

# Township of Verona

## Master Plan

Township of Verona, New Jersey  
September 2022



# 2022 Verona Master Plan

Adopted by the Township of Verona Planning Board  
on September 29, 2022

Administered by the  
Township of Verona Planning Board

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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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# Acknowledgments

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# INTRODUCTION AND BACKGROUND

## Why Make a Plan?

The Township of Verona is a historic and dynamic community that balances its quaint small-town feel while being located in one of the busiest and densest regions in the country. This balance has manifested itself in the form of tight-knit residential neighborhoods with an excellent system of schools, convenient access to major employment centers and plentiful recreational opportunities. Even now, the Township continues to work with its county, regional, and state partners to expand on its assets to increase the standard of living for its residents.

Verona residents have excellent access to major regional commuting corridors, I-280 and I-80, which further attract families looking to be close to New York but wanting a more laid-back community. Residents can also take advantage of commuter rail stations in surrounding municipalities. As a result of the Covid-19 pandemic and demographic changes, residents from more urban areas of the State and New York City have been attracted to Verona's mix of suburban and urban amenities. Given the community's suburban feeling, the tax base is primarily made up of residential taxpayers with limited light industrial uses along Grove Avenue and commercial/office uses along Bloomfield and Pompton Avenues.

There are emerging trends that warrant a fresh look at Verona's Master Plan such as changes in demographics, housing, and retail. All these different trends affect the current and future economic situation in the Township. A point of focus is the Township's downtown where some commercial uses along Bloomfield Avenue are located, redevelopment projects have recently been completed, and Verona Park and the Municipal Center add a sense of place. At the same time, there are issues that impact the corridor from being a fully vibrant downtown area. This lack of vibrancy coupled with the limited amount of land zoned for commercial uses results in a more homogenous tax base, which is putting greater pressure on the residential property owners. As a fully developed municipality, any new type of development will need to come from the rehabilitation and redevelopment of outdated and obsolete parcels. Verona's surrounding neighbors have successfully utilized these development tools to meet the commercial and residential needs of today and have attracted new investment and residents to their communities. Areas along Bloomfield Avenue have the potential to become successful mixed-use districts as they share characteristics of traditional town centers with locally owned businesses that cater to the Township's population and appeal to consumers from outside of the Township. However, significant automobile congestion and the lack of streamlined parking discourages additional use of these areas. This inhibits the ability to create more

engaging shopping districts where people walk at their leisure, enjoy an attractive streetscape with amenities, and experience what the Township's businesses have to offer.

Other external forces, such as the economic uncertainty brought on by the COVID-19 pandemic and affordable housing mandates, requires taking a closer look at modernizing future land use and development decision-making. An aging population is an additional factor to consider when updating the Township's land use policies. There are opportunities to provide housing that meets the evolving market demands of Millennials and Baby Boomers, and early Gen-Z starting to reach adult age. Mixed-use Residential/Commercial development in the aforementioned commercial districts on Bloomfield Avenue can provide living spaces that meet modern preferences, while simultaneously re-energizing these locations. Still there is recognition that residents have concerns about overdevelopment, and as a result, any development or redevelopment should be mindful of community character and the characteristics of why people wanted to live in the Township in the first place.

This new Master Plan guides planning and decision-making for the important aspects of a high quality of life in the Township - appropriate land use; quality transportation infrastructure for pedestrians, bicyclists, transit users, and motorists; preservation of the Township's past while balancing modern building

trends; access to quality parks and open spaces as well as community facilities including schools, parks, emergency services and others; and strategic economic growth in commercial areas. The Master Plan addresses these topics as it seeks to build on the community's assets, identifying strategies to address ongoing issues and opportunities, while positioning the Township of Verona as a desirable place to live, work, and visit for the next 10 years and beyond. Further, the new Master Plan gives the community the legal basis for control over future development, as well as land use planning policy and serves as the basis for the Zoning Ordinance.

## Authority

The Township of Verona adopted its last Master Plan in 2009. The Municipal Land Use Law (MLUL), pursuant to NJSA 40:55D-89, requires a municipality to either update or reexamine its Master Plan every ten years. The 2022 Comprehensive Master Plan is in accordance with the statutory requirements.



## Planning Process

This document, as mentioned earlier, included a robust public outreach process (explained in more detail in the Community Engagement and Public Participation section of this report). In addition to this was an extensive review of planning materials. Plans and studies prepared by the Township of Verona and reviewed as part of this Master Plan effort include:

- 2009 Master Plan
- 2017 Historic Resources Survey and Inventory
- 2020 Community Forestry Plan
- 2021 Open Space Plan
- Township of Verona Zoning Ordinance

In addition to reviewing the above planning materials drafted by the Township of Verona, other plans in the region and the state were reviewed. They are discussed under the **Relationship to Other Plans** section of this report.

## Plan Organization

The Master Plan is organized into the following Elements:

### Plan Organization:

**Introduction and Background** explains the purpose of the Master Plan, the source of its authority from the New Jersey statutes, direction on how to implement the recommendations resulting from this Master Plan, and the Township of Verona's overall vision statement, goals, and objectives. This section includes a discussion of Township-wide demographic trends and the relationship of the Township to relevant planning documents and studies.

**Community Engagement and Public Participation** discusses the importance of community engagement in the planning process and summarizes the public outreach activities that occurred for this Master Plan including meetings of the master plan sub-committee, public workshops, public survey, use of PublicInput.com, and the draft plan review process.

**All Elements** provide a checklist of recommendations; a discussion of planning trends and policies affecting the element topic; and a discussion of planning-related issues.

**Land Use Element** addresses community form and land development of Verona. This element forms the basis of decision making related to zoning and planning permitted uses and development standards in the Township.

**Circulation Element** provides a multi-modal review of the Township's transportation network. This element addresses the needs of pedestrians, bicyclists, transit users, and motorists, addressing more specific issues such as cut-through traffic.

**Economic Development Element** provides a qualitative analysis of the Township's several commercial areas and provides recommendations for improving these areas, ripe for opportunity.

**Sustainability Element** examines current and ongoing sustainability initiatives.

**Community Facilities Element** examines civic facilities and institutions including, school buildings, emergency services including police, fire, and EMS, other safety concerns, township services and buildings.

**Historic Preservation Element** inventories existing and identifies opportunities for historic designations and preservation.

**Appendices** include a Master Plan Public Engagement Survey Report and associated Public Outreach documents (i.e. flyers, meeting summaries).

## Plan Implementation

The Master Plan is a guiding document for multi-disciplinary planning and investment in the Township of Verona for the next 10+ years. Master Plans are recognized as evolving documents and may be amended by the municipal Planning Board at any time to fit current trends or changed circumstances. After ten years, the Planning Board must pursue either a Master Plan Reexamination Report or may choose to undertake a new comprehensive Master Plan.

The Master Plan is built on prior planning efforts and initiatives, a comprehensive analysis of existing conditions, and future opportunities. The recommendations result from an analysis of existing conditions and recognition of future opportunities are included in a checklist format at the end of each Element. These recommendation checklists are designed for the purpose of “checking off” or tracking recommendations over the next 10-year period as a way to measure progress. Each recommendation is supplemented with four features:

- **Recommendation** states the recommendation.
- **Responsible Party or Partner** identifies the Township entities or other agencies that will have a role in implementation.

- **Timeframe** estimates the amount of time to implement the item. It is categorized as either short-term (1-2 years), mid-term (2 to 5 years), long-term (5-10+ years), or ongoing (continuous).
- **“Check off” box** is a blank box for the Planning Board to “check off” the recommendation once completed. The Planning Board is also encouraged to provide a date of completion.

### Plan Implementation

	<i>Recommendation</i>	<i>Responsible Party</i>	<i>Timeframe</i>	<i>Check Off Box</i>	<i>Year Completed</i>
<b>Recommendation Category</b>					
1	Element Recommendation	Township and/or partner	Short Medium Long Ongoing	✓	insert year

## Overall Goals & Objectives

In the Municipal Land Use Law, a Master Plan must include a “*statement of objectives, principles, assumptions, policies, and standards upon which the constituent proposal for the physical, economic and social development of the municipality are based.*” Through its goals and objectives, the Master Plan sets out a vision for the community in the coming years. The Township of Verona Master Plan expresses these statements as a set of goals for each element. These elements and their goals are described in the following pages.

### Land Use Element Goals

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.**
2. **To secure safety from fire, flood, panic and other natural and manmade disasters.**
  - a. Maintain adequate water service to the Township.
  - b. Maintain and improve the storm drainage system serving the Township.
  - c. Maintain adequate sanitary sewer service for the Township.
3. **To provide adequate light, air, and open space:**
  - a. Provide appropriate levels of recreational opportunities to efficiently and adequately serve the residents of the Township.
  - b. Promote the conservation of environmental resources and the natural appearance of the Township.
4. **Maintain the character of established residential neighborhoods in the Township.**
  - a. Develop design and bulk standards consistent with established residential areas that match Verona’s architectural history.
  - b. Preserve and protect the established primarily residential character of the Township by maintaining and improving neighborhood quality in existing residential areas without increasing housing density in these areas.
5. **Promote growth in appropriate areas that meet current and future land use trends.**
  - a. Consider mixed-use development opportunities in commercial zones to promote a more vibrant downtown area.
  - b. Consider greater diversity of housing options, where appropriate, while maintaining the existing character of the Township’s residential neighborhoods.
  - c. Utilize redevelopment designations, where appropriate, to provide greater commercial and housing options.
  - d. Establish right-size parking ratios and create updated parking strategies to meet current and future need.
  - e. Preserve and promote a balanced variety of residential, commercial, public, recreation and conservation land uses.
  - f. 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.
6. **Promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of people, neighborhoods, communities and regions and preservation of the environment.**
  - a. Preserve the environmental resources of the Township by locating conservation parklands and easements where necessary; by limiting development in environmentally sensitive areas; by encouraging the preservation of specimen trees and general landscaping; and by preservation of the township’s natural character.
  - b. Preserve environmentally sensitive lands by identifying wetlands and preserving them according to the rules and regulations promulgated by the New Jersey Department of Environmental Protection.
  - c. Preserve environmentally sensitive lands by identifying steep slopes and deterring development on said lands.
  - d. Promote and incentivize the use of green building techniques for new construction and redevelopment.
7. **Ensure zoning districts regulations and land uses align with the Township’s development goals.**
  - a. Incentivize improvements along the Bloomfield Avenue corridor.
  - b. Continuously monitor the economic competitiveness of the Township’s commercial and office areas.
  - c. Enact policies consistent with hazard mitigation and floodplain management best practices.

- d. Consider design standards that encourage green infrastructure.
  - e. Promote smart growth policies in future development in commercial and mixed-use zones.
8. **Promote policies that encourage older residents to “age-in-place”.**
    - a. Maintain and enhance policies and services for seniors.
    - b. Consider the construction of housing appropriate for seniors in appropriate locations without disruptions to the established character of the neighborhood.
    - c. Provide for a mix of uses and services within walking distance of the entire Township.
  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.**
  10. **Promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the Township and to prevent urban sprawl and degradation of the environment through improper use of land.**

## Circulation Element Goals

1. **Provide a safe and efficient transportation system.**
  - a. Provide adequate capital funding for roads and associated projects.
  - b. Identify and address roadway safety issues.
  - c. Coordinate with Essex County and NJDOT to implement projects and improvements on roads under their jurisdiction.
  - d. Promote traffic calming in key locations to discourage cut-through traffic.
2. **Encourage mobility by all modes.**
  - a. Coordinate with NJ Transit and private carriers to expand and diversify the types of public transportation available to Township residents.
  - b. Improve pedestrian safety at signalized intersections and at other areas of safety concern.
  - c. Where they can be accommodated, develop new bicycle and pedestrian facilities along Township roadways.
  - d. Pursue grants to finance transportation improvements.
3. **Strengthen connections to the points of interest in the Township.**
  - a. Develop programs which encourage residents to walk and bike locally to key locations in the Township.
  - b. Ensure safe walking and biking routes to each of the Township’s schools.
  - c. Coordinate with surrounding municipalities about potential connections to the planned Essex-Hudson greenway.



## Economic Development Element Goals

1. Continue to ensure Bloomfield Avenue is a vibrant and attractive downtown.
  - a. Consider the rehabilitation and redevelopment of existing buildings and storefronts.
  - b. Create design guidelines that contribute to a sense of place.
  - c. Utilize incentives for infill development and redevelopment along Bloomfield Avenue commercial corridor.
2. Encourage coordination of the various public and private procedures and activities shaping land development.
  - a. Implement a business improvement district for the downtown.
  - b. Develop alternative parking and circulation configurations in the downtown that directs customers, employees, commuters, and residents to designated parking areas.
  - c. Enhance and maintain active gateways to the Township.
  - d. Utilize the Township's assets to create anchor areas of the Township.
3. Maintain attractive and thriving business and commercial districts.
  - a. Review district regulations to ensure compatibility with current uses and trends.
  - b. Encourage creative placemaking as an economic development strategy.

## Sustainability Element Goals

1. Encourage the utilization of renewable energy resources.
  - a. Promote and incentivize LEED (Leadership in Energy and Environmental Design) principles.
  - b. Encourage the utilization of solar energy, geothermal energy, etc.
2. Implement policies that work towards achieving local and state-level climate change goals.
  - a. Improve electric vehicle (EV) charging infrastructure.
  - b. Increase energy efficiency in government buildings and encourage residents and business to do the same with educational programs and financial incentives.
  - c. Encourage reduction of vehicle miles traveled to reduce carbon emissions.

3. Improve resiliency and sustainability.
  - a. Encourage the use of green stormwater infrastructure.
  - b. Address issues with flood prone properties.
4. To promote a desirable visual environment through creative development techniques and good civic design and arrangement.
  - a. Reduce the cutting of trees on private property through tree preservation regulations.
  - b. Support the planting and maintain trees along public rights-of-way.
  - c. Promote the conservation of environmental resources and the natural appearance of the Township.
  - d. Create connections between existing parks to form an open space network.

## Community Facilities Element Goals

1. Encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies.
2. Continue to support the excellence in education of the Township's school district as a focal point for the Township's students and parents.
3. Ensure high quality and responsive public works, safety, security, and emergency response services.

## Historic Preservation Element Goals

1. Encourage the protection and preservation of historic sites and buildings.
2. Encourage public access to cultural and historical sites.
3. Balance new development with historic preservation efforts of significant landscapes and buildings.
4. Promote education and engagement of the public to foster a culture of historic appreciation.
5. Encourage modifications and/or additions to existing housing in light of current trends of completely razing the existing home and rebuilding anew.
6. Promote the development of historic districts.

