



Township of Verona
251½ Grove Avenue
Area in Need of Redevelopment
Preliminary Investigation Report

Date: March 12, 2026

Prepared by:



**Preliminary Investigation for a Determination of an
Area in Need of Redevelopment Designation
for 251 ½ Grove Avenue**

Prepared for:

Verona Planning Board

Christopher Tamburro, Mayor
Jack McEvoy, Deputy Mayor
Kevin O'Sullivan, Township Manager
Jessica Pearson, Chairperson
Jason Hyndman, Vice Chairperson
Jesse Lilley
David Freschi
Tim Camuti
Julie Parker
Jim Day – Alt.#1
Dylan Margarrell– Alt.#2

Greg Mascera, Esq., Planning Board Attorney
Peter Ten Kate, Township Engineer
Dee Dee Carpinelli, Planning Board Secretary

Consultants:

H2M Associates, Inc.
119 Cherry Hill Road, Suite 110
Parsippany, NJ 07054

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



Sanyogita Chavan, AICP, PP #33LI00593300

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I. Executive Summary

The Township of Verona Mayor and Council authorized the Verona Planning Board to undertake a preliminary investigation to determine whether a specific area satisfies the statutory criteria to qualify as an “area in need of redevelopment” pursuant to the Local Redevelopment and Housing Law (“LRHL”) N.J.S.A. 40A:12A-1 et seq). More specifically:

Resolution 2026-023, included herewith in **Appendix A** of this Report, authorized the Planning Board to conduct a preliminary investigation and public hearing to determine whether the proposed property located at 251½ Grove Avenue (“Study Area”) meets the statutory criteria to qualify as an “area in need of redevelopment,” pursuant to N.J.S.A. 40A:12A-5. This redevelopment Study Area is only for the following property:

- o Block 1201, Lot 12

Importantly, the Resolution specifies that any redevelopment program in Verona would be through **non-condemnation redevelopment**. If the Study Area, or any portion of the Study Area, qualifies as an area in need of redevelopment, the Township will not be able to exercise the power of eminent domain or involuntary takings.

H2M Associates, Inc. was retained by the Township of Verona to prepare this Study. A summary of the “area in need of redevelopment” determination is presented below.

Redevelopment Criteria Summary

Block	Lot	Address	Criteria
1201	12	251½ Grove Ave	a, b, d & h

As detailed in the following sections, this area satisfies Criteria “a,” “b” and “d.” While not relied upon in the property analysis, the entire Study Area also meets redevelopment criteria “h.” The Study Area is located within the State’s Metropolitan Planning Area (PA-1) and moreover, the Township’s land use policy documents, discussed at length in this report, call for a smart growth approach to redevelopment in the area. This Study serves as the “statement setting forth the basis for the investigation,” which is required by Section 6(b) of the LRHL (N.J.S.A. 40A:12A-6).



II. Introduction

The Local Redevelopment and Housing Law (LRHL), N.J.S.A. 40A:12A-1 et. seq., sets forth steps that a municipality is required to undertake to designate a redevelopment area. In that a municipal governing body must first authorize the planning board, by resolution, to determine whether the proposed area meets the statutory criteria pursuant to Section 5 of the LRHL.

The planning board, or its consultant, then conducts the investigation and the planning board holds a public hearing. After completing its hearing on this matter, the planning board makes its recommendation to the governing body. After receiving the recommendation of the planning board, the municipal governing body may adopt a resolution determining whether the entire delineated area, a portion of the delineated area, or no part of the delineated area, is a redevelopment area.

Upon designating an “area in need of redevelopment,” a municipality may then prepare and adopt a redevelopment plan for the designated area(s). Acting as the redevelopment entity, the municipality may then engage in a variety of activities and use the powers of redevelopment granted by the LRHL to stimulate development and effectuate the redevelopment plan’s purposes. The incentives associated with such a designation may stimulate private redevelopment efforts by the property owner, or by a developer who enters into negotiations with the property owner.

This report provides an analysis of existing and historical conditions of the property in the Study Area, including a review of land use, zoning, and master plan policies, building conditions, and environmental conditions. H2M conducted exterior property inspections and interior inspections of the buildings and accessory structures on site. Based on the findings from the totality of information collected and reviewed, a determination was made as to whether the existing property conditions satisfied one or more of the statutory criteria for redevelopment. The following pages demonstrate a thorough analysis of the existing conditions within the Study Area. In addition to conducting site visits and in-person property inspections, H2M requested records from the tax assessor, building department, planning, and zoning office, code enforcement, police, and the fire departments. This information was gathered in January and February of 2026. The Study Area and surrounding properties are illustrated in **Figure 1**, below.



Figure 1: 251 1/2 Grove Avenue Redevelopment Study Area Map





Figure 2: 251 1/2 Grove Avenue Redevelopment Study Area Tax Map





III. Criteria for Redevelopment Area Determination

The property in this Study was evaluated according to the criteria contained in Section 5 of the LRHL. To qualify as an area in need of redevelopment the properties in the study must exhibit at least one of the following statutory conditions:

- (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.
- (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.
- (c) Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- (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.
- (e) A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- (f) Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- (g) In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.
- (h) The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.



In addition, **Section 3** of the LRHL allows the inclusion of parcels necessary for the effective redevelopment of the area by stating:

“...A redevelopment area may include land, buildings or improvement which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.”



IV. Redevelopment Study Area in Context

Overview

The following report evaluates the property for non-condemnation redevelopment as per the LRHL. The actions of the Mayor and Council to authorize the Planning Board to conduct the Study are as per the Fourth Round Affordable Housing Plan (HEFSP), where JMF properties were one of the challengers to the Township's HEFSP. The designation of this Study Area as an area in need of redevelopment aligns with the Township's goals to guide development of lands in a manner that will promote public health, safety, morals, general welfare of the Township, and helps in fulfilling the Township's constitutional obligation to provide affordable housing. With the tools afforded to the Township of Verona through the LRHL, a comprehensive approach that balances the need to address private property rights and overall civic interests can be undertaken.

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." Thus, the redevelopment investigation is being undertaken with the intent to comprehensively revitalize the Study Area to address several Township issues and priorities, such as providing greater diversity in housing options, incentivizing property and façade improvements, and protecting and preserving the "small-town" charm and residential character of the Township of Verona.



Land Use

The Study Area is on one lot identified in Verona Township's tax maps as Block 1201, Lot 12 at 251½ Grove Avenue. As per the property record, included herein within **Appendix B**, the lot contains an area of approximately 5.54 acres. The Study Area is a flag lot with about 50 feet of frontage along the southeasterly side of Grove Avenue. As per the municipal ordinance, flag lots are strictly prohibited in the Township (§150-2.3 Definitions.) As such, the Study Area's lot's configuration is a pre-existing nonconformity. The majority of the lot area abuts single-family residential uses along the easterly side of Grove Avenue and the northerly side of Ann Street. The Study Area is located in the Township's C-2 Professional and Office Business Zone District. A detailed description of the permitted uses and bulk standards for the C-2 zone can be found in **Section V** of this document.

Access to the property is provided by a single driveway along Grove Avenue. The driveway follows the northerly property line and traverses into the site for about 150 feet before it meets the bulk of the lot area. 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 at its rear; a one-story garage; a one-story storage; 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.

As seen in **Figure 3**, the property is bounded by residential, commercial, and publicly owned property. To the northwest and south of the Study Area, are single-family dwellings with frontage along Grove Avenue and Ann Street, respectively. The uses along the northerly property line are commercial. Verona's Municipal Wastewater Treatment Plant ("wastewater treatment plant") is located to the west of the property, separated by the Peckman River. As seen in **Figure 4**, the Study Area is within the Professional Office and Business "C-2" Zone District. The Study area abuts parcels in the residential R-100 to the northwesterly side and R-60 Zones along its westerly and southerly property line. To the west of the property, the parcel containing the wastewater treatment plant is in the P Public Zone. To the southeast and east, along Commerce Street, there are other parcels in the C-2 Zone that are not contiguous with the Study Area. The property to the south of the wastewater treatment plant, although currently located in the C-2 Zone, is a green acres property, which means that it is deed restricted and cannot be developed.



Figure 3: 251½ Grove Avenue Redevelopment Study Area Existing Land Use Map

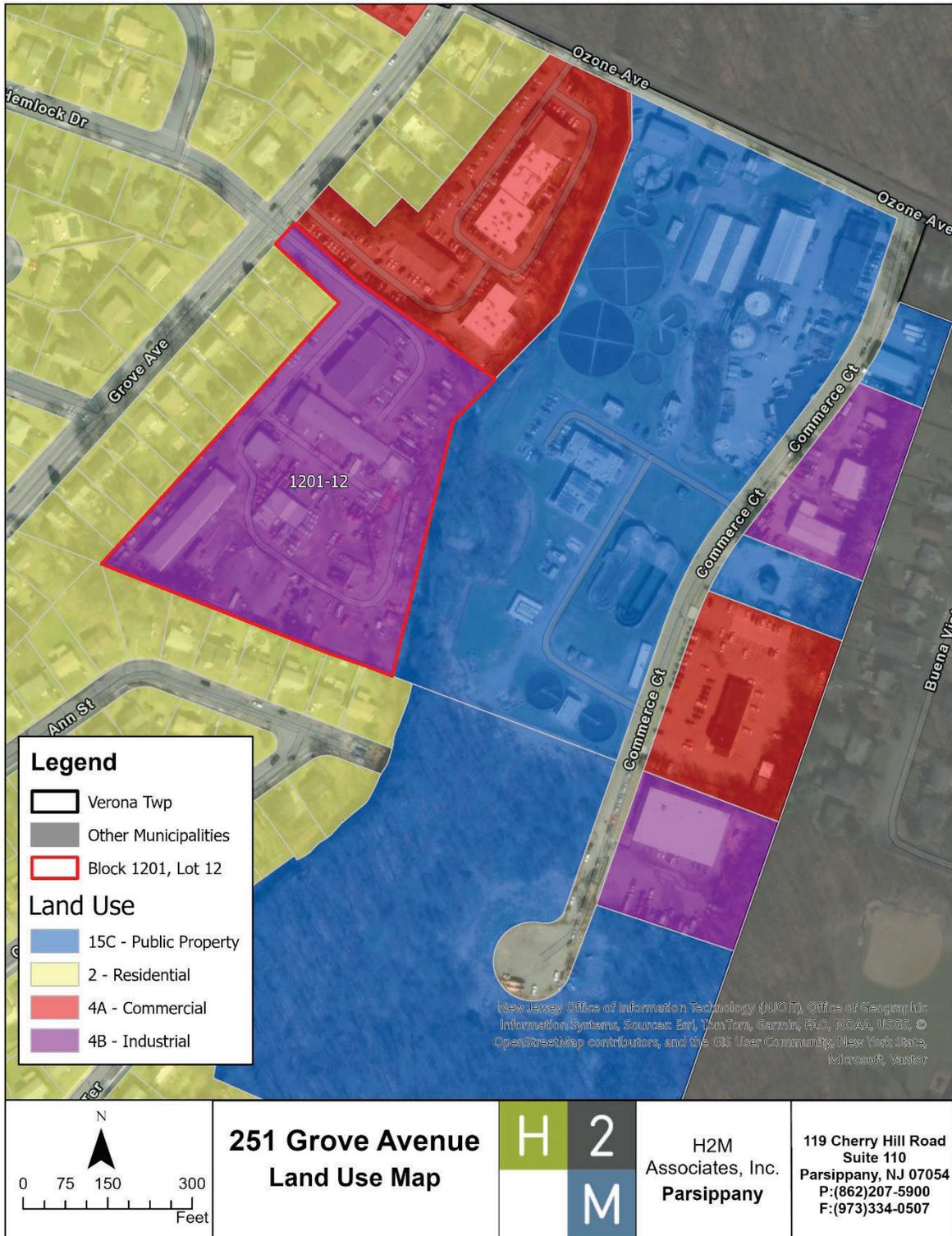
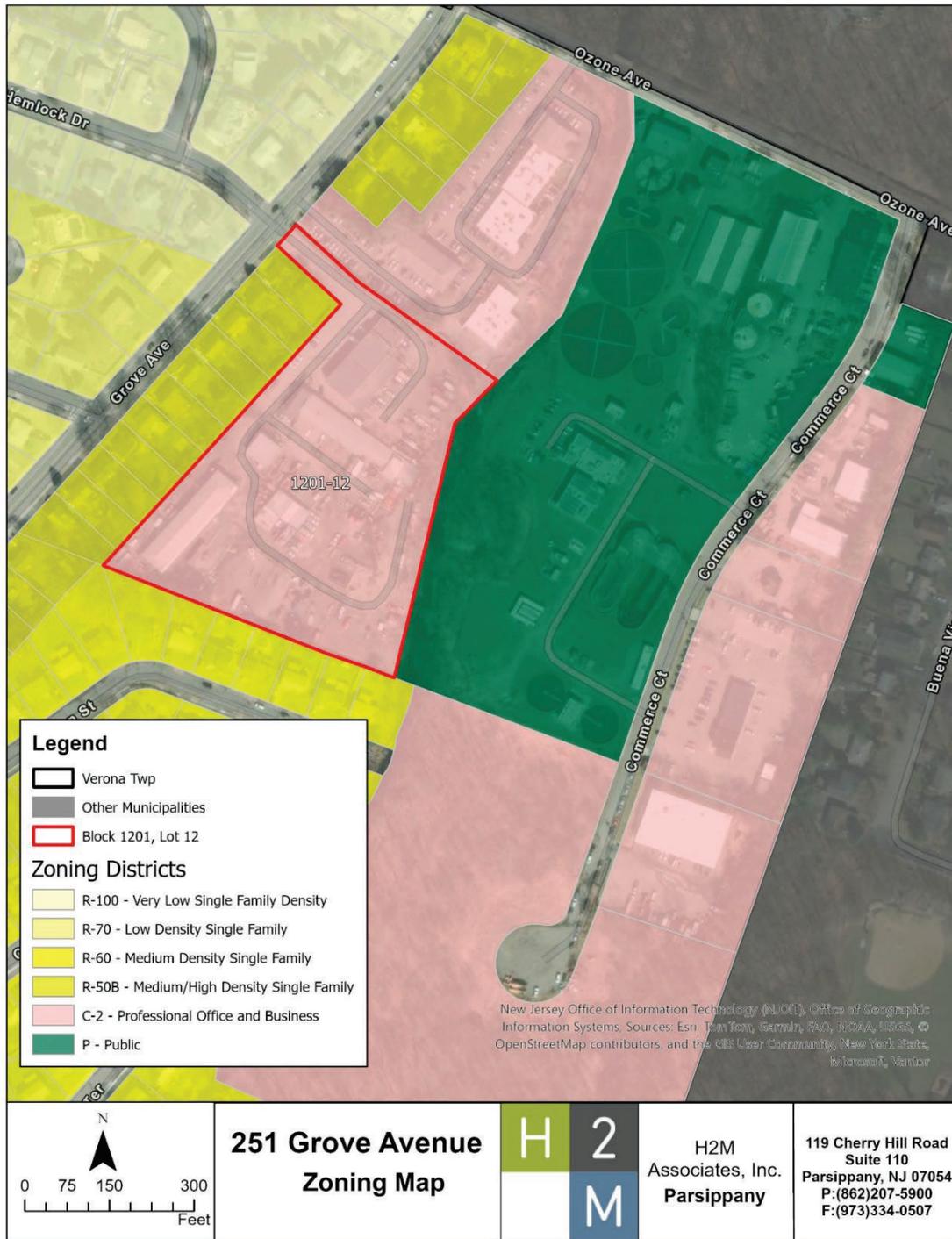




Figure 4: 251 ½ Grove Avenue Redevelopment Study Area Zoning Map



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.



Circulation

The property in the Study Area, as mentioned in the prior section, has frontage along the easterly side of Grove Avenue. Grove Ave (CR-639) is a county roadway that serves as major collector connecting residential neighborhoods with downtown Verona and Cedar Grove. This roadway begins at its intersection with Bloomfield Avenue and then traverses in the northerly direction until it terminates at the intersection with Pompton Avenue (NJ State Route 23), in Cedar Grove.



V. Relevant Planning & Zoning

Relevant Policies, Plans & Studies

H2M reviewed the Township's 2022 Master Plan to understand the existing issues, as well as the goals, policies and recommendations for land use and development that are relevant to the Study Area. The Study Area is located in the C-2 Zone District. The 2022 Master Plan sets forth goals and objectives and includes a Land Use Plan Element along with other plan elements such as Circulation Element, Economic Development Element, Sustainability Element, Community Facilities Element, and Historic Preservation Element.

2022 Master Plan

The following section identifies the goals and objectives in the Land Use Element and Economic Development Element of the 2022 Master Plan that are relevant to this redevelopment investigation:

Land Use Element 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 Element Goal 5:

Promote growth in appropriate areas that meet current and future land use trends.

In that the following objectives are relevant to the Study Area:

5b: Consider greater diversity of housing options, where appropriate, while maintaining the existing character of the Township's residential neighborhoods.

5c: Utilize redevelopment designations, where appropriate, to provide greater commercial and housing options.

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 Element Goal 7:

Ensure zoning districts regulations and land uses align with the Township's development goals.

7e: Promote smart growth policies in future development in commercial and mixed-use zones.

Land Use Element 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.

