

TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY

RESOLUTION No. 2021-137

A motion was made by Councilman Tamburro; seconded by Councilwoman Holland that the following resolution be adopted:

**APPROVING THE FACADE FOR THE REDEVELOPMENT PROJECT
LOCATED AT BLOCK 2301, LOTS 11, 12, 14, 15, 16, 17, A PORTION OF 18,
AND 19 IN SATISFACTION OF CONDITION C OF THE PLANNING
BOARD RESOLUTION OF APPROVAL**

WHEREAS, on February 11, 2019, the Township Council for the Township of Verona (the **"Township Council"**) adopted Resolution No. 2019-55, designating as a non-condemnation redevelopment area, as defined in the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.* (the **"Redevelopment Law"**), Block 2301, Lots 1 through 12 and 14 through 19 as shown on the Tax Map of the Township, commonly known as the "Depot and Pine Redevelopment Area," (the **"Redevelopment Area"**); and

WHEREAS, by Ordinance No. 2019-16 the Township Council adopted a redevelopment plan for the Redevelopment Area entitled "Depot and Pine Redevelopment Area, Redevelopment Plan, Block 2301, Lots 1-12, 14-19, Township of Verona, New Jersey", dated April 22, 2019 (as may be amended and supplemented from time to time, the **"Original Redevelopment Plan"**); and

WHEREAS, the Township and PIRHL Developers, LLC (the **"Redeveloper"**) have entered into that certain redeveloper agreement dated January 9, 2020, which contemplates the donation of Block 2301, Lots 11, 12, 14, 15, and 16 to the Redeveloper in exchange for the construction of an affordable housing project thereon (the **"Redeveloper Agreement"**); and

WHEREAS, by Ordinance No. 2020-04 adopted on February 24, 2020, the Township Council adopted a First Amendment to the Original Redevelopment Plan dated January 21, 2020 (the **"First Amendment to Redevelopment Plan"**); and

WHEREAS, by Ordinance No. 2020-14 adopted on June 29, 2020, the Township Council adopted a Second Amendment to the Original Redevelopment Plan dated May 28, 2020 (the **"Second Amendment to Redevelopment Plan"**) (the Original Redevelopment Plan, First Amendment to Redevelopment Plan and Second Amendment to Redevelopment Plan, collectively referred to herein as the **"Redevelopment Plan"**); and

WHEREAS, the Township and the Redeveloper entered into a First Amendment to the Redeveloper Agreement dated September 3, 2020 (the **"First Amendment"**), which included Lots 17, a portion of Lot 18 and Lot 19 to the Project Area and amended the project description to provide for an affordable housing project consisting of not less than 95 units to be constructed on Block 2301, Lots 11, 12, 14, 15, 16, 17, a portion of Lot 18, and 19 (as more specifically detailed in the Redeveloper Agreement and First Amendment, the **"Project"**); and

WHEREAS, the Redeveloper applied to the Verona Planning Board (the **"Board"**) for preliminary site plan, minor subdivision and bulk variance approval for the Project; and

WHEREAS, the Board held public hearings on the application on August 18, 2020, August 25, 2020 and September 1, 2020 and voted to approve the application; and

WHEREAS, one of the conditions of the Board's approval is that the Redeveloper coordinate with the Township Council per the Redevelopment Plan to address the Board's feedback regarding the building façade, including expansion of the cornice (the **"Condition C"**); and

WHEREAS, on October 4, 2021, the Township Council reviewed plans entitled, "Verona Family Apartments, Tax Credit Submission," dated August 18, 2021, and consisting of five sheets, which were prepared by Wallace Roberts & Todd, LLC (the **"Plans"**); and

WHEREAS, the Township Council, desires to approve the Plans in satisfaction of Condition C.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Verona, in the County of Essex, New Jersey, as follows:

SECTION 1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.

SECTION 2. The Township Council hereby approves the Plans attached hereto as Exhibit A for Building A, with Buildings B and C to be substantially similar in color and materials, in satisfaction of Condition C.

SECTION 3. This resolution shall take effect immediately.

ROLL CALL:

AYES: Holland, Tamburro, McEvoy, McGrath, Roman

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 A REGULAR MEETING HELD ON OCTOBER 18, 2021.



