

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY



TOWNSHIP COUNCIL AGENDA - ADDENDUM

REGULAR MEETING

7:00 P.M.

October 21, 2024

MUNICIPAL BUILDING, 600 BLOOMFIELD AVENUE

Via the internet, please click the link below to join the meeting:

<https://zoom.us/j/95262662770>

Via telephone, please dial 1(312)626-6799 or 1(646)558-8656

Use Zoom Meeting ID: 952-6266-2770, when prompted for a Participant ID, press #

ADDENDUM

M. ADDENDUM

1. Discussion - An Ordinance to Amend Chapter 140, Vehicles & Traffic
2. Discussion - TC Zoning Ordinance Update

TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY

ORDINANCE No. 2024-

**AMENDING CHAPTERS 140-36 "NO PARKING CERTAIN HOURS", 140-38
"TIME LIMIT PARKING" AND 140-68 "PARKING METER/PERMIT
PARKING ZONES DESITNATES**

BE IT ORDAINED, by the Township Council of the Township of Verona, County of Essex, New Jersey as follows:

SECTION 1. Chapter 140-36, Schedule II: No Parking Certain Hours of the Code of the Township of Verona is hereby amended in part to read as follows (**additions** in bold, ~~strike-outs~~ to be eliminated):

§ 140-36, Schedule II. No Parking Certain Hours.

In accordance with the provisions of § ~~140-8~~, no person shall park a vehicle between the hours listed on any day except Sundays and holidays, unless otherwise indicated, upon any of the following described streets or parts of streets:

Name of Street	Side	Hours/Days	Location
Cambridge Road [Added 11-3-2003 by Ord. No. 12-2003]	North	8:00 a.m. to 6:00 p.m./Monday through Friday	245 feet east from Pompton Avenue
Cambridge Road [Added 11-3-2003 by Ord. No. 12-2003]	South	8:00 a.m. to 6:00 p.m./Monday through Friday	220 feet east from Pompton Avenue
Fairview Avenue [Repealed 6-1-2017 by Ord. No. 2017-12]			
Forest Avenue	West	8:00 a.m. to 3:30 p.m./School days	From 170 feet north of Morningside Road north for 218 feet
Gould Street [Added 10-17-2005 by Ord. No. 17-2005]	West	7:00 a.m. to 4:00 p.m./School days	From 228 feet from Bloomfield for 346 feet
Gould Street	West	7:30 a.m. - 9:00 a.m. September through June Monday through Saturday	From 228 feet from Bloomfield for 346 feet
Grove Avenue [Added 10-17-2005 by Ord. No. 17-2005]	East	7:30 a.m. to 8:30 a.m. and 2:30 p.m. to 4:00 p.m./School days	From Franklin Street north 114 feet
Grove Avenue [Added 10-17-2005 by Ord. No. 17-2005]	East	7:30 a.m. to 8:30 a.m. and 2:30 p.m. to 4:00 p.m./School days	From 440 feet from Franklin Street to Ann Street
Grove Avenue	West	8:00 a.m. to 3:30 p.m./Monday through Friday	From 120 feet north of Franklin Street north for 300 feet
Hathaway Lane	North	8:00 a.m. to 6:00 p.m./Saturday, Sunday and holidays, May 16 through September 15	Entire length
Lakeside Avenue [Added 9-16-1996 by Ord. No. 11-96]	East	7:00 a.m. to 1:00 p.m./Sundays	From the curbline of Bloomfield Avenue (extended) 823 feet south
Lakeside Avenue			

Name of Street	Side	Hours/Days	Location
[Repealed 9-16-1996 by Ord. No. 11-96]			
Marion Road [Added 5-3-2010 by Ord. No. 4-10]	North	7:30 a.m. to 8:30 a.m.; 2:30 to 3:30 p.m./Monday through Friday, September 1 through June 30	From the northwest corner of Forest Avenue west 150 feet
Pine Street [Added 9-10-1998 by Ord. No. 12-98; repealed 7-14-2008 by Ord. No. 9-08]			
Sampson Drive [Added 9-2-2014 by Ord. No. 8-14]	North	During certain hours as directed by the Board of Education for the public's safety	High school parking lot
South Prospect Street [Added 5-3-2010 by Ord. No. 4-10]	East	6:00 a.m. to 9:00 a.m.	From the Southeast corner of Bloomfield Avenue south 250 feet
Sylvan Road	East	8:00 a.m. to 6:00 p.m./Saturday, Sunday and holidays, May 16 through September 15	Entire length
Valhalla Way	North	8:00 a.m. to 6:00 p.m./Saturday, Sunday and holidays, May 16 through September 15	Entire length
Valley View Road	North	11:00 a.m. to 6:00 p.m./Saturday, Sunday and holidays, June 1 through September 15	Entire length