# Background

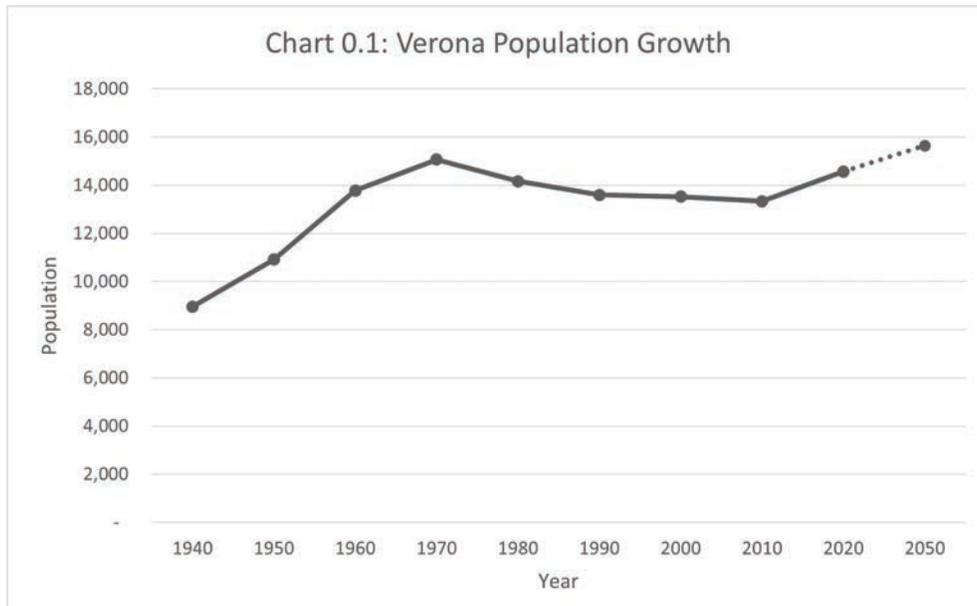
## Population Characteristics

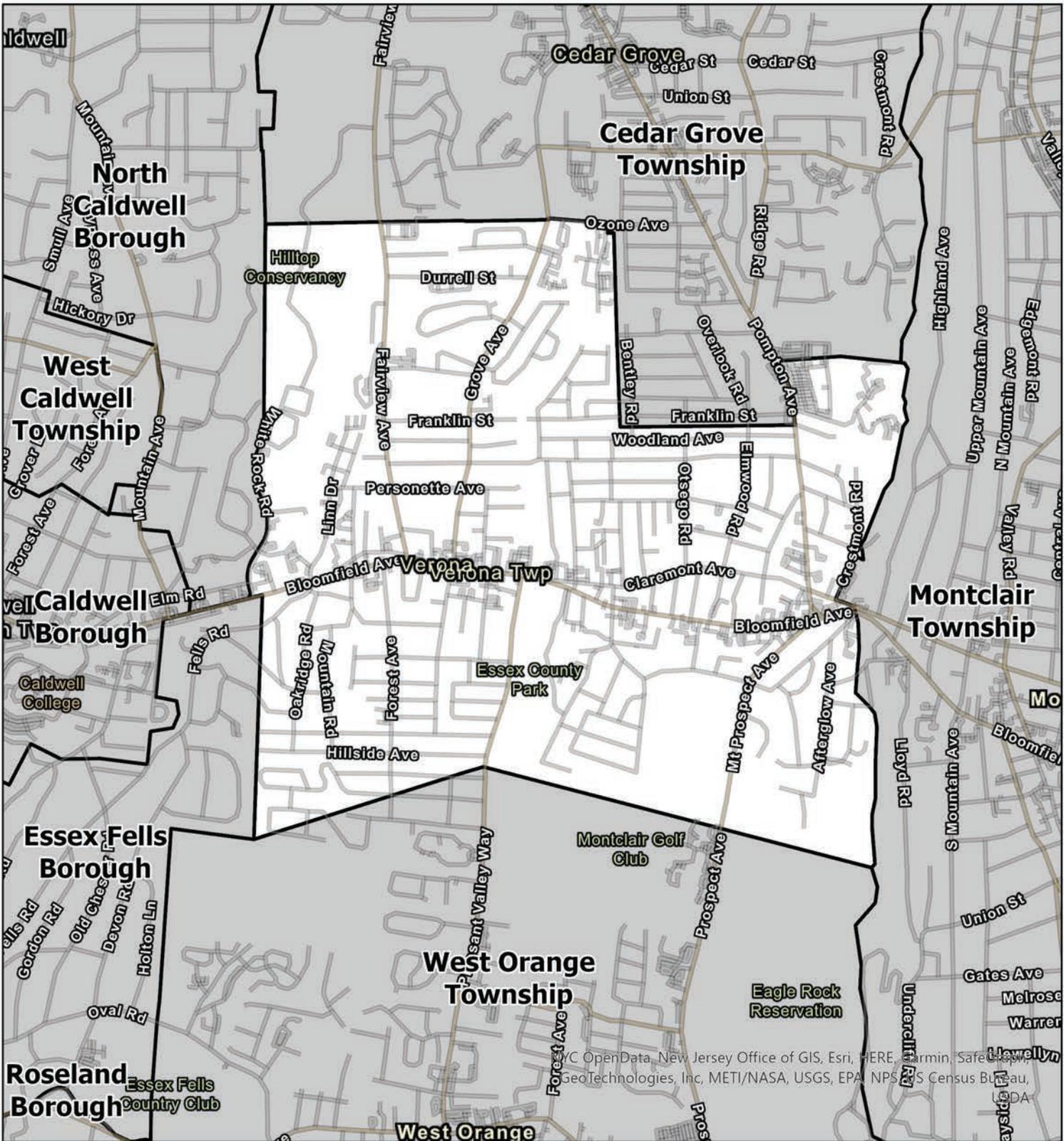
*The following discussion of the Township’s demographic conditions relies largely on the latest available data at the time of this report, Census 2020 data, which as of writing only included a limited amount of data on the current conditions in the Township. As a result, more detailed data from the 2019 American Community Survey (ACS) 5-year Estimates (collected from years 2015-2019), is used where possible instead of using Decennial Census data.*

Since the preparation of the Township’s last Master Plan and Reexamination Report documents, there have been significant changes to population demographics and other factors affecting how people live, work, travel, and play in the community. It is important to understand demographic conditions and population trends in order to better reflect the lifestyles of Township of Verona residents. Doing so helps identify and address growing problems or potential areas of concern which can help to comprehensively plan for Verona’s future. These unique population characteristics are identified by comparing the Verona’s demographics over time and to those of the county and the state.

### Historic Development and Population Growth

The Township of Verona experienced a population boom between 1940 and 1970 with people moving to the suburbs outside of Newark and New York City. The population experienced a steady decline from 1970 to 1990. After 1990, the population experienced slight declines through 2010. The previous decade from 2010 to 2020 was the first decade the Township experienced population growth since 1970 as Verona’s population grew by almost 10%. Verona’s population in 2020 was 14,572 residents, which almost matched the Township’s peak population of 15,067 in 1970. The North Jersey Transportation Planning Authority’s (NJTPA) population forecast predicts that the total population of Verona will continue to grow into the year 2050 to 15,649 residents. This projected 7.39% increase in population from 2020 signifies the potential need for a range of development activities, including additional housing, infrastructure, and transportation improvements in order to meet the needs of all current and future residents over the next twenty-eight years.





- Municipal Boundary
- Surrounding Municipalities

## Township of Verona

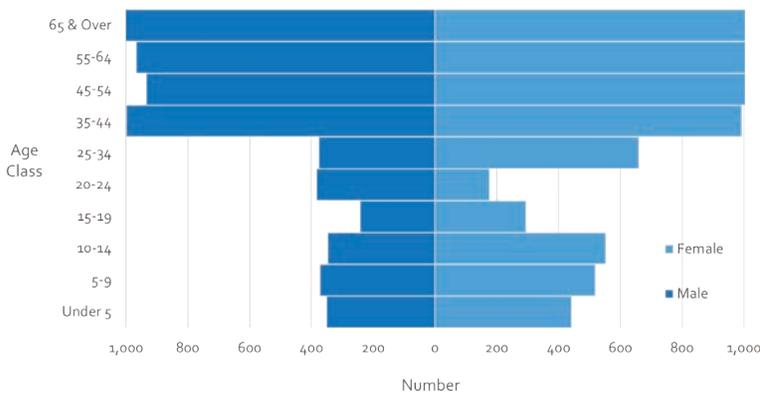
### Area Context Map

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

## Age

In addition to the population increase from 2010 to 2019, the age of residents has changed in Verona. By breaking down the population by age, the Township will have a better sense about what the needs are for current and future residents and enact policies to meet those needs. Policies may also need to be implemented that try to create a different mix of age cohorts to create a healthy community that involves all generations.

Chart 0.2: Verona Age Pyramid



## Millennials

The Millennial generation (generally, people born between 1980 and 2000) is the largest living generation of people in the United States. As of 2019, the ages of people in this generation range between 20 and 39 years old. While Millennials make up the largest portion of the national population, the story is a little different in Verona. Millennials make up only about 18% of the population, lower than the national average of approximately 27% (2019, ACS). In 2019, the largest age cohort in Verona was Generation X totaling at about 25% of the population, while those aged 1 to 19 are tied for the second largest age cohort alongside Baby Boomers at around 22-23%. The core age group of Millennials, aged between 25 and 34, make up a comparatively small portion of Verona's population. It can be concluded that Verona's population tends to skew older compared to the nation as a whole with the Millennial population comprising a smaller presence in the Township compared to the nation.

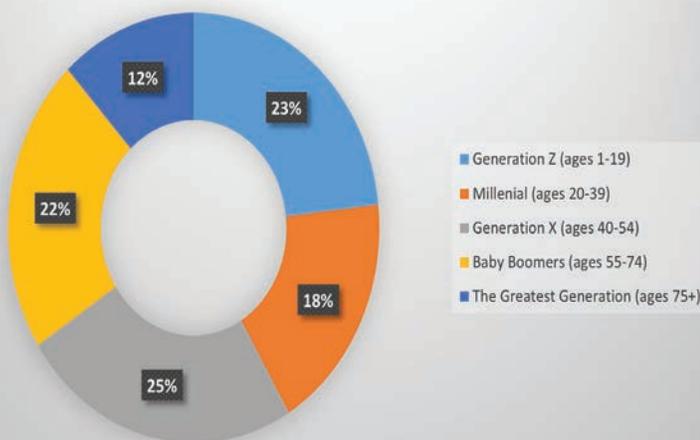
Generally, Millennials living preferences include rental units, downtown amenities, and transit service. A 2014 Urban Land Institute (ULI) survey of Millennials found 50% are renters (635 of 1,270), and two-thirds of respondents reported they are very satisfied or satisfied with being a renter.<sup>1</sup> The ULI's Millennial report also notes one-third rent in an urban area (419 of the 1,270 survey respondents). Roughly one-fifth (19.5%) of occupied housing units in Verona are renter occupied, which can help to explain why Verona's population skews to older generations, who are more likely to be homeowners.

Millennials also tend to use public transportation and other modes at a higher rate than previous generations. In a survey of Millennials from the Rockefeller Foundation and Transportation for America<sup>2</sup>, 54% of respondents said they would consider moving to another city if it had more and better transportation options, and two-thirds identified access to high quality transportation as one of their top three criteria when choosing a place to live. Eighty percent (80%) said that it is important to have a wide range of transportation options, such as public transportation, bike- and car-sharing, and

<sup>1</sup> Lachman, M. Leanne, and Deborah L. Brett. Gen Y and Housing: What They Want and Where They Want It. Urban Land Institute, 2015. <http://uli.org/wp-content/uploads/ULI-Documents/Gen-Y-and-Housing.pdf>

<sup>2</sup> Goldberg, David. "The Rockefeller Foundation Millennials Survey." Transportation for America. April 22, 2014. <http://t4america.org/2014/04/22/survey-to-recruit-and-keep-millennials-give-them-walkable-places-with-good-transit-and-other-options>.

Chart 0.3: Generation Breakdown, Verona - 2019



pedestrian-friendly streets.

However, as this generation ages, these preferences could change. A more recent report published by the ULI in 2020 acknowledged that the millennial generation is now reaching a demographic tipping point with many members of this generation entering into peak child rearing years with roughly half (47.6%) of millennial households having children.<sup>3</sup> Conversely, home-ownership rates households between the ages of 25 and 34 (40.3%) remains far below the rate before the Great Recession (49.9% in 2005). The rate for the slightly older age cohort (59.8%), those between 35 and 44, is also well below pre-Great Recession rate (70% in 2005).<sup>4</sup> As a predominantly owner-occupied, single-family community, Verona appears to be a prime housing market for the aging Millennial generation given its location and amenities.

It remains somewhat unclear how the preferences of the Millennial generation will change over time. Some of their preferences may be more influenced by financial considerations. The national average student-loan debt for a person who graduated in 2019 is \$28,950, one percent higher than the 2016 average. However, the New Jersey state average student loan debt for a graduate of the Class of 2019 is \$33,566, 7th highest in the nation.<sup>5</sup> The higher than average debts may impact a person's ability to afford a car, save for a down payment on a home, or start a family. For example, the US Census Bureau found that young adults are marrying at lower rates than previous generations, marrying on average between 28 and 30 years old<sup>6</sup> and economic security plays a role in marital decisions.<sup>7</sup> As Millennials' incomes increase, they marry and start a family, and save more money, the question remains on whether Millennials will continue to prefer to rent and eschew car ownership, or whether they will look to move to more suburban areas to own homes and drive an automobile to work. One potential scenario is that Millennials with children will choose to rent in suburban communities to take advantage of the school system and other recreational amenities.

3 Ducker, Adam, Jack Ross and Matthew Harrop. Family Renter Housing: A Response to the Changing Growth Dynamics of the Next Decade. Urban Land Institute, 2020. <https://knowledge.uli.org/en/Reports/Research%20Reports/2020/Family%20Renter%20Housing>  
4 Ducker, Adam et al.

5 <https://ticas.org/posd/home>

6 <https://www.census.gov/newsroom/press-releases/2018/families.html>

7 <https://www.census.gov/library/working-papers/2018/demo/SEHSD-WP2018-09.html>

This dynamic is something that the Township should monitor as it fits the profile of a municipality that is attractive to this generation.

