



Township of Verona

251 1/2 Grove Avenue

Redevelopment Plan

Date: April 2026

Prepared by:



DRAFT

Redevelopment Plan
For The 251 ½ Grove Avenue Redevelopment Area

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



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1.0 INTRODUCTION

1.1 BASIS FOR THE PLAN

This redevelopment plan has been prepared for 251 ½ Grove Avenue Area in Need of Redevelopment within the Township of Verona, Essex County, New Jersey (the “Redevelopment Plan” or the “Plan”). The 251 ½ Grove Avenue Redevelopment Area comprises of one 5.54 acres flag lot with about 50-foot frontage along the southeasterly side of Grove Avenue. This property is identified as Block 1201, Lot 12 (251 ½ Grove Avenue) as per Verona Township’s Tax Maps. The property is developed with multiple one-story flat roofed, commercial buildings and the entirety of the side is paved with asphalt. Access to the property is provided by a single driveway along Grove Avenue, which is the pole end of the flag lot. The driveway follows the northerly property line and spans about 150 feet before it meets the bulk of the lot. Although the property is currently vacant, it is developed with five buildings that once supported commercial and industrial uses on the site. These buildings include the following: a one-story workshop and garage; a two-story office building with garages and workshops attached to its rear; a one-story garage; a one-story storage building; and a one-story, partially enclosed A-frame building that was once used for vehicle and equipment storage. The Peckman River flows along the easterly property line.

The property is developed with five buildings as illustrated and labeled “A” through “E” in **Figure 1** below. The access drive into the property leads to the gate of a chain link fence that encloses the flag end of the property. Beyond the gate is Building A, which is a one-story warehouse with additional garages to the rear. The northerly portion of the building is a one-story annex that appeared to have once contained offices. This building is at the highest point on the property and to its rear is unobstructed land that overlooks the commercial property to the north and the water treatment plant to the east. South of Building A is building B, which is a two-story office building with garages and workshop space attached to the rear. The front façade of this building is brick, differentiating it from the other structures on site. The building is long, with its rear near to the easterly property line. Building B is primarily comprised of garage additions, workshops, and storage spaces. Further into the property is Building C, a stand-alone, one-story cinderblock storage shed with lean-to structure attached to its south-facing side. Building D is set further into the property than the other buildings and is located between buildings C and E, more specifically, behind Building C and E in the southeasterly portion of the property. It is a stand-alone, one-story garage with two lean-to structures attached to its easterly and westerly sides. As mentioned earlier, the site slopes downwards from Grove Avenue with Building D located at a lower level as compared to the other buildings, especially C and E. In the same token, Building A is at a highest elevation, so the site slopes downwards in a diagonal fashion. Finally, Building E is in the southwest corner of the property. This is a one-story, partially enclosed A-frame building that appears to have been previously used to shelter oversized vehicles and equipment.

This property is designated as a non-condemnation area in need of redevelopment pursuant to Resolution 2026-081 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 251 ½ Grove Avenue Redevelopment Area (“Redevelopment Area”).



251 1/2 Grove Avenue Non-Condemnation Redevelopment Plan
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Figure 1: 251 1/2 Grove Redevelopment Area Context Map





1.2 PURPOSE/VISION

The 251½ Grove Avenue Redevelopment Plan sets forth standards for development and site improvements in the declared area in need of redevelopment. The 251½ Grove Avenue Redevelopment Plan (“Redevelopment Plan”) is intended to revitalize an underutilized site with a non-conforming industrial use in a manner that maintains Verona’s small-town charm and character. This Redevelopment Plan is proposed to address several Township’s issues and priorities, such as encouraging a greater diversity of housing options, incorporating new construction without undue disruption to the established character of the Township, and to promote smart growth policies in commercial zones. Furthermore, this redevelopment plan will help to provide the Township with its fair share of affordable housing for low- and moderate-income households. Most importantly, this Redevelopment Plan is being prepared to implement a settlement between the Township of Verona and the developer, JMF Properties, who was an objector to the Township’s Fourth Round Affordable Housing and Fair Share Plan.

The Redevelopment Area is proximate to an assortment of retail and commercial uses, and existing residential uses. To the west of the Redevelopment Area are commercial and retail uses. To the north, west, and south of the Redevelopment Area, along Grove Avenue and Ann Street are single-family dwellings. To the east of Redevelopment Area, along Ozone Avenue and Commerce Court, is Verona’s Wastewater Treatment Plant.

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:
 - a. The master plans of contiguous municipalities.
 - b. The master plan of the county in which the municipality is located.
 - c. The State Development and Redevelopment Plan adopted pursuant to the “State Planning Act” P.L. 1985, c.398 (C.52:18A-196 et al.).
6. 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.



