



Township of Verona 885 Bloomfield Ave

Redevelopment Plan

Prepared by:



Redevelopment Plan for 885 Bloomfield Avenue

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

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1.0 INTRODUCTION

1.1 BASIS FOR THE PLAN

This redevelopment plan has been prepared for 885 Bloomfield Avenue Area in Need of Redevelopment within the Township of Verona, Essex County, New Jersey (the “Redevelopment Plan” or the “Plan”). The Bloomfield Avenue Redevelopment Area comprises of one lot, which is 1.77 acres. This property is identified as Block 2205, Lot 6 (885 Bloomfield Avenue) and is located at the intersection of Bloomfield Avenue and Fells Road. The property is a corner lot which fronts the westbound side of Bloomfield Avenue and is bounded by Fells Road traversing along a portion of the rear property line. Presently, the property is a vacant, wooded lot with billboards. Surrounding uses consist of residential uses to the west and south and Fells Road to the east. Verona’s Fire Department, Community Center, and Township’s active recreation grounds (Centennial Field) are located to the north of the property.

The entirety of the Bloomfield Avenue corridor has been designated as an area in need of rehabilitation pursuant to Resolution 2024-75, which also includes Block 2205, Lot 6, as seen in **Figure 1**. Previously, this property was designated as a non-condemnation area in need of redevelopment pursuant to Resolution 2019-56. This means that the Township **will not use eminent domain** to acquire these properties. The resolutions are included herein in **Appendix A**. This Redevelopment Plan provides the development regulations and other standards to guide the redevelopment of the 885 Bloomfield Avenue Redevelopment Area (“Redevelopment Area”).



885 Bloomfield Avenue Non-Condemnation Redevelopment Plan Township of Verona

Figure 1: 885 Bloomfield Avenue Redevelopment Area Map





1.2 PURPOSE/VISION

The 885 Bloomfield Avenue Redevelopment Plan sets forth standards for development and site improvements in the declared area in need of redevelopment. The Redevelopment Plan is intended to revitalize the area by introducing townhouse development that will help diversify the housing types in the Township and address a portion of the Township's Fourth Round Affordable Housing Obligation. This round of affordable housing regulations encourages the conversion of underutilized or vacant properties into affordable housing opportunities in municipalities where land is limited. Verona Township is nearly fully built out in that there are very few parcels containing vacant and developable land. As such, this redevelopment area is an appropriate location for a townhouse development that will address a portion of the Township's affordable housing obligation.

The Redevelopment Area is proximate to an assortment of retail, commercial, public buildings, office uses, and existing residential uses. These uses include multi-family residential to the northeast and to the west, single-family residential to the south, and office buildings to the east, along Bloomfield Avenue. The site is also near the NJ Transit 29, and 105 bus route stops along Bloomfield Avenue. The proximity to major bus routes connecting to nearby towns and attractions encourages the use of public transportation and reduces dependency on automobiles, which in turn helps to create a more walkable and attractive downtown.

1.3 NOTE ON PLAN TERMINOLOGY

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

1.4 REQUIRED COMPONENTS OF THE REDEVELOPMENT PLAN

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

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



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



2.0 EXISTING CONDITIONS

2.1 2019 AREA IN NEED OF REDEVELOPMENT SUMMARY

On January 7, 2019, the Township Council directed the Planning Board to conduct an Area in Need of Redevelopment Investigation for Block 2205, Lot 6. The Planning Board conducted the investigation and had a public hearing on February 5, 2019. After completion of its investigation and public hearing, the Planning Board concluded that the area satisfied the criteria as set forth within the LRHL and recommended designation to the Township Council. The Township Council accepted the recommendation and designated the said property as an area in need of redevelopment on February 11, 2019. Please see Appendix A for the resolutions.

2.2 SURROUNDING AREA CONTEXT

The Redevelopment Area is located on the western side of Verona, along Bloomfield Avenue. Bloomfield Avenue, a roadway under Essex County's purview, traverses from Fairfield to Newark. This roadway cuts through the heart of Verona and serves as the Township's traditional downtown. The Redevelopment Area is serviced by the NJ Transit 29 bus route, which runs from Essex Mall in West Caldwell to Newark Penn Station, and the NJ Transit 105 bus route, which runs from Kirkpatrick Lane at Bloomingdale Avenue to the Port Authority Bus Terminal in New York City as shown in **Figure 2**. The optimal walking distance between a transit station or stop and a place of employment/residential use is between $\frac{1}{4}$ mile (1,320 feet) and $\frac{1}{2}$ mile (2,640 feet), which places the redevelopment area within walking distance of a good bus service.



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Figure 2: 885 Bloomfield Avenue Redevelopment Area Existing Public Transportation Map





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

A-3 – Residential Townhouse Zone District

Section 150-17.10 Permitted uses.

Permitted uses

In A-3 Zone District, only the following use is permitted:

1. Single-family dwellings

Permitted Accessory Uses

In A-3 Zone District, the following accessory uses are permitted:

1. Detached garage.
2. Family day-care center.
3. Swimming pool, hot tub and related facilities.
4. Basketball court, unlit.
5. Tennis court, unlit.
6. Deck, either attached or unattached.
7. Greenhouse.
8. A single shed up to 150 square feet in floor area.