### Baby Boomers

The baby boomer generation is the second largest generation of living people in the United States (generally people born between 1946 and 1964). In Verona, baby boomers make up 22% of the population, which is slightly higher than the national average of approximately 18% (2019, ACS). In the year 2000, the 55-64 age cohort and the 65 and over age cohort represented 10.0% and 19.3% of the total population, respectively. Although the exact age group categories are different from the years 2000 and 2018, it can be concluded that the general age group of the baby boomer generation has increased drastically. By the year 2030, all baby boomers will have reached the typical age of retirement. By the year 2035, the US Census Bureau projects for the first time in US history, older adults will outnumber children.

### Generation X

The Generation X age cohort (those born between 1965 and 1980) is the third largest generation in the country with an estimated population of 65.2 million in 2019.<sup>8</sup> This generation is often overlooked as it sandwiched between the larger Millennial and Baby Boomer generations. However, this generation plays an important role in the housing market, particularly in Verona where it is the largest age cohort. Generation X householders are currently in their peak earning years, and this is reflected in national home buying data which shows that Gen X home buyers have the highest median income (\$125,000 in 2020) and purchase the most expensive homes (\$320,000).<sup>9</sup> These are typically single-family homes as one can see in suburban communities such as Verona. Given that Verona's demographics track closely with nationwide data on Gen X households, it is likely that this age cohort will continue to play an important role in housing demand in the coming years. Any land use changes will likely reflect the balance of needs between the largest age cohort in the Township, Gen X, with the Millennial generation entering the peak earning years and the Baby Boomer generation entering retirement years.

8 <https://www.pewresearch.org/fact-tank/2020/04/28/millennials-overtake-baby-boomers-as-americas-largest-generation/>

9 National Association of Realtors. "2022 Home Buyers and Sellers Generational Trends Report".

### Gender

The Township of Verona has more females (54.3%) as males (45.8%). This is less balanced than both the County and the State, New Jersey has 48.9% males and 51.1% females, and Essex County has 48.1% males and 51.9% females. However, this is likely a data anomaly due to the ACS estimates, and the gender balance in the Township likely tracks closer to the County and State data.

### Housing

A changing population has resulted in a new housing demand, which has been reflected in the large increase (11.4%) in the number of housing units in the Township of Verona over the past decade (6,150 housing units per 2020 Census). The younger adults waiting to marry and have kids and the older population looking to age in place have formed a new housing demand profile.

- In Verona, median household sizes was relatively unchanged between 2012 and 2019, using 5-year estimates, from 2.57 to 2.59 which is on trend with Essex County. New Jersey had a similar experience where the average household size went from 2.70 to 2.69.
- 31.8% of 2019 households had children under the age of 18 compared to the previous 5-year period from 2008 to 2012 where 30.8% of 2012 households had children under 18. People living alone in 2019 (26.3%) was lower when compared to 2012 (31.2%).
- 64.7% of all residential units in the Township of Verona are single-family detached or attached homes and 19.4% are units in buildings with five or more units – a somewhat diversified housing stock. While Verona has a single-family household majority, the Township's housing unit sizes are also largely diversified. 60.0% of the Township's housing stock has three or more bedrooms compared to a 40.0% share of smaller units (0-2 bedrooms). Diversified housing sizes ensures that there is a variety of housing that fits the needs of all household types (i.e. singles, couples no children, families with children).
- According to NJ Construction Reporter data, in the past decade (2010-2020) the Township of Verona has experienced a net gain of 224 housing units across one-, two- and multifamily units (demolition permits versus certificate of occupancy permits issued). Much of the development has been concentrated in multi-

family units as there has a net decrease of single-family units over the past decade.

- The Township of Verona also has a majority of owner-occupied housing units (80.5%) where only approximately 19.5% of the housing stock in the Township is renter-occupied. Only about 3.5% of renter-occupied housing units in Verona are in attached or detached single family homes compared to more than half of rental units are in buildings with five or more units (55.5%).
- Housing affordability is also of concern for the Township. Experts generally agree that homeowners should spend no more than 30 percent of their income on housing costs. When more than 30 percent of income is spent on housing, it is considered unaffordable. Accounting for owners and renters, 25.7% of the Township of Verona's households spent more than 30% on housing costs as per the ACS data. Comparatively, 38.4% of owner and renter households across New Jersey spent more than 30% on housing costs. However, 43.2% of renters in the Township spent more than 30% on housing costs whereas 31.4% of homeowners spent more than 30% on housing costs. Statewide, 51.4% of renters and 31.8% of homeowners spent more than 30% of income on housing costs.

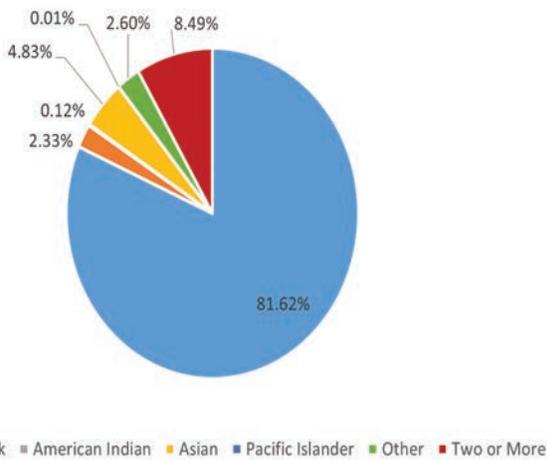
### Multi-Generational Households

A key demographic trend that has been increasing nationwide is the share of Americans living in multi-generational households. This statistic is associated with homes with two or more adult generations living in the same home, excluding adults under the age of 25 to avoid the potential for some college students living at home. In 2016, the percentage of multi-general households increased to an all-time high of 20% of the United States population. This growth has been experienced on both ends of the generational spectrum; 33% of adults aged 25 to 29 lived with their parents, while 24% of adults aged 55 to 64 and 21% of adults ages 65+ lived with their children.

### Race

The Township has a somewhat diverse population with 81.6% of the population being white. The second largest racial group is persons of two or more races (8.5%). The remaining population consists of Asian population (4.8%), Other (2.6%), Black (2.3%), and American Indian (0.1%). This racial breakdown shows that the Township is less diverse than both Essex County and the State of New Jersey. The changes in demographic data indicate that Verona's population is also trending more diverse. The Township has seen a decline in the number of white residents while the black, Asian, Hispanic and mixed-race populations have all seen increases, with growth especially concentrated in the Hispanic population whose share of the population has increased by almost four (4) percentage points since 2010. It should be noted that the Hispanic population is considered by the Census Bureau to be an ethnicity as the Hispanic population can identify as various different races.

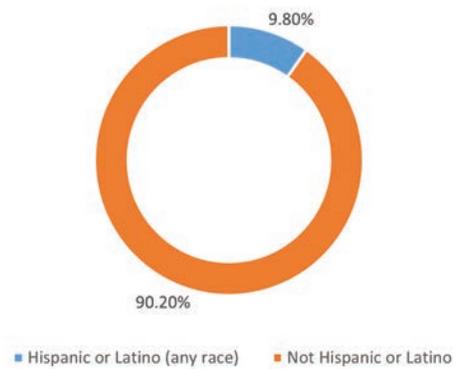
Chart 0.4: Verona Population by Race



### Hispanic or Latino Population

According to the 2020 Decennial Census data, 9.8% of the total population identified themselves as being Hispanic or Latino. This is an increase from 6.0% from the 2010 Census. Persons of Hispanic origin can be of any race; origin is defined as ancestry, nationality, group, lineage, or country of birth of the person or the person's parents or ancestors before their arrival to the United States. According to the 2020 data, the Township of Verona has a lower percentage of people identifying as Hispanic than Essex County (32.2%), and New Jersey (21.6%).

Chart 0.5: Verona Hispanic Population - 2020



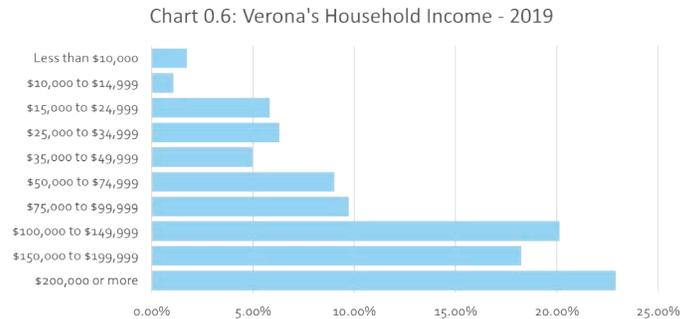
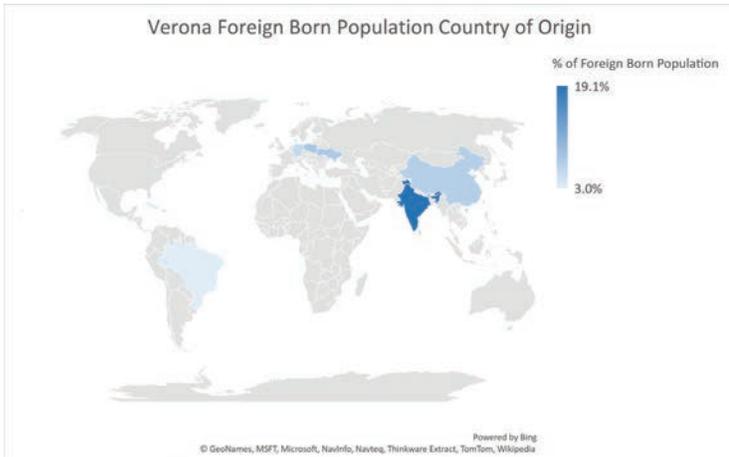
### Foreign Born

A small proportion of Verona residents are foreign-born. The foreign-born population represents 12.9% of the total population of Verona (1,734 residents). Verona has a lower percentage of foreign-born residents compared to Essex County (27.2%), and New Jersey (22.4%). The population of the top ten largest groups of foreign-born people in Verona is very diverse and representative of various regions of the world. A small plurality of the foreign-born population (19.1%) was born in India. No other country represented greater than 10% of the foreign-born population. The remaining foreign-born population is from Poland (8.0%), Ukraine (7.5%), China (6.6%) Germany (5.4%), Ireland (5.0%), Cuba (4.6%), Portugal (3.1%), Sweden (3.1%), and Brazil (3.0%). Of the foreign-born population who have entered the United States and are living in Verona, 78.0% have become naturalized US citizens which is much higher than both Essex County (54.3%) and New Jersey (56.5%).

### Income and Poverty

The 2019 median household income in Verona (\$128,060) is more than double the Essex County median household income (\$61,510). Very high-income households, or households with incomes equal to or greater than \$150,000, make up more than two-fifths (41.15%) of households in the Township of Verona, much greater than Essex County (19.75%), and the State's share (24.17%).

The federally set poverty line is a specified dollar amount considered to be the minimum level of resources that are adequate to meet basic needs - the percentage of those living below the poverty line or poverty threshold is called the poverty rate. Residents living below the poverty line typically place greater needs on services provided by the Township, County, non-profits, or other organizations. In the Township of Verona, 2.6% of the population for whom poverty status is determined is below the poverty level (352 individuals), lower than the county, state, and national poverty rates in 2019 (15.8%, 10.0%, and 13.4%, respectively).



## Relationship to Other Plans

The Municipal Land Use Law requires municipal master plans “include a specific policy statement indicating the relationship of the proposed development of the municipality as described in the master plan to: (1) the master plans of contiguous municipalities, (2) the master plan of the county, and (3) the State Plan adopted pursuant to the State Planning Act and (4) the district solid waste management plan required pursuant to the provisions of the “Solid Waste Management Act.” Reviewing planning documents of neighboring municipalities and other jurisdictions with influence in the Township of Verona is important to the development for the Master Plan.

### Montclair

The Township of Montclair is located to the east of the Township of Verona. In general, the ridgeline of the First Watchung Mountains divides both municipalities in a north-south direction. Montclair borders Verona’s entire eastern boundary.

The boundary does not follow a strict street line and travels through various properties and roadways. Montclair’s Mountainside (R-O) zone district primarily borders Verona’s Very Low-Density Single Family Residential (R-100). Both zone districts are developed in a similar style with predominantly single-family homes on large lots. Additionally, Verona’s Public (P) and Semi-Public (SP) zones and High Rise (A2) zones border Montclair’s R-O zone. The land uses in these zone districts are compatible with one another.

Montclair’s Three-Story Apartments (R-4) zone district and Single-Family (R-1) zone border Verona’s Townhome (A-3) and Extended Town Center (ETC) zone. The zones are compatible and will not have a negative impact on one another.

Montclair last prepared a Master Plan in May 2015 which was most recently amended in July of 2021. The Township of Verona’s land use pattern and existing regulations are consistent with existing and zoned development in Montclair.

### North Caldwell

The Borough of North Caldwell borders Verona’s western boundary. The two municipalities are generally divided by White Rock Road and the ridgeline of the second Watchung Mountain. The area along the border in both municipalities is zoned almost entirely for residential and public uses. Verona’s Low-Rise Redevelopment (A-1R) and Public (P) zone district borders North Caldwell’s Redevelopment zone.

It is unclear when was the last time the Borough of North Caldwell last adopted its Master Plan. Verona’s development and regulations are consistent with existing and zoned development in North Caldwell.

### West Orange

West Orange borders all of Verona’s southern boundary. The municipal boundary does not follow a strict street line or any natural features as the boundary cross property lines and roadways. The area along the border in both municipalities is zoned almost entirely for residential uses. A portion of Verona’s southern boundary is zoned for public uses to cover the Eagle Rock Reservation. These zones are compatible with one another.

West Orange last adopted a Master Plan in 1989 and completed a Master Plan Reexamination in 2004, 2010, and most recently in 2019. Verona’s development and existing regulations are consistent with existing and zoned development in West Orange.

### Cedar Grove

The Township of Cedar Grove borders all of Verona’s northern boundary. However, the municipal boundary does not follow a strict street line or any natural boundary. In fact, the boundary also cuts south just east of the Peckman River before returning east just north of Woodland Avenue. Along the boundary with Cedar Grove, Verona is zoned primarily for residential and public uses. Portions of Verona along the boundary are also zoned for C-2 (Commercial), RR (Regional Retail), and A-2 (High Rise).