The Land Use Plan Element recommends that the Township "consider utilizing redevelopment tools on existing underutilized sites in commercial areas." This review should include a focus on design standards for development that preserve the residential character of the Township. Furthermore, redevelopment should encourage a greater diversity of housing options and should promote public health, safety, morals, and general welfare of Verona residents. Moreover, the Study Area is in the C-2 Zone District, and has access to Grove Avenue, a county roadway that provides connectivity to Verona's downtown and neighboring communities.



2025 State Development and Redevelopment Plan (SDRP)

In 1986, the New Jersey Legislature passed the New Jersey State Planning Act, which created the State Planning Commission and required the preparation and adoption of the State Development and Redevelopment Plan (the “State Plan”). The most current adopted plan is dated December 17, 2025, which supersedes the previous State Plan that was adopted in 2001. The purpose of the State Plan is to:

Coordinate Planning Activities and establish statewide planning objectives in the following area: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services and intergovernmental coordination (N.J.S.A. 52:18A-200(f), the State Planning Act).

The 2025 SDRP sets forth the following ten goals:

1. *Promote economic growth that benefits all residents of New Jersey.*
2. *Provide an adequate supply of housing for residents of all ages and incomes in communities of their choice that meet their needs and offer ready access to the full range of supportive goods and services.*
3. *Economic opportunity through nation-leading infrastructure.*
4. *Revitalize and recenter the State’s underutilized developed areas.*
5. *Effectively address the adverse impacts of global climate change.*
6. *Protect, maintain, and restore the State’s natural and water resources and ecosystems.*
7. *Protect the environment; prevent and clean up pollution.*
8. *Protect, enhance, and improve access to areas with exceptional archeological, historic, cultural, scenic, open space, and recreational value.*
9. *Implement equitable planning practices to promote thriving communities for all New Jerseyans.*
10. *Foster sound and integrated planning and implementation at all levels Statewide.*

The State Plan uses a policy map to differentiate areas from highest growth to lowest growth based on information, such as natural resources, sewer availability, etc. These differentiations are called planning areas, which range from PA1-Metropolitan to PA5-Environmentally Sensitive Planning Area. The Township of Verona is almost fully located within the Planning Area 1-Metropolitan Planning (PA1).

The intent of the PA1 area of the SDRP is to:

- Provide for much of the state’s future growth in compact development and redevelopment;
- Revitalize cities and towns and neighborhoods;
- Promote growth in compact forms;
- Stabilize and enhance older suburbs;
- Promote growth that occurs in appropriate areas that are pedestrian friendly, and compact transit oriented forms;
- Redesign and revitalize auto oriented areas;
- Protect and enhance the character of existing stable communities.

The Study Area, within the PA-1 area, is a location consistent with “Smart Growth” planning principles. Beyond this, the Study Area meets redevelopment criteria “h” as the Township’s land use policy documents recommend a smart growth redevelopment approach for this area.



Existing Zoning

The Study Area is within one (1) zoning district, which is the Township's "C-2" Professional Office and Business Zone District. A list of permitted uses allowed in the zone district is provided below. The complete zoning standards for each District can be found in Chapter 150 of the Township Code.

C-2 – 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 art and similar pursuits.
3. Family day-care centers.
4. Coworking space.

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 uses 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.

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.



VI. Methodology

The information obtained to prepare this Study came from a variety of sources such as municipal records, planning documents, NJDEP data, and in-person property inspections. H2M requested and reviewed the following records, documents, and available online data.

- Official Tax Maps
- Tax Assessor records
- Accident reports, summons, and crime data from the police records
- Fire Department reports
- Police Department Reports
- Code violations
- Inspection reports
- Recent development applications and approvals
- NJDEP Known Contaminated Sites information
- NJDEP Data Miner
- Master Plan documents
- Zoning Map and Zoning Ordinance

Site Visits

H2M visited the property on February 5, 2026, February 19, 2026, and March 12, 2026. The site visit on February 5, 2026, was after a major snowstorm. Therefore, the site could not be accessed on that date as the gate was jammed shut due to the unplowed snow. During the site visit on February 19, H2M was able to fully access the exterior and interior of the buildings and examine the existing site conditions despite the snow cover. H2M visited the site on March 12, 2026, after the snow had completely melted. Previously, H2M visited the site in 2021 and 2022 during the preparation of Verona Township's 2022 Master Plan. Upon visiting the site in 2026, it was clear that the debris, motor vehicles and containers, tires, barrels, etc. that were observed in our 2021 and 2022 site visits were cleared from the property. The adjacent properties discussed in this report were reviewed from within the Study Area, to provide context of the Study Area with respect to its immediate vicinity.



VII. Property Analysis

The following pages provide an evaluation of the property in the Study Area to determine if it meets one or more of the eight statutory redevelopment criteria. In making the determination, the analysis considered site issues and the Township's policy recommendations for the Study Area as discussed in the prior sections of this document.

251 ½ Grove Avenue Block 1201, Lot 12



Owner(s): Marve Development Corp.

Acreage 5.54

Year Built 1960

Tax Class 4B – Industrial

Building Types Warehouse, garages, and offices.

Zone District C-2 – Professional Office/Business

Permitted Use Commercial & Professional Offices



Figure 5: Key Map of 251 ½ Grove Study Area identifying the different buildings



- A: One-story Building with Warehouse and Garage
- B: Two-story Office Building with Garages and Workshops Attached to the Rear
- C: Stand-Alone, One-Story Storage Shed with One (1) Lean-to Structure
- D: Stand-Alone, One-Story Garage with Two (2) Lean-to Structures
- E: One-Story, Partially Enclosed A-Frame Building

	251 Grove Avenue Aerial Map with Key		H2M Associates, Inc. Parsippany	119 Cherry Hill Road Suite 110 Parsippany, NJ 07054 P:(862)207-5900 F:(973)334-0507
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Property Description

Block 1201, Lot 12 is a flag lot with about 50 feet of frontage from the right of way along the northbound side of Grove Avenue. This narrow band of frontage, about 150 feet in length, is the only point of access to the site from Grove Avenue. Except for the driveway, the property is not visible from nearby roadways because it is enclosed by the surrounding uses. 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 the wastewater treatment plant, which is separated from the property by the Peckman River which flows along the easterly boundary.

The property is situated at a higher elevation that gradually slopes downwards towards the Peckman River, from northwest to southeast of the property. Based on visual inspection, the northeasterly portion of the property appears to be approximately 20 feet above the Peckman River and gradually drops in grade until it is almost at level with the riverbank in the southeasterly corner of the property. The property is developed with five buildings as illustrated and labeled “A” through “E” in **Figure 5** above.¹ Most of the buildings on the property are clustered along an asphalt drive-aisle along the westerly property line. The buildings are set back about 50 feet from the rear property lines of the residential uses along Grove Avenue, except for Building D, which is set back about 100 feet. As seen in Figure 5, there are no buildings or accessory structures in the southeasterly corner of the property; however, the entirety of the area is covered in asphalt and gravel.

The driveway from Grove Avenue, in the northerly portion of the property, leads to a chain link fence with a gate that encloses the property. Beyond the entrance gate is Building A, which is a one-story warehouse with additional garages to the rear. There is a one-story annex along the northern facade of the building, which appears to have once contained offices. This building is at the highest point on the property and to its rear is an undeveloped portion of the property that overlooks the commercial property to the north and the water treatment plant to the east. Building B is located to the south of Building A. This is a one-story office building with garages and workshop space attached to the rear. The front façade of this building is brick, which differentiates it from the other structures on site. The building is long, with its rear close to the easterly property line. Building B is primarily comprised of garage additions, workshops, and storage spaces. To the south of Building B is Building C, a stand-alone, one-story cinderblock storage shed with a lean-to structure on one 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. The interior of Building D contains a make-shift office space, most likely added by the previous tenants. 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 southwesterly 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.

Zoning

The site was utilized for various commercial and industrial uses such as contracting services and the repair and storage of vehicles, trucks, and equipment. This was an existing non-conforming use in the C-2 Zone District. Based on the conversation with the real estate agent, the site has been vacant for a while. Based on the 2022 Settlement Agreement between the Township and the property owner, the property has been vacant for more than two years.

¹ All structures, vehicles, and other objects depicted in Figure 5 exclusive of the five labeled buildings, were removed prior to H2M’s 2026 site visit as a requirement of a 2022 Settlement Agreement between Verona and the property owner, Marve Development Corp. This Settlement Agreement is described in further detail under section “Building Department and included with the resolution in Appendix A.”



Building Department

1. On March 30, 2022, the Code Enforcement Office of Verona's Department of Public Works issued a violation to the property owner of 251 ½ Grove Avenue for property maintenance. The violation was issued for portions of chain-link and wood fencing that were in a state of disrepair and leaning toward a neighboring property. The property owner was required to resolve the violation by replacing the damaged fencing and cleaning debris around the fence.
2. The Township of Verona adopted resolution 2022-163 on August 22, 2022, authorizing the Township Manager to execute a Settlement Agreement with 251 ½ Grove Avenue regarding the issuance of 28 zoning violations to the property owner. The Township contended that these violations constituted an expansion of non-conforming uses in the C-2 zone including outdoor vehicle repair, parking, and equipment storage. As part of the Settlement Agreement, the property owner was required to remove all self-storage pods from the property by December 31, 2022. Furthermore, the property owner was required to vacate from the property any landscapers, fabricators, and vehicle repair contractors and not permit any new tenants to utilize the property in such a way that would violate the current zoning. Finally, the property owner was required to cease the zoning violations, and any non-conforming uses were to be brought into compliance with the current zoning standards for the property by December 31, 2023.

Environmental

There are three enforcement actions associated with this site as per NJDEP DataMiner (Site ID: 64406; PI Name: "Marvec Construction Corpor").

1. 04/14/10—Received a violation for "Discharging stormwater without a valid NJPDES permit issued by the Department." The status violation was marked as "Further Action" but the case was closed on 04/16/10.
2. 12/21/12—Received two violations for "Failure to submit the Certification Form that the SPPP² was implemented within eighteen (18) months from the EDPA³" and "Failure to submit the Certification Form that the SPPP was prepared within six (6) months from the EDPA." Both status violations were marked as "Satisfied" and the case was closed on 12/28/12.
3. 08/25/25—Received a violation for "Failure to submit a remedial investigation report within the required timeframe." The status violation was marked as "Satisfied" and the case was closed as of 10/02/2025.

There is a separate enforcement action for the adjacent lot identified as Block 1201, Lot 11 (271 Grove Avenue), which is identified as a Known Contaminated Site. It is our understanding that this site is currently under soil remediation. Upon site visit on March 12, 2026, we noticed a few monitoring wells at 251½ Grove Avenue which, according to the real estate agent, were due to this adjacent property.

Fire Records

1. 11/4/21—The Fire department issued a notice of "Imminent Hazard and Orders to Take Corrective Action" for a business operating as a tenant on the property, dated 11/2/2021. These violations included a leaking sprinkler system that had to be shut down by Fire Department personnel, an inoperable sprinkler system, the inability of the property owner to provide a Fire Watch as required, and a faulty fire alarm system that was unable to reset due to sprinkler issues. These violations were marked "abated" on 11/4/2021.
2. 12/13/23—Fire Department issued a "Notice of Violations and Order to Correct" for the following: deficiencies in the sprinkler system; a fire alarm that is unable to reset due to the sprinkler system, fire protection systems must always be in operational condition; and fire protection shall be maintained as installed.

² SPPP is an acronym for Stormwater Pollution Prevention Plan

³ EDPA is an acronym for Effective Date of Permit Authorization



3. 1/26/24—Fire Department issued a letter that notified the property owner, Marve Development Corp., that the property had incurred several NJ Fire Code violations and a violation of the Township ordinance. These violations included:
 - a. A sprinkler system that was turned off and a fire alarm system that was not being monitored in a building with combustible materials such as an RV, a car trailer, and a boat (N.J.A.C. 5:70-3, 311.2.2 exceptions 1 and 2).
 - b. A sprinkler system that was turned off and fire alarm system was not monitored (5:70-3, 907.6.6 and N.J.A.C. 5:70-3, 907.8.5).
 - c. A fire alarm system that continues to activate and trigger false alarms on the property (Township Ordinance 262-10).
 - d. Buildings on the property were not fully secured. If a door or window is missing, it must be secured with plywood (N.J.A.C. 5:70-3, 311.2).
 - e. Access to the property and buildings is required for fire department vehicles. Anly locked door keys must be maintained in the Knoxbox key box on site (N.J.A.C. 5:70-3, 3301.1 and N.J.A.C 5:70-3, 3301.2).

Police Records

Since 2021, the police and fire department have responded to the following calls at the address:

1. 05/26/21—Police Department responded to a civilian motor vehicle accident report.
2. 07/30/21—A noise complaint was reported.
3. 04/20/22—A dispute was reported, and additional back-up was requested roughly ten minutes after the initial officer arrived on the scene.
4. 04/20/22—A dispute was reported regarding unwanted parties working on the property. The property owner claimed that a tree cutting service was operating on the property without prior permission to perform work for a homeowner.
5. 05/04/22—Police Department responded to a theft by unlawful taking or disposition.
6. 09/09/22—Police Department responded to a noise complaint. Additional back-up was requested.
7. 04/15/23—Police Department responded to a disorderly conduct report.
8. 08/13/23—A suspicious motor vehicle was reported.
9. 08/30/23—Police Department were dispatched when a firearm, a long gun rifle, was found in a recycling dumpster located at the rear of the property. The dumpster was owned by a bulk waste removal company, not associated with the property. Additional back-up was requested, and the rifle was transported to police headquarters for safekeeping. No other firearms were located in the dumpster. The police report noted that no visible serial numbers were located on the rifle during inspection.
10. 04/21/2023 – 02/01/2024 — During this period, the Verona Fire Department or Verona Police department were dispatched to the property in response to twenty-seven incidents of a triggered alarm. This includes thirteen dispatches to provide back-up for the officer that first responded to the triggered alarm. Of these incidents seven (7) were false alarms, four (4) were canceled, and twenty cleared.
11. 01/27/24—Town Ordinances/Other—Refers to a special complaint that was issued to property owner in violation of municipal ordinance 262-10 FALSE ALARMS with a court date of 02/22/24 at 4:00 pm.
12. 01/28/24—The Verona Fire Department responded to a triggered alarm. Additional fire department back-up was requested.



13. 01/30/24—The Verona Fire Department responded to an incident. Additional fire department back-up was requested.
14. 02/01/24—Police Department responded to a triggered alarm, and additional back-up from the fire department was requested.
15. 12/06/24—Police Department responded to burglary of a vehicle. The victim's trailer was ransacked and items—including tools and personal items—inside and outside the trailer were stolen by unknown person(s).
16. 06/24/2025—Police Department responded to a suspicious incident reported. Two other police officers were requested as back-up.

Recent Investment

There are no records associated with this site.



Criteria Recommendation

The property meets redevelopment criteria “a”, “b”, “d”, and “h” and should be designated as an Area in Need of Redevelopment.

Criteria Applicability

Criterion “a”: This criterion is applicable when the generality of buildings is 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 focus in establishing this criterion is to focus on the physical condition of the buildings within the study area. This is achieved through a site visit and assessing the physical condition of the buildings in the study area. If deterioration is severe, it is often apparent from an exterior inspection of the building or buildings in the area along with the interior examination of the buildings. H2M inspected the exterior of the property and interiors of each building on the site. As seen in the photographs included herein, the buildings show visible signs of abandonment and deterioration.

Criterion “b”: This criterion applies to vacant buildings and structures that were used for commercial and industrial purposes. This criterion primarily focuses on the long-term vacancy of a site as opposed to criterion “a” which focuses on the physical deterioration of buildings and structures on a property. The site must exhibit one or more of the conditions listed within Section 5.b of the LRHL. These conditions may include the discontinuation of buildings for commercial, manufacturing, and industrial purposes, the abandonment of such buildings; the vacancy of such buildings for at least two consecutive years and if the property was allowed to fall into a state of such disrepair that is untenable.

In 2022, the property owner and the Township entered into a Settlement Agreement which required the property owner to fully vacate the site by December 2023 and prohibited new tenants on the property in the future. As of the date of writing this report, the property has been vacant for more than two years. However, as seen in the photographs included herein, the deterioration is such that the property is untenable.

Criterion “d”: This criterion expands upon the analysis of buildings in the Study Area under criteria “a” and “b”. Whereas analysis of the property under criteria “a” and “b” is limited to just focusing on the condition of the principal buildings on site. Criterion “d” expands the analysis to also include a review of the existing site conditions in order to assess how a site functions. This review of the site improvements includes accessory structures, loading areas or lack thereof, driveways, and parking lots. In general, properties that meet this criterion are used in a manner that is not consistent with modern land use planning standards and practices. Some of the factors to be reviewed include the location and relationship of buildings, accessory structures, on-site circulation and parking, land use conflicts, lack of stormwater management, environmental contamination resulting from the previous and current site operations, as well as lot and building coverage. Properties that meet the “d” criterion are being used in a manner inconsistent with modern land use planning standards and practices.

There must be a showing that the current arrangement and conditions of the buildings and improvements on site exhibit conditions listed within Section 5.d of the LRHL. This can include either dilapidation; obsolescence; overcrowding; faulty arrangement or design; lack of ventilation; light and sanitary facilities; excessive land coverage; lack of adequate buffering; deleterious land use; or obsolete layout.

The Study Area was found to meet criteria “a”, “d”, and “b.” As shown in the photographs, the property meets several of the conditions explained above. Furthermore, greater the number of these conditions and consequently more significant the problems created by these conditions, the stronger is the finding that the Study Area meets the “a”, “b”, and “d” criteria.

