

# Memorandum

---

**TO:** TOWNSHIP COUNCIL AND PLANNING BOARD, TOWNSHIP OF VERONA,  
ESSEX COUNTY, NEW JERSEY

**FROM:** SANYOGITA S. CHAVAN, AICP, PP

**DATE:** MARCH 15, 2024

**RE:** REVISION TO THE AREA IN NEED OF REHABILITATION STUDY

The Area in Need of Rehabilitation Study was prepared on February 14, 2024, and presented to the governing body on March 11, 2024. Subsequently, while conducting a density analysis for the corridor, H2M noticed that the provided assessment data did not accurately reflect the total number of units at Annin Lofts (141-151 Bloomfield Avenue). The data assessed the property as 15F-Exempt and noted a total of one (1) unit on the property. Irrespective of the property classification, this assignment requires determining the total number of housing units along Bloomfield Avenue corridor and their age. Therefore, the Study has been revised to include the 112 units at 141-151 Bloomfield Avenue. **This revision does not change our findings and Bloomfield Avenue continues to satisfy Criterion 2, which is more than half of the housing stock in the delineated area is at least 50 years old.**

This section highlights the changes made in the revised report dated March 14, 2024, for your review:

- 1) Page 9, the total number of units on properties along Bloomfield Avenue is now 586 (previously noted as 475).
- 2) Page 10, the total number of housing units is now 441 (previously noted as 329).
- 3) Table 3 on Page 10 and the associated text has been revised with the updated numbers. In that the total number of units constructed prior to 1974 continues to remain at 279. However, the total number of apartments constructed after 1974 is now 159 (previously noted as 47). The total number of apartments along the corridor is now 427 (previously noted as 315). Thus, 63% of the total number of housing units were built before 1974 rather than 85% noted in the February report. Irrespective of these changes, more than half of the housing stock along the corridor is at least 50 years old and thus there is no change to the findings noted in the report.