In Cedar Grove, the areas that surround Verona are zoned primarily for single-family residential and public uses. In order to meet the Township’s affordable housing obligation, a portion of Cedar Grove on the eastern side of Fairview Avenue is zoned for inclusionary multifamily development. Additionally, the area along Route 23 is zoned Restricted Commercial

(RC). Cedar Grove most recently re-examined its Master Plan in 2020. Verona's development and existing regulations are consistent with existing and zoned development in Cedar Grove.

### **Essex Fells**

The Borough of Essex Fells is located along Verona's southwestern boundary. The municipal boundary does not follow a strict street line or any natural boundary. Along the boundary with Essex Fells, Verona is primarily zoned for low-density residential. A small area along Bloomfield Avenue is zoned for townhomes (A-3).

The area in Essex Fells along the border with Verona is zoned entirely for residential uses. Essex Fells' northeastern boundary is zoned for Residential Single Family (R-1, R-4).

Essex Fells last adopted its Master Plan in 2018. Verona's development and existing regulations are consistent with existing and zoned development in Essex Fells.

### **Essex County Solid Waste Management Plan**

The Solid Waste Management Act (NJSA 13:1E-1) requires that each solid waste management district create a plan that includes suitable sites for solid waste disposal as well as a disposal strategy for the district. The Essex County Solid Waste Management Plan is the agenda-setting document for solid waste disposal based upon the rules and regulations set forth in New Jersey's Statewide Solid Waste Management Plan.

There are no privately-owned and regulated locations for recycling activities in Verona. The Essex County Solid Waste Management Plan is therefore compatible with the Verona Master Plan.

### **2014 Essex County Comprehensive Transportation Plan**

The 2014 Essex County Comprehensive Transportation Plan was developed to meet mobility and transportation safety needs across Essex County, New Jersey through the year 2035. This plan reflects the priorities of local, state and regional stakeholders and is aligned with the North Jersey Transportation Authority (NJTPA)'s Plan 2035.

The policy of "Complete Streets" was the center for all concepts for its ties to safety, sustainability, and efficiency. Essex County adopted a Complete Streets policy in 2012. The plan inventoried the existing transportation infrastructure and assessed the needs for all modes of transportation. Based on the analysis done, the plan proposed projects to improve safety, connectivity, and efficiency in problematic locations throughout the county. Within Verona, five locations were identified as project locations for Bicycle, Pedestrian, and Safety Systems Projects.

Essex County adopted the Comprehensive Transportation Plan in 2014. Verona's development and regulations are consistent with the goals of the Plan.

### **2001 New Jersey State Development and Redevelopment Plan**

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 March 1, 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 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 PA-8 state park. The Township of Verona lies almost fully within the Metropolitan Planning Area (PA1). The SDRP specifies that PA1 areas shall be the locations for the majority of the state's future growth through expansions, infill, and redevelopment. The SDRP promotes growth within existing urbanized areas, preferably in the form of compact development with ready access to existing infrastructure, including transit systems. The Township of Verona is almost entirely suburban with only a few commercial areas.

The PA1 area should:

- 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.

In addition to the PA1 area, two small slivers of the Township along the eastern boundary with Montclair and the western boundary with North Caldwell Borough are in the Environmentally Sensitive Planning Area (PA5). These areas are intended to protect the environmentally sensitive ridgelines of the Watchung Mountains on either side of the Township. Additionally, the Eagle Rock Reservation is in the Park Planning Area (PA8).

According to the State Plan, the PA5 area should:

- Protect environmental resources through the protection of large contiguous areas of land;
- Accommodate growth in Centers;
- Protect the character of existing stable communities;
- Confine water and sewer infrastructure to Centers; and
- Revitalize cities and towns.

This Verona Master Plan is consistent with the State Plan.



# COMMUNITY ENGAGEMENT

The Master Plan cannot be written, nor recommendations made without input from the people who live, work, and visit Verona. Without variable public input, this document will not accurately represent the wants and needs of Verona residents. Throughout the months-long Master Plan process, the Township and its consultants, H2M (the “Master Plan Team”), worked hard to obtain ideas, opinions, feedback, and concerns, using online engagement, in-person meetings, and a community workshop. This collaborative approach provides community insight on the future of the Township of Verona.

Key to the success of this community outreach initiative was the partnership between the Township and the consultants developing this Master Plan. Without the Township promoting the project by tapping into its existing communication tools such as its social media accounts and website and through the individuals that believed in the project and became “ambassadors” of the plan, this project’s community engagement outreach would not have been as successful. The following section describes the public outreach process in the development of this Master Plan.

## Master Plan Sub-Committee

At the launch of the project, a Master Plan Sub-Committee comprised of members of the Township’s Planning Board and Township Staff. Advisory Committee members include:

- Larry Lonergan, Planning Board Chairperson
- Jessica Pearson, Planning Board Vice Chairperson
- Tim Camuti, Planning Board Member
- Al DeOld, Planning Board Member
- Greg Mascera, Esq., Planning Board Attorney
- Ashley Neale, Planning Board Secretary

## Online Engagement

The Master Plan Team established an online presence of the Master Plan through a project-specific webpage (<https://publicinput.com/veronamp>). The website contained a wide range of information regarding the project, including a flyer describing the project, frequently asked questions, the workshop date and location, summary reports of the workshop and survey results, and links to an online survey. Verona also promoted the workshop and the project through announcements on the Township’s website and social media pages.

## Surveys

To gain valuable feedback in the most convenient format for project participants, a Master Plan Survey was developed for an online format. Survey responses were collected for approximately four months. During the survey period, 1,202 respondents, or 8.24% of the population, completed the survey and provided 88,980 responses and 8,699 individual comments. A summary of the survey results can be found in **Appendix A**.

## Workshops

The Master Plan Team held a series of public meetings and workshops at different stages of the Master Plan development in order to collect public input.

### Public Workshop

The Master Plan Team hosted the master plan community workshop on March 29, 2022. The Team engaged with about 27 residents at the meeting, held from 7PM to 9:30PM, at the ballroom at the Verona Community Center. The community workshop summary was posted online on the project website for public viewing.

A detailed explanation of the workshop's format and comments received can be found in **Appendix B**.

### Master Plan Sub-Committee Check-ins

The Consultant Team met with members of the Master Plan Sub-Committee on a biweekly basis. These check-ins including discussions of the different elements and topics of the Master Plan. Towards the latter stages of the Master Plan process, the check-in meetings became working sessions to review draft versions of the goals and objectives, elements, and recommendations.

### Verona Business Owners Workshop

The Consultant Team in partnership with the Township and the Chamber of Commerce hosted a workshop with small business owners in Verona. The workshop took place on March 22, 2022 at the Hearth Realty office. The workshop gathered the input of the business owners in attendance on a wide range of topics covered in the Master Plan including land use regulations, economic development policies among several others.

### Township Council Interviews

The Consultant Team conducted interviews with each member of the Verona Township Council. These interviews allowed the Team to gather input into the issues impacting Verona and how the Master Plan should look to address the issues.

### Township Commissions

The Consultant Team met with members of the Shade Tree, Historic Preservation, and Environmental Commissions on November 15, 2021.



This meeting included a discussion of the issues and perspectives of each of the different commissions and how these perspectives could be incorporated into the update to the Master Plan. The commission members were offered the opportunity to meet with the other members of their commissions and send follow-up responses to the Consultant Team.

### *Planning Board Draft Discussions*

The Master Plan Team then held three (3) discussions on the draft version of the Master Plan to the Planning Board on July 21, 2022, August 9, 2022, and August 16, 2022 to gather comments from Board members. H2M gave a final presentation for adoption on September 29, 2022. The presentation used at this meeting can be found in **Appendix C**.

In addition to the abovementioned meetings and events, the Consultant Team also had discussions with the Verona School District/Board of Education and department heads of the Township.

### **Draft Plan Review**

The draft Master Plan was thoroughly vetted and reviewed by the Master Plan Advisory Committee, Planning Board, and the public. In compliance with New Jersey State statutes, the Planning Board is required to hold at least one public hearing for the draft Master Plan. There were three (3) board meetings where the Master Plan was reviewed. During the 10-day notice period, the draft was posted online for public review.



# LAND USE ELEMENT

## Introduction

The Land Use element is one of the required elements of any new Master Plan. It establishes a framework for growth, development and land conservation, and is the basis of a municipality's zoning code. Land use policies determine several aspects of a community such as population density, the availability of housing, and the location of commercial, mixed-uses, and open space locations. A good balance of land uses can help a community meet its goals for health, safety, and quality of life.

The Township of Verona's historical land use patterns have evolved over time from a primarily rural community on the western edge of Essex County at the turn of the twentieth century to a predominantly residential community by the middle of the century as suburban expansion in northern New Jersey occurred. Many are attracted to the community as the Township provides residents with a wealth of commuting connections to New York City and other major areas of employment. Most residential neighborhoods became defined by modest detached single-family residential lots with some low-rise and high-rise multifamily units located in various areas of the Township. Bloomfield Avenue, a County roadway running from Newark to Fairfield cuts through the heart of the Township, provides opportunities for commercial and mixed-use parcels to give the Township its traditional downtown. The existing commercial and office uses along Pompton Avenue

(State Highway 23) can be attributed to its role as a connector roadway to major highways like Interstate 80 to the north and Interstate 280 to the south. Opportunities to expand housing and commercial uses exist along the Bloomfield Avenue corridor as well as Pompton Avenue. Various changes, including economic, demographic, and regulatory, require that the Township review its existing land use regulations to allow the Township to thrive and meet the challenges of the twenty-first century. This new Land Use element, as a part of Verona's Master Plan, is intended to make the land use and zoning recommendations that meet the needs of the Township of Verona with an outlook towards future economic and demographic changes, while still retaining its established residential neighborhoods.

## Goals and Objectives

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.
2. To secure safety from fire, flood, panic and other natural and manmade disasters.
  - a. Maintain adequate water service to the Township.
  - b. Maintain and improve the storm drainage system serving the Township.
  - c. Maintain adequate sanitary sewer service for the Township.
3. To provide adequate light, air, and open space:
  - a. Provide appropriate levels of recreational opportunities to efficiently and adequately serve the residents of the Township.
  - b. Promote the conservation of environmental resources and the natural appearance of the Township.
4. Maintain the character of established residential neighborhoods in the Township.
  - a. Develop design and bulk standards consistent with established residential areas that match Verona's architectural history.
  - b. Preserve and protect the established primarily residential character of the Township by maintaining and improving neighborhood quality in existing residential areas without increasing housing density in these areas.
5. Promote growth in appropriate areas that meet current and future land use trends.
  - a. Consider mixed-use development opportunities in commercial zones to promote a more vibrant downtown area.
  - b. Consider greater diversity of housing options, where appropriate, while maintaining the existing character of the Township's residential neighborhoods.
  - c. Utilize redevelopment designations, where appropriate, to provide greater commercial and housing options.
  - d. Establish right-size parking ratios and create updated parking strategies to meet current and future need.
  - e. Preserve and promote a balanced variety of residential, commercial, public, recreation and conservation land uses.
  - f. 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.
6. Promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of people, neighborhoods, communities and regions and preservation of the environment.
  - a. Preserve the environmental resources of the Township by locating conservation parklands and easements where necessary; by limiting development in environmentally sensitive areas; by encouraging the preservation of specimen trees and general landscaping; and by preservation of the township's natural character.
  - b. Preserve environmentally sensitive lands by identifying wetlands and preserving them according to the rules and regulations promulgated by the New Jersey Department of Environmental Protection.
  - c. Preserve environmentally sensitive lands by identifying steep slopes and deterring development on said lands.
  - d. Promote and incentivize the use of green building techniques for new construction and redevelopment.
7. Ensure zoning districts regulations and land uses align with the Township's development goals.
  - a. Incentivize improvements along the Bloomfield Avenue corridor.
  - b. Continuously monitor the economic competitiveness of the Township's commercial and office areas.
  - c. Enact policies consistent with hazard mitigation and floodplain management best practices.
  - d. Consider design standards that encourage green infrastructure.
  - e. Promote smart growth policies in future development in commercial and mixed-use zones.
8. Promote policies that encourage older residents to "age-in-place".
  - a. Maintain and enhance policies and services for seniors.
  - b. Consider the construction of housing appropriate for seniors in appropriate locations without disruptions to the established character of the neighborhood.
  - c. Provide for a mix of uses and services within walking distance of the entire Township.

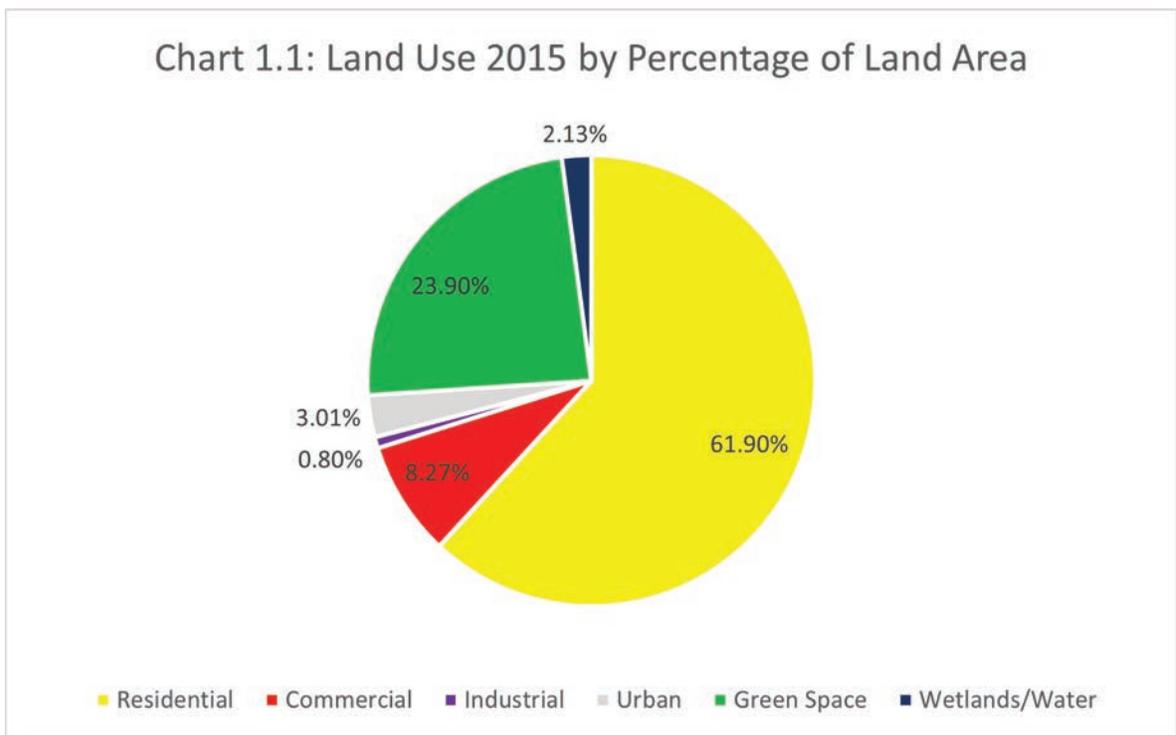
9. Continue to meet the municipal obligation to provide the Township of Verona its fair share of affordable housing for low- and moderate-income households.
10. Promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the Township and to prevent urban sprawl and degradation of the environment through improper use of land.

