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AREA IN NEED OF REHABILITATION STUDY

BLOOMFIELD AVENUE CORRIDOR

Township of Verona
Essex County, New Jersey



MARCH 14, 2024

Prepared for:

Township of Verona
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Acknowledgements

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I. Introduction

The following study has been prepared at the direction of the Township Manager for the Mayor and Council of the Township of Verona. The study determines whether the Bloomfield Avenue corridor qualifies as an “area in need of rehabilitation” in accordance with the New Jersey Local Redevelopment and Housing Law (LRHL) set forth within N.J.S.A. 40A:12A-1 et. seq. The boundary map depicting the rehabilitation study area is included herewith in **Appendix A**. It should be noted that the 2022 Master Plan identified Bloomfield Avenue as an area recommended for change. More specifically, the Land Use Plan Element noted that this corridor could benefit from the rehabilitation designation to incentivize property owners to improve their buildings and create a more vibrant environment that would attract both residents and visitors alike.

This report begins with a brief description of the statutory process, pursuant to LRHL, to help familiarize the reader with the steps involved in the designation of areas in need of rehabilitation and what criteria is utilized to determine if the properties qualify to be designated as areas in need of rehabilitation. Designating an Area in Need of Rehabilitation, pursuant to the LRHL, permits a municipality or redevelopment entity to use all of the powers of redevelopment, except that the power of condemnation or granting long-term tax exemptions are not permitted for properties within the area of rehabilitation. Those two powers are exclusive to properties designated as areas in need of redevelopment. However, should the governing body choose to, it may further direct the Planning Board to conduct investigations to determine whether specific properties within the rehabilitation area meet the redevelopment criteria, pursuant to N.J.S.A. 40A:12A-5.

An analysis of the study area is included, which describes how the study area meets the statutory criteria for designation as “an area in need of rehabilitation” in accordance with the LRHL. Finally, an outline of recommended next steps is included to help guide the Planning Board and Governing Body.

The Local Redevelopment and Housing Law

Areas in Need of Rehabilitation

Rehabilitation, pursuant to N.J.S.A. 40A:12A-3 of the LRHL, is defined as “an undertaking, by means of extensive repair, reconstruction or renovation of existing structures, with or without the introduction of new construction or the enlargement of existing structures, in any area that has been determined to be in need of rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of that area.”

The LRHL enables local governments to initiate a process by which properties that meet certain criteria contained within the statute may be designated as an area in need of rehabilitation. Upon designation as an area in need of rehabilitation, municipalities then have the option of adopting a redevelopment plan for all or a portion of the designated area. The redevelopment plan establishes specific and detailed development standards reflecting community desires for improvement of the area. Designation of an area in need of rehabilitation also permits a municipality to utilize the powers contained within the Five-Year Tax Exemption and Abatement Law to promote the construction and rehabilitation of structures within the area.

The LRHL specifies the process which must be followed in designating a rehabilitation area. A summary of that process is as follows:

Table 1	
Responsible Party	Designating an Area in Need of Rehabilitation
Governing Body	The Governing Body prepares a proposed resolution with any supporting report attached, which would declare identified properties as an area in need of rehabilitation and refers that proposed resolution and any report attached to the Planning Board for its review.
Planning Board	Within 45 days of the receipt of the proposed resolution, the Planning Board submits its recommendations, including any modifications recommended, to the governing body for its consideration. The Governing Body is not bound by the Planning Board’s recommendations and may adopt the resolution with or without modifications. If the Planning Board does not submit recommendations within 45 days, the Governing Body may adopt the resolution with or without modification.
Governing Body	The Governing Body adopts the proposed resolution, with or without modification, designating the proposed area as an area in need of rehabilitation.

Statutory Criteria

A delineated area may be determined to be in need of rehabilitation if the governing body of the municipality determines by resolution that a program of rehabilitation, as defined in section 3 of P.L.1992, c.79 (C.40A:12A-3), may be expected to prevent further deterioration and promote the overall development of the community. Section 14 of the LRHL lists criteria which are used to determine if properties can be designated as an area in need of rehabilitation. At least one of the conditions described in the criteria must be present. The criteria are as follows:

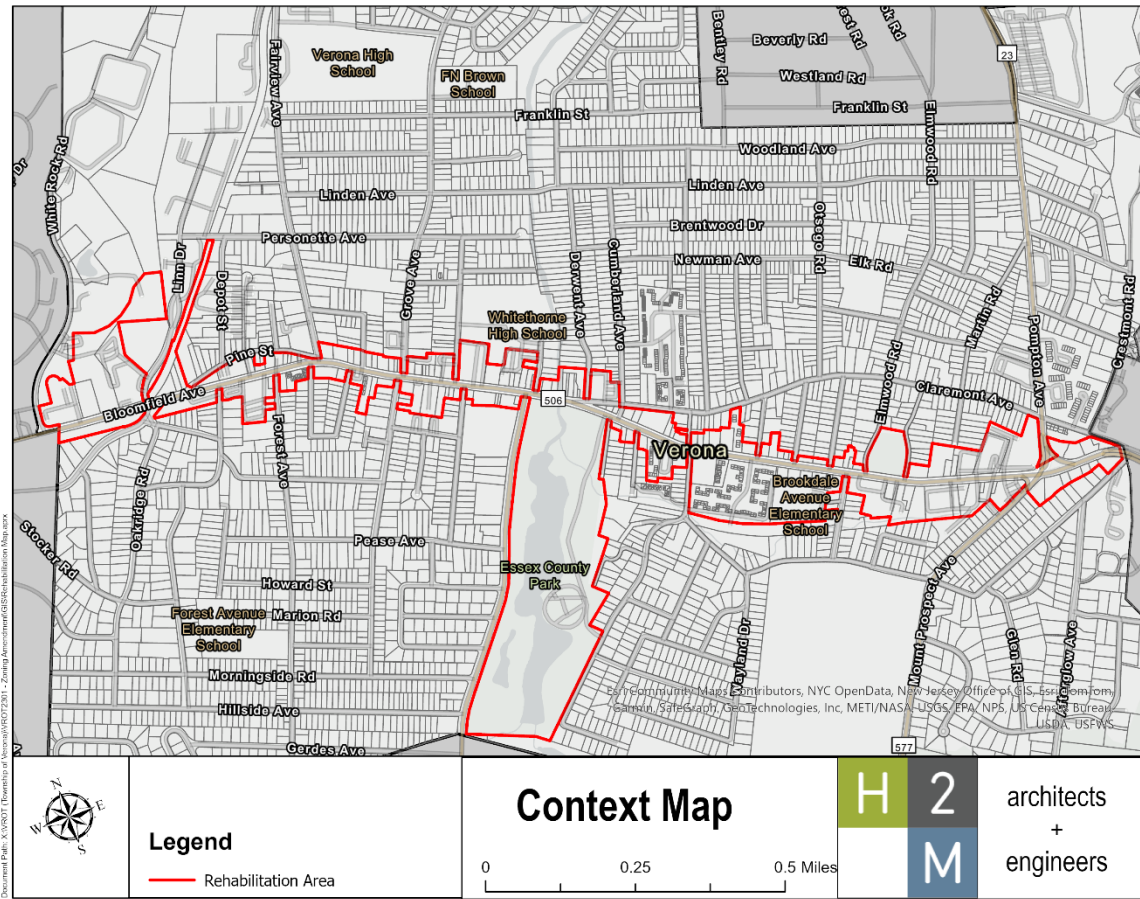
Table 2	
Criteria Identification	Description
1	A significant portion of structures therein are in a deteriorated or substandard condition.
2	More than half of the housing stock in the delineated area is at least 50 years old.
3	There is a pattern of vacancy, abandonment or underutilization of properties in the area.
4	There is a persistent arrearage of property tax payments on properties in the area.
5	Environmental contamination is discouraging improvements and investment in properties in the area.
6	A majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance

Furthermore, Section 14 states “where warranted by consideration of the overall conditions and requirements of the community, a finding of need for rehabilitation may extend to the entire area of a municipality.”

II. Study Area

The Study Area includes parcels along the entirety of Bloomfield Avenue corridor in the Township of Verona. Bloomfield Avenue traverses approximately 1.85 miles through Verona, in an east west direction, connecting the Borough of Caldwell with the Township of Montclair. The area is generally bound by Sunset Avenue to the east, White Rock Road to the west, and an irregular boundary along the properties fronting on Bloomfield Avenue. The Study Area encompassing an area of approximately 142 acres, including Verona Park, is eight (8%) percent of the Township. It includes approximately 160 parcels within 37 blocks as indicated in **Figure 1**, below.