SECTION 2. Chapter 140, Schedule 38 Time Limit Parking of the Code of the Township of Verona is hereby amended in part to read as follows (**additions** in bold, ~~strike-outs~~ to be eliminated):

In accordance with the provisions of § **140-10**, no person shall park a vehicle for longer than the time limit shown on any day, except Sunday and holidays, unless otherwise indicated, upon any of the following streets, parts of streets or public off-street parking areas:

Name of Street	Side	Time Limit; Hours/Days	Location
Beechwood Road	Both	2 hours; 8:00 a.m. to 6:00 p.m.	Entire length
Bloomfield Avenue	Both	2 hours; 8:00 a.m. to 6:00 p.m.	Entire length
Bloomfield Avenue	Both	30 minutes, 7:00 a.m. - 6:00 p.m. Monday through Saturday	Park Avenue to Hillcrest Terrace
880 Bloomfield Avenue Community Center [Added 11-21-2011 by Ord. No. 16-11]	East side of building	2 hours; 8:00 a.m. to 6:00 p.m.	Entire lot
Civic Center Driveway [Added 8-6-2001 by Ord. No. 6-2001]	Both	2 hours; 8:00 a.m. to 6:00 p.m./Monday through Friday only (not applicable to permit holders)	Entire length
Civic Center [Added 10-17-2005 by Ord. No. 17-05]	West	20 minutes; 8:00 a.m. to 5:00 p.m./Monday through Friday	From 87 feet north of Bloomfield Avenue for 52 feet
Claremont Avenue	South	2 hours; 8:00 a.m. to 6:00 p.m./Monday through Friday	From Montclair Avenue to Pompton Avenue

Name of Street	Side	Time Limit; Hours/Days	Location
[Added 10-17-2005 by Ord. No. 17-05]			
Crestmont Road [Added 8-6-2001 by Ord. No. 6-01]	West	2 hours; 8:00 a.m. to 6:00 p.m.	From Westover Road to Claremont Avenue
East Lincoln Street [Added 10-17-2005 by Ord. No. 17-05]	West	2 hours; 8:00 a.m. to 6:00 p.m./Monday through Friday	Entire length
Gould Street	West	2 hours; 8:00 a.m. to 6:00 p.m.	Entire length
Grove Avenue [Repealed 5-16-2016 by Ord. No. 11-16]			
Grove Avenue [Added 5-16-2016 by Ord. No. 11-16; amended 2-11-2019 by Ord. No. 2019-05; repealed 8-8-2022 by Ord. No. 2022-25]			
Grove Avenue [Added 5-16-2016 by Ord. No. 11-16; repealed 8-8-2022 by Ord. No. 2022-25]			
Lakeside Avenue [Amended 2-11-2019 by Ord. No. 2019-05]	Both	4 hours; 8:00 a.m. to 4:00 p.m.	Entire length
Linn Drive [Added 2-7-2011 by Ord. No. 1-11; repealed 7-13-2020 by Ord. No. 2020-16]			
Montrose Avenue	West	2 hours; 8:00 a.m. to 6:00 p.m.	From Bloomfield Avenue to Hill Street
Nassau Road	Both	2 hours; 8:00 a.m. to 6:00 p.m.	Pompton to Witherspoon Road
Oakridge Road	East	2 hours; 8:00 a.m. to 6:00 p.m.	From Fells Road to point opposite north curblines of Chestnut Road
Pine Street [Added 7-14-2008 by Ord. No. 9-08]	North	2 hours; 8:00 a.m. to 6:00 p.m./Monday through Saturday	From a point 79 feet west of the intersection of Fairview Avenue and Pine Street continuing to Sunnyside Place
Rockland Terrace	East	2 hours; 8:00 a.m. to 6:00 p.m.	Entire length
South Prospect Street [Repealed 5-3-2010 by Ord. No. 4-10]			
South Prospect Street [Repealed 6-1-2017 by Ord. No. 2017-12]			
South Prospect Street [Added 6-1-2017 by Ord. No. 2017-12; amended 8-7-2017 by Ord. No. 2017-20]	East	2 hours, 6:00 a.m. to 6:00 p.m.	Beginning 25 feet north of Hill Street for 93 feet north
South Prospect Street [Added 6-1-2017 by Ord. No. 2017-12; amended 8-7-2017 by Ord. No. 2017-20]	East	2 hours, 6:00 a.m. to 6:00 p.m.	Beginning 138 feet north of Hill Street for 113 feet north