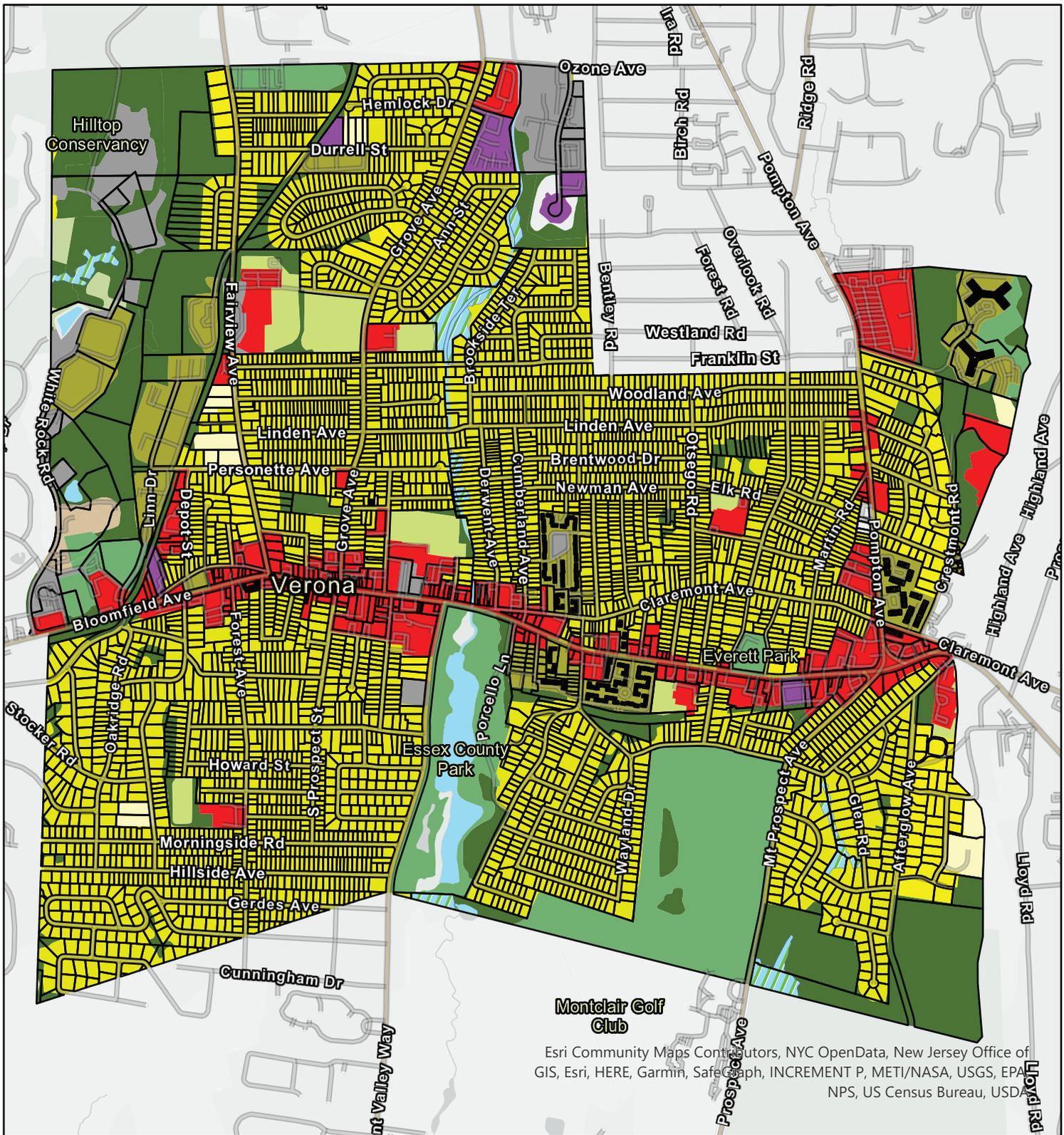
as such. These land uses include the Montclair Golf Club, Verona Park, Hilltop Reservation among other open spaces and undisturbed forests (**Chart 1.1** and **Map 1.1**). The remaining land use types in Verona are commercial (8.3%), urban (3.0%), wetlands/water (2.1%), and industrial (0.8%). The commercial uses are concentrated along Bloomfield Avenue and Pompton Avenue. Urban land use types are dispersed throughout the Township. Wetlands and water are concentrated in the center of the Township along the Peckman River and Verona Lake. The Township's small industrial areas are located near and around Ozone Avenue, near the border with Cedar Grove.

## Land Use Patterns

The Land Use patterns (**Map 1.1**) and data (**Chart 1.1**) are derived from the New Jersey Department of Environmental Protection (NJDEP)'s 2015 Land Use/Land Cover data set. The GIS layers developed by the NJDEP were created by comparing the 2012 LU/LC layer from NJDEP's GIS database to 2015 color infrared (CIR) imagery and delineating and coding areas of change. The DEP classifies different areas into various land use categories. Given Verona's close proximity to New York City, it is unsurprising that the Township's land use breakdown shows it with very little vacant space. According to 2015 NJDEP land use/land cover data set, residential uses make up the largest percentage of the total land area in the Township (61.9%). Despite Verona's location in dense Essex County, as per the DEP data, the Township has a considerable amount of green space with 23.9% of the land area being classified

While the NJDEP LU/LC data provides important information with regards to land use, there are also limitations to the data. Most notably, the data does not indicate lands that have been permanently preserved such as parks, open space, and preserved farmland. Additionally, the data includes several private properties that have a variety of uses. These uses include private recreational properties such as the Montclair Golf Club (81.4 acres), the wooded and private recreational areas around the Claridge Houses (18.3 acres), and vacant lands such as the end of Crestmont Road (4.22 acres) and along Sunset Avenue (4.24 acres). According to the Township's 2021 Open Space and Recreation Plan, 14.7%, or 263 acres, of the Township is permanently preserved land.

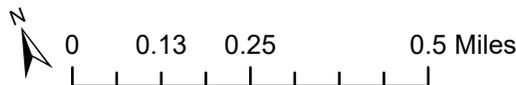




Esri Community Maps Contributors, NYC OpenData, New Jersey Office of GIS, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

### Legend

- |  |  |
|--|--|
|  Water                              |  Rural Residential          |
|  Wetlands                           |  Low-Density Residential    |
|  Forest/Shrubland                   |  Medium Density Residential |
|  Fields                             |  High-Density Residential   |
|  Cemetery                           |  Commercial                 |
|  Recreational Land                  |  Industrial                 |
|  School Athletic Fields             |  Transportation             |
|  Altered Lands & Transitional Areas |  |



## Township of Verona

### Land Use Map

	architects	119 Cherry Hill Rd #110 Parsippany, 07054
	+	engineers

## Property Tax Data

Analysis of property tax data is another way to assess land use patterns in a municipality. Every parcel is assessed for tax purposes and receives a property tax classification based on the existing use. Land use analysis based on property tax data is able to identify existing uses and the remaining vacant parcels while providing more timely data as property taxes are assessed on an annual basis. However, property tax data does not provide various environmental features, such as the existence of wetlands that are available in the LU/LC data.

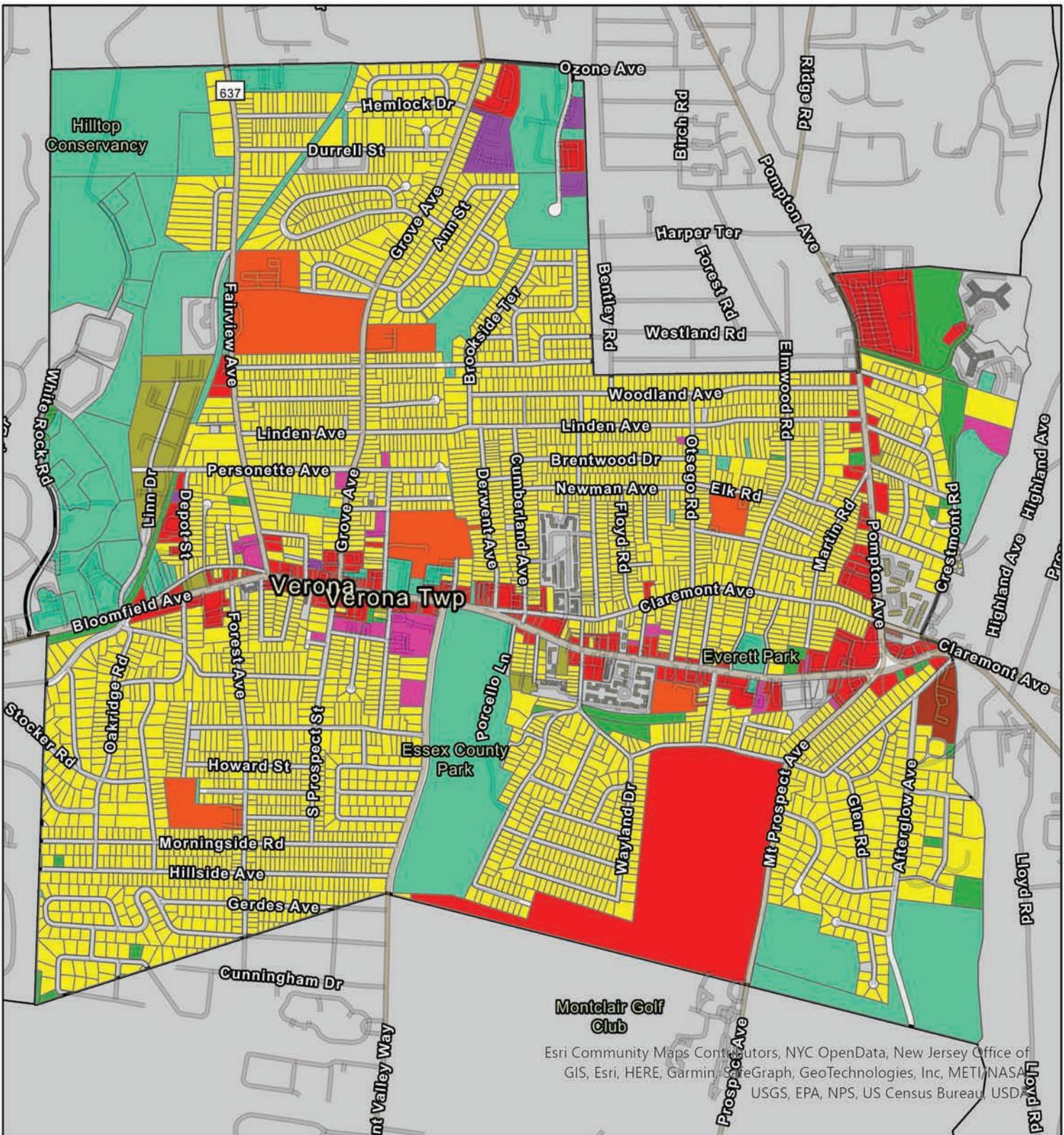
NJ Property Fax provides a database of property tax records for all municipalities in New Jersey. The table below shows the various land uses in the Township based on property tax assessment. From the table, it is evident that the Township is primarily residential as 57.5% of the total area is classified as residential. The second most prominent land use is public property, which are lands owned by the Township or the County. However, not all public property parcels are permanently preserved parcels. The property tax data shows that there is very little vacant land left in Verona. Comparison to the 2009 Master Plan indicates that the number of vacant lots has decreased from 43 to 33 lots and the total area has decreased from 51.15 acres to 36.50 acres. It should be noted that redevelopment areas that have entered into a Payment in Lieu of Taxes (PILOT) agreement with the Township and the “mother lots” of condominium or townhome developments are classified as Class 15F (other exempt). Class 15F category typically includes the portion of the tract that doesn’t contain the condominium and townhouse buildings, which are assessed as Class 2 Residential.

A greater discussion of the property tax data and socio-economic indicators can be found in **Appendix D**.

*Table 1.1: Land Use by Property Tax Classification (2021)*

<i>Property Class</i>	<i>Number of Lots</i>	<i>Area (in acres)</i>	<i>Percent of Total</i>
1 Vacant Land	33	36.50	2.28%
2 Residential	4868	920.24	57.47%
4A Commercial	183	160.68	10.04%
4B Industrial	5	9.19	0.57%
4C Apartment	13	4.46	0.28%
15A Public School	6	55.34	3.46%
15B Other School	1	5.45	0.34%
15C Public Property*	69	313.34	19.57%
15D Church & Charitable	21	16.15	1.01%
15F Other Exempt	40	79.77	4.98%
<b>Total</b>		<b>1,601.11</b>	<b>100.00%</b>

\*It should be noted that the Township has agreed to convey Block 2301, Lots 14.01 and 14.02 (Old Block 2301, Lots 11, 12, 14-19) to Pirhl Developers, LLC (the designated redeveloper) to develop the site to meet Verona's affordable housing obligation. These lots together make up almost five (5) acres in area.

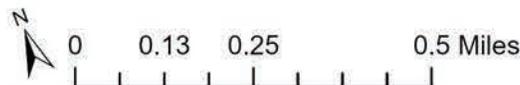


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**Land Use**

**Property Classification**

- 1 Vacant Land
- 15A Public School
- 15B Other School
- 15C Public Property
- 15D Church & Charitable
- 15F Other Exempt
- 2 Residential
- 4A Commercial
- 4B Industrial
- 4C Apartment



**Township of Verona**

**Land Use Map**

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M	+	engineers	631-756-8000 www.h2m.com

## Zoning

Zoning in Verona consists of nine residential districts including Single-Family Dwelling Districts (R-100, R-70, R-60, R-50B, R-50, R-40) and Multifamily Dwelling Districts (A-1, A-2, A-3). The remaining twelve zones are comprised of Commercial Districts (C-2, TC, ETC, RR), Mixed Use Districts (R-CMO, MR), Public Zones (P, SP, T), and Redevelopment Districts (A-1R, TC-R, ETC-R). These various zones provide for different uses, densities, and setbacks among several other regulations common with zoning practices. These differences will be discussed in greater detail below.