7. 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.
8. 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.
9. 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.
10. 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.).
11. 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.
12. 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 2026 AREA IN NEED OF REDEVELOPMENT INVESTIGATION SUMMARY

On January 19, 2026, 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 12 on Block 1201, 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 March 26, 2026, Verona Township's Planning Board held a public hearing on the findings of the preliminary investigation as set forth within the report entitled "251 ½ Grove Avenue Area in Need of Redevelopment Preliminary Investigation Report ("AINR Report"). The AINR Report found that parcels within the area met criteria "a," "b," "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 a**

The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions. The Redevelopment Area was classified as meeting the "a" criterion, as the buildings on the property exhibited visible signs of deterioration, unwholesome working conditions, and unsanitary conditions.

- **Criterion b**

The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable. The Redevelopment Area was classified as meeting the "b" criterion, as the buildings on the property were found to be not only vacant but in a great state of disrepair.

- **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. The Redevelopment Area was classified as meeting the "d" criterion, as the property was 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 the 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 2025 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 Redevelopment Area was 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.



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The Planning Board recommended that the Township Council designate the said parcel as an area in need of redevelopment. The Township Council accepted the Planning Board's recommendation and pursuant to Resolution No. 2026-081, included herein Appendix A, designated the area as an area in need of redevelopment on April 6, 2026.

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2.2 SURROUNDING AREA CONTEXT

The Redevelopment Area is located on the northern side of Verona, proximate to the boundary with Cedar Grove, with about 50 feet of frontage along the southbound side of Grove Avenue. The site is bounded by a commercial use along its northerly property line and single-family dwellings along its westerly and southerly property lines. To the east of the property is Verona Township's Wastewater Treatment Plant. The plant is separated from the property line by the Peckman River, which flows along the property's easterly boundary. From visual inspection, in the northerly portion of the property is about 20 feet above the Peckman River and gradually drops in grade until it is level with the riverbank in the southeasterly corner of the property.

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The redevelopment area is bound by residential uses to the west, northwest, and southeast, commercial uses to the north, and the municipal wastewater treatment plant to the east. The Redevelopment Area, as shown in **Figure 3**, is located within one (1) zoning district - the Township's Professional Office and Business. ("C2") 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 single-family and some commercial to the east and commercial uses to the west.

C2 – Professional Office and Business

§150-17.11 Permitted uses.

Principal permitted uses. No building or premises shall be erected, altered or used except for uses designated for each district as follows:

1. Commercial and professional offices.
2. Commercial schools offering instruction in dance, music, fine arts and similar pursuits
3. Family day-care centers
4. Coworking space

Permitted accessory uses. Any of the following accessory uses may be permitted in conjunction with a permitted principal use:

1. Accessory use customary incidental to the principal or conditional use
2. The following accessory uses shall be permitted in an assisted living residence:
 - a) Congregate dining facilities and food preparation areas.
 - b) Administrative offices related only directly to the administration of the assisted living facility.
 - c) Facilities for health care and services such as nursing stations, physician's offices, examination rooms, and visitor accommodations, not exceeding 5% of the gross floor area.
 - d) Facilities or rooms for physical therapy.
 - e) Facilities or rooms for exercise or entertainment.

- f) Facilities for storage or maintenance.
 - g) Chapel(s).
 - h) Housekeeping and laundering services.
 - i) Personal grooming center for the benefit of residents only.
 - j) Indoor and outdoor recreation areas.
3. All supportive services and accessory uses shall be for the sole use and benefit of all the resident users and their guests, and staff working at or assigned to the facility.

