

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

ORDINANCE No. 2025-17

**AN ORDINANCE ADOPTING THE REDEVELOPMENT PLAN FOR
383 BLOOMFIELD AVENUE REDEVELOPMENT AREA**

WHEREAS, on May 6, 2024, the Township Council (“the “Township Council”) of the Township of Verona, in the County of Essex, New Jersey (the “Township”) adopted Resolution 2024-075 declaring the entirety of Bloomfield Avenue Corridor, which includes the above referenced property, as an Area in Need of Rehabilitation; and

WHEREAS, on February 3, 2025, the Township Council adopted Resolution 2025-049 declaring the above referenced block and lot as an Area in Need of Redevelopment (the “383 Bloomfield Avenue Redevelopment Area”); and

WHEREAS, more than 45 days have passed since said Resolution was adopted, and no actions have been filed challenging such action; and

WHEREAS, N.J.S.A. 40A:12A-7 provides for a procedure for the adoption of a redevelopment plan for all or a portion of a duly designated redevelopment area; and

WHEREAS, Block No. 708, Lot 1 in the Township (the “Property”) is located within the 383 Bloomfield Avenue Redevelopment Area; and

WHEREAS, N.J.S.A. 40A:12A-7.a, provides that “No redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, ...”; and sets forth statutory requirements for the contents of a Redevelopment Plan; and

WHEREAS, the Township Council directed its planning consultant, H2M engineers and architects (the “Professional Planner”) to prepare a draft redevelopment plan concerning the 383 Bloomfield Avenue Redevelopment Area; and

WHEREAS, the Township Council is desirous of enacting a redevelopment plan to guide the future use, development and redevelopment of Block 708, Lot 1, heretofore designated as an area in need of redevelopment with provisions to enable the construction of a mixed-use building with affordable housing; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7(e), the Township Council shall refer the redevelopment plan to the Planning Board prior to final adoption of same; and

WHEREAS, the Planning Board shall within 45 days after referral prepare a report containing its recommendation concerning the redevelopment plan, which report shall identify any inconsistencies with the Township Master Plan and recommendations concerning any inconsistencies and any other matters deemed appropriate by the Planning Board; and

WHEREAS, in accordance with N.J.S.A. 40A:12A-7.e, the Township Council shall review the report of the Planning Board and may approve or disapprove or change any recommendation by a vote of the full authorized membership and shall record in its minutes the reasons for not following the recommendations.

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Verona, County of Essex and State of New Jersey as follows:

SECTION 1. The aforementioned recitals are incorporated herein as though fully set forth.

SECTION 2. The Redevelopment Plan, as filed in the Office of the Township Clerk and attached hereto as Exhibit A and by the reference made a part hereof is hereby approved and adopted pursuant to N.J.S.A. 40A-12A-1 et. Seq, provided that the Redevelopment Plan is modified to provide that the plan includes (i) a provision for publicly accessible e-bicycle and bicycle racks and storage for e-bicycles and bicycles; (ii) the developer shall provide a minimum of five (5) affordable housing credits within the project consistent with the projections contained in the approved housing element contained in the Township's Master Plan.

SECTION 3. The zoning district map in the zoning ordinance of the Township is hereby amended to include the Property per the boundaries described in the Redevelopment Plan and the provisions thereon.

SECTION 4. If any section, sub-section, paragraph, sentence or any other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance.

SECTION 5. A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the Township Clerk during regular business hours.

SECTION 6. The Township Clerk shall publish notice of the Ordinance in accordance with applicable law.

SECTION 7. This Ordinance shall take effect after final passage and publication as prescribed by law.



ATTEST:

Jennifer Kiernan
JENNIFER KIERNAN, CMC
MUNICIPAL CLERK

NOTICE

I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED IN THE STAR LEDGER, A NEWSPAPER PUBLISHED IN THE COUNTY OF ESSEX AND CIRCULATED IN THE TOWNSHIP OF VERONA, IN THE ISSUES OF OCTOBER 30, 2025 AND NOVEMBER 17, 2025.

**JENNIFER KIERNAN, CMC
MUNICIPAL CLERK**

INTRODUCTION: October 6, 2025
PUBLIC HEARING: November 10, 2025
EFFECTIVE DATE: November 30, 2025



Township of Verona 383 Bloomfield Ave

Redevelopment Plan

Prepared by:



**Redevelopment Plan
For The 383 Bloomfield Avenue Redevelopment Area**

Verona Planning Board

Christopher Tamburro, Mayor
Jessica Pearson, Chairperson
David Freschi, Vice Chairperson

Kevin O'Sullivan

Alex Roman

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Dolores Carpinelli, Planning Board Secretary

Kathleen Miesch, Zoning Official

***This plan is dedicated to Dr. Alan DeOld,
dedicated volunteer and member of the
Verona Planning Board who passed away in
2025.***

Verona Township Council

Christopher Tamburro, Mayor

Jack McEvoy, Deputy Mayor

Alex Roman, Councilman

Christine McGrath, Councilwoman

Cynthia Holland, Councilwoman

Brian Aloia, ESQ, Township Attorney

Special Thanks to:

Kevin O'Sullivan, Township Manager

Consultants:

H2M Associates, Inc.
119 Cherry Hill Road, Suite 110
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Adopted by Verona Township Council:

November 10, 2025

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



Sanyogita Chavan PP, AICP, License Number: 33LJ00593300

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1.0 INTRODUCTION

1.1 BASIS FOR THE PLAN

This redevelopment plan has been prepared for 383 Bloomfield Avenue Area in Need of Redevelopment within the Township of Verona, Essex County, New Jersey (the “Redevelopment Plan” or the “Plan”). The Bloomfield Avenue Redevelopment Area comprises of one lot, which is approximately 1.26 acres. This property is identified as Block 708, Lot 1 (383 Bloomfield Avenue) and is located at the intersection of Bloomfield Avenue and Park Avenue. The property is a corner lot which fronts the eastbound side of Bloomfield Avenue and is bounded by Park Avenue to the west. Presently, the property is developed with a two-story wood-frame commercial building (“principal building”) and several accessory structures. These accessory structures include greenhouses attached to the rear of the principal building, and a wood trellis over a plant display area attached to the side (east). Beyond the principal building, there is an asphalt parking lot to the side (east) and rear (south). The asphalt parking lot to the east of the principal building is split into two areas by a standalone plant display area with wood trellis. There is a gazebo to the south of this plant display area. Ingress and egress to the site is provided from Bloomfield Avenue and Park Avenue; with three ingress and egress points from Bloomfield Avenue and one ingress and egress point from Park Avenue. The area to the rear of the principal building and to the south of the rear parking lot contains a five-door garage. The property also contains several accessory structures such as a glass greenhouse with a wood frame in the rear yard, which is located to the southeast of the principal building and east of the five-door garage. Immediately to the south of this is a one-story wooden frame building with an attached greenhouse, and a trailer along the easterly property line. There are three greenhouses along the southerly property line.

