

**TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY**

RESOLUTION No. 2019-99

A motion was made by Councilman Giblin; seconded by Councilman McEvoy that the following resolution be adopted:

**AUTHORIZING THE PLANNING BOARD TO UNDERTAKE A NEW
PRELIMINARY INVESTIGATION TO RECONSIDER WHETHER BLOCK
303, LOT 4 QUALIFIES FOR AS AREA IN NEED OF REDEVELOPMENT**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A12A-1 et seq.* (the “Redevelopment Law”), provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Township Council of the Township of Verona (“Township”) desired to explore whether that certain real property located at the intersection of Bloomfield Avenue and Sunset Avenue, more commonly known as Block 303, Lot 4 on the Township Tax Map, inclusive of any and all streets, “paper” streets, private drives and right of ways (collectively, the “Study Area”) may be an appropriate area for consideration for the program of redevelopment; and

WHEREAS, the Redevelopment Law sets forth a specific procedure and criteria for establishing an area in need of redevelopment; and

WHEREAS, on or about January 7, 2019, by Resolution 2019-29, the Township Council authorized and directed the Township Planning Board to conduct the necessary investigation and to hold a public hearing to determine whether the Study Area qualified for designation as a Non-Condensation Redevelopment Area under the Redevelopment Law; and

WHEREAS, Jason L. Kasler, AICP, PP of Kasler Associates, PA prepared that certain study titled “2019 Township of Verona New Jersey, Property located at 1 Sunset Avenue, Verona, NJ 07044, Block 303 Lot 4, Determination of Area in Need of Redevelopment” dated January 20, 2019 (the “Kasler Study”); and

WHEREAS, on or about January 31, 2019, the Planning Board conducted a public hearing to consider the Kasler Study and to investigate whether or not the Study Area qualified for designation as a Non-Condensation Redevelopment Area under the criteria and pursuant to *N.J.S.A. 40A:12A-1 et seq.*; and

WHEREAS, on or about February 6, 2019, the Planning Board Secretary submitted its findings to the Township Council (the “Planning Board Memo”), stating that the Planning Board determined that the Study Area did not meet the criteria to qualify as an area in need of redevelopment and declined to recommend that the Study Area be designated a Non-Condensation Redevelopment Area; and

WHEREAS, the Township Council has considered the Planning Board Memo and desires to commission a new study of the Study Area and to refer said new study to the Planning Board for reconsideration of the Study Area as an area in need of redevelopment,

NOW, THEREFORE, BE IT RESOLVED that the Township Council hereby authorizes and directs the Township of Verona Planning Board to conduct a new investigation and to hold a public hearing to determine whether the Study Area defined hereinabove qualifies for designation as a Non-Condensation Redevelopment Area under the criteria and pursuant to the public hearing process as set forth in *N.J.S.A. 40A:12A-1 et seq.*; and

BE IT FURTHER RESOLVED that the Planning Board shall submit its findings and recommendations to the Township Council in the form of a Resolution or Memorandum with supportive documentation.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Township Planning Board and the Planning Board Secretary.

ROLL CALL:

AYES: Giblin, McEvoy, Roman, Nochimson, Ryan

NAYS:

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT THE REGULAR MEETING HELD ON MAY 6, 2019.



**JENNIFER KIERNAN
MUNICIPAL CLERK**

