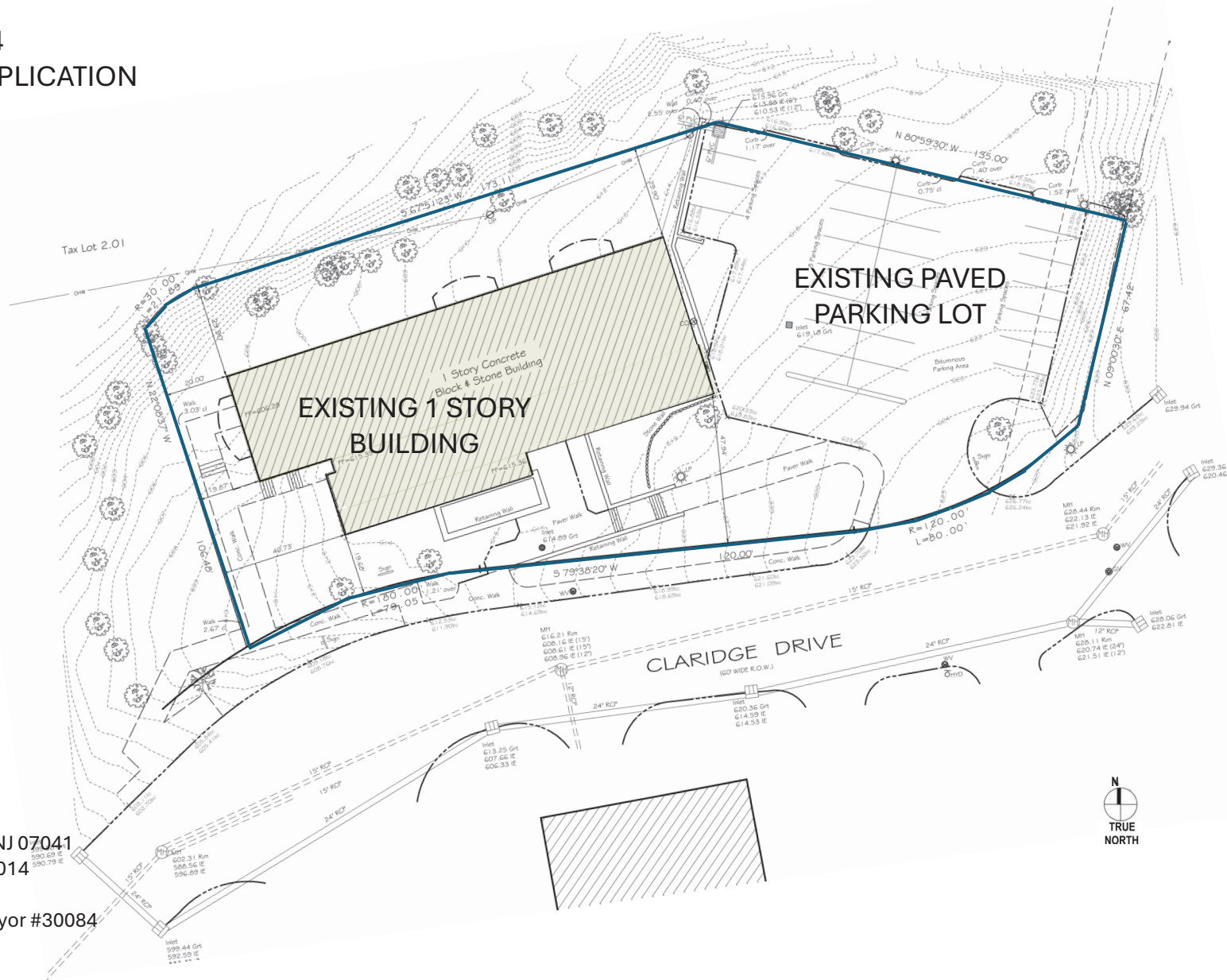
Claridge House I was completed in 1965, whereas Claridge House II was completed in 1975.

Claridge House I and II total approximately **610** dwelling units.