The entirety of the Bloomfield Avenue corridor has been designated as an area in need of rehabilitation pursuant to Resolution 2024-75, which also includes Block 708, Lot 1, as seen in **Figure 1**. This property is designated as a non-condemnation area in need of redevelopment pursuant to Resolution 2025-049, which means that the Township **will not use eminent domain** to acquire these properties. The resolutions are included herein in **Appendix A**. This Redevelopment Plan provides the development regulations and other standards to guide the redevelopment of the 383 Bloomfield Avenue Redevelopment Area (“Redevelopment Area”).



Figure 1: Redevelopment Area Map

1.2 PURPOSE/VISION





The 383 Bloomfield Avenue Redevelopment Plan sets forth standards for development and site improvements in the declared area in need of redevelopment. The 383 Bloomfield Avenue Redevelopment Plan (“Redevelopment Plan”) is intended to incentivize property owners to improve their buildings, to create a more vibrant environment for both residents and visitors, and to attract businesses and residential uses along the Bloomfield Avenue corridor while maintaining the small-town charm and character. This Redevelopment Plan is proposed to address several Township’s issues and priorities, such as help stimulate economic development, remove conflicts for mixed-use development, incentivize property and façade improvement, promote walkability by activating the ground floors of structures, and help create a place where people will want to live, work, play, and shop.

The Redevelopment Area is proximate to an assortment of retail and commercial uses, and existing residential uses. These uses include multi-family residential to the south and to the east, single-family residential to the west, and commercial uses to the north and west, along Bloomfield Avenue. The site is also near the NJ Transit 29 bus route stops along Bloomfield Avenue and about half a mile from NJ Transit 11 bus route stops located at the intersection of Pompton Avenue and Claremont Avenue. The proximity to major bus routes connecting to nearby towns and attractions encourages the use of public transportation and reduces dependency on automobiles, which in turn helps to create a more walkable and attractive downtown.

1.3 NOTE ON PLAN TERMINOLOGY

Throughout the Redevelopment Plan, a conscious distinction is made in the regulations between “shall” and “should.” “Shall” means that a developer is required to comply with the specific regulation, without any deviations. “Should” means that a developer is encouraged to comply but is not required to do so.

1.4 REQUIRED COMPONENTS OF THE REDEVELOPMENT PLAN

The Local Redevelopment and Housing Law (LRHL) pursuant to N.J.S.A 40A:12A-7 requires that a redevelopment plan includes an outline for the planning, development, redevelopment, or rehabilitation of the redevelopment plan area sufficient to indicate the following:

1. Its relationship to definite local objectives as to appropriate land use, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe, and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
4. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
5. Any significant relationship of the redevelopment plan to:
6. The master plans of contiguous municipalities.
7. The master plan of the county in which the municipality is located.
8. The State Development and Redevelopment Plan adopted pursuant to the “State Planning Act” P.L. 1985, c.398 (C.52:18A-196 et al.).



9. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low- and moderate-income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
10. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.
11. Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.
12. The redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," N.J.S.A. 52:27D-301 et seq. and the housing element of the municipal master plan.
13. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c. 291 (C.40:55D-1 et seq.).
14. The redevelopment plan must state whether it shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area.
15. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.



2.0 EXISTING CONDITIONS

2.1 2024 AREA IN NEED OF REDEVELOPMENT INVESTIGATION SUMMARY

On August 19, 2024, the Township Council authorized the Planning Board to undertake a preliminary investigation to determine whether the property, identified in the Township's Tax Maps as Lot 1 on Block 708, qualified as an area in need of redevelopment according to the criteria set forth in Section 5 of the LRHL (N.J.S.A. 40A:12A-5). On January 23, 2025, Verona Township's Planning Board held a public hearing on the findings of the preliminary investigation as set forth within the report entitled "383 Bloomfield Avenue Area in Need of Redevelopment Preliminary Investigation Report ("AINR Report"). The AINR Report found that parcels within the area met criteria "d" and "h." A summary of the necessary criteria as presented in the AINR Report and met by the study area is listed below.

- **Criterion 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. Both parcels in the Redevelopment Area were classified as meeting the "d" criterion, as the properties were found to be inconsistent with modern land use planning standards and practices.

- **Criterion h**

Designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation. Smart Growth Area Classification commonly refers to growth that serves the environment, economy, and community equally. It attempts to concentrate development into already-existing communities, when possible. Additionally, it addresses the inherent interconnections between environmental protection, social equity, public health, and economic sustainability. Selected areas throughout the State of New Jersey are designated as a Smart Growth Area by NJ State's Office for Planning Advocacy, from the spatial data related to the 2001 New Jersey State Development and Redevelopment Plan (SDRP). The SDRP was adopted pursuant to the State Planning Act and contains several smart growth policies and goals and a map that reflects the State's desired growth patterns. The properties in the Redevelopment Area were classified as meeting the "h" criterion, as the properties are located within Planning Area 1 (PA-1) known as the Metropolitan Planning Area. The PA-1 areas contribute to smart growth planning principles, pursuant to the SDRP, under the State Planning Act. Both the parcels are located within a walkable distance to bus stops and are in an area with existing water and sewer.

The Planning Board recommended that the Township Council designate the said parcels as an area in need of redevelopment. The Township Council accepted the Planning Board's recommendation and pursuant to Resolution No. 2025-049, included herein Appendix A, designated the area as an area in need of redevelopment on February 3, 2025.

2.2 SURROUNDING AREA CONTEXT



The Redevelopment Area is located on the eastern side of Verona, at the intersection of Bloomfield Avenue and Park Street. Bloomfield Avenue, a roadway under Essex County's purview, traverses from Fairfield to Newark. This roadway cuts through the heart of Verona and serves as the Township's traditional downtown. The Redevelopment Area is serviced by the NJ Transit 29 bus route, as shown in **Figure 2**, which runs from Essex Mall in West Caldwell to Newark Penn Station. Additionally, the Redevelopment Area is a 15- to 20-minute walk from the NJ Transit #11 bus stops that 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. Riders in the Redevelopment Area can also access the #11 bus stops by riding on the westbound #29 bus route for about ½ mile and disembarking on the intersection of Pompton Avenue and Bloomfield Avenue or walking the distance. The optimal walking distance between a transit station or stop and a place of employment/residential use is between ¼ mile (1,320 feet) and ½ mile (2,640 feet), which places the redevelopment area within walking distance of a good bus service.



