



# Township of Verona 176 Bloomfield Ave

## Redevelopment Plan

*Prepared by:*





**Redevelopment Plan  
for  
176 Bloomfield Avenue**

**Verona Planning Board**

Christopher Tamburro, Mayor  
Kevin O’Sullivan  
Jack McEvoy  
Jessica Pearson, Chairperson  
Jason Hyndman, Vice Chairperson  
Tim Camuti  
Jesse Lilley  
David Freschi  
Julie Parker  
Jim Day –Alt. #1  
Dylan Magarrell – Alt. #2  
Greg Mascera, Esq., Planning Board Attorney  
Mr. Peter Ten Kate, Township Engineer  
Dolores Carpinelli, Planning Board Secretary  
Kathleen Miesch, Zoning Official

**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  
Parsippany, NJ 07054

**Adopted by Verona Township Council:**

\_\_\_\_\_, 2026

*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

*(Page intentionally left blank)*



## Table of Contents

- 1.0 INTRODUCTION..... 4**
  - 1.1 BASIS FOR THE PLAN .....4
  - 1.2 PURPOSE/VISION.....6
  - 1.3 NOTE ON PLAN TERMINOLOGY.....6
  - 1.4 REQUIRED COMPONENTS OF THE REDEVELOPMENT PLAN.....6
- 2.0 EXISTING CONDITIONS ..... 8**
  - 2.1 2024 AREA IN NEED OF rehabilitation SUMMARY.....8
  - 2.2 SURROUNDING AREA CONTEXT .....8
  - 2.3 RELATIONSHIP TO MASTER PLAN AND LOCAL GOALS AND OBJECTIVES.....12
  - 2.4 REDEVELOPMENT PLAN OBJECTIVES .....13
  - 2.5 RELATIONSHIP TO ZONING ORDINANCE.....14
- 3.0 USE AND BULK REGULATIONS ..... 14**
  - 3.1 LAND USES.....15
  - 3.2 AREA, YARD, AND BULK REGULATIONS.....15
  - 3.6 PARKING AND LOADING.....16
- 4.0 BUILDING AND SITE DESIGN ..... 16**
  - 4.1 BUILDING AND UNIT DESIGN .....18
  - 4.2 ARCHITECTURE AND RESIDENTIAL STANDARDS.....18
  - 4.3 BUILDING MATERIALS .....19
  - 4.4 FAÇADES.....19
  - 4.5 ROOFS.....21
  - 4.6 MECHANICAL EQUIPMENT SCREENING .....21
  - 4.7 TRASH/TRASH ENCLOSURES/RECYCLING .....21
  - 4.8 UTILITIES.....22
  - 4.9 LIGHTING.....23
  - 4.10 SUSTAINABILITY.....23
  - 4.11 EXEMPTIONS .....24
- 5.0 PLAN CONSISTENCY..... 25**
  - 5.1 RELATIONSHIP TO MASTER PLANS.....25



<b>6.0</b>	<b>IMPLEMENTATION .....</b>	<b>26</b>
6.1	<i>DESIGNATION OF REDEVELOPMENT ENTITY &amp; ITS POWERS .....</i>	26
6.2	<i>GENERAL PROVISIONS.....</i>	26
6.3	<i>SITE PLAN AND SUBDIVISION REVIEW .....</i>	26
6.4	<i>ACQUISITION AND RELOCATION .....</i>	26
6.5	<i>AFFORDABLE HOUSING REQUIREMENTS .....</i>	26
6.6	<i>REQUESTS FOR DEVIATIONS AND DESIGN EXCEPTIONS .....</i>	26
6.7	<i>ADVERSE INFLUENCES.....</i>	27
6.8	<i>PROCEDURES FOR AMENDING THE PLAN .....</i>	27
6.9	<i>DURATION OF THE PLAN .....</i>	27
6.10	<i>COMPLETION OF REDEVELOPMENT.....</i>	27
6.11	<i>SEVERABILITY .....</i>	27
<b>7.0</b>	<b>APPENDICES .....</b>	<b>28</b>



