

# **Township of Verona**

## **320 Bloomfield Avenue and 11 Church Street**

### **Area in Need of Redevelopment Preliminary Investigation Report**

Date: June 2024

*Prepared for:*



*Prepared by:*



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PRELIMINARY INVESTIGATION FOR A DETERMINATION OF AN  
AREA IN NEED OF REDEVELOPMENT DESIGNATION  
FOR 320 BLOOMFIELD AVENUE AND 11 CHURCH STREET

**Prepared for:**

Verona Planning Board

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*The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12*



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## I. EXECUTIVE SUMMARY

The Township of Verona Mayor and Council authorized the Verona Planning Board to undertake a preliminary investigation to determine whether a specific area satisfies the statutory criteria to qualify as an “area in need of redevelopment” pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq). More specifically:

- Resolution 2024-035, included herewith in **Appendix A** of this Report, authorized the Planning Board to conduct a preliminary investigation and public hearing to determine whether the proposed property fronting on Bloomfield Avenue and Church Street (“study area”) meets the statutory criteria to qualify as an “area in need of redevelopment,” pursuant to N.J.S.A. 40A:12A-5. This redevelopment study area is only for the following properties:
  - Block 704, Lots 18 and 20

Importantly, the Resolution specifies that any redevelopment program in Verona would be through non-condemnation redevelopment. If the study area, or any portion of the study area, qualifies as an area in need of redevelopment, the Township will not be able to exercise the power of eminent domain or involuntary takings.

H2M Associates, Inc. was retained by the Township of Verona to prepare this Study. A summary of the “area in need of redevelopment” determination is presented below.

*Redevelopment Criteria Summary*

Block	Lot	Address	Criteria
704	18	320 Bloomfield Ave	d
704	20	11 Church Street	d

As detailed in the following sections, this area satisfies Criterion “d.” While not relied upon in the individual property analysis, the entire Redevelopment Study Area also meets redevelopment criteria “h.” The Study Area is located within the State’s Metropolitan Planning Area (PA-1) and moreover, the Township’s land use policy documents, discussed at length in this report, call for a smart growth approach to redevelopment in the area.

## I. INTRODUCTION

The Local Redevelopment and Housing Law (LRHL), N.J.S.A. 40A:12A-1 et. seq., sets forth steps that a municipality is required to undertake in order to designate a Redevelopment Area. In that a municipal governing body must first authorize the planning board, by resolution, to determine whether the proposed area meets the statutory criteria pursuant to Section 5 of the LRHL.

The planning board, or its consultant, then conducts the investigation and the planning board holds a public hearing. After completing its hearing on this matter, the planning board makes its recommendation to the governing body. After receiving the recommendation of the planning board, the municipal governing body may adopt a resolution determining whether the entire delineated area, a portion of the delineated area, or no part of the delineated area, is a redevelopment area.

Upon designating an “area in need of redevelopment,” a municipality may then prepare and adopt a redevelopment plan for the designated area(s). Acting as the redevelopment entity, the municipality may then engage in a variety of activities and use the powers of redevelopment granted by the LRHL to stimulate development and effectuate the redevelopment plan’s purposes. The incentives associated with such a designation may stimulate private redevelopment efforts by the property owner, or a by a developer who enters into negotiations with the property owner.

This report provides an analysis of existing and historical conditions of the two properties within the study area, including a review of land use, zoning, and master plan policies, building conditions, utilities, and environmental conditions. The analysis required a thorough review of records from the municipal tax assessors, building departments, fire departments, code enforcement, and police departments. We conducted exterior property inspections and, where possible, interior inspections as well. Based on the findings from the totality of information collected and reviewed, a determination was made as to whether the existing property conditions satisfied one or more of the statutory criteria for redevelopment. The following pages demonstrate a thorough analysis of the existing conditions within the study area. In addition to conducting site visits and in-person property inspections, H2M requested records from the tax assessor, building department, planning, and zoning office, code enforcement, and police departments. This information was gathered in March and April 2024. It should be noted that one of the parcels (Block 704, Lot 18) is within the recently designated area in need of rehabilitation, as shown in **Figure 1**, below.

*Figure 1: Bloomfield Avenue & Church Street Non-Condensation Redevelopment Study Area Map*

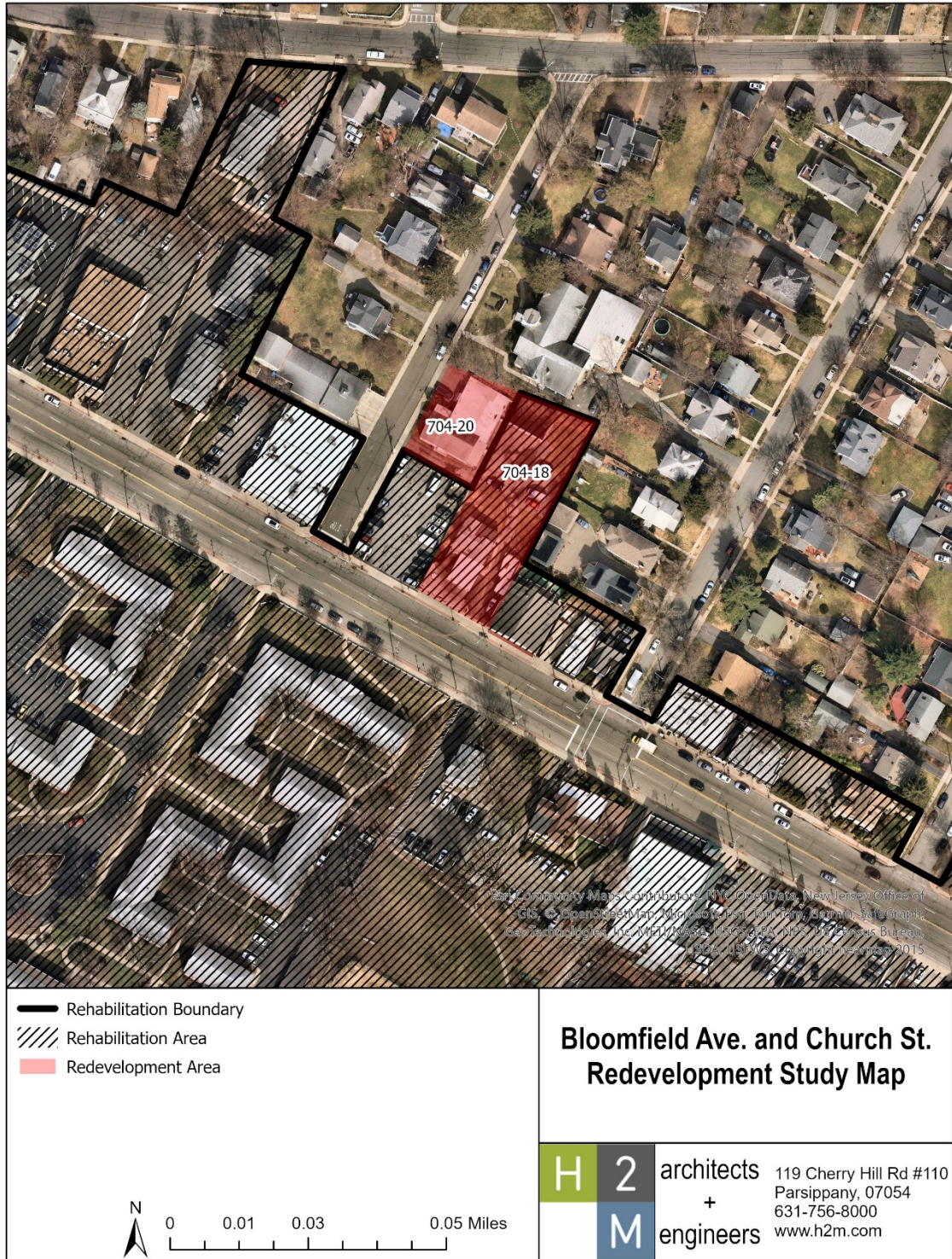
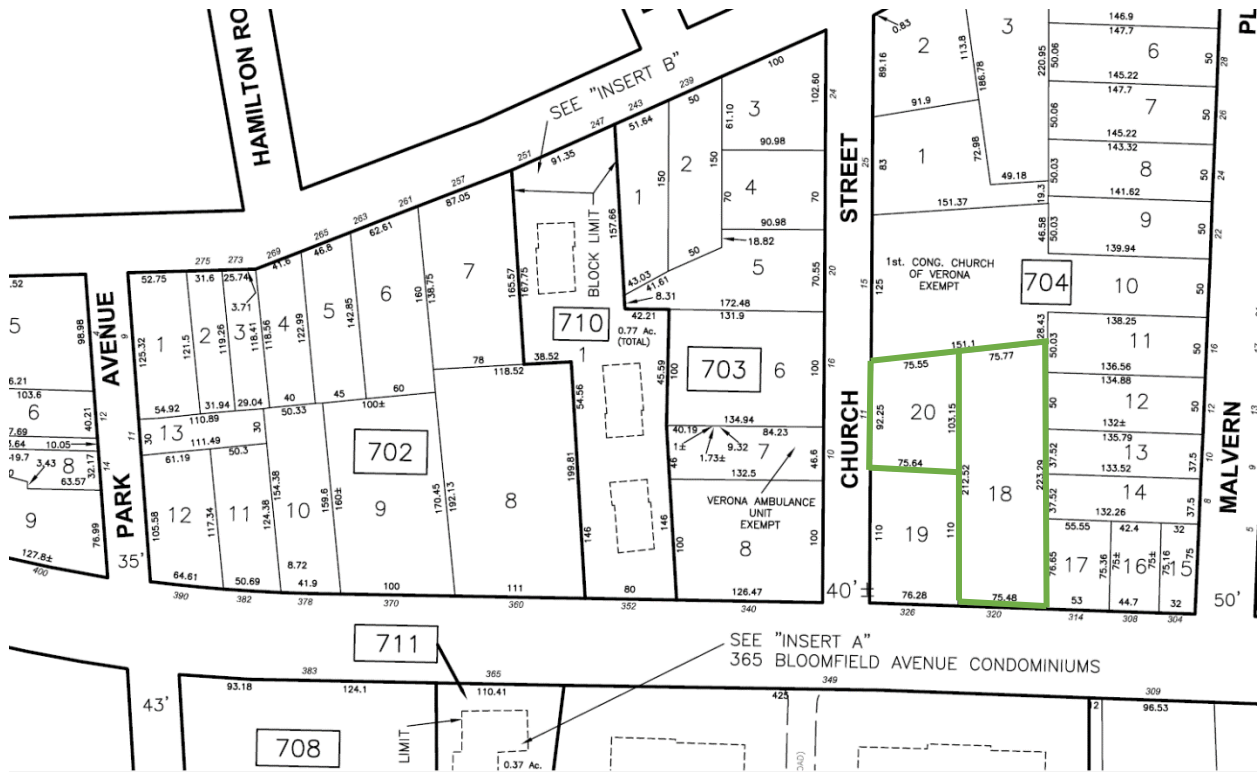