Figure 2: Redevelopment Study Area Existing Public Transportation Map





The redevelopment area is bounded by Bloomfield Avenue to the north and Park Ave to the west. The Redevelopment Area, as shown in **Figure 3**, is located within one (1) zoning district - the Township's Extended Town Center ("ETC") Zone District. A list of permitted uses allowed in the zone district is provided below. The complete zoning standards can be found in Chapter 150 of the Township Code. As mentioned earlier and shown in **Figure 4**, the surrounding uses include multi-family residential to the south and to the east, single-family residential to the west, and commercial uses to the north and west, along Bloomfield Avenue.

ETC – Extended Town Center

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



383 Bloomfield Avenue Non-Condemnation Redevelopment Plan Township of Verona

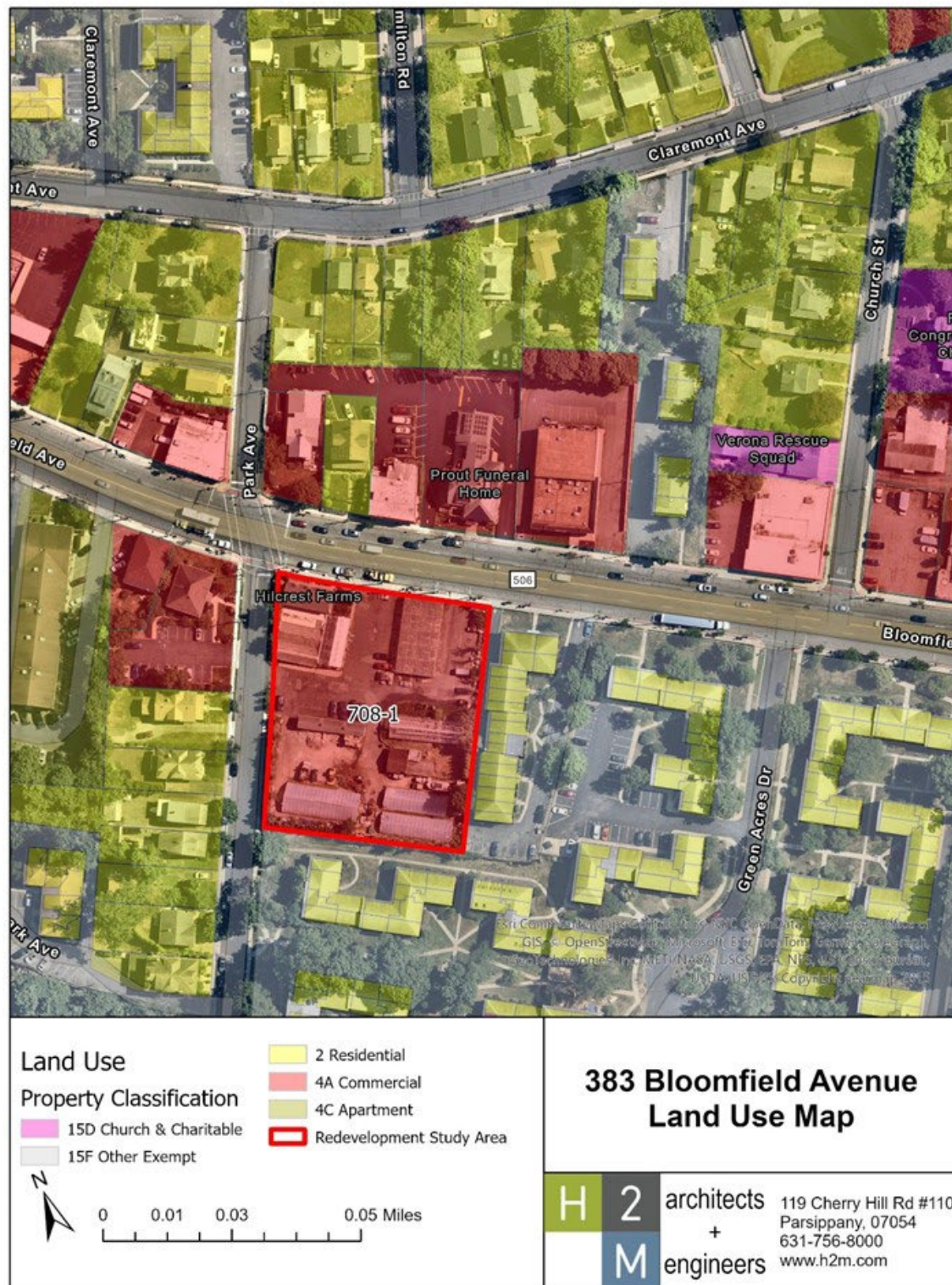
Figure 3: 383 Bloomfield Avenue Redevelopment Area Zoning Map





383 Bloomfield Avenue Non-Condemnation Redevelopment Plan Township of Verona

Figure 4: 383 Bloomfield Redevelopment Area Land Use Map





2.3 RELATIONSHIP TO MASTER PLAN AND LOCAL GOALS AND OBJECTIVES

The Township's latest Master Plan was adopted in September 2022. The Master Plan sets forth the goals and objectives for land uses within the Township. The following information from the plans relates to the redevelopment area:

2022 Master Plan.

The Master Plan addresses several planning issues and priorities pertaining to revitalizing Verona's downtown and commercial corridor along Bloomfield Avenue. These planning issues include stimulating economic development, increasing diversity in housing stock, 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. The Master Plan acknowledges that Verona is a nearly fully built-out community and, thus, future major development would likely be through redevelopment initiatives. The Land Use Element provides guidelines for future development and redevelopment that address planning issues but aims to maintain the character of the Township's residential neighborhoods. The Economic Development Element addresses these planning issues by encouraging strategic use of infill development and redevelopment to continue to ensure the Bloomfield Avenue corridor is vibrant and attractive to visitors and residents.

The 2022 Master Plan's goals and objectives address the topic of redevelopment and are listed below:



Land Use Goal #5:	“Promote growth in appropriate areas that meet current and future land use trends.”
Land Use Objective #5c:	“Utilize redevelopment designations, where appropriate, to provide greater commercial and housing options.”
Land Use Objective #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 Goal #7:	“Ensure zoning districts regulations and land uses align with the Township’s development goals.”
Land Use Objective #7a:	“Incentivize improvements along the Bloomfield Avenue corridor.”
Economic Development Goal #1	“Continue to ensure Bloomfield Avenue is a vibrant and attractive downtown.”
Economic Development Objective #1c:	“Utilize incentives for infill development and redevelopment along Bloomfield Avenue commercial corridor.”
Economic Development Objective #3:	“Maintain attractive and thriving business and commercial districts.”

2.4 REDEVELOPMENT PLAN OBJECTIVES

The Township seeks to promote the redevelopment of the area located at 383 Bloomfield Avenue (Block 708, Lot 1) into an area that is attractive to passersby and improves an underutilized property. The Redevelopment Plan helps to achieve the Township’s goals of spurring economic development within the Bloomfield Avenue corridor by capitalizing on the area’s proximity to public transportation and existing commercial and retail businesses. This will enable the Township to increase diversity of commercial options and housing types, while maintaining the existing character of the surrounding residential and commercial areas.