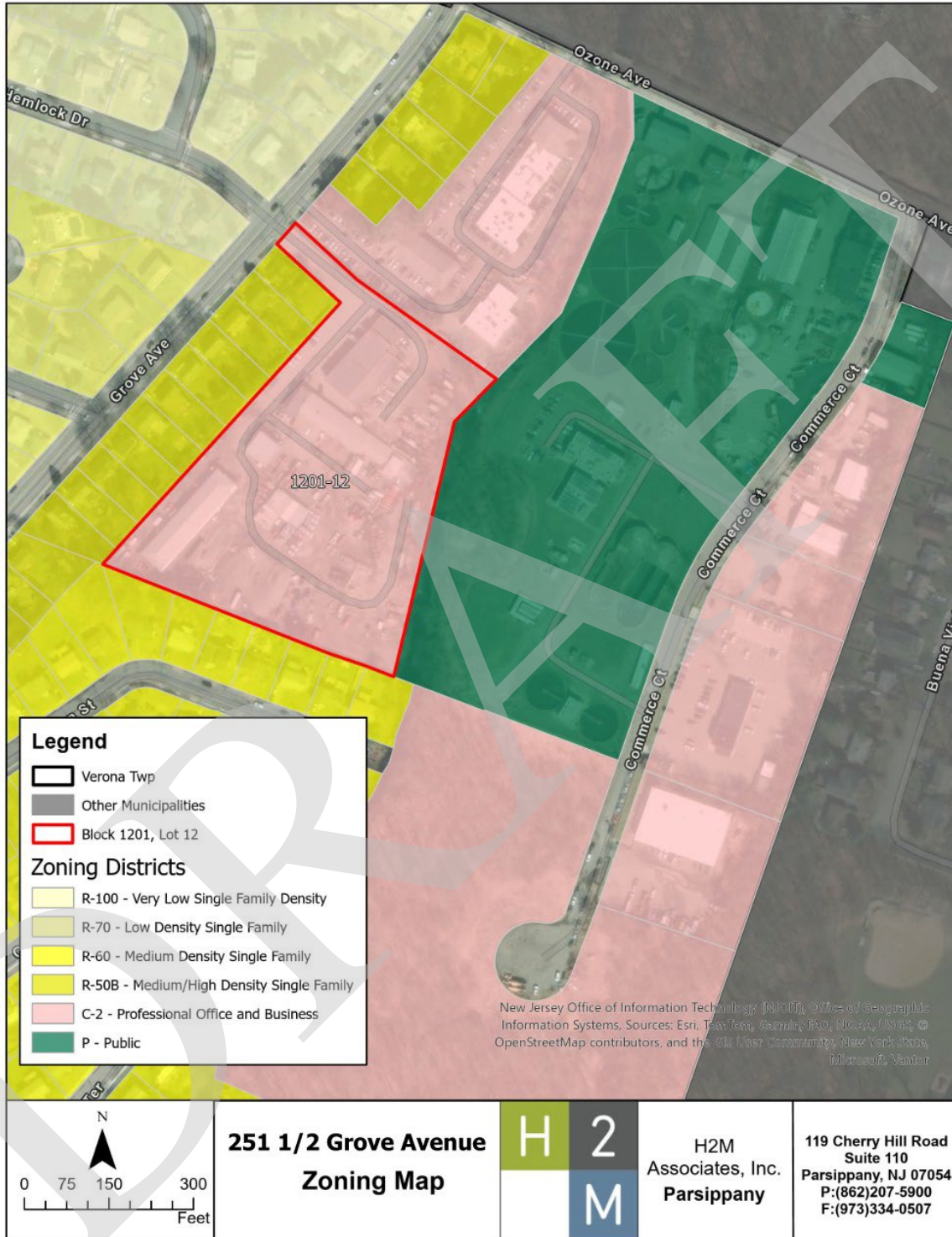
Conditional uses. The following conditional uses are permitted within the district subject to area, yard and bulk regulations and other controls identified in the conditional use regulations of this chapter.

1. Mixed residential and professional office uses (nonmedical) subject to the mixed-use standards set forth in § 150-8.3.
2. Mixed residential and commercial office uses (nonmedical) subject to the mixed-use standards set forth in § 150-8.3.
3. Mixed professional (nonmedical) and commercial office uses (nonmedical) subject to the mixed-use standards set forth in § 150-8.3.
4. Assisted living facilities subject to the assisted living facility standards set forth in § 150-8.12.



251 1/2 Grove Avenue Non-Condensation Redevelopment Plan
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Figure 3: 251 1/2 Grove Avenue Redevelopment Area Zoning Map