Conditional Uses

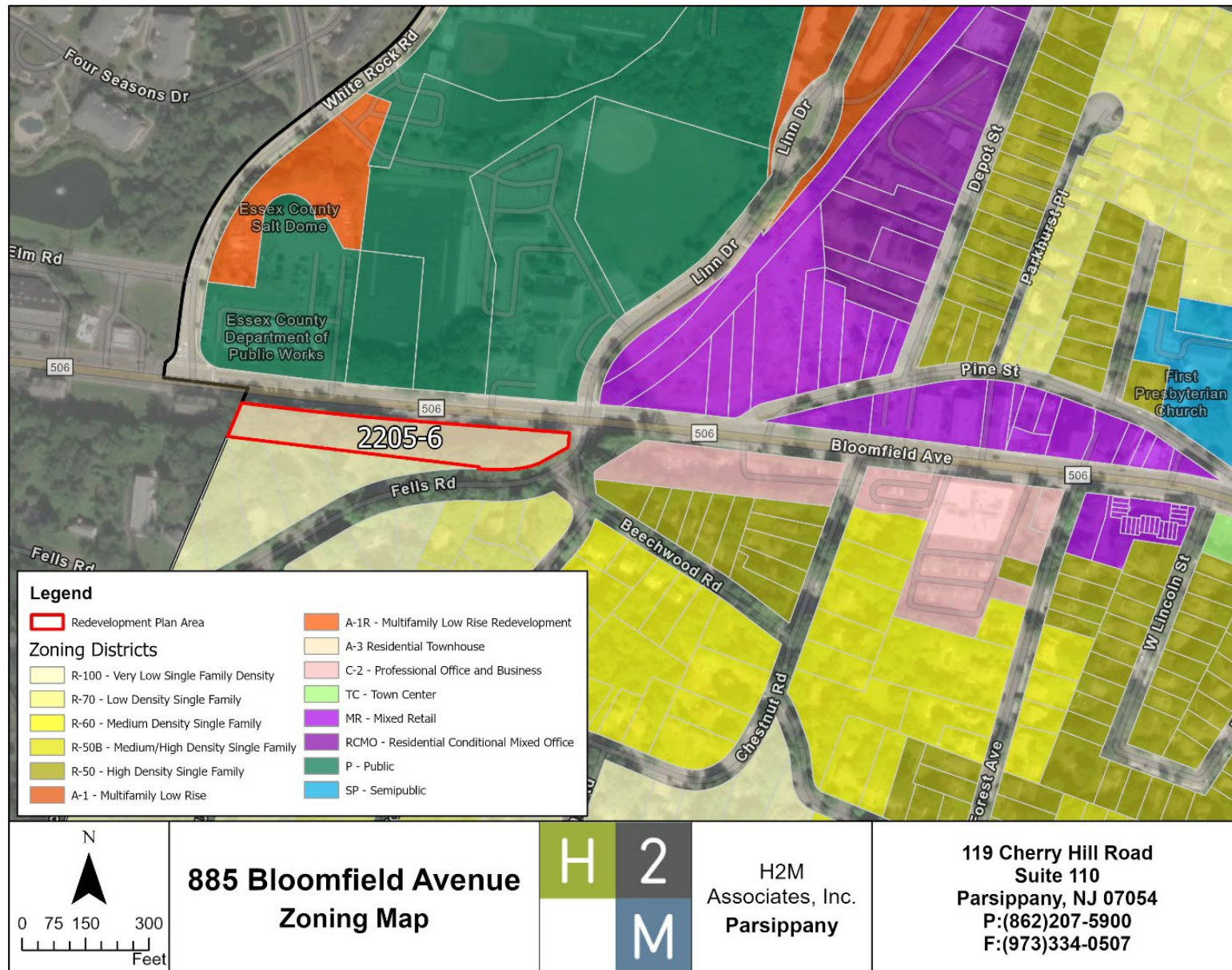
In A-3 Zone District, the following uses are conditionally permitted:

1. A satellite or dish antenna, as an accessory use, installed in the side or rear yard, subject to the conditions set forth in Section 150-7.11.
2. Townhouses subject to the following density and bulk regulations:
 - a) Over eight acres in size: eight dwelling units per acre.
 - b) Between 6.0 and 7.99 acres in lot size: nine dwelling units per acre.
 - c) Between 4.1 and 5.99 acres in lot size: 11 dwelling units per acre.
 - d) Under four acres in lot size: 12 dwelling units per acre.
 - e) Minimum acreage (combined): 1.5 acres
 - f) Minimum front yard setback: 50 feet
 - g) Minimum side yard setback: 25 feet.
 - h) Minimum rear yard setback: 50 feet.
 - i) Minimum rear yard setback, Bloomfield frontage: 30 feet.
 - j) Minimum front yard setback, Bloomfield frontage: 25 feet.
 - k) Minimum buffer between townhouses and off-site residential uses: 25 feet.
 - l) Maximum height (stories/feet): 2.5 stories; 35 feet.
 - m) Maximum lot coverage: 40%.
 - n) Maximum improved lot coverage: 55%.