Figure 1: Study Area Boundary Map

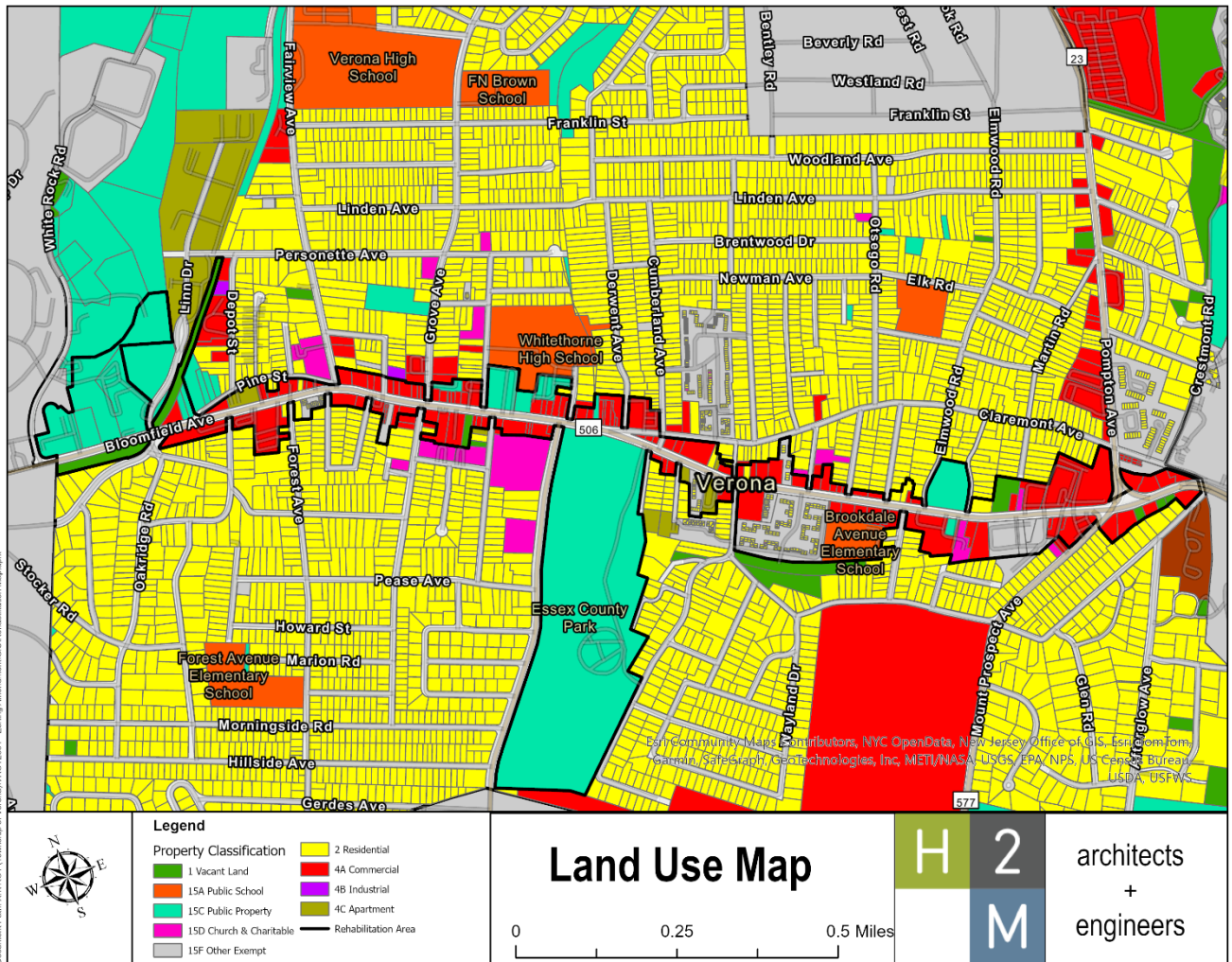


Land Use

The Township is a predominantly residential suburban town with commercial uses concentrated along Bloomfield Avenue and Pompton Avenue. The land uses along Bloomfield Avenue are varied, commercial, residential, apartments, public property, church and charitable, and vacant land. As seen in **Figure 2, Land Use Map**, the majority of the land uses are designated as commercial while there is a significant amount designated as residential. There are few properties designated as apartments, public property, church and charitable, and vacant land uses.

Area in Need of Rehabilitation Study
 Bloomfield Avenue Corridor, Verona, NJ

Figure 2: Land Use Map



Existing Zoning

The Study Area spans seven (7) zone districts as depicted in **Figure 3, Zoning Map**. These zone districts are as follows:

- ETC – Extended Town Center
- C-2 – Professional Office and Retail
- TC – Town Center
- A-1 – Multifamily Residential Low-Rise
- A-3 – Residential Townhouse
- MR – Mixed Retail
- P – Public

As mentioned in the prior section, Bloomfield Avenue is predominantly a commercial corridor with some residential uses. The corridor also includes Verona Park, which is zoned P. The ETC, C-2, and TC Zone District conditionally permit mixed use buildings.

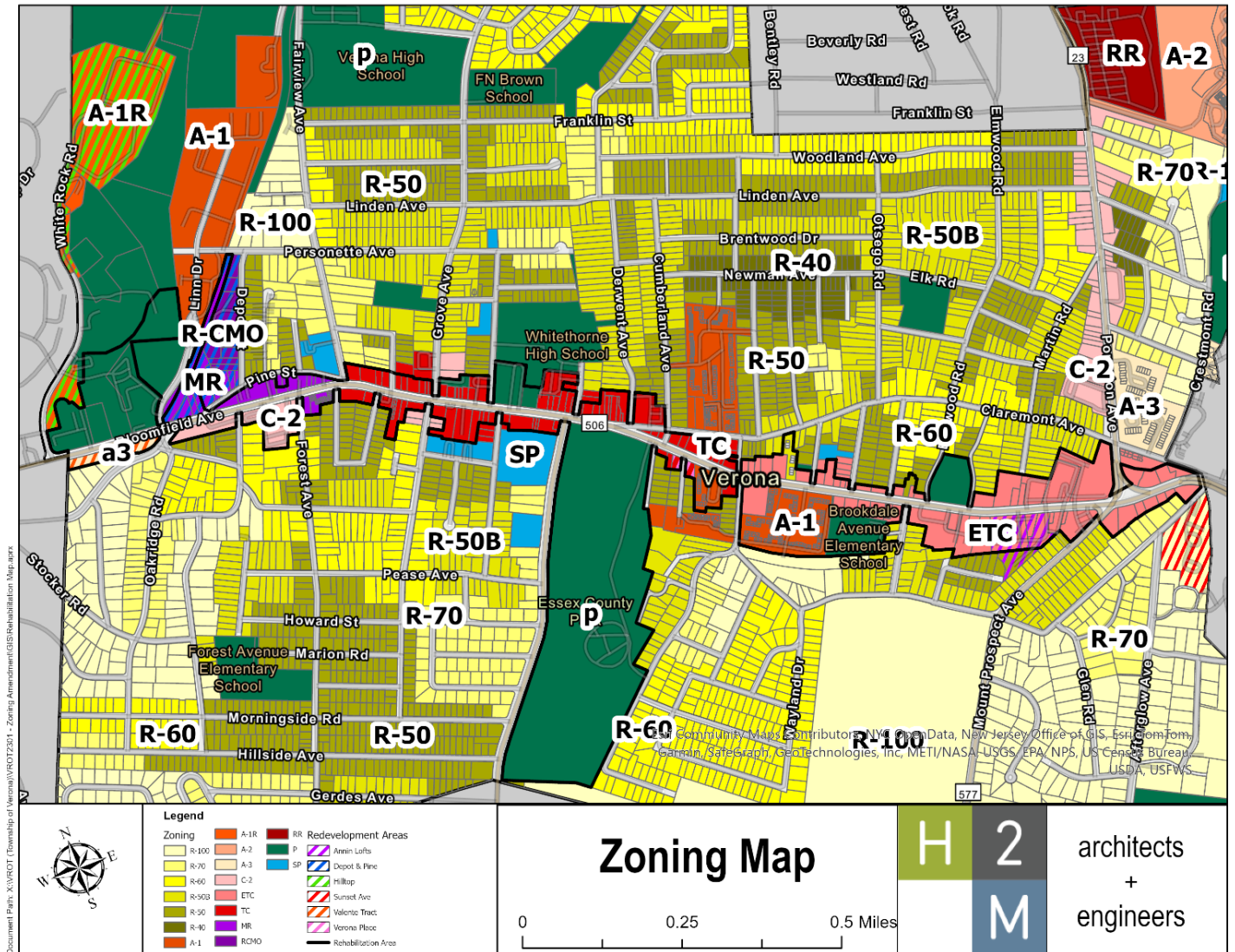
The C-2 (Professional Office and Business) Zone District permits commercial and professional offices, commercial schools of dance, music, fine art and similar pursuits, and family day-care centers as principal uses. Accessory uses include those that are customarily incidental to the principal or conditional use. Conditional uses include mixed residential and professional or commercial nonmedical office use, and mixed nonmedical professional and nonmedical commercial office uses. The minimum lot size in the C-2 Zone District is 15,000 square feet.