Name of Street	Side	Time Limit; Hours/Days	Location
South Prospect Street [Added 6-1-2017 by Ord. No. 2017-12; amended 8-7-2017 by Ord. No. 2017-20]	West	2 hours, 6:00 a.m. to 6:00 p.m.	Beginning 176 feet south of Bloomfield Avenue for 316 feet south
West Lincoln Street [Amended 10-17-2005 by Ord. No. 17-05]	West	2 hours; 8:00 a.m. to 6:00 p.m./Monday through Friday	Entire length
Westover Road	Both	2 hours; 8:00 a.m. to 6:00 p.m.	Pompton to Witherspoon Road

SECTION 3. Chapter 140, Schedule 68 Parking Meter/Permit Parking Zones Designated of the Code of the Township of Verona is hereby amended in part to read as follows (additions in bold, ~~strike-outs~~ to be eliminated):

A. On-street parking meter zones. On all days between the hours of 8:00 a.m. and 6:00 p.m., except Sundays, parking or standing a vehicle in parking meter space in the on-street parking meter zones described below shall be lawful only upon the deposit of such amount as is indicated on the meter for the specified period of time.

Name of Street	Side	Location
Bloomfield Avenue	North	From Park Avenue to Fairview Avenue
Bloomfield Avenue	South	From West Lincoln Street to Brookdale Avenue
Bloomfield Avenue	North	From Hillcrest Terrace to Fairview Avenue
Bloomfield Avenue	South	From West Lincoln Street to Brookdale Avenue
Gould Street	West	Starting at a point 254 feet from Bloomfield Avenue north for 292 feet
Grove Avenue	East	From 177 feet north of Bloomfield Avenue for 332 feet
Lakeside Avenue	East	Starting at a point 151 feet from Bloomfield Avenue south for 1,100 feet
Lakeside Avenue	West	From Bloomfield Avenue south for 1,000 feet
Montrose Avenue	West	Starting at a point 50 feet from Bloomfield Avenue south for 60 feet
Rockland Terrace	East	From Bloomfield Avenue north for 230 feet
South Prospect Street	East	Starting at a point 64 feet from Bloomfield Avenue south for 82 feet
South Prospect Street	West	Starting at a point 72 feet from Bloomfield Avenue south for 70 feet

SECTION 4. In case any one or more of the provisions of this Ordinance shall, for any reason, be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Ordinance shall be construed and enforced as if such illegal or invalid provision had not been contained herein.

SECTION 5. If any section, sub-section, paragraph, sentence or any other part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance.

SECTION 6. All ordinances or parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 7. This ordinance shall take effect 20 days after final passage and publication as prescribed by law.

ATTEST:

**JENNIFER KIERNAN
MUNICIPAL CLERK**

NOTICE

I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED IN THE STAR LEDGER, A NEWSPAPER PUBLISHED IN THE COUNTY OF ESSEX AND CIRCULATED IN THE TOWNSHIP OF VERONA, IN THE ISSUE OF XXX AND XXX.

**JENNIFER KIERNAN
MUNICIPAL CLERK**

INTRODUCTION:
PUBLIC HEARING:
EFFECTIVE DATE:

TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY

ORDINANCE #2024-__

AN ORDINANCE AMENDING AND SUPPLEMENTING THE STANDARDS OF THE TOWN CENTER ZONE DISTRICT IN CHAPTER 150 "ZONING" OF THE CODE OF THE TOWNSHIP VERONA

WHEREAS, the Township of Verona has the authority to regulate land uses within its municipal boundaries under the Municipal Land Use Law, N.J.S.A. 40:55D-1, et. seq.;

WHEREAS, the Township of Verona Planning Board adopted a new Master Plan on September 29, 2022; and

WHEREAS, the Master Plan identifies the Town Center (TC) Zone District covering the core downtown area of Verona along Bloomfield Avenue and some surrounding parcels on Claremont and Grove Avenues as areas recommended for change;

WHEREAS, the Township's Master Plan recommends several amendments to the Township's Zoning Code and has made certain recommendations in the TC Zone District; and

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Verona, in the State of New Jersey, that the code of the Township of Verona be and is hereby amended and supplemented to read as follows:

(Added text is **emboldened**, and text being eliminated is shown in ~~strikethrough italics~~.)