Figure 2: Bloomfield Avenue & Church Street Non-Condensation Redevelopment Study Area Tax Map



## II. CRITERIA FOR REDEVELOPMENT AREA DETERMINATION

Each property in this Study was evaluated according to the criteria contained in Section 5 of the LRHL. To qualify as an area in need of redevelopment the properties in the study must exhibit at least one of the following statutory conditions:

- (a) The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- (b) The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- (c) Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- (d) Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- (e) A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- (f) Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- (g) In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax

exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

- (h) The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

In addition, **Section 3** of the LRHL allows the inclusion of parcels necessary for the effective redevelopment of the area by stating:

“...A redevelopment area may include land, buildings or improvement which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.”

### III. REDEVELOPMENT STUDY AREA IN CONTEXT

#### Overview

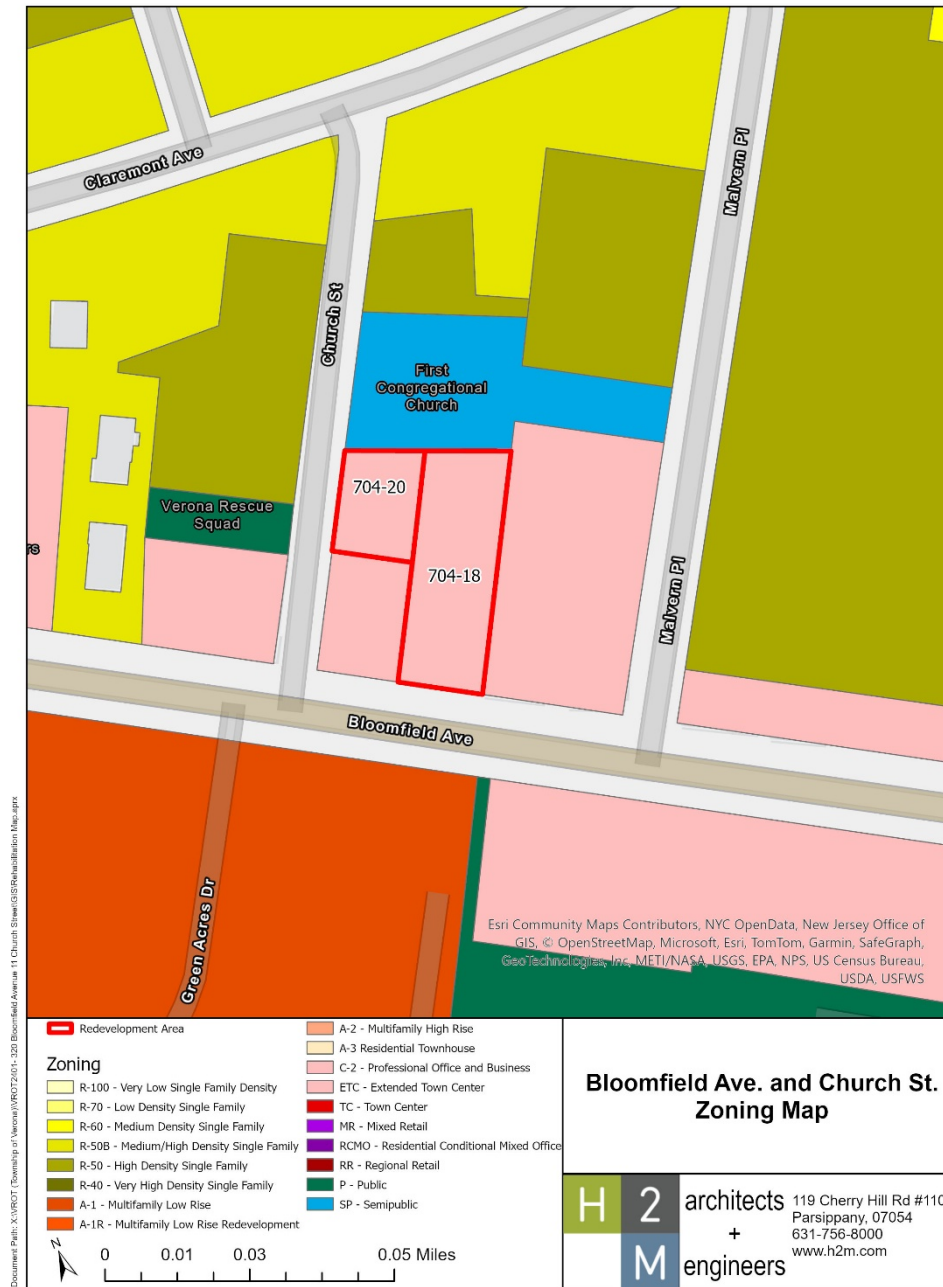
The following report evaluates these properties for **non-condemnation redevelopment** as per the LRHL. The actions of the Mayor and Council to authorize the Planning Board to conduct the Study is in accordance with the 2022 Master Plan. The entirety of the Bloomfield Avenue corridor has been designated as an area in need of rehabilitation. The goal of the rehabilitation designation is to incentivize property owners to improve their buildings and to create a more vibrant environment for both residents and visitors. The designation of this study area as an area in need of redevelopment aligns with the Township's goals to attract businesses, residents, and visitors to its local commercial corridors, while maintaining the Township's "small-town charm" and character. With the tools afforded to Verona through the LRHL, a comprehensive approach that balances the need to address private property rights and overall civic interests can be undertaken.

The 2022 Master Plan's Land Use Element sets forth the goal of promoting growth in appropriate areas that meet the current and future land use trends and in that one of the objectives is to "utilize redevelopment designations, where appropriate, to provide greater commercial and housing options." The Master Plan also sets forth the goal of ensuring zoning district regulations and land uses align with the Township's development goals and in that one of the objectives is to "incentivize improvements along the Bloomfield Avenue corridor." Furthermore, the Economic Development Element sets forth the goal of continuing to ensure that Bloomfield Avenue is a vibrant and attractive downtown, and in that one of the objectives is to "utilize incentives for infill development and redevelopment along Bloomfield Avenue commercial corridor." Thus, the redevelopment investigation is being undertaken with the intent to comprehensively revitalize the study area to address a number of Township issues and priorities, such as stimulating economic development, removing conflicts for mixed-use development, incentivizing property and façade improvement, promoting walkability by activating the ground floors of structures, and being a place where people will want to live, work, play, and shop.

## Land Use

The redevelopment study area is located along Bloomfield Avenue, one of Verona's main retail and commercial districts. The study area parcels are located in the Township's ETC – Extended Town Center Zone District. A detailed description of the permitted uses and bulk standards for the ETC zone can be found in **Section V** of this document.

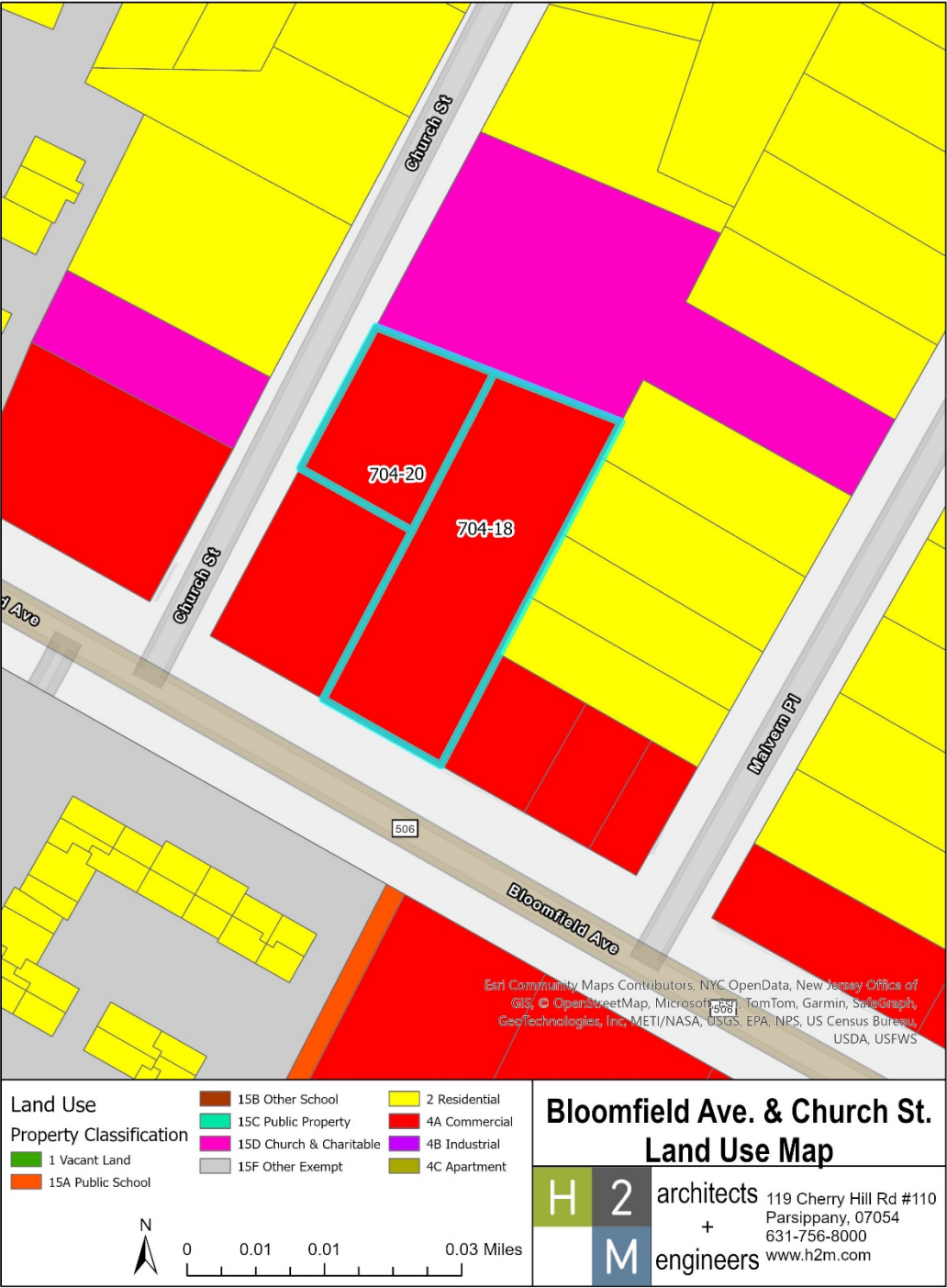
**Figure 3: Redevelopment Study Area Zoning Map**