The TC (Town Center) Zone District principally permits retail stores and retail service establishments, food establishments, banks, and other financial institutions (not including drive through uses), theaters, family day-care centers, and personal service establishments. Mixed-use developments that are conditionally permitted include mixed residential and retail, mixed retail and commercial, mixed retail and professional office. Accessory uses include uses customarily incidental to the principal or conditional use, outdoor restaurant seating, and sidewalk cafes. Minimum lot sizes are 2,000 square feet.

The ETC (Extended Town Center) Zone District permits a variety of food establishments in addition to retail stores and retail service establishments. Additionally, the Zone District permits commercial and professional offices, wholesale trade, and personal service establishments. The ETC district conditionally permits the same mixed-use developments as the TC District. Other conditional uses permitted in this district are automobile sales and service stations and massage parlors. The ETC zone differs from the TC zone with more stringent bulk regulations that result in less dense developments compared to the TC zone.

The MR Zone District principally permits the following uses: single-family dwellings, nonmedical professional and commercial offices, and retail. This district also conditionally permits a variety of mixed uses such as mixed residential and retail; mixed residential and nonmedical commercial offices; mixed nonmedical commercial and professional offices; mixed residential and nonmedical professional offices; and residential cluster developments.

Figure 3: Zoning Map



Document Path: X:\V\ROT (Township of Verona)\V\ROT2014 - Zoning Amendment\GIS\Rehabilitation_Map.aprx

Community Maps Contributors: NY Open Data, New Jersey Office of GIS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA-USGS, EPA, NPS, US Census Bureau, USDA, USFWS

III. Study Area Evaluation for Conformance with the Statutory Criteria

Criteria Evaluation for the Study Area

This section of the report considers whether or not the statutory criteria for “an area in need of rehabilitation” designation is met in the Study Area. To that end, the following steps are required to be undertaken:

1. The first step would be to obtain evidence of substandard or deteriorated buildings or a pattern of vacancy and abandonment. Evidence of building conditions may be found during a site visit and in the course of conducting exterior surveys, while the vacancy patterns can be obtained through an examination of code-enforcement records. In satisfying this criterion, it is not necessary to show that the deterioration constitutes a threat to the people who live and work in the area. A review of property tax records is useful to determine a pattern of property tax arrearage, as these records identify properties that are in foreclosure or where the tax payments are delinquent in that they have not been made for more than a year. It is quite likely that the property owners may be paying taxes and continuing to minimally maintain the property, but the area may still be in need of rehabilitation. Therefore, the following section outlines other qualifying criteria.
2. In the alternative, one could review the housing stock to make a determination of how many parcels of lots contain houses that were built after 1974 and prior to 1974 or if the majority of the existing water and sewer infrastructure is at least 50 years old and is in need of repair or substantial maintenance. The age of the housing stock may be documented through the United States Census Bureau housing data, broken down to the Census Tract or block group level or through the municipal tax records. Information regarding the age of water and sewer systems may be obtained from the local public and private utilities or the municipal engineer, who can also provide information regarding the need of repair or substantial maintenance of the infrastructure.

In order to conduct the preliminary assessment, tax records were obtained from the Township of Verona Tax Assessor’s office and were reviewed with the current zoning and land use map. This is included herein in **Appendix B**. The Township Engineer was contacted to determine the age of the existing water and sewer infrastructure in order to ascertain if the Township qualifies to be designated as an Area in Need of Rehabilitation based upon the criterion that the majority of the existing water and sewer infrastructure is at least 50 years old and is in need of repair or substantial maintenance.

Criteria #2: Housing Stock

As mentioned earlier in this document, the Study Area includes the Bloomfield Avenue corridor in Verona Township. This section reviews the housing stock along the corridor to make a determination of how many parcels of lots contain houses that were built prior to 1974. Based upon the data provided by the tax assessor there are a total of 586 units on properties along Bloomfield Avenue classified as Vacant – Class 1; Residential – Class 2; Commercial – Class 4A; Apartments – Class 4C; Public School Property – Class 15A; Public Property – Class 15C; Church and Charitable Property – Class 15D; and Other Exempt – Class 15F. Units classified as Class 2 and Class 4C were gleaned from the total list to analyze the age of the housing stock. The data identified a Class 15D property and a Class 15F property containing a single-family use and 112-unit apartment use, respectively. Both these properties were also included in the analysis. A total of

441 housing units were reviewed to determine the age of the housing stock in the study area. Housing stock is defined as the total number of houses and apartments in an area¹.

As shown in Table 3, below, 279 out of the total 441 housing units were constructed more than 50 years ago or prior to 1974. In this category, the year-built ranges from 1884 up to 1969. The remaining housing units were built after 1974, starting from 1979 with the latest development constructed in 2018. Therefore, 63% of the housing units were constructed more than 50 years ago and the remaining 37% of the housing units are less than 50 years old.

Table 3				
Age	Apartments (5+)	Residential (1- to 2-family)	Total	Percent (%)
Prior to 1974	268	11	279	63%
After 1974	159	3	162	37%
Total	427	14	441	100%

Criteria #6: Sewer and Water Infrastructure

One of the criteria for the designation of an area in need of rehabilitation is the age and condition of the water and sewer infrastructure. As per the Township Engineer, the sanitary sewer lines are over 50 years in age, as a portion of the sanitary sewer pump station was constructed in the 1920s. The sewer lines are in need of repair and substantial maintenance in order to avoid more costly repairs in the future. Similarly, the Township Engineer has noted that based upon their research, the water main for the entire length of Bloomfield Avenue in the Township of Verona was constructed in or before the 1960s and thus is over 50 years old. Similar to the sewer lines, the water main is in need of substantial maintenance in order to avoid more costly repairs in the future. Correspondence from the Township Engineer is attached herewith in **Appendix C**.

¹ <https://www.merriam-webster.com/dictionary>; accessed on February 12, 2024

IV. Conclusions and Recommendations

This analysis concludes that the Study Area qualifies as an area in need of rehabilitation under the criteria listed in the LRHL. Specifically, the study area satisfies Criterion 2 in that “more than half of the housing stock in the delineated area is at least 50 years old”. The information provided by the tax assessor concludes a majority (63%) of the housing stock within the Township was built over 50 years ago. The Study Area also satisfies Criterion 6 in that “a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.”

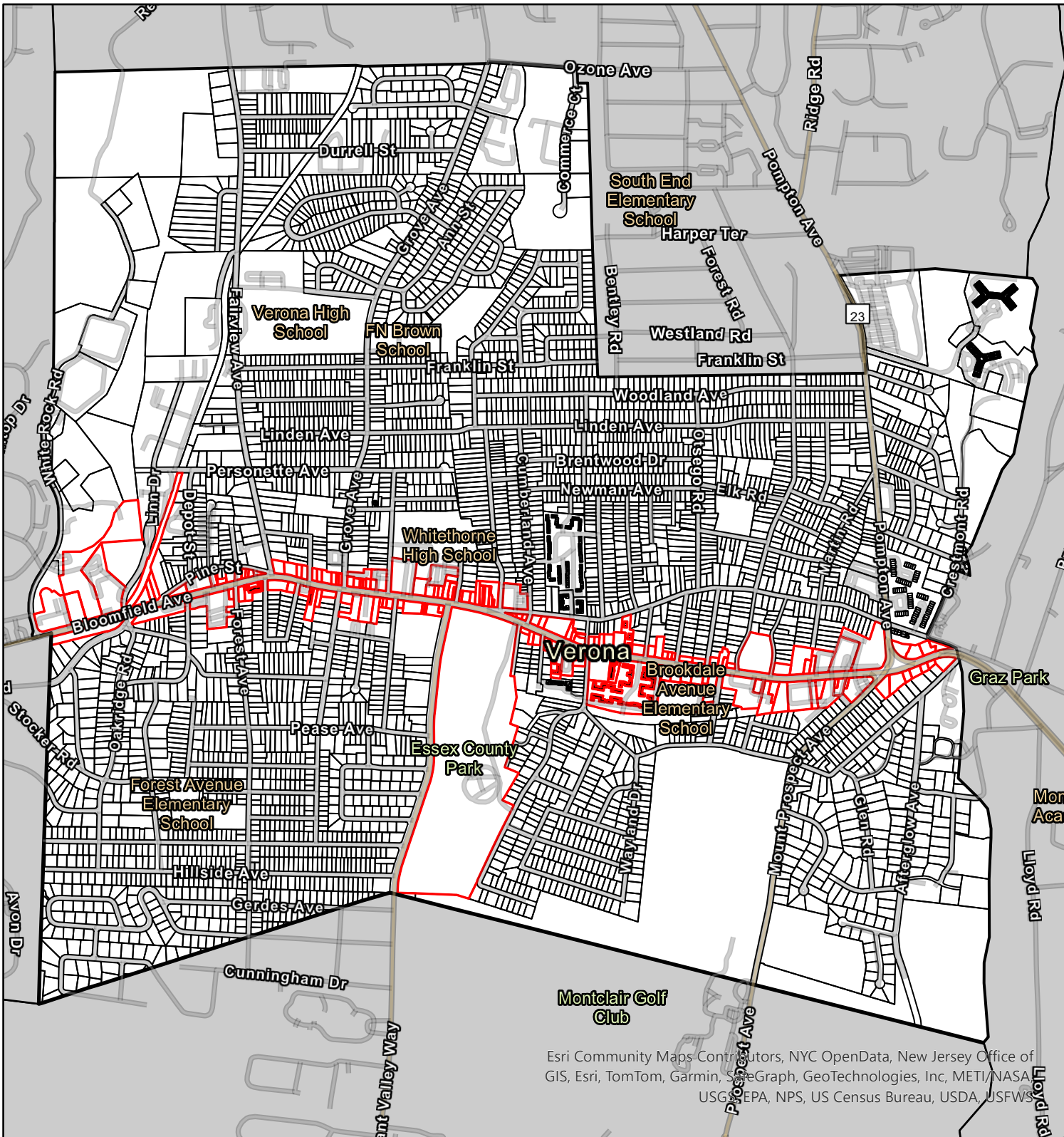
The LRHL allows an area to be designated as an area in need of rehabilitation on the basis of satisfying a single criterion and that satisfying all the six criteria is not required. This report concludes that the study area satisfies two criteria and therefore meets the statutory requirements for designation as an area in need of rehabilitation. It may be expected that the Township could benefit from a program of rehabilitation, as defined in the LRHL, due to the age of housing stock and age and condition of its water and sewer infrastructure.