### Single-Family Residential Districts (R-100, R-70, R-60, R-50B, R-50, R-40)

The Township's six Single-Family Residential Districts (R-100, R-70, R-60, R-50B, R-50, R-40) largely make up the residential portion of Verona. Each Single-Family Residential District permits only single-family homes as the principal use, though the districts vary in their permitted accessory uses and bulk standards. All of the above districts permit accessory uses such as detached garage, family day-care center, swimming pool, hot tub and related facilities, deck, either attached or unattached, greenhouse, and shed. R-60, R-70, and R-100 permit unlit tennis courts as an accessory use, while R-70 and R-100 also permit accessory uses such as unlit basketball and tennis courts. Permitted shed size also varies between the districts, with R-40 and R-50 permitting a maximum area of 100 square feet, where R-50B, R-60, and R-70 permit a maximum area of 150 square feet. R-100 permits a maximum of two sheds totaling no more than 200 square feet in floor area.

Lot sizes for each respective district varies. The minimum lot area in the R-100 Very Low-Density Zone District is 12,000 square feet (about one-quarter acre), making it the least dense district. The minimum required lot area in the R-70 Low Density and R-50B Zone District is 8,400 square feet and 7,500 square feet, respectively. The R-60 Zone District requires a minimum lot area of 7,200 square feet, while R-50 requires a minimum lot area of 5,000 square feet. The R-40 Zone District requires a minimum lot area of 4,000 square feet, making it the most dense Single-Family Residential District.

Conditional uses for all districts include satellite or dish antenna installed in the side or rear yard and home occupations, provided certain conditions that

limit the impact on the residential neighborhoods are met. The code of ordinances prohibits any visible changes relating to the home occupation to the outside of the building as well as any noise or other effects not typical to residential uses. The home occupation must be clearly secondary to the use of the dwelling for living purposes. Home occupations that involve the tutorial instruction of music, art, and academic subjects are limited to no more than two students at one time and a maximum of four hours of tutorial instruction during a twenty-four-hour period. Additionally, no more than two clients, customers or other business invites are permitted at any one time per calendar day for all home occupations, with the exception of daycare facilities.

### Multiple-Family Dwelling Districts (A-1, A-2, A-3)

The Multi-Family Residential Districts of Verona make up the smallest portion of the Township's residential zoning. The districts provide for the development of apartments, townhouses, and senior citizen housing. The standards of the district are intended to ensure that new residential projects are compatible with the scale and character of the Township's residential neighborhoods.

In the A-1 Multifamily Low-Rise Zone District, all dwellings are required to have a minimum lot area of four acres with a maximum density of six units per acre for townhouses and ten units per acre for apartment houses. The A-2 Multifamily High-Rise Zone District requires a larger minimum lot size of eight acres and permits a greater density of 35 dwelling units per acre for lots less than 10 acres and 25 dwelling units per acre for lots greater than 10 acres. The A-3 Residential Townhouse Zone District permits significantly smaller lots with a minimum lot size of 8,400 square feet. The district permits single family dwellings while townhouses are permitted as a conditional use. Townhouse density varies by lot size. The ordinance permits a maximum density of eight dwelling units per acre on lots over eight acres in lot size; a maximum density of nine dwelling units per acre on lots between 6.0 and 7.99 acres in lot size; a maximum density of 11 dwelling units per acre on lots between 4.1 and 5.99 acres in lot size; and a maximum density of 12 dwelling units per acre on lots under four acres in lot size.

### **Commercial Zones (C-2, TC, ETC, RR)**

Verona's commercial districts are primarily located along the main corridors, Bloomfield Avenue and Pompton Avenue. Verona's commercial districts represent a small portion of the Township, but they provide space for a variety of nonresidential uses. All of the Township's commercial districts except for the RR (Regional Retail) zone conditionally permit mixed-use buildings.

The C-2 (Professional Office and Business) Zone District permits commercial and professional offices, commercial schools of dance, music, fine art and similar pursuits, and family day-care centers as principal uses. Accessory uses include those that are customarily incidental to the principal or conditional use. Conditional uses include mixed residential and professional or commercial nonmedical office use, and mixed nonmedical professional and nonmedical commercial office uses. The minimum lot size in the C-2 Zone District is 15,000 square feet.

The TC (Town Center) Zone District principally permits retail stores and retail service establishments, food establishments, banks, and other financial institutions (not including drive through uses), theaters, family day-care centers, and personal service establishments. Mixed-use developments that are conditionally permitted include mixed residential and retail, mixed retail and commercial, mixed retail and professional office. Accessory uses include uses customarily incidental to the principal or conditional use, outdoor restaurant seating, and sidewalk cafes. Minimum lot sizes are 2,000 square feet.

The ETC (Extended Town Center) Zone District permits a variety of food establishments in addition to retail stores and retail service establishments. Additionally, the Zone District permits commercial and professional offices, wholesale trade, and personal service establishments. The ETC district conditionally permits the same mixed-use developments as the TC District. Other conditional uses permitted in this district are automobile sales and service stations and massage parlors. The ETC zone differs from the TC zone with more stringent bulk regulations that result in less dense developments compared to the TC zone.

The RR (Regional Retail) Zone District permits regional shopping centers, retail, and supermarkets in addition to the uses permitted in TC. At 10 acres, the minimum permitted lot area in the RR Zone District is the largest required as compared to the other commercial zone districts in the Township.

### **Mixed Use Districts (R-CMO, MR)**

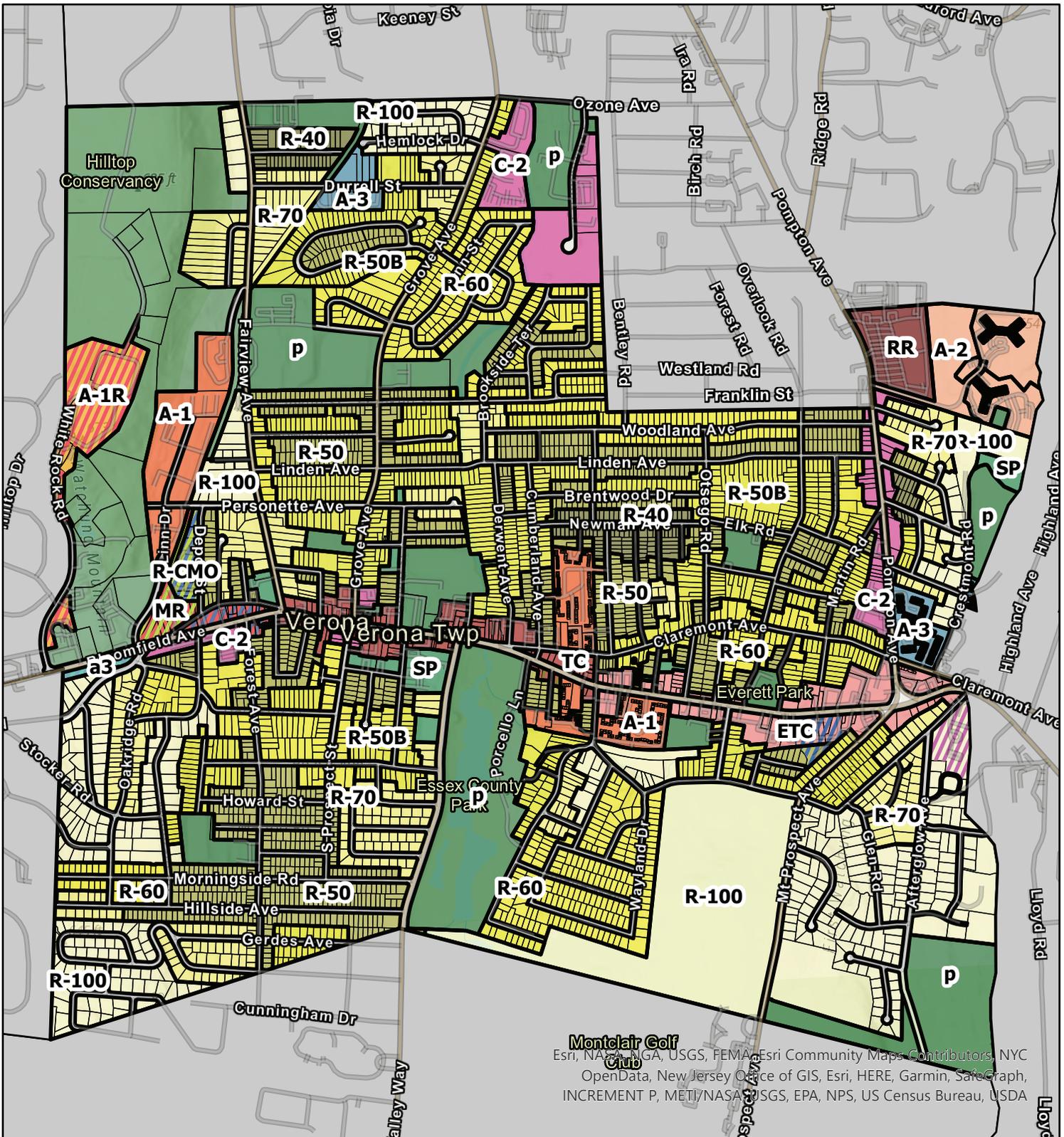
The R-CMO (Residential Conditional Mixed Office) and the MR (Mixed Retail) Zone Districts are located in the western portion of the town. The R-CMO Zone District is located to the west of Depot Street to the south of Personette Avenue and the MR Zone District is located to the north of Bloomfield Avenue between Fairview Avenue and Linn Drive.

The R-CMO Zone District principally permits single family dwellings and conditionally permits several different use types. Conditional uses include mixed residential and professional offices, mixed residential and commercial offices, planned commercial development, and residential cluster development at a density of no more than seven units per acre and a maximum floor area ratio of 0.30.

The MR Zone District principally permits the following uses: single-family dwellings, nonmedical professional and commercial offices, and retail. This district also conditionally permits a variety of mixed uses such as mixed residential and retail; mixed residential and nonmedical commercial offices; mixed nonmedical commercial and professional offices; mixed residential and nonmedical professional offices; and residential cluster developments with the same bulk standards as the R-CMO Zone District.

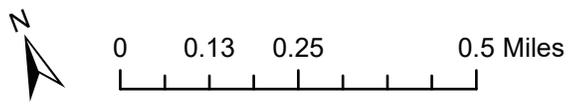
### **Public Zones (P, SP, T)**

The Township's public zones provide for necessary public uses as well as nonpublic community uses. The P (Public) Zone District permits public schools, parks, open space, libraries, parking facilities, utilities, municipal offices, municipal pool and county offices. The SP (Semi Public) Zone District permits houses of worship and private schools. Neither the Public nor Semi-Public district permit any conditional uses, but permit accessory uses that are customarily incidental to the principal uses. The Public Zone District requires a minimum lot size of 10,000 square feet, while the Semi-Public Zone District requires a minimum lot size of 65,340 square feet. The Township's T (Transportation) Zone District consists of the Township's public rights-of-way, and it limits uses to streets rights-of-way, public utilities, street furniture, and sidewalk cafes.



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Zone		Redevelopment Area	
	A-1		TC
	A-1R		Annin Lofts
	A-2		Depot & Pine
	A-3		Hilltop
	C-2		Sunset Ave
	ETC		Valente Tract
	MR		Verona Place
	P		
	R-100		
	R-40		
	R-50		
	R-50B		
	R-60		
	R-70		
	R-CMO		
	RR		
	SP		



# Township of Verona

## Zoning Map

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 www.h2m.com

**+ M engineers**

## Land Use Issues

### Board of Adjustment Decisions

As a part of the Master Plan process, the H2M team analyzed all of the Board of Adjustment (BOA) decisions on variance applications from 2017 to 2021 to better understand the challenges posed by the strict application of the current zoning standards. The highest percentage of the types of developments requiring variances from the Board of Adjustment in Verona is for accessory uses in residential areas. These include uses such as decks, pools, porches, and sheds. Between 2017 and November 2021, 41% of all applications that came before the BOA were for either one or a combination of these types of uses. In 2020 and 2021, variances for accessory uses made up 80% and 60%, respectively, of the applications before the Board. Despite this high percentage of applications for accessory uses requiring variances, there does not appear to be a discernable pattern in the reasons why certain accessory uses are triggering variances. Often, a variance for a deck or pool requires variances for both exceeding the maximum improved lot coverage and either a minimum side or rear yard setback. An observation from an analysis of these decisions is that they are particularly concentrated in the R-50, R-50B and R-60 residential zones. A potential reason for this pattern may be that these zones have smaller lot sizes which make meeting the bulk requirements for accessory structures more difficult.

Another primary reason that development applications are seeking variance relief from the BOA is to construct an addition to existing residential structures. These additions are especially concentrated in the R-50 and R-50B zones. In general, reasons for these variances are much more likely to be for encroaching upon the minimum setback requirements, either the rear yard or side yard setback than for exceeding the maximum permitted lot coverages.

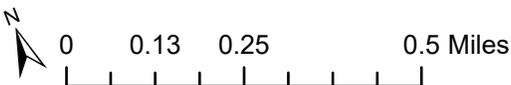
Over the past five years, the Board has granted the majority of bulk variances for nearly all of the applications requesting them. However, it is important that any development should be in accordance with the Township's zoning code rather than by variance. It should be noted that despite the granting of variances, the governing body has not made any modifications to the zoning code for residential zones, further emphasizing the desire to have development conform to the existing regulations in these zones.

Use variances, both conditional and permitted use variances, are the third primary reason for development applications to seek variance relief from the BOA. These types of variances are primarily concentrated along Bloomfield Avenue in the Town Center (TC) zone. These are largely due to noncompliance of the conditions set forth under the conditional use regulations in the zone. The BOA has approved all applications for conditional use variances for the past five years but denied a use variance application for a proposed assisted living facility in the TC zone. The Township may want to consider examining the existing standards. Discussions on recommendations for uses in the TC and ETC zones can be found in the **Future Land Use** section.