The redevelopment study area comprises of two lots identified in Verona Township's Tax Maps as Block 704, Lot 18 (320 Bloomfield Avenue) and Block 704, Lot 20 (11 Church Street). The two lots, containing an area of approximately 0.55 acres, result in an L-shaped configuration. Lot 18 is developed with a one-story structure fronting along Bloomfield Avenue, which is attached to a two-story residential dwelling unit; a one-story accessory structure along the westerly property line; and a three-car garage along the rear property line. The lot slopes downwards from the rear property line towards Bloomfield Avenue. Site access is provided by a driveway along the westerly portion of the lot. Lot 20 is developed with a one-story commercial building, which is attached to a 1½-story single-family dwelling. Both these structures have a frontage along Church Street. The uses in the proximity include a church to the north, Verona Rescue Squad building to the west, commercial uses to the east and west, residential single-family uses to the east, and a multi-family residential (garden apartments) and commercial uses to the south, along Bloomfield Avenue, as shown in **Figure 4**.

Figure 4: Redevelopment Study Area Existing Land Use Map



## Circulation

The properties in the redevelopment study area, as mentioned in the prior section, have frontage along Bloomfield Avenue (Block 704, Lot 18) and Church Street (Block 704, Lot 20). The former is a major thoroughfare, while the latter is a one-way street leading to Bloomfield Avenue from the residential neighborhoods. Bloomfield Ave (CR-506) is a county roadway that runs in an east-west direction. It is a major travel route that connects multiple municipalities in Essex County from Newark to West Caldwell.

The study area is accessed by driveways along Bloomfield Avenue and Church Street, which leads to a shared parking lot to the rear of the buildings. As mentioned above, Church Street is a one-way street. Public transportation is provided via the NJ Transit 29 bus route with stops along Bloomfield Ave, proximate to the study area, as illustrated in **Figure 5**. This bus connects West Caldwell to downtown Newark with 28 stops in Verona, 25 of which are on Bloomfield Avenue. The study area is about half a mile or a 15-to-20-minute walk from the NJ Transit 11 bus stops, which are located at the intersection of Pompton Avenue and Claremont Avenue. The NJ Transit 11 bus runs between Willowbrook Mall in Wayne Township and the City of Newark.



Bloomfield Avenue as seen from 320 Bloomfield Avenue.



View of Church Street and the Rescue Squad Facility.



Figure 5: Study Area Existing Public Transportation



## IV. RELEVANT PLANNING & ZONING

### Relevant Policies, Plans & Studies

H2M reviewed the Township's 2022 Master Plan to understand the existing issues, as well as the goals, policies and recommendations for land use and development that are relevant to the study area. The study area is located in the ETC Zone District along the Bloomfield Avenue corridor. The Master Plan recognized that opportunities to expand housing and commercial uses exist along the Bloomfield Avenue corridor. The 2022 Master Plan sets forth goals and objectives and includes a Land Use Plan Element along with other plan elements such as Circulation Element, Economic Development Element, Sustainability Element, Community Facilities Element, and Historic Preservation Element.

#### 2022 MASTER PLAN

The following section identifies the goals and objectives in the Land Use Element, Economic Development Element, and the Circulation Element of the 2022 Master Plan that are relevant to this redevelopment investigation:

##### LAND USE ELEMENT GOAL 5:

*Promote growth in appropriate areas that meet current and future land use trends.*

In that the following objectives are relevant to the study area:

- 5c: *Utilize redevelopment designations, where appropriate, to provide greater commercial and housing options.*
- 5f: *Guide the future development and/or redevelopment of land within the Township so as to incorporate new construction without undue disruption to the established character of the Township.*

##### LAND USE ELEMENT GOAL 7:

*Ensure zoning districts regulations and land uses align with the Township's development goals.*

7a: *Incentivize improvements along the Bloomfield Avenue corridor.*

##### ECONOMIC DEVELOPMENT ELEMENT GOAL 1:

*Continue to ensure Bloomfield Avenue is a vibrant and attractive downtown.*

- 1c: *Utilize incentives for infill development and redevelopment along Bloomfield Avenue commercial corridor.*

##### ECONOMIC DEVELOPMENT ELEMENT GOAL 3:

*Maintain attractive and thriving business and commercial districts.*

- 3a: *Review district regulations to ensure compatibility with current uses and trends.*

The Land Use Plan Element recommends that the Township “consider utilizing redevelopment tools on existing underutilized sites in commercial areas.” Similarly, the Economic Development Element

recommends to “continue to explore the use of the Local Housing and Redevelopment Law (LHRL) as an economic development tool where feasible” and “review zoning regulations to ensure that Bloomfield Avenue corridor can create a Live, Work, Play environment.”

The Economic Development Element notes that “commercial districts are trying to generate activity nodes in the commercial downtowns through attracting residents to live in the area. There is a current trend to live downtown as more people are choosing to live in core neighborhoods with walkable amenities. Given the Township’s compact character, it would be possible to attract residents in nearby residential districts to the Bloomfield Avenue corridor if the corridor became a more attractive and utilized space. In order to improve upon the underutilized corridor, the Township should look at its zoning code and regulations to ensure that Bloomfield Avenue is a corridor that can attract investment in new buildings, restaurants and services as well as new residents that want to live, work and play in an interesting environment. This review should include a focus on design standards for development along the corridor to ensure an attractive and distinctive feel for Verona's downtown.”

## State Planning

### 2001 STATE DEVELOPMENT AND REDEVELOPMENT PLAN (SDRP)

In 1986, the New Jersey Legislature passed the New Jersey State Planning Act, which created the State Planning Commission and required the preparation and adoption of the State Development and Redevelopment Plan (the “State Plan”). The most current adopted plan is dated March 1, 2001. The purpose of the State Plan is to:

Coordinate Planning Activities and establish statewide planning objectives in the following area: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services and intergovernmental coordination (N.J.S.A. 52:18A-200(f), the State Planning Act).

The State Plan uses a policy map to differentiate areas from highest growth to lowest growth based on information, such as natural resources, sewer availability, etc. These differentiations are called planning areas, which range from PA1-Metropolitan to PA-8 state park. The Township of Verona is almost fully located within the Planning Area 1-Metropolitan Planning (PA1). The intent of the PA1 area of the SDRP is to:

- Provide for much of the state’s future redevelopment;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.



The study area, within the PA-1 area, is a location consistent with “Smart Growth” planning principles. Beyond this, the redevelopment study area meets redevelopment criteria “h” as the Township’s land use policy documents recommend a smart growth redevelopment approach for this area.

## 2025 SDRP

The 2001 SDRP is in the process of being updated. This update is being overseen by the Office of Planning Advocacy (OPA) staff and the State Planning Commission (SPC). As per the State’s website, this will be reviewed in phases through a process called cross-acceptance.<sup>1</sup> Furthermore, the website states the following:

*Cross-acceptance is a process of comparing statewide planning policies at government levels with the purpose of attaining a high level of consistency among municipal, county, regional, and State plans and the State Plan. Through this process, the various stakeholders are able to partner to create a more meaningful and viable State Plan. To accomplish this, municipal, county, and regional master plans must be coordinated regionally with each “local vision” of growth and the community taken into consideration during the process. The State Plan aims to reflect current planning principles and best practices in the areas of land use, transportation, housing, environmental protection and enhancement, economic development, provision of public infrastructure, historic preservation, social justice and adaptation to global climate change.*

*Once it is finalized, State agencies will implement the SDRP through their functional plans, investment priorities, and administrative rules, while local governments will implement it through their own planning objectives. The State Plan is not designed to overrule, negate, or interfere with existing plans or regulations in communities, but it is intended to provide guidance and foster collaboration among stakeholders.*

*The Goals of the 2025 SDRP are:*

- *Reverse the Concentration of Adverse Environmental and Public Health Impacts in Overburdened Communities and Redress Inequities Resulting from Past Planning Actions*
- *Effectively Address the Adverse Impacts of Global Climate Change*
- *Protect, Maintain, and Restore the State’s Natural and Water Resources and Ecosystems*
- *Protect the Environment; Prevent and Clean Up Pollution*
- *Revitalize and Recenter the State’s Underutilized Developed Areas*
- *Promote Economic Growth that Benefits all Residents of New Jersey*
- *Provide an Adequate Supply of Housing For Residents of All Ages and Incomes, In Location-Efficient Places with Ready Access to the Full Range of Supportive Goods and Services*
- *Provide Affordable and Effective Public Facilities and Services*
- *Protect, Enhance, and Improve Access to Areas with Exceptional Archeological, Historic, Cultural, Scenic, Open Space and Recreational Value*
- *Ensure Sound and Integrated Planning and Implementation at all Levels Statewide*

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<sup>1</sup> Update to State Development and Redevelopment Plan. (n.d.). <https://www.nj.gov/state/bac/planning/state-plan/development/index.shtml>; accessed on June 4, 2024.