A determination to designate a rehabilitation area is the first step in the redevelopment process for an area in need of rehabilitation. Next steps may include the drafting and adoption of a redevelopment plan for the area, although this is not mandatory. The Mayor and Council may choose to prepare a redevelopment plan or delegate this task to the Township Planning Board. Any redevelopment plan drafted must be adopted by ordinance and include the required content specified in the LRHL. The Township may also utilize the powers contained within the Five-Year Tax Exemption and Abatement Law in areas in need of rehabilitation without the adoption of a redevelopment plan. The exemptions and abatements permitted under the Five-Year Tax Exemption and Abatement Law may encourage private property owners to rehabilitate and reinvest in their properties. As mentioned earlier in this report, the governing body has the ability to further direct the Planning Board to conduct investigations to determine whether specific properties within the rehabilitation area meet the redevelopment criteria pursuant to N.J.S.A. 40A:12A-5. Should those specific areas or parcels qualify and get designated as redevelopment areas and a redevelopment plan is adopted, then the governing body may grant long term tax abatements to the redeveloper(s) of the designated parcels.

V. Appendices

Appendix A

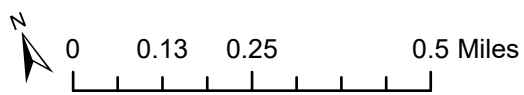
Rehabilitation Area Map



Esri Community Maps Contributors, NYC OpenData, New Jersey Office of GIS, Esri, TomTom, Garmin, SwireGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Legend

- Parcels fronting along Bloomfield Avenue
- Parcels



Township of Verona

Rehabilitation Area Map

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M			

Appendix B

Bloomfield Avenue Inventory Report

Township of Verona Tax Assessor

TOWNSHIP OF VERONA
BLOOMFIELD AVENUE INVENTORY REPORT
AS OF 3/14/2024

<u>BLOCK</u>	<u>LOT</u>	<u>QUAL</u>	<u>PROPERTY LOCATION</u>	<u>P CLS</u>	<u># OF UNITS</u>	<u>TYPEUSE</u>	<u>YR BLT</u>
201	10		225 BLOOMFIELD AVENUE	4A	1		1907
201	11		209 BLOOMFIELD AVENUE	15C	1		1970
201	12		201 BLOOMFIELD AVENUE	15D	1		1966
201	13		197 BLOOMFIELD AVENUE	4A	1		1926
201	14		189 BLOOMFIELD AVENUE	4A	1		1965
201	15.01	BLDG	141-151 BLOOMFIELD AVENUE	15F	112		2018
201	15.01		141-151 BLOOMFIELD AVENUE	1	1		2018
201	19		133 BLOOMFIELD AVENUE	4A	1		1906
201	20		129 BLOOMFIELD AVENUE	4A	1		1925
201	21		125 BLOOMFIELD AVENUE	4A	1		1920
201	22		109 BLOOMFIELD AVENUE	4A	1		2000
202	1		200 BLOOMFIELD AVENUE	2	1	1 FAMILY	1896
202	23		176 BLOOMFIELD AVENUE	1	1		0
202	25		166 BLOOMFIELD AVENUE	4A	1		1985
202	26		160 BLOOMFIELD AVENUE	15D	2	2 FAMILY	1980
202	27		144 BLOOMFIELD AVENUE	4A	1		1976
202	44		100 BLOOMFIELD AVENUE	4A	1		0
202	46		142 BLOOMFIELD AVENUE	4A	1		1973
203	22		65 BLOOMFIELD AVENUE	4A	1		1988
203	23	B01	57 BLOOMFIELD AVENUE	4A	1		0
203	23		57 BLOOMFIELD AVENUE	1	1		0
203	24		45 BLOOMFIELD AVENUE	4A	1		1979
203	25	B01	35 BLOOMFIELD AVENUE	4A	1		0
203	25		35 BLOOMFIELD AVENUE	1	1		0
203	26	B01	29 BLOOMFIELD AVENUE	4A	1		0
203	26		29 BLOOMFIELD AVENUE	1	1		0
203	27		15 BLOOMFIELD AVENUE	4A	1		1987
204	2		32 BLOOMFIELD AVENUE	4A	1		1981
204	3	B01	20 BLOOMFIELD AVENUE	4A	1		0
204	3		20 BLOOMFIELD AVENUE	4A	1		1940
612	15	BLDG	449 BLOOMFIELD AVENUE	15F	1		2017
612	15		449 BLOOMFIELD AVENUE	4C	10		2017
612	16		457 BLOOMFIELD AVENUE	4A	1		1970
612	17		467 BLOOMFIELD AVENUE	4A	1		1962
613	5	BLDG	435 BLOOMFIELD AVENUE	15F	1		2017
613	5		435 BLOOMFIELD AVENUE	4C	10		2017
614	1	C0001	421 BLOOMFIELD AVENUE F1	2	1	CONDO	1979
614	1	C0101	421 BLOOMFIELD AVENUE C1	2	1	CONDO	1979
614	1	C0102	421 BLOOMFIELD AVENUE C2	2	1	CONDO	1979
614	1	C0103	421 BLOOMFIELD AVENUE D1	2	1	CONDO	1979
614	1	C0104	421 BLOOMFIELD AVENUE D2	2	1	CONDO	1979
614	1	C0105	421 BLOOMFIELD AVENUE E1	2	1	CONDO	1979
614	1	C0106	421 BLOOMFIELD AVENUE E2	2	1	CONDO	1979
614	1	C0107	421 BLOOMFIELD AVENUE A2	2	1	CONDO	1979

