



# Sunset Avenue Redevelopment Plan

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VERONA, NEW JERSEY

**Benecke Economics**

## Background

May 31, 2019 - The first settlement agreement was executed stipulating 300 residential units.

July 25, 2019 and August 13, 2019 – Public hearings were held showing the potential redevelopers preliminary plans, which were attached to the settlement agreement.\*

August 19, 2019 – The Township Council adopted Resolution 2019-140 entitled “Determining that the Property identified as Block 303, Lot 4 be Designated as a Non-Condemnation Redevelopment Area in Accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.”

January 31, 2020 - The second settlement agreement was executed stipulating 200 residential units

\*The proposed building was subsequently moved further away from Afterglow Avenue.



**RESIDENTIAL**

**SINGLE-FAMILY**

-  R-100 (Very Low Density)
-  R-70 (Low Density)
-  R-60 (Medium Density)
-  R-50B (Medium/High Density)
-  R-50 (High Density)
-  R-40 (Very High Density)

**MULTI-FAMILY**

-  A-1 (Low Rise)
-  A-1R (Low Rise - Redevelopment)
-  A-2 (High Rise)
-  A-3 (Townhouse)

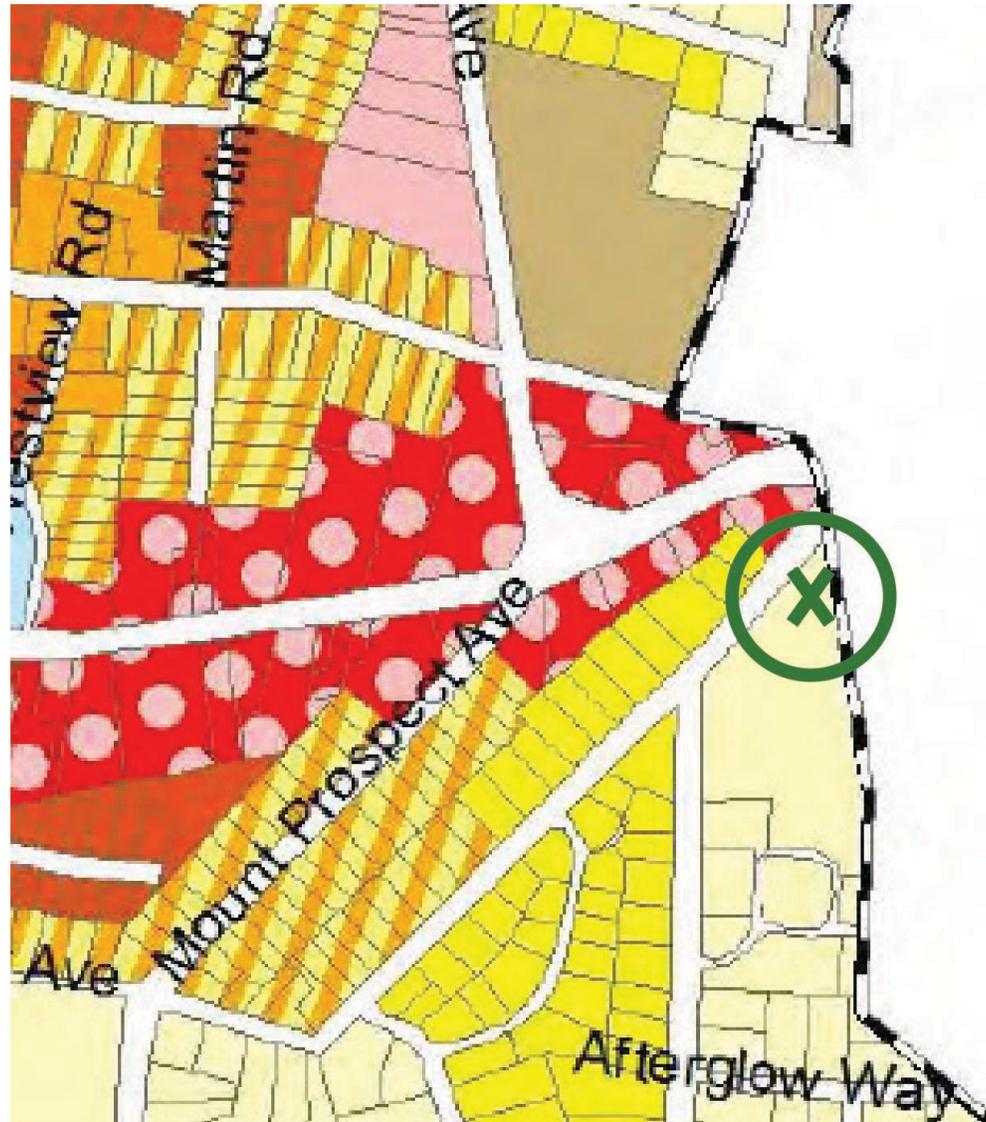
**COMMERCIAL**

-  R-CMO (Residential - Conditional Mixed Office)
-  MR (Mixed Residential / Retail)
-  C-2 (Professional Office and Business)
-  TC (Town Center)
-  ETC (Extended Town Center)
-  RR (Regional Retail)