## 1.0 INTRODUCTION

### 1.1 BASIS FOR THE PLAN

This redevelopment plan has been prepared for a rehabilitation area within the Township of Verona, Essex County, New Jersey (the “Redevelopment Plan” or the “Plan”). This comprises of two lots, which are approximately 1.56 acres (68,127 square feet). This is identified as Block 202, Lots 1 and 23 (176-200 Bloomfield Avenue henceforth referred to as “176 Bloomfield Avenue”) and is located at the intersection of Bloomfield Avenue and Westfield Road. Presently, the property is vacant. Surrounding this property are single-family homes, a baseball field, and commercial buildings. Block 202, Lot 1 and 23 have frontage along the eastbound side of Bloomfield Avenue. However, Block 202, Lot 1, is bounded by Westview Road to the west and abuts Lot 23 to the east. Lot 23 is a flag lot that extends away from Bloomfield Avenue in the northerly direction. The property is currently vacant, but Lot 1 previously contained a 2 ½ story frame dwelling and a frame garage. A retaining wall spans the southerly property line along Bloomfield Avenue. The property is characterized by wooded land cover and a steep increase in grade from the retaining wall along Bloomfield Avenue to the northerly 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 202, Lots 1 and 23, as seen in **Figure 1**. The resolution is included herein in **Appendix A**. As explained in more detail in **Section 2.1**, the Area in Need of Rehabilitation designation forms the statutory basis for this Plan. This Redevelopment Plan provides the development regulations and other standards to guide the redevelopment of the 176 Bloomfield Avenue property as per the Settlement Agreement dated November 25, 2025.



Figure 1: Redevelopment Plan Area Map





## 1.2 PURPOSE/VISION

The Redevelopment Plan sets forth standards for development and site improvements for the said property that is part of the designated Area in Need of Rehabilitation. The Redevelopment Plan is intended to revitalize the area by introducing new inclusionary multifamily development that will help diversify the housing types in the Township and address a portion of the Township's Fourth Round Affordable Housing Obligation. This round of affordable housing regulations encourages the conversion of underutilized or vacant properties into affordable housing opportunities in municipalities where land is limited. Verona Township is nearly fully built out in that there are very few parcels containing vacant and developable land. As such, this portion of the rehabilitation area (henceforth referred to as "Rehabilitation Area") is an appropriate location for multi-family residential development that will provide affordable housing.

The Rehabilitation Area is proximate to an assortment of retail and commercial uses, and existing residential uses. These include multi-family residential to the south, single-family residential to the north and northeast, and commercial uses to the south and west, along Bloomfield Avenue. The site is also near the NJ Transit 29 bus route stops along Bloomfield Avenue and about a quarter mile or so 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, reduces dependency on automobiles, and creates an increase in bus ridership.

## 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 REHABILITATION SUMMARY

A presentation discussing the findings of the Area in Need of Rehabilitation Study Bloomfield Avenue Corridor (AINR Study) dated March 14, 2024, was heard by the Township Council and referred to the Planning Board. On April 16, 2024, the Planning Board recommended that the Study Area be delineated as an area in need of rehabilitation. The area was designated as an area in need of rehabilitation on May 6, 2024, by Resolution 24-075 pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A-12A-1 et. seq. (LRHL). The Area in Need of Rehabilitation designation forms the statutory basis for this Plan.

### 2.2 SURROUNDING AREA CONTEXT

The Redevelopment Area is located on the eastern side of Verona, at the intersection of Bloomfield Avenue and Westview Road. Bloomfield Avenue, a roadway under Essex County's purview, traverses from Fairfield to Newark while Westview Road is a one-way road leading from Claremont Avenue towards Bloomfield Avenue. Bloomfield Avenue cuts through the heart of Verona and divides the Township into two sections. The Redevelopment Area is serviced by the NJ Transit 29 bus route, which runs from Essex Mall in West Caldwell to Newark Penn Station, as shown in **Figure 2**. Additionally, the Rehabilitation Area is about 0.3 miles from the NJ Transit #11 bus stops that are located along Pompton Avenue. The NJ Transit #11 bus runs between Willowbrook Mall in Wayne Township and the City of Newark. The optimal walking distance between a transit station or stop and a place of employment/residential use is between  $\frac{1}{4}$  mile (1,320 feet) and  $\frac{1}{2}$  mile (2,640 feet), which places the redevelopment area within walking distance of a good bus service.



*Figure 2: Redevelopment Plan Area Existing Public Transportation Map*



The Redevelopment Area is bounded by Bloomfield Avenue to the south and Westview Road 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 land uses include single-family residential to the north, multi-family residential and commercial uses to the south, commercial uses to the east, and Everett Field to the



west. The properties immediately to the north and west are in the R-60 single family district, to the east and south are in the ETC- Extended Town Center Zone District, and Everett Park is zoned P-Public.

