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

Zoning Department - Township of Verona
Phone (973) 857-4773 Fax (973) 857-5134

January 19, 2024

Township of Verona Zoning Department
880 Bloomfield Avenue
Verona, NJ 07044

Re: Zoning Permit # 2023-230 - Denial

Applicant: Andrea Rios
8792 Enloe Avenue
Garden Grove, CA 92844

Owner: Joseph Valente
81 Elmwood Terrace
West Caldwell, NJ 07006

Zone: Lot 19 Block 1806
TC (Town Center)

Submittals:

This office has received the following documents submitted for the above reference property:

- Township of Verona Zoning Permit Application for Commercial Properties, received on January 02th, 2024.
- A project set, drafted by Cennox Project and Security Solutions, containing three (3) sheets revised and submitted on Jan 04th, 2024.

Zoning Request:

Based upon the zoning permit application and the project set submitted, the applicant is requesting zoning approval to add a new use and install an ATM Machine in the building. The new tenant, Wells Fargo, is considered a bank institution. No other improvements have been requested or shown and have not been considered in this review.

Zoning Decision:

Based on the resolution adopted in 2020, the owner received conditional use approval to have a retail or retail service or personal service use on the first floor and residential use on the second floor. The applicant proposes a bank institution on a portion of the existing retail area. So, the building now has three (3) uses: residential, retail, and bank. **A bank institution is not permitted in the TC Zone per Sections 150-17.14 A or D. A return to the Zoning Board is required for an amendment to a prior condition approval.**

Please provide a parking analysis for the entire building in the existing and proposed conditions. The parking calculations shown on the plan are not correct and must be redone per Section 150-12.6 C using the following :

Banks and Financial Institutions	one (1) space per 300 G.F.A.
Retail Store	one (1) space per 200 G.F.A.
Residential	one (1) space per residential unit (Zoning Board Resolution 2020)

The Applicant is responsible for obtaining all required State and/or Local Licenses for the proposed use.

This application does not require engineering review and approval.

Therefore, the applicant's request(s) for zoning approval has been **DENIED** by this office. Please coordinate with Land-Use Administrator Kathleen Miesch, Kmiescn@veronannj.org, for returning and scheduling before the Zoning Board of Adjustment.

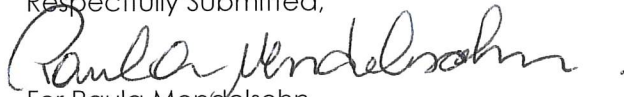
Note:

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 inspections that may be required.
2. Any change or deviations from the plans that were provided and reviewed as part of this zoning permit at this location must first be approved by the Zoning Official or Zoning Administrator before obtaining a construction permit. The owner/applicant should be aware that any future change may require formal application to the Verona Board of Adjustment for variance governed by the rules and conditions pursuant to N.J.S.A. 40:55D-70d.

Note: All zoning permits expire in one (1) year from the date of approval.

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

Respectfully Submitted,



For Paula Mendelsohn
Acting Zoning Official

cc: Kathleen Miesch – via email
Kristin Spatola – via email
Thomas Jacobsen – via email