## EXISTING ZONING

The redevelopment study area properties are located in one (1) zoning district - the Township's **"ETC" Extended Town Center**. A listing of permitted uses allowed in the zone district is provided below. Complete zoning standards for each District are located in Chapter 150 of the Township Code.

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### *ETC – Extended Town Center*

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#### **§150-17.15 Permitted uses.**

In District ETC, only the following uses are permitted:

1. Retail stores and retail service establishments, including stores or shops for retail business conducted entirely within the confines of a building.
2. Cafeteria.
3. Full-service restaurant.
4. Snack and nonalcoholic beverage bar.
5. Confectionery and nut store.
6. Baked goods store.
7. Retail bakery.
8. Caterer, off site.
9. Caterer, on site.
10. Limited-service restaurant.
11. Banks and other financial institutions.
12. Commercial and professional offices.
13. Wholesale trade.
14. Family day-care centers.
15. Personal service establishments.

Conditional uses within the ETC District subject to area, yard and bulk regulations and other controls identified in the conditional use regulations within the Township Code:

1. Automobile sales subject to the conditional uses standards set forth in § 150-8.4.
2. Mixed residential and retail subject to the mixed use standards set forth in § 150-8.3.
3. Mixed retail and commercial (nonmedical) subject to the mixed use standards set forth in § 150-8.3.
4. Mixed retail and professional office (nonmedical) subject to the mixed use standards set forth in § 150-8.3.
5. Automobile service stations subject to the conditional uses standards set forth in § 150-8.5.
6. Massage parlors subject to the conditional use standards set forth in § 150-8.11



## V. METHODOLOGY

The information obtained to prepare this study came from a variety of sources such as municipal records, planning documents, NJDEP data, and in-person property inspections. H2M requested and reviewed the following records, documents, and data.

- Official Tax Maps
- Tax Assessor records
- Accident reports, summons, and crime data from the police records
- Fire Department reports
- Code violations
- Inspection reports
- Recent development applications and approvals
- Recent building department permits
- NJDEP Known Contaminated Sites information
- NJDEP Data Miner
- Master Plan documents
- Zoning Map and Zoning Ordinance

### Site Visits

H2M physically inspected the two properties on April 4, 2024. The exterior of the buildings and the existing site conditions were examined. H2M conducted interior inspections of only those structures that were made available for access. The adjacent properties were reviewed from the sidewalk for general context of the study area with respect to its immediate vicinity.

## VI. INDIVIDUAL PROPERTY ANALYSIS

The following pages provide an evaluation of the two (2) properties in the study area to determine if they meet one or more of the eight statutory redevelopment criteria. The analysis looks at each site on an individual basis, but also considers the entire study area comprehensively to determine if conditions exist to make an “area wide” redevelopment determination. In making the determination, the analysis considers site issues and the Township’s policy recommendations for the study area discussed in the prior sections.

## 320 Bloomfield Avenue

BLOCK 704, LOT 18



**Owner(s):** 30 Pompton Ave LLC

**Business Name(s)**

N/A

**Acreage** 0.38

**Year Built** 1891

**Tax Class** 4A - Commercial

**Building Type** One-story commercial with attached two-story dwelling to the rear. Two one-story accessory structures.

**Zone District** ETC — Extended Town Center

**Permitted Use** Office and residential uses are conditionally permitted.



## PROPERTY DESCRIPTION

Lot 18 contains the main structure, a one-story commercial building with an attached two-story dwelling to the rear, and a one-story detached accessory structure immediately to its east. There is a three-car detached garage along the rear property line. The property fronts along the westbound side of Bloomfield Avenue. There is a gradual drop in grade from the rear property line to the property line along Bloomfield Avenue. Given the site's natural contours, the one-story commercial building extends to a full story along Bloomfield Avenue. This building is currently utilized by Detrizio Design, an interior design studio (professional office). It is connected to a two-story residential home with wood siding and gable roof. The front portion of the commercial building is utilized as a furniture display and staging area, while the rear portion is used as an office for the interior design business. The one-story accessory structure, on the easterly side of the property, is currently occupied by a massage therapy business. Access to the site from Bloomfield Avenue is provided by an asphalt driveway, which leads to the parking lot to the rear. It appears that this parking lot is shared by 320 Bloomfield and 11 Church Street.

## ZONING

As mentioned earlier in this report, the existing uses occupying the buildings are commercial and residential - Detrizio Design, an interior design studio (professional office), massage therapy, and a single-family residential use. **Section 150-8.3** of the ordinance sets forth standards for mixed uses in the ETC. The massage therapy use, located in the accessory building, is conditionally permitted pursuant to **Section 150-8.11**.

## RECENT INVESTMENT

There are no development applications associated with the site. The building permits on file for the site include:

- May 10, 2021 – Permit to replace the aluminum sign panel on the side of building facing the parking lot.
- October 16, 2020 – Change in use request to contain a beauty salon use in the accessory structure.

## VIOLATIONS

Township records show the following violations:

- April 28, 2021, – Municipal ordinance violation for tree removal without a permit.

## ENVIRONMENTAL

NJDEP data indicates that there are no Department records associated with the site.

## **POLICE & FIRE RECORDS**

The police responded to the following calls at the address:

- 10/01/17 – Police Department responded to alarm system
- 04/11/18 – Rescue squad
- 05/16/18 – Suspicious / prowler
- 02/26/2019 – 911 call that was hung up/abandoned
- 09/10/2020 – Motor vehicle stop
- 11/14/2021 – Disabled motor vehicle
- 06/21/2022 - Fraud
- 06/29/22 – Verona Fire Department
- 10/06/2022 and 10/08/2022 –Police Department responded to animal complaint/bite.
- 06/02/2023 – Property damaged
- 09/19/2023 – Motor Vehicle stop

Out of all the calls mentioned above, a report was filed for one incident as noted below:

- 06/2/2023—Police Department responded to an incident in which a vehicle parked in the rear parking lot had its windshield shattered. There were no signs of forced entry, and no items were removed from the vehicle.

## **CRITERIA RECOMMENDATION**

The property meets redevelopment criteria “d” and should be designated as an Area in Need of Redevelopment.

## **CRITERIA APPLICABILITY**

Criterion “d”: This criterion focuses on both the buildings as well as other site improvements and addresses how the site functions in terms of the layout and overall design unlike criteria “a” and “b,” which focus on the condition of the buildings on a property. In general properties that meet this criterion are being used in a manner not consistent with modern land use planning standards and practices. Although the definition may seem too broad, a combination of one or more conditions noted within Section 5.d of the LRHL may indicate the obsolescence of design and layout. Furthermore, greater the number of these conditions and consequently more significant the problems created by these conditions, the stronger is the finding that the study area meets the “d” criterion.

The study area was found to meet criterion “d,” which relates to a site’s physical layout and arrangement or conditions. More specifically, this condition was satisfied due to the deterioration of the buildings, obsolete site layout, poor site circulation, and lack of buffering and screening. As shown in the following photographs, the site and the buildings on the property exhibit signs of deterioration. The site is characterized by poorly defined ingress and egress, poor onsite circulation, deteriorating parking areas, and poor drainage.

The driveway leads to an undefined parking lot to the rear, which is part asphalt and part gravel along the northerly and easterly property line. Although the driveway leads to the parking lot, there is no clear demarcation between pedestrian and vehicular traffic. The driveway is about 21 feet at the ingress from Bloomfield Avenue, but it narrows to about nine feet proximate to the accessory structure containing the massage therapy use. This nine-foot-wide driveway does not comply with the ordinance requirement and is too narrow to serve as a two-way driveway. The driveway extends up to the property line, which is a noncompliant condition as the ordinance requires maintaining a minimum setback of one foot from the property line. The ETC Zone District conditionally permits residential/office or retail mixed use, wherein it is stipulated that when residential units are mixed with retail or office space, the residential units shall not be located on the first floor of the building. Therefore, the intent of the ordinance is to provide residential units on the second floor with office or retail use on the first floor. The existing layout does not comply with the ordinance requirement. If the existing layout were proposed today, then a use variance would be required from the Zoning Board of Adjustment.

Apart from the lack of maintenance on the property, the study area represents an obsolete layout and overall disrepair. Collectively, these conditions result in a faulty arrangement or design, thereby creating a hazardous condition and a negative impact on public health, safety, and welfare. Redevelopment of this area is necessary to correct the concerns of safety, welfare and the detriment posed to the safety and health of the community.



## PHOTOS

### 320 BLOOMFIELD EXTERIOR



View of the westerly side of 320 Bloomfield Avenue building, the accessory structure (Body Wise Massage Therapy), driveway and parking lot (to the rear). There is a detached three car parking garage along the rear property line.





View of the driveway. As seen in the above images, the driveway narrows at a point between the residential unit and the one-story accessory structure.



View from the rear yard looking towards the driveway leading to Bloomfield Avenue. There is a change in grade with the property sloping downwards towards Bloomfield Avenue.