---

## *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.



**176 Bloomfield Avenue Redevelopment Plan**  
Township of Verona

Figure 3: Redevelopment Plan Area Zoning Map

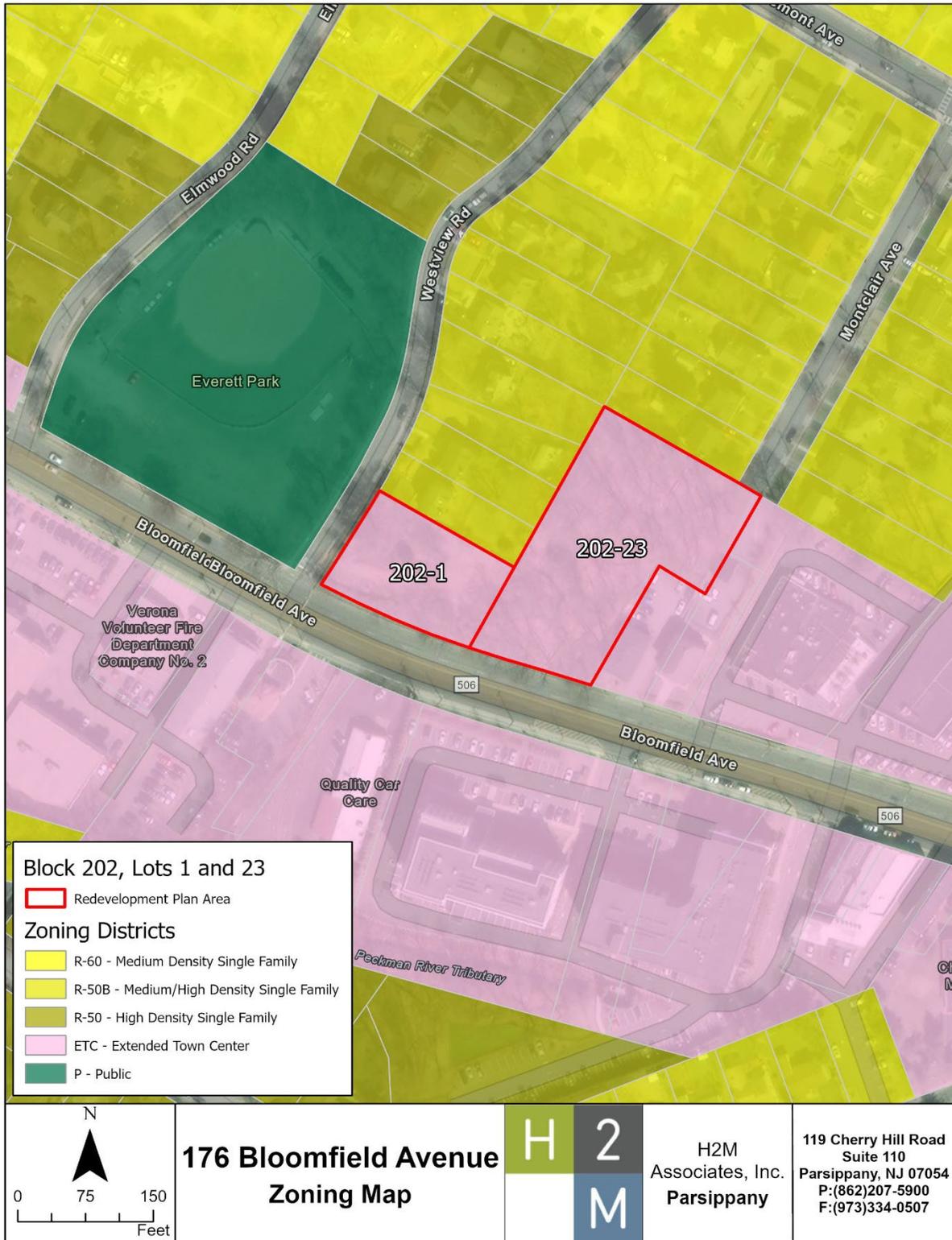
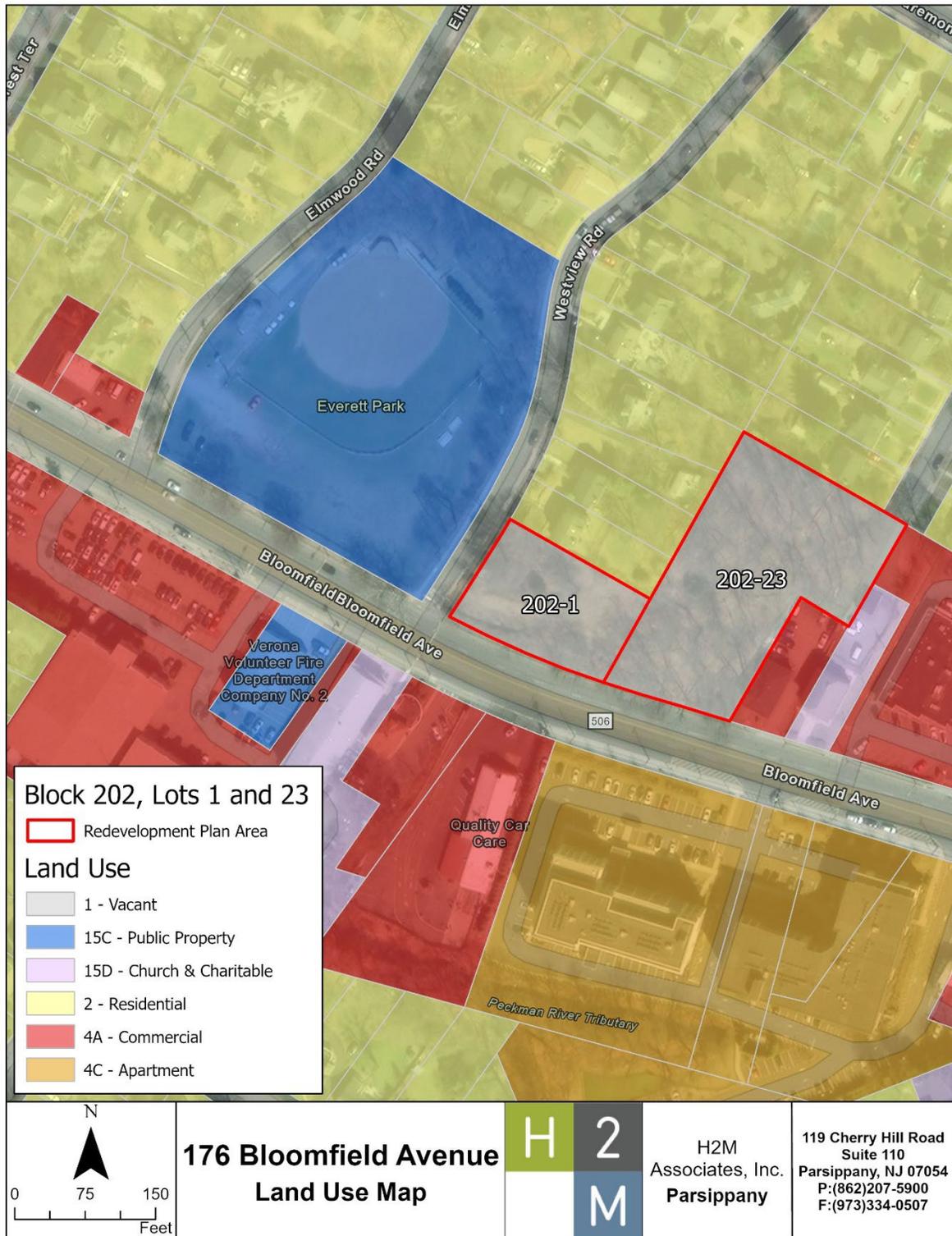