Lot 1 in Block 103 is improved with the Pilgrim Shopping Center.

August 13, 2026

3 CLARIDGE DRIVE, SUITE 2  
BLOCK 103, LOT 3  
VERONA, NJ 07044  
USE VARIANCE APPLICATION



PROPERTY SURVEY BY:  
Casey & Keller Inc.  
258 Main St., Millburn, NJ 07041  
Date of Survey: 12/04/2014  
Michael T. Lanzafama,  
NJ Licensed Land Surveyor #30084

- **LOT SIZE:** 33,424 Sq. Ft./ 0.767 Acres.
- **Located on the North Side of Claridge Drive, a private road.**
- **THE PROPERTY IS IMPROVED WITH:**
  - **1 story concrete block and stone building.**
  - **An existing asphalt paved parking lot striped for 27 parking stalls, and several walkways.**
- **EXISTING AND MOST RECENT USE OF BUILDING:** Offices and Wellness Center.
- **STORM DRAINAGE:** Existing Storm Drainage Pattern to Remain
- **NO CHANGES TO THE SITE OR BUILDING ARE PROPOSED.**

August 13, 2026

3 CLARIDGE DRIVE, SUITE 2  
BLOCK 103, LOT 3  
VERONA, NJ 07044  
USE VARIANCE APPLICATION



EXISTING EXTERIOR SOUTH FAÇADE FACING CLARIDGE DRIVE



EXISTING PARKING LOT (striped for 27 parking stalls)

August 13, 2026

**GSAPC**

**EXISTING CONDITIONS (EXTERIOR)**

GSAPC staff photographs, August 2025.

3 CLARIDGE DRIVE, SUITE 2  
BLOCK 103, LOT 3  
VERONA, NJ 07044  
USE VARIANCE APPLICATION

**THE BUILDING CONTAINS 3  
TENANT SUITES.**

Suite #1 = 909 S.F.  
(REAL ESTATE OFFICE)

Suite #2 = 2,614 S.F.  
(PROPOSED FLOR DA VIDA  
WELLNESS CENTER)

Suite #3 = 3,581 S.F.  
(WELLNESS CENTER)