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614	1	C0108	421 BLOOMFIELD AVENUE A1	2	1	CONDO	1979
614	1	C0109	421 BLOOMFIELD AVENUE B1	2	1	CONDO	1979
614	1	C0110	421 BLOOMFIELD AVENUE B2	2	1	CONDO	1979
614	1	C0201	421 BLOOMFIELD AVENUE C3	2	1	CONDO	1979
614	1	C0202	421 BLOOMFIELD AVENUE C4	2	1	CONDO	1979
614	1	C0203	421 BLOOMFIELD AVENUE D3	2	1	CONDO	1979
614	1	C0204	421 BLOOMFIELD AVENUE D4	2	1	CONDO	1979
614	1	C0205	421 BLOOMFIELD AVENUE E3	2	1	CONDO	1979
614	1	C0206	421 BLOOMFIELD AVENUE E4	2	1	CONDO	1979
614	1	C0207	421 BLOOMFIELD AVENUE A4	2	1	CONDO	1979
614	1	C0208	421 BLOOMFIELD AVENUE A3	2	1	CONDO	1979
614	1	C0209	421 BLOOMFIELD AVENUE B3	2	1	CONDO	1979
614	1	C0210	421 BLOOMFIELD AVENUE B4	2	1	CONDO	1979
614	1		421 BLOOMFIELD AVENUE	15F	1		0
615	9		403 BLOOMFIELD AVENUE	4A	1		1921
615	10		411 BLOOMFIELD AVENUE	4C	28		1963
701	1		460 BLOOMFIELD AVENUE	4A	1		1951
701	2		450 BLOOMFIELD AVENUE	4A	1		1988
701	3		420 BLOOMFIELD AVENUE	4A	1		0
701	4		414 BLOOMFIELD AVENUE	2	2	2 FAMILY	1916
701	7		410 BLOOMFIELD AVENUE	4C	5	4 FAMILY	1926
701	9		400 BLOOMFIELD AVENUE	4A	1		0
702	8		360 BLOOMFIELD AVENUE	4A	1		1973
702	9		370 BLOOMFIELD AVENUE	4A	1		1895
702	10		378 BLOOMFIELD AVENUE	4A	1		1900
702	11		382 BLOOMFIELD AVENUE	2	2	2 FAMILY	1916
703	8		340 BLOOMFIELD AVENUE	4A	1		1965
704	15		304 BLOOMFIELD AVENUE	4A	1		1926
704	16		308 BLOOMFIELD AVENUE	4A	1		1950
704	17		314 BLOOMFIELD AVENUE	4A	1		1950
704	18		320 BLOOMFIELD AVENUE	4A	1		1891
704	19		326 BLOOMFIELD AVENUE	4A	1		0
705	17		280 BLOOMFIELD AVENUE	4A	1		2006
705	18		286-298 BLOOMFIELD AVENUE	4A	1		1920
706	14		246 BLOOMFIELD AVENUE	4A	1		1960
706	15		252 BLOOMFIELD AVENUE	4A	1		1960
706	16		256 BLOOMFIELD AVENUE	2	2	2 FAMILY	1910
707	10		208 BLOOMFIELD AVENUE	15C	1		0
708	1		383 BLOOMFIELD AVENUE	4A	1		1949
709	1		309 BLOOMFIELD AVENUE	4A	1	OFFICE	1905
709	2		297 BLOOMFIELD AVENUE	4A	1		1900
709	3		287 BLOOMFIELD AVENUE	4A	1		1956
709	4		277 BLOOMFIELD AVENUE	4A	1		1962
709	5		269 BLOOMFIELD AVENUE	4A	1		1940

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BLOOMFIELD AVENUE INVENTORY REPORT
AS OF 3/14/2024

<u>BLOCK</u>	<u>LOT</u>	<u>QUAL</u>	<u>PROPERTY LOCATION</u>	<u>P CLS</u>	<u># OF UNITS</u>	<u>TYPEUSE</u>	<u>YR BLT</u>
709	6		261 BLOOMFIELD AVENUE	4A	1		1940
710	1	C0001	352 BLOOMFIELD AVENUE A1	2	1	TOWN HOUSE	1987
710	1	C0002	352 BLOOMFIELD AVENUE A2	2	1	TOWN HOUSE	1987
710	1	C0003	352 BLOOMFIELD AVENUE A3	2	1	TOWN HOUSE	1987
710	1	C0004	352 BLOOMFIELD AVENUE B1	2	1	TOWN HOUSE	1987
710	1	C0005	352 BLOOMFIELD AVENUE B2	2	1	TOWN HOUSE	1987
710	1	C0006	352 BLOOMFIELD AVENUE B3	2	1	TOWN HOUSE	1987
710	1		BLOOMFIELD AND CLAREMONT	15F	1		0
711	1	C0101	365 BLOOMFIELD AVENUE 1A	2	1	CONDO	1960
711	1	C0102	365 BLOOMFIELD AVENUE 2A	2	1	CONDO	1960
711	1	C0103	365 BLOOMFIELD AVENUE 3A	2	1	CONDO	1960
711	1	C0104	365 BLOOMFIELD AVENUE 4A	2	1	CONDO	1960
711	1	C0105	365 BLOOMFIELD AVENUE 5A	2	1	CONDO	1960
711	1	C0106	365 BLOOMFIELD AVENUE 6A	2	1	CONDO	1960
711	1	C0107	365 BLOOMFIELD AVENUE 7A	2	1	CONDO	1960
711	1	C0108	365 BLOOMFIELD AVENUE 8A	2	1	CONDO	1960
711	1	C0109	365 BLOOMFIELD AVENUE 9A	2	1	CONDO	1960
711	1	C0201	365 BLOOMFIELD AVENUE 1B	2	1	CONDO	1960
711	1	C0202	365 BLOOMFIELD AVENUE 2B	2	1	CONDO	1960
711	1	C0203	365 BLOOMFIELD AVENUE 3B	2	1	CONDO	1960
711	1	C0204	365 BLOOMFIELD AVENUE 4B	2	1	CONDO	1960
711	1	C0205	365 BLOOMFIELD AVENUE 5B	2	1	CONDO	1960
711	1	C0206	365 BLOOMFIELD AVENUE 6B	2	1	CONDO	1960
711	1	C0207	365 BLOOMFIELD AVENUE 7B	2	1	CONDO	1960
711	1	C0208	365 BLOOMFIELD AVENUE 8B	2	1	CONDO	1960
711	1	C0209	365 BLOOMFIELD AVENUE 9B	2	1	CONDO	1960
711	1		365 BLOOMFIELD AVENUE	15F	1		0
712	1	C0001	349 BLOOMFIELD AVENUE 1	2	1	CONDO	1948
712	1	C0002	349 BLOOMFIELD AVENUE 2	2	1	CONDO	1948
712	1	C0003	349 BLOOMFIELD AVENUE 3	2	1	CONDO	1948
712	1	C0004	349 BLOOMFIELD AVENUE 4	2	1	CONDO	1948
712	1	C0005	349 BLOOMFIELD AVENUE 5	2	1	CONDO	1948
712	1	C0006	349 BLOOMFIELD AVENUE 6	2	1	CONDO	1948
712	1	C0007	349 BLOOMFIELD AVENUE 7	2	1	CONDO	1948
712	1	C0008	349 BLOOMFIELD AVENUE 8	2	1	CONDO	1948
712	1	C0009	349 BLOOMFIELD AVENUE 9	2	1	CONDO	1948
712	1	C0010	349 BLOOMFIELD AVENUE 10	2	1	CONDO	1948
712	1	C0011	349 BLOOMFIELD AVENUE 11	2	1	CONDO	1948
712	1	C0012	349 BLOOMFIELD AVENUE 12	2	1	CONDO	1948
712	1	C0013	349 BLOOMFIELD AVENUE 13	2	1	CONDO	1948
712	1	C0014	349 BLOOMFIELD AVENUE 14	2	1	CONDO	1948
712	1	C0015	349 BLOOMFIELD AVENUE 15	2	1	CONDO	1948
712	1	C0016	349 BLOOMFIELD AVENUE 16	2	1	CONDO	1948
712	1	C0017	349 BLOOMFIELD AVENUE 17	2	1	CONDO	1948