**JENNIFER KIERNAN
MUNICIPAL CLERK**



EXHIBIT A

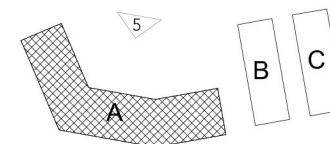
Plans



5 ELEVATION - BLDG A - WEST COMBINED
1" = 20'

BLDG A - EXTERIOR ELEVATIONS

VERONA FAMILY APARTMENTS
TAX CREDIT SUBMISSION
08/18/21
BLOCK 2301, LOTS 10-12 AND 14-16,
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY



pirhl
5 COMMERCE WAY
HAMILTON SQUARE, NJ 08691
PIRHL.COM



WALLACE ROBERTS & TODD, LLC
1700 MARKET STREET, SUITE 2800
PHILADELPHIA, PA 19103
215.732.5215
WRTDESIGN.COM



4 ELEVATION - BLDG A - NORTHEAST
1/16" = 1'-0"



MAIN ENTRY

3 ELEVATION - BLDG A - NORTH
1/16" = 1'-0"

- SEE ELEVATION 2
- 48'-8"
- GRADE TO T.O PARAPET
- BLDG A - ROOF 44' - 0"
 - BLDG A - 4TH FLOOR 33' - 0"
 - BLDG A - 3RD FLOOR 22' - 0"
 - BLDG A - 2ND FLOOR 11' - 0"
 - BLDG A - 1ST FLOOR 0' - 0"

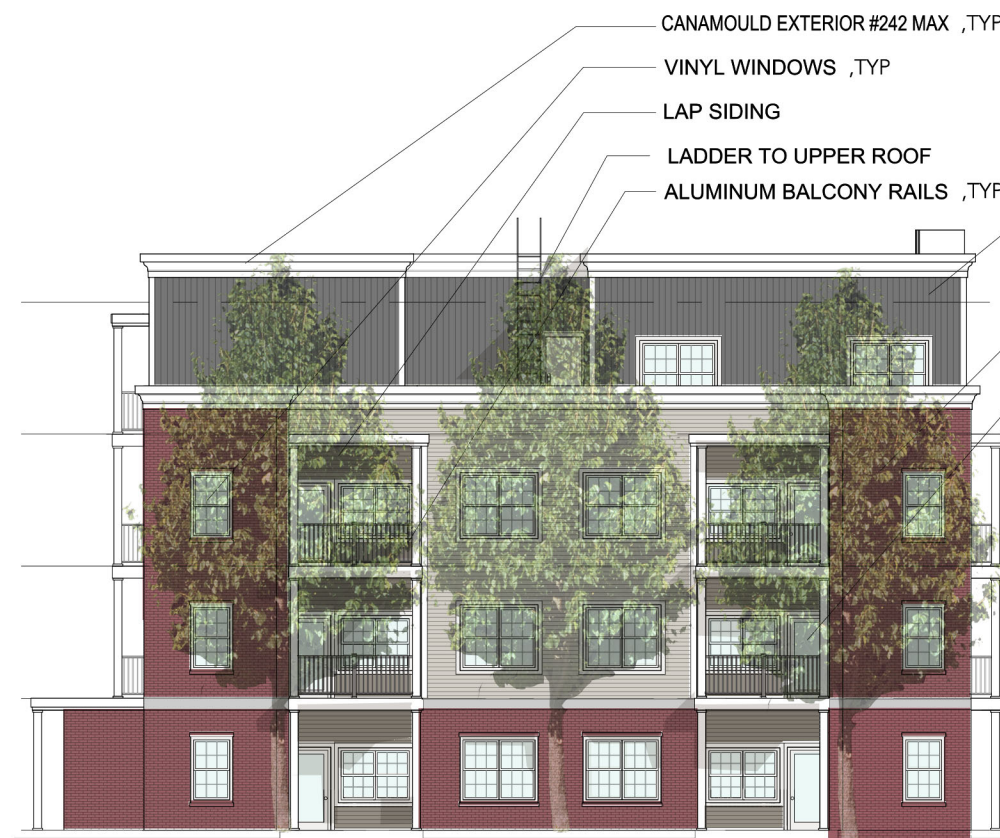


COMMUNITY ROOM

2 ELEVATION - BLDG A - NORTHWEST
1/16" = 1'-0"

37'-8"

GRADE TO T.O PARAPET



- CANAMOULD EXTERIOR #242 MAX ,TYP
 - VINYL WINDOWS ,TYP
 - LAP SIDING
 - LADDER TO UPPER ROOF
 - ALUMINUM BALCONY RAILS ,TYP
 - VINYL LAP SIDING ,TYP
 - BRICK ,TYP
 - FIBERGLASS DOORS ,TYP
- BLDG A - ROOF 44' - 0"
 - BLDG A - 4TH FLOOR 33' - 0"
 - BLDG A - 3RD FLOOR 22' - 0"
 - BLDG A - 2ND FLOOR 11' - 0"
 - BLDG A - 1ST FLOOR 0' - 0"

1 ELEVATION - BLDG A - WEST
1/16" = 1'-0"

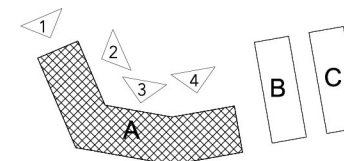
BLDG A - EXTERIOR ELEVATIONS

VERONA FAMILY APARTMENTS

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08/18/21

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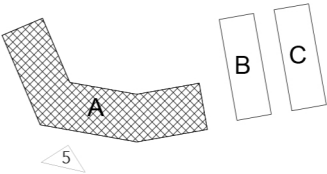
pirhl
5 COMMERCE WAY
HAMILTON SQUARE, NJ 08691
PIRHL.COM