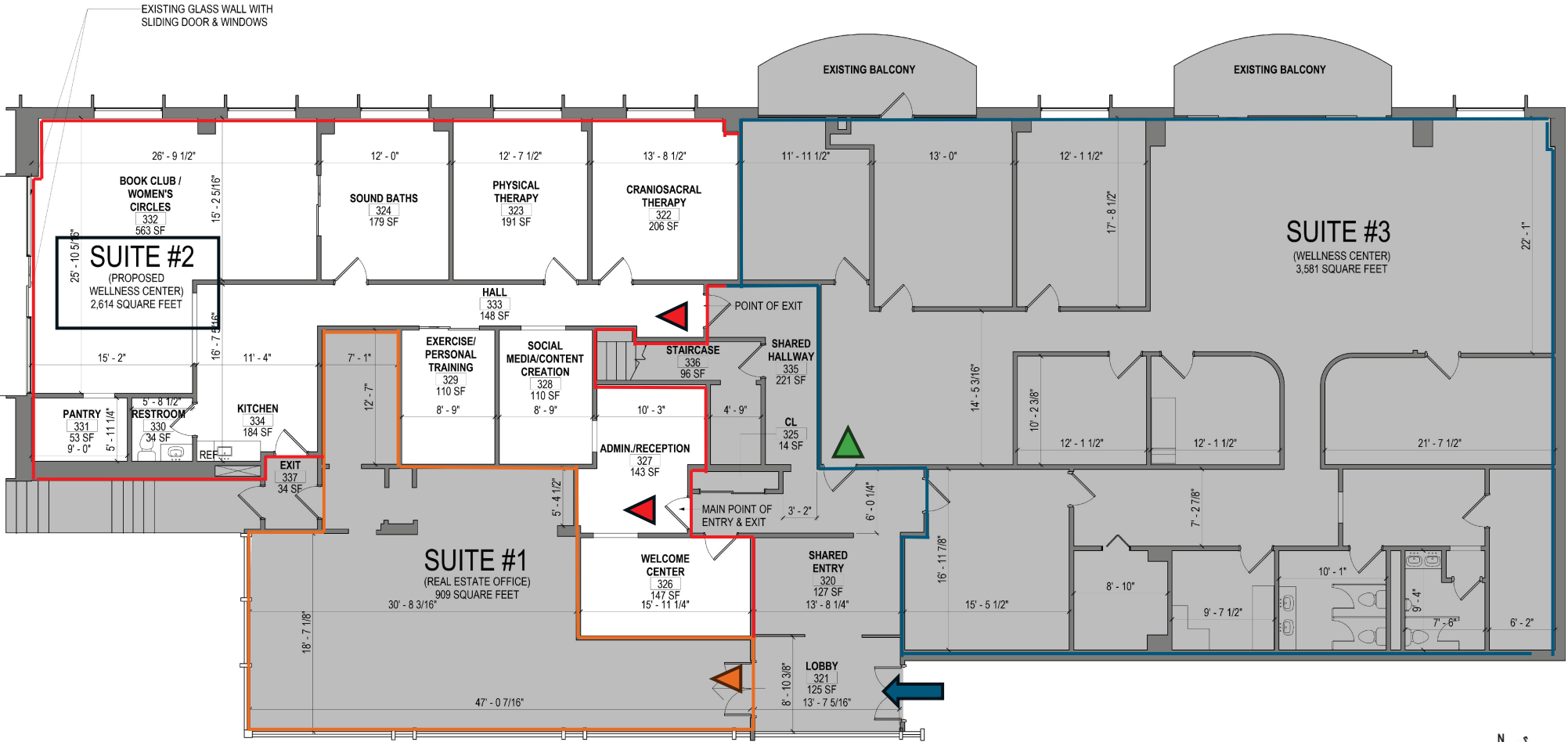
Common= 457 S.F.

Total Floor Area= 7,561 S.F.

-The applicant proposes to  
occupy Suite #2, AS-IS  
(currently vacant Financial  
Office Space) and utilize it as a  
Wellness Center.