SECTION 1.

Chapter 150, "Zoning," Article II, "Definitions and Word Usage," Section 150-2.3, "Definitions," of the General Legislation of the Township of Verona is hereby amended by supplementing and deleting the following definitions.

§ 150-2.3 Definitions.

~~**AMUSEMENT MACHINE, OTHER**~~

~~*Any automatic or mechanical machine or device or entertainment or music vending machine, except an amusement game machine, which is or are operated or set in motion by the deposit therein of any coin or coins, tokens or slugs or the like thereof purchased for cash.*~~

ARTISANAL WORKSHOP

Shops of special trade, including the small-scale manufacturing, compounding, assembly, processing, packaging or similar treatment of such products as: baked goods, candy, ceramics, pottery, china, weaving and other textile arts, painting, woodworking and other artistic endeavors and similar trades. Retail sales on the premises of products made on the premises are required.

BREW PUB

An establishment that sells at least 25% or more of its product in-house and is accompanied by a restaurant area for dine-in use only.

COMMERCIAL ENTERTAINMENT

The rendering of entertainment, as opposed to products or services, to the general public. Commercial entertainment includes theaters and auditoriums, and indoor amusement/entertainment facilities such as a bowling alley, an ice-skating rink, pool and/or billiard rooms, escape rooms, indoor rock-climbing gyms, indoor tennis or pickleball courts. Commercial entertainment shall not include uses such as dance halls or night clubs.

CRAFT DISTILLERY

A distillery operating with a craft distillery license as defined and regulated within N.J.S.A. 33:1-10.

GHOST KITCHEN OR VIRTUAL KITCHEN

A food production facility for meals solely intended for offsite consumption and dependent on delivery by on-demand food couriers or a delivery service.

MICROBREWERY

An establishment required to be licensed as a microbrewery as defined and regulated within N.J.S.A. 33:1-10.

NIGHTCLUB

An establishment in which music, dancing, and/or live entertainment is conducted and which may also dispense liquor and/or food.

PERSONAL SERVICES

Services involving the care of a person or their personal goods or apparel.

~~POOL HALL or BILLIARD HALL — A structure containing more than two pool tables or billiard tables available for use by the public in the same place, location or premises other than structures that contain establishments that sell or display for sale pool tables or billiard tables.~~

RETAIL SALES

An establishment wherein goods, merchandise, produce, commodities, or similar articles are offered for sale or sold to the general public or the ultimate consumer.

~~RETAIL SERVICE ESTABLISHMENT — A store that sells services such as drugstores, opticians, travel agencies, real estate offices, jewelry repair, photographic studios and dry cleaners, shoe repair facilities, tailors, seamstresses.~~

RETAIL SERVICES

The rendering of services, as opposed to products, to the general public. Retail services include recreation services and facilities, studios for the instruction of the arts, including art studios, dance studios, gymnastics, or martial arts, museums, and art galleries.

~~RETAIL STORE — A store where goods are sold directly to the consumer for personal or household use, with or without incidental processing on the premises, including any establishment which requires a club membership or fee payment to permit entry to the establishment for the sale of goods or services whether or not the words "wholesale or warehouse" appear in the name of the establishment.~~

~~VIDEO GAME ARCADE — An establishment that as its primary use contains a collection of video games that can be played by a customer for a fee.~~

SHARED KITCHEN, SHARED WOODSHOP, OR SHARED TEXTILE SPACE

Shared commercial kitchen, woodshop, textile, or production spaces that provide access to space and tools to local small producers for a fee or with a sublease. These spaces shall be focused on tools within one industry, such as a health-inspected, commercial kitchen for food production that a small business can rent by the hour or a well-outfitted woodshop accessed by a set of subtenants who share the tools. Such spaces shall be a minimum of 2,000 square feet in area.

SECTION 2. Chapter 150, "Zoning," Article XVII, "Schedule of District Regulations," is hereby amended as follows.