Upon entering the site, it was apparent that the property was not actively maintained. In fact, on February 5, 2026, the site was inaccessible as it was not plowed (covered with 18 inches of snow), and this obstructed the gate from opening. As stated in the **Property Description** above and depicted in the aerial photograph, the site is almost fully covered in asphalt and gravel. However, during H2M’s site visit in February 2026, all the paved areas were blanketed in about 12 inches or more of compacted snow and ice. This obscured the true condition of the paved area, but overgrowth was visible through the snow thereby suggesting lack of maintenance. Specifically, significant overgrowth was observed in the northerly portion of the property to



the rear of Building A and the southeasterly corner of the property to the rear of Building D. This was confirmed upon H2M's site visit on March 12, 2026, when all the snow had melted revealing the lack of maintenance, lack of stormwater management, cracked pavement holding rainwater, and overgrowth throughout the parking areas. Parking on the property is undefined and contributes to the poor circulation on the site. There is no clear differentiation between the driveway and parking spaces. The configuration of the parking lot does not conform to standards and requirements set forth by §150.12 (Off-Street Parking, Loading and Performance Standards and Design Criteria) of the municipal ordinance.

The condition of the buildings also exhibited a complete lack of maintenance. Many of the smaller windows on Buildings A, B, C, and D were broken or missing. The larger windows on these buildings were boarded with plywood. There were broken glass pieces strewn between buildings and within the interior spaces as well. The real estate agent for the property expressed that vandalism was an ongoing issue for the property, which is further supported by the police reports attached in **Appendix C**, and the graffiti on the walls. Furthermore, the real estate agent explained that the windows were boarded to prevent further damage to the remaining windows and to hinder unauthorized reentry. Except for Building B, the building interiors were mostly clear of furniture, equipment, and other items.

The following section provides a description of the existing building conditions:

Building A

This building consists of warehouse space, two oversized garages, and a one-story annex that appeared to be previously used as an office space. The paint was peeling and faded on the façade and the garage doors were bent and rusting. All the windows and front door of the one-story annex were boarded up. The windows to the garage and warehouse spaces were not boarded up but many were either missing glass or had broken glass. Overall, the interior of the garages and warehouse did not exhibit any obvious signs of deterioration except in some places there was dented and punctured drywall, and exposed insulation. A utility closet in one of the larger garages was constructed of plywood and scrap wood and was left open to reveal exposed wiring. In the annex, the office space was in a worse condition with several large stones scattered on the floor—they may have likely been used to break the windows and glass fixtures in the office. The floor was littered with shattered glass from the broken windows and broken glass panels from the interior doors. Some of the ceiling tiles in the office space had fallen to the ground. In one room of the office area, there was a small sooty circle at the center of the room which may have been caused by a small fire.

Building B

This is a two-story building that, as per the real estate agent, was used as the main administrative office for the site. The offices were located towards the front portion of the building while the rear portion contained three garages and an attached storage shed. In addition to the boarded windows, the exterior of building exhibited a state of disrepair with peeling paint, a sagging roof, and warped window trimming. The concrete patio towards the rear of the building was overgrown and cracked. The graffiti on the wall and strewn trash indicates that Building B was vandalized, which in turn made it difficult for H2M to navigate the interior of the building. The shattered windows are now boarded up, but the glass still covers the floor. The front entrance and lobby were piled with broken furniture and garbage. Both floors of the building were spray-painted with vulgarities. In a conference room on the second floor, a mini fridge was found open and still functioning but littered with rodent droppings. Also observed was a small bathroom containing a toilet caked in waste and stuffed with soiled paper towels. The garages towards the rear of the building exhibited exposed wiring and rotting wooden rafters and pillars that may have been damaged by water infiltration. In the garages, the ceiling tiles had fallen to the floor along with the insulation. One of the garages in Building B contained a wooden loft where insulation had fallen from the ceiling and a bag of concrete had been dumped over the staircase that led to it. Overall, this building exhibited the most damage and had the most obvious signs of vandalism as compared to the other buildings on the property.

Building C

This is the smallest building on the property and is a one-story, masonry storage shed with a lean-to structure attached to the south facing wall. Crumbling concrete stairs, on its west-facing wall, lead to a doorway that serves as the building's only point of entrance. The interior had concrete flooring and



unfinished cinder-block walls. Like all the other buildings on the property, some of its windows were broken and hence boarded up with plywood. At the south-facing facade of the building, a door was visible from the exterior but interior inspection revealed that this doorway had been closed with sloppily installed cinderblock masonry. The wooden rafters of the building were exposed, revealing the wiring for the building's lighting system. The wooden rafters appeared worn and grey, suggesting that they may have been exposed to the elements or possibly water infiltration. Other than a small rug covered in animal feces, this structure was empty.

Building D

Like Building C, Building D is a small structure relative to the other buildings on the property. It is also a one-story structure, with two garage doors serving as entrances to the property. Two lean-to structures were attached to the north facing and south facing wall. The roof of the building and the lean-to structures were sagging and warped. The paint on the façade is faded which exposed the rotting wood siding and crumbling cinderblock along the foundation of the structure. Many of its windows were broken and some were boarded up. The interior flooring consisted of unfinished concrete, while the walls and ceilings were finished in a haphazard manner resulting in the exposed electrical wiring and uneven drywall seams. Curiously, Building D also contained a well-painted, wooden structure—likely used as a makeshift office space—with glass windows, a French door, and shelving. Nevertheless, the structure was showing signs of deterioration including weeds growing between the cracks in the concrete floors and warping of the drywall and ceiling tiles.

Building E

Finally, Building E is a one-story A-frame structure that was used to shelter oversized vehicles and equipment. It is a partially enclosed, cinderblock masonry structure, where the southeast-facing side consists of pillars and no walls or doors enclosing the same. The roofing consists of aluminum sheets which are uneven and patched, and sag significantly along the east-facing side of the building. Parts of the wooden rafters supporting the roof appear to be broken or rotting in some places. The northwest-facing wall has windows, many of which are broken but are not boarded up. The concrete flooring inside the structure is cracked and filled with overgrowth.

In addition to the in-person examination of the site, H2M reviewed police and fire department records, which are described in the section entitled "**Police Records**" and "**Fire Records.**" Between 2022 and 2023, when the site had commercial and industrial tenants, police responded to calls for a dispute in April of 2022, for a reported theft in May 2022, a dispute in April 2023, and for a firearm that was found in the dumpster of a waste disposal company in August 2023. For several months, between April 2023 and February 2024, the police and fire department responded to false fire alarms triggered by a broken alarm system on the property. This ultimately resulted in a special complaint issued to the property owner in January 2024 for the violation of municipal ordinance "§262-10 FALSE ALARMS." Later, after tenants were officially vacated from the site, the police responded to reports of a burglary of a vehicle on the site in December 2024, and suspicious activity in June 2025. Furthermore, the Verona Fire department issued three notices ordering the property owner to address Verona's zoning and New Jersey fire code violations for the site in 2021, 2023, and 2024. These violations included faulty and/or deficient sprinkler systems and fire alarm systems, the storage of combustible materials in a building with a shut-off sprinkler system, unmonitored fire alarm systems, and the aforementioned violation of municipal ordinance §262-10 for repeated false fire alarms.

As per NJDEP's DataMiner database, the DEP had issued three enforcement actions to the property owner since 2010. The most recent enforcement action was issued in August of 2025 for "Failure to submit a remedial investigation report within the required timeframe." This action was closed as of October 2, 2025, with the status "Satisfied." Nevertheless, these infractions indicate that there is a pattern of neglect of the property and a documented history the lack of compliance with local and state regulations. This is compounded by the actual site conditions.

All the buildings on the property are in a state of disrepair and dilapidation. Furthermore, it is important to reiterate that these vacant buildings abut residential properties and are fully visible from the backyards of these homes. Therefore, there is a lack of adequate buffers to the residential uses. The site is currently



classified as 4B industrial and is currently configured to accommodate industrial or commercial uses that are not permitted in the C-2 Zone District. The 2022 Settlement Agreement noted that the continuing industrial use on this site would likely constitute an expansion of an existing non-conforming use, in violation of the current zoning standards. Although the site is heavily remediated, the aerial images from 2020, pictured in **Figure 5**, provide evidence of poor circulation, undefined parking, and crowded conditions due to the improper storage of vehicles and other junk on the site. Our March 12th site visit did not reveal any improper storage, but the lack of maintenance and overall decline was evident. Thus, the site is characterized by poor onsite circulation, inadequate parking, lack of buffer, and poor drainage.

In general, the site is characterized by deteriorated exterior and interior conditions of the abandoned buildings and the parking lot. The buildings are in a state of disrepair that renders them unusable by any future tenants. Furthermore, the future tenancy of this property has been prohibited as a condition of the 2022 Settlement Agreement between the Township and the property owner. The site has been vacant for more than two years. The configuration of the site is geared toward primarily industrial uses and, therefore, inconsistent with the current zoning standards. Before it was remediated, the site was also characterized by the improper storage of materials. The property represents an obsolete layout, deleterious land uses, and overall disrepair. Collectively, these conditions result in faulty arrangement or design thereby creating a hazardous condition and a negative impact on public health, safety, and welfare. Therefore, redevelopment of this area is necessary to correct above-referenced negative impacts.



Photos

Contextual Exterior Photos

Exterior Photos from Site Visit on 02/05/2026



View of the front of Building A from the gate at the end of the driveway that provides access to the property. This photograph was taken on February 5, 2026, and depicts snow cover on the property.



Additional view of Building A and the northerly property line. As seen in the above photograph, the windows are boarded up.



View of Building A (left) and Building B, C and E in the background (right). The above images show boarded up windows and broken garage doors.



Site Visit – 02/19/2026



Exterior view of the space between buildings A (left) and B (right).



View to the rear of Building A (tan) and side of Building B (white) taken from near the northerly property line.



View of Building B (foreground) and Building A (background).



Exterior view of Building C (left), Building B (middle), and Building D (right)



View of the exterior of Building C (foreground) and Building E (background)



View of Building D and the yard to the rear of the same. Building E is also pictured (right), showing the cinder block pillars without the walls.



View of the southeasterly corner of the property with views of the west-facing side of Building D (left) and southeasterly-facing side of Building D (right).



View of single-family homes along Grove Avenue on the westerly side of the property. The backyards of these homes face the vacant buildings on the property.



View of the chain-link fence along the perimeter of the study area from the northeastern corner of the property.



Additional view of the chain-link fence from the northeastern corner of the property showing the study area's proximity to Verona's wastewater treatment plant.



Above Left: View from the southeasterly portion of the study area, overlooking the wastewater treatment plant.



Above Right: View of the Peckman River that runs directly between the study area and the wastewater treatment plant.



Above Left: A close-up view of the neighboring commercial building to the north of the property.



Above Right: Wide shot taken from the rear of the study area, facing Buildings A (right) and B (left). The above photographs show the overgrowth in the area.

Site Visit – 03/12/2026



View of the asphalt driveway which provides access to the site from Grove Avenue. The site visit on March 12, 2026, clearly reveals the dilapidated condition of the pavement.



View of northerly side of Building A and the chain link fence that encloses the property.



View of Building A from the entrance gate. The pavement is cracked with overgrowth.



Additional view of Building A and fence along the northerly property line depicting the dilapidated building and parking area.



Additional view of the cracked pavement and the chainlink fence along the northerly property line. Also pictured is the commercial building on the adjacent property (271 Grove Avenue).



Another view of the gate at the entrance to the property. The pavement is cracked and overgrown, and parking is undefined. As seen in the above image, the site slopes downwards towards Building E.



View to the rear of Building A (above). The rear of the property is characterized by broken asphalt, gravel, and overgrowth. A closer view of the rear of Building A (below) showing the random parking spaces and a discarded ladder.





Another view of the rear of Building A and the northeasterly corner of the property, showing pool of water (just after a rain event) and significantly deteriorated asphalt.



View of the northerly side of Building B and the northeasterly corner of the property. This area is characterized by poor drainage, deteriorated asphalt, and overgrowth.



A view of the area between Building A (tan) and Building B (white). The façades of the buildings are damaged, and windows are either broken or boarded up.



A view from the rear of Building A with Building B in the background. The ground in this area is muddy and covered in broken asphalt and gravel.



Additional views of the area to the rear of Building A with the rear of Building B in the background.



A view from the front of Building A (left) with the garage bay open and the front of Building B (right) with the boarded-up windows.



A view of broken windows along the north façade of Building B.



From left to right, a view of Building B, Building C, and Building E.



A view of the rear portion of Building B from the easterly property line. The rear of the building contains three large garages and several attached storage rooms.



Another view from the easterly property line. Building C is in the center and Building B is to the right



A view of the westfacing side of Building C. Water from recent rain event in the broken and cracked pavement, indicating decline and poor drainage in this area.



View of the south facing side of Building C. There are no stairs leading to the side doorway and the gravel/asphalt surrounding the building is completely overgrown. The windows are broken on this side but are not boarded up.



View of Building D with a pool of water in front of the building indicating the deteriorated pavement and inability to drain stormwater.



Views of the area surrounding Building D. Broken glass was found on the pavement in front of the building (left). A closeup view of the glass (right).



A view of the southeasterly side of Building D where the roof is tearing off. The roof was intact during the site visit on February 19, 2026, less than a month before this visit. This suggests that the property is quickly deteriorating as it is not being maintained.



A closeup view of the roof of Building D showing the metal roof.



Another view of the southerly side of Building D with boarded windows.



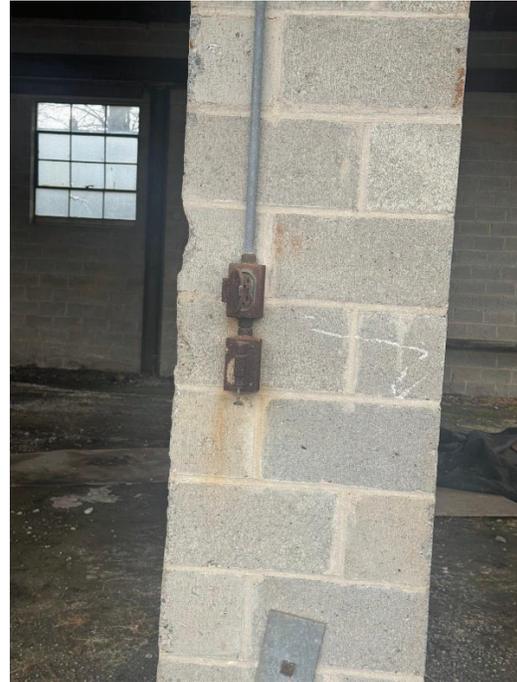
A view of Building E with Building C in the background, to the right. The southeasterly side of building E is open to the elements and is deteriorated. The area between the concrete barrier blocks is fully covered in gravel.



Another view of Building E, with asphalt pavement in the area outside of the concrete barrier blocks.



Above are views of unused concrete barrier blocks, near Building E, that are stacked along the fence along the southerly property line. Residential properties are just beyond this chain link fence with no buffering. The asphalt is not maintained as seen by the overgrowth.



Closeup views of Building E. The concrete flooring is broken to the point where it is covered by overgrowth. The shape of the bays (left) and electrical switches on the concrete pillars (right) suggest there may have been doors along this side of the building in the past.



A view of the area to the rear of Building E. The pavement is deteriorated and overgrown. Some of the windows are broken but they are not boarded. Also visible are the single-family homes on the other side of the chain link fence.



Photos of Buildings A through E

Building A – Exterior Photos



View of the boarded-up entrance to Bldg. A.



Another view of Building A's garages with clerestory windows.



View of garage door and broken window.



View of boarded up windows along the front and side of the building.



View of dilapidated windows and deteriorated conditions on the side of the building.



View of more boarded-up windows on the side of the building.



Rear view of the building's exterior from the northeasterly corner of the property. .



Additional rear view of the building's exterior, depicting additional garages.



Pictured above are the five (5) monitoring wells located to the rear of Building A. These wells are encased in concrete and capped with a circular metal plate. As per the real estate agent, the monitoring wells to the rear of Building A are related to the remediation of the neighboring property (271 Grove Avenue).



A view of the commercial building to the north of the property (271 Grove Street), which is listed as a Known Contaminated Site (Site ID: 017804; PI Name: WEBSTER COMMONS). This building is undergoing active soil remediation and most of the soil surrounding the building was removed.



Building A – Interior Photos



View of the garage along the front of the building



View of an office space in the garage.



View of the utility closet in Building A.



View of the doorway in Building A leading to the bathrooms. Also pictured is the exposed wiring.



View of the second garage in Building A (above). The paint and drywall appears damaged and most of the windows are boarded with construction signs. Although the garage is empty (bottom left), large stones were found in the garage along with broken glass on the floor (bottom right) indicating probable break in attempts.





View of a room in the office space, bearing evidence of a small fire suggesting acts of vandalism.



Close-up view of ashes and soot.



Above Left: Doorway to offices that have been broken into. Further evidence of vandalism.



Above Right: Close-up view of broken glass from the door.



View of offices with large rocks on the ground that were likely used to break the window and/or glass on the door.



Additional view of offices and doorway to more offices.

Building B – Exterior Photos



View of the boarded-up office window.



Additional view of the side of the building that shows more boarded up windows.



View of the rear entrances to the building with broken windows and an abandoned toy car.



Close-up image of one of the garage doors with smashed windows.



View of more rear entrances to the building with a boarded-up window.



Additional rear entrances to the building with boarded-up windows.