**NO CHANGES ARE  
PROPOSED TO THE INTERIOR  
OF THIS BUILDING AS PART  
OF THIS APPLICATION.**

August 13, 2026

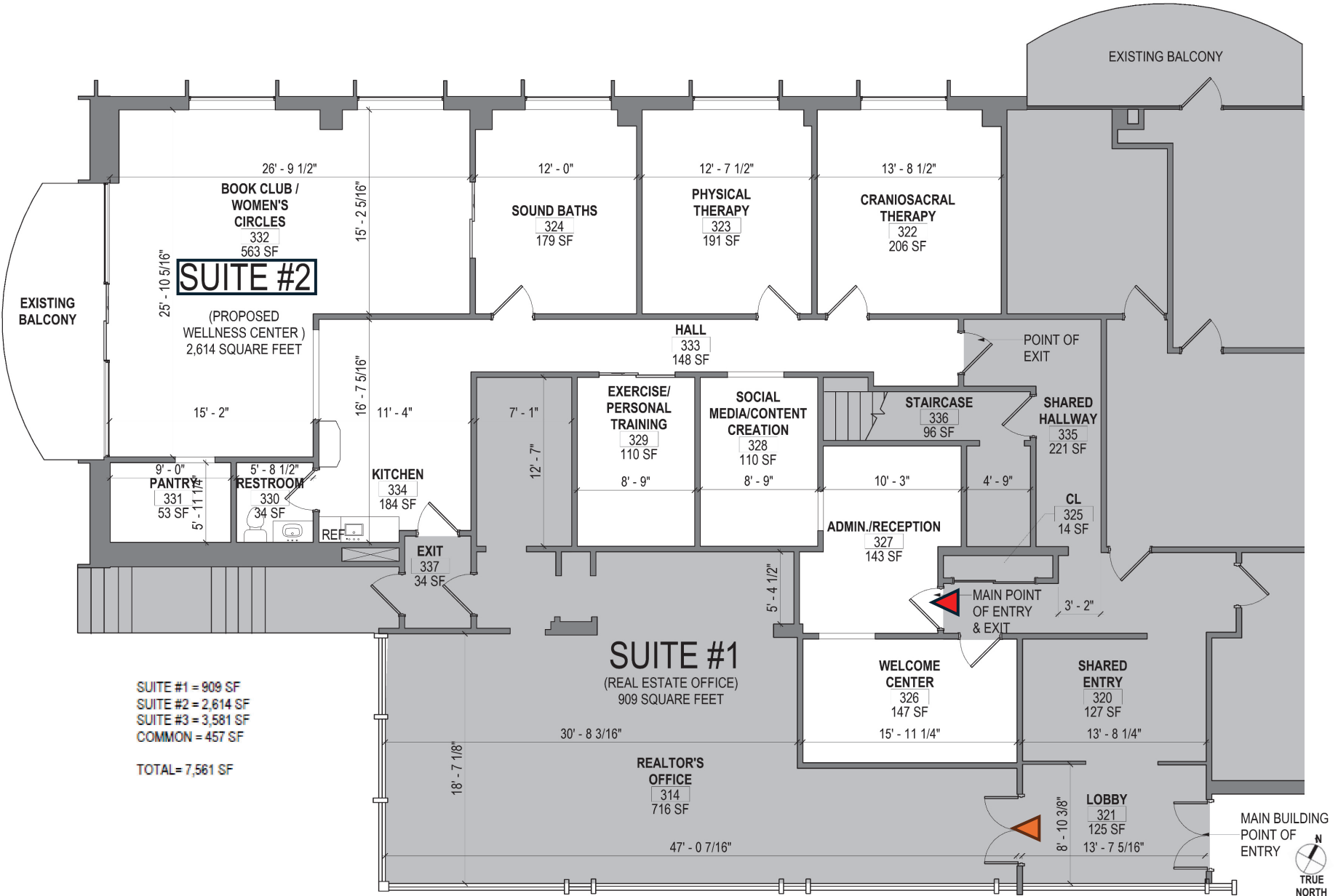


3 CLARIDGE DRIVE, SUITE 2  
BLOCK 103, LOT 3  
VERONA, NJ 07044  
USE VARIANCE APPLICATION

Suite 2 is to become a Women’s Wellness Center to promote Healing and Balance.

-The applicant intends to use the space exactly AS-IS. No interior changes.

-We have calculated the maximum occupancy of this space to be 35, even though the Building Code allows a greater number.



August 13, 2026

GSAPC

3 CLARIDGE DRIVE, SUITE 2  
BLOCK 103, LOT 3  
VERONA, NJ 07044  
USE VARIANCE APPLICATION



BUILDING LOBBY 321 ENTRANCE



EXISTING KITCHEN & BATHROOM WITH EXIT DOOR



LOOKING FROM PROPOSED SOUND BATHS TO WOMEN'S BOOK CLUB

August 13, 2026

3 CLARIDGE DRIVE, SUITE 2  
BLOCK 103, LOT 3  
VERONA, NJ 07044  
USE VARIANCE APPLICATION



EXISTING OFFICE/ PROPOSED PHYSICAL THERAPY SPACE

EXISTING HALLWAY LOOKING AT PROPOSED MAIN  
ENTRY POINT FOR SUITE 2

EXISTING HALLWAY LOOKING INTO THE PROPOSED  
EXERCISE/PERSONAL TRAINING ROOM

August 13<sup>th</sup>, 2026



**3 CLARIDGE DRIVE, SUITE 2**  
BLOCK 103, LOT 3  
VERONA, NJ 07044  
USE VARIANCE APPLICATION

### PARKING REQUIREMENTS:

-Suite 2 Previous Use:  
(Office/Non-medical under 10,000 sq.ft).  
-6 stalls per 1,000 s.f. of Gross Floor Area.  
2,614 s.f. total =  $2.61 \times 6 =$   
**15.66 stalls previously required.**