TOWNSHIP OF VERONA
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<u>BLOCK</u>	<u>LOT</u>	<u>QUAL</u>	<u>PROPERTY LOCATION</u>	<u>P CLS</u>	<u># OF UNITS</u>	<u>TYPEUSE</u>	<u>YR BLT</u>
712	1	C0018	349 BLOOMFIELD AVENUE 18	2	1	CONDO	1948
712	1	C0019	349 BLOOMFIELD AVENUE 19	2	1	CONDO	1948
712	1	C0020	349 BLOOMFIELD AVENUE 20	2	1	CONDO	1948
712	1	C0021	349 BLOOMFIELD AVENUE 21	2	1	CONDO	1948
712	1	C0022	349 BLOOMFIELD AVENUE 22	2	1	CONDO	1948
712	1	C0023	349 BLOOMFIELD AVENUE 23	2	1	CONDO	1948
712	1	C0024	349 BLOOMFIELD AVENUE 24	2	1	CONDO	1948
712	1	C0025	349 BLOOMFIELD AVENUE 25	2	1	CONDO	1948
712	1	C0026	349 BLOOMFIELD AVENUE 26	2	1	CONDO	1948
712	1	C0027	349 BLOOMFIELD AVENUE 27	2	1	CONDO	1948
712	1	C0028	349 BLOOMFIELD AVENUE 28	2	1	CONDO	1948
712	1	C0029	349 BLOOMFIELD AVENUE 29	2	1	CONDO	1948
712	1	C0030	349 BLOOMFIELD AVENUE 30	2	1	CONDO	1948
712	1	C0031	349 BLOOMFIELD AVENUE 31	2	1	CONDO	1948
712	1	C0032	349 BLOOMFIELD AVENUE 32	2	1	CONDO	1948
712	1	C0033	349 BLOOMFIELD AVENUE 33	2	1	CONDO	1948
712	1	C0034	349 BLOOMFIELD AVENUE 34	2	1	CONDO	1948
712	1	C0035	349 BLOOMFIELD AVENUE 35	2	1	CONDO	1948
712	1	C0036	349 BLOOMFIELD AVENUE 36	2	1	CONDO	1948
712	1	C0037	349 BLOOMFIELD AVENUE 37	2	1	CONDO	1948
712	1	C0038	349 BLOOMFIELD AVENUE 38	2	1	CONDO	1948
712	1	C0039	349 BLOOMFIELD AVENUE 39	2	1	CONDO	1948
712	1	C0040	349 BLOOMFIELD AVENUE 40	2	1	CONDO	1948
712	1	C0041	349 BLOOMFIELD AVENUE 41	2	1	CONDO	1948
712	1	C0042	349 BLOOMFIELD AVENUE 42	2	1	CONDO	1948
712	1	C0043	349 BLOOMFIELD AVENUE 43	2	1	CONDO	1948
712	1	C0044	349 BLOOMFIELD AVENUE 44	2	1	CONDO	1948
712	1	C0045	349 BLOOMFIELD AVENUE 45	2	1	CONDO	1948
712	1	C0046	349 BLOOMFIELD AVENUE 46	2	1	CONDO	1948
712	1	C0047	349 BLOOMFIELD AVENUE 47	2	1	CONDO	1948
712	1	C0048	349 BLOOMFIELD AVENUE 48	2	1	CONDO	1948
712	1	C0049	349 BLOOMFIELD AVENUE 49	2	1	CONDO	1948
712	1	C0050	349 BLOOMFIELD AVENUE 50	2	1	CONDO	1948
712	1	C0051	349 BLOOMFIELD AVENUE 51	2	1	CONDO	1948
712	1	C0052	349 BLOOMFIELD AVENUE 52	2	1	CONDO	1948
712	1	C0053	349 BLOOMFIELD AVENUE 53	2	1	CONDO	1948
712	1	C0054	349 BLOOMFIELD AVENUE 54	2	1	CONDO	1948
712	1	C0055	349 BLOOMFIELD AVENUE 55	2	1	CONDO	1948
712	1	C0056	349 BLOOMFIELD AVENUE 56	2	1	CONDO	1948
712	1	C0057	349 BLOOMFIELD AVENUE 57	2	1	CONDO	1948
712	1	C0058	349 BLOOMFIELD AVENUE 58	2	1	CONDO	1948
712	1	C0059	349 BLOOMFIELD AVENUE 59	2	1	CONDO	1948
712	1	C0060	349 BLOOMFIELD AVENUE 60	2	1	CONDO	1948
712	1	C0061	349 BLOOMFIELD AVENUE 61	2	1	CONDO	1948

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712	1	C0062	349 BLOOMFIELD AVENUE 62	2	1	CONDO	1948
712	1	C0063	349 BLOOMFIELD AVENUE 63	2	1	CONDO	1948
712	1	C0064	349 BLOOMFIELD AVENUE 64	2	1	CONDO	1948
712	1	C0065	349 BLOOMFIELD AVENUE 65	2	1	CONDO	1948
712	1	C0066	349 BLOOMFIELD AVENUE 66	2	1	CONDO	1948
712	1	C0067	349 BLOOMFIELD AVENUE 67	2	1	CONDO	1948
712	1	C0068	349 BLOOMFIELD AVENUE 68	2	1	CONDO	1948
712	1	C0069	349 BLOOMFIELD AVENUE 69	2	1	CONDO	1948
712	1	C0070	349 BLOOMFIELD AVENUE 70	2	1	CONDO	1948
712	1	C0071	349 BLOOMFIELD AVENUE 71	2	1	CONDO	1948
712	1	C0072	349 BLOOMFIELD AVENUE 72	2	1	CONDO	1948
712	1	C0073	349 BLOOMFIELD AVENUE 73	2	1	CONDO	1948
712	1	C0074	349 BLOOMFIELD AVENUE 74	2	1	CONDO	1948
712	1	C0075	349 BLOOMFIELD AVENUE 75	2	1	CONDO	1948
712	1	C0076	349 BLOOMFIELD AVENUE 76	2	1	CONDO	1948
712	1	C0077	349 BLOOMFIELD AVENUE 77	2	1	CONDO	1948
712	1	C0078	349 BLOOMFIELD AVENUE 78	2	1	CONDO	1948
712	1	C0079	349 BLOOMFIELD AVENUE 79	2	1	CONDO	1948
712	1	C0080	349 BLOOMFIELD AVENUE 80	2	1	CONDO	1948
712	1	C0081	349 BLOOMFIELD AVENUE 81	2	1	CONDO	1948
712	1	C0082	349 BLOOMFIELD AVENUE 82	2	1	CONDO	1948
712	1	C0083	349 BLOOMFIELD AVENUE 83	2	1	CONDO	1948
712	1	C0084	349 BLOOMFIELD AVENUE 84	2	1	CONDO	1948
712	1	C0085	349 BLOOMFIELD AVENUE 85	2	1	CONDO	1948
712	1	C0086	349 BLOOMFIELD AVENUE 86	2	1	CONDO	1948
712	1	C0087	349 BLOOMFIELD AVENUE 87	2	1	CONDO	1948
712	1	C0088	349 BLOOMFIELD AVENUE 88	2	1	CONDO	1948
712	1	C0089	349 BLOOMFIELD AVENUE 89	2	1	CONDO	1948
712	1	C0090	349 BLOOMFIELD AVENUE 90	2	1	CONDO	1948
712	1	C0091	349 BLOOMFIELD AVENUE 91	2	1	CONDO	1948
712	1	C0092	349 BLOOMFIELD AVENUE 92	2	1	CONDO	1948
712	1	C0093	349 BLOOMFIELD AVENUE 93	2	1	CONDO	1948
712	1	C0094	349 BLOOMFIELD AVENUE 94	2	1	CONDO	1948
712	1	C0095	349 BLOOMFIELD AVENUE 95	2	1	CONDO	1948
712	1	C0096	349 BLOOMFIELD AVENUE 96	2	1	CONDO	1948
712	1	C0097	349 BLOOMFIELD AVENUE 97	2	1	CONDO	1948
712	1	C0098	349 BLOOMFIELD AVENUE 98	2	1	CONDO	1948
712	1	C0099	349 BLOOMFIELD AVENUE 99	2	1	CONDO	1948
712	1	C0100	349 BLOOMFIELD AVENUE 100	2	1	CONDO	1948
712	1	C0101	349 BLOOMFIELD AVENUE 101	2	1	CONDO	1948
712	1	C0102	349 BLOOMFIELD AVENUE 102	2	1	CONDO	1948
712	1	C0103	349 BLOOMFIELD AVENUE 103	2	1	CONDO	1948
712	1	C0104	349 BLOOMFIELD AVENUE 104	2	1	CONDO	1948
712	1	C0105	349 BLOOMFIELD AVENUE 105	2	1	CONDO	1948

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712	1	C0106	349 BLOOMFIELD AVENUE 106	2	1	CONDO	1948
712	1	C0107	349 BLOOMFIELD AVENUE 107	2	1	CONDO	1948
712	1	C0108	349 BLOOMFIELD AVENUE 108	2	1	CONDO	1948
712	1	C0109	349 BLOOMFIELD AVENUE 109	2	1	CONDO	1948
712	1	C0110	349 BLOOMFIELD AVENUE 110	2	1	CONDO	1990
712	1	C0111	349 BLOOMFIELD AVENUE 111	2	1	CONDO	1948
712	1	C0112	349 BLOOMFIELD AVENUE 112	2	1	CONDO	1948
712	1	C0113	349 BLOOMFIELD AVENUE 113	2	1	CONDO	1948
712	1	C0114	349 BLOOMFIELD AVENUE 114	2	1	CONDO	1948
712	1	C0115	349 BLOOMFIELD AVENUE 115	2	1	CONDO	1948
712	1	C0116	349 BLOOMFIELD AVENUE 116	2	1	CONDO	1948
712	1	C0117	349 BLOOMFIELD AVENUE 117	2	1	CONDO	1948
712	1	C0118	349 BLOOMFIELD AVENUE 118	2	1	CONDO	1948
712	1	C0119	349 BLOOMFIELD AVENUE 119	2	1	CONDO	1948
712	1	C0120	349 BLOOMFIELD AVENUE 120	2	1	CONDO	1948
712	1	C0121	349 BLOOMFIELD AVENUE 121	2	1	CONDO	1948
712	1	C0122	349 BLOOMFIELD AVENUE 122	2	1	CONDO	1948
712	1	C0123	349 BLOOMFIELD AVENUE 123	2	1	CONDO	1948
712	1	C0124	349 BLOOMFIELD AVENUE 124	2	1	CONDO	1948
712	1	C0125	349 BLOOMFIELD AVENUE 125	2	1	CONDO	1948
712	1	C0126	349 BLOOMFIELD AVENUE 126	2	1	CONDO	1948
712	1	C0127	349 BLOOMFIELD AVENUE 127	2	1	CONDO	1948
712	1	C0128	349 BLOOMFIELD AVENUE 128	2	1	CONDO	1948
712	1	C0129	349 BLOOMFIELD AVENUE 129	2	1	CONDO	1948
712	1	C0130	349 BLOOMFIELD AVENUE 130	2	1	CONDO	1948
712	1	C0131	349 BLOOMFIELD AVENUE 131	2	1	CONDO	1948
712	1	C0132	349 BLOOMFIELD AVENUE 132	2	1	CONDO	1948
712	1	C0133	349 BLOOMFIELD AVENUE 133	2	1	CONDO	1948
712	1	C0134	349 BLOOMFIELD AVENUE 134	2	1	CONDO	1948
712	1	C0135	349 BLOOMFIELD AVENUE 135	2	1	CONDO	1948
712	1	C0136	349 BLOOMFIELD AVENUE 136	2	1	CONDO	1948
712	1	C0137	349 BLOOMFIELD AVENUE 137	2	1	CONDO	1948
712	1	C0138	349 BLOOMFIELD AVENUE 138	2	1	CONDO	1948
712	1	C0139	349 BLOOMFIELD AVENUE 139	2	1	CONDO	1948
712	1	C0140	349 BLOOMFIELD AVENUE 140	2	1	CONDO	1948
712	1	C0141	349 BLOOMFIELD AVENUE 141	2	1	CONDO	1948
712	1	C0142	349 BLOOMFIELD AVENUE 142	2	1	CONDO	1948
712	1	C0143	349 BLOOMFIELD AVENUE 143	2	1	CONDO	1948
712	1	C0144	349 BLOOMFIELD AVENUE 144	2	1	CONDO	1948
712	1	C0145	349 BLOOMFIELD AVENUE 145	2	1	CONDO	1948
712	1	C0146	349 BLOOMFIELD AVENUE 146	2	1	CONDO	1948
712	1	C0147	349 BLOOMFIELD AVENUE 147	2	1	CONDO	1948
712	1	C0148	349 BLOOMFIELD AVENUE 148	2	1	CONDO	1948
712	1	C0149	349 BLOOMFIELD AVENUE 149	2	1	CONDO	1948