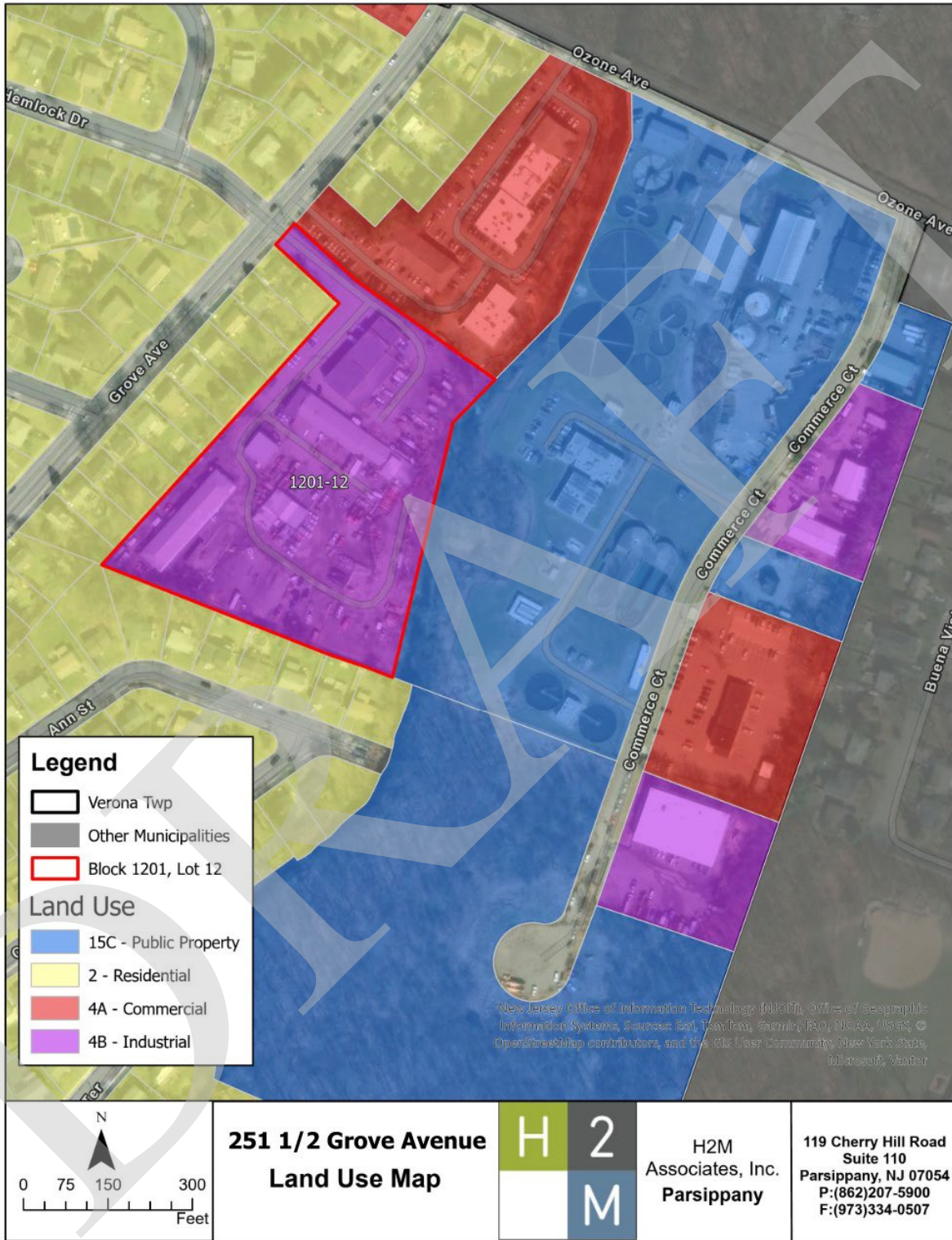


Please note that the property immediately to the south of the water treatment plant, although currently zoned as C-2, is a green acres encumbered property.



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Figure 4: 251 1/2 Grove Avenue Redevelopment Area Existing 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 2022 Master Plan’s Land Use Element sets forth the goal of promoting growth in appropriate areas that meet the current and future land use trends and in that one of the objectives is to “utilize redevelopment designations, where appropriate, to provide greater commercial and housing options.” The Master Plan also sets forth the goal of ensuring zoning district regulations and land uses align with the Township’s development goals and in that one of the goals is to “promote growth in appropriate areas that meet current and future land use trends.” Furthermore, the Land Use Element sets forth the objective to create a greater diversity of housing options, where appropriate, while “maintaining the character of the Township’s residential neighborhoods.” The 2022 Master Plan’s goals and objectives addressing the topic of redevelopment are listed below:

Land Use Goal #1:

“To encourage municipal action to guide the appropriate use or development of all lands in the Township of Verona, in a manner that will promote the public health, safety, morals, and general welfare.”

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 #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 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 seeks to promote the redevelopment of the area located at 251½ Grove Avenue (Block 1201, Lot 12) into an area that is attractive to passersby and improves an underutilized property. The Redevelopment Plan helps to achieve the Township's goals of creating growth in appropriate areas and to provide a greater diversity of housing options. This will enable the Township to increase diversity of housing types, while maintaining the existing character of the surrounding residential and commercial areas.

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. Guide redevelopment on the property to ensure that the new housing opportunities created will be desirable and marketable
4. Revitalize an obsolete, deteriorated, ill-maintained and underutilized area of the Township with high-quality development.

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.

Building Height

The vertical distance from the mean finished grade measured around the full perimeter of the building and 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, flutes, and mechanical equipment.

Dwelling, Stacked Townhouse

A residential building in which dwelling units are arranged in vertical stacks of two or more units, with each vertical stack resembling a townhouse, in which each unit has its own access to the outside, and each unit is separated from any other unit by one or more vertical and horizontal common fire walls, or such common wall system as may be approved by the Township Code Enforcement Officer.



4.0 USE AND BULK REGULATIONS

4.1 LAND USES

This redevelopment plan, as mentioned earlier, is being created to implement a settlement between the Township of Verona and the developer, JMF Properties, who was an objector to the Township's Fourth Round Affordable Housing and Fair Share Plan. The following land uses and development standards provide a framework for the physical development of the redevelopment area to provide a variety of housing options while maintaining the character of the neighborhood. The Redevelopment Area's permitted uses and bulk regulations shall be an inclusionary overlay over the underlying C-2 Zone District, shown in **Figure 3**:

1. Permitted Uses:
 - a. Townhouses.
 - b. Stacked Townhouses with integrated affordable housing family units.
 - c. At least 20% of the total proposed units shall be affordable to low- and moderate-income families.
2. Accessory Uses and Structures:
 - a. Off-street parking such as a one-car or two-car garage attached to an individual townhouse unit with a driveway, and surface parking.
 - b. Parking spaces located in enclosed garages shall have deed restriction to prohibit conversion to living space or storage space.
 - c. Refuse and recycling enclosures.
 - d. All other uses that are customarily incidental to the principal permitted uses set forth within this Redevelopment Plan.
 - e. Maintenance facilities.
 - f. Generators and ancillary enclosures.
 - g. Stormwater management facilities and other utility infrastructure.
 - h. Signs.
 - i. Fences and walls.
 - j. Individual and common mailboxes.