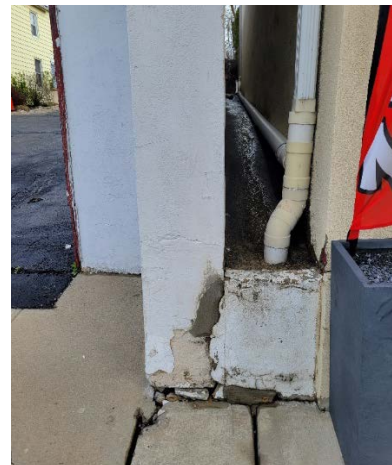
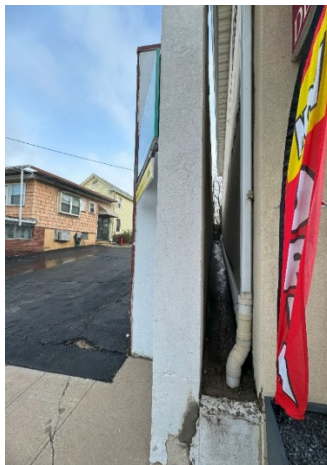


320 Bloomfield Avenue and 11 Church Street Non-Condemnation Redevelopment Study  
*Township of Verona*



The above images depict the view of the rear yard. Portions of the parking area are gravel. As seen in the above image, cars are randomly parked as the parking spaces are not clearly defined.





It appears that the standalone structure containing the massage therapy use is attached to the wall depicted in the above three images. As seen in the third image from the left, there are visible signs of deterioration.



View of the easterly façade showing the missing roof tiles. As seen in this image, the building is partially subgrade with the front end extending a full story on Bloomfield Avenue.





View of the westerly façade from the adjacent parking lot at the corner of Bloomfield Avenue and Church Street. The westerly building façade shows signs of deterioration as seen in the below images.



View of the westerly façade of the building from the parking lot to the west. The images show signs of deterioration with visible rust, cracks, and peeling paint.



View of the rear yard looking towards the westerly side of the property and Bloomfield Avenue to the south. The retaining wall is part of the adjacent property. The existing fencing and walkway shows signs of disrepair.



View of the side yard (west) looking towards the rear yard. The walkway shows signs of disrepair. As seen in the above image, the drainage pipes expel rain water on to the side yard that potentially flows on to the street or the neighboring property.



### 320 BLOOMFIELD INTERIOR



View of the hallway in the dwelling unit. This portion is partially below grade. As seen in the above images, there is lack of insulation, and the windowsill shows signs of water damage.



View of the roof showing missing tiles, lack of insulation, and exposed pipes.

## 11 Church Street:

Block 704, Lot 20



### Owner:

30 Pompton Ave LLC

### Business Name(s)

Verona Aluminum

**Acreage** 0.17

**Year Built** 1890

**Tax Class** 4A

**Building Type** One-story commercial with an attached 1 ½ -story dwelling

**Zone District** ETC — Extended Town Center

**Permitted Use** Yes



## **PROPERTY DESCRIPTION**

Lot 20 is located on the easterly side of Church Street, opposite the Verona Fire Squad facility. The lot contains a one-story commercial building (Verona Aluminum) with an attached single-family residential home, and a small, undefined parking area along the front of the commercial building. Access to the rear of the lot is through a driveway from Church Street, which connects to the parking lot that is part of 320 Bloomfield Avenue. At approximately 13 feet, the width is narrow to serve as a two-way driveway.

The structure, containing the Verona Aluminum use, appears to be one story with wood siding, and a flat roof. The residential portion of the structure, on the southerly side, is one and a half stories with gable roof and wood siding. This dwelling unit also contains a one-car garage to the rear. From the aerial photographs it appears that the entire site is covered with buildings and parking area.

## **ZONING**

The existing commercial and residential use is conditionally permitted use within the ETC- Extended Town Center Zone.

## **RECENT INVESTMENT**

There are no development applications associated with the site.

## **VIOLATIONS**

There are no violation notices associated with the site.

## **ENVIRONMENTAL**

NJDEP data indicates that there are no Department records associated with the site.

## **POLICE & FIRE RECORDS**

There are no police or fire records associated with this property.

## **CRITERIA RECOMMENDATION**

Criteria “d”

## **CRITERIA APPLICABILITY**

Criterion “d”: As mentioned earlier, this criterion focuses on both the buildings as well as other site improvements and addresses how the site functions in terms of the layout and overall design unlike criteria “a” and “b,” which focus on the condition of the buildings on a property. In general, properties that meet this criterion are being used in a manner not consistent with modern land use planning standards and practices. Although the definition may seem too broad, a combination of one or more conditions noted within Section 5.d of the LRHL may indicate the obsolescence of design and layout.

Furthermore, greater the number of these conditions and consequently more significant the problems created by these conditions, the stronger is the finding that the study area meets the “d” criterion. The study area was found to meet criterion “d,” which relates to a site’s physical layout and arrangement or conditions. More specifically, due to the deterioration of the buildings, obsolete parking layout and circulation, and lack of buffering and screening. As shown in the following photographs, the site and the buildings on the property exhibit signs of deterioration.

The lot, at 0.16 acres or about 7,700 square feet, is undersized as the minimum required lot area in the ETC Zone District is 12,000 square feet. Furthermore, the maximum improved lot coverage is 80% while, based upon the aerial map and site visit, it appears that the entire lot is covered with parking, buildings, and driveway. There is an undefined parking area along the front of the building housing the Verona Aluminum use. Similar to 320 Bloomfield Avenue, the 13-foot driveway is too narrow for a two-way driveway and also extends up to the property line. As mentioned earlier in this document, the ETC Zone District conditionally permits residential/office or retail mixed use, wherein it is stipulated that when residential units are mixed with retail or office space, the residential units shall not be located on the first floor of the building. Therefore, the intent of the ordinance is to provide residential units on the second floor with office or retail use on the first floor. The existing layout does not comply with the ordinance requirement.

The undersized lot and the overall property and building conditions represent dilapidation, overcrowding, faulty arrangement or design, and excessive land coverage. Collectively, these conditions result in a faulty arrangement or design, thereby creating a hazardous condition and a negative impact on public health, safety, and welfare. Redevelopment of this area is necessary to correct the concerns of safety, welfare and the detriment posed to the safety and health of the community.



## 11 Church Exterior



View of the nonresidential use along Church Street. There is undefined parking to the front, which extends up to the building and property line.



View of the residential dwelling unit along Church Street.



View of the rear yard of the residential and non-residential building. The majority of the lot is covered by buildings, driveway, and parking. There is a one-car parking garage attached to the rear of the existing dwelling unit as shown in the above image. Barring a small section to the rear, the entirety of the undefined gravel parking and the three parking garages are part of 320 Bloomfield Avenue.



320 Bloomfield Avenue and 11 Church Street Non-Condemnation Redevelopment Study  
*Township of Verona*



View of the entrance driveway from 11 Church Street. The driveway is narrow and extends up to the property line. Overall, there is a lack of maintenance and signs of disrepair as exhibited by cracks in the driveway and potholes.



View from the parking lot at 320 Bloomfield Avenue towards Church Street.



View of the rear façade of the nonresidential use. Exterior siding is worn and peeling. The windows are mismatched with warped frames. Scraps of metal are used to support gutters.



The southerly façade of the residential structure shows signs of wear with deteriorating foundation and cracked siding.



View facing the northerly property line with the rear façade of the workshop to the left. To the front is a vinyl-fence enclosure between the workshop and the three-car garage at 320 Bloomfield Avenue.



View of the space behind the vinyl fence enclosure. The area is unkempt with debris such as metal scraps, empty steel drums, paint-cans, and other garbage.



## 11 CHURCH INTERIOR



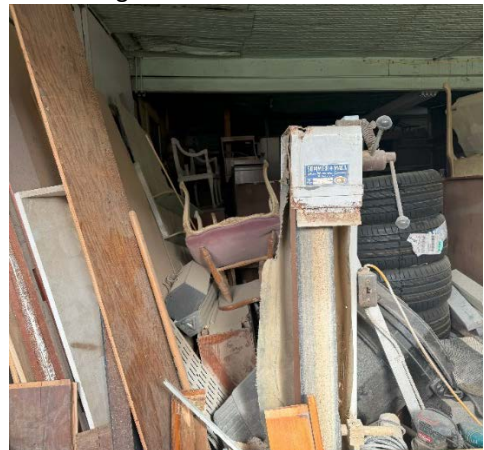
Buildup of scrap metal, old furniture, and other tools inside the workshop.



Unfinished flooring with scrap of plywood. Buckets are placed to collect water from the leaking roof.



View of the workshop entrance. The adjacent room is blocked by piles of furniture, garbage, and wood scraps.



Piles of scrap and furniture are stacked up to the ceiling, blocking the room immediately to the adjacent of the workshop entrance.





Makeshift repairs to the ceiling panels with plywood. Exposed wiring on ceiling.



View of entrance looking towards Church Street from the interior. Narrow aisle lined by piles of furniture and other scrap.



View of the side room adjacent to the workshop. There is no insulation, and the room lacks proper flooring.



Windowless room adjacent to the workshop area.



## VII. REDEVELOPMENT RECOMMENDATIONS SUMMARY

The deeming of an area to be in need of redevelopment is an area wide determination. As such, the statutory charge for a positive determination of redevelopment eligibility requires a demonstration, on an area wide basis, that existing conditions meet the redevelopment criteria. The preceding analysis looks at each property individually and considers it within the context of the entire area, as well as the area's history of development and its future needs. As per the table below, the Bloomfield Avenue and 11 Church Street Redevelopment Study Area should be declared an Area in Need of Redevelopment.