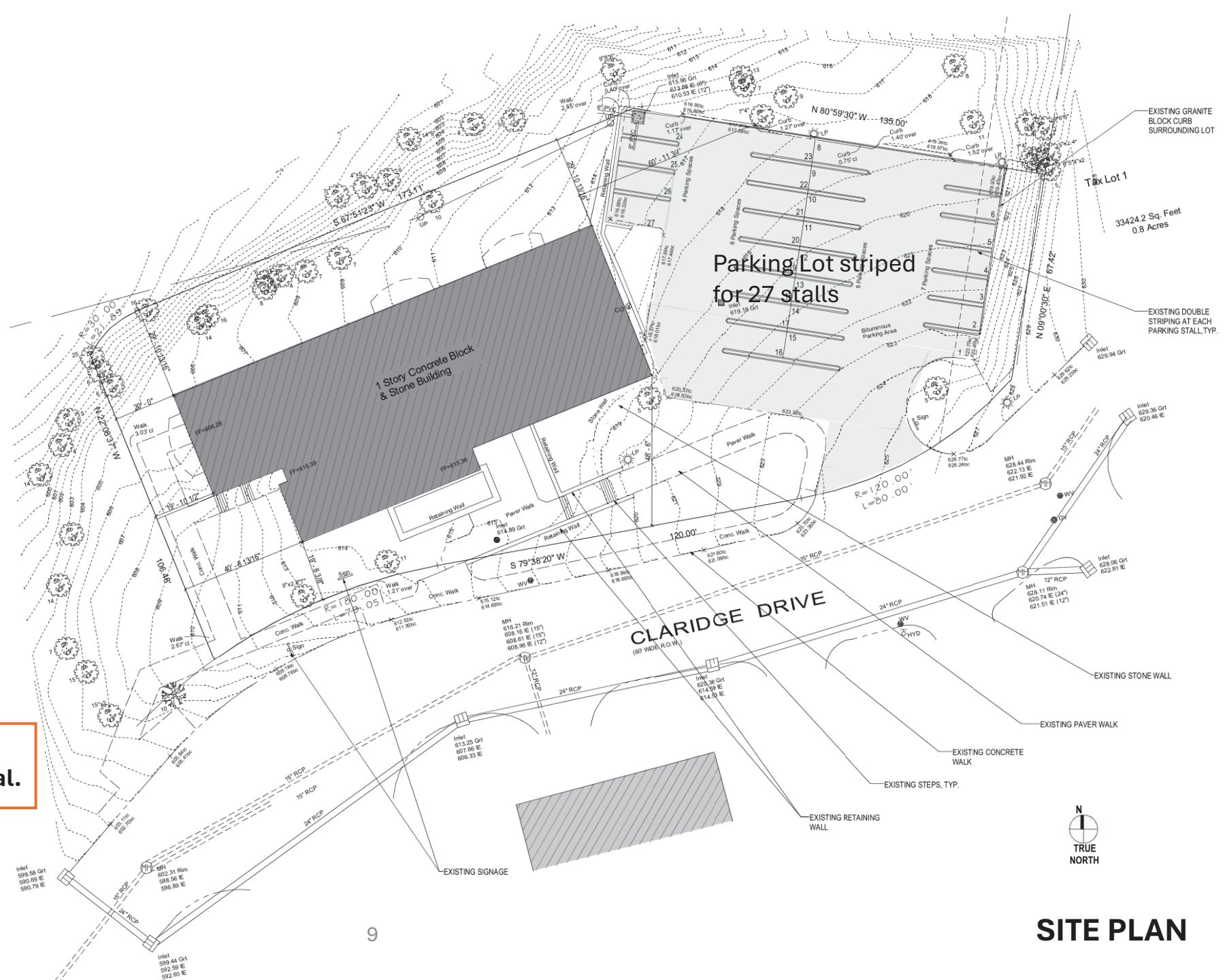
-Suite 2 Proposed Use:  
(Wellness Center-similar category as  
Commercial Recreation).  
-1 stall per 250 s.f. of Gross Floor Area (4  
stalls per 1,000 s.f.).  
2,614 s.f. total =  $2.61 \times 4 =$   
**10.44 stalls (10 stalls) required with this  
proposal.**  
***(5 less stalls required with new use)***

