

TOWNSHIP OF VERONA  
COUNTY OF ESSEX, STATE OF NEW JERSEY

**RESOLUTION No. 2020-103**

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

**RESOLUTION OF NEED FOR THE APARTMENTS AT TOWNSHIP OF VERONA  
AFFORDABLE HOUSING PROJECT  
BLOCK 2301, LOTS 11, 12, 14, 15, 16, 17, 18 AND 19**

**WHEREAS**, on February 10, 2020 the Township of Verona (the "Township") adopted Resolution No. 2020-053 demonstrating a need for the affordable housing project to be constructed by PIRHL Development, LLC (the "Sponsor") to include no less than eighty-five (85) residential rental very low, low or moderate income restricted units on Block 2301, Lots 11, 12, 14, 15 and 16 (the "Original Project"); and

**WHEREAS**, the Sponsor now proposes to expand the Original Project to include construction of not less than ninety-five (95) residential rental very low, low or moderate income restricted units (the "Project"), to be developed and managed pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (*N.J.S.A. 55:14K-1 et seq.*), the rules promulgated thereunder at *N.J.A.C. 5:80-1.1 et seq.*, and all applicable guidelines promulgated thereunder (collectively, the "HMFA Requirements") within the Township on a site described as Block 2301, Lots 11, 12, 14, 15, 16, 17, 18 and 19 as shown on the Official Assessment Map of the Township of Verona, County of Essex (the "Site"); and

**WHEREAS**, the Project will be subject to the HMFA Requirements and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (the "Agency"); and

**WHEREAS**, the Project may be subject to the requirements of the New Jersey Department of Community Affairs (the "DCA"), Neighborhood Preservation Balanced Housing Program in accordance with *N.J.S.A. 52:27D-320* and applicable rules promulgated thereunder at *N.J.A.C. 5:43-1.1 et seq.*, and the mortgage and other loan documents executed between the Sponsor and the Commission of the DCA, or any other DCA programs applicable; and

**WHEREAS**, pursuant to the HMFA Requirements, the Township Council of the Township of Verona hereby determines that there is a need for this Project in the Township.

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

- 1) The preamble to this resolution is hereby incorporated as if more fully set forth herein.
- 2) The Township Council find and determine that the proposed Project will meet or meets an existing affordable housing need.
- 3) The Township Council hereby adopts this Resolution and make the determination and findings herein contained by virtue of, pursuant to, and in conformity with the provisions of the HMFA Law to enable the Agency to process the Sponsor's application for Agency funding to finance the Project.
- 4) This resolution shall take effect immediately.

**ROLL CALL:**

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

**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 JUNE 8, 2020.**

  
JENNIFER KIERNAN  
MUNICIPAL CLERK