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- BOA Approvals
- BOA Denials
- Zoning



# Township of Verona

## BOA Decisions Map

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M	+		

## Redevelopment Planning

The Local Redevelopment and Housing Law (LRHL) grants New Jersey municipalities the authority to designate, upon meeting specific statutory criteria, as areas in need of rehabilitation or in need of redevelopment. The LRHL also provides a process for the preparation and implementation of redevelopment plans for designated areas. The Township of Verona has utilized the LRHL to adopt several redevelopment plans throughout the municipality. However, not all of the redevelopment plans resulted in private development, which may warrant considering a re-examination of and an amendment to the previously adopted redevelopment plans. Additionally, as a nearly fully built-out community, it is likely that any future major development would be through redevelopment initiatives.

“Redevelopment Planning” is a term used to describe both redevelopment and rehabilitation activities and is a regulatory land use tool used to benefit the general public by addressing environmental, economic, social and physical conditions of communities in need of revitalization. It contains certain tax incentives and other tools that may spur new life into an area.

***Redevelopment** is a process to rebuild or restore an area in a measurable state of decline, disinvestment, or abandonment. Redevelopment may be publicly or privately initiated but is commonly recognized as the process governed by the Local Redevelopment and Housing Law and undertaken in accordance with a redevelopment plan adopted by the municipality. If used correctly, it can transform an underutilized or distressed area into an economically viable and productive part of the community.<sup>1</sup>*

***Rehabilitation** is an undertaking, by means of extensive repair, reconstruction or renovation of existing structures, with or without the introduction of new construction or the enlargement of existing structures, in any area that has been determined to be in need of rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of the area.<sup>2</sup>*

<sup>1</sup> Redevelopment Handbook, A Guide to Rebuilding NJ's Communities

<sup>2</sup> LRHL

Verona Township has utilized the redevelopment law in recent years to enhance the area along the Bloomfield Avenue corridor and to meet its affordable housing obligation. These redevelopment areas can be found in **Map 1.4** and a description of the Township's redevelopment areas are below:

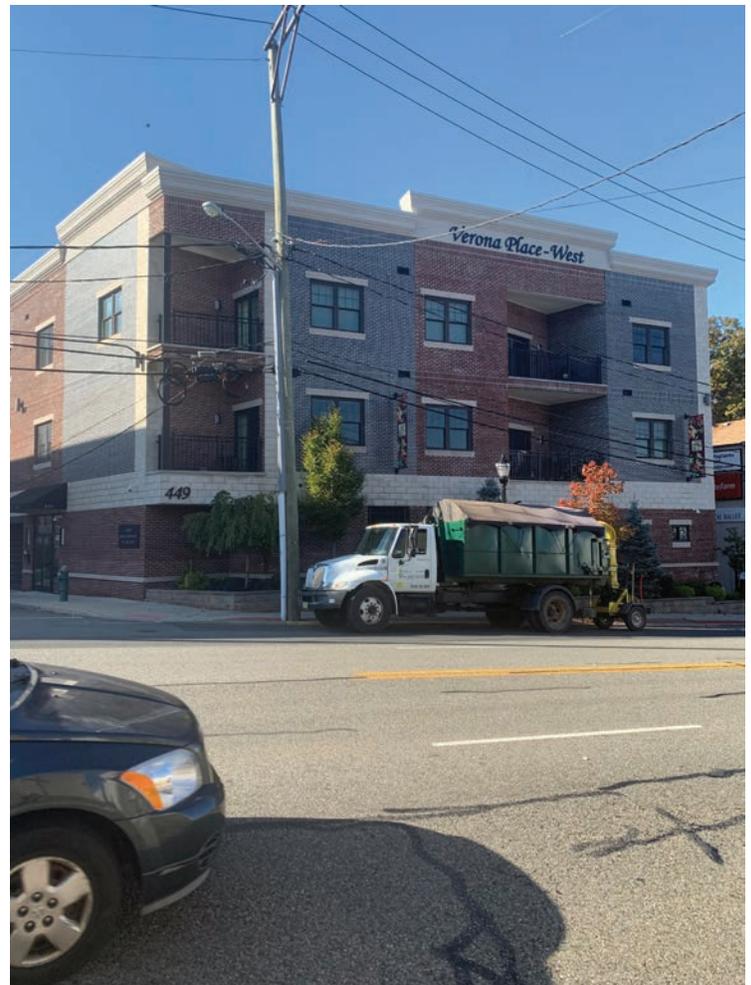
- **Verona Place Redevelopment:** The Verona Place Redevelopment, or the TC-R (Town Center Redevelopment) Zone District, was established under Ordinance No. 1-15 by the Township Council on June 15, 2015. This redevelopment zone covers Block 612 Lot 15 and Block 613 Lot 5, which are two parcels fronting Bloomfield Avenue on either side of Verona Place. The redevelopment area allowed for multi-family housing development in addition to the permitted uses within the TC zone district with additional design standards that were created to ensure high quality development that would fit with the character of the downtown area. This redevelopment area resulted in two ten-unit multifamily buildings consistent with the redevelopment design standards.
- **Annin Lofts Redevelopment:** The Annin Lofts Redevelopment, or the ETC-R (Extended Town Center Redevelopment) Zone District, was established under Ordinance No. 14-16 by the Township Council on July 11, 2016. The redevelopment area bulk standards were amended on October 3, 2016 by Ordinance No. 23-16. This redevelopment zone covers Block 201, Lots 15, 16, 17, 18, and 52. The redevelopment area allowed for multi-family housing development and mixed-use retail and residential buildings with retail uses limited to the first floor in addition to the permitted uses in the ETC zone district, except that commercial uses are not permitted above the third floor. The amended standards to the redevelopment area were intended to ensure multifamily redevelopment that would result in high quality development that would enhance the Bloomfield Avenue corridor leading into the traditional downtown area of Verona.
- **Hilltop Redevelopment:** The Hilltop Redevelopment, or the A-1R (Multifamily Low-Rise Redevelopment) Zone District, was established through Ordinance by the Township Council. The redevelopment ordinance established Article XVIII in the Zoning Chapter of the Township Code. The purpose of the redevelopment area, according to Article XVIII, is to “permit a procedure for development which

will result in improved living environments by encouraging ingenuity and originality in total subdivision and individual site design and which will preserve open space to serve recreational, scenic, and public service purposes, and other purposes related thereto... to provide for procedures for development of the district and to ensure adequate protection of existing and potential developments adjoining the proposed development.” The redevelopment area allowed for multi-family housing development with a maximum of 225 units, of which 100 units could be age-restricted units. The regulations of the redevelopment area require a significant amount of preserved open space, which creates quality connections to adjacent Hilltop Reservation.

- **Depot & Pine Redevelopment Area:** The Depot and Pine Redevelopment Area was established through the initial redevelopment plan under Ordinance No. 2019-16 by the Township Council on June 17, 2019. The redevelopment plan was subsequently amended twice, with the second amendment adopted by the Township Council under Ordinance No. 2020-14 on June 29, 2020. The Depot & Pine Redevelopment Area covers Block 2301, Lots 1-12, 14-19. The second amendment to the redevelopment plan increased the permitted density on Block 2301, Lots 17-19 from 85 affordable housing rental units to 95 affordable housing rental units. The initial redevelopment established the MR-Mixed Retail zone that was intended to create a mixed-use development in the area and the initial amendment to the plan created the AR-2 Multi-Family Mid Rise overlay zone to allow a potential redeveloper to develop the site as either a multi-family development or a mixed-use development. The Planning Board approved the application for development of 95 affordable housing units on December 2, 2021.
- **Sunset Avenue Redevelopment Area:** The Sunset Avenue Redevelopment Area was established through the initial redevelopment plan under Ordinance No. 2021-01 by the Township Council on March 8, 2021. The redevelopment plan was subsequently amended by the Township Council under Ordinance No. 2021-14 on June 21, 2021. The Sunset Avenue Redevelopment area covers the property on Block 303, Lot 4. The second amendment clarified the language

of specific issues affecting the plan. The redevelopment plan permits a multi-family residential development that is not to exceed 200 dwelling units with some affordable housing units in accordance with UHAC standards.

- **Valente Tract:** The Valente Tract Redevelopment Area was designated as a redevelopment area through Resolution by the Township Council. The redevelopment area covers Block 2205, Lot 6. The Township has not adopted a redevelopment plan for the area.

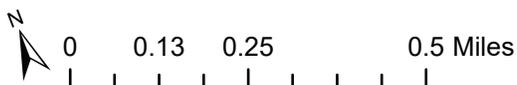




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### Redevelopment Areas

- Annin Lofts
- Depot & Pine
- Hilltop
- Sunset Ave
- Valente Tract
- Verona Place



## Township of Verona Redevelopment Areas Map

H

2

M

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engineers

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## Downtown

The downtown in Verona comprises several blocks along Bloomfield Avenue from Oakridge Road to Park Avenue. This area of the Township has several zone districts including mixed-use and commercial districts MR, TC, ETC, C-2 and medium-high residential zones. Land uses in the downtown consist primarily of one- and two-story buildings with commercial uses on the ground floor and residential uses on the second and third floors, if the building has a second and third floor. Much of the commercial uses are small retail stores, hair and beauty salons, and small restaurants. There are a few national chains along or near Bloomfield Avenue such as Walgreens Pharmacy and 7-Eleven. Many of the buildings in the downtown front the street with some parking in the rear of the buildings. This helps to create a walkable environment for residents and visitors alike.

The TC zone - which is the most permissible in terms of uses, lot coverage, etc. – covers parcels primarily along Bloomfield Avenue and Claremont Avenue from Fairview Avenue to Park Avenue. The ETC zone – which does not allow as great of lot coverage and is generally more restrictive than the TC zone - covers parcels primarily along Bloomfield Avenue from Park Avenue to the municipal boundary with Montclair. These regulations and the general streetscape result in a more auto-centric built environment that includes uses such as car dealerships, strip retail, etc. Given the nature of the existing uses in the ETC zone as compared to the TC zone, it appears to be unlikely that residents would feel compelled to walk.

In the past decade, however, the Township has seen redevelopment projects, namely Annin Lofts and Verona Place, that have the potential to change the outlook of the surrounding parcels. Both have added residents along Bloomfield Avenue which can help increase the viability of walkable commercial uses in areas of the corridor that were previously more auto-centric. The redevelopment projects themselves also have improved streetscape with wider sidewalks and fewer curb cuts, reducing the potential for conflict between pedestrians and drivers. Additionally, the Sunset Avenue Redevelopment Area project will also add a large number of residential units along the ETC corridor in the coming years. This will help to further increase demand for services in this area of Verona with the potential to create a more cohesive, walkable area along the eastern half of Bloomfield Avenue. Consequently, the Township may wish to review the bulk requirements of the ETC zone to allow for buildings to be located closer to the street with

parking to the rear, which would improve pedestrian safety and make residents more likely to walk rather than drive to the various commercial uses.

## Development Trends

*Table 1.2: Residential Building Permits in Verona - 2010-2020*

Year	1&2 Family	Multifamily	Mixed-Use	Total Units
2010	1	95	0	96
2011	2	1	0	3
2012	1	1	1	3
2013	3	130	0	133
2014	12	0	0	12
2015	20	0	0	20
2016	0	0	0	0
2017	3	20	0	23
2018	4	0	0	4
2019	4	112	0	116
2020	0	0	0	0
<b>Total</b>	<b>50</b>	<b>359</b>	<b>1</b>	<b>410</b>

*Source: Verona Building Department*

As **Table 1.2** shows, development in the Township over the past decade has been focused primarily on multifamily units. This trend mirrors many statewide trends that indicate a growing demand for multifamily units. In addition to the level of multifamily, there has been a steady amount of one- and two-family residential units constructed in Verona over the past decade. **Table 1.3** details the net residential development in Verona, which subtracts demolished units from newly constructed units during the same time period. In this analysis, the multifamily unit count is relatively unchanged while the net one- and two-family development is 33 units compared to 50 newly constructed units. Thus, it is likely that 17 of the total 53 newly constructed residential homes may be a result of tearing down and rebuilding older residential homes.

**Table 1.3: Net Residential Development**

Year	1&2 Family	Multifamily	Mixed Use
2010	-1	95	0
2011	2	1	0
2012	-1	-1	1
2013	1	130	0
2014	12	0	0
2015	19	0	0
2016	-3	0	-3
2017	2	20	0
2018	4	0	0
2019	3	112	0
2020	-5	-1	0
<b>Total</b>	<b>33</b>	<b>356</b>	<b>-2</b>
	<b>387</b>		

*Source: Verona Building Department*

### Recent Land Use Changes

Because of the level of development that has occurred, the land uses in Verona have changed since the 2009 Master Plan. Based on property tax data, the land use classification of fifty-two (52) parcels in the Township changed status. Of these changes, about one-third (37%) of the changes were from residential use to either vacant or another use type. About one-quarter (25%) of the changes were from vacant land to either residential or some other type of land use. It should be noted that these changes were changes in property tax records, and it is possible that the land use remained the same while the tax classification of the parcel changed. For example, the classification may have changed to vacant from residential due to demolition of the existing structure.

In addition to these changes, the Township has recently been active in purchasing vacant land with the intention of the parcels being preserved as open space. These parcels include Block 501, Lot 83, which is a 14-acre property located adjacent to the Eagle Rock Reservation and Block 1201, Lot 3.01, which is a roughly 12-acre property located at the end of Commerce Court and adjacent to the Peckman River. Despite this property's location adjacent to the Eagle Rock Reservation, it may be advantageous for the Township to retain control of the property.

### Projects in the Pipeline

Recent developments and projects that have been approved by the Planning Board and Board of Adjustment indicate the changes that will be occurring to the Township's built environment as the Township addresses its affordable housing mandates. The following recent major development projects are examples of investments for Verona's future and may contribute to population growth and economic activity for residents and businesses.

- 1. Cameco Site Redevelopment** – The Cameco site is a part of the Pine and Depot Redevelopment Area that was established by the governing body. The Township Council passed a second amendment to the redevelopment plan to increase the permitted density on Block 2301, Lots 17-19 from 85 affordable housing rental units to 95 affordable housing rental units. The designated redeveloper, Pirhl Developers LLC, submitted an application for development to enact the redevelopment plan. The Township Planning Board approved the application on December 2, 2021.
- 2. Sunset Ave Redevelopment** – The Township Council entered into a redeveloper's agreement with a designated redeveloper for a redevelopment project located at 1 Sunset Avenue. The redevelopment plan permits a multifamily development with 200 units, of which 15 are intended to be affordable housing units for low- and moderate-income households as per the statutory requirements. As of writing this planning document, the redeveloper, Verona Sunset Urban Renewal, LLC, currently has an application for approval before the Township Planning Board.