The objectives for this Redevelopment Plan are to:

1. Promote investment and economic vitality by encouraging mixed use commercial and residential development that activates the street-level.
2. Enhance and maintain the character of the Township by incorporating contemporary planning and design principles that instill a sense of place and provide an attractive livable environment.
3. Utilize sustainable development principles to improve stormwater management and overall sustainability.



4. Provide a range of market rate and affordable housing options that meet the current and future needs of Township residents.
5. Provide alternative living arrangements or permanent supportive housing for adults with special needs as those terms are defined in NJ Rev Stat § 34:1B-21.24 (2024).
6. Revitalize an obsolete and underutilized area of the Township with high-quality development.
7. Encourage walkability and public transit use and minimize vehicular dependency.

2.5 RELATIONSHIP TO ZONING ORDINANCE

This Redevelopment Plan shall constitute an overlay to the provisions set forth within the Zoning Ordinance of the Township of Verona (the “Zoning Ordinance”). In all situations where zoning issues are not specifically addressed herein, the Zoning Ordinance shall remain in effect. The Township’s Zoning Map shall be amended upon the adoption of this Plan in accordance with N.J.S.A. 40A:12A-7.c to reflect this new classification.



3.0 DEFINITIONS

Any term or definition not addressed in this Redevelopment Plan shall rely on the term or definition set forth within the Zoning Code. In the event of a conflict or contradiction between the terms or definitions of this Redevelopment Plan and the Zoning Code, this Redevelopment Plan shall prevail.

Art Gallery

A room or building devoted to the exhibition and/or sale of works of art.

Art Studio

An artist's workspace, employed for the activities such as painting, pottery (ceramics), sculpture, scrapbooking, photography, graphic design, animation, or creation of music or dance practice.

Artisanal Workshop

Shops of special trade, including the small-scale manufacturing, compounding, assembly, processing, packaging or similar treatment of such products as: baked goods, candy, ceramics, pottery, china, weaving and other textile arts, painting, woodworking and other artistic endeavors and similar trades. Retail sales on the premises of products made on the premises are required.

Brewpub

An establishment that sells at least 25% or more of its product in-house and is accompanied by a restaurant area for dine-in use only.

Building Height

The vertical distance measured from the mean finished grade at the building line around the full perimeter of the building measured at 10-foot intervals to the building's highest point of a sloped roof. Building height limitations shall not apply to spires, belfries, parapets, towers designed exclusively for ornamental purposes, chimneys, flues, mechanical equipment, or elevator towers.

Commercial Office

A business which engages in activities other than producing or selling commodities or providing personal services.

Dwelling Unit

One or more rooms, occupied or intended for occupancy as separate living quarters by one family or household, provided, that access is directly from the outside or through a common hall and that separate cooking, sleeping and sanitary facilities are provided for each dwelling for the exclusive use of the occupants thereof.

Fast-Casual Restaurant

Restaurants with a limited menu, limited service, or self-service format, whose food is made to order and is fresher and higher quality and has more complex flavors than Fast-Food Restaurants, and whose décor is more upscale, unique or highly developed.



Fast-Food Restaurant

Restaurants whose emphasis is on convenience and speed of service, that are generally part of a restaurant chain or franchise, and that provide a limited menu and minimum table or fast counter services, and whose meals are typically inexpensive and made from standardized ingredients that are partially or fully cooked in bulk in advance and kept hot and then finished and packaged to order.

Learning Center

A facility at which students are provided with academic enrichment opportunities other than a regular academic program or other traditional schooling, and/or additional activities designed to complement their regular academic program, in consideration for a fee for the services offered in these centers that is the responsibility of a student or parent, guardian or another representative of the applicable student.

Mixed-Use Development

A development with a combination of residential and non-residential uses, with no residential dwelling unit on the first floor.

Outdoor Retail Sales

The display and sale of products and services, outside of a building or structure.

Personal Services

Establishments primarily engaged in providing nonmedical services involving the care of a person or his or her personal goods or apparel. Examples include salons, day spas, or hair salons.

Professional Office

A facility used for such services as are provided by medical practitioners, lawyers, architects, engineers, and similar professions.

Restaurant

An establishment where food and drink are preprepared, served and consumed, primarily within an enclosed building. A "restaurant" may include outdoor dining and may include pickup or delivery services wherein food is prepared on the premises for off-premises consumption. Cafes, coffee shops, ice cream shops and Fast-Casual Restaurants shall be considered "Restaurants."

Retail Nursery

The growth, cultivation, storage, and sale of garden plants, flowers, trees, shrubs, and fertilizers, as well as the sale of garden tools and similar accessory and ancillary products to the general public.

Retail Sales

Establishments engaged in the selling or rental of goods or merchandise to the general public for personal or household consumption and in rendering services incidental to the sale of such goods. For the avoidance of doubt, "Retail Sales" shall include "Retail Nursery."



Retail Services

Establishments selling services to the general public such as drug stores, travel agencies, real estate offices, jewelry repair, shoe repair, and tailors.

Setback

The distance between the property line and the face of the principal building. For the avoidance of doubt, stoops, awnings, pergolas or any other similar decorative features attached to a principal building may encroach into any required yard setback, for a maximum of ten feet.

Yard, Front

The area between the property line and the face of the principal building fronting along Bloomfield Avenue and/or Park Avenue.

Yard, Rear

The area between the property line adjacent to Block 712, Lot 1 and the face of the principal building.

Yard, Side

The area between the property line adjacent to Block 711, Lot 1 and the face of the principal building.



4.0 USE AND BULK REGULATIONS

4.1 LAND USES

The purpose of the Redevelopment Plan is to create Mixed-Use Development that will help spur economic growth in Verona's commercial and retail corridor on Bloomfield Avenue. The new commercial or retail uses on the ground floor will add to the commercial options for residents and visitors. The new market rate and affordable rental units, located above the ground floor, will increase the diversity of housing types for current and future Verona residents. The Redevelopment Plan aims to reduce vehicle dependency and promote walkability by taking advantage of its location within walking distance of NJ Transit bus stops and Verona Park. The Redevelopment Area aims to create an attractive and vibrant downtown area that can be enjoyed by residents and visitors. The Redevelopment Area uses, and bulk regulations will supersede the use bulk regulations of the underlying ETC Zone District, shown in **Figure 3**:

1. Permitted Uses:
 - a. Dwelling Units above the ground floor
 - b. Art Gallery
 - c. Art Studio
 - d. Artisanal Workshop
 - e. Brewpub
 - f. Commercial Office Use
 - g. Learning Center
 - h. Personal Services
 - i. Restaurants
 - j. Retail Sales
 - k. Retail Services
 - l. Any combination of the above-listed uses.
2. Accessory Uses and Structures:
 - a. Off-street parking.
 - b. Amenity space for use by the occupants of the dwelling units, including but not limited to lobbies, fitness centers, lounges, dog wash facilities, outdoor kitchens, outdoor seating, rooftop terraces, storage spaces.
 - c. Shared amenity spaces for use by occupants of the Dwelling Units, and commercial spaces such as, but not limited to, outdoor seating and walking paths.
 - d. Outdoor dining associated with restaurant use may be provided anywhere within the Mixed-Use Development so long as it is located on the street level. Outdoor dining is not required to be located directly in front of the restaurant space it is associated with. For example, outdoor dining may be located in front of a retail use.
 - e. Sidewalk café in accordance with Section 150-7.22.
 - f. Residential amenity for the enjoyment of the residents.
 - g. Utility rooms.
 - h. Refuse and recycling enclosures.