**35 total stalls previously required.**  
**30 total stalls required with this proposal.**

## 27 Existing Parking Stalls On Site.

August 13, 2026

GSAPC



3 CLARIDGE DRIVE, SUITE 2  
BLOCK 103, LOT 3  
VERONA, NJ 07044  
USE VARIANCE APPLICATION

ZONING:

- 1. Use Variance requested for proposed Wellness Center (similar to Commercial Recreation category).
- 2. Existing ‘Bulk Variances’ \* are *Non-Conforming Existing Conditions* that are to remain.
- 3. Existing Parking lot has 27 parking stalls. 35 stalls were previously required, but 30 stalls are required with this new proposal.

No physical changes are proposed to the building or site.

August 13, 2026



ZONING INFORMATION

\*=EXISTING NON-CONFORMING CONDITION TO REMAIN (VARIANCE REQUIRED)

|                             |                                                                         |                   |                 |         |
|-----------------------------|-------------------------------------------------------------------------|-------------------|-----------------|---------|
| BLOCK:                      | 103                                                                     |                   |                 |         |
| LOT:                        | 3                                                                       |                   |                 |         |
| ZONE:                       | A-3 RESIDENTIAL TOWNHOUSE ZONING DISTRICT                               |                   |                 |         |
| FEMA:                       | ZONE X - FEMA PANEL 34013C0104G EFF 4/3/2020                            |                   |                 |         |
|                             | REQUIRED                                                                | EXISTING          | PROPOSED        | CONFORM |
| PRINCIPLE PERMITTED USES:   | SINGLE FAMILY DWELLINGS                                                 | OFFICES (SUITE 2) | WELLNESS CENTER | NO*     |
| PERMITTED CONDITIONAL USES: | (1) SATELLITE DISH OR DISH ANTENNA AS AN ACCESSORY USE<br>(2)TOWNHOUSES | OFFICES           | WELLNESS CENTER | N/A     |

150-17.10 A-3 (RESIDENTIAL TOWNHOUSE) ZONE DISTRICT

|                                                    |                   |                 |                 |     |
|----------------------------------------------------|-------------------|-----------------|-----------------|-----|
| C.(1)MIN. LOT SIZE:                                | 8,400 SQ. FT.     | 33,424 SQ. FT.  | 33,424 SQ. FT.  | YES |
| C.(2)MIN. LOT WIDTH:                               | 70 FEET           | 346.47 FEET     | 346.47 FEET     | YES |
| C.(3) MAX LOT COVER.                               | 20%               | 23.2 %          | 23.2 %          | NO* |
| C. (4) MAX IMPROVED LOT COVERAGE                   | 35%               | 71.9%           | 71.9 %          | NO* |
| D. (1)MIN. FRONT YARD SETBACK :                    | 30 FEET           | 19.68 FEET      | 19.68 FEET      | NO* |
| D. (2)MIN. SIDEYARD SETBACK(ONE) :                 | 8 FEET            | 19.68 FEET      | 19.68 FEET      | YES |
| D. (3)MIN. SIDEYARD SETBACK(BOTH) :                | 18 FEET           | 60.1 FEET       | 60.1 FEET       | YES |
| D. (4)MIN. SIDEYARD SETBACK(BOTH) % OF LOT WIDTH : | 25%               | 17.3%           | 17.3%           | YES |
| D. (5)MIN. REAR YARD SETBACK                       | 30 FEET           | 29.90 FEET      | 29.90 FEET      | NO* |
| D. (6) MAX HEIGHT                                  | 2.5 STORIES/30 FT | 1 STORY < 30 FT | 1 STORY < 30 FT | YES |

3 CLARIDGE DRIVE, SUITE 2  
BLOCK 103, LOT 3  
VERONA, NJ 07044  
USE VARIANCE APPLICATION

**Zone: A-3 (Residential Townhouse Zoning District):**

Seek approvals for:

- 1. Use Variance: 150-17.10A Permitted Principal Uses.
  - Wellness Center/Commercial Recreational Use Proposed.
  - Single family dwellings permitted as Principle Permitted Use.
- 2. Parking Variance:
  - 10.44 parking stalls required for the proposed 2,614 s.f. Wellness Center.
  - 15.66 parking stalls were required for the previous 2,614 s.f. Office Use.