885 Bloomfield Avenue Non-Condensation Redevelopment Plan Township of Verona

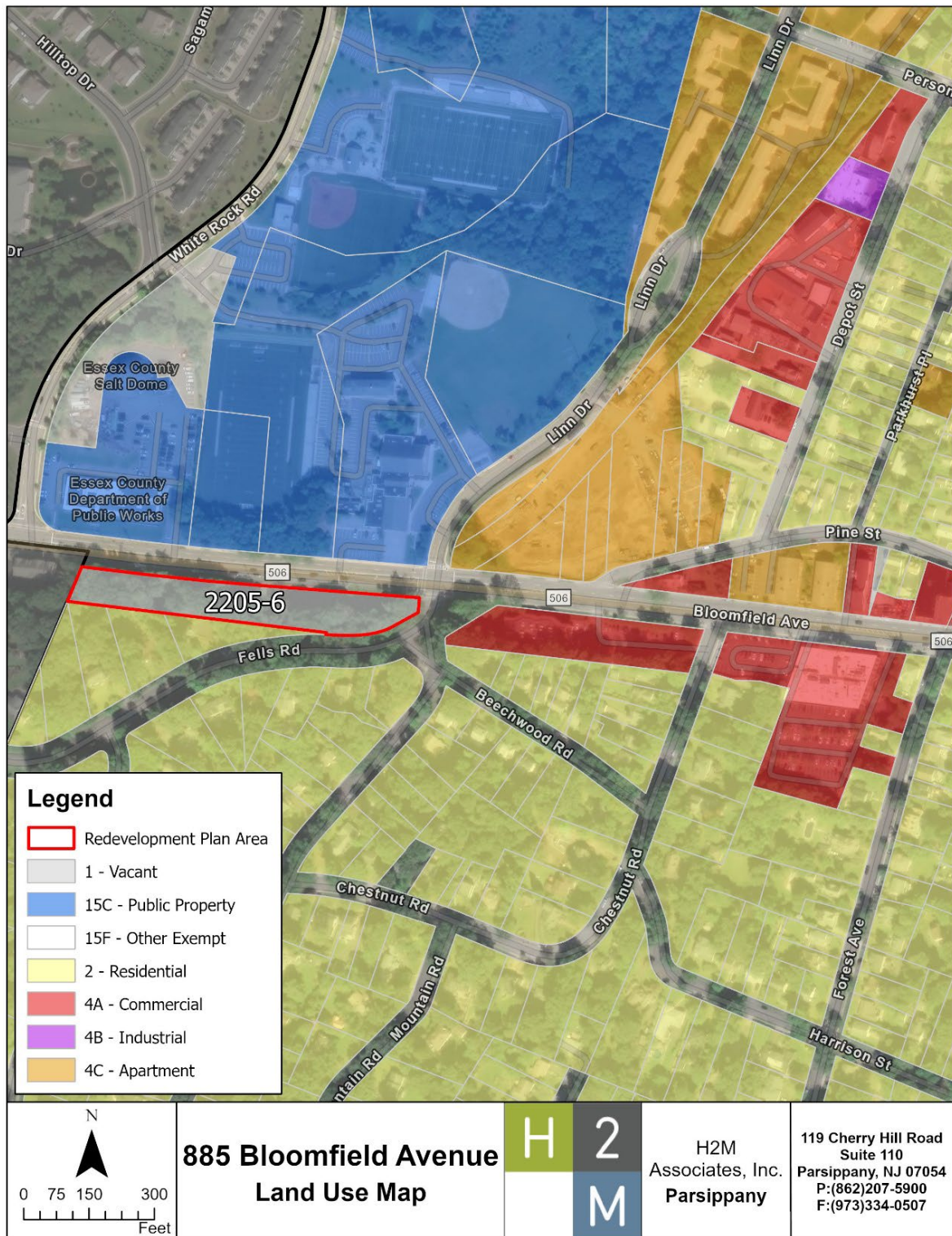
Figure 3: 885 Bloomfield Avenue Redevelopment Area Zoning Map





885 Bloomfield Avenue Non-Condemnation Redevelopment Plan Township of Verona

Figure 4: 885 Bloomfield Avenue Redevelopment Area Land Use Map





2.3 RELATIONSHIP TO MASTER PLAN AND LOCAL GOALS AND OBJECTIVES

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

2022 Master Plan.

The Master Plan addresses several planning issues and priorities pertaining to revitalizing Verona's downtown and commercial corridor along Bloomfield Avenue. The Master Plan acknowledges that Verona is a nearly fully built-out community and, thus, future major development would likely be through redevelopment initiatives. The Land Use Element provides guidelines for future development and redevelopment that address planning issues but aims to maintain the character of the Township's residential neighborhoods. The Economic Development Element addresses these planning issues by encouraging strategic use of infill development and redevelopment to continue to ensure the Bloomfield Avenue corridor is vibrant and attractive to visitors and residents. The 2022 Master Plan's goals and objectives relevant to the Redevelopment Plan are listed below:

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

- | | |
|--------------------------------|--|
| <i>Land Use Goal #5:</i> | "Promote growth in appropriate areas that meet current and future land use trends." |
| <i>Land Use Objective #5b:</i> | "Consider greater diversity of housing options, where appropriate, while maintaining the existing character of the Township's residential neighborhoods." |
| <i>Land Use Objective #5f:</i> | "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." |
| <i>Land Use Goal #7:</i> | "Ensure zoning districts regulations and land uses align with the Township's development goals." |
| <i>Land Use Objective #7a:</i> | "Incentivize improvements along the Bloomfield Avenue corridor." |
| <i>Land Use Goal #9:</i> | "Continue to meet the municipal obligation to provide the Township of Verona its fair share of affordable housing for low- and moderate income households." |



2.4 REDEVELOPMENT PLAN OBJECTIVES

The Township seeks to promote the redevelopment of the area located at 885 Bloomfield Avenue (Block 2205, Lot 6) into an area that is attractive to passersby and improves an underutilized property. The goal of this redevelopment plan is to transform this area to provide diversity of housing types, while maintaining the existing character of the surrounding residential and commercial areas. The Redevelopment Plan helps to achieve the Township's goals by providing affordable housing that is proximate to public transportation and existing commercial and retail businesses.