- i. Accessory uses and/or structures that are customarily incidental to any of the principal permitted uses set forth within this Redevelopment Plan.

4.2 BULK REGULATIONS

Development in the Redevelopment Area is subject to the requirements in the table below.

Bulk Standards	Requirements
Min. Lot Area	1 acre
Max Density	27 dwelling units/acre
Min Lot Width	210 ft
Min. Front Yard Setback (Bloomfield Avenue)	10 ft
Min. Front Yard Setback (Park Avenue)	20 ft.
Min. Side Yard Setback	30 ft
Rear Yard Setback	30 ft
Max. Building Coverage	40%
Max. Impervious coverage (%)	80%
Max Building Height (stories/feet)	4 stories*/ 50 ft

*4 stories following the change in topography on the site, from Bloomfield Avenue towards the rear property line along Park Avenue, with the fourth floor stepped back to reduce the impact of the massing.

4.3 PROHIBITED USES IN REDEVELOPMENT AREA

The prohibited uses as per Section 150-4.3 of the Zoning Ordinance shall apply to the Redevelopment Area. In addition, Fast-Food Restaurants shall not be permitted in the Redevelopment Area.

4.4 BUILDING AND UNIT DESIGN

1. Dwelling unit size: One- or two-bedroom units are permitted and must meet the following criteria:
 - a. One-bedroom rental units – minimum 600 square feet
 - b. Two-bedroom rental units– minimum 850 square feet
 - c. Three-bedroom rental units- minimum 1,150 square feet
 - d. Affordable Housing is required as per the adopted Housing Element and Fair Share Plan and the pertinent municipal ordinances. The developer shall provide a minimum of five (5) affordable housing credits within the project consistent with the projections contained in the approved Housing Element and Fair Share Plan contained in the Master Plan. Affordable housing can be satisfied through special needs housing and/or family housing; however, at least one 3-bedroom unit shall be for family housing.
2. Buildings with residential dwelling units shall provide laundry facilities and central air conditioning for each dwelling unit either in the unit or in common areas accessible only to residents. Window air conditioning units are not permitted. Television connections should be provided for each unit.

4.5 DRIVEWAYS & CURBS



1. Driveway access to the site shall be provided from Park Avenue.
2. Two-way driveways shall be a minimum of 24 feet wide; in instances where a center median is proposed, the median shall be a minimum of five feet in width and the driveway shall be a minimum of 18 feet in width. Depressed curb may be provided to enable circulation of emergency vehicles.
3. Curbs along public rights-of-way shall be poured-in-place concrete or other masonry material such as Belgian block.

4.6 PARKING AND LOADING

1. Parking is prohibited in any required front yard setback, except if located underneath a building.
2. Off-street parking may be located underneath a building.
3. Adequate fire and emergency access must be provided subject to the Township of Verona Fire Department.
4. All parking spaces shall be at least nine feet by eighteen feet, except that two and one-half feet of the length may be included in any overhang.
5. On-site parking shall not be used for any purpose other than parking.
6. Adequate parking facilities for accessibility to people with mobility impairments shall be provided as required by the Americans with Disabilities Act (ADA).
7. Parking in the shall be required based on the following table.

Permitted Uses	Minimum Parking Requirements
Residential Apartments	1.8 parking spaces per unit
Special Needs Housing	0.25 parking spaces per unit
Non-residential uses	1 space per 250 square feet

- a. Out of the total number of parking spaces required, 10% of the total required parking spaces can be provided through on-site compact car parking spaces. Each compact parking space shall not be less than eight feet wide and 16 feet deep.
- b. The redeveloper may create new on-street parking spaces due to the closure of the existing ingress/curb cuts on Bloomfield Avenue. Each new on-street parking space shall count as a one for one credit toward the developer's minimum on-site parking requirement.
- c. A reduction in the minimum required parking ratios set forth in this Redevelopment Plan may be approved by the Planning Board as a waiver, where it is demonstrated that the projected parking demand will be less than that required by the Redevelopment Plan through the availability of transit, shared parking or otherwise.
- d. All off-street parking must comply with regulations for Make-Ready EV parking spaces set forth by P.L. 2021, c.171 of the Municipal Land Use Law. Each Make-Ready EV space shall count as two parking spaces for the purpose of complying with the minimum parking space requirements but shall not result in a reduction of more than 10% of the required off-street parking.



8. One loading space shall be provided to service the Redevelopment Area. The loading space may be located on-site or on-street subject to appropriate approvals.

4.7 ON-SITE PEDESTRIAN REQUIREMENTS

1. Pedestrian walkways shall be provided connecting Bloomfield Avenue to building entrances.
2. Where practical, pedestrian walkways should be raised above the grade of streets, drives, parking lots and other paved areas. Where pedestrian walks cannot be raised, they shall be constructed of a material that is different from the adjacent pavement. Pedestrian walkways shall be of a different material than parking areas.
3. Walks, sidewalks and parking areas shall have lighting as required by Section 5.9 of this Redevelopment Plan.
4. Internal walkways shall be a minimum of four-feet wide and shall be designed to comply with the requirements of the Americans with Disabilities Act (ADA).
5. A designated area within the Redevelopment Area shall be provided for e-bicycle and bicycle racks and storage for e-bicycles and bicycles.

