TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY

ORDINANCE #2026-04

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.

BREWPUB
An establishment that sells at least 25% or more of its product , such as ale, 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 uses such as theaters and auditoriums, and indoor amusement/entertainment facilities such as a virtual gaming, bowling alley, an ice-skating rink, escape rooms, indoor rock-climbing gyms, and indoor tennis or pickleball courts. Commercial entertainment shall not include event space, 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.

EVENT SPACE
A commercial venue available for rent or that may be otherwise retained for the exclusive purpose of hosting a planned activity scheduled to occur at a specific time,

such as a wedding, birthday party or business conference. Alternatively, a venue that may be rented to a private group or individual to conduct an event, where the purpose of the event is unrelated to the approved use of the host venue and is therefore not accessory to the underlying principal use, is required to obtain secondary use approval as an event space and shall meet the requirements of both an event space and any of the underlying principal uses. Excluded from this use are locations where there is an approved full-time principal use where an event may be hosted that is accessory to the principal use, such as a book-signing event at a bookstore or a private dinner party at a restaurant.

GHOST KITCHEN OR VIRTUAL KITCHEN
A food production facility in a shared kitchen for meals solely intended for offsite consumption and dependent on delivery by on-demand food couriers or a delivery service.

MED SPA
A facility that provides cosmetic services such as infusion therapy, skin laser rejuvenation, laser hair removal, Botox and dermal filler, microneedling, weight loss, etc. Such facilities operate under the oversight of a licensed physician, deliver services through skilled and certified practitioners, and ensure appropriate supervision by a qualified healthcare professional. A Med Spa is not a Medical Office.

~~*MEDICAL BUILDING*~~
~~*A building that contains establishments dispensing health services, including same-day treatment, but not including any building that houses patients overnight.*~~

MEDICAL OFFICE
A building or portion of a building principally engaged in providing services for health maintenance, diagnosis and treatment of human diseases, pain or other physical or mental condition of patients solely on an outpatient basis. No patients shall be kept overnight on the premises. Examples of medical offices shall include but not be limited to general physicians, dentists, physical therapy, chiropractors, optometrists or ophthalmologists, psychologists, cardiologists and other various specialties, but shall not include medical clinics, urgent care centers, outpatient surgical centers (ambulatory surgery center), retail care clinics or behavioral health care facilities.

OFFICE, PROFESSIONAL
Any office used for such services as are provided by ~~*medical practitioners,*~~ lawyers, architects, engineers and similar professions.

MICROBREWERY
An establishment required to be licensed as a microbrewery as defined and regulated within N.J.S.A. 33:1-10. Microbreweries shall provide a sampling room and retail sales area. Microbreweries are prohibited from selling food or operating a restaurant in or outside the building in which it is operating. Despite the foregoing, pretzels, potato chips, nuts or similar prepared snack foods may be provided to patrons without charge. Microbreweries shall be permitted only as a principal use and shall not be permitted as an accessory use.

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

~~*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 ESTABLISHMENT
An establishment wherein goods, merchandise, produce, commodities, or similar articles are offered for sale or sold to the general public for their own use or for consumption.

~~*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, including but not limited to, recreation services and facilities, photography studio, studios for the instruction of the arts, including art studios, dance studios, gymnastics, or martial arts, museums, and art galleries. This shall include services provided by financial institutions, travel agencies, real estate offices, jewelry repair, photographers, dry cleaners, shoemakers, and tailors and seamstresses.

~~*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.

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. Purpose and Intent
The Town Center (TC) Zone is intended to reinforce Verona's traditional downtown as a compact, pedestrian-oriented commercial district supporting neighborhood-scale retail, services, dining, offices, and mixed-use development. The TC Zone is specifically intended to: promote active street-level commercial uses; encourage mixed-use buildings with residential or office uses above the ground floor; discourage uses that generate high-volume, episodic attendance or simultaneous arrival and departure of large groups; limit reliance on off-site public or municipal parking to satisfy zoning requirements; and protect adjacent residential neighborhoods from incompatible traffic, noise, and operational impacts.