**PUBLIC**

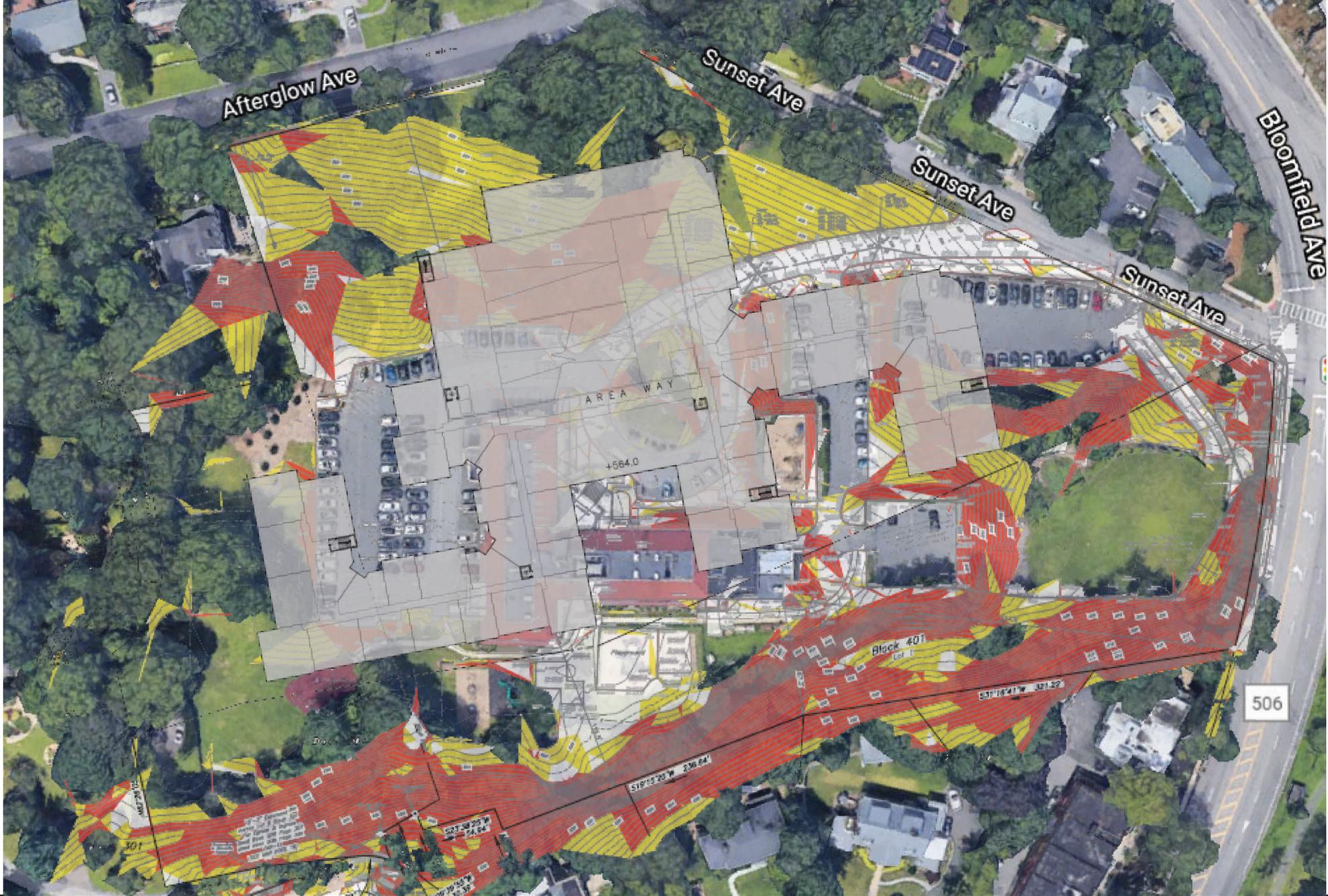
-  P (Public)
-  SP (Semi Public)
-  T (Transportation)





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SUNSET & AFTERGLOW AVE PERSPECTIVE  
DATE: 11/25/2019