For entire building, 30 parking stalls now required; 35 parking stalls previously required.

- 3. Bulk Variances: Existing non-conforming conditions to remain:
  - Max. lot coverage; Max. improved lot coverage; Minimum front yard setback; Minimum rear yard setback.

Zoning History:

**August 10, 1978-** Resolution memorized limiting tenancy to: Attorney, Medical Doctor and Dentist; Insurance Office; Accounting Office; Answering Service; Travel Agency; Renting Office.

**February 19, 1987-**Resolution approved amending the previous resolution of 1978 limiting uses by tenancy to: Attorney, Bank; Advertising and Marketing Firm.

**January 12, 1995-** Resolution memorialized modifying the previous uses set by 1987 resolution to: Bank; Advertising and Marketing Firm.

**February 17, 2015-** Township Council amends the Ordinance and Tax Map.

Subject property becomes new Lot 3 within new Block 103 and is associated with the A-3 Zoning District.

**October 2025** – Approval by Zoning Board of Adjustment to allow the conversion of vacant Office Space into a Wellness Center within the building.

August 13, 2026

**Zoning Considerations:**

1. No variance relief may be granted under the terms of NJS 40:55D-70, without a showing that (1) such variance can be granted without substantial detriment to the public good and (2) will not substantially impair the intent and purpose of the zone plan (municipal master plan) and zoning ordinance. (Negative Criteria).
2. There are special reasons for the grant of the variance and no substantial detriment to the public good.
3. There have been four Use Variance applications for this subject property since 1978, and yet, the Township has not changed the Zoning designation of this lot from a Residential Zone (A-3) to a Commercial Zone.
4. Adjoining Lot 2, at 10.93 acres, is undeveloped and in the same A-3 zone. As noted in the Verona Fourth Round Housing Element and Fair Share Plan, endorsed by the Township Council on June 23, 2025, Lot 2 is also owned by The Claridges, LLC. It notes that the Township received a letter from the Claridges LLC indicating their preference to pursue sale of the 10.93 acres to the Township to “preserve for open space” through the NJ Green Acres Program.
5. Adjoining Lot 2 is undeveloped, and since the goal of the owner is to preserve it as open space, the proposed Wellness Center will not have a negative impact on that lot or on any of the adjoining properties, and those in the immediate vicinity. Nor will it substantially impair the intent and purpose of the zone plan and zoning ordinance.
6. This is an unusual property- located on a private drive, next to two structures containing over 600 dwelling units and also an undeveloped 10.93 acre lot.
7. This 1 story vacant office space is well-suite for this proposed tenant. No changes are proposed to the interior or exterior of the building.