§ 150-17.14 TC (TOWN CENTER) Zone District

- A. The principal permitted uses. No building or premises shall be erected, altered or used except for uses designated for each district as follows:
- (1) **Personal services, retail stores sales,** and retail services ~~establishments~~, including stores or shops or retail **where the business is** 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~~.
 - (7) Coworking space.**
 - (8) Brewpubs**
 - (9) Artisanal Workshop**
 - (10) Shared Kitchen except Ghost Kitchen, Shared Woodshop, or Shared Textile space**
- 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 § 150-7.23.
- (3) Sidewalk café in accordance with § 150-7.22.

C. Area, yard and bulk regulations:

- (1) Minimum lot size: 2,000 square feet.
- (2) Minimum lot width: 50 feet.
- (3) Minimum front yard setback: zero feet.
- (4) -Maximum Front Yard Setback: 10 feet.**
- (5) ~~(4)~~ Minimum side yard setback (one): zero feet.**
- (6) ~~(5)~~ Minimum side yard setbacks (both): zero feet.**
- (7) ~~(6)~~ Minimum side yard setbacks (both) percentage of lot width: N/A.**
- (8) ~~(7)~~ Minimum rear yard setback: 20 feet.**
- (9) ~~(8)~~ Maximum height for principal building (stories/feet): 3/50.**
- (10) ~~(9)~~ Maximum height for accessory structures: 15 feet.**
- (11) ~~(10)~~ Maximum building coverage: 80%.**
- (12) ~~(11)~~ Maximum improved lot coverage: 100%.**
- (13) ~~(12)~~ Minimum landscaped buffer along residential zone: 15 feet.**

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 chapter.

- (1) Mixed residential and retail subject to the mixed-use standards set forth in § 150-8.3.
- (2) Mixed retail and commercial (nonmedical) subject to the mixed use standards set forth in § 150-8.3.
- (3) Mixed retail and professional office (nonmedical) subject to the mixed use standards set forth in § 150-8.3.
- (4) Massage parlors subject to the conditional standards set forth in § 150-8.11.
- (5) Distilleries, and microbreweries subject to the conditional standards set forth in § 150-8.13.**
- (6) Commercial Recreation**

§150-8.3 Mixed Uses

- A. Mixed uses may be permitted upon authorization of the Planning Board in accordance with the following conditions and subject to site plan review when required:
- (1) Planned commercial developments.
 - i. Planned commercial developments must have a minimum of 1.5 contiguous acres.
 - ii. Planned commercial development must have site access from Bloomfield Avenue or Depot Street only.
 - (2) Residential/office or retail mixed use. When residential units are mixed with retail or office space, the residential units shall not be located on the first floor in any building. Access to a residential unit at the street level shall not be construed to be a residential unit on the first floor.
 - (3) Office/retail mixed use. When office space is mixed with retail space, the office space shall not be located on the first floor in any building. Access to office space from street level shall not be construed as office space on the first floor.
- B. Conditional use requirements applicable to all mixed uses:
- (1) Mixed uses shall have an even distribution between principal uses within each building(s). **This condition shall not apply to mixed use development in the TC Zone District.**
 - (2) Parking for the various types of uses shall be provided in accordance with the requirements of Article XII of this chapter.
 - ~~(3) Not less than 20% of the lot shall be reserved for open space and landscaping.~~
 - (3) ~~(4)~~ A dense landscape buffer of not less than 15 feet shall be reserved between the mixed uses and any adjoining residential uses.
 - (4) ~~(5)~~ In the C-2 zone, site access must be from Bloomfield or Pompton Avenues.
 - (5) Commercial Entertainment as per the requirements set forth in §150-8.14**

§150-8.13 Microbreweries and Craft Distilleries

- A. **Strict compliance with N. J. S.A. 33: 1- 10 and shall provide a sampling room and retail sales area where product shall be sold to consumers and where samples shall be offered.**

- B. Shall not sell food or operate a restaurant on the licensed premises, including in any outdoor facility. However, pretzels, potato chips, nuts, or similar prepared snack foods are not prohibited from being provided without charge.**
- C. Shall be permitted as a principal use only and shall not be permitted as an accessory use.**

§150-8.14 Commercial Entertainment

- A. The property shall have frontage on Bloomfield Avenue.**
- B. Off-street parking shall be located to the rear or side of the property.**
- C. For indoor commercial entertainment facilities, the minimum lot size shall be at least 5,000 square feet.**

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