

**From:** [Kathleen Miesch](#)  
**To:** ["danielle@thecompoundnj.com"](#); ["sbattista@willowstreetpartners.com"](#); ["Kevin Costello"](#)  
**Cc:** [Thomas Jacobsen](#); [Kristin Spatola](#); [Renee Reynolds](#); [Courtney Hofmann](#)  
**Subject:** Zoning Denial Determination Upheld: Zoning Application #2025-027 – DENIED - 271 Grove Avenue; Block 1201, Lot 11 – Bldg C  
**Date:** Saturday, April 26, 2025 12:32:00 PM  
**Attachments:** [Zoning Application 2025-027 – DENIED - 271 Grove Avenue; Block 1201, Lot 11 – Bldg C.pdf](#)  
[BOA- APPLICATION \(9\).pdf](#)

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Good afternoon –

This is to inform you that after a requested re-review by the owner of *The Compound*, Danielle Kermizian, of the Zoning determination and a sight visit, the **Zoning Denial stands**. A Variance is required to expand the use.

I have attached the Board of Adjustment (BOA) Variance application for your convenience should you choose to move forward with an appeal and/or variance.

You can apply to the Board for an appeal to the Zoning Officer's decision at which time the BOA would make a decision either overturning the Zoning Officer's decision and allowing the expansion, or deny the appeal and uphold the Zoning Officer's decision. Should the BOA uphold the Zoning Officer's decision, you could then ask for the variance at that same hearing as long as all fees, documents, plans, etc. have been submitted for a use variance in accordance with procedure. You can, should you prefer, apply directly for the variance. Please note that because you are a commercial entity, you are required to be represented by an Attorney at the hearing.

**Appeal of Zoning Officer's Decision:**

- Application Fee: \$100.00
- Escrow Fee: \$100.00

**Use Variance:**

- Fee for furnishing list of property owners \$10.00
- Use variances pursuant to N.J.S.A. 40:55D-70d
  - Application Fee: \$750.00
  - Escrow Fee: \$1,000.00

Please let me know should you have any questions.

Best –

*Kathleen*

Kathleen Miesch  
Zoning Official

Township of Verona | 880 Bloomfield Avenue | Verona | New Jersey | 07044  
[kmiesch@VeronaNJ.org](mailto:kmiesch@VeronaNJ.org) | 973 - 857- 4772

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**From:** Kathleen Miesch <[kmiesch@veronanj.org](mailto:kmiesch@veronanj.org)>

**Sent:** Tuesday, April 15, 2025 4:31 PM

**To:** 'Sam Battista' <sbattista@willowstreetpartners.com>

**Cc:** 'Thomas Jacobsen' <tjacobsen@veronanj.org>; Kristin Spatola <kspatola@veronanj.org>; Renee Reynolds <rreynolds@veronanj.org>

**Subject:** Zoning Application #2025-027 – DENIED - 271 Grove Avenue; Block 1201, Lot 11 – Bldg C

**April 15, 2025**

**Zoning Application #2025-027 – DENIED - Expansion of a Non-conforming Use**

**Applicant:** The Compound  
271 Grove Avenue  
Verona, NJ 07044

**Owner:** J Webster Realty  
7 North Willow Street, Suite 8B  
Montclair, NJ 07042

**Property:** 271 Grove Avenue; Block 1201, Lot 11 – Bldg C

**Zone:** C-2 (Professional Office and Business) Zone District

Attached please find the Zoning denial letter for the proposed expansion at 271 Grove Avenue. Please note the following: 271 Grove Avenue – Bldg C, The Compound Fitness, permitted in the C-2 Zone by a former Zoning Official as a commercial school. The use is a gym as defined in the Township Code as a Commercial Recreational Facility - A recreation facility operated as a business and open to the public for a fee. A commercial recreational facility may include, but is not limited to, the following uses: health clubs, day spas, gyms, and fitness centers. Gyms/ Commercial Recreational Facilities are not permitted in the C-2 Zone.

Per § 150-13.3 A. No existing building or premises containing any nonconforming use as permitted by this chapter shall be enlarged, extended, reconstructed or structurally altered unless such use is changed to a use permitted in the district in which such building or premises is located; and no nonconforming use shall be changed to another or different nonconforming use. The use of a gym/commercial recreational facility is not a permitted use in the C-2 Zone; an expansion of the use would exacerbate the non-conformity - **A Variance is be required.**

Regards –

*Kathleen*

Kathleen Miesch  
Zoning Official  
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