4.8 SIGNAGE / AWNINGS

1. Monument Signs. One (1) monument sign shall be permitted along the frontage of Bloomfield Avenue, Park Avenue or the intersection thereof identifying the Mixed-Use Development. A secondary monument sign may also be provided at the driveway entrance to the parking along Park Avenue. The design of any monument sign shall have a base with a maximum height of two and a half feet with the sign face on the top of the base. The material and appearance of the sign base shall be complementary to the building. The sign face shall have a maximum width of six feet, maximum height of 3.5 feet, and maximum area of 21 square feet. Any monument sign shall be setback at a minimum distance of five feet from the right-of-way of Park Avenue or Bloomfield Avenue.
2. Façade Signs. Refer to the façade signs standards set forth within Section 150-7.9 of the Zoning Code, except that the total square footage along the Bloomfield Avenue frontage shall not be greater than 120 square feet.
3. Awnings. Awnings associated with non-residential uses within Mixed-Use Development are permitted and shall conform to the following specifications:
 - a. Fixed awnings attached to buildings shall not extend from the building to more than 48 inches, nor be greater than 48 inches in height. Drop or retractable awnings shall not extend from the building more than six feet. The lower edge of the curtain of any awning or canopy shall be no closer to the ground or sidewalk than eight feet. No part of the iron or other supporting framework shall be closer than seven feet eight inches to the ground or sidewalk.
 - b. Lettering on any such awning must be located on the vertical fringe and must be no more than four inches in height. Lettering or other graphics on the ends of a canopy or awning are specifically prohibited.
 - c. No internal lighting for awnings shall be permitted.



- d. One awning per storefront window or storefront bay shall be permitted.
- e. Text and graphics on the awning shall be limited to the name and logo of the business only. Address labels, operating hours and contact information are prohibited.
- f. Awning shall be made of a high-quality canvas, woven acrylic, or similar material. Vinyl, plastic, mylar, and other shiny or glossy materials are prohibited. "Egg crate" undersides to awning signs are prohibited.



5.0 BUILDING AND SITE DESIGN

These design guidelines shall be applied with the relevant use and bulk standards to reinforce the physical and spatial character of the Redevelopment Area. The following guidelines are intended to create a plan that excels at providing comfortable, convenient and aesthetically pleasing mixed-use development for the Township.

5.1 ARCHITECTURE AND RESIDENTIAL STANDARDS

1. **Dwelling Unit Privacy.** Adjacent dwelling units shall be adjoined in such a manner as to provide code required STC values for soundproofing and privacy between such units.
2. **Entrance Lighting.** A minimum of one (1) low-wattage incandescent or LED light fixture shall be provided outside the exterior entrance to the residential portion of the building.
3. **Fire Escapes.** Buildings containing dwelling units located above the second story and requiring a second means of egress pursuant to the Uniform Construction Code shall not utilize an attached external fire escape as one of the required means of egress.
4. **Type of Lighting Source.** Low-wattage lamps shall be used along all sidewalks, walkways, courtyards and plazas and on any building or unit. Parking lot lighting shall be incandescent or another light source compatible with the same. Both shall comply with the Township's lighting standards.
5. **Cable Television Utility.** All dwelling units shall be provided with such facilities for potential linkage to cable service.
6. **Common Entrances.** Common entrances, lobbies, elevators and/or stairwells shall be designed to promote safety and security of residents and visitors using such areas.

5.2 BUILDING MATERIALS

1. Building materials. Stone, masonry, brick, precast, and wood or aluminum framed glass, are preferred primary materials for the base of façades. Stone, masonry, brick, wood, fiber-cement, precast, metal panels, cast iron, steel, aluminum and other types of metal, and wood or aluminum framed glass, are acceptable primary materials for the middle and top of façades. Within the primary materials, variations in colors, textures, and patterns may be employed to further break up the building bulk. Exterior insulated finishing systems (EIFS) and vinyl siding shall not be permitted.
2. Natural materials are encouraged.
3. Nonnatural materials intended to imitate natural materials shall not be permitted.
4. There shall be no blank facades and buildings shall adhere to the standards listed above and in this document.

5.3 BUFFERS

1. A minimum 15-foot landscaped buffer is required along residential zones and uses.
2. Such buffer shall include a visual screen designed to produce dense cover consisting of evergreen or evergreen-type hedges or shrubs, spaced at intervals of not more than five feet,



located and maintained in good condition within 10 feet of the property line. A six-foot high privacy fence shall be provided along with the plantings.

5.4 FAÇADES

1. The building shall provide scale-defining architectural elements or details, such as windows, spandrels, awnings, porticos, pediments, cornices, pilasters, columns and balconies. These elements should reflect the existing character and scale of Verona and incorporate elements that relate the façade to existing buildings along Bloomfield Avenue, while not imitating the exact elements. The image below is an example of such a design.



2. All entrances to a building, except service and emergency egress doors, shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades and other elements, where appropriate. Any such element utilized shall be architecturally compatible with the style, materials, colors and details of the building as a whole, as shall the doors.
3. Building exteriors shall have vertical and/or horizontal offsets to create visual breaks on the exterior. Monotonous, uninterrupted walls or roof planes shall be avoided. Building wall offsets, including projections such as balconies, canopies, awnings, and signs, recesses, and changes in floor level, shall be used to add architectural interest and variety and to relieve the visual effect of a simple, long wall. Similarly, roofline offsets, dormers, or gables shall be provided in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.



4. Terraces should be provided to break the massing and monotony of the building and portions of the highest floor should be set back to minimize the impact along Bloomfield Avenue and Park Avenue and to maintain the character of the neighborhood.



5. In any mixed-use building, the difference between ground floor commercial uses and upper-level dwelling units shall be reflected by differences in façade. Ground floor commercial entrances shall be accentuated through the use of cornice lines and can be accentuated further through the use of distinct but comparable materials, signs, and awnings.



6. Articulate the building entrance to the residential lobby in the façade to make it easily identifiable by pedestrians and motorists and to provide architectural interest.
7. The architectural treatment of the front facade shall be continued in its major features around all visibly exposed sides of a building. All sides of a building shall be architecturally designed to be consistent with regard to style, materials, colors and details.
8. There shall be no blank facades along any side, especially the sides that are visible from the street.
9. Fenestration:
 - a. Nonresidential space fronting Bloomfield Avenue should be designed with storefront type display windows. The ground floor shall be comprised of a regular rhythm of storefront bays and window treatments such that the ground floor façade is predominately glazed. The glazing materials shall be highly transparent, with low



- reflectivity. The area above the storefronts shall be articulated with a sign band area and/or lintel composed of detailed layers of relief that create depth and shadow.
- b. Upper floor windows should be vertically proportioned and be vertically aligned with the location of windows and doors on the ground floor below.
 - c. Fenestration patterns should utilize large window openings and/or tight groupings of smaller windows.
 - d. Window sizing and spacing shall be consistent with and complementary to the overall façade composition.
 - e. Window types shall be consistent with the building elements.

5.5 ROOFS

1. The shape, pitch, and color of a roof should be architecturally compatible with the style, materials, and colors of such building.
2. If the building has a flat roof, a parapet shall project vertically to hide any roof-mounted mechanical equipment. Additionally, a cornice shall project out horizontally from the façade and shall be ornamented with moldings, brackets, or other detailing.
3. Roofline offsets shall be provided along any roof measuring more than 50 feet in length in order to provide architectural interest and articulation to a building.
4. Terraced roofs shall provide screening where in the sightline of residential uses. Terraced roofs which are accessible to residents shall encourage the safety and well-being of residents.
5. Surfaces of flat roofs must be painted white or constructed with light colored roofing materials.

