



RESOLUTION 2026-21
of the
PLANNING BOARD
of the
TOWNSHIP OF VERONA

***RE: 251½ GROVE AVENUE REDEVELOPMENT PLAN (BLOCK 1201, LOT 12) – MEMORIALIZING
RESOLUTION 2026-019 AND THE DISPOSITION OF THE BOARD'S RECOMMENDATIONS
FOLLOWING ADOPTION OF ORDINANCE NO. 2026-17***

WHEREAS, the Governing Body of the Township of Verona introduced Ordinance 2026-17 on April 20, 2026 to adopt the Redevelopment Plan for 251½ Grove Avenue (Block 1201, Lot 12), Verona, New Jersey; and

WHEREAS, the Governing Body referred the proposed Ordinance to the Planning Board under the provisions of N.J.S.A. 40:55D-26 to determine whether there were any inconsistencies in the proposed Ordinance with the Master Plan; and

WHEREAS, the Planning Board, at its regular meeting held on April 23, 2026, determined that there were no provisions within the proposed Ordinance that were inconsistent with the Master Plan, and memorialized that determination in Resolution 2026-019; and

WHEREAS, in connection with that review, the Board's planning consultant, H2M Associates, Inc., transmitted a memorandum dated May 15, 2026 to the Mayor and Township Council recommending the following additional changes to the proposed Redevelopment Plan: (1) deletion of the word "townhouse" from "individual townhouse unit" in Section 4.3.2; (2) addition to Section 4.3 of (a) a prohibition on basements, (b) a prohibition on converting attic space to habitable living space, and (c) a first-floor flood elevation standard with a 45-foot building height cap; and (3) a clarification to Section 4.7.5 that the sign setback is measured from the front property line; and

WHEREAS, the Township Council thereafter adopted Ordinance No. 2026-17, following a public hearing held May 18, 2026, with an effective date of June 7, 2026, adopting the Redevelopment Plan attached thereto as Exhibit A; and

WHEREAS, the Planning Board has reviewed the Redevelopment Plan as finally adopted and finds that Recommendations 1, 2(a), 2(b), 2(c), and 3 set forth above were incorporated into the adopted Plan as recommended.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Verona, Essex County, New Jersey, that the Board hereby memorializes the foregoing as the official record of its review of Ordinance No. 2026-17 and the disposition of its recommendations thereon;

NOW THEREFORE, BE IT FURTHER RESOLVED that the Board Secretary is directed to confirm with the Township Clerk or Council liaison whether the non-incorporation of Recommendation