

Minutes of a Special Meeting of the Verona Township Council on Minutes of a Special Meeting of the Verona Township Council on June 29, 2020 beginning at 7:04 p.m. via Zoom video conferencing platform.

Call to Order:

Municipal Clerk reads notice of Open Public Meetings law. The notice requirements of the Open Public Meetings Act have been satisfied with respect to this special meeting which is being held via Zoom video conferencing; specifically, the time, date and public internet link and telephone call-in information, was posted in the Municipal Building, on the Township's website, and sent to the official newspapers of the Township, the Verona-Cedar Grove Times and the Star Ledger and MyVeronaNJ.com and TAPinto, the official online new source(s), at least 48 hours preceding the start time of this meeting. The agenda and public handouts for this meeting can be viewed online at www.veronanj.org/councilmeetings. A public comment period will be held in the order it is listed on the meeting agenda and instructions on how to comment will be provided at the appropriate time. This meeting is being recorded, both audibly and visually for retention purposes and for rebroadcast on the Township's YouTube channel and VTV.

Roll Call:

Mayor Jack McEvoy, Councilman Kevin Ryan; Councilman Ted Giblin and Councilwoman Christine McGrath. Township Manager Matthew Cavallo, Township Attorney Brian Aloia and Jennifer Kiernan, Municipal Clerk are also present. Deputy Mayor Alex Roman is late.

Mayor McEvoy leads the Pledge of Allegiance.

Deputy Mayor Roman joins the meeting at 7:09 p.m.

ORDINANCE NO. 2020-14

ADOPTING THE SECOND AMENDMENT TO THE DEPOT AND PINE REDEVELOPMENT AREA REDEVELOPMENT PLAN

The Municipal Clerk reads Ordinance No. 2020-14 by title into record.

Public Hearing: None

Motion to adopt Ordinance No. 2020-14 is moved by Mayor McEvoy; seconded by Councilman Giblin.

ROLL CALL:

AYES: McGrath, Giblin, Ryan, Roman, McEvoy

NAYS:

Ordinance No. 2020-14 is adopted 5-0 and will be published according to law.

Public Comment on Consent Agenda:

George Manousos, 37 Forest Avenue, Verona, New Jersey

RESOLUTION No. 2020-126

DESIGNATING A REDEVELOPER, AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO AGREEMENT FOR PAYMENT IN LIEU OF TAXES PURSUANT TO N.J.S.A. 55:14K-1 ET SEQ., AND AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO REDEVELOPER AGREEMENT, WITH PIRHL DEVELOPERS, LLC CONCERNING PROPERTY IDENTIFIED AS BLOCK 2301, LOTS 11, 12, 14, 15, 16, 17, A PORTION OF 18, AND 19 ON THE TOWNSHIP TAX MAPS

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, PIRHL Developers, LLC (the “**Redeveloper**”) and the Municipality entered into an agreement for payments in lieu of taxes dated January 9, 2020 providing for a tax exemption and payments in lieu of taxes pursuant to the New Jersey Housing and Mortgage Finance Agency Law of 1983, *N.J.S.A. 55:14K-1 et seq.* (the “**HMFA Law**”) for the construction of an affordable housing project on Block 2301, Lots 11, 12, 14, 15 and 16 (the “**PILOT Agreement**”); and

WHEREAS, the Township and 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 Redeveloper Agreement provides for the redevelopment of Block 2301, Lots 11, 12, 14, 15 and 16 with an affordable housing project consisting of not less than 85-units, including 17 one-bedroom units, 46 two-bedroom units, and 22 three-bedroom units, lobby, community room, and management office, to be located in a four-story elevator building, 139 on-site parking spaces, together with such other improvements as may be necessary in connection therewith; and

WHEREAS, the Township is the Owner of real property identified on the Township’s tax map as Block 2301, Lots, 11, 12, 14, 15, 16 and 19; and

WHEREAS, the Township is the contract purchaser of property identified on the Township’s tax map as Block 2301, Lots 17 and 18; and

WHEREAS, the Township and Redeveloper desire to amend the PILOT Agreement to include Lots 17, a portion of Lot 18, and Lot 19 and to amend 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 18, and 19 all as set forth in the first amendment to agreement for payments in lieu of taxes (in the form attached hereto as Exhibit A, the “**First Amendment to PILOT Agreement**”)

WHEREAS, the Township and Redeveloper desire to amend the Redeveloper Agreement and the Redeveloper’s designation to include Lots 17, a portion of Lot 18, and Lot 19 in the conveyance from the Township to the Redeveloper for the construction of 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 18, and 19 all as set forth in the first amendment to the redeveloper agreement (in the form attached hereto as Exhibit B, the “**First Amendment to Redeveloper Agreement**”).

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

1. The preamble to this Resolution is hereby incorporated as if more fully set forth herein.

2. The Redeveloper is hereby designated as the “redeveloper” of Block 2301, Lots 11, 12, 14, 15, 16, 17, a portion of 18, and 19 on the official tax map of the Township pursuant to the Redevelopment Law.

3. The Township Manager and the Township Clerk are hereby authorized to execute the First Amendment to PILOT Agreement for payments in lieu of taxes with the Redeveloper, in the form attached hereto as Exhibit A, with such changes, omissions or amendments as the Township Manager deems appropriate in consultation with the Township’s redevelopment counsel, planning consultant and other professionals.

4. The Township Manager and the Township Clerk are hereby authorized to execute the First Amendment to Redeveloper Agreement, in the form attached hereto as Exhibit B, with such changes, omissions or amendments as the Township Manager deems appropriate in consultation with the Township’s redevelopment counsel, planning consultant and other professionals.

5. This resolution shall take effect immediately.

ROLL CALL:

AYES: McGrath, Giblin, Ryan, Roman, McEvoy

NAYS:

A concept presentation of the redevelopment is given by PIRHL. Present are Lara Schwager, Senior Vice President of Development at PIRHL; Kate Coffey, Counsel, Day Pitney, LLP; David J. Gamba, Architect with WRT Design and Jay Kruse, Engineer with ESE Consultants.

Motion to approve the PIRHL proposal and award consent to PIRHL to move forward towards site plan approval is moved by Mayor McEvoy; seconded by Deputy Mayor Roman.

ROLL CALL:

AYES: McGrath, Giblin, Ryan, Roman, McEvoy

NAYS:

Public Comment:

Chris Budes, 28 Sylvan Road, Verona, New Jersey
Michele Gruet, 35 Fells Road, Verona, New Jersey
Michael Duda, 55 Depot Street, Verona, New Jersey

Motion to adjourn the public meeting at 8:31 p.m. is moved by Councilman Giblin; seconded by Deputy Mayor Roman. Vote: 5 ayes.

The next regular scheduled meeting is July 13, 2020 at 7:00 p.m.

Respectfully submitted,

Jennifer Kiernan

Jennifer Kiernan, Municipal Clerk

Jack McEvoy

Jack McEvoy, Mayor

APPROVED: July 13, 2020