Building B – Interior Photos



View of one of the garages with a broken door.



A more detailed view of the interior of the same garage with debris and plywood scraps on the floor.



View of the second garage bay with boarded up windows



A view of another boarded up window.



View of a third garage bay with debris on the floor.



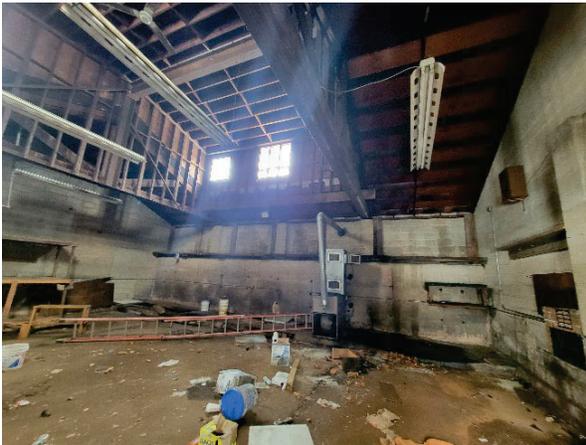
A view of a locked door that is boarded to prevent break ins.



View of an AC unit in the third garage bay.



View of the fourth garage bay with debris and abandoned equipment by the previous tenants.



A closer view of the debris and leftover equipment on the floor.



A close-up image of the fourth garage door that has been boarded up.



View of a storage room located at the rear of this building. This storage room contains a loft that is used to store planks of plywood or other related materials.



Front-facing view of the loft and the area below it.



A close-up view of top level of the loft where trash and debris can be found.



An additional close-up view of the trash and debris.



Side entrance depicting a broken window and a boarded-up window.



A close-up view of the shattered window near the building's side entrance.



Exposed wiring and utilities that were found in the second building.



Utility equipment that could be found in Building B.



View of front lobby of Building B with pile of garbage and furniture.



Closer view of the discarded material at bottom of the stairs. Shattered glass and other garbage litter the floor.



Office space located in Building B.



A broken office window that has not been boarded up.



Staircase to the upstairs offices. Broken glass and debris can be found on the floor.



Above Right: View of an overhead window that looks over the staircase.



View of the still functional mini-fridge in the office with the door open showing rodent droppings.



Evidence of vandalism and graffiti that could be found all over the hallways to the offices.



Further signs of vandalism and/or squatters that have left trash, glass, and paper all over the floor.



View of one of the offices that has been falling into disrepair and vandalized.



Another office that has trash and debris all over the floor, showing more signs of potential vandalism.



Another office that has graffiti on the wall and debris on the floor, showing more signs of potential vandalism.



View of a relatively untouched office but used as storage for abandoned furniture.



Above Left: Image of one of the bathrooms located in Building B.



View of another bathroom located in Building B.



Building C – Exterior Photos



: Image of exterior of Building C



View next to Building C illustrates the proximity to the neighboring single-family homes.



View of the side of Building C



A close-up view showing signs of deterioration.



Building C – Interior Photos



Image of the interior of Building C illustrating signs of mold and water damage on the floor and walls.



Additional image of the interior showing further signs of mold and water damage to the physical structure.



Above Left: Image showing a window that has potentially been vandalized. Above Right: Image showing the current conditions of the building's ceiling.





Building D – Exterior Photos



Above Left: Exterior view of Building D



Above Right: Additional view of Building D's exterior that shows overgrown vegetation.

Building D – Interior Photos



Above Left: Interior view of Building D that shows exposed wiring and an electrical box.



Above Right: Another view of Building D's interior that shows trash and debris on the ground.



Building E – Exterior Photos



Exterior view of Building E with the twelve (12) openings.



View of the yard to the rear of Building E. This was taken on March 12, 2026, after the snow had melted.



View looking at Building E to the left with buildings C and B in the background and D to the right.



View showing how close Building E is to single-family homes.



Close up of Building E with respect to the residential homes.



Image showing the side entrance to Building E.



Building E – Interior Photos



Interior view of the partially enclosed A-Frame building



View of the roof overhang that is located above the columns.



View of Building E's ceiling that includes a wiring mesh.



Additional view of Building E's ceiling.



VIII. Redevelopment Recommendations Summary

The statutory charge for a positive determination of redevelopment eligibility requires a demonstration, on an area wide basis or for an individual property, that existing conditions meet the redevelopment criteria. The preceding analysis looks at the property and considers it within the context of the entire area, as well as the area’s history of development and its future needs. As per the table below, the Study Area should be declared an Area in Need of Redevelopment.

Area in Need of Redevelopment Summary Determination

Block	Lot	Location	Use	AINR Criteria
1201	12	251 ½ Grove Avenue	Preexisting industrial and outside storage	a, b, d, & h

The review of the existing conditions on site, as depicted in the photographs, helps support the determination that the Study Area is eligible to satisfy criterion “a” due to the neglect, severe deterioration based on the exterior and interior conditions of the buildings, and overall substandard conditions. It also satisfies criterion “b” due to the abandonment of vacant buildings that were allowed to be in such a state of disrepair that it is rendered untenable. It is further eligible to satisfy the “d” criterion due to the obsolescence in site design and layout, lack of maintenance, and overall deterioration. As mentioned earlier, this criterion focuses on both buildings as well as other site improvements and addresses how the site functions in terms of the layout and overall design. Conditions that could lead to this conclusion include undefined or poorly defined parking area and circulation aisles, limited vehicular access or available on-site loading areas, inadequate onsite parking, properties with brownfield condition, inadequate buffers and screening, unsafe and improper storage of materials, and land uses that may have an adverse impact on surrounding areas such as industrial uses, junkyards, etc. Furthermore, greater the number of these conditions and consequently more significant the problems created by these conditions, the stronger is the finding that the Study Area meets both the “b” and “d” criteria. As mentioned earlier in this document, H2M saw overgrowth through the snow, and this was confirmed during the March 12th site visit. Given the age of development, there is no stormwater management, and the site is completely covered with impervious surface. The property exhibits conditions of vacancy, abandonment, overall disrepair, obsolescence, deleterious land use, and faulty arrangement or design and thus satisfies “a”, “b” and “d” criteria. Redevelopment of this area is necessary to correct the concerns of deleterious land use and other factors that are detrimental to the economic well-being and welfare of the community.

In addition to the abovementioned criteria, it is important to reiterate that the Study Area is located within the Metropolitan Planning PA-1 Area, where the State Plan’s intention is to provide for much of the State’s future redevelopment, revitalize cities and towns, promote growth in compact forms, stabilize older suburbs, redesign areas of sprawl, and protect the character of existing stable communities. The Study Area is in an area which is designated as the State’s preferred vehicle for redevelopment in order to accommodate growth and development in a compact form to accommodate diverse uses. Consequently, the Study Area satisfies criterion “h” as it has attributes to permit the kind of smart growth development advocated by the SDRP.

Conclusion

The Study was prepared on behalf of the Township of Verona to determine whether an area located within the municipality qualifies as “an area in need of redevelopment” in accordance with N.J.S.A. §40A:12A-5. Based on the findings above, the area meets redevelopment criteria “a”, “b,” “d,” and “h.” Further, a program of redevelopment would promote the overall development of the area and the broader community. Therefore, the Study Area meets the statutory criteria for designation as “an area in need of redevelopment” in accordance with the LRHL.



IX. Next Steps

1. A duly noticed public hearing must be held by the planning board to discuss the findings of the redevelopment investigation report for the purpose of hearing from people who are interested in or would be affected by a determination that the delineated area is a redevelopment area. Notice must be sent in strict accordance with the LRHL requirements. The results and recommendations of the hearing are then referred to the governing body.
2. Upon receipt of the recommendation from the planning board, the governing body may act to adopt a resolution designating the area in question, or any part thereof, as an area in need of redevelopment.
3. Upon designation, the planning board or governing body then prepares a redevelopment plan, which establishes the land development goals and objectives of the municipality and outlines the actions to be taken to accomplish these goals and objectives. The redevelopment plan, after review by the planning board, is referred to the governing body for adoption.
4. Upon receipt of the redevelopment plan from the planning board, the governing body may act to adopt the plan by ordinance. The adopted redevelopment plan may become an amendment to the municipality's zoning district map and zoning ordinance or may be treated as an overlay to existing zoning. Only upon the completion of the required public process and adoption of the redevelopment plan, a municipality can exercise the powers granted under the LHRL at 40A:12A-8, and which include entering into agreements with redevelopers and effectuating the redevelopment plan.



X. Appendices

APPENDIX A

RESOLUTION No. 2026-023 AUTHORIZING THE TOWNSHIP OF VERONA PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER PROPERTY LOCATED 251 ½ GROVE AVENUE (BLOCK 1201, LOT 12) IS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT

RESOLUTION No.2022-163 AUTHORIZING A TOWNSHIP MANAGER TO EXECUTE SETTLEMENT AGREEMENT WITH 251 1/2 GROVE AVENUE, IN THE TOWNSHIP OF VERONA, NEW JERSEY, BLOCK 1201, LOT 12

TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY

RESOLUTION No. 2026-023

A motion was made by Deputy Mayor McEvoy; seconded by Councilwoman McGrath hat the following resolution be adopted:

**AUTHORIZING THE TOWNSHIP OF VERONA PLANNING BOARD TO
CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE
WHETHER PROPERTY LOCATED 251 ½ GROVE AVENUE AND
DESIGNATED AS BLOCK 1201, LOT 12 IS A NON-CONDEMNATION
AREA IN NEED OF REDEVELOPMENT**

WHEREAS, N.J.S.A. 40A:12A-6 authorizes the governing body of any municipality, by resolution, to have its planning board conduct a preliminary investigation to determine whether an area of the municipality is a non-condemnation “area in need of redevelopment” pursuant to the criteria contained in N.J.S.A. 40A:12A-5; and

WHEREAS, the Township Council of the Township of Verona (the “Township Council” or the “Council”) considers it to be in the best interest of the Township of Verona (the “Township”) to have the Township of Verona Planning Board (the “Planning Board”) conduct such an investigation of property located at 251 ½ Grove Avenue and designated as Block 1201, Lot 12 on the official Tax Maps of the Township (the “Property”), to determine whether such Property, qualifies as a non-condemnation redevelopment area; and

WHEREAS, the Township Council authorizes and directs the Planning Board to conduct a preliminary investigation to evaluate and study the Property to determine whether the designation of the Property as a non-condemnation redevelopment area is appropriate and in conformance with the statutory criteria contained in N.J.S.A. 40A:12A-5 of the Local Redevelopment and Housing Law; and

WHEREAS, the preliminary investigation referenced herein shall be designed to evaluate and study the Property to determine whether the designation of the Property, as a non-condemnation redevelopment area is appropriate and in conformance with the statutory criteria contained in N.J.S.A. 40A:12A-5 of the Local Redevelopment and Housing Law; and

WHEREAS, subject to the results of the preliminary investigation referenced herein, a **non-condemnation** redevelopment area determination concerning the Property, if so made, would authorize the Township to use all those powers provided by the Legislature for use in a redevelopment area and under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., other than the use of eminent domain to acquire all or a portion of the Property.

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

1. The Planning Board is hereby directed to conduct a preliminary investigation to determine whether property located at 251 ½ Grove Avenue and designated as Block 1201, Lot 12 on the Tax Maps of the Township of Verona, qualifies as a “non-condemnation area in need of redevelopment” as described in N.J.S.A. 40A:12A-6.a according to the criteria set forth in N.J.S.A. 40A:12A-5 of the Local Redevelopment and Housing Law.

2. The Planning Board is hereby further directed to study the property located at 251 ½ Grove Avenue and identified as Block 1201, Lot 12 on the Tax Maps of the Township of Verona; to develop a map reflecting the boundaries of the proposed non-condemnation redevelopment area; to draft a preliminary investigation/report; and to provide public notice and to conduct public hearings pursuant to N.J.S.A. 40A:12A-6.
3. The Planning Board shall, after completing its public hearing as referenced in Paragraph 2 immediately above, recommend that the delineated area, or any part thereof, be determined or not be determined, by the Township Council, to be a non-condemnation area in need of redevelopment.

ROLL CALL:

AYES: Holland, McGrath, Roman, McEvoy, Tamburro

NAYS:

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 JANUARY 19, 2026.


JENNIFER KIERNAN, RMC, CMC
MUNICIPAL CLERK



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

RESOLUTION No. 2022-163

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

**AUTHORIZING A TOWNSHIP MANAGER TO EXECUTE SETTLEMENT
AGREEMENT WITH 251 1/2 GROVE AVENUE, IN THE TOWNSHIP OF
VERONA, NEW JERSEY, BLOCK 1201, LOT 12**

WHEREAS, Marve currently owns certain real property commonly known as 251 1/2 Grove Avenue, formally identified as Block 1201, Lot 12 on the Tax and Assessment Map of the Township of Verona, Essex County, New Jersey (collectively, the "Site"); and

WHEREAS, the Site is approximately 5.5 acres and contains at least five (5) structures including an office/garage structure, a warehouse and garage structure, and three garages; and

WHEREAS, Marve and/or its predecessors, affiliates, and/or tenants have utilized the Site for industrial and/or commercial purposes including the outdoor parking and storage of trucks, buses and other vehicles, moveable containers and dumpsters, equipment and materials; commercial vehicle and bus repairs; fabrication and welding of vehicles, equipment and materials; and warehousing of equipment and materials; and

WHEREAS, on August 19, 2019, the Township issued twenty-eight (28) zoning violations to Marve alleging expansions of non-conforming uses for outdoor vehicle and equipment parking and storage, vehicle repairs, and storage of moveable containers at the Site (the "Zoning Violations"); and

WHEREAS, on September 20, 2019, Marve contested the Zoning Violations, filed an appeal of the zoning violations to the Township of Verona Board of Adjustment (the "Zoning Board"), and contended, among other things, that the uses subject of the Zoning Violations were pre-existing non-conforming uses and that the Superior Court previously determined that the uses subject of the Zoning Violations were legally protected non-conforming uses; and

WHEREAS, the Township alleges that the violations are non-conforming uses, wrongful expansions of pre-existing non-conforming uses and wrongful continuation of pre-existing non-conforming uses that should be brought into compliance; and

WHEREAS, the Parties seek to resolve the Zoning Violations and the dispute regarding the use of the Site as well as set forth the terms, conditions, responsibilities, and obligations of the Parties regarding the Site.

THEREFORE, BE IT RESOLVED by the Township Council of the Township of Verona, in the County of Essex, New Jersey that the Township Manager is hereby authorized to execute a settlement agreement that does the following:

1. Cause the removal of all self-storage pods from the Property by December 31, 2022
2. Cause any landscapers to vacate the Property by December 31, 2023
3. Cause any fabricators and vehicle repair contractors to vacate the Property by December 31, 2023
4. Not permit any new Tenants to utilize the Property in any manner that are in violation of the current zoning for the Property
5. Cause the Zoning Violations shall cease and any non-conforming uses to be brought into compliance with the current zoning for the Property by December 31, 2023

ROLL CALL:

AYES: Holland, Tamburro, McGrath, Roman

NAYS:

ABSTAIN: McEvoy

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWNSHIP OF VERONA AT THE REGULAR MEETING HELD ON AUGUST 22, 2022.


JENNIFER KIERNAN
MUNICIPAL CLERK



SETTLEMENT AGREEMENT

This Settlement Agreement (the “Agreement”) is made by, between, and among Marve Development Corp. (“Marve”) and the Township of Verona (“Township”) (Marve and Township shall sometimes collectively be referred to as the “Parties”).

RECITALS

WHEREAS, Marve currently owns certain real property commonly known as 251 1/2 Grove Avenue, formally identified as Block 1201, Lot 12 on the Tax and Assessment Map of the Township of Verona, Essex County, New Jersey (collectively, the “Site”); and

WHEREAS, the Site is approximately 5.5 acres and contains at least five (5) structures including an office/garage structure, a warehouse and garage structure, and three garages; and

WHEREAS, Marve and/or its predecessors, affiliates, and/or tenants have utilized the Site for industrial and/or commercial purposes including the outdoor parking and storage of trucks, buses and other vehicles, moveable containers and dumpsters, equipment and materials; commercial vehicle and bus repairs; fabrication and welding of vehicles, equipment and materials; and warehousing of equipment and materials; and

WHEREAS, since at least 1922 through August 15, 2011, the Site was zoned by the Township for manufacturing, industrial and/or light industrial use; and

WHEREAS, on August 15, 2011, the Township rezoned the Site to the “C-2 Professional Office and Business Zone”; and

WHEREAS, on August 19, 2019, the Township issued twenty-eight (28) zoning violations to Marve alleging expansions of non-conforming uses for outdoor vehicle and equipment parking and storage, vehicle repairs, and storage of moveable containers at the Site (the “Zoning Violations”); and

WHEREAS, on September 20, 2019, Marve contested the Zoning Violations, filed an appeal of the zoning violations to the Township of Verona Board of Adjustment (the “Zoning Board”), and contended, among other things, that the uses subject of the Zoning Violations were pre-existing non-conforming uses and that the Superior Court previously determined that the uses subject of the Zoning Violations were legally protected non-conforming uses; and

WHEREAS, the Township alleges that the violations are non-conforming uses, wrongful expansions of pre-existing non-conforming uses and wrongful continuation of pre-existing non-conforming uses that should be brought into compliance; and

WHEREAS, the Parties now seek to resolve the Zoning Violations and the dispute regarding the use of the Site as well as set forth the terms, conditions, responsibilities, and obligations of the Parties regarding the Site.