4.2 BULK REGULATIONS

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

Bulk Standards	Requirements
Min. Lot Area	5 acres
Maximum Number of Units	84 units
Setbacks:	
1. Building Setback from property line	30 feet*
2. Driveway Setback	10 feet from residential uses and five feet from nonresidential uses
Max. Building Coverage	30%
Max. Impervious coverage (%)	65%
Max Building Height	45 feet
Maximum Building Stories	3 stories



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Minimum Distance between Buildings	15 feet
<i>*Patios can extend 10 feet into the yard.</i>	

Figure 5: 251 1/2 Grove Avenue Redevelopment Area Concept Plan





4.3 BUILDING AND UNIT DESIGN

1. Dwelling unit size.
 - a. 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.
 - b. The number of bedrooms shall comply with NJAC 5:80-26.4.
 - c. Restricted units shall comply with pertinent UHAC regulations pursuant to NJAC 5:80-1 et. seq.
 - d. Affordable Housing unit is required as per the adopted Housing Element and Fair Share Plan and the pertinent municipal ordinances. The developer shall provide a maximum number of 84 units with 20% affordable housing set-aside, which is rounded up to 17 affordable housing within the project, consistent with the projections contained in the approved Housing Element and Fair Share Plan contained in the Master Plan. As per the Settlement Agreement, out of the maximum 84 units, 67 units shall be market rate units consisting of 30 three-bedroom units and 37 two-bedroom units. The 17 affordable units shall consist of three one-bedroom units, three three-bedroom units, and 11 two-bedroom units.
2. Laundry facilities and central air conditioning shall be provided for each individual townhouse unit. Window air conditioning units are not permitted. Television connections should be provided for each unit.
3. Design Standards:
 - a. The development shall provide varied elevations, design, and structural appearance within the context of the overall theme.
 - b. Dwelling units shall be arranged in a vertical stack that resembles a single townhouse building, with all such units sharing similar design and appearance. To create architectural interest, the front façade of each vertical stack should have varied elevations and/or varied rooflines for each adjacent vertical stack of units. Each adjacent townhome must vary in at least two (2) of the following criteria from the neighboring townhome:
 - i. The number, size, shape, or location of windows and doors.
 - ii. The profile of cornice treatment on the front façade.
 - iii. Mix of materials (brick, stone base, or siding).
 - iv. Location of porches, bay windows, and porticoes.
 - v. Color or brick, siding, or stone.
 - c. Within the development there shall be not less than two different front elevations for the townhome units.
 - d. Attached townhouses, or stacked townhouses, shall appear as a unified building mass, maintaining a common architectural language across the entire length of units. This mass shall be varied by changes in color/material variations, shifts in roof profile, and variation at corner units.
 - e. A 3-story blank wall, even if at the narrow end of a building, does not reflect acceptable design quality. Architectural relief and fine detailing to break up monotonous surfaces, especially given the visibility from neighboring properties.
 - f. Avoid applied ornamentation which is not related to building structures or architectural design. This includes arbitrary, inconsistent forms and decoration; uninterrupted floating horizontal elements; and large blank surfaces.



- g. Windows, bays, balconies, and other articulation could also be used to express the individuality of the units. Balconies should be oriented away from abutting residential properties.
- h. Avoid balconies that face the rear yards of residential uses and, where practicable, balconies should be oriented away from residences.
- i. The roofline along the building's length should be varied to reflect the individual units. This can be achieved by using separate roof forms; a combination of roof types such as shed, gabled and hipped roof(s), and gables and dormers.
- j. Where flat roofs are used, they should be detailed with cornices as noted within Section 4.11 of the Redevelopment Plan.
- k. Building and roof modulation and articulation should be used to reduce the appearance of large building masses.
 - i. Modulate the building façade with features such as porches, balconies, building wall relief, and bay windows.
 - ii. Provide roof elements such as gables, eyebrow roof forms or dormers.
 - iii. Incorporate prominent cornice, soffit or fascia details that emphasize the top of the building.
 - iv. Provide prominent roof overhangs.
- l. The rear of the buildings shall not have plain or blank facades. Elements at the front of the building should be continued towards the rear and sides of the building.
- m. Materials. This shall be provided as per Section 4.3 of the Redevelopment Plan.

The images below are examples of townhouse development designs for reference:



Above left and right: Front view of a three-story townhouse development and rear view of a three-story townhouse development



Above left and right: Front view of a three-story townhouse development and rear view of a three-story townhouse development



An example of a three story stacked townhouse development



An example of a townhouse development

4.4 DRIVEWAYS & CURBS

1. Driveways shall not be located closer than five (5) feet from a property line containing nonresidential uses, and not closer than ten (10) feet from an adjacent residential property. The 10-foot setback from the residential properties shall be provided with a landscape buffer consisting of evergreens and shrubs.
2. Two-way driveways shall be a minimum of 24 feet wide. 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.