5.6 MECHANICAL EQUIPMENT SCREENING

1. Screening of rooftop mechanical equipment is required.
2. All rooftop mechanical equipment (HVAC, exhaust systems, etc.) shall be screened from view from all adjacent public streets in all directions and elevations to minimize the negative impact.
3. Screening materials shall be consistent with the architectural detail, color and materials of the building. Wire mesh screening is not permitted.
4. All roof and HVAC systems must meet the building code requirements and be set back a minimum of 15 feet from any street or public open space and screened to not be visible from any adjacent public street or public property within the Redevelopment Area.
5. Any parapet wall to screen mechanicals shall not be counted towards the building height calculation.



5.7 TRASH/TRASH ENCLOSURES/RECYCLING

1. All loading and refuse collection areas must be sufficient to serve the business being conducted on the parcel without using adjacent streets. No such areas shall be visible from any neighboring property or adjacent street and must be set at least 15 feet or more from adjacent streets. The recommended method of screening refuse collection enclosures shall consist of walls and gates compatible in color and texture with the building material, buffered by a landscape strip on two sides that do not abut parking spaces. Buffers shall be planted so as to sufficiently obscure the view of the facilities from public view throughout the year and walls and gates constructed as to minimize any emissions of noise or odor. The screen shall not be less than five (5) feet in height at the time of planting and eight (8) feet in height at the time of maturity.
2. All outdoor refuse enclosures shall be visually screened within a durable, noncombustible enclosure, so as not to be visible from adjacent lots or sites, neighboring properties or streets. Chain-link fencing or wire-mesh screening is not permitted.
3. Collection areas shall be effectively designed to contain all material generated on site and deposited between collections. Deposited materials should not be visible from outside the enclosure.
4. Collection enclosures shall be designed of durable materials with finishes and colors which are unified and harmonious with the overall architectural theme.
5. Collection areas shall be located upon the site so as to provide clear and convenient access to collection vehicles. Refuse collection and recycling areas shall not be located within required landscaped yards and buffers.
6. An option to reduce the visual impact of the collection containers is to store and compact material inside the building, thus eliminating the need to screen outside containers.
7. The owner or occupant of each non-residential establishment shall be responsible for removing or making arrangements for the removal of garbage and recyclable items, such removal to be made at regularly scheduled intervals, not less than once a week.
8. All bulk containers used by non-residential establishments or dwelling units shall at all times be kept in good repair, be structurally sound and leak-proof and constructed to stand firmly upright and shall be equipped with a cover which is secured to the unit or able to be secured. No bulk container shall be filled in excess of its stated capacity, causing overflow and unsanitary conditions. All users of bulk containers shall ensure that such containers are emptied promptly, not less than once a week. All bulk containers shall be maintained to prevent any foul odors or spillage and to prevent any condition which may pose a hazard to life, health and safety.

5.8 UTILITIES

All new utility distribution lines and utility service connections from such lines to any buildings in the Redevelopment Area shall be located underground, except as otherwise required by the utility



provider. To the extent possible, existing utility lines should also be relocated underground. Remote readers for all utilities, in lieu of external location of the actual metering devices, are preferred.

5.9 LIGHTING

1. Adequate lighting shall be provided for all parking areas and pedestrian walkways. All outdoor lighting, including streetlamps and accent lighting, should comply with “dark sky” standards intended to reduce light pollution. Dark sky standards require that lighting is downcast, illuminates only the intended areas, and does not cause disabling glare that affects driver safety and reduces the visibility of starry night skies. Lighting for a building must be contained on the property on which the building is located. LED lighting shall be permitted in addition to all of the conditions of the Township ordinance standards for lighting.
2. All lighting shall be serviced by underground wiring.
3. Spotlight-type fixtures attached to buildings are prohibited.
4. Light fixtures attached to the exterior of a building are encouraged and should be architecturally compatible with the style, material, and colors of the building. Exterior light fixtures attached to the building shall not project more than 24 inches from the building line.
5. Where lights along lot lines will be visible from the interior of adjacent buildings, the lights shall be properly shielded and/or mounting heights reduced.
6. All lighting designs and installations are subject to Township review and approval.
7. All lighting plans shall be accompanied by a point-by-point plan indicating numerical illumination levels. The plan shall indicate the average, minimum, maximum and minimum to maximum illumination levels for maintained foot-candles.

5.10 STORMWATER MANAGEMENT

All developments in the Redevelopment Area shall also comply with all pertinent provisions of the Zoning Code.

5.11 SUSTAINABILITY

The following sustainable development standards and practices are required in the redevelopment area:

1. Landscaping
 - a. Any trees slated for removal shall be replaced in accordance with Chapter 493, Article II.
 - b. Provide landscaping in the required front, rear, and side yard setbacks to the extent practicable and in the required buffer areas.
 - c. Use native species and species that are recommended in Chapter 150, Attachment 3, in the required landscape buffers.



2. Waste Management and Recycling
 - a. Facilitate recycling in common areas within buildings and in outdoor open spaces by providing easily accessible recycling bins.
 - b. Facilitate recycling in dwelling units by adding recycling bins and ensuring that the recycling drop-off location is clear and accessible.

The following sustainable development standards and practices are not mandatory but are strongly encouraged in the redevelopment area:

1. Energy Efficiency
 - a. Ensure refrigerators, washers, dryers, and dishwashers in all dwelling units are ENERGY STAR rated.
 - b. Specify windows with a low-E coating and follow ENERGY STAR guidelines.
 - c. Ensure windows are operable in dwelling units to allow residents to naturally vent or cool space.
 - d. Include digital, programmable and user-friendly thermostats in the dwelling units.
2. Indoor Air Quality
 - a. Incorporate ENERGY STAR rated fans that automatically vent in the bathrooms in dwelling units.
 - b. Protect ducts and HVAC from dust during construction to ensure they are clean before occupancy.
3. Water Efficiency
 - a. Use WaterSense rated fixtures in dwelling unit bathrooms.



6.0 PLAN CONSISTENCY

The Redevelopment Plan carefully considers the needs, issues and opportunities of multiple jurisdictions in an effort to further the goals of existing plans.

6.1 RELATIONSHIP TO MASTER PLANS

Verona Master Plan.

This Plan acknowledges and serves to address many of the goals and objectives noted in the 2022 Master Plan associated with redevelopment including:

Goal #5 of the **Land Use Element of the 2022 Master Plan** is to “Promote growth in appropriate areas that meet current and future land use trends.” Furthermore, **Objective #5c** aims to “utilize redevelopment designations, where appropriate, to provide greater commercial and housing options” applies to Township’s efforts to utilize redevelopment to diversify housing stock and increase commercial options within the Township. This is in addition to **Objective #5f** which aims to “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.”