***Area in Need of Redevelopment Summary Determination***

Block	Lot	Location	Use	AINR Criteria
704	18	320 Bloomfield Avenue	Commercial and Residential	d, h
704	20	11 Church Street	Commercial and Residential	d, h

The review of the existing conditions on site, as depicted in the photographs, helps support the determination that the study area is eligible to satisfy the "D" criterion due to the obsolescence in building and site design. As mentioned earlier, this criterion focuses on both the buildings as well as other site improvements and addresses how the site functions in terms of the layout and overall design. Conditions that could lead to this conclusion include undefined or poorly defined parking area, limited vehicular access or available on-site loading areas, inadequate onsite parking, properties with brownfield condition, inadequate buffer and screening, and land uses that may have an adverse impact on surrounding areas such as industrial uses, junkyards, etc. Furthermore, greater the number of these conditions and consequently more significant the problems created by these conditions, the stronger is the finding that the study area meets the "d" criterion. The site and the existing buildings have ongoing maintenance issues in terms of roof leakage, inefficient heating and air-conditioning systems, lack or absence of stormwater management system, obsolete parking and site layout. The parking and driveway design is not in accordance with the current engineering standards. Lots 18 and 20 exhibit conditions of obsolescence and faulty arrangement or design and thus satisfy the "D" criterion. Redevelopment of this area is necessary to correct the concerns of safety, welfare and the detriment posed to the safety and health of the community.

In addition to the abovementioned criteria, it is important to reiterate that the study area is located within the Metropolitan Planning PA-1 Area, where the State Plan's intention is to provide for much of the State's future redevelopment, revitalize cities and towns, promote growth in compact forms, stabilize older suburbs, redesign areas of sprawl, and protect the character of existing stable communities. The study area is located in the area which is designated as the State's preferred vehicle for redevelopment in order to accommodate growth and development in a compact form to accommodate diverse uses.

Consequently, the study area satisfies the criterion “h” as it has attributes to permit the kind of smart growth development advocated by the SDRP.

## **Conclusion**

The study was prepared on behalf of the Township of Verona to determine whether an area located within the municipality qualifies as “an area in need of redevelopment” in accordance with N.J.S.A. §40A:12A-14. Based on the findings above, the area meets redevelopment criteria “d” and “h.” Further, a program of redevelopment would promote the overall development of the area and the broader community. Therefore, the study area meets the statutory criteria for designation as “an area in need of redevelopment” in accordance with the LRHL.

## VIII. NEXT STEPS

1. A duly noticed public hearing must be held by the planning board to discuss the findings of the redevelopment investigation report for the purpose of hearing persons who are interested in or would be affected by a determination that the delineated area is a redevelopment area. Notice must be sent in strict accordance with the LRHL requirements. The results and recommendations of the hearing are then referred to the governing body.
2. Upon receipt of the recommendation from the planning board, the governing body may act to adopt a resolution designating the area in question, or any part thereof, as an area in need of redevelopment.
3. Upon designation, the planning board or governing body then prepares a redevelopment plan, which establishes the land development goals and objectives of the municipality and outlines the actions to be taken to accomplish these goals and objectives. The redevelopment plan, after review by the planning board, is referred to the governing body for adoption.
4. Upon receipt of the redevelopment plan from the planning board, the governing body may act to adopt the plan by ordinance. The adopted redevelopment plan may become an amendment to the municipality's zoning district map and zoning ordinance or may be treated as an overlay to existing zoning. Only upon the completion of the required public process and adoption of the redevelopment plan, a municipality can exercise the powers granted under the LHRL at 40A:12A-8, and which include entering into agreements with redevelopers and effectuating the redevelopment plan.

## IX. APPENDICES

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APPENDIX A: RESOLUTION 2024-035 AUTHORIZING THE PLANNING  
BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION FOR A NON-  
CONDEMNATION AREA IN NEED OF REDEVELOPMENT

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

**RESOLUTION No. 2024-035**

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

**AUTHORIZING THE TOWNSHIP OF VERONA PLANNING BOARD TO  
UNDERTAKE A PRELIMINARY INVESTIGATION FOR  
NONCONDEMNATION REDEVELOPMENT**

**WHEREAS**, the Township of Verona ("Township") believes that economic growth and development is an important priority for the future of the Township; and

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et. seq.* provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

**WHEREAS**, pursuant to *N.J.S.A. 40A:12A-6*, the Governing Body of Verona is authorized to direct the Planning Board of the Township of Verona to undertake a preliminary investigation in order to determine whether an area within the Township is an area in need of redevelopment pursuant to the criteria set forth in *N.J.S.A. 40A:12A-5*; and

**WHEREAS**, the Township Council desire the Planning Board to conduct a preliminary investigation to determine whether the proposed property fronting on Bloomfield Avenue and Church Street "Study Area," as described in the attached boundary map and identified as Block 704, Lots 18 and 20 in the Township's Tax Maps, qualifies as an area in need of redevelopment pursuant to *N.J.S.A. 40A:12A-5*; and

**WHEREAS**, the Township seeks to designate a Non-Condemnation Redevelopment Area and will not exercise the power of eminent domain if the Township Council determines the area, or any portion of the area, qualifies as an area in need of redevelopment.

**NOW, THEREFORE BE IT RESOLVED**, by the Township Council of the Township of Verona that the Verona Township Planning Board is hereby directed to conduct the necessary preliminary investigation, including the holding of a public hearing, to determine whether the study area is or is not an area in need of redevelopment under the criteria set forth in *N.J.S.A. 40A:12A-1 et. seq.*

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

**ROLL CALL:**

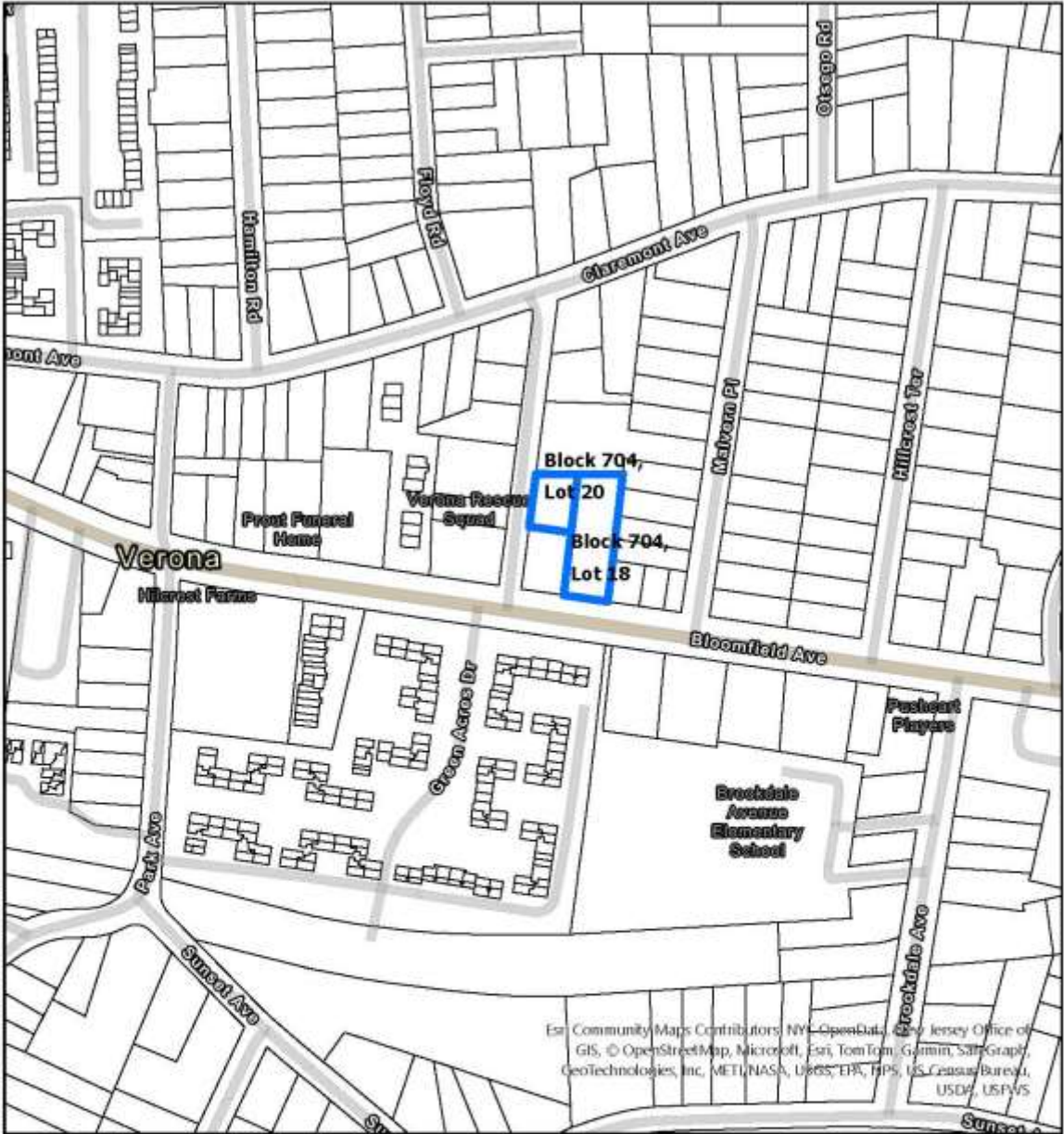
**AYES:** Holland, McGrath, Roman, McEvoy, Tamburro

**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 JANUARY 22, 2024.**


  
**JENNIFER KIERNAN**  
**MUNICIPAL CLERK**

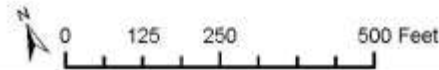




Esri, Community Maps Contributors, NYC OpenData, New Jersey Office of GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SatNavGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, FIPS, US Census Bureau, USDA, USFWS

### Legend

-  Redevelopment Parcels
-  Parcels



### Township of Verona

#### Redevelopment Area Map

H

2

M

architects

+

engineers


119 Cherry Hill Rd #110

Parsippany, 07054

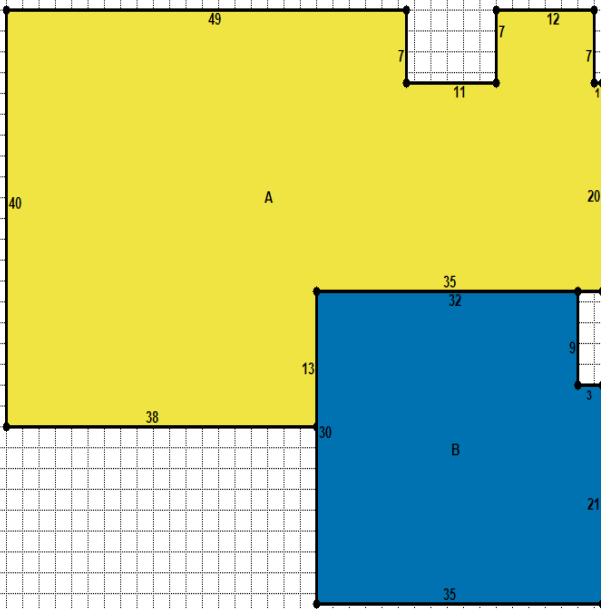
631-756-8000

[www.h2m.com](http://www.h2m.com)