August 13, 2026

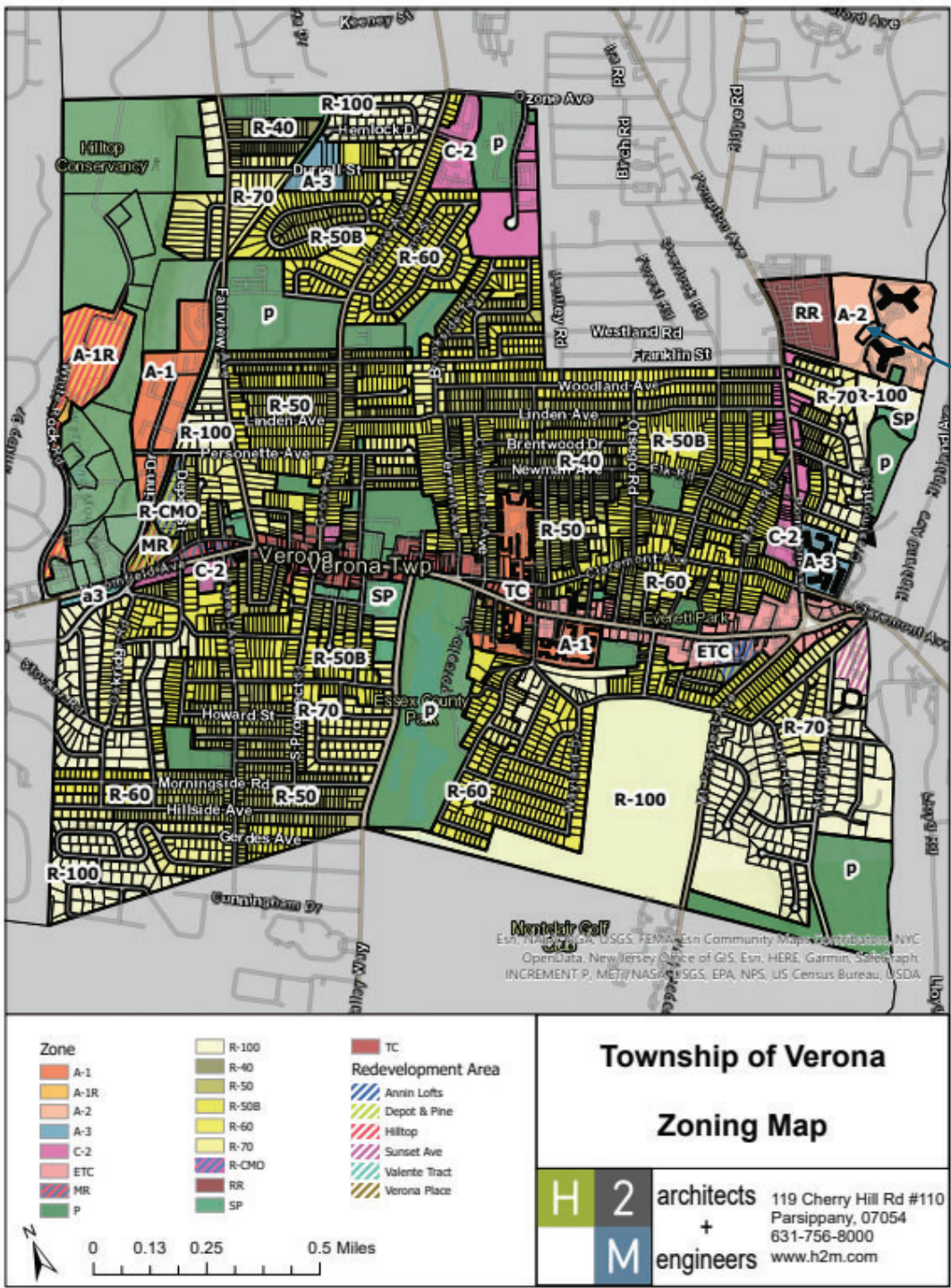


3 CLARIDGE DRIVE, SUITE 2  
BLOCK 103, LOT 3  
VERONA, NJ 07044  
USE VARIANCE APPLICATION

2022 Township Master  
Plan Zoning Map  
(Final adopted 9.29.22)

Subject property was  
included in the A-2  
Multifamily High Rise  
Zone district even  
though the Zone plan  
was amended in 2015  
to include the subject  
property in the A-3  
single family/  
townhouse zone  
district.

August 13, 2026



3 Claridge Drive

**Township of Verona**

**Zoning Map**

**H 2 architects** 119 Cherry Hill Rd #110  
Parsippany, 07054  
631-756-8000  
www.h2m.com

**M engineers**

**3 CLARIDGE DRIVE, SUITE 2**  
BLOCK 103, LOT 3  
VERONA, NJ 07044  
USE VARIANCE APPLICATION



August 13, 2026

**GSAPC**