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712	1	C0150	349 BLOOMFIELD AVENUE 150	2	1	CONDO	1948
712	1	C0151	349 BLOOMFIELD AVENUE 151	2	1	CONDO	1948
712	1	C0152	349 BLOOMFIELD AVENUE 152	2	1	CONDO	1948
712	1	C0153	349 BLOOMFIELD AVENUE 153	2	1	CONDO	1948
712	1	C0154	349 BLOOMFIELD AVENUE 154	2	1	CONDO	1948
712	1	C0155	349 BLOOMFIELD AVENUE 155	2	1	CONDO	1948
712	1	C0156	349 BLOOMFIELD AVENUE 156	2	1	CONDO	1948
712	1	C0157	349 BLOOMFIELD AVENUE 157	2	1	CONDO	1948
712	1	C0158	349 BLOOMFIELD AVENUE 158	2	1	CONDO	1948
712	1	C7078	349 BLOOMFIELD AVE REAR	2	1		0
712	1		349 BLOOMFIELD AVENUE	15F	1		0
1601	1		825 BLOOMFIELD AVENUE	4A	1		1988
1602	8		799 BLOOMFIELD AVENUE	4A	1		1969
1602	10		773 BLOOMFIELD AVENUE	2	2	2 FAMILY	1896
1603	1		820 BLOOMFIELD AVENUE	4A	1		1870
1603	2		800 BLOOMFIELD AVENUE	4C	40		1969
1603	3		788 BLOOMFIELD AVENUE	4A	1		1921
1603	6		780 BLOOMFIELD AVENUE	4A	1		1950
1603	8.01		776 BLOOMFIELD AVENUE	4A	1		0
1603	8.02		770 BLOOMFIELD AVENUE	4A	1		1950
1603	10		760 BLOOMFIELD AVENUE	4A	1		1955
1603	11.01		744 BLOOMFIELD AVENUE	4A	1		1920
1603	11.02		756 BLOOMFIELD AVENUE	4A	1		1960
1605	32		660 BLOOMFIELD AVENUE	4A	1		1881
1605	33		662 BLOOMFIELD AVENUE	4A	1		1949
1605	34		666 BLOOMFIELD AVENUE	4A	1		1920
1605	35		676 BLOOMFIELD AVENUE	4A	1		1960
1605	36		682 BLOOMFIELD AVENUE	4A	1		1964
1605	37		688 BLOOMFIELD AVENUE	4A	1		1964
1606	1		726 BLOOMFIELD AVENUE	4A	1		1920
1606	13		698 BLOOMFIELD AVENUE	4A	1		1920
1606	14		702 BLOOMFIELD AVENUE	4A	1		0
1606	15		710 BLOOMFIELD AVENUE	4A	1		0
1607	13		763 BLOOMFIELD AVENUE	2	2	2 FAMILY	1884
1607	40		699 BLOOMFIELD AVENUE	4A	1		0
1607	42		679 BLOOMFIELD AVENUE	4A	1		1920
1607	43		667 BLOOMFIELD AVENUE	4A	1		1950
1608	10		725 BLOOMFIELD AVENUE	4A	1		2006
1608	12		707 BLOOMFIELD AVENUE	4A	1		1920
1609	1	C0001	741 BLOOMFIELD AVENUE 1	4A	1		0
1609	1	C0101	741 BLOOMFIELD AVENUE A1	2	1	CONDO	1955
1609	1	C0102	741 BLOOMFIELD AVENUE B1	2	1	CONDO	1955
1609	1	C0103	741 BLOOMFIELD AVENUE C1	2	1	CONDO	1955
1609	1	C0104	741 BLOOMFIELD AVENUE D1	2	1	CONDO	1955

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1609	1	C0105	741 BLOOMFIELD AVENUE E1	2	1	CONDO	1955
1609	1	C0106	741 BLOOMFIELD AVENUE F1	2	1	CONDO	1955
1609	1	C0107	741 BLOOMFIELD AVENUE G1	2	1	CONDO	1955
1609	1	C0108	741 BLOOMFIELD AVENUE H1	2	1	CONDO	1955
1609	1	C0109	741 BLOOMFIELD AVENUE J1	2	1	CONDO	1955
1609	1	C0110	741 BLOOMFIELD AVENUE K1	2	1	CONDO	1955
1609	1	C0201	741 BLOOMFIELD AVENUE A2	2	1	CONDO	1955
1609	1	C0202	741 BLOOMFIELD AVENUE B2	2	1	CONDO	1955
1609	1	C0203	741 BLOOMFIELD AVENUE C2	2	1	CONDO	1955
1609	1	C0204	741 BLOOMFIELD AVENUE D2	2	1	CONDO	1955
1609	1	C0205	741 BLOOMFIELD AVENUE E2	2	1	CONDO	1955
1609	1	C0206	741 BLOOMFIELD AVENUE F2	2	1	CONDO	1955
1609	1	C0207	741 BLOOMFIELD AVENUE G2	2	1	CONDO	1955
1609	1	C0208	741 BLOOMFIELD AVENUE H2	2	1	CONDO	1955
1609	1	C0209	741 BLOOMFIELD AVENUE J2	2	1	CONDO	1955
1609	1	C0210	741 BLOOMFIELD AVENUE K2	2	1	CONDO	1955
1609	1		741 BLOOMFIELD AVENUE	15F	1		0
1610	1	C0001	685 BLOOMFIELD AVE UNIT 1	4A	1		1987
1610	1	C0002	685 BLOOMFIELD AVE UNIT 2	4A	1		1987
1610	1	C0003	685 BLOOMFIELD AVE UNIT 3	4A	1		1987
1610	1	C0004	685 BLOOMFIELD AVE UNIT 4	4A	1		1987
1610	1	C0005	685 BLOOMFIELD AVE UNIT 5	4A	1		1987
1610	1	C0006	685 BLOOMFIELD AVE UNIT 6	4A	1		1987
1610	1	C0007	685 BLOOMFIELD AVE UNIT 7	4A	1		1987
1610	1	C0008	685 BLOOMFIELD AVE UNIT 8	4A	1		1987
1610	1		685 BLOOMFIELD AVENUE	15F	1		0
1702	13		620 BLOOMFIELD AVENUE	4A	1		1970
1702	14		624 BLOOMFIELD AVENUE	4A	1		1950
1702	15		630 BLOOMFIELD AVENUE	4A	1		1923
1702	16		636 BLOOMFIELD AVENUE	4A	1		1920
1702	17		638 BLOOMFIELD AVENUE	4A	1		1900
1702	18		640 BLOOMFIELD AVENUE	4A	1		1920
1702	19		648 BLOOMFIELD AVENUE	4A	1		1927
1703	49		500 BLOOMFIELD AVENUE	4A	1		1900
1703	50		502 BLOOMFIELD AVENUE	4A	1		1920
1703	51		504 BLOOMFIELD AVENUE	4A	1		1928
1703	52		508 BLOOMFIELD AVENUE	4A	1		1949
1703	53		512 BLOOMFIELD AVENUE	4A	1		1920
1703	54		516 BLOOMFIELD AVENUE	4A	1		1920
1703	55		518 BLOOMFIELD AVENUE	15C	1		0
1703	56		522 BLOOMFIELD AVENUE	4A	1		1912
1703	57		536 BLOOMFIELD AVENUE	4A	1		1961
1703	58		538 BLOOMFIELD AVENUE	4A	1		1890
1703	64		600 BLOOMFIELD AVENUE	15A	1		1960