## APPENDIX B: PROPERTY ASSESSMENT RECORDS

Essex		Verona Twp		Property Record Card				05/02/24 12:51 PM							
Block: 704 Lot: 18 Qualifier: Card: 1								Last Sale: 09/10/20 for \$739,400							
30 POMPTON AVE LLC, 457 BLOOMFIELD AVE VERONA, NJ 07044				Units: 1		Nbhd:		Model:		VCS: C101					
				SFLA: 0		Floor:		Bldg Name:		Map Page: 7					
				Prop Class: 4A		Occupancy:		Zoning: C1		Year Built: 1891/1891					
				Bldg Class: 10				Addtl Lot:		NC Interior GOOD					
				Bldg Desc:				Land Dim: 75X217		NC Exterior GOOD					
320 BLOOMFIELD AVENUE				Info By: EMPLOYEE		Style:		NC Layout		GOOD					
Main Building 0				(no sketch thumbnail)											
Attached Items Value 0															
Add/Deduct Value 0															
Base Replacement Cost 0															
Cost Conversion Factor 1.45															
Replacement Cost New 0															
Net Condition 0.70															
Market Adjustment 1.0000															
Appraised Value 0															
Detached Items Value 0															
Total Land Value 370,778															
Total Improvement Value 0															
Total Value 370,778															
Valuation Summary															
Computed Override Summary															
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SqFt Living Area				Sketch Areas											
Item Area				Description Sq Ft											
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Upper Floor 0															
Half Story 0															
Fin Attic 0															
Living Bsmnt 0															
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Total Area 0															
Attached Items															
Seg Item Area															
Total Area 0															
Detached Items				Bldg Class 10				30 POMPTON AVE LLC, 09/10/20 20200-98503 739,400 30 B&J CETRULO REAL ESTATE, 01/28/04 06042-00429 460,000							
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Miscellaneous Write Ins															
Desc Number Desc Value															
				Assessment History											
				Year Class Land Improv Net											
				2024 4A 370,800 289,100 659,900											
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				2022 4A 370,800 289,100 659,900											
				2021 4A 370,800 289,100 659,900											
				2020 4A 370,800 289,100 659,900											
				Open				Permits							
				Date Number				Description Value							



Essex		Verona Twp		Property Record Card										05/02/24 12:52 PM																																																																													
Block: 704 Lot: 20 Qualifier: Card: 1														Last Sale: 09/16/20 for \$410,600																																																																													
30 POMPTON AVE LLC, 457 BLOOMFIELD AVE VERONA, NJ 07044														Units: 1		Nbhd:				Model:				VCS: C101																																																																			
														SFLA: 3404		Floor:				Bldg Name:				Map Page: 7																																																																			
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Foundation	CONC. SLAB																																																																																										
Fireplace	NONE																																																																																										
Owner	Date	Book-Page	Price	NU																																																																																							
30 POMPTON AVE LLC,	09/16/20	20200-98502	410,600	30																																																																																							
B&J CETRULO REAL ESTATE,	01/28/04	06042-00429	460,000																																																																																								
<div>Assessment History</div> <table><tr><td>Year</td><td>Class</td><td>Land</td><td>Improv</td><td>Net</td></tr><tr><td>2024</td><td>4A</td><td>249,400</td><td>161,200</td><td>410,600</td></tr><tr><td>2023</td><td>4A</td><td>249,400</td><td>161,200</td><td>410,600</td></tr><tr><td>2022</td><td>4A</td><td>249,400</td><td>161,200</td><td>410,600</td></tr><tr><td>2021</td><td>4A</td><td>249,400</td><td>161,200</td><td>410,600</td></tr><tr><td>2020</td><td>4A</td><td>249,400</td><td>161,200</td><td>410,600</td></tr></table>										Year	Class	Land	Improv	Net	2024	4A	249,400	161,200	410,600	2023	4A	249,400	161,200	410,600	2022	4A	249,400	161,200	410,600	2021	4A	249,400	161,200	410,600	2020	4A	249,400	161,200	410,600																																																				
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2021	4A	249,400	161,200	410,600																																																																																							
2020	4A	249,400	161,200	410,600																																																																																							
Open					Permits																																																																																						
Date		Number			Description			Value																																																																																			

## APPENDIX C: ZONING PERMITS AND VIOLATIONS

TOWNSHIP OF VERONA  
ZONING DEPARTMENT  
10 COMMERCE COURT  
VERONA, NJ 07044  
Zoning Official: Michael DeCarlo 973-239-8146

OFFICE USE ONLY:

ZONING PERMIT APP # 221 ZONING PERMIT # 2020- 204  
DATE RECEIVED 10/14/20 DATE APPROVED 10/16/20 DATE ISSUED 10/16/20  
PERMIT FEE \$ \_\_\_\_\_ PAID CASH / CHECK # \_\_\_\_\_ COLLECTED BY \_\_\_\_\_

- Zoning Permits are required for signs, fences, sheds, driveways and parking areas, standby generators, uses and structures.
- The Zoning Permit Application should be submitted to the Engineering Department. Please provide a correctly copy of the property survey with the application and show the proposed work drawn to scale including setbacks, height, dimensions, etc.
- All zoning permits expire within 1 year of issuance.

ETC Zone (Extended Town Center)

**Property Information:**

Site Address 320 Bloomfield Ave  
Block 704 Lot 18 Qualifier \_\_\_\_\_ Current Zone C1  
Current Use of Property \_\_\_\_\_  
Proposed Use of Property Beauty Lounge

**Property Owner Information:**

Name(s) Gregory Pagliante  
Owner Address 457 Bloomfield Ave Verona, NJ 07044  
Owner Phone Number(s) 9735680600 Owner Email <pag66@icloud.com>

**Applicant Information:**

Applicant Name Angelica Luciano  
Applicant Company Name (if applicable) Angels Dream Beauty Lounge  
Applicant Address 30 Montclair Ave Cedar Grove, NJ 07009  
Applicant Phone Number(s) 9737040328 Applicant Email \_\_\_\_\_

**Proposed Work Description:** details of proposed use or work including length, width, height, location, size of space, description of business to be run, times, days, living space or units, etc.

Eye Lash Extensions, Lash Lifts and tint, Henna Eye Brows, Body Waxing, makeup and up dos for hair.

Sunday 10am-3pm Monday 9:30am-6:30pm Tuesday 9:30-6:30pm Wed 9:30-6:30pm Thursday 9:30am-6:30pm

Friday 9:30am-6:30pm Saturday (closed) Proposed Cost of Work \$ \$15,00.00

Applicant Signature  Date 10/14/2020

OFFICE USE ONLY:

**REVIEWS:**

DENIAL DATE _____	INITIALS _____	REASON _____
DENIAL DATE _____	INITIALS _____	REASON _____
APPROVAL DATE <u>10/16/20</u>	INITIALS <u>mdc</u>	SPECIAL CONDITIONS <u>see below</u>

**INSPECTIONS:**

DATE	INITIALS	PASS / FAIL	COMMENTS
			<u>please understand that services such as "micro-blading" or "Permanant Cosmetic Tattooing is not permitted.</u>
			<u>services such as these would require approval by the Township Board of Adjustment.</u>

FINAL APPROVAL DATE \_\_\_\_\_ INITIALS \_\_\_\_\_

TOWNSHIP OF VERONA  
ZONING DEPARTMENT  
10 COMMERCE COURT  
VERONA, NJ 07044  
973-857-4804

OFFICE USE ONLY:

ZONING PERMIT APP # 134 ZONING PERMIT # 2021-124  
DATE RECEIVED 5/10/21 DATE APPROVED 5/24/21 DATE ISSUED 5/24/21  
PERMIT FEE \$ \_\_\_\_\_ PAID CASH / CHECK # \_\_\_\_\_ COLLECTED BY \_\_\_\_\_

- Zoning Permits are required for signs, fences, sheds, driveways and parking areas, standby generators, uses and structures.
- The Zoning Permit Application should be submitted to the Engineering Department. Please provide a correctly copy of the property survey with the application and show the proposed work drawn to scale including setbacks, height, dimensions, etc.
- All zoning permits expire within 1 year of issuance.

**Property Information:**

Site Address 320 BLOOMFIELD AVE  
Block 704 Lot 18 Qualifier \_\_\_\_\_ Current Zone ETC  
Current Use of Property \_\_\_\_\_  
Proposed Use of Property \_\_\_\_\_

**Property Owner Information:**

Name(s) 30 POMPTON AVENUE LLC  
Owner Address 457 BLOOMFIELD AVE, VERONA NJ 07044  
Owner Phone Number(s) 973-568-0600 Owner Email pags66@me.com

**Applicant Information:**

Applicant Name ERIC STERIU  
Applicant Company Name (if applicable) SIGNS & GRAPHIX LLX  
Applicant Address 433 BLOOMFIELD AVE, CALDWELL, NJ 07006  
Applicant Phone Number(s) 973-226-8392 Applicant Email signsandgraphix@gmail.com

**Proposed Work Description:** details of proposed use or work including length, width, height, location, size of space, description of business to be run, times, days, living space or units, etc.