NOW, THEREFORE, in consideration of the promises, the mutual obligations contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the Parties, the Parties hereto, each binding itself, its tenants, successors and assigns, do hereby covenant and agree, each with the other, as follows:

1. TERMS AND CONDITIONS

a. The purpose of this Agreement is to resolve the dispute between Marve and the Township concerning the Zoning Violations and the present and future use of the site.

b. This Agreement resolves all of the issues between Marve and the Township concerning the Zoning Violations. In the event of any third party legal challenges to this Agreement, the Parties shall diligently defend any such challenge and shall cooperate with each other regarding said defense. In addition, if any such challenge results in a modification of this

Agreement, the Parties shall negotiate in good faith on a mutually acceptable amended Agreement.

2. THE OBLIGATIONS OF THE PARTIES

a. Marve will cause any self storage pods to vacate the Property by December 31, 2022; and

b. Marve will cause any landscapers to vacate the Property by December 31, 2023; and

c. Marve will cause any fabricators and vehicle repair contractors to vacate the Property by December 31, 2023; and

d. Marve shall provide the Township with a current list of Tenants and Marve shall not permit any new Tenants to utilize the Property in any manner that are in violation of the current zoning for the Property; and

e. By December 31, 2023, or otherwise set forth in this Agreement, the Zoning Violations shall cease and any non-conforming uses shall and be brought into compliance with the current zoning for the Property, or any new zoning ordinance amendment adopted subsequent to the execution of the Agreement; and

f. The Township shall withdraw the Zoning Violations within ten (10) days of the execution of this Agreement. The Township expressly agrees, whether arising from its own investigation, information provided by adjacent property owners, or otherwise, that it will not issue zoning violations, summonses, complaints, infractions, or institute any other legal action of any kind that relates in any way to the Zoning Violations currently present on the Property; and

g. The Township agrees that Marve can apply to the appropriate Board and request the Board consider any application or presentation made by Marve to amend the zoning for the

Property to include, but not be limited to, a self storage facility; assisted living/skilled nursing/nursing home facility; age restricted adult living residential development; and/or other residential or commercial uses.

3. OTHER OBLIGATIONS OF THE PARTIES

a. **Mutual Good Faith, Cooperation, and Assistance:** The Parties shall exercise good faith, and cooperate and assist each other in fulfilling the intent and purpose of this Agreement. The Township expressly agrees to exercise good faith and cooperate regarding any permits, licenses, or approvals applicable to the performance by Marve of its respective obligations and rights in connection with this Agreement. The Parties further agree to cooperate with each other, provide all reasonable and necessary documentation, and take all necessary actions to satisfy the terms and conditions hereof and assure compliance with the terms of this Agreement.

b. **Obligation to Comply with Regulations:** The Parties shall comply with any and all Federal, State, County, and local laws, rules, regulations, statutes, ordinances, permits, resolutions, judgments, orders, decrees, directives, interpretations, standards, licenses, approvals, and similarly binding authority, applicable to the performance by the Parties of their respective obligations or the exercise by the Parties of their respective rights in connection with this Agreement.

c. **Cost of Defense of Agreement:** Each Party shall be exclusively responsible for all costs which they may incur as a result of any challenge to this Agreement. The Parties shall diligently defend any such challenge.

4. DEFAULT

a. **Default with Respect to Marve:** Default with respect to Marve shall be defined as any failure to comply with its obligations identified in this Agreement. Marve shall be considered in Default of this Agreement if, after written Notice of Default is delivered to counsel for Marve, Marve has not cured any default within thirty days. In the event Marve is in Default, the Township may apply to the Superior Court of New Jersey, Essex Vicinage, seeking any remedy including but not limited to an Order directing Marve to take whatever action is necessary to comply with the terms of this Agreement.

b. **Default with Respect to the Township:** Default with respect to the Township shall be defined as any failure to comply with its obligations identified in this Agreement. The Township shall be considered in Default of this Agreement if, after written Notice of Default is delivered to counsel for the Township, the Township has not cured any default within thirty days. In the event the Township is in Default, Marve may apply to the Superior Court of New Jersey, Essex Vicinage, seeking any remedy including but not limited to an Order directing the Township to take whatever action is necessary to comply with the terms of this Agreement.

5. NOTICES

a. **Notices:** Any notice or transmittal of any document required, permitted or appropriate hereunder and/or any transmittal between the Parties (herein "Notices") shall be written and shall be served upon the respective Parties by facsimile or by certified mail, return receipt requested, or recognized overnight or personal carrier such as, for example, Federal Express, with certified proof of receipt, and, where feasible (for example, any transmittal of less than fifty (50) pages), and in addition thereto, a facsimile delivery shall be provided. All Notices shall be deemed received upon the date of delivery set forth in such certified proof, and all times for performance based upon notice shall be from the date set forth therein. Delivery shall be

affected as follows, subject to change as to the person(s) to be notified and/or their respective addresses upon ten (10) days' notice as provided herein.

TO MARVE : **Marve Development Corp.**
251 ½ Grove Avenue
Verona, New Jersey 07044

WITH COPIES TO: **O'Toole Scrivo LLC**
Attention: Thomas P. Scrivo, Esq. & Lawrence S. Cutalo, Esq.
14 Village Park Road
Cedar Grove, New Jersey 07009
tscrivo@oslaw.com
lcutalo@oslaw.com

TO THE TOWNSHIP OF VERONA:

Township Manager
Township of Verona
600 Bloomfield Ave., 2d Floor
Verona, NJ 07044

WITH COPIES TO:

Brian Aloia, Esq.
Aloia Law Firm, LLC
2 Broad Street, Suite 407
Bloomfield, New Jersey 07003
Fax: 973-337-6535
brian@aloialawfirm.com

6. MISCELLANEOUS PROVISIONS

a. **Amendments:** Neither this Agreement nor any term set forth herein may be changed, waived, discharged, or terminated except by a writing signed by the Parties.

b. **Agreement Voluntarily Entered into by Each of The Parties:** This Agreement is executed voluntarily by each of the Parties without any duress or undue influence on the part, or on behalf, of any of them. The Parties represent and warrant to each other that they have read

and fully understand each of the provisions of this Agreement and have relied on the advice and representations of competent legal counsel of their own respective choosing.

c. **Interpretation:** This Agreement has been reviewed by experienced and knowledgeable legal counsel for each of the Parties. Accordingly, none of the Parties shall be presumptively entitled to have any provisions of the Agreement construed against any of the other Parties in accordance with any rule of law, legal decision, or doctrine.

d. **No Admission of Liability/No Precedential Value:** The Parties agree that this Agreement is the result of a compromise of disputed issues, that the execution and delivery of this Agreement by any of the Parties shall not constitute or be construed as an admission of any liability, a course of performance, or wrongdoing on the part of any of them and that the settlement reflected in this Agreement shall be without precedential value. Nothing in this release shall be construed to represent an admission of wrong doing or a breach of contract.

e. **Attorneys' Fees, Costs, and Expenses:** Subject to the terms and conditions of Paragraph m below, each of the Parties shall bear its own costs, attorneys' fees, and expenses in connection with the negotiations for and preparation of this Agreement, as well as costs involving Court approval of same.

f. **Entire and Integrated Agreement:** This Agreement is intended by the Parties as a final expression of their agreement and is intended to be a complete and exclusive statement of the agreement and understanding of the Parties with respect to the subject matters contained herein. This Agreement supersedes any and all prior promises, representations, warranties, agreements, understanding, and undertakings between or among the Parties with respect to such subject matters and there are no promises, representations, warranties, agreements,

understandings, or undertakings with respect to such subject matters other than those set forth or referred to herein.

g. **No Third Party Beneficiaries:** Nothing in this Agreement is intended or shall be construed to give any person or entity, other than the Parties and their respective successors and permitted assigns, any legal or equitable right, remedy, or claim under or in respect to this Agreement or any provisions contained herein; this Agreement and any conditions and provisions hereof being and intended to be for the sole and exclusive benefit and burden of the Parties as well as each of their respective successors and permitted assigns, and for the benefit and burden of no other person or entity.

h. **Severability:** If any provisions of this Agreement, or the application thereof, shall for any reason or to any extent be construed by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement, and application of such provisions to other circumstances, shall remain in effect and be interpreted so as best to reasonably effect the intent of the Parties.

i. **Headings:** The section titles, captions, and headings contained in this Agreement are inserted as a matter of convenience and for reference, and shall in no way be construed to define, limit, or extend the scope of this Agreement or the effect of any of its provisions.

j. **Additional Necessary Documents:** The Parties, and each of them, agree to execute such additional documents as may be reasonably required in order to carry out the purpose and intent of this Agreement, or to evidence anything contained herein.

k. **Execution in Counterparts:** This Agreement may be signed in multiple counterparts and the separate signature pages executed by the Parties may be combined to create a document binding on all of the Parties and together shall constitute one and the same

instrument. This Agreement may be executed in facsimile or electronic counterparts. An original signature will be provided if requested by any Party. The “Effective Date” of this Agreement is the date this Agreement has been executed and delivered by and to all Parties hereto.

1. **Enforceability of Agreement:** In the event of any dispute, claim, or action based upon, arising out of, or relating to, the breach, enforcement, or interpretation of any of the provisions of this Agreement or where any provision hereof is validly asserted as a defense, the forum and venue for such dispute shall be the Superior Court of New Jersey, Essex County Vicinage. The Superior Court of New Jersey, Essex Vicinage shall have jurisdiction to enforce any and all terms of this Agreement or adjudicate any other dispute.

m. **Assignability:** The Parties each have the unconditional right, upon written notice to the other Parties, to assign some or all of its rights or its obligations under this Agreement to any individual, entity, or organization without the prior approval of the other Party. The Parties hereto each bind themselves, and their respective tenants, successors and assigns, to the terms, rights, and obligations of this Agreement.

[THE REMAINDER OF THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, The parties have executed this Agreement as of the date set forth opposite the respective signatures set forth below.

Dated: _____, 2022

Marve Development Corp.

By:

Name:

Title:

Dated: _____, 2022

Township of Verona

By:

Name:

Title:

APPENDIX B

Property Assessment Record

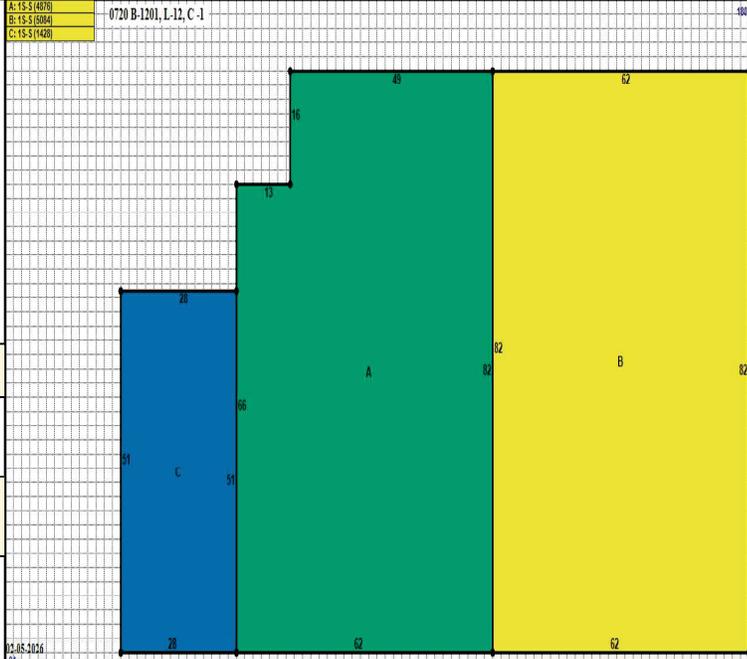
Block: 1201 Lot: 12 Qualifier: Card: 1 Last Sale: for \$

MARVE DEVELOPMENT CORP.
 P. O. BOX 216
 VERONA, NEW JERSEY 07044
 251 GROVE AVENUE

Units: 1 Nbhd:
 SFLA: 32348 Floor:
 Prop Class: 4B Occupancy: INDUSTRIAL
 Bldg Class: 10
 Bldg Desc:
 Info By: ALL ESTIMATED

Model: VCS: M103
 Bldg Name: ENVIRONMENTAL CLEAN Energy
 Zoning: M1 Year Built: 1960/
 Addtl Lot: NC Interior
 Land Dim: 5.54 AC NC Exterior
 Style: NC Layout

Main Building	0
Attached Items Value	0
Add/Deduct Value	0
Base Replacement Cost	0
Cost Conversion Factor	2.25
Replacement Cost New	0
Net Condition	1.00
Market Adjustment	1.0000
Appraised Value	0
Detached Items Value	0
Total Land Value	2,112,000
Total Improvement Value	0
Total Value	2,112,000



Room Count						
	B	1	2	3	4	T
Living	0	0	0	0	0	0
Dining	0	0	0	0	0	0
Kitchn	0	0	0	0	0	0
Bath	0	0	0	0	0	0
Bed	0	0	0	0	0	0
Rec	0	0	0	0	0	0
Den	0	0	0	0	0	0
Total	0	0	0	0	0	0

Valuation Summary			
	Computed	Override	Summary
Land	2,112,000		2,112,000
Improv		1,533,000	1,533,000
Total	2,112,000		3,645,000

Floor Area (footprint)					
Item	Bsmnt	First Uppr		Half Attic	
		Floor	Floor	Story	Attic
A 1S-S	0	4,876	0	0	0
B 1S-S	0	5,084	0	0	0
C 1S-S	0	1,428	0	0	0
Totals	011,388		0	0	0

SqFt Living Area		Sketch Areas	
Item	Area	Description	Sq Ft
First Floor	11,388	A 1S-S	4,876
Upper Floor	0	B 1S-S	5,084
Half Story	0	C 1S-S	1,428
Fin Attic	0		
Living Bsmnt	0		
Unfin Area (-)	0		
Total Area	32,348		

Dwelling Detail	
Element	Description
Bldg Class	10
Type	
Yr Built	1960/
Height	
Style	
Roof Type	
Roof Mat.	
Bsmnt/Fin	
Foundation	CONC. SLAB
Fireplace	NONE

Sales History				
Owner	Date	Book-Page	Price	NU
MARVE DEVELOPMENT CORP.		00000-00000		

Assessment History				
Year	Class	Land	Improv	Net
2025	4B	1,408,000	1,107,800	2,515,800
2024	4B	1,408,000	1,107,800	2,515,800
2023	4B	1,408,000	1,107,800	2,515,800
2022	4B	1,408,000	1,107,800	2,515,800

Attached Items		
Seg	Item	Area
	Total Area	0

Detached Items				
Desc	Area	Rate Const	QF	Cond Value

Miscellaneous		Write Ins	
Desc	Number	Desc	Value

Open Permits			
Date	Number	Description	Value

Block: 1201 Lot: 12 Qualifier: Card: 2 Last Sale: for \$Last Sale: for \$

MARVE DEVELOPMENT CORP.
 P. O. BOX 216
 VERONA, NEW JERSEY 07044
 251 GROVE AVENUE

Units: 1 Nbhd:
 SFLA: 32348 Floor:
 Prop Class: 4B Occupancy: INDUSTRIAL
 Bldg Class: 10
 Bldg Desc:
 Info By: ALL ESTIMATED (04/14/2025)

Model: VCS: M103
 Bldg Name: ENVIRONMENTAL CLEAN Rm Page: 12
 Zoning: M1 Year Built: 1960/
 Addtl Lot: NC Interior
 Land Dim: 5.54 AC NC Exterior
 Style: NC Layout

Main Building	0
Attached Items Value	0
Add/Deduct Value	0
Base Replacement Cost	0
Cost Conversion Factor	2.25
Replacement Cost New	0
Net Condition	1.00
Market Adjustment	1.0000
Appraised Value	0
Detached Items Value	0
Total Land Value	0
Total Improvement Value	0
Total Value	0

(no sketch thumbnail)



Room Count						
	B	1	2	3	4	T
Living	0	0	0	0	0	0
Dining	0	0	0	0	0	0
Kitchn	0	0	0	0	0	0
Bath	0	0	0	0	0	0
Bed	0	0	0	0	0	0
Rec	0	0	0	0	0	0
Den	0	0	0	0	0	0
Total	0	0	0	0	0	0

Valuation Summary		
Computed	Override	Summary

Land	
Improv	
Total	0

Floor Area (footprint)					
Item	Bsmnt	First Uppr		Half Attic	
		Floor	Floor	Story	Attic
A 2S-S	0	2,250	2,250	0	0
B 1S-S	0	3,936	0	0	0
C 1S-S	0	3,520	0	0	0
Totals	0	9,706	2,250	0	0

SqFt Living Area		Sketch Areas	
Item	Area	Description	Sq Ft
First Floor	9,706	A 2S-S	2,250
Upper Floor	2,250	B 1S-S	3,936
Half Story	0	C 1S-S	3,520
Fin Attic	0		
Living Bsmnt	0		
Unfin Area (-)	0		
Total Area	32,348		

Dwelling Detail	
Element	Description
Bldg Class	10
Type	
Yr Built	1960/
Height	
Style	
Roof Type	
Roof Mat.	
Bsmnt/Fin	
Foundation	CONC. SLAB

Sales History				
Owner	Date	Book-Page	Price	NU
MARVE DEVELOPMENT CORP.		00000-00000		