Figure 4: Redevelopment Plan Area Land Use Map



**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 Bloomfield Avenue corridor. 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 relevant to the Redevelopment Plan are listed below:

*Land Use Goal #5:* "Promote growth in appropriate areas that meet current and future land use trends."

*Land Use Objective #5b:* "Consider greater diversity of housing options, where appropriate, while maintaining the existing character of the Township's residential neighborhoods."

*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."

*Land Use Goal #9:* "Continue to meet the municipal obligation to provide the Township of Verona its fair share of affordable housing for low- and moderate income households."

## 2.4 REDEVELOPMENT PLAN OBJECTIVES



The Township, as a condition of the Settlement Agreement, has prepared a redevelopment plan for lots located at 176-200 Bloomfield Avenue (Block 202, Lots 1 and 23). The goal of this redevelopment plan is to transform this area to provide diversity of housing types, while maintaining the existing character of the surrounding residential and commercial areas. The Redevelopment Plan helps to achieve the Township's goals by providing affordable housing that is proximate to public transportation and existing commercial and retail businesses.

The objectives for this Redevelopment Plan are to:

1. 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.
2. Provide a range of market rate and affordable housing options that meet the current and future needs of Township residents.
3. Encourage walkability and public transit use and minimize vehicular dependency.

## **2.5 RELATIONSHIP TO ZONING ORDINANCE**

This Redevelopment Plan shall supersede 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 USE AND BULK REGULATIONS**



This redevelopment plan is being created to implement a settlement between the Planning Board, Township of Verona, and DMH2, LLC, in which the settlement agreement includes as a necessary condition the adoption of a redevelopment plan to allow for inclusionary development.