## National Land Use Trends

### Evolution of the Central Business District

In the past decade, the way Americans shop has drastically changed. The rise of Amazon and online shopping, delivery services, and direct-to-consumer brands has given consumers more choices than ever in how and where they shop. It is up to communities with downtowns to adapt and plan for the new generation of downtown dwellers and shoppers. Ensuring a successful central business district means creating live-work-play environments that balance retail, housing, and office. A quality downtown is one factor that attracts new residents to move into a community, for this 24/7 type experience. Municipalities across New Jersey with traditional downtowns have seen their populations rebound in the past decade or so because their downtowns provide the kinds of amenities and live-work-play qualities that attracts residents and visitors alike.

Even prior to the pandemic, the most in-demand suburban developments were those built around transit hubs, both rail and bus. Verona has experienced this trend as the Township's population increased by nearly 10% over the past decade. The enhancement of Verona's downtown is about maintaining its sense of history while looking to the future and creating a balance of residential growth, retail, and office space. While most survey respondents reported using a downtown business or service, respondents expressed their desire for a downtown with a greater variety of uses and improved pedestrian safety along Bloomfield Avenue. In an average month, 80% of respondents said they eat in a downtown restaurant, 46% shop in retail stores, 43% use financial institutions, and 43% use a personal care business. At the same time, residents said that lack of parking (54%), lack of businesses/services (44%), and lack of restaurants or shops (40%) are barriers to enjoying downtown. Similar concerns were expressed at the March 29, 2022 community workshop, where some residents expressed a lack of variety and diversity of businesses and restaurants in the downtown area.

Downtowns are the heart of many communities, including Verona. Downtowns are not just about one idea, but a balance of ideas, spaces and uses. With "experiential retail" on the rise, community gathering spaces, such as a community green or arts and cultural venues, can set downtowns apart from one another. Verona is fortunate to not only have a number of commercial uses in its downtown but a wonderful open space in Verona Park and a high-

### *Play*

The COVID-19 pandemic has shown that the pre-existing trend to shop away from large shopping malls and regional shopping centers will continue at an accelerated rate while downtown commercial districts that can provide a greater experience have a better chance of surviving. It is likely that more retail shops and downtowns will become places that offer experiences versus goods, and future development may be better suited to offer a mixture of housing and retail to satisfy consumer demand for locations that provide a variety of housing and convenient shopping with multimodal transportation connections.

### *Live*

The ongoing effects of the pandemic coupled with the aging of the Millennial generation will likely further the migration of households from urban cores to suburban cores. Places that are poised to perform the best in the coming years will be able to provide walkable, urban-type downtowns with quality open spaces and excellent school districts. Verona can continue to enhance its existing "good bones" such as a walkable commercial district, quality open spaces and recreational opportunities and suburban lifestyle in close proximity to major employment centers.

### *Work*

The pandemic has also forced many workers to work at home, many for the first time, calling into question the need for significant office space. It is likely that the need for physical office space will reduce and that smaller-scale offices will be more desirable. Similar to the suburban mall, suburban office parks located far away from residential neighborhoods are likely to be affected most by this changing work pattern while office spaces in downtown and mixed-use areas that are surrounded by residential neighborhoods will likely maintain their relevance. Another land use trend that is likely to increase is the office co-working space. The Essex Suites co-working space at 25 Pompton Avenue, which opened in 2020, is a good example of this type of land use.

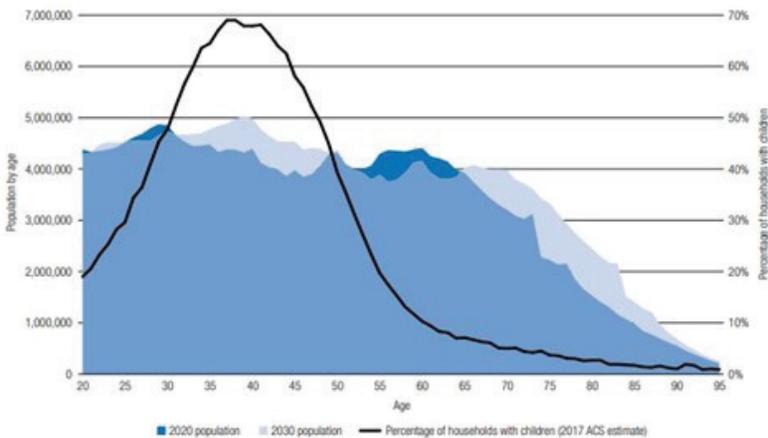
quality town center that houses municipal services, the middle school, the public library, and a green gathering space. To attract future investment, the Township should leverage its many assets including its location, vibrant open spaces, and quality residential neighborhoods to have a downtown that reflects the unique characteristics of the community.

### Demographic Change

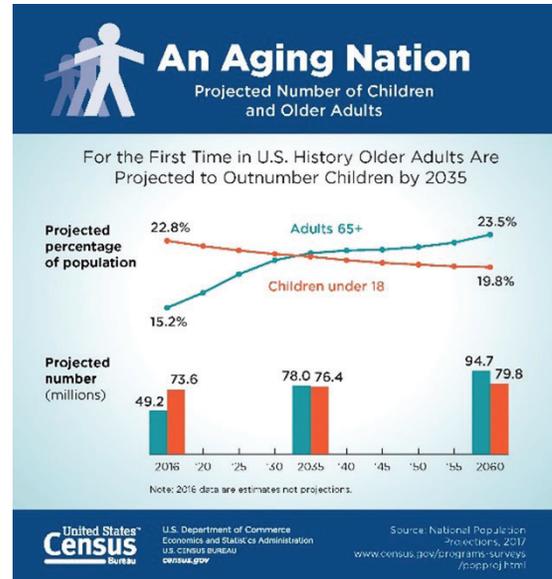
Demographic trends have a profound impact on the real estate market and land uses due to the demand that households of different ages and compositions have for different land use types. Demographers at the Urban Land Institute are pointing out that the millennial generation is reaching a demographic tipping point where members of the generation are entering prime child rearing years. According to the U.S. Census Bureau, the 30 to 50 age cohort is expected to grow by eight percent over the next decade compared to less than one percent growth in the same age cohort over the previous decade.<sup>1</sup>

This demographic change over the coming decade is likely to have a large impact on Verona. Housing that suits households with children is primed to be in increased demand in the coming decade as compared to the previous decade. Given the preponderance of this land use type in Verona and the high performing school district in the Township, demand for housing in Verona is likely to stay at its current high level.

On the opposite end of the age spectrum, the Township reflects the aging of the population for adults over the age of 65. The U.S. Census Bureau projects that by 2030, one in five Americans will be 65 years or older and by 2035 the number of adults over the age of 65 will outnumber the number of children under the age of 18. However, Verona is ahead of the nation in that it has a higher percentage of the population that is above 65 years of age. According to 2019 5-year estimate data, the over-65 population as a percentage of the Township's total population was 19.5%, which means that Verona is already at where the Census Bureau projects the nation to be in 2030. This is significantly higher than New Jersey's percentage of the 65 and over population of 15.9%. The aging demographics in Verona create a challenge for the Township in maintaining its population due to a variety of reasons. Between the high property taxes and the cost of maintaining the older detached single-family homes that are most common in Verona, senior citizens may be more likely to move out of the Township to downsize to more affordable options available elsewhere. These demographic trends make it important for Verona to plan for ways to further accommodate the growing senior population.



Source: Urban Land Institute



Regardless of the affordability challenge that older Verona residents may face to continue to live in the Township, Verona has many characteristics that would make it a good place for senior citizens to age in place. New Jersey Future's 2014 "Creating Places to Age in New Jersey" gave Verona a score of 3 out of 4 on the quality of places for older populations, ranking it on par with nearby South Orange but below Caldwell and Montclair. The report gave Verona high marks

<sup>1</sup> "Family Renter Housing: A Response to the Changing Growth Dynamics of the Next Decade". Urban Land Institute: [https://knowledge.uli.org/reports/research-reports/2020/family-renter-housing?\\_gl=1\\*vp6zq1\\*\\_ga\\*MTQ0NzEzNjU1Ny4xNjMxMTAxNzU3\\*\\_ga\\_](https://knowledge.uli.org/reports/research-reports/2020/family-renter-housing?_gl=1*vp6zq1*_ga*MTQ0NzEzNjU1Ny4xNjMxMTAxNzU3*_ga_)

for certain development characteristics that promote independent living and age-friendly development such as a well-connected street network and access to public transportation. While this recognition does show that Verona has numerous characteristics that make it a quality community to age in place, the Township can make changes that can make it even better. With its compactness and “good bones”, the Township should concentrate on diversifying the uses in the downtown commercial corridor to give residents an opportunity to walk to destinations that fulfill their needs. This will help ensure that Verona is well supplied with the types of housing and retail that people are likely to want as they age, and at prices affordable to retirees.

Affordability is arguably the biggest impediment to older residents for staying in the Township. New Jersey Future did a follow up study to the 2014 report looking at the housing affordability for residents over the age of 65 in municipalities that scored well for “aging-in-place”. Verona was shown to have a higher percentage of cost-burdened homeowners over the age of 65 compared to the statewide average. Verona has already taken some steps to accommodate this trend. It has encouraged the construction of senior housing through the A-1 Zone District that allows for housing for elderly and handicapped households. Multifamily zoning in the Township also provides opportunities for smaller housing units that require less maintenance costs and can be rented.

The Township may want to consider increasing initiatives and programs that can provide services for seniors continuing to live in Verona. The Township currently provides older residents shuttle services to necessary destinations such as grocery stores, pharmacies, and doctor’s appointments. The Township may also wish to review the number of multi-generational activities that are in place in Verona to see if the level of activities is adequate to provide older residents with opportunities to participate in the Township. Such measures will ensure that older residents can avoid the sense of isolation that older residents of suburban communities are often affected by.

## **Mixed-Use**

Mixed-use developments, typically with active uses such as retail shops, restaurants, or businesses on the lower floors, with more private uses such as apartments or office space on upper floors have been increasing in popularity compared to single use commercial areas. This was partly a response to the increased competition from e-commerce options that provides some convenience compared to brick-and-mortar stores. The COVID-19 pandemic has further exacerbated the ongoing decline of regional retail centers such as suburban malls and strip commercial retail.

An additional reason why this may be growing is the desire to create more walkable and pedestrian-oriented places. Recent demographic and market trends have pushed the need and desire for smaller scale housing units in suburban locations with downtown amenities, but within close proximity to and convenient access to major employment centers. Developers and property owners are also interested in mixed-use developments as they help to increase the number of revenue streams while building sites that people want to go to. In addition to combining uses in the same building, mixed-use developments work to create pedestrian friendly environments with uninterrupted pedestrian connections and public amenities.

Mixed-use developments are a vital part of any community’s downtown and commercial corridors. Given Verona’s central location and proximity to major employment centers and its compact suburban development with a traditional downtown, there is ample opportunity for the Township to take advantage of these trends. Changes to land use policies to further promote mixed-use development at the proper scale for the Township would give Verona’s downtown the opportunity to thrive in the changing residential and commercial real estate environment. These recommended changes are discussed within the **Future Land Use** section.



### Office Uses

Office spaces play an important role in the success of service businesses, housing, and general economic activity. Office space helps to support housing and can help bring vibrancy to commercial districts during normal working hours. Downtowns can be attractive options for offices as workers may prefer to have amenities such as walkability, local shops and access to transit.

The COVID-19 pandemic has uprooted the traditional office workplace as public officials required workers who could work from home to do so. Offices, particularly suburban office parks, have suffered significantly from these changes as workers who had never worked from home on a regular basis were forced to do so for public health reasons. While many experts are still trying to forecast the correct amount of office space needed in a world of remote and hybrid work, it is likely that the amount of office space required may never return to the amount needed prior to the pandemic. While Verona does not have any suburban office park types of uses, the C-2 (Professional Office and Business) Zone District has many office buildings that still occupy large stretches of the Township, particularly along Pompton Avenue.

Bloomfield Avenue also has some office uses in both the C-2 Zone and the TC Zone. An additional challenge that municipalities are grappling with is an increase in home occupations and other non-traditional workplaces that have increased significantly since the onset of the pandemic. Recommended changes intended to address these issues are discussed in the **Future Land Use** section.

## Future Land Use Guide

### General

The zoning code lists very specific uses. Verona may want to consider simplifying the code by consolidating uses under a general use type. The below definitions show how land uses may be defined. More specific definitions can be used if needed, such as automobile related uses. The Definitions section of the Zone Code should include the definitions for the following terms: “Retail Sales”, “Retail Services”, “Personal Services” and “Commercial Entertainment”.

### *Proposed Definitions*

#### **RETAIL SALES**

An establishment wherein goods, merchandise, produce, commodities, or similar articles are offered for sale or sold to the general public or the ultimate consumer.

#### **RETAIL SERVICES**

The rendering of services, as opposed to products, to the general public. Retail services include recreation services and facilities, studios for the instruction of the arts, including dance studios, gymnastics, or martial arts, museums, and galleries.

#### **PERSONAL SERVICES**

Services involving the care of a person or his or her personal goods or apparel.

#### **COMMERCIAL ENTERTAINMENT**

The rendering of entertainment, as opposed to products or services, to the general public. Commercial entertainment includes theaters and auditoriums, and indoor amusement/entertainment facilities such as a bowling alley, ice skating, pool and/or billiard rooms.

In addition to creating these streamlined definitions, the Township should consider removing certain uses including, but not limited to, pool hall and video and pinball game arcade from the list of prohibited uses in order to avoid any conflict with potential permitted uses.

One of today’s land use trends is the popularity of breweries and distilleries. However, it is important to consider the scale of the use and the surrounding uses to determine the appropriateness. For example, large-scale breweries and distilleries with their industrial processes are also not appropriate in areas where the Township intends to create a more walkable “town center”. However, small-scale versions of these uses that eliminate the

manufacturing process can be very effective in attracting visitors to mixed-use and commercial locations and should therefore be permitted.

The definitions for Brewpub, Distillery, and Microbrewery can be added to the Township Code. The following section offers definitions for these uses:

#### **BREW PUB**

An establishment that sells at least 25% or more of its product in-house and is accompanied by a restaurant area for dine-in use only.

#### **DISTILLERY**

An establishment required to be licensed as a distillery by the New Jersey Division of Alcoholic Beverage Control.

#### **