The objectives for this Redevelopment Plan are to:

1. Enhance and maintain the character of the Township by incorporating contemporary planning and design principles that instill a sense of place and provide an attractive livable environment.
2. Provide a range of market rate and affordable housing options that meet the current and future needs of Township residents.
3. Provide alternative living arrangements or permanent supportive housing for adults with special needs as those terms are defined in NJ Rev Stat § 34:1B-21.24 (2024).
4. Revitalize an obsolete and underutilized area of the Township with high-quality development.

2.5 RELATIONSHIP TO ZONING ORDINANCE

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



3.0 USE AND BULK REGULATIONS

This redevelopment plan is being created to implement a settlement between the Township of Verona and A & R Skyline Properties, LLC, an objector to the Township's Fourth Round Affordable Housing and Fair Share Plan. The following land uses and development standards provide a framework for the physical development of the redevelopment area to provide a variety of housing options while maintaining the character of the neighborhood.

3.1 LAND USES

The Redevelopment Area uses, and bulk regulations will supersede the use bulk regulations of the underlying A-3 Zone District, shown in **Figure 3**.

1. Permitted Uses:
 - a. Townhouses with 20% inclusionary affordable housing.
2. Accessory Uses and Structures:
 - a. Off-street parking such as a one-car or two-car garage attached to an individual townhouse unit and surface parking.
 - b. Refuse and recycling enclosures.
 - c. All other uses that are customarily incidental to the principal permitted uses set forth within this Redevelopment Plan.

3.2 AREA, YARD, BULK REGULATIONS

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

Bulk Standards	Requirements
Min. Lot Area	1.5 acres
Max. Number of Units	28 townhouse units
Total Affordable Units	Six Credits; Three (3) Affordable Housing Family Units; and One (1) 3-bed Special Needs housing
Max. Building Height	40 ft
Maximum Stories	3 stories
Min. Front Yard Setback	6 ft
Min. Rear Yard Setback	20 ft.
Min. Side Yard Setback (one)	8 ft.
Min. Side Yard Setback (both)	18 ft.
Max. Building Coverage	35%
Max. Improved Lot coverage (%)	65%
Minimum Distance between the townhouse structures	10 feet



3.3 BUILDING AND UNIT DESIGN

1. Structures: No townhouse dwelling structure shall be permitted to have more than seven townhouse dwelling units.
2. Dwelling unit size.
 - a. Pursuant to the UHAC regulations, NJAC 5:80-26.5(b)(2)(viii), restricted units, in developments comprising of market rate and restricted rental units, must be of at least the same size as the most common market-rate unit(s) of the same type and bedroom count within the same development, but under no circumstances shall any restricted unit or bedroom be less than 90 percent of the minimum size prescribed by the applicable municipal code or Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4, whichever prescribes the greater minimum size.
 - b. The number of bedrooms shall comply with NJAC 5:80-26.4.
 - c. Restricted units shall comply with pertinent UHAC regulations pursuant to NJAC 5:80-1 et. seq.
 - d. Affordable Housing unit is required as per the adopted Housing Element and Fair Share Plan and the pertinent municipal ordinances. The developer shall provide a maximum number of 28 units with 20% affordable housing, which is rounded to six (6) affordable housing within the project, consistent with the projections contained in the approved Housing Element and Fair Share Plan contained in the Master Plan. Affordable housing can be satisfied through three (3) family units and one 3-bedroom special housing, which will result in a total of six credits.
3. Buildings with residential dwelling units shall provide laundry facilities and central air conditioning for each dwelling unit either in the unit or in common areas accessible only to residents. Window air conditioning units are not permitted. Television connections should be provided for each unit.
4. Design Standards:
 - a. Townhouse units shall have individual entrance, with entrance vestibules or porches to give identity to each unit and provide weather protection.
 - b. The development shall provide varied elevations, design, and structural appearance within the context of the overall theme. The front facade of each townhouse building shall have varied elevations for each adjacent townhouse. Each adjacent townhome must vary in at least two (2) of the following criteria from the neighboring townhome:
 - i. The number, size, shape, or location of windows and doors.
 - ii. The profile of cornice treatment on the front façade.
 - iii. Mix of materials (brick, stone base, or siding).
 - iv. Location of porches, bay windows, and porticoes.
 - v. Color or brick, siding, or stone.
 - c. Within the development there shall be not less than two different residential unit floor plans together with not less than two different front elevations for the townhome units.
 - d. Attached townhouses shall appear as a unified building mass, maintaining a common architectural language across the entire length of units. This mass shall be varied by changes in unit orientation, color/material variations, shifts in roof profile, and variation at corner units.