Objective #7a of the **Land Use Element** of the **2022 Master Plan**, which aims to “incentivize improvements along the Bloomfield Avenue corridor.” The Redevelopment Plan inherently aligns this objective as it aims to create attractive, multi-family housing and commercial space on an underutilized lot with property and building conditions that represent dilapidation, faulty arrangement or design, and excessive land coverage.

Goal #1 of the Economic Development Element of the 2022 Master plan, “continue to ensure Bloomfield Avenue is a vibrant and attractive downtown” is a guiding goal for the Redevelopment Plan which aims to improve an area along Bloomfield Ave.

Adjacent Municipalities

The Redevelopment Area is not close to the boundaries of any of the neighboring towns. Nevertheless, in reviewing the master plans for the adjacent municipalities of Essex Fells, North Caldwell, West Orange, Montclair, and Cedar Grove, there are no inconsistencies with the goals and recommendations of this plan.

2001 State Development and Redevelopment Plan (SDRP).

The objectives of the 383 Bloomfield Avenue Redevelopment Plan are consistent with the goals, strategies and policies of the 2001 New Jersey State Development and Redevelopment Plan (SDRP). The entire Plan Area is located within the PA-1 Metropolitan Planning Area, where growth and redevelopment is recommended. The study area, within the PA-1 area, is a location consistent with “Smart Growth” planning principles. 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. Beyond this, the redevelopment study area meets redevelopment criterion “h” as the Township’s land use policy documents recommend a smart growth redevelopment approach for this area.



2025 State Development and Redevelopment Plan (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). At the time of writing this Redevelopment Plan, the Draft Final State Plan is available on the state's website.¹ The SPC approved the Draft Final State Plan on September 15, 2025, and it was released on September 19, 2025. The entire Redevelopment Area is within the PA-1 Metropolitan Planning Area. The 2001 SDRP's has eight goals pertaining to land use, conservation, economic development, and other societal needs. The more specific goals for PA-1 were to 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. The new State Plan builds on the original goals and adds two more: one on climate change mitigation and one on equity in planning. Both plans encourage new development in existing developed areas and encourage preservation in areas not suited for development. Both plans serve as a vehicle to guide conversations and decision-making including short- and long-term goals.

¹Update to State Development and Redevelopment Plan. (n.d.) <https://www.nj.gov/state/bac/planning/state-plan/development/index.shtml>, accessed on September 19, 2025.



7.0 IMPLEMENTATION

7.1 DESIGNATION OF REDEVELOPMENT ENTITY & ITS POWERS

1. The Verona Township Council shall be the designated Redevelopment Entity as permitted under the LRHL (N.J.S.A. 40A: 12A-1 et seq.) and shall for the purposes of this Plan be identified as the Verona Redevelopment Agency ("VRA").
2. The VRA may designate an entity to implement redevelopment plans and carry out redevelopment projects in the area designated by this Plan, if necessary.
3. When necessary for the implementation of this Plan, VRA, as authorized shall designate and enter into a contract with a redeveloper for any construction or other work forming a part of this Redevelopment Plan (N.J.S.A. 40A: 12A-4(c)).

7.2 GENERAL PROVISIONS

The developer(s) of the Redevelopment Area shall submit a storm water management plan as part of the design submission for review by the Planning Board, which is intended to minimize the quantity of storm water entering the municipal sewer system or flowing directly into any adjacent streams.

7.3 SITE PLAN AND SUBDIVISION REVIEW

1. Pursuant to N.J.S.A. 40A:12A-13, all applications for development governed by this Redevelopment Plan shall be submitted to the Township Planning Board for review and approval.
2. Any subdivision of lots or parcels of land within the Redevelopment Area shall be in compliance with this Redevelopment Plan and reviewed by the Planning Board pursuant to the LRHL and N.J.S.A. 40:55D-1 et seq.
3. All applications for development within the Redevelopment Area shall be processed by the Township of Verona Planning Board in accordance with N.J.S.A. 40:55D-1 et seq.

7.4 ACQUISITION AND RELOCATION

The Redevelopment Plan does not authorize the acquisition of privately-owned property within the Redevelopment Area by the Township of Verona.

7.5 AFFORDABLE HOUSING REQUIREMENTS

The Redevelopment Area contains no existing housing units affordable to **low- and moderate-income** households, as defined pursuant to section 4 of P.L. 1985, c.222 (C.52:27D-304). Any proposed residential development of five (5) or more units within the Plan Area shall provide the required percentage of affordable housing as per the Township's Adopted Housing Element and Fair Share Plan. Such residential developments will comply with accepted UHAC standards and be otherwise subject to all laws and regulations governing affordable housing in the Township of Verona and the State of New Jersey.



7.6 REQUESTS FOR DEVIATIONS AND DESIGN EXCEPTIONS

The Planning Board shall have the power to grant deviations from the requirements contained within this Redevelopment Plan to the same extent as the Board may grant relief from bulk and dimensional requirements pursuant to N.J.S.A. 40:55D-70c and the power to grant waivers from the standards of the Plan to the same extent as the Board may grant relief from site plan regulations pursuant to N.J.S.A. 40:55D-51.

Any deviation from the Redevelopment Plan standards which would typically result in a “d” variance, shall be addressed as an amendment to the Redevelopment Plan. Neither the Planning Board nor the Board of Adjustment shall have authority to allow deviations, which would result in a “d” variance pursuant to N.J.S.A. 40:55D-70d.

7.7 ADVERSE INFLUENCES

No use shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to public health, safety or general welfare.

7.8 PROCEDURES FOR AMENDING THE PLAN

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of state law. A non-refundable application fee of \$5,000 shall be paid by the party requesting such amendment, unless the request is issued from the Township of Verona. The municipal governing body, at their sole discretion, may require the party requesting the amendments to prepare a study of the impact of such amendments, which study shall be prepared by a professional planner licensed in the State of New Jersey.

7.9 DURATION OF THE PLAN

Provisions of this Redevelopment Plan specifying redevelopment of the Redevelopment Area and requirements and restrictions with respect to thereto shall be in effect for a period of 30 years from the date of adoption of this Plan by the Township of Verona or the date of the last amendment thereof.

7.10 COMPLETION OF REDEVELOPMENT

Upon the inspection and verification and approval by the VRA that the redevelopment within the Redevelopment Area has been completed, certificates of completion shall be issued to the developer, in recordable form, and such area shall no longer be deemed an area in need of redevelopment. At such time, the development may request that the zoning for the Redevelopment Area as provided in this Redevelopment Plan be incorporated into the Zoning Ordinance to ensure that the standards remain applicable.

7.11 SEVERABILITY

If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section,



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paragraph, division, subdivision, clause or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.



8.0 APPENDICES