Attached Items		
Seg	Item	Area
		0

Detached Items				
Desc	Area	Rate Const	QF	Cond Value

Miscellaneous		Write Ins	
Desc	Number	Desc	Value

Assessment History				
Year	Class	Land	Improv	Net
2025	4B	1,408,000	1,107,800	2,515,800
2024	4B	1,408,000	1,107,800	2,515,800
2023	4B	1,408,000	1,107,800	2,515,800
2022	4B	1,408,000	1,107,800	2,515,800

Open Date	Number	Permits Description	Value

Block: 1201 Lot: 12 Qualifier: Card: 3 Last Sale: for \$Last Sale: for \$Last Sale: for \$Last Sale: for \$

MARVE DEVELOPMENT CORP. P. O. BOX 216 VERONA, NEW JERSEY 07044	Units: 1 Nbhd: SFLA: 32348 Floor: Prop Class: 4B Occupancy: INDUSTRIAL Bldg Class: 10 Bldg Desc: Info By: ALL ESTIMATED (04/14/2025)	Model: Bldg Name: ENVIRONMENTAL CURATORS Zoning: M1 Addtl Lot: Land Dim: 5.54 AC Style:	VCS: M103 Year Built: 1960/ NC Interior NC Exterior NC Layout
--	---	--	---

251 GROVE AVENUE

Main Building	0
Attached Items Value	0
Add/Deduct Value	0
Base Replacement Cost	0
Cost Conversion Factor	2.25
Replacement Cost New	0
Net Condition	1.00
Market Adjustment	1.0000
Appraised Value	0
Detached Items Value	0
Total Land Value	0
Total Improvement Value	0
Total Value	0

(no sketch thumbnail)



Room Count						
	B	1	2	3	4	T
Living	0	0	0	0	0	0
Dining	0	0	0	0	0	0
Kitchn	0	0	0	0	0	0
Bath	0	0	0	0	0	0
Bed	0	0	0	0	0	0
Rec	0	0	0	0	0	0
Den	0	0	0	0	0	0
Total	0	0	0	0	0	0

Valuation Summary			
Computed	Override	Summary	

Land Improv	
Total	0

Floor Area (footprint)						
Item	Bsmnt	First Floor		Uppr	Half	Attic
		Floor	Floor	Story	Attic	
A 1S-S	0	8,080	0	0	0	0
Totals	0	8,080	0	0	0	0

SqFt Living Area		Sketch Areas	
Item	Area	Description	Sq Ft
First Floor	8,080	A 1S-S	8,080

Attached Items	
Seg	Item Area
Total Area	0

Detached Items				
Desc	Area	Rate	Const	QF Cond Value

Miscellaneous		Write Ins	
Desc	Number	Desc	Value

Dwelling Detail	
Element	Description
Bldg Class	10
Type	
Yr Built	1960/
Height	
Style	
Roof Type	
Roof Mat.	
Bsmnt/Fin	
Foundation	CONC. SLAB

Sales History				
Owner	Date	Book-Page	Price	NU
MARVE DEVELOPMENT CORP.		00000-00000		

Assessment History				
Year	Class	Land	Improv	Net
2025	4B	1,408,000	1,107,800	2,515,800
2024	4B	1,408,000	1,107,800	2,515,800
2023	4B	1,408,000	1,107,800	2,515,800
2022	4B	1,408,000	1,107,800	2,515,800

Open		Permits	
Date	Number	Description	Value

Block: 1201 Lot: 12 Qualifier: Card: 4 Last Sale: for \$Last Sale: for \$Last Sale: for \$Last Sale: for \$

MARVE DEVELOPMENT CORP. P. O. BOX 216 VERONA, NEW JERSEY 07044 251 GROVE AVENUE	Units: 1 Nbhd: SFLA: 32348 Floor: Prop Class: 4B Occupancy: INDUSTRIAL Bldg Class: 10 Bldg Desc: Info By: ALL ESTIMATED (11/18/2025)	Model: Bldg Name: ENVIRONMENTAL CURE Zoning: M1 Addtl Lot: Land Dim: 5.54 AC Style:	VCS: M103 Year Built: 1960/ NC Interior NC Exterior NC Layout
--	---	--	---

Main Building	0
Attached Items Value	0
Add/Deduct Value	0
Base Replacement Cost	0
Cost Conversion Factor	2.25
Replacement Cost New	0
Net Condition	1.00
Market Adjustment	1.0000
Appraised Value	0
Detached Items Value	0
Total Land Value	0
Total Improvement Value	0
Total Value	0

(no sketch thumbnail)



Room Count						
	B	1	2	3	4	T
Living	0	0	0	0	0	0
Dining	0	0	0	0	0	0
Kitchn	0	0	0	0	0	0
Bath	0	0	0	0	0	0
Bed	0	0	0	0	0	0
Rec	0	0	0	0	0	0
Den	0	0	0	0	0	0
Total	0	0	0	0	0	0

Valuation Summary			
Computed	Override	Summary	

Land	
Improv	
Total	0

Floor Area (footprint)					
	First	Uppr	Half		
Item	Bsmnt	Floor	Floor	Story	Attic
A 1S-S	0	924	0	0	0
Totals	0	924	0	0	0

SqFt Living Area		Sketch Areas	
Item	Area	Description	Sq Ft
First Floor	924	A 1S-S	924
Upper Floor	0		
Half Story	0		
Fin Attic	0		
Living Bsmnt	0		
Unfin Area (-)	0		
Total Area	32,348		

Attached Items		
Seg	Item	Area
	Total Area	0

Detached Items				
Desc	Area	Rate	Const	QF

Miscellaneous			
Desc	Number	Write Ins	Value

Dwelling Detail	
Element	Description
Bldg Class	10
Type	
Yr Built	1960/
Height	
Style	
Roof Type	
Roof Mat.	
Bsmnt/Fin	
Foundation	CONC. SLAB

Sales History				
Owner	Date	Book-Page	Price	NU
MARVE DEVELOPMENT CORP.		00000-00000		

Assessment History				
Year	Class	Land	Improv	Net
2025	4B	1,408,000	1,107,800	2,515,800
2024	4B	1,408,000	1,107,800	2,515,800
2023	4B	1,408,000	1,107,800	2,515,800
2022	4B	1,408,000	1,107,800	2,515,800

Open Permits			
Date	Number	Description	Value

APPENDIX C

POLICE AND FIRE DEPARTMENT RECORDS

Police and Fire Records

Time of Call	ReportNumberNew	DayofWeek	Time Dispatched Dispal	Time Out Display	Time In Display	Incident	Officer	SelfJoinCADNumber:Disposition	oinCADNumber::How Reported
05/26/2021 11:29:13	21-07282	Wednesday	11:30		11:42	Civilian MVA Report	Disp. Nancy Nugent:9685	Cleared/Report	Walk-In
07/13/2021 13:56:08	21-09911	Tuesday	13:59		13:59	Notification	Disp. Tina Patmos 3997	Cleared	Phone
07/30/2021 19:50:05	21-110948	Friday	19:52		21:19	Noise Complaint	Ofcr. Aaron Seubert 6130	Unfounded	Phone
04/20/2022 10:57:33	22-07782	Wednesday	10:57		10:57	Dispute	Ofcr. Steven Young 5872	Cleared/Report	Phone
04/20/2022 11:10:27	22-07782	Wednesday	11:10		11:48	Back-up Other Officer	Ofcr. Edward Ruff III 2912	Cleared/Report	Phone
05/04/2022 16:59:19	22-08932	Wednesday	16:59		17:18	Theft 2C-20-3	Ofcr. Steven Young 5872	Cleared/Report	Phone
09/09/2022 20:58:23	22-17732	Friday	21:02		21:16	Noise Complaint	Ofcr. Brian McMahon 8616	GOA	Phone
09/09/2022 21:02:15	22-17732	Friday	21:02		21:16	Back-up Other Officer	Ofcr. Stephanie Colon 751C	GOA	Phone
04/15/2023 14:22:01	23-07348	Saturday	14:23		14:26	Disorderly Conduct	Ofcr. Stephanie Colon 751C	Cleared	Phone
04/21/2023 06:44:56	23-07756	Friday	06:49		06:58	Alarm - Business/Other	Ofcr. Giovanni DeSomma 1	False Alarm	Phone
04/21/2023 06:50:02	23-07756	Friday	06:50		06:53	Back-up Other Officer	Ofcr. Joseph Pami 9051	False Alarm	Phone
06/17/2023 10:37:52	23-11856	Saturday	10:42		10:43	Alarm - Residential	Ofcr. Brian McMahon 8616	Canceled	Phone
06/17/2023 10:42:22	23-11856	Saturday	10:42		10:43	Back-up Other Officer	Ofcr. Sean McMahon 9298	Canceled	Phone
07/15/2023 07:40:33	23-13784	Saturday	07:40		07:40	Alarm - Business/Other	Ofcr. Giovanni DeSomma 1	Canceled	Self-Initiated
07/15/2023 07:41:45	23-13784	Saturday	07:41		07:41	Back-up Other Officer	Ofcr. Joseph Pami 9051	Canceled	Self-Initiated
08/13/2023 16:16:05	23-15800	Sunday	16:18		16:34	MV Suspicious	Ofcr. Alyssa Kirby 7378	Canceled	Radio
08/30/2023 12:09:05	23-16871	Wednesday	12:12		12:35	Property Found	Ofcr. Giovanni DeSomma 1	Cleared/Report	Phone
08/30/2023 12:18:16	23-16871	Wednesday	12:18		12:36	Back-up Other Officer	D/Lt. Timothy Banta 1443	Cleared/Report	Phone
08/30/2023 12:20:39	23-16871	Wednesday	12:20		12:36	Back-up Other Officer	Sgt. Robert Juliano 4344	Cleared/Report	Phone
10/25/2023 18:16:26	23-21162	Wednesday	18:19		18:40	Fire Department - Verona	Ofcr. Sean McMahon 9298	Cleared	Self-Initiated
10/25/2023 18:20:11	23-21162	Wednesday	18:20		18:40	Back-up Other Officer	VFD	Cleared	Self-Initiated
10/27/2023 11:15:41	23-21278	Friday	11:16		11:31	Fire Department - Verona	Ofcr. Stephanie Colon 751C	False Alarm	Phone
10/27/2023 11:16:49	23-21278	Friday	11:16		11:31	Back-up Other Officer	VFD	False Alarm	Phone
10/27/2023 11:21:31	23-21278	Friday	11:21		11:31	Back-up Other Officer	Ofcr. Edward Ruff III 2912	False Alarm	Phone
01/17/2024 14:57:50	24-01322	Wednesday	14:59		15:12	Alarm - Business/Other	Ofcr. Giovanni DeSomma 1	Cleared	Phone
01/18/2024 15:53:38	24-01400	Thursday	15:55		16:15	Fire Department - Verona	Ofcr. Frank O'Neill 4894	Cleared	Phone
01/18/2024 15:58:30	24-01400	Thursday	15:59		16:15	Back-up Other Officer	VFD	Cleared	Phone
01/25/2024 13:38:48	24-01925	Thursday	13:42		13:53	Alarm - Business/Other	Ofcr. Joel Martin 7979	False Alarm	Phone
01/25/2024 13:46:13	24-01925	Thursday	13:52		13:53	Back-up Other Officer	VFD	False Alarm	Phone
01/26/2024 14:33:50	24-02009	Friday	14:35		14:46	Alarm - Business/Other	Ofcr. Stephen Saldutto 140	Cleared	Phone
01/26/2024 14:36:44	24-02009	Friday	14:37		14:46	Back-up Other Officer	VFD	Cleared	Phone
01/27/2024 14:59:14	24-02113	Saturday	14:59		15:08	Alarm - Business/Other	Ofcr. Frank O'Neill 4894	Cleared	Phone
01/27/2024 15:07:23	24-02113	Saturday	15:07		15:07	Back-up Other Officer	VFD	Cleared	Phone
01/27/2024 15:34:40	24-02115	Saturday	15:34		15:34	Town Ordinances Other	Ofcr. Frank O'Neill 4894	Cleared/Report	Self-Initiated
01/28/2024 15:16:06	24-02200	Sunday	15:16		15:22	Alarm - Residential	Ofcr. Stephen Saldutto 140	Cleared	Phone
01/28/2024 15:17:32	24-02200	Sunday	15:17		15:22	Back-up Other Officer	VFD	Cleared	Phone
01/30/2024 14:47:51	24-02316	Tuesday	14:48		14:58	Fire Department - Fire Offr	Ofcr. Erin McGarrity 8426	Cleared	Radio
01/30/2024 14:48:10	24-02316	Tuesday	14:48		14:58	Back-up Other Officer	VFD	Cleared	Radio
01/31/2024 15:25:10	24-02418	Wednesday	15:25		15:41	Alarm - Residential	Ofcr. Stephen Saldutto 140	Cleared	Phone
02/01/2024 17:02:42	24-02492	Thursday	17:03		17:10	Alarm - Business/Other	Ofcr. Edward Ruff III 2912	Cleared	Radio
02/01/2024 17:10:33	24-02492	Thursday	17:10		17:20	Back-up Other Officer	VFD	Cleared	Radio
02/01/2024 19:16:14	24-02504	Thursday	19:18		19:25	Fire Prevention	Fire Prevention	Cleared	Self-Initiated
12/06/2024 11:16:25	24-26136	Friday	11:17		11:37	Burglary to Vehicle 2C:18-2	Ofcr. Thomas Conroy III 37	Cleared/Report	Phone
12/25/2024 22:23:30	24-27489	Wednesday	22:23		22:36	Police Dept. Mutual Aid	Ofcr. Frank O'Neill 4894	Cleared	Phone
12/25/2024 22:23:48	24-27489	Wednesday	22:23		22:36	Back-up Other Officer	Ofcr. Heriberto Carattini Jr	Cleared	Phone
12/25/2024 22:23:56	24-27489	Wednesday	22:23		22:36	Back-up Other Officer	Sgt. Aaron Seubert 6130	Cleared	Phone
06/24/2025 20:42:49	25-12918	Tuesday	20:45		21:07	Suspicious Incident	Ofcr. Christopher Maddalo	Cleared	Phone
06/24/2025 20:45:34	25-12918	Tuesday	20:45		21:07	Back-up Other Officer	Ofcr. Brendan Heller 6352	Cleared	Phone
06/24/2025 20:52:57	25-12918	Tuesday	20:52		20:58	Back-up Other Officer	Ofcr. Joseph Niler 5560	Cleared	Phone



Verona Police Department

600 Bloomfield Avenue, Verona, NJ 07044

Phone: 973-239-5000 Fax: 973-857-5755 Mun. Code: 0720

Incident Report



Incident Details:

Case Number	Time Reported	Date Reported	Time Occurred	Date Occurred	Occurrence Between Date / Time of	Time Occurred	Date Occurred	911	Completed
24-26136	11:16	12/06/24	11:16	10/06/24					X

Incident Type: Burglary to Vehicle 2C:18-2

Incident Location:

Street #	Street Name	Apt #	Intersection / Cross Street of:
251	Grove Ave		Grove Ave / Durrell St
Business / Common Location Name			

Contact Information: Victim Suspect Complainant Witness Driver Arrest Passenger Missing Involved Other

Code	Contact Name #1	MI	Suffix	Age	Sex	Race	DOB	SSN
V	Friel, John			70	M	1B	[REDACTED]	[REDACTED]
Address						Phone / Email		Other Phone
[REDACTED]						[REDACTED]		[REDACTED]
Code	Contact Name #2	MI	Suffix	Age	Sex	Race	DOB	SSN
Address						Phone / Email Address		Other Phone
[REDACTED]						[REDACTED]		[REDACTED]
Code	Contact Name #3	MI	Suffix	Age	Sex	Race	DOB	SSN
Address						Phone / Email Address		Other Phone
[REDACTED]						[REDACTED]		[REDACTED]
Code	Contact Name #4	MI	Suffix	Age	Sex	Race	DOB	SSN
Address						Phone / Email Address		Other Phone
[REDACTED]						[REDACTED]		[REDACTED]
Code	Contact Name #5	MI	Suffix	Age	Sex	Race	DOB	SSN
Address						Phone / Email Address		Other Phone
[REDACTED]						[REDACTED]		[REDACTED]
Code	Contact Name #6	MI	Suffix	Age	Sex	Race	DOB	SSN
Address						Phone / Email		Other Phone
[REDACTED]						[REDACTED]		[REDACTED]
Code	Contact Name #7	MI	Suffix	Age	Sex	Race	DOB	SSN
Address						Phone / Email Address		Other Phone
[REDACTED]						[REDACTED]		[REDACTED]
Code	Contact Name #8	MI	Suffix	Age	Sex	Race	DOB	SSN
Address						Phone / Email Address		Other Phone
[REDACTED]						[REDACTED]		[REDACTED]

Property Information:

Value of Stolen Property	Currency	Jewelry	Furs	Clothing	Auto	Misc.	Total
Property Recovered							

Automobile Information:

1	Vehicle Code	Year	Make	Body Type	Model	Color	Registration	State	VIN
	Involved	04	M S	TRL	830	Whit	[REDACTED]	NJ	[REDACTED]
2									
3									
4									

Officer of Record:	Date:	Reviewed By:	Case #:	Page 1
Ofcr. Thomas Conroy III 3710	12/06/24	oconnora	24-26136	



Verona Police Department

600 Bloomfield Avenue, Verona, NJ 07044

Phone: 973-239-5000 Fax: 973-857-5755 Mun. Code: 0720

Incident Report



Mr. John Friel contacted headquarters to report a motor vehicle burglary at the above location. Upon my arrival, I spoke with Mr. Friel who reported that his trailer, bearing NJ registration [REDACTED] was entered by unknown person(s) and items were stolen. I observed inside of the trailer to be ransacked, the contents of several plastic containers were scattered throughout, and a tool box had been pried open and relieved of the tools inside. (Photos attached)

Mr. Friel also directed me **behind the trailer**, where two of the four 22.5" Alcoa Aluminum forged disc wheels were located (two had been stolen). (Photos attached)

Mr. Friel advised that it appeared several person(s) had entered the trailer as the floor appeared very muddy. The time frame is approximately two months since he last saw the trailer undisturbed.