- e. A 3-story blank wall, even if at the narrow end of a building, does not reflect acceptable design quality. Architectural relief and fine detailing to break up monotonous surfaces, especially given the visibility from Bloomfield Avenue.
- f. Avoid applied ornamentation which is not related to building structures or architectural design. This includes arbitrary, inconsistent forms and decoration; uninterrupted floating horizontal elements; and large blank surfaces.
- g. Windows, bays, balconies, and other articulation could also be used to express the individuality of the units.
- h. The roofline along the building's length should be varied to reflect the individual units. This can be achieved by using separate roof forms; a combination of roof types such as shed, gabled and hipped roof(s), and gables and dormers.
- i. Where flat roofs are used, they should be detailed with cornices as noted within Section 3.8 of the Redevelopment Plan.
- j. Building and roof modulation and articulation should be used to reduce the appearance of large building masses.
 - i. Modulate the building façade with features such as porches, balconies, building wall relief, and bay windows.
 - ii. Provide roof elements such as gables, eyebrow roof forms or dormers.
 - iii. Incorporate prominent cornice, soffit or fascia details that emphasize the top of the building.
 - iv. Provide prominent roof overhangs.
 - v. Articulate the roof with rafter tails and brackets.
- k. Materials. This shall be provided as per Section 3.7 of the Redevelopment Plan.

The images below are an example of townhouse development for reference.



An example of potential viewshed from Bloomfield Avenue corridor



An example of potential viewshed with garages to the rear

3.4 DRIVEWAYS & CURBS

1. Driveways shall not be located closer than five (5) feet from a property line, nor closer than ten (10) feet from an existing driveway on an adjacent property.
2. A maximum of two (2) driveways shall be permitted from Bloomfield Avenue.
3. Two-way driveways shall be a minimum of 24 feet wide. Depressed curb may be provided to enable circulation of emergency vehicles.



4. Curbs along public rights-of-way shall be poured-in-place concrete or other masonry material such as Belgian block.

3.5 PARKING AND LOADING

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

Permitted Uses	Minimum Parking Requirements
Residential Townhouses	2.0 parking spaces per unit
Special Needs Housing	0.25 parking spaces per unit

9. All off-street parking must comply with regulations for Make-Ready EV parking spaces set forth by P.L. 2021, c.171 of the Municipal Land Use Law. Each Make-Ready EV space shall count as two parking spaces for the purpose of complying with the minimum parking space requirements but shall not result in a reduction of more than 10% of the required off-street parking.

3.6 ARCHITECTURE AND RESIDENTIAL STANDARDS

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



3.7 BUILDING MATERIALS

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

3.8 ROOFS

1. The shape, pitch, and color of a roof should be architecturally compatible with the style, materials, and colors of such building.
2. Pitched roofs are encouraged to have dormers, chimneys, cupolas, and other similar elements to provide architectural interest. These elements shall be compatible with the style, materials, colors, and details of the building.
3. If the building has a flat roof, a parapet shall project vertically to hide any roof-mounted mechanical equipment. Additionally, a cornice shall project out horizontally from the façade and shall be ornamented with moldings, brackets, or other detailing.
4. Roofline offsets shall be provided along any roof measuring more than 50 feet in length in order to provide architectural interest and articulation to a building.

3.9 MECHANICAL EQUIPMENT SCREENING

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

3.10 TRASH/TRASH ENCLOSURES/RECYCLING

1. All trash enclosures shall follow all regulations set forth by Section 446-9 of the municipal code.
2. All outdoor refuse enclosures shall be visually screened within a durable, noncombustible enclosure, so as not to be visible from adjacent lots or sites, neighboring properties or streets. Chain-link fencing or wire-mesh screening is not permitted.



3. Collection areas shall be effectively designed to contain all material generated on site and deposited between collections. Deposited materials should not be visible from outside the enclosure.
4. Collection enclosures shall be designed of durable materials with finishes and colors which are unified and harmonious with the overall architectural theme.
5. Collection areas shall be located upon the site so as to provide clear and convenient access to collection vehicles. Refuse collection and recycling areas shall not be located within required landscaped yards and buffers.
6. Trash and recycling collection shall be through a private service to be paid by residents and not by the general revenue or tax collections of the Township of Verona. A recycling and trash pickup plan shall be submitted. The owner shall be responsible for removing or making arrangements for the removal of garbage and recyclable items, with such removal to be made at regularly scheduled intervals, not less than once a week. The owner shall be provided with credit in accordance with the law.
7. All bulk containers used by dwelling units shall at all times be kept in good repair, be structurally sound and leak-proof and constructed to stand firmly upright and shall be equipped with a cover, which is secured to the unit or able to be secured. No bulk container shall be filled in excess of its stated capacity, causing overflow and unsanitary conditions. All users of bulk containers shall ensure that such containers are emptied promptly, not less than once a week. All bulk containers shall be maintained to prevent any foul odors or spillage and to prevent any condition which may pose a hazard to life, health and safety.

3.11 UTILITIES

All new utility distribution lines and utility service connections from such lines to any buildings in the Redevelopment Area shall be located underground, except as otherwise required by the utility provider. To the extent possible, existing utility lines should also be relocated underground. Remote readers for all utilities, in lieu of external location of the actual metering devices, are preferred.

3.12 LIGHTING

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



7. All lighting plans shall be accompanied by a point-by-point plan indicating numerical illumination levels. The plan shall indicate the average, minimum, maximum and minimum to maximum illumination levels for maintained foot-candles.

3.13 STORMWATER MANAGEMENT

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

3.14 SUSTAINABILITY

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

1. Landscaping
 - a. Use native species and species that are recommended in Chapter 150, Attachment 3, that do not need excessive watering for all landscaping trees and plantings.
 - b. Retain existing trees and shrubs and replant more trees than removed.
 - c. Provide landscaping in the required eight (8) foot front yard setback and in the required buffer areas.
2. Waste Management and Recycling
 - a. Facilitate recycling in common areas within buildings and in outdoor open spaces by providing easily accessible recycling bins.
 - b. Facilitate recycling in dwelling units by adding recycling bins and ensuring that the recycling drop-off location is clear and accessible.
 - c. Ensure that each trash room includes recycling containers or a mechanism to separate trash from recyclable materials.
 - d. Provide sufficient recycling collection capacity through meeting a minimum required 0.0625 cubic yards per resident.

