

TOWNSHIP OF VERONA  
COUNTY OF ESSEX, STATE OF NEW JERSEY

RESOLUTION NO. 2020-57

A motion was made by Councilwoman McGrath; seconded by Mayor McEvoy that the following resolution be adopted:

**RESOLUTION CONCERNING COMMENTS FROM THE VERONA  
PLANNING BOARD WITH RESPECT TO THE FIRST AMENDMENT  
TO THE DEPOT AND PINE REDEVELOPMENT AREA  
REDEVELOPMENT PLAN**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (“**Redevelopment Law**”), authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

**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, 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**, on June 17, 2019, 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 “**Redevelopment Plan**”); and

**WHEREAS**, the Township Council now desires to adopt an amendment to the Redevelopment Plan to, among other items, help satisfy the affordable housing commitments and constitutional obligations of the Township; and

**WHEREAS**, Benecke Economics prepared a first amendment to the Redevelopment Plan entitled, “First Amendment to: The Depot and Pine Redevelopment Area Redevelopment Plan”, dated January 21, 2020, which is attached hereto as Exhibit A (the “**Amended Redevelopment Plan**”); and

**WHEREAS**, the Township Council referred the Amended Redevelopment Plan to the Verona Planning Board for consideration in accordance with *N.J.S.A. 40A:12A-7e*; and

**WHEREAS**, pursuant to *N.J.S.A. 40A:12A-7e*, prior to the adoption of a redevelopment plan, or revision or amendment thereto, the planning board shall transmit to the governing body, a report containing its recommendation concerning the redevelopment plan including an identification of any provisions therein that are inconsistent with the master plan and recommendations concerning such inconsistencies and any other matters as the planning board deems appropriate; and

**WHEREAS**, on February 18, 2020, by Resolution 2020-01, the Verona Planning Board determined that the Amended Redevelopment Plan was consistent with the master plan; and

**WHEREAS**, by letter dated February 24, 2020 from Gregory Mascera, Esq., the Planning Board Attorney, certain comments have been transmitted from the Planning Board Members to the Township Manager for the Township Council; and

**WHEREAS**, the Township Council wishes to respond to such comments as set forth below herein.

**NOW THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Verona, in the County of Essex, New Jersey that the aforementioned recitals are incorporated herein as though fully set forth at length.

**Section 1.** Members of the Planning Board expressed concerns with the “lack of specific detail . . . relating to drainage requirements, building height restrictions, density limitations, and traffic impact.” The Township Council believes that such detail is sufficient and already included in the Amended Redevelopment Plan and Redevelopment Agreement dated January 9, 2020 between the Township and PIRHL Developers, LLC (the “Redevelopment Agreement”). Further, as set forth in the Redevelopment Agreement, the site plan application must be approved by the Township Council prior to submission to the Verona Planning Board and must be approved by the Planning Board during the preliminary and final site plan approval process. These additional steps will provide the necessary oversight to ensure that all of the issues raised by members of the Planning Board are addressed.

**Section 2.** Members of the Planning Board respectfully suggested that “the governing body include in the Ordinance specific stormwater management detail in accordance with minimum New Jersey and Township of Verona requirements, building height limitations, reduced density from the density currently contemplated, and specific traffic guidelines consistent with applicable traffic manuals and New Jersey Residential Site Improvement Standards”. As with the above, the Amended Redevelopment Plan and Redevelopment Agreement addresses the concerns of the Planning Board to the satisfaction of the Township Council concerning stormwater management, building height limitations and parking. The proposed density on the site is required in order to meet the Township’s affordable housing requirements in a manner that best serves the Township. Traffic concerns will be addressed during the preliminary and final site plan approval process.

**Section 3.** This resolution shall be effective immediately.

**ROLL CALL:**

**AYES:** McGrath, Giblin, Ryan, McEvoy

**NAYS:**

**ABSENT:** Roman

**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 FEBRUARY 24, 2020.**

  
JENNIFER KIERNAN  
MUNICIPAL CLERK