### 3.1 LAND USES

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. Multi-family inclusionary apartments (28 units) with a 15% UHAC compliant affordable housing set-aside (rounded down to four units as per the Settlement Agreement).
2. Accessory Uses and Structures:
  - a. Leasing, management, maintenance, and related offices.
  - b. Interior and exterior amenity spaces, including community space, mailrooms, and recreation/gathering areas.
  - c. Fencing.
  - d. Landscape and site furnishing (seating, bicycle racks, etc.).
  - e. All other accessory structures which are customary and incidental to the operation of a multi-family apartment building.

### 3.2 AREA, YARD, AND BULK REGULATIONS

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

Bulk Standards	Requirements
Min. Lot Area	65,000 square feet
Max. Number of Units	28 dwelling units
Total Affordable Set-aside	4 units
Max. Building Height	35 feet exclusive of parapets and rooftop appurtenances, including amenities, utilities, elevator overruns, and stair access.
Maximum Stories	3**
Min. Rear Yard Setback	80 ft
Min. Side Yard Setback	10 ft
Min. Rear Setback above Second Floor building line	40 ft**
Max. Building Coverage	25%
Max. Impervious coverage (%)	55%
Min. Parking Setback	12 ft

*\*As seen in Image 3, the third story shall be setback from the second story away from the residential properties.*

Setbacks may include structures such as fences, retaining walls, utilities, stormwater drainage facilities, and other accessory structures.



### 3.6 PARKING AND LOADING

1. A minimum of 36 spaces must be provided on-site, with proof of available permit parking from the Town or other off-site parking arrangements as memorialized in a parking agreement at the time of review by the Planning Board. Total number of spaces available should reflect a parking ratio of 1.8 spaces/unit. Space dimensions, and design of drive aisles, shall all conform with the Residential Site Improvement Standards, N.J.A.C. 5:21 ("RSIS"), and the developer may provide up to 10% of all spaces as compact.
  2. At least one parking space shall be allocated on-site to the occupants of any deed-restricted unit.
  3. No off-street loading spaces pursuant to Section 150-12.5 shall be required.
- (2) Shrubs and street trees shall be required to provide a reasonable screening for any vehicles parked on the Property from Bloomfield Avenue and Westview Road. Wherever practical, a landscaping buffer shall be provided along the boundary of the property and may incorporate retaining walls. Any proposed plant material should be deer tolerant and consist of principally native species.