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

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



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

3.15 EXEMPTIONS

The Project shall be exempt from any and all changes in the Township's ordinances that happen from the date of the Settlement Agreement is executed up to twelve (12) months after the date of the Redevelopment Plan is adopted, that may negatively affect, impact or interfere with the financial feasibility for the development of the Project, other than general legislation applied uniformly throughout the Township. After the 12-month period, all Township ordinances shall be applicable and enforceable as though the Settlement Agreement did not exist.



4.0 PLAN CONSISTENCY

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

4.1 RELATIONSHIP TO MASTER PLANS

Verona Master Plan.

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

Goal #5 of the **Land Use Element of the 2022 Master Plan** is to “Promote growth in appropriate areas that meet current and future land use trends.” Furthermore, **Objective #5b** aims to “consider greater diversity of housing options, where appropriate, while maintaining the existing character of the Township’s residential neighborhoods” applies to Township’s efforts to utilize redevelopment to diversify housing stock within the Township. This is in addition to **Objective #5f** which aims to “guide the future development and/or redevelopment of land within the Township so as to incorporate new construction without undue disruption to the established character of the Township.”

Objective #7a of the **Land Use Element** of the **2022 Master Plan**, which aims to “incentivize improvements along the Bloomfield Avenue corridor.” The Redevelopment Plan inherently aligns this objective as it aims to create attractive, multi-family housing that will meet a portion of the Township’s affordable housing obligation.

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

Adjacent Municipalities

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

2025 State Development and Redevelopment Plan (SDRP)

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



5.0 IMPLEMENTATION

5.1 DESIGNATION OF REDEVELOPMENT ENTITY & ITS POWERS

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

5.2 GENERAL PROVISIONS

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

5.3 SITE PLAN AND SUBDIVISION REVIEW

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

5.4 ACQUISITION AND RELOCATION

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

5.5 AFFORDABLE HOUSING REQUIREMENTS

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

5.6 REQUESTS FOR DEVIATIONS AND DESIGN EXCEPTIONS

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



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

5.7 ADVERSE INFLUENCES

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

5.8 PROCEDURES FOR AMENDING THE PLAN

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

5.9 DURATION OF THE PLAN

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

5.10 COMPLETION OF REDEVELOPMENT

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

5.11 SEVERABILITY

If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.



6.0 APPENDICES

APPENDIX A

**RESOLUTION 2024-075 DECLARING BLOOMFIELD AVENUE
AS AN AREA IN NEED OF REHABILITATION**

**RESOLUTION 2019-56 DESIGNATING CERTAIN PROPERTY
KNOWN AS 885 BLOOMFIELD AVENUE (BLOCK 2205, LOT 6)
AS AN AREA IN NEED OF REDEVELOPMENT**

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

RESOLUTION No. 2019-56

A motion was made by Mayor Ryan; seconded by Deputy Mayor Nochimson that the following resolution be adopted:

**DETERMINING THAT THE PROPERTY IDENTIFIED AS
BLOCK 2205 LOT 6 BE DESIGNATED AS A NON-CONDEMNATION
REDEVELOPMENT AREA IN ACCORDANCE WITH THE
LOCAL REDEVELOPMENT AND HOUSING LAW,
N.J.S.A. 40A:12A-1 ET SEQ.**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* ("Redevelopment Law"), authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, on January 7, 2019, the municipal council (the "Township Council") of the Township of Verona (the "Township") adopted Resolution No. 2019-31 authorizing and directing the Planning Board of the Township (the "Board") to conduct a preliminary investigation to determine whether a certain property, identified as Block 2205, Lot 6 on the Township's Tax Maps (the "Study Area"), meets the criteria set forth in the Redevelopment Law and should be designated as a Non-Condemnation Redevelopment Area, as that term is defined by the Redevelopment Law; and

WHEREAS, the Board conducted a preliminary investigation of the Study Area to determine whether it should be designated as a Non-Condemnation Redevelopment Area in accordance with the criteria and procedures set forth in *N.J.S.A. 40A:12A-5* and *N.J.S.A. 40A:12A-6*; and

WHEREAS, as part of its preliminary investigation, the Board caused Mr. Jason L. Kasler, AICP, P.P., the Township Planner, to prepare an Area In Need of Redevelopment Investigation Study for the Board for its consideration in determining whether the Study Area should be designated a Non-Condemnation Redevelopment Area; and

WHEREAS, in addition to the foregoing, the Board prepared a map showing the boundaries of the proposed redevelopment area and locations of the parcels of property included therein, along with a statement setting forth the basis for its investigation in accordance with *N.J.S.A. 40A:12A-6(b)(1)*, which map and statement are on file with the Planning Board Clerk; and

WHEREAS, a public hearing was conducted by the Board on February 5, 2019, with notice having been properly given pursuant to *N.J.S.A. 40A:12A-6(b)(3)*; and

WHEREAS, at the public hearing, the Board reviewed the Area In Need of Redevelopment Investigation Study, the map and associated documents, and heard testimony from Mr. Kasler; and

