



**TOWNSHIP OF VERONA PLANNING BOARD
COUNTY OF ESSEX, STATE OF NEW JERSEY**

RESOLUTION NO. 2026-23

RESOLUTION GRANTING WAIVER OF SITE PLAN REVIEW

**William Carchi / Celestine Studio Nails and Beauty - 538 Bloomfield Avenue, Block 1703,
Lot 58 - TC Zone**

WHEREAS, William Carchi, having an address of 358 Bradford Street, Orange, New Jersey 07050 (the "Applicant"), proposes to occupy the first floor and lower level walk-out area of the premises known as 538 Bloomfield Avenue and designated as Block 1703, Lot 58 on the Tax Map of the Township of Verona (the "Property"), owned by Rong Xin Zhuang and located in the TC (Town Center) Zone District, for the operation of a nail salon (the "Proposed Use"); and

WHEREAS, the first floor of the Property was previously occupied as a real estate office, and the Applicant proposes an interior renovation of approximately 1,145 square feet, including installation of manicure and pedicure stations, reception area, nail drying area, and a sterilization area. The Applicant intends to convert an existing bathroom into an ADA-compliant restroom, and to remove a non-load bearing partition wall. The Applicant will use the lower level of the premises solely for storage; and

WHEREAS, the Proposed Use constitutes both a change of use and an alteration of a building within the meaning of § 430-3A of the Code of the Township of Verona (the "Code"), such that site plan review and approval would otherwise be required; and

WHEREAS, the Zoning Official of the Township of Verona, by Zoning Permit Review No. 2026-171 dated September 18, 2026, determined that a personal service establishment is a permitted principal use within the TC Zone District under § 150-17.14B of the Code; that the Proposed Use is nail salon; that the structural change consisting of the removal of non-load bearing walls is de minimis; and that a Zoning Permit be issued, approved as to zoning only, pending site plan approval or waiver thereof by the Planning Board; and

WHEREAS, the Applicant, has requested that the Planning Board waive site plan review pursuant to § 430-3D(1) of the Code, and the Zoning Official has presented that request to the Board with her recommendation that a waiver be granted; and

WHEREAS, the Proposed Use involves no addition, no increase in gross floor area, no change to the building footprint, no new or altered curb cut, driveway or access point, no change to off-street parking or loading, and no change to site lighting, drainage or impervious coverage; no alterations affecting the exterior of the building and the removal of interior non-load bearing walls, which the Zoning Official has found to be de minimis; and

WHEREAS, with respect to off-street parking, § 150-12.1B(3) of the Code provides that in the Town Center zoning district parking requirements shall not apply except in the case of additions and/or new construction of greater than 1,000 square feet of gross floor area, or for cafeterias, full-service restaurants, snack and nonalcoholic beverage bars, and limited-service restaurants with a seating capacity of greater than fifty (50) patrons; and the Board finds that the Proposed Use

Mrs. Parker				X	Township Mgr. O'Sullivan				X
Mr. Lilley				X	Vice Chair Hyndman	✓			
Mr. Camuti	✓				Chair Pearson	✓			
Mr. Freschi	✓			X					

I hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of the Township of Verona at its regular public meeting held on September 24, 2026.

Dolores Carpinelli
Dolores Carpinelli,
Secretary, Planning Board

Dated: September 24, 2026

Jessica Pearson
Jessica Pearson,
Chairperson, Planning Board