4.5 PARKING AND LOADING

1. Adequate fire and emergency access must be provided subject to the Township of Verona Fire Department.
2. 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.
3. On-site parking shall not be used for any purpose other than residential parking related to this development.
4. Adequate parking facilities for accessibility to people with mobility impairments shall be provided as required by the Americans with Disabilities Act (ADA).
5. All required parking must be provided within the redevelopment area.
6. Parking in the redevelopment area shall be required pursuant to RSIS standards as detailed in the following table:

Permitted Uses	Minimum Parking Requirements
Stacked Townhouses	
1-bedroom	1.8 parking spaces per unit
2-bedroom	2.3 parking spaces per unit
3-bedroom	2.4 parking spaces per unit

7. 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. Parking may be provided in combination of garages and surface parking. For townhomes without a garage, parking shall be reserved proximate to the building for those units. At least one parking space shall be assigned for the one-, two- and three-bedroom affordable units to the front of the buildings.

4.6 ON-SITE PEDESTRIAN REQUIREMENTS

1. 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.
2. Walks, sidewalks and parking areas shall have lighting as required by Section 4.15 of this Redevelopment Plan.
3. 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).

4.7 SIGNAGE

1. One (1) monument sign identifying the development shall be permitted along the frontage of Grove Avenue
2. 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.
3. Maximum height of the sign shall be six feet.
4. The material and appearance of the sign base shall be complementary to the proposed development.
5. Minimum setback from property line: 10 feet.
6. Maximum area of identification panel: 12 square feet.
7. The sign shall be externally lit. Any proposed lighting shall not extend into the neighboring residential properties and cause glare.
8. The sign shall not conflict with sight triangle requirements.

4.8 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. **Type of Lighting Source.** Walks, sidewalks, entrances and parking areas shall have lighting as required by Section 4.15 of this Redevelopment Plan.
4. **Cable Television Utility.** All dwelling units shall be provided with such facilities for potential linkage to cable service.
5. Each unit shall provide laundry facilities and central air conditioning. Window air conditioning units are not permitted.



4.9 BUILDING MATERIALS

1. Building materials. Stone, masonry, brick, precast, and wood 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 vinyl, 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) shall not be permitted. Vinyl siding in combination with other natural primary materials noted in this section may be permitted. No façade of the townhouse building shall consist of only vinyl siding.
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.

4.10 BUFFERS AND LANDSCAPING

1. A minimum 15-foot landscaped buffer is required along residential zones and uses. In areas where it is impossible to meet the said setback, then the buffer may be reduced by five feet at the discretion of the Township Planner. However, that area must be augmented with additional shrubs and trees to meet the intent of this requirement.
2. Such buffer shall include a visual screen designed to produce dense cover consisting of mature trees, evergreen or evergreen-type hedges or shrubs, spaced at intervals of not more than five feet, located and maintained in good condition. The buffer shall provide a scale of height - through a combination of evergreens and deciduous to minimize impact on the neighboring residential properties. A six-foot high privacy fence shall be provided along with the plantings. Chain link fences shall not be permitted, and such a fence is encouraged to be board-on-board, solid wood, or vinyl privacy fence. Such a fence shall be placed along the property line to enable easy access for maintenance purposes.

4.11 ROOFS

1. The shape, pitch, and color of a roof should be architecturally compatible with the style, materials, and colors of such building.
2. Pitched roofs are encouraged to have dormers, chimneys, cupolas, and other similar elements to provide architectural interest. These elements shall be compatible with the style, materials, colors, and details of the building.
3. 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.
4. 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.

4.12 MECHANICAL EQUIPMENT SCREENING

1. All mechanical equipment must be screened.
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. Any parapet wall to screen mechanicals shall not be counted towards the building height calculation.
5. All ground-mounted mechanical equipment must be screened from view by a fence and shrubs and shall be located to the rear of the townhouses and not to the front or side of the buildings.
6. All ground-based mechanical equipment shall be set back a minimum of 15 feet from the residential properties and shall be appropriately screened with a board on board/solid wood/vinyl fence and shrubs.

4.13 TRASH/TRASH ENCLOSURES/RECYCLING

1. All trash enclosures shall follow all regulations set forth by Section 446-9 of the municipal code.
2. Trash enclosures shall not be located adjacent to or within any required setback from the property lines shared with the residential uses.
3. 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.
4. 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.
5. Collection enclosures shall be designed of durable materials with finishes and colors which are unified and harmonious with the overall architectural theme of the development.
6. 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.
7. 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 the 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.
8. All bulk containers used by 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.

4.14 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.



4.15 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 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 decorative, and 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. The footcandles shall be at 0.0 along the property lines, especially those shared with the adjacent residential single family homes.

4.16 STORMWATER MANAGEMENT

All developments in the Redevelopment Area shall also comply with all pertinent provisions of the Zoning Code as noted within Chapter 150, Article XXV of the Zoning Code.