REPLACE ALUMINUM SIGN PANEL ON SIDE OF BUILDING FACING PARKING LOT. THE PANEL SLIDES INTO AN ALREADY EXISTING FRAME WITH AN EDGE-MOLDING THAT IS HELD IN PLACE BY RIVETS or SHEET METAL SCREWS. SIGN FACES THE PARKING LOT AS SHOWN.

Proposed Cost of Work \$ \$550

Applicant Signature *Eric Steriu* Date 5/10/2021

OFFICE USE ONLY:

**REVIEWS:**

DENIAL DATE	INITIALS	REASON
DENIAL DATE	INITIALS	REASON
APPROVAL DATE <u>5/24/21</u>	INITIALS <u>mdc</u>	SPECIAL CONDITIONS <u>Complies with §150-7.9 S, 1,2</u>

**INSPECTIONS:**

DATE	INITIALS	PASS / FAIL	COMMENTS

FINAL APPROVAL DATE \_\_\_\_\_ INITIALS \_\_\_\_\_



MAYOR  
JACK McEVOY  
DEPUTY MAYOR  
ALEX ROMAN  
COUNCIL MEMBERS  
KEVIN J. RYAN  
EDWARD GIBLIN  
CHRISTINE McGRATH

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



TOWNSHIP MANAGER  
MATTHEW CAVALLO  
TOWNSHIP CLERK  
JENNIFER KIERNAN  
TOWNSHIP ATTORNEY  
BRIAN J. ALOIA, ESQ.

VERONA COMMUNITY CENTER  
880 BLOOMFIELD AVENUE  
VERONA, NEW JERSEY 07044

MUNICIPAL BUILDING  
600 BLOOMFIELD AVENUE  
VERONA, NEW JERSEY 07044

DEPARTMENT OF PUBLIC WORKS  
10 COMMERCE COURT  
VERONA, NEW JERSEY 07044

April 28, 2021

(973) 239-3220  
WWW.VERONANJ.ORG

Township of Verona Zoning Department  
10 Commerce Court  
Verona, NJ 07044

Owner: 30 Pompton Avenue LLC  
457 Bloomfield Avenue  
Verona, NJ 07044  
Property: 320 Bloomfield Avenue  
Lot 18 Block 704  
Verona, NJ 07044

**NOTICE OF POSSIBLE VIOLATION**  
**(Regular Mail)**

**RE: TREE REMOVAL WITHOUT A PERMIT**

Dear Property Owner,

It has come to the attention of this office that recently there was a tree removed from the property (See photo – attached) without prior approval. In accordance with the Township of Verona Ordinance No. 2019-34 “Tree Protection, Removal and Replacement” which states that prior to the removal of any tree either dead or alive, with limited exceptions, a permit must be obtained from the Township of Verona Zoning Office for each tree which is to be removed. No more than two (2) healthy trees shall be permitted for removal on any property per calendar year.

*§136-14 Violations and penalties.*

*Any person, firm, partnership, corporation, association or other legal entity violating any of the provisions of Chapter 136 shall, upon conviction of such violation, be punished by a fine not less than \$200 and not to exceed \$2,000 for each offense, in addition to the required mitigation for each tree illegally removed. Each illegally removed or damaged tree shall constitute a separate offense.*

Please contact this office immediately to schedule a site inspection so that we can ascertain the nature of, or if, any tree removal did in fact take place.

Thank you for your cooperation in this matter,

Sincerely,

*Michael C. DeCarlo*  
Michael C. DeCarlo  
Engineering Manager  
Zoning Official

## APPENDIX D: POLICE DEPARTMENT RECORDS



# Verona Police Department Dispatch Log

Date	CAD #	Officer	Veh.	Incident / Call Type	St. #	Street Name	Time	Disp.	Arr.	Clear	Disp. By
10/01/17	17-13547	Ofcr. Giovanni DeSomma 1774	3	Alarm - Business/Other	320	Bloomfield Ave	12:11	12:13	12:17	12:23	
10/01/17	17-13547	Ofcr. Justin Nielsen 3373	8	Back-up Other Officer	360	Bloomfield Ave	12:13	12:13	12:19	12:23	
11/19/17	17-17468	Lt. Robert Shafer 0487	4	Misc/Other	320	Bloomfield Ave	12:53	13:03	13:06	13:21	
04/11/18	18-08255	VRS	VRS	Rescue Squad - Verona	320A	Bloomfield Ave	13:29	13:32	13:35	14:05	
04/11/18	18-08255	Ofcr. Gerard Barone 5300	7	Rescue Squad - Verona	320A	Bloomfield Ave	13:32	13:32	13:34	13:44	
05/16/18	18-11451	Ofcr. Christopher Scheper 3048	3	Suspicious/Prowler	320	Bloomfield Ave	15:21	15:21	15:22	15:49	
05/16/18	18-11451	Ofcr. Alyssa Kirby 7378	7	Back-up Other Officer	320	Bloomfield Ave	15:21	15:21	15:22	15:49	
02/26/19	19-04892	Ofcr. Steven Young 5872	5	9-1-1 Hang up/Abandoned	320	Bloomfield Ave	11:10	11:10	11:19	11:19	
09/10/20	20-11989	Ofcr. Justin Nielsen 3373	9	MV Stop	320	Bloomfield Ave	10:33	10:33	10:33	10:37	
11/14/21	21-19034	Ofcr. Stephen Saldutto 1405	9	MV Disabled	320	Bloomfield Ave	01:06	01:07	01:07	01:07	
06/21/22	22-12659	Ofcr. Justin Nielsen 3373	2	Fraud	320	Bloomfield Ave	09:09	09:09	09:17	09:25	
06/29/22	22-13289	Ofcr. Aaron Seubert 6130	5	Fire Department - Verona	320	Bloomfield Ave	19:27	19:27	19:28	20:17	
06/29/22	22-13289	VFD	VFD	Back-up Other Officer	320	Bloomfield Ave	19:27	19:28	19:28	20:41	
06/29/22	22-13289	Lt. Daniel Greco 1322	4	Back-up Other Officer	320	Bloomfield Ave	19:29	19:29	19:29	20:04	
10/06/22	22-19362	Ofcr. Heriberto Carattini Jr 9942	8	Animal Complaint/Bite	320B	Bloomfield Ave	22:47	22:48	22:51	23:11	
10/06/22	22-19362	Lt. Daniel Greco 1322	4	Back-up Other Officer	320B	Bloomfield Ave	22:50	22:50	22:51	23:11	
10/08/22	22-19456	Ofcr. Heriberto Carattini Jr 9942	8	Animal Complaint/Bite	320	Bloomfield Ave	21:37	21:37	21:40	21:44	
06/02/23	23-10829	Ofcr. Alyssa Kirby 7378	8	Property Damaged	320	Bloomfield Ave	17:35	17:39	17:45	18:25	Pinedal
09/19/23	23-18269	Ofcr. Giovanni DeSomma 1774	7	MV Stop	320	Bloomfield Ave	08:15	08:15	08:15	08:19	dorseyh



# Verona Police Department

600 Bloomfield Avenue, Verona, NJ 07044

Phone: 973-239-5000 Fax: 973-857-5755 Mun. Code: 0720

## Incident Report



### Incident Details:

Case Number	Time Reported	Date Reported	Time Occurred	Date Occurred	Occurrence Between Date / Time of	Time Occurred	Date Occurred	911	Completed
23-10829	17:35	06/02/23	17:35	06/02/23				X	X

### Incident Type:

Property Damaged

### Incident Location:

Street # Street Name Apt # Intersection / Cross Street of:  
320 Bloomfield Ave Church St / Bloomfield Ave  
Business / Common Location Name

### Contact Information: Victim Suspect Complainant Witness Driver Arrest Passenger Missing Involved Other

Code	Contact Name #1	MI	Suffix	Age	Sex	Race	DOB	SSN
I	[REDACTED], Regina	H		65	F	1B		
						Phone / Email		Other Phone
Code	Contact Name #2	MI	Suffix	Age	Sex	Race	DOB	SSN
						Phone / Email Address		Other Phone
Code	Contact Name #3	MI	Suffix	Age	Sex	Race	DOB	SSN
						Phone / Email Address		Other Phone
Code	Contact Name #4	MI	Suffix	Age	Sex	Race	DOB	SSN
						Phone / Email Address		Other Phone
Code	Contact Name #5	MI	Suffix	Age	Sex	Race	DOB	SSN
						Phone / Email Address		Other Phone
Code	Contact Name #6	MI	Suffix	Age	Sex	Race	DOB	SSN
						Phone / Email		Other Phone
Code	Contact Name #7	MI	Suffix	Age	Sex	Race	DOB	SSN
						Phone / Email Address		Other Phone
Code	Contact Name #8	MI	Suffix	Age	Sex	Race	DOB	SSN
						Phone / Email Address		Other Phone

### Property Information:

Value of Stolen Property	Currency	Jewelry	Furs	Clothing	Auto	Misc.	Total
Property Recovered							

### Automobile Information:

1	Vehicle Code	Year	Make	Body Type	Model	Color	Registration	State	VIN
	Damaged	19	Hyundai	WAGON	KON	OR			
2									
3									
4									

Ofcr. Alyssa Kirby 7378	06/02/23	shaferr	23-10829
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# Verona Police Department

600 Bloomfield Avenue, Verona, NJ 07044

Phone: 973-239-5000 Fax: 973-857-5755 Mun. Code: 0720

## Incident Report



On June 2, 2023 Mrs. Regina [REDACTED] contacted headquarters requesting a report for property damage to her vehicle.

Regina stated she parked her vehicle New Jersey Registration [REDACTED] in the rear of 320 Bloomfield Avenue at approximately 0930 hours his morning. When she arrived back at 1730 hours and observed the rear windshield shattered.

Regina stated she backed into the spot and as she began to drive down the drive way to go home for the evening, she realized the glass was shattered. The vehicle has no sign of forced entry and no items were removed from the vehicle.

There are no cameras located in the rear of the building/parking area.

See photo attached of damage.

Ofcr. Alyssa Kirby 7378	06/02/23	shaferr	23-10829