TOWNSHIP OF VERONA
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1703	65		550 BLOOMFIELD AVENUE REA	15C	1		1990
1703	67		542 BLOOMFIELD AVENUE	4A	1		1915
1703	68		546 BLOOMFIELD AVENUE	4A	1		1945
1703	69		550 BLOOMFIELD AVENUE	4A	1		1900
1703	70		558 BLOOMFIELD AVENUE	4A	1		1930
1703	71		560 BLOOMFIELD AVENUE	4A	1		1955
1703	72		562 BLOOMFIELD AVENUE	4A	1		1955
1703	74		600 BLOOMFIELD AVENUE	15C	1		1920
1709	1		478 BLOOMFIELD AVENUE	4A	1		1863
1709	2		474 BLOOMFIELD AVENUE	4A	1		1900
1709	3		470 BLOOMFIELD AVENUE	4A	1		1900
1806	14.01		603 BLOOMFIELD AVENUE	4A	1		1984
1806	15		599 BLOOMFIELD AVENUE	4A	1		1972
1806	16		575 BLOOMFIELD AVENUE	4A	1		1920
1806	17	B01	573 BLOOMFIELD AVENUE	4A	1		0
1806	17		573 BLOOMFIELD AVENUE	4A	1		1907
1806	18		569 BLOOMFIELD AVENUE	4A	1		1920
1806	19		555 BLOOMFIELD AVENUE	4A	1		1920
1807	2		645 BLOOMFIELD AVENUE	4A	1		1965
1807	5		655 BLOOMFIELD AVENUE	4A	1		1973
1807	6		641 BLOOMFIELD AVENUE	4A	1		1920
1807	7		627 BLOOMFIELD AVENUE	1	1		0
1807	8		619 BLOOMFIELD AVENUE	4A	1		1920
1807	9		615 BLOOMFIELD AVENUE	4A	1		1920
1807	14		621 BLOOMFIELD AVENUE	4A	1		1920
2205	6		885 BLOOMFIELD AVENUE	1	1		0
2401	1		900 BLOOMFIELD AVENUE	15C	1		0
2401	3		880 BLOOMFIELD AVE.	15C	1		0
2401	4		880 BLOOMFIELD AVENUE	15C	1		2000

381 **COUNT**

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Appendix C

Correspondence from the Township Engineer



January 15, 2024

The Honorable Mayor and Township Committee
Township of Verona
Municipal Building
600 Bloomfield Avenue
Verona, New Jersey 07044

Attention: Kevin O'Sullivan, Deputy Township Manager

Re: Bloomfield Avenue-Area of Rehabilitation
Township of Verona
Essex County, New Jersey
Our File No. VA-155

Dear Mayor and Members of the Committee:

This office has conducted research of the watermain for the entire length of Bloomfield Avenue in the Township of Verona. We have determined that the watermain was constructed on or before the 1960's and is over 50 years in age.

The watermain is in need of substantial maintenance in order to avoid more costly repairs in the future.

Should you require additional information or have any questions, please contact me.

Very truly yours,

BOSWELL ENGINEERING

Peter C. Ten Kate, P.E.



January 11, 2024

The Honorable Mayor and Township Committee
Township of Verona
Municipal Building
600 Bloomfield Avenue
Verona, New Jersey 07044

Attention: Kevin O'Sullivan, Deputy Township Manager

Re: Bloomfield Avenue-Area of Rehabilitation
Township of Verona
Essex County, New Jersey
Our File No. VA-155

Dear Mayor and Members of the Committee:

This office has conducted research of the sanitary sewer mains for the entire length of Bloomfield Avenue in the Township of Verona. We have determined that the sanitary sewer lines constructed are over 50 years in age as a portion of the sanitary sewer pump station was constructed in the 1920's.

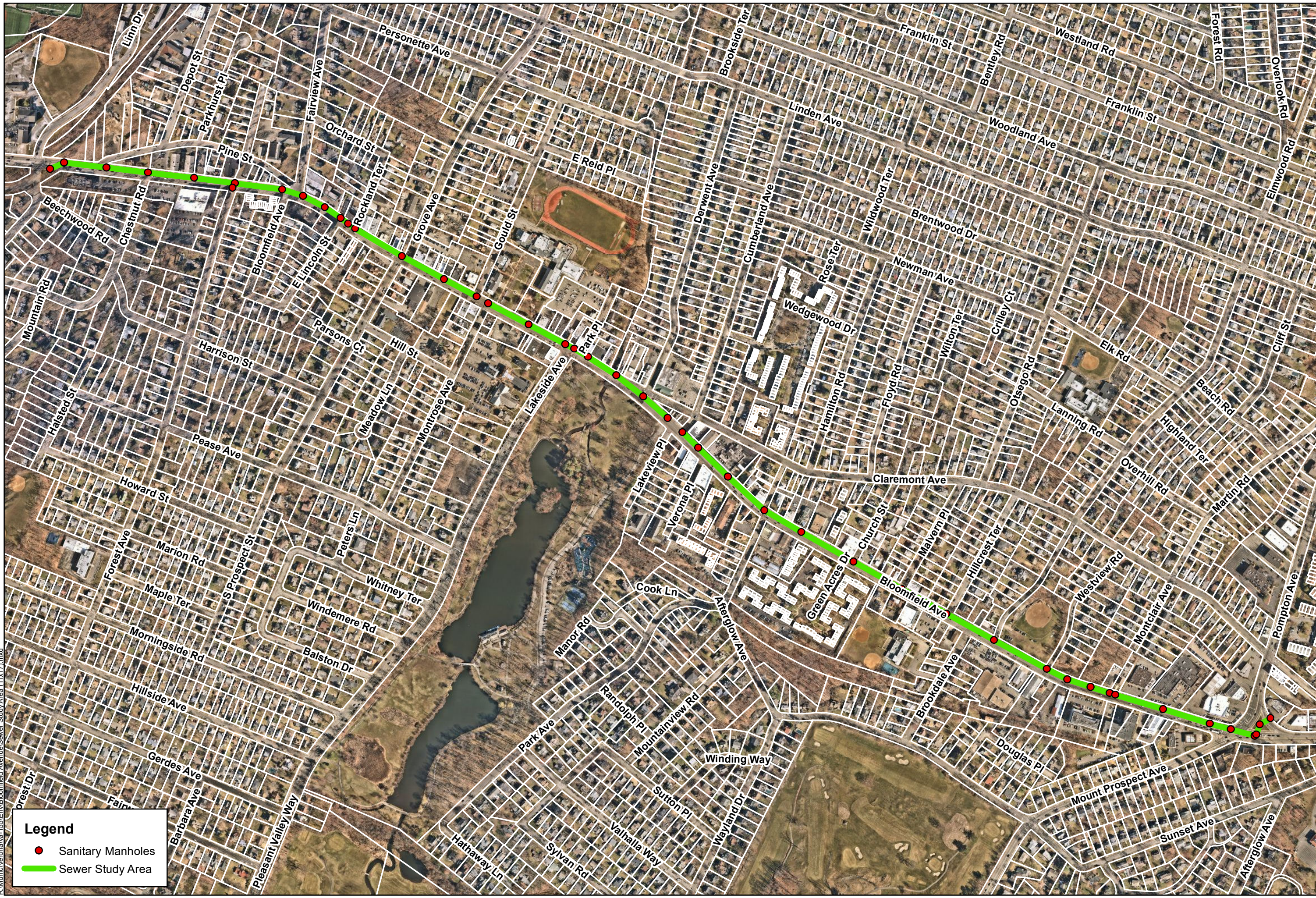
The sanitary sewer lines are in need of repair and substantial maintenance in order to avoid more costly repairs in the future.

Should you require additional information or have any questions, please contact me.

Very truly yours,

BOSWELL ENGINEERING

Peter C. Ten Kate, P.E.



R:\Municipal\Verona\va-155\Enr\Bloomfield Avenue\Sewer Study Area (11x17).mxd


Legend

- Sanitary Manholes
- Sewer Study Area

Notes:
NearMap Image Date: March 21, 2023

Sewer Study Area
Bloomfield Avenue
Township of Verona
Essex County
New Jersey

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W N E
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Scale
1 in = 500 ft

Job No. VA-155

January 2024

Last Edit: 1/9/2024

Drawn By: JMW

Check By: FJR

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