## 4.0 BUILDING AND SITE DESIGN

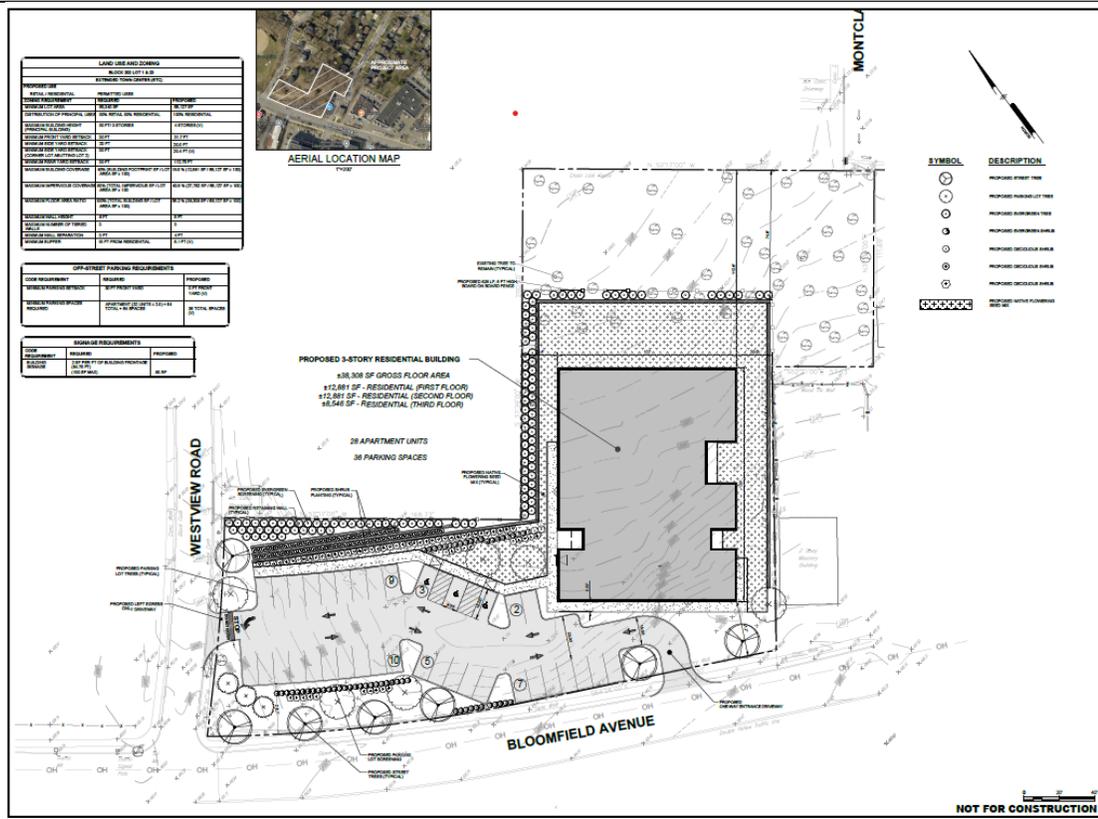


Image 1: Proposed Concept Plan

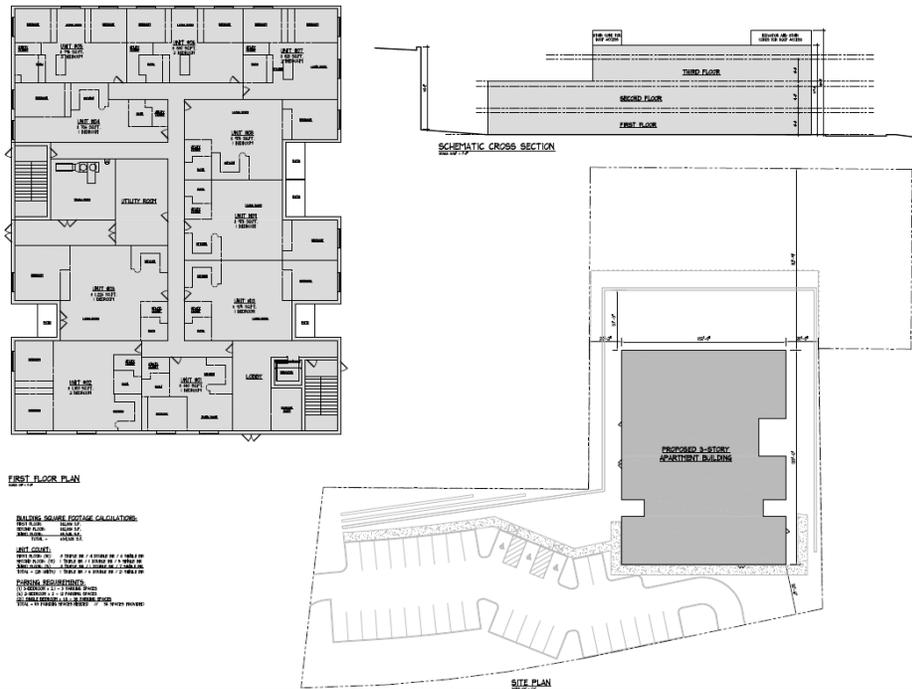


Image 2: First Floor Plan

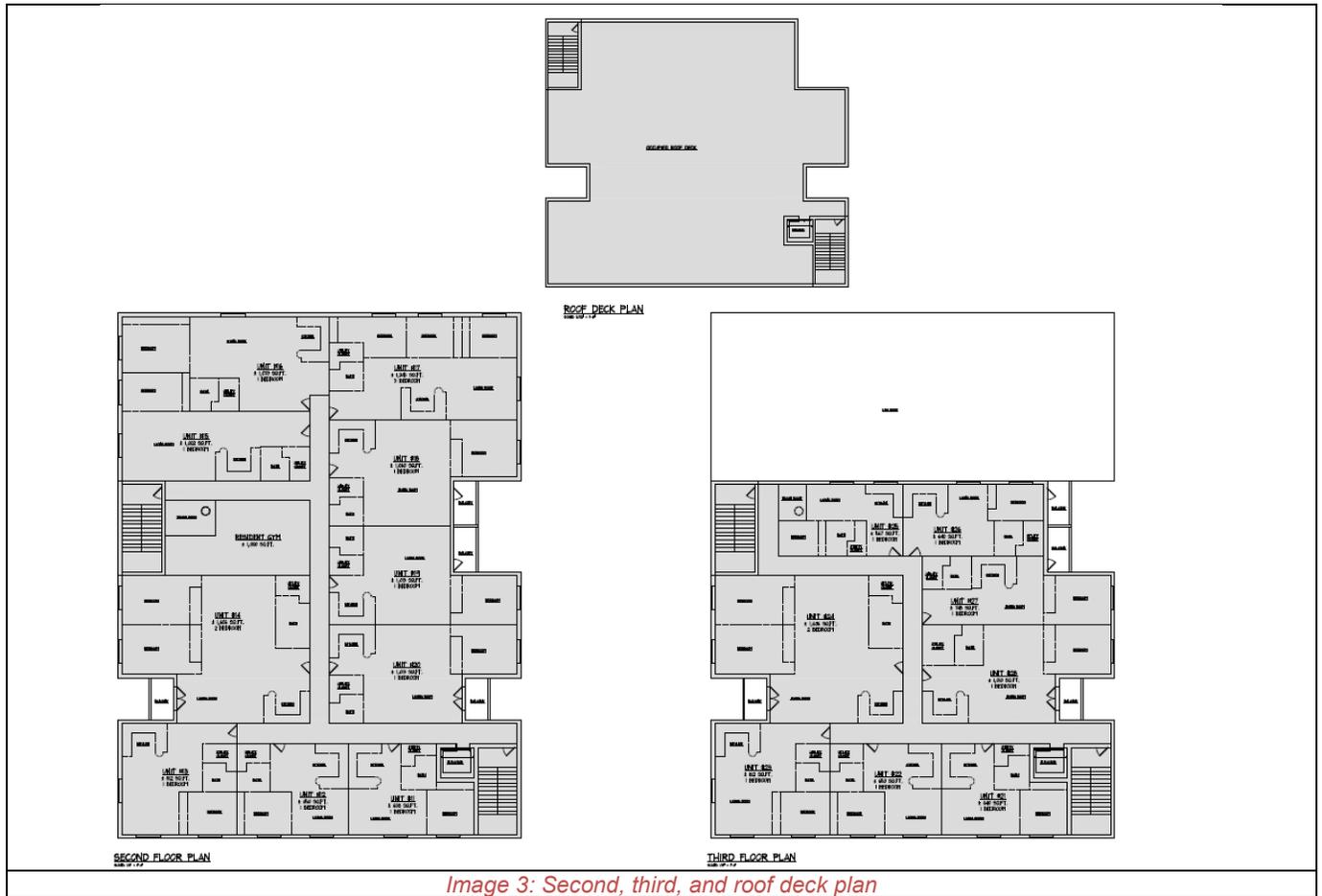


Image 3: Second, third, and roof deck plan

#### 4.1 BUILDING AND UNIT DESIGN

1. Dwelling unit size: Pursuant to the UHAC regulations, NJAC 5:80-26.5(b)(2)(viii), restricted units, in developments comprising of market rate and restricted rental units, must be of at least the same size as the most common market-rate unit(s) of the same type and bedroom count within the same development, but under no circumstances shall any restricted unit or bedroom be less than 90 percent of the minimum size prescribed by the applicable municipal code or Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4, whichever prescribes the greater minimum size.
2. The number of bedrooms shall comply with NJAC 5:80-26.4.
3. Restricted units shall comply with pertinent UHAC regulations pursuant to NJAC 5:80-1 et. seq. and affordable Housing is required as per the adopted Housing Element and Fair Share Plan.

#### 4.2 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.

#### 4.3 BUILDING MATERIALS

1. Building materials. Stone, masonry, brick, and wood or aluminum framed glass, are preferred primary materials for the base of façades. Stone, masonry, brick, wood, fiber-cement, 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.

#### 4.4 FAÇADES

1. The building shall provide scale-defining architectural elements or details, such as windows, spandrels, awnings, porticos, pediments, cornices, pilasters, columns and balconies. See below images for design.



*Image 4: View from Bloomfield Avenue looking towards the south*



*Image 4: View looking towards the easterly property line*

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. 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



5. There shall be no blank facades along any side, especially the sides that are visible from the street.
6. Fenestration:
  - a. Upper floor windows shall be vertically proportioned and be vertically aligned with the location of windows and doors on the ground floor below.
  - b. Fenestration patterns should utilize large window openings and/or tight groupings of smaller windows.
  - c. Window sizing and spacing shall be consistent with and complementary to the overall façade composition.
  - d. Window types shall be consistent with the building elements.

#### 4.5 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.

#### 4.6 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.
5. Any parapet wall to screen mechanicals shall not be counted towards the building height calculation.