A approximate value of the stolen items was not available at the time of this report.

Officer of Record:	Date:	Reviewed By:	Case #:	Page 2
Ofcr. Thomas Conroy III 3710	12/06/24	oconnora	24-26136	



Verona Police Department

600 Bloomfield Avenue, Verona, NJ 07044

Phone: 973-239-5000 Fax: 973-857-5755 Mun. Code: 0720

Incident Report



Incident Details:

Case Number 24-02115	Time Reported 15:34	Date Reported 01/27/24	Time Occurred 14:59	Date Occurred 01/27/24	Occurrence Between Date / Time of	Time Occurred	Date Occurred	911	Completed X
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Incident Type: Incident Location:

Town Ordinances Other Alarm - Business/Other	Street #	Street Name	Apt #	Intersection / Cross Street of:
	251	Grove Ave	1/2	Grove Ave / Durrell St
Business / Common Location Name				

Contact Information: Victim Suspect Complainant Witness Driver Arrest Passenger Missing Involved Other

Code	Contact Name #1	MI	Suffix	Age	Sex	Race	DOB	SSN
I	Cestone, Vincent			57	M	1B	[REDACTED]	
Address						Phone / Email		Other Phone
[REDACTED]						[REDACTED]		
Code	Contact Name #2	MI	Suffix	Age	Sex	Race	DOB	SSN
Address						Phone / Email Address		Other Phone
[REDACTED]						[REDACTED]		
Code	Contact Name #3	MI	Suffix	Age	Sex	Race	DOB	SSN
Address						Phone / Email Address		Other Phone
[REDACTED]						[REDACTED]		
Code	Contact Name #4	MI	Suffix	Age	Sex	Race	DOB	SSN
Address						Phone / Email Address		Other Phone
[REDACTED]						[REDACTED]		
Code	Contact Name #5	MI	Suffix	Age	Sex	Race	DOB	SSN
Address						Phone / Email Address		Other Phone
[REDACTED]						[REDACTED]		
Code	Contact Name #6	MI	Suffix	Age	Sex	Race	DOB	SSN
Address						Phone / Email		Other Phone
[REDACTED]						[REDACTED]		
Code	Contact Name #7	MI	Suffix	Age	Sex	Race	DOB	SSN
Address						Phone / Email Address		Other Phone
[REDACTED]						[REDACTED]		
Code	Contact Name #8	MI	Suffix	Age	Sex	Race	DOB	SSN
Address						Phone / Email Address		Other Phone
[REDACTED]						[REDACTED]		

Property Information:

Value of Stolen Property	Currency	Jewelry	Furs	Clothing	Auto	Misc.	Total
Property Recovered							

Automobile Information:

1	Vehicle Code	Year	Make	Body Type	Model	Color	Registration	State	VIN
2									
3									
4									

Officer of Record: Date: Reviewed By: Case #: Page 1

Ofcr. Frank O'Neill 4894	01/27/24	condorellia	24-02115	
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Verona Police Department

600 Bloomfield Avenue, Verona, NJ 07044

Phone: 973-239-5000 Fax: 973-857-5755 Mun. Code: 0720

Incident Report



On the above date and time, Officer Colon and I were dispatched to 251 1/2 Grove Ave on a report of an activated fire alarm. Upon our arrival, we observed a audible alarm sounding.

Note: This is the fourth time this month the police have been dispatched to this address for a false fire alarm activation. (See Cads #24-01322, #24-01925, #24-02009, #24-02113)

Dispatch was able to contact the Verona fire official, who shortly after arrived on scene and was able to silence the alarm and confirm the false fire alarm activation.

At headquarters, I was able to contact Mr. Vincent Cestone via phone on the status of the fire alarm, as well as the property. After speaking with Mr. Cestone, he advised the property is vacant and the fire department has recently contacted him in regards to the alarm issue.

Mr. Cestone further stated he is currently in the process of having the alarm completely disabled and the power shut off to the property.

A Verona special complaint was issued to Mr. Cestone in violation of municipal ordinance 262-10 FALSE ALARMS with a court of 2/22/24 at 1600 hours, which was sent via mail to Mr. Cestone (see attached).

---BWC---

Officer of Record:	Date:	Reviewed By:	Case #:	Page 2
Ofcr. Frank O'Neill 4894	01/27/24	condorellia	24-02115	



Verona Police Department

600 Bloomfield Avenue, Verona, NJ 07044

Phone: 973-239-5000 Fax: 973-857-5755 Mun. Code: 0720

Incident Report



Incident Details:

Case Number	Time Reported	Date Reported	Time Occurred	Date Occurred	Occurrence Between Date / Time of	Time Occurred	Date Occurred	911	Completed
23-16871	12:09	08/30/23	12:09	08/30/23					X

Incident Type:	Incident Location:
Property Found	Street # Street Name Apt # Intersection / Cross Street of: 251 Grove Ave Grove Ave / Durrell St Business / Common Location Name

Contact Information: Victim Suspect Complainant Witness Driver Arrest Passenger Missing Involved Other

Code	Contact Name #1	MI	Suffix	Age	Sex	Race	DOB	SSN	Address	Phone / Email	Other Phone
C	Riche, Jack	A		53	M	2B					
C	Sagstume, Merlyn			60	M	1B					
B	Bulk B Gone Llc	C									
	Contact Name #4										
	Contact Name #5										
	Contact Name #6										
	Contact Name #7										
	Contact Name #8										

Property Information:

Value of Stolen Property	Currency	Jewelry	Furs	Clothing	Auto	Misc.	Total
Property Recovered							

Automobile Information:

1	Vehicle Code	Year	Make	Body Type	Model	Color	Registration	State	VIN
2									
3									
4									

Officer of Record:	Date:	Reviewed By:	Case #:	Page 1
Ofcr. Giovanni DeSomma 1774	08/30/23	julianor	23-16871	



Verona Police Department

600 Bloomfield Avenue, Verona, NJ 07044

Phone: 973-239-5000 Fax: 973-857-5755 Mun. Code: 0720

Incident Report



Dispatched to 251 Grove Avenue on a report of found property. Upon my arrival, I was met by the reporting party, Mr. Merlyn Sagstume. Merlyn directed me to a dumpster in the rear of the property where I observed a long gun rifle located inside the dumpster. The dumpster is owned by the business "Bulk B Gone Llc." No other firearms were located in the dumpster. Merlyn advised he was recycling metal into the dumpster and when he opened the door to the dumpster, he located the firearm and proceeded to contact the police department. The rifle is described as a .22 caliber Marlin 80 G. A short time later, Detective Lt. Banta and Sgt. Juliano arrived on scene to assist. Detective/Lt. Banta proceeded to process the scene and secured the rifle in unmarked vehicle #11 for transport back to headquarters. Back at headquarters, Detective/Lt. Banta photographed and logged the rifle into the B.E.A.S.T database. The rifle was then placed in temporary locker #23 for safekeeping.

Note: No visible serial numbers were located on the rifle during inspection.

---BWC---

Officer of Record:	Date:	Reviewed By:	Case #:	Page 2
Ofcr. Giovanni DeSomma 1774	08/30/23	julianor	23-16871	



Verona Police Department

600 Bloomfield Avenue, Verona, NJ 07044

Phone: 973-239-5000 Fax: 973-857-5755 Mun. Code: 0720

Incident Report



Incident Details:

Case Number	Time Reported	Date Reported	Time Occurred	Date Occurred	Occurrence Between Date / Time of	Time Occurred	Date Occurred	911	Completed
22-07782	10:57	04/20/22	10:57	04/20/22					X

Incident Type:		Incident Location:		
Dispute		Street #	Street Name	Apt #
		251	Grove Ave	
		Intersection / Cross Street of: Grove Ave / Durrell St		
		Business / Common Location Name		

Contact Information: Victim Suspect Complainant Witness Driver Arrest Passenger Missing Involved Other

Code	Contact Name #1	MI	Suffix	Age	Sex	Race	DOB	SSN
I	Happy Trees By Mgm Ts&L Llc	C			N			
Address						Phone / Email		Other Phone
57 Morley Ln, Bloomfield, NJ 07003						[REDACTED]		[REDACTED]
Code	Contact Name #2	MI	Suffix	Age	Sex	Race	DOB	SSN
I	Mcgrath, Ninni	A		38	F	1B	[REDACTED]	[REDACTED]
Address						Phone / Email Address		Other Phone
[REDACTED]						[REDACTED]		[REDACTED]
Code	Contact Name #3	MI	Suffix	Age	Sex	Race	DOB	SSN
I	Monge, Marvin	G		56	M		[REDACTED]	[REDACTED]
Address						Phone / Email Address		Other Phone
[REDACTED]						[REDACTED]		[REDACTED]
Code	Contact Name #4	MI	Suffix	Age	Sex	Race	DOB	SSN
R	Cestone, Vincent			55	M	1B	[REDACTED]	[REDACTED]
Address						Phone / Email Address		Other Phone
[REDACTED]						[REDACTED]		[REDACTED]
Code	Contact Name #5	MI	Suffix	Age	Sex	Race	DOB	SSN
R	Geffinger, Kim			52	F	1B	[REDACTED]	[REDACTED]
Address						Phone / Email Address		Other Phone
[REDACTED]						[REDACTED]		[REDACTED]
Code	Contact Name #6	MI	Suffix	Age	Sex	Race	DOB	SSN
Address						Phone / Email		Other Phone
Code	Contact Name #7	MI	Suffix	Age	Sex	Race	DOB	SSN
Address						Phone / Email Address		Other Phone
Code	Contact Name #8	MI	Suffix	Age	Sex	Race	DOB	SSN
Address						Phone / Email Address		Other Phone

Property Information:

Value of Stolen Property	Currency	Jewelry	Furs	Clothing	Auto	Misc.	Total
Property Recovered							

Automobile Information:

1	Vehicle Code	Year	Make	Body Type	Model	Color	Registration	State	VIN
	Involved	97	NO-DATA	TRK	NO-DATA	WHI	[REDACTED]	NJ	[REDACTED]
2									
3									
4									

Officer of Record:	Date:	Reviewed By:	Case #:	Page 1
Ofcr. Steven Young 5872	04/20/22	oconnora	22-07782	



Verona Police Department

600 Bloomfield Avenue, Verona, NJ 07044

Phone: 973-239-5000 Fax: 973-857-5755 Mun. Code: 0720

Incident Report



Dispatched to the above location on a report of unwanted parties working on the property. Upon arrival, I spoke with office manager Kim Geffinger and property owner Vincent Cestone. Mr. Cestone reports Happy Trees were operating on his property without his permission to perform work for [REDACTED]

Marvin Monge was advised to have his employees cease further work, clean up the debris and vacate the 251 Grove Ave property. Mr. Cestone had spoken to the homeowner and requested they respond to speak with him. Ninni Mcgrath responded and spoke to Mr. Cestone, who requested that the tree company provide insurance for his property before further work continued.

both parties were advised this report would be documented and were satisfied. Mr. Cestone was advised of complaint procedures.

Officer of Record:	Date:	Reviewed By:	Case #:	Page 2
Ofcr. Steven Young 5872	04/20/22	oconnora	22-07782	

Verona Township
Fire Prevention Bureau
880 Bloomfield Avenue
Verona, NJ 07044
Phone: (973)857-4761
Fax:

To: MARVE DEVELOPMENT CORP. (Vinny Cestone)
P. O. BOX 216
VERONA, NJ 07044

Notice of Imminent Hazard and Orders to Take Corrective Action

Premises Location Block: 1201 Lot: 12 Qualifier _____
Business M3 Crane
Address: 251 1/2 GROVE AVE.
Address: _____ Telephone _____
City: Verona State: NJ Zip Code: 07044 - _____
Local ID 16 State ID NLHU-211

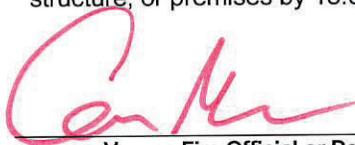
You are hereby notified that an inspection by the Fire Prevention Bureau disclosed violations of the uniform Fire Code(N.J.A.C. 5:70-1 et.seq.) promulgated pursuant to the New Jersey Uniform Fire Safety Act (N.J.S.A. 52:27D-192 et.seq) which constitutes an IMMINENT HAZARD TO THE PUBLIC HEALTH, SAFETY OR WELFARE. The violations are specified on the accompanying Violation page(s).

Due to the violations listed on the accompanying page(s), YOU ARE HEREBY ORDERED, to take corrective action regarding the above referenced premises as specified adjacent to the box(es) indicated below.

VACATE the above referenced building, structure, or premises
by _____ am/pm on _____,

CLOSE the above referenced building, structure, or premises
by _____ am/pm on _____,

Remove hazard in Premises. Fire Protection System must return to operable condition. of/in the above referenced building,
structure, or premises by 18:00 on 11/3/2021



Verona Fire Official or Designee

11/2/2021

Date:

Verona Township
 Fire Prevention Bureau
 Verona, NJ 07044
 Phone: (973)857-4761
 Emergency: (973)857-4834

Fire Code Violations

Page 2 of Page 3
 Registration No. NLHU-211
 Date _____
 Inspector _____

- Maintenance
- Continuation Sheet
- Retrofit
- if box is checked, a New Jersey State Uniform Construction Code Permit is required.

Premises: _____
251 1/2 GROVE AVE.

Owner or Agent MARVE DEVELOPMENT CORP. (Vinny Gestone)

Violations cited on the above premises are as follows:

NO.	Location	Nature & Description	Code Reference	Inspection Summary
1	Sprinkler Room	Sprinkler system has leak in overflow valve. Sprinkler system shut down by FD personnel to stop leak. No Fire Protection in building.	N.J.A.C. 5:70-3, 102.1.1	Abate by: 12/2/2021 - ABATED 11/4/21 (CM)
2	Throughout Building.	Sprinkler System Inoperable.	N.J.A.C. 5:70-3, 901.6	Abate by: 12/2/2021 - ABATED 11/4/21 (CM)
3	N/A	Fire Watch Required, Owner unable to provide fire watch.	N.J.A.C. 5:70-3, 901.7	Abate by: 12/2/2021 - ABATED 11/4/21 (CM)
4	Alarm Panel	Fire Alarm in trouble. Unable to reset due to Sprinkler issues.	N.J.A.C. 5:70-3, 904.3.5	Abate by: 12/2/2021 - ABATED 11/4/21 (CM)

Inspection Summary Key:
 I - Initial U - Violation Unabated A - Violation Abated R - Repeat Violation
 Violation Status - Inspection Number (Inspector ID) Inspection Date

Note: The numbering of violation(s) is for identification purposes only and shall not be construed as bearing in anyway on the seriousness of any violation.
 5:71-3.7(b)3.

N.J.A.C. 5:70-3, 2015 International Fire Code New Jersey Edition, which has been adopted by reference.

N.J.A.C. 5:70-4, Subchapter 4 Retrofit Requirements

Verona Township
Fire Prevention Bureau
Verona, NJ 07044
Phone: (973)857-4761
Fax:

Administrative Appeal Rights Notice of Imminent Hazard

Page 3 of 3

YOU MAY CONTEST THESE ORDERS AT AN ADMINISTRATIVE HEARING. If a request is made within 24 hours of this order, a hearing shall be conducted and a final decision issued within 48 hours of receipt of the Hearing Request. Following the 24-hour period this Order shall be in effect.

Provided that the Order to vacate and close has been complied with, you have 15 days from this date in which to file an appeal in accordance with the rules promulgated under the Administrative Procedure Act (N.J.A.C. 52:14B et seq. and 52:14F-1 et seq.) The request must be in writing and addressed to:

**Essex County Board of Appeals
900 Bloomfield Avenue
Verona, NJ 07044**

In accordance with the rules promulgated under the Administrative Procedure Act (N.J.S.A. 52:14B et seq. and 52:14F-1 et seq.), an appeal must sufficiently identify the decision or action you wish to appeal and the specific reasons forming the basis of your dispute so a decision may be made as to whether your appeal constitutes a contested case.

You are advised that only matters deemed to be **CONTESTED CASES** as defined by the Administrative Procedure Act, will be scheduled for a hearing. If a hearing is scheduled you will be notified in advance of the time and place.

Notice:

If you require guidance or advice concerning your legal rights, obligations or the course of action you should follow, consult your own advisor.