4.17 SUSTAINABILITY

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

1. Landscaping
 - a. Tree plantings are required in accordance with Chapter 150-11.7, Plant Selection and Placement - Attachment 3.
 - b. A landscape buffer of at least 15 feet must be provided between the development and all the property lines. In areas where it is impossible to meet the said setback, then the buffer may be reduced by five feet at the discretion of the Township Planner. However, that area must be augmented with additional shrubs and trees to meet the intent of this requirement.
2. Waste Management and Recycling
 - a. Facilitate recycling in dwelling units by adding recycling bins and ensuring that the recycling drop-off location is clear and accessible.
 - b. Ensure that each trash room includes recycling containers or a mechanism to separate trash from recyclable materials.
 - c. 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, vinyl, or wood. Any 6-foot fence must be in the side and rear yards.

4.18 EXEMPTIONS

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 #1 of the **Land Use Element of the 2022 Master Plan** is “To encourage municipal action to guide the appropriate use or development of all lands in the Township of Verona, in a manner that will promote the public health, safety, morals, and general welfare.”

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.” Additionally, **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.”

Goal #7 of the **Land Use Element of the 2022 Master Plan** is to “Ensure zoning districts regulations and land uses align with the Township’s development goals.”

Goal 9 of the **Land Use Element of the 2022 Master Plan** is to “Continue to meet the municipal obligation to provide the Township of Verona its fair share of affordable housing for low- and moderate-income households.”

Adjacent Municipalities

The Redevelopment Area is nearby to the Verona Township’s boundary with Cedar Grove. 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. The 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, which is slated 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. Thus, 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. Given the proximity of the Peckman River to the property, certain activities in the flood hazard areas and riparian zones are regulated by the NJDEP and some activities may be prohibited or may require necessary permits from the same. Any construction waste shall be disposed of as per the required state regulations.

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 by 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 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.

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

DRAFT

APPENDIX A

**RESOLUTION 2026-016 PLANNING BOARD RECOMMENDING
THE TOWNSHIP COUNCIL DESIGNATE 251½ GROVE
AVENUE AS AN AREA IN NEED OF REDEVELOPMENT**

**RESOLUTION 2026-081 DESIGNATING CERTAIN PROPERTY
KNOWN AS 251½ GROVE AVENUE (BLOCK 1201, LOT 12) AS
AN AREA IN NEED OF REDEVELOPMENT**



RESOLUTION 2026-016
of the
PLANNING BOARD
Of The
TOWNSHIP OF VERONA

WHEREAS, the governing body of the Township of Verona by Resolution No. 2026-023 authorized the Planning Board investigate and determine whether 251 ½ Grove Avenue, Block 1201, Lot 12 (the “Property”) meets the criteria set forth in NJSA 40A:12A-1 as an area in need of Redevelopment; and

WHEREAS, on March 26, 2026 the Planning Board considered the study of the Property prepared by Sanyogita Chavan, AICP, PP of H2M Associates, its Professional Planner; and

WHEREAS, based upon the information presented to it, the Planning Board determined that the subject property is in need of redevelopment pursuant to the standards set forth in NJSA 40A:12A-5, specifically subsection (a) which provides that a property may qualify due to the neglect and severe deterioration based on the exterior and interior conditions of the buildings, and overall substandard conditions, and subsection (b) which provides that a property may qualify due to the abandonment of vacant buildings in such a state of disrepair that it is rendered untenable, and subsection (d) which provides that a property or area may qualify if it is design or functionally obsolete, and subsection (h) which provides that the designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation and that the designation will advance smart growth principles by the property’s relationship to the Township’s inclusionary housing plan and master plan.

NOW, THEREFORE, BE IS RESOLVED, by the Planning Board of the Township of Verona, Essex County, New Jersey, that the Planning Board does hereby find that the Property is in need of redevelopment and that the Board Secretary shall so advise the Governing Body of the Board’s determination.

NOW THEREFORE, BE IT FURTHER RESOLVED that a copy of this resolution be provided to the Township Manager, Township Council and Township Clerk.


MOTION TO APPROVE: Mr. Camuti **SECOND:** Vice Chair Hyndman

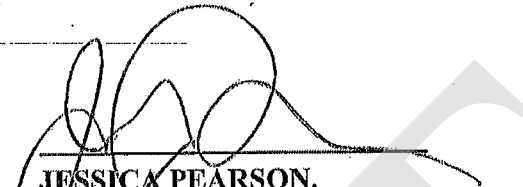
ROLL CALL VOTE:

	Y	N	Abstain	Absent		Y	N	Abstain	Absent
Mr. Magarrell (Alt. 2)	Y				Deputy Mayor McEvoy	Y			
Mr. Day (Alt. 1)				X	Mayor Tamburro				X
Mrs. Parker				X	Township Manager O’Sullivan	Y			
Mr. Lilley	Y				Vice Chair Hyndman	Y			
Mr. Camuti	Y				Chair Pearson	Y			
Mr. Freschi	Y								

*NE- Not Eligible

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE PLANNING BOARD OF REGULAR MEETING HELD ON MARCH 26, 2026.