#### 4.7 TRASH/TRASH ENCLOSURES/RECYCLING

1. All trash enclosures shall follow all regulations set forth by Section 446-9 of the municipal code.
2. All outdoor containers shall be visually screened within a durable, noncombustible enclosure, so as not to be visible from adjacent lots or sites, neighboring properties or streets. No



- collection areas shall be permitted between a street and the front of a building. 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. Delivery, loading, trash removal or compaction, or other such operations may be limited by the Township between certain hours where noise impacts at the lot line of any adjoining residential property or district shall be required to meet Township and State requirements. Also, the applicant shall provide an effective litter management plan, subject to the Township's approval. Such a management plan shall be submitted with an application for final site plan approval.
  8. Any internal collection and storage of trash or recycling within the building shall be in an area easily accessible by residents and 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. A refuse collection room shall be provided at the cellar or lowest story to receive the refuse. Such rooms shall be enclosed with walls and roofs constructed of material having a minimum fire resistive rating of three hours, except that gypsum masonry may not be used for such enclosure walls. Openings to such rooms shall be provided with fireproof, self-closing doors having a minimum fire resistive rating of one and one-half hours.
  9. Trash and recycling collection shall be through a private service to be paid by residents and not by the general revenue or tax collections of Township of Verona. A recycling and trash pickup plan shall be submitted. The owner shall be responsible for removing or making arrangements for the removal of garbage and recyclable items, with such removal to be made at regularly scheduled intervals, not less than once a week. The owner shall be provided with credit in accordance with the law.
  10. All bulk containers used 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.

#### 4.8 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.

#### 4.9 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.

#### 4.10 SUSTAINABILITY

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

1. Landscaping
  - a. Use native species and species that are recommended in Chapter 150, Attachment 3, that do not need excessive watering for all landscaping trees and plantings.
  - b. Retain existing trees and shrubs and replant more trees than removed.
  - c. Provide landscaping in the required eight (8) foot front yard setback and in the required buffer areas.
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.
  - c. Ensure that each trash room includes recycling containers or a mechanism to separate trash from recyclable materials.
  - d. Provide sufficient recycling collection capacity through meeting a minimum required 0.0625 cubic yards per resident.

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 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.
4. Fences
  - a. Fences may be no more than six (6') feet in height and shall be board on board. Any 6-foot fence must be in the side and rear yards.
5. A Deed Restriction, as per the Settlement Agreement, for the northern portion of the rehabilitation area (between the northernmost property line and the retaining wall) which shall prohibit any development of structures other than fencing or landscaping improvements within that portion of the property barring the construction of future structures, following the restoration and reforestation of that portion of the Property at the close of construction.

#### 4.11 EXEMPTIONS

As per the Settlement Agreement the development, the Plan shall be exempt from the following:

1. The Township's steep slope ordinance permitting requirements contained in Chapter 150, Article 23, but must comply with all other Township, County, State and Federal Ordinances, Rules and Regulations including but not limited to, the Township's tree removal, soil removal and stormwater regulation requirements.
2. The Project shall be exempt from any and all changes in the Township's ordinances that happen from the date of the Settlement Agreement is executed up to twelve (12) months after the date of the Redevelopment Plan is adopted, that may negatively affect, impact or interfere with the financial feasibility for the development of the Project, other than general legislation applied uniformly throughout the Township. After the 12-month period, all Township ordinances shall be applicable and enforceable as though the Settlement Agreement did not exist.



## 5.0 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.

### 5.1 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 #5b** aims to “consider greater diversity of housing options, where appropriate, while maintaining the existing character of the Township’s residential neighborhoods ” applies to Township’s efforts to utilize redevelopment to diversify housing stock 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 an attractive, multi-family housing that will meet a portion of the Township’s affordable housing obligation.

**Goal #9** of the **Land Use Element** of the **2022 Master Plan**, “continue to meet the municipal obligation to provide the Township of Verona its fair share of affordable housing for low- and moderate income households ” is a guiding goal for the Redevelopment Plan which will provide credits to address the Township’s Fourth Round Affordable Housing obligation.

#### *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.

#### *2025 State Development and Redevelopment Plan (SDRP)*

The SDRP was adopted on December 17, 2025. This Plan has identified 10 aspirational goals to achieve the 2050 vision for a stronger and fairer New Jersey. The entire Redevelopment Area is within the PA-1 Metropolitan Planning Area. Two of the SDRP’s intents for the PA-1 area is to provide for much of the state’s future growth in compact development and redevelopment, and promote growth that occurs in Centers, other appropriate areas that are pedestrian friendly, and in compact transit-oriented forms. The SDRP encourages new development in existing developed areas and encourages preservation in areas not suited for development.



## 6.0 IMPLEMENTATION

### 6.1 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)).

### 6.2 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.

### 6.3 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.

### 6.4 ACQUISITION AND RELOCATION

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

### 6.5 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.

### 6.6 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.

## **6.7 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.

## **6.8 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.

## **6.9 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.

## **6.10 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 developer 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.

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



## **7.0 APPENDICES**