5 ELEVATION - BLDG A - SOUTH COMBINED
1" = 25'

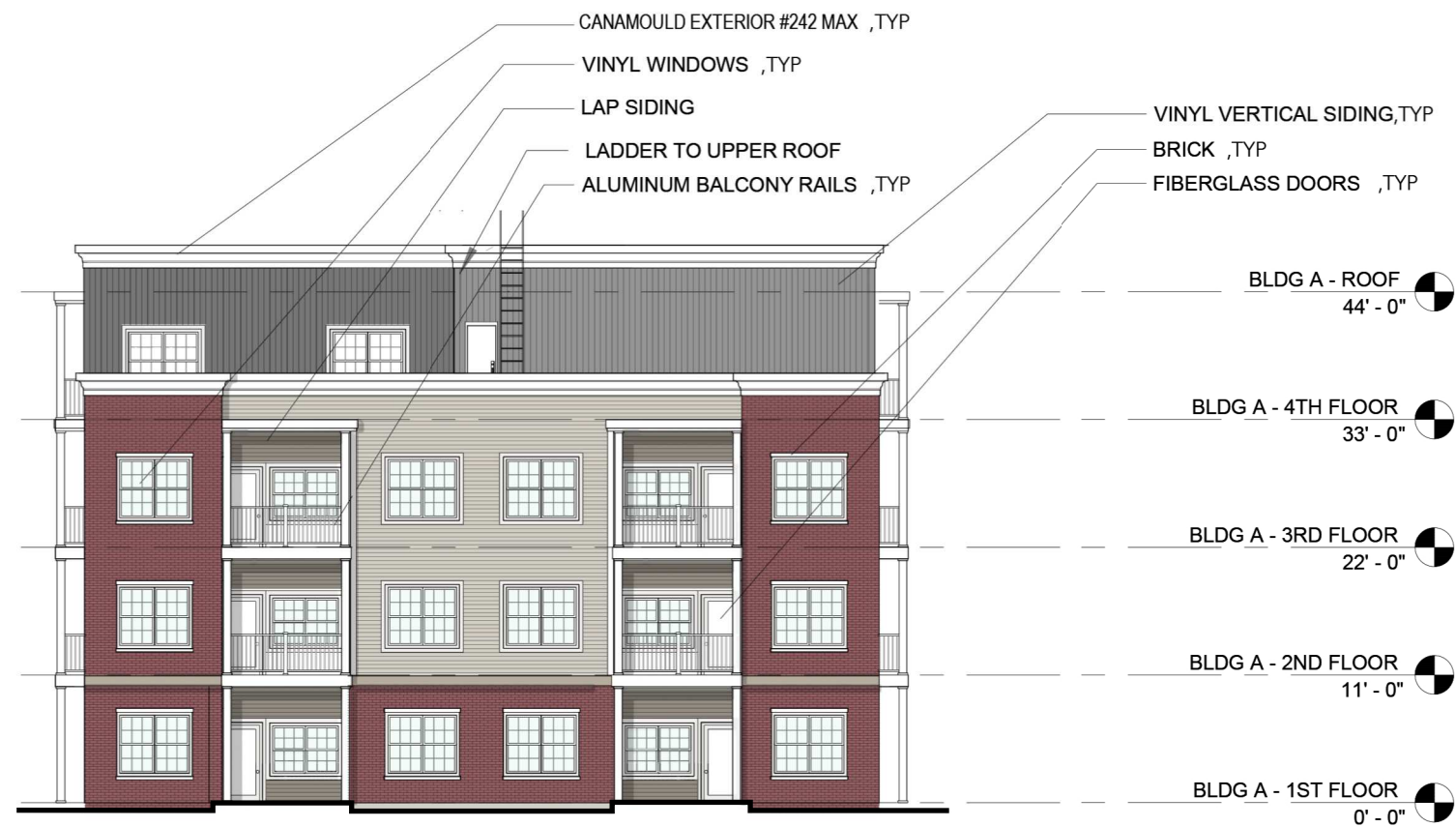
BLDG A - EXTERIOR ELEVATIONS

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2 ELEVATION - BLDG A - SOUTH
1/16" = 1'-0"



1 ELEVATION - BLDG A - EAST
1/16" = 1'-0"

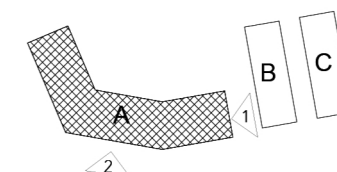
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1/16" = 1'-0"



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1/16" = 1'-0"

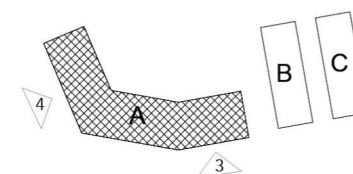
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