WHEREAS, at the public hearing, members of the general public were given an opportunity to be heard and to address questions to the Board concerning the potential designation of the Study Area as a Non-Condemnation Redevelopment Area; and

WHEREAS, after completing its investigation and public hearing on this matter, the Board concluded that there was sufficient credible evidence to support findings that satisfy the criteria set forth in the Redevelopment Law, particularly at *N.J.S.A. 40A:12A-5 et seq.*, for designating the Study Area as a Non-Condemnation Redevelopment Area and that said designation is necessary for the effective redevelopment of the area comprising the Study Area; and

WHEREAS, in accordance with the Redevelopment Law and as memorialized by Memorandum, dated February 6, 2019, from Mrs. Ashley Neale, the Planning Board Secretary, the Board recommended to the Township Council that Block 2205, Lot 6 be designated as a Non-Condemnation Redevelopment Area.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Verona, in the County of Essex, New Jersey hereby accepts the recommendation from the Planning Board of the Township of Verona and finds that Block 2205, Lot 6 as shown on the official tax map of the Township of Verona be and is hereby deemed to be a Non-Condensation Redevelopment Area pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*

BE IT FURTHER RESOLVED, that the designation of Block 2205, Lot 6 as a Non-Condensation Redevelopment Area shall not authorize the Township to exercise the power of eminent domain to acquire any property in the Study Area.

BE IT FURTHER RESOLVED, that the Township hereby reserves all other authority and powers granted to it under the Redevelopment Law.

BE IT FURTHER RESOLVED, that the Township Manager, the Township Clerk and any other Township officials as may be appropriate and necessary are hereby authorized to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

BE IT FURTHER RESOLVED, that the Township Clerk shall forthwith transmit a copy of the within Resolution to the Commissioner of the Department of Community Affairs for review.

BE IT FURTHER RESOLVED, that within ten (10) days of the Township Council's adoption of the within Resolution, the Township Clerk shall serve notice of the Township Council's determination and the within Resolution upon all record owners of property within the Non-Condensation Redevelopment Area, those whose names are listed on the tax assessor's records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which notice of the determination and Resolution may be sent and upon the Commission of the New Jersey Department of Community Affairs.

ROLL CALL:

AYES: Giblin, McEvoy, Roman, Nochimson, Ryan

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 THE REGULAR MEETING HELD ON FEBRUARY 11, 2019.


JENNIFER KIERNAN
MUNICIPAL CLERK



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

RESOLUTION No. 2024-075

A motion was made by Deputy Mayor McEvoy; seconded by Mayor Tamburro that the following resolution be adopted:

**DECLARING BLOOMFIELD AVENUE AS AN AREA IN NEED OF
REHABILITATION**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.* (the “Redevelopment Law”) provides a mechanism to empower and assist local governments to promote the advancement of community interests through programs of redevelopment for the expansion and improvement of commercial, industrial, residential, and civic facilities; and

WHEREAS, the Redevelopment Law empowers the Township of Verona (“Township ”), by and through its Township Council (the “Governing Body”), to delineate an area within the Township as an area in need of rehabilitation if the area qualifies under one of the criteria enumerated under *N.J.S.A. 40A:12A-14*; and

WHEREAS, Township Manager directed the Township’s planning firm, H2M Associates, Inc. (“H2M”), to conduct a preliminary investigation to determine if the Bloomfield Avenue corridor (“Study Area”), as described in the attached boundary map, and which is generally bounded by Sunset Avenue to the east, White Rock Road to the west and an irregular boundary along properties fronting on Bloomfield Avenue, qualifies as an area in need of rehabilitation pursuant to *N.J.S.A. 40A-12A-14*; and

WHEREAS, H2M’s findings, presented in a revised report entitled “*Area in Need of Rehabilitation Study Bloomfield Avenue Corridor*” dated March 15, 2024, attached herewith as **Exhibit A** (“H2M Report”); and

WHEREAS, the H2M report concludes that because (a) more than half of the housing stock were built before 1974 and, therefore, are at least 50 years old and (b) a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance, the Study Area qualifies as an area in need of rehabilitation under the Redevelopment Law; and

WHEREAS, on February 26, 2024, the Governing Body referred the Study Report and this Resolution in draft form to the Planning Board for review and comment; and

WHEREAS, on April 16, 2024, the Planning Board returned this resolution and H2M Report with a recommendation that the Study Area be delineated as an area in need of rehabilitation; and

WHEREAS, the Township Council finds it to be in the best interest of the property owners and business owners within the Study Area to delineate the Study Area as an area in need of rehabilitation, and that based upon the H2M report and the Planning Board’s recommendation, finds that the Study Area meets the criteria of *N.J.S.A. 40A:12A-14* of an area in need of rehabilitation.

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

1. Based upon the facts reported in the H2M report and the recommendation of the Planning Board, the Township Council find that the Study Area, consisting of the Bloomfield Avenue Corridor, meets the eligibility criteria of *N.J.S.A. 40A:12A-14* for designation as an area in need of rehabilitation in that (a) a majority of water and sewer infrastructure in the Study Area is at least 50 years old and is in need of repair or substantial maintenance and (b) more than half of the housing stock in the Study Area is at least 50 years old. The Township Council further find that the designation of the Study Area as an area in need of rehabilitation is expected to prevent further deterioration and promote the overall

development of the Township of Verona in accordance with the requirements of N.J.S.A. 40A:12A-14.