DOLORES CARPINELLI
Secretary, Verona Planning Board


JESSICA PEARSON,
Chairperson, Verona Planning Board

DRAFT

TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY

RESOLUTION No. 2026-081

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

**DESIGNATING AND DECLARING THAT CERTAIN PROPERTY
LOCATED AT 251 1/2 GROVE AVENUE AND IDENTIFIED AS BLOCK 1201,
LOT 12 BE DECLARED A NON-CONDEMNATION AREA IN NEED OF
REDEVELOPMENT**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the "Redevelopment Law"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment or as areas in need of rehabilitation; and,

WHEREAS, by Resolution 2026-023, the Township Council (the "**Township Council**") of the Township of Verona (the "**Township**") authorized and directed the Planning Board of the Township of Verona (the "**Planning Board**") to conduct a preliminary investigation of the property identified as 251 1/2 Grove Avenue, Block 1201, Lot 12 on the tax map of the Township (the "**Study Area**") to determine whether all or a portion of the Study Area meets the criteria set forth in the Redevelopment Law to be designated as an area in need of redevelopment without condemnation powers ("**Non-Condemnation Redevelopment Area**"); and,

WHEREAS, in accordance with the Redevelopment Law, a study was performed by Sanyogita Chavan, AICP, PP of H2M Associates, the Planning Board's Professional Planner (the "**Planner**") to determine whether the Study Area should be designated an area in need of redevelopment; and,

WHEREAS, the Planner conducted an investigation and prepared a report with a map of the Study Area depicting the proposed redevelopment area and the location of the parcel under consideration which included a statement of the basis for the investigation and other information, in a report entitled "Township of Verona, 251 1/2 Grove Avenue, Area in Need of Redevelopment Preliminary Investigation Report", dated March 12, 2026 (the "**Study**"), memorializing findings and recommendations; and,

WHEREAS, the Study concluded that the Study Area satisfies the criteria set forth in N.J.S.A. 40A:12A-5(a), 5(b), 5(d), and 5(h), including but not limited to, neglect and severe deterioration of buildings, abandonment, state of disrepair, untenable conditions, dilapidation, obsolescence, and the designation is consistent with smart growth principles to be designated as a Non-Condemnation Redevelopment Area under the Redevelopment Law; and,

WHEREAS, pursuant to the Redevelopment Law, the Planning Board held a duly noticed public hearing concerning the Study ("**Public Hearing**") and gave an opportunity to be heard to all persons interested in or affected by a determination that the Study Area is a Non-Condemnation Redevelopment Area; and,

WHEREAS, at the Public Hearing on March 26, 2026, the Planning Board reviewed the findings of the Planner set forth in the Study, heard expert testimony from the Planner (Sanyogita Chavan, AICP, PP) concerning the potential designation of the Study Area as an area in need of redevelopment using the criteria set forth in the Redevelopment Law, and opened the Public Hearing to members of the public for comment and to present their own evidence and/or to address questions to the Planning Board and its representatives concerning the potential designation of the Study Area as an area in need of redevelopment with no member of the public appearing; and,

WHEREAS, based on its review of the Study and the testimony presented at the Public Hearing, the Planning Board voted to recommend to the Council that the Study Area be designated a Non-Condemnation Area in Need of Redevelopment (the "**Planning Board Recommendation**"), accepting and adopting the recommendations contained in the Study, and recommending that the Study Area be declared a Non-Condemnation Redevelopment

Area for the reasons set forth therein; and,

WHEREAS, after careful consideration of the Study, the Planning Board Recommendation, and all of the relevant facts and circumstances concerning this matter, the Township of Verona seeks to designate the Study Area as a non-condemnation area in need of redevelopment.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Verona as follows:

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

SECTION 2. Based upon the evidence and the recommendation of the Planning Board, the property in the Study Area satisfies the criteria for designation as an area in need of redevelopment set forth in N.J.S.A. 40A:12A-5(a), 5(b), 5(d), and 5(h), and such property is hereby designated as an area in need of redevelopment without condemnation powers.

SECTION 3. In connection with the redevelopment of the Study Area, the Township shall be authorized to use all the powers provided under the Redevelopment Law for use in a redevelopment area, other than the power of eminent domain.

SECTION 4. The Township Council hereby directs the Township Clerk to transmit a certified copy of this Resolution forthwith to the Commissioner of the Department of Community Affairs for review pursuant to Section 6(b)(5)(c) of the Redevelopment Law.

SECTION 5. The Township Council hereby directs the Township Clerk to serve, within ten (10) days hereof, a copy of this Resolution upon (i) all record owners of property located within the Study Area, as reflected on the tax assessor's records, and (ii) each person who filed a written objection prior to the Public Hearing, service to be in the manner provided by Section 6(b)(5)(d) of the Redevelopment Law.

SECTION 6. This Resolution shall take effect immediately.


ROLL CALL:

AYES: McGrath, Roman, McEvoy, Tamburro

NAYS:

ABSENT: Holland

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT A REGULAR MEETING HELD ON APRIL 6, 2026.


JENNIFER KIERNAN, RMC, CMC
MUNICIPAL CLERK