B. ~~*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,
(2) ~~*(1)*~~ Retail stores **sales,** and retail service**s** establishments, including stores or shops or retail **where the** business **is** conducted entirely within the confines of a building.
(3) ~~*(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.*~~ **Full-service restaurants, cafés, bakeries, and similar food service establishments, snack and non-alcoholic beverage bars, and confectionary and nut stores.**
(4) ~~*(3)*~~ Banks and other financial institutions, but not including drive in uses.
~~*(4) Theatrical and motion picture theaters.*~~
(5) ~~*(5) Family day care centers.*~~ **Day Care Facilities**
(6) ~~*(6) Personal service establishments.*~~ **Coworking space.**
(7) Brewpubs and microbreweries in compliance with state licensing requirements.
(8) Artisanal Workshop
(9) Shared Kitchen, shared workshops, and shared textile spaces subject to applicable square-footage and operational limits.
(10) Art galleries, studios, and instructional spaces with incidental assembly only.

(11) Med Spa

(12) Commercial recreation facility.

Nothing contained herein shall prohibit two or more principal uses on a singular site in the TC Zone, provided the principal uses have their own distinct space and are separated from the other principal use(s) by interior walls and have separate entrances either to a common area or to the exterior.

C. ~~*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.

D. ~~*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.

(14) Maximum allowable residential density is as follows:

Maximum Lot Area	**Maximum Density (residential units per acre)**
40,000 square feet and greater	**20**
25,000 square feet – 39,999 square feet	**18**
20,000 square feet – 24,999 square feet	**16**
10,000 square feet – 19,999 square feet	**11**

E. ~~*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*~~. **the following conditions:**

(1) ~~*Mixed residential and retail subject to the mixed use standards set forth in §150-8.3.*~~ **Mixed-Uses are permitted with the following conditions and subject to site plan review when required:**

(a) Residential units are not permitted on the first floor of any building when mixed with retail or office use.

(b) Office/retail. Office space is not permitted on the first floor of any building when mixed with a retail use or a commercial use.

(c) A dense landscape buffer of not less than 15 feet shall be reserved between the mixed uses and any adjoining residential uses.

~~*(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.*~~

(2) ~~*(4)*~~ Massage parlors subject to the conditional standards set forth in § 150-8.11.

(3) Distilleries, and microbreweries subject to the conditional standards set forth in § 150-8.13.

(4) Commercial Entertainment as per the requirements set forth in § 150-8.14.

F. Prohibited Uses

The following uses are expressly prohibited in the TC Zone District:

(1) Event venues, banquet halls, party halls, or similar assembly uses;

(2) Houses of worship, prayer halls, or religious assembly uses;

(3) Nightclubs and dance halls;

(4) Any use primarily characterized by assembly-based or episodic gatherings;
(5) Warehousing, storage, or distribution facilities;
(6) Drive-through facilities;
(7) Ghost or Virtual Kitchens
(8) Any use requiring regular reliance on municipal or public parking lots to meet minimum parking requirements.

G. Parking Regulations
(1) Off-street parking shall be provided in accordance with Article XII.
(2) Municipal or public parking lots shall not be used to satisfy minimum parking requirements for any use requiring variance relief.
(3) Shared parking arrangements may be permitted only where supported by a professional parking analysis demonstrating non-overlapping peak demand.

H. Operational Standards
(1) No outdoor amplification, broadcast sound, or exterior speakers shall be permitted.
(2) Uses generating repetitive late-night or early-morning activity shall be deemed incompatible with the TC Zone.
(3) Any use not expressly listed as a permitted or conditional use shall be deemed prohibited unless relief is granted pursuant to N.J.S.A. 40:55D-70(d)(1).

SECTION 3. Chapter 150, "Zoning," Article VIII, "Regulations Governing Certain Conditional Uses," is hereby amended as follows.

§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, **except for those in the TC Zone District:**
(1) Mixed uses shall have an even distribution between principal uses within each building(s).
(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.
(4) A dense landscape buffer of not less than 15 feet shall be reserved between the mixed uses and any adjoining residential uses.
(5) In the C-2 zone, site access must be from Bloomfield or Pompton Avenues.

§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.**

SECTION 4. Repealer
All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 5. Severability
If any section, subsection, or provision of this Ordinance is held invalid, such invalidity shall not affect the remaining provisions.

SECTION 6. Effective Date
This Ordinance shall take effect upon final adoption and publication as provided by law.

TOWNSHIP OF VERONA, NJ
INCORPORATED 1907

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 FEBRURY 27, 2026 AND POSTED ON THE TOWNSHIP'S LEGAL NOTICES WEBPAGE ON MARCH 11, 2026.

JENNIFER KIERNAN, CMC
MUNICIPAL CLERK

INTRODUCTION: February 9, 2026
PUBLIC HEARING: March 9, 2026
EFFECTIVE DATE: March 30, 2026