Verona Township
 Fire Prevention Bureau
 880 Bloomfield Avenue
 Verona, NJ 07044
 Phone: (973)857-4761
 Fax:

VFPB COPY

Notice of Violations and Order to Correct

Local ID - 148.00

Page 1 of 3

To: Ralph Cestone
 , NJ

Date: 10/26/2023 Inspector: Jared Koslow - 168121 Registration No: 0720-055293.001.01

(Name of Business, Structure, Premises) Marve Developmet Corp		
(Address) B: L: - 251-1/2 Grove Street Verona NJ, 07044		
(Telephone Number)	LHU Code/Local Type Ad02-Fuel Storage	(Use Group)

Owner	Agent	Tenant/Operator
Name) Ralph Cestone	<i>Vinny Cestone</i>	<i>973-332-2603</i>
(Address)	<i>Kim - office -</i>	<i>973-239-0028</i>
(City,State,Zip)		
(Telephone)		

YOU ARE HEREBY NOTIFIED THAT an inspection of the above referenced property by the Fire Prevention Bureau disclosed violations of the Uniform Fire Code (N.J.A.C. 5:70-1 et seq.) promulgated pursuant to the New Jersey Uniform Fire Safety Act (N.J.S.A. 52:27D-192 et seq.). The violations are specified on the accompanying "violations" page(s).

YOU ARE HEREBY ORDERED by the Fire Official to correct the violations listed on the accompanying "violations" page(s) within the time, or by the date specified. If a reinspection discloses that violations have not been corrected and an extension of time has not been requested and granted, you will be subject to penalties of up to \$5000.00 per violation per day or as otherwise authorized by the Act and Department Regulations. IN ADDITION, the ACT imposes liability on the owner for the actual costs of fire suppression where a violation directly or indirectly results in a fire.

By Order Of Fire Official

By: *[Signature]* 168121
 Verona Fire Official or Designee

I hereby acknowledge receipt of a copy of this NOTICE OF VIOLATIONS and ORDER TO CORRECT.

Kimberly Giffinger *Kimberly Giffinger* *OFFICE MGR* *10/30/23*
 Signature Printed Name Title Date

APPEAL RIGHTS-EXTENSIONS



Verona Township
 Fire Prevention Bureau
 880 Bloomfield Avenue
 Verona, NJ 07044
 Phone: (973)857-4761
 Fax:

Fire Code Violations

Page 2 of Page 3
 Registration No. 0720-055293.001.01
 Date 12/13/2023
 Inspector Jared Koslow - 168121
 Local ID - 148.00

- Maintenance
- Continuation Sheet
- Retrofit
- If box is checked, a New Jersey State Uniform Construction Code Permit is required.

Premises: Marve Developmet Corp
251-1/2 Grove Street
Verona NJ, 07044
 Owner or Agent Ralph Cestone

Violations cited on the above premises are as follows:

NO.	Location	Nature & Description	Code Reference	Inspection Summary
1	Sprinkler room.	Repair deficiencies in sprinkler system, bringing system back to full operating condition.	N.J.A.C. 5:70-3, 901.6.1	Abate by: 11/25/2023 I-FPI-23-808(Jared Koslow)10/26/2023 12/15/23 A JK
2	NMR Office	Fire Alarm in trouble, unable to reset due to sprinkler issue.	N.J.A.C. 5:70-3, 904.3.5	Abate by: 11/25/2023 I-FPI-23-808(Jared Koslow)10/26/2023 JK B 12/15/23
3	Sprinkler Room NMR building	Fire Protection systems shall be in operational condition at all times.	N.J.A.C. 5:70-3, 901.4.1	Abate by: 12/13/2023 I-FPI-23-809(Jared Koslow)11/13/2023 A JK 12/15/23
4	NMR building.	Fire Protection shall be maintained as installed.	N.J.A.C. 5:70-3, 311.2.2	Abate by: 12/13/2023 I-FPI-23-809(Jared Koslow)11/13/2023 A JK 12/15/23

Inspection Summary Key:

I - Initial U - Violation Unabated A - Violation Abated R - Repeat Violation
 Violation Status - Inspection Number (Inspector ID) Inspection Date

Note: The numbering of violation(s) is for identification purposes only and shall not be construed as bearing in anyway on the seriousness of any violation.

5:71-3.7(b)3.

N.J.A.C. 5:70-3, 2015 International Fire Code New Jersey Edition, which has been adopted by reference.

N.J.A.C. 5:70-4, Subchapter 4 Retrofit Requirements



Verona Township
 Fire Prevention Bureau
 880 Bloomfield Avenue
 Verona, NJ 07044
 Phone: (973)857-4761
 Fax:

Page 2 of Page 3
 Registration No. 0720-055293.001.01
 Date 10/26/2023
 Inspector Jared Koslow - 168121
 Local ID - 148.00

Fire Code Violations

- Maintenance
- Continuation Sheet
- Retrofit
- If box is checked, a New Jersey State Uniform Construction Code Permit is required.

Premises: Marve Developmet Corp
251-1/2 Grove Street
Verona NJ, 07044
 Owner or Agent Ralph Cestone

Violations cited on the above premises are as follows:

NO.	Location	Nature & Description	Code Reference	Inspection Summary
1	Sprinkler room.	Repair deficiencies in sprinkler system, bringing system back to full operating condition.	N.J.A.C. 5:70-3, 901.6.1	Abate by: 11/25/2023 I-FPI-23-808(Jared Koslow)10/26/2023 <i>JK 11/13</i> <i>JK 12/15</i>
2	NMR Office	Fire Alarm in trouble, unable to reset due to sprinkler issue.	N.J.A.C. 5:70-3, 904.3.5	Abate by: 11/25/2023 I-FPI-23-808(Jared Koslow)10/26/2023 <i>JK 11/13</i> <i>JK 12/15</i>

Inspection Summary Key:

I - Initial U - Violation Unabated A - Violation Abated R - Repeat Violation
 Violation Status - Inspection Number (Inspector ID) Inspection Date

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5:71-3.7(b)3.

N.J.A.C. 5:70-3, 2015 International Fire Code New Jersey Edition, which has been adopted by reference.

N.J.A.C. 5:70-4, Subchapter 4 Retrofit Requirements



Verona Township
Fire Prevention Bureau
880 Bloomfield Avenue
Verona, NJ 07044
Phone: (973)857-4761
Fax:

Administrative Appeal Rights

Page 3 of 3

The owner of the premises or of the use, or an authorized agent of the owner MAY CONTEST THIS ORDER at an Administrative Hearing. The request for a hearing must be in writing within 15 days after receipt of this order and addressed to:

**Essex County Board of Appeals
900 Bloomfield Avenue
Verona, NJ 07044**

In accordance with N.J.A.C 5:70-2.19 an appeal shall be signed by a proper party and shall include:

- a) The date of the act that is subject to the appeal;
- b) The name and status of the person submitting the appeal;
- c) The specific violations or other act claimed to be in error; and
- d) A concise statement of the basis of the appeal.

You are advised that only matters deemed to be CONTESTED CASES, as defined by the Administrative Procedures Act, will be scheduled for a Hearing. If a Hearing is scheduled, you will be notified in advance of the time and place.

Extensions

If a specified time has been given to abate a violation, YOU MAY REQUEST AN EXTENSION OF TIME by submitting a written request to the FIRE PREVENTION BUREAU. To be considered, the request must be made before the compliance date specified and must set forth the work accomplished, the work remaining, the reason why an extension of time is necessary and the date by which all work must be completed.

TAKE NOTICE THAT, pursuant to N.J.A.C. 5:70-2.10(d)2, an application for an extension constitutes an admission that the violation notice is factually and procedurally correct and that the violations do or did exist. In addition, the request for an extension constitutes a waiver of the right to a Hearing as to those violations for which the extension is applied.

Penalties

Pursuant to N.J.A.C. 5:70-2.12, a violation of the code is punishable by monetary penalties of not more than \$5,000 per day for each violation. Each day a violation continues is an additional, separate violation except while an appeal is pending.

ALSO TAKE NOTICE THAT, pursuant to N.J.A.C. 5:70-2.12A, when an owner has been given notice of the existence of a violation and has not abated the violation, that owner shall, in addition to being liable to the penalty provided for by N.J.A.C. 5:70-2.12, be liable to a dedicated penalty in the like amount.

A violation that is recurring justifies imposition of an immediate penalty without the necessity for an interval in which corrections can be made. A violation shall be deemed to be a recurring violation if a notice has been served within two years from the date that a previous notice was served and the violation, premises and responsible party are substantially the same.

Claims arising out of penalty assessments can be compromised or settled if it shall be likely to result in compliance. Moreover, no such disposition can be finalized while the violation continues to exist.

Any penalties assessed are in addition to others previously assessed. Penalties must be paid in full within 30 days after an order to pay. If full payment is not made within 30 days, the local enforcing agency may institute a civil penalty action by a summary proceeding under the Penalty Enforcement Law (N.J.S.A. 2A:58-10 et seq.) in the Superior Court or Municipal Court.

Notice:

If you require guidance or advice concerning your legal rights, obligations or the course of action you should follow, consult your own advisor.

APPENDIX C

BUILDING DEPARTMENT RECORDS

MAYOR
CHRISTOPHER H. TAMBURRO
DEPUTY MAYOR
JACK MCEVOY
COUNCILMEMBERS
ALEX ROMAN
CHRISTINE MCGRATH
CYNTHIA L. M. HOLLAND

TOWNSHIP OF VERONA

COUNTY OF ESSEX, NEW JERSEY



MUNICIPAL BUILDING
600 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044
(973) 239-3220
WWW.VERONANJ.ORG

TOWNSHIP MANAGER
JOSEPH O. D'ARCO
TOWNSHIP CLERK
JENNIFER KIERNAN
TOWNSHIP ATTORNEY
BRIAN J. ALOIA, ESQ.

VERONA COMMUNITY CENTER
880 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044

DEPARTMENT OF PUBLIC WORKS
10 COMMERCE COURT
VERONA, NEW JERSEY 07044

To: Vincent Cestone
Property Owner
Marve/Cestone Property
251.5 Grove Ave
Verona, NJ 07044

January 30th, 2024

From: Matthew Gifford
Fire Official
Verona Fire Prevention Bureau
880 Bloomfield Avenue
Verona, NJ 07044

Re: **Fire Code Violations at the Marve/Cestone Property located at 251.5 Grove Avenue, Verona, NJ 07044.**

Dear Mr. Cestone,

Please let this letter serve as a written notification of all current NJ Fire Code violations and what is expected of you going forward to insure no other violations occur.

In regards to our last phone conversation on Friday January 26th at 2:26PM, as per the N.J.A.C. 5:70-3, 311.2.2 exceptions 1 and 2, the first building on the property when you pull in from Grove Avenue where M3 Crane used to be MUST be completely vacant of anything combustible in the areas where the sprinkler system covers, specifically the RV, car trailer and boat that I witnessed inside the garage on January 26th. This is because the sprinkler system is turned off and the fire alarm system is not being monitored which itself is a violation of N.J.A.C. 5:70-3, 907.6.6 and N.J.A.C. 5:70-3, 907.8.5. If you still wish to store anything combustible in this building then the sprinkler system and fire alarm system MUST remain fully operational and monitored. When the building becomes fully cleared of anything combustible, only then may the fire protection systems and utilities be turned off and secured if you so choose to do so. Also, the fire alarm in this building continues to activate as it only holds a "silence" command for 24 hours and will not reset. Verona Police and Verona Fire Officers have been dispatched to this location more than 5 times this past week for the alarm. This is a violation of Township Ordinance 262-10 and is subject to a penalty fee of \$200.00 per occurrence. This MUST be rectified immediately.

Additionally, as per N.J.A.C. 5:70-3, 311.2, every building on the property must be fully secured. An example of this is all doors and windows closed and locked. If a door or window is missing, it must be secured with plywood or some other comparable device.

Lastly, as per N.J.A.C. 5:70-3, 3301.1 and N.J.A.C. 5:70-3, 3301.2, access to the property and buildings thereon is required for fire department vehicles. Any locked door keys must be maintained in the Knoxbox key box on site. Also, if the gate that is being constructed will have a lock, it MUST also be locked with a Knox pad lock. Information on how to obtain a Knox pad lock can be provided to you if needed.

I look forward to your cooperation in these matters and as always please contact me if you have any questions, comments or concerns.

Yours in fire safety,

Matthew Gifford

Matthew Gifford
Fire Official
Verona Fire Prevention Bureau
880 Bloomfield Avenue
Verona, NJ 07044
973-857-4761

MAYOR
ALEX ROMAN
DEPUTY MAYOR
CHRISTINE MCGRATH
COUNCIL MEMBERS
JACK McEVOY
CYNTHIA L. M. HOLLAND
CHRISTOPHER H. TAMBURRO

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY



TOWNSHIP MANAGER
JOSEPH O. D'ARCO
TOWNSHIP CLERK
JENNIFER KIERNAN
TOWNSHIP ATTORNEY
BRIAN J. ALOIA, ESQ.

VERONA COMMUNITY CENTER
880 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044

MUNICIPAL BUILDING
600 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044
(973) 239-3220
WWW.VERONANJ.ORG

DEPARTMENT OF PUBLIC WORKS
10 COMMERCE COURT
VERONA, NEW JERSEY 07044

Code Enforcement Office 880 Bloomfield Avenue, Verona, NJ 07044 973-857-4834 (f)973-857-5134

March 30, 2022

Marve Development
P.O. Box 216
Verona, New Jersey 07044

Re: **Property Maintenance - 251 ½ Grove Avenue**

Dear Property Owner:

It has come to my attention that there is a Property Maintenance Violation at the above mentioned address. The violation is the portion of the fence on the above mentioned property facing 48 Ann Street, both the chain link and wood fences, that are in disrepair and leaning towards the Ann Street property. After meeting with the Township Engineer and reviewing the survey, it is determined that the fence is on the property of 251 ½ Grove Avenue and it must be replaced with either the chain link or wood fence. In addition, the debris around the fence must also be cleaned up. I met with Site Manager Pat Robertson last week to show him the area. Please note this issue is in violation of Township of Verona Property Maintenance Code 390-6(A4) which states:

390-6 Appearance.

A. Residential. The exterior of the premises, the exterior of dwelling structures and the condition of accessory structures shall be maintained so that the appearance of the premises and all buildings thereon shall reflect a level of maintenance in keeping with the residential standards of the neighborhood and such that the appearance of the premises and structures shall not constitute a blighting factor for adjoining property owners nor an element leading to the progressive deterioration and downgrading of the neighborhood with the accompanying diminution of property values, including the following:

(4) General Maintenance. The exterior of every structure or accessory structure, including fences, shall be maintained in good repair, and all surfaces thereof shall be kept painted or whitewashed where necessary for purposes of preservation and appearance. The same shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end that the property itself may be preserved, safety and fire hazards eliminated and adjoining properties and the neighborhood protected from blighting influences.

If you have any questions or concerns, please contact my office at (973) 857-4834. Your anticipated cooperation is greatly appreciated.

Sincerely,

Thomas Jacobsen
Construction Official/Code Enforcement Officer/CPM

APPENDIX E

**ENFORCEMENT ACTIONS ISSUED AT 251 ½ GROVE AVENUE
FROM NJDEP DATAMINER**

Enforcement Actions Issued at Site ID: 64406 Between 10/13/2000 and 1/13/2026

Jan 13, 2026 10:23

NOTE: The information contained in this report will be limited to the date each program began using the Department's integrated database, NJEMS. The programs began using the system for this information as follows: Air - 10/1998; Hazardous Waste - 1/2000; Water Quality - 7/2000; Water Supply (limited information for Safe Drinking Water and Water Allocation) - 7/2000; Lab Certification (limited information) - 7/2000; Right To Know - 11/2000; TCPA - 12/2001; Land Use - 12/2001; DPCC - 1/2002; Solid Waste - 1/2002 and Pesticides - 4/2002; Site Remediation - 3/2003 and Radiation (limited information) - 7/2006. For complete information prior to these dates, please submit an official OPRA request form to the Department. If printing this report, select landscape orientation.

Disclaimer: All listed enforcement actions address alleged violations based on facts and information known to the Department at the time the violation information was determined. Errors or omissions in the factual basis for any violation may result in a future change in classification as a violation when such information becomes known. Persons cited for violations may contest the Department's enforcement action or penalty assessment. The resultant final decision may uphold, negate or modify the original violation findings or penalty.

Program Description: Site Remediation

Program Interest Name: MARVEC CONSTRUCTION CORPOR

Program Interest ID: G000011553

Activity Number: BEA 250001

Document Type: (SR) SRP Batch NOV

Effective Start Date	Current Document Status and Date	Penalty Assessed	Received Amount
8/25/25	Closed 10/2/25	\$0.00	\$0.00

Description of Non-compliance	Violated Citation	Violation Status
Failure to submit a remedial investigation report within the required timeframe.	[N.J.A.C. 7:26E- 4.10(a)]	Satisfied

Program Description: Water Quality

Program Interest Name: MARVE DEVELOPMENT CORP

Program Interest ID: 521507

Activity Number: PEA 100001

Document Type: NOV

Effective
Start Date

4/14/10

Current Document
Status and Date

Closed 4/16/10

Penalty
Assessed

N/A

Received
Amount

N/A

Description of Non-compliance	Violated Citation	Violation Status
Discharging stormwater without a valid NJPDES permit issued by the Department	[N.J.A.C. 7:14A- 2.1((d))]	o Further Action

Activity Number: PEA 120002

Document Type: NOV

Effective
Start Date

12/21/12

Current Document
Status and Date

Closed 12/28/12

Penalty
Assessed

N/A

Received
Amount

N/A

Description of Non-compliance	Violated Citation	Violation Status
Failure to submit the Certification Form that the SPPP was implemented within eighteen (18) months from the EDPA.	[N.J.A.C. 7:14A- 6.2(a)1]	Satisfied
Failure to submit the Certification Form that the SPPP was prepared within six (6) months from the EDPA.	[N.J.A.C. 7:14A- 6.2(a)1]	Satisfied