2. The Township Council hereby delineates the Study Area and all of the properties therein as an area in need of rehabilitation (hereinafter, the Study Area shall be the "Rehabilitation Area"), which delineation allows the Township Council to, among other things, adopt redevelopment plans for all or part of the Rehabilitation Area, enter into redevelopment agreements with redevelopers within the Rehabilitation Area, and adopt an ordinance pursuant to N.J.S.A. 40A:12A-21, *et seq.*, authorizing short-term tax exemptions and/or abatements to properties located within the Rehabilitation Area. Furthermore, the Township Council may further direct the Planning Board to conduct investigations to determine whether specific properties within the rehabilitation area meet the redevelopment criteria, pursuant to N.J.S.A. 40A:12A-5.
3. The Township Council hereby directs the Municipal Clerk to transmit a copy of this Resolution to the Commissioner of the Department of Community Affairs in accordance with the Redevelopment Law.
4. All Township officials and employees are hereby authorized and directed to take all action necessary and appropriate to effectuate the terms of this Resolution.
5. This Resolution shall take effect immediately.

ROLL CALL:

AYES: Holland, McGrath, Roman, McEvoy, Tamburro

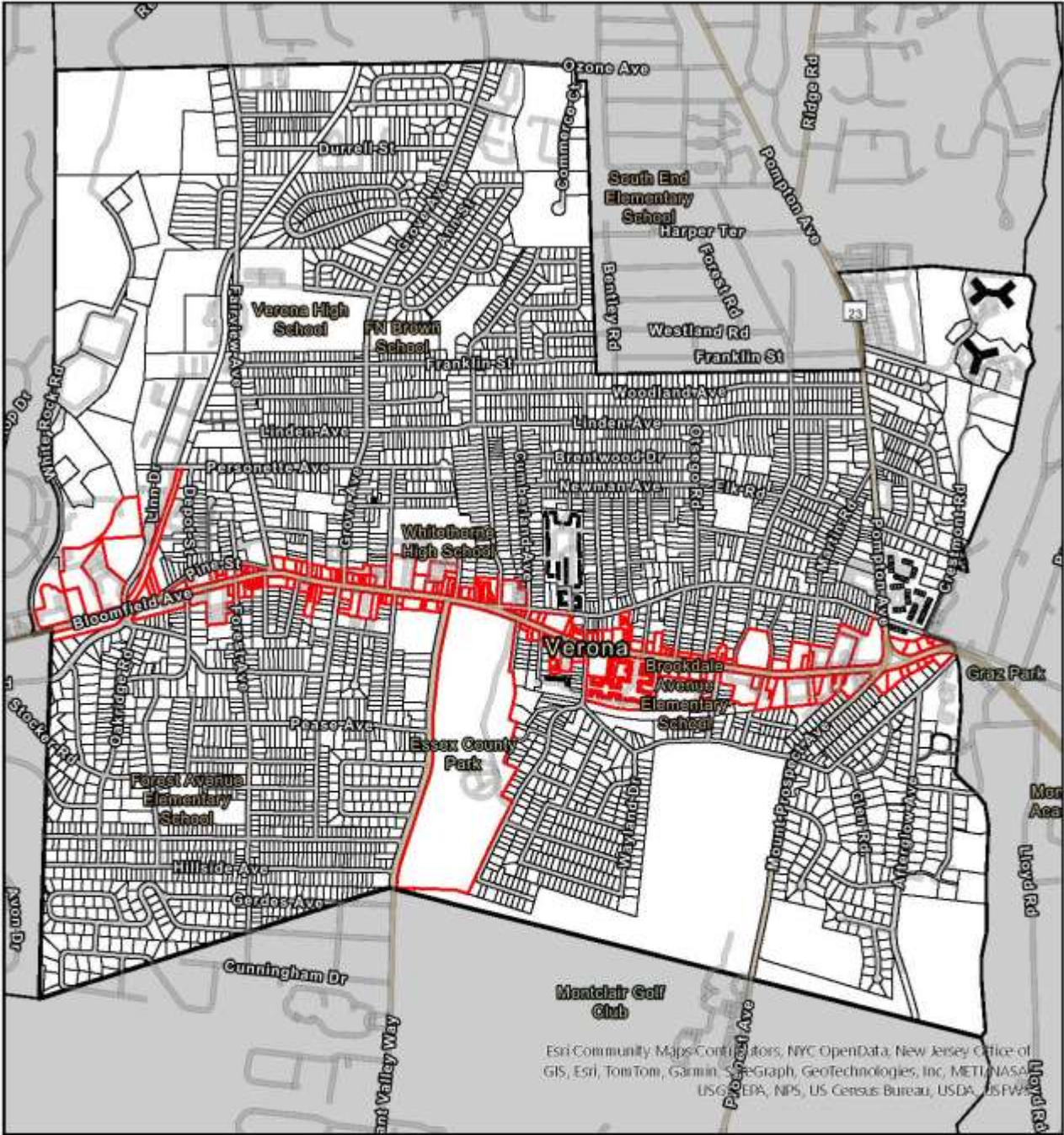
NAYS:

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 MAY 6, 2024.


JENNIFER KIERNAN
MUNICIPAL CLERK



EXHIBIT A



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

Legend

- Parcels fronting along Bloomfield Avenue
- Parcels



Township of Verona

Rehabilitation Area Map

H	2	architects	119 Cherry Hill Rd #110 Parsippany, 07054 631-756-8000 www.h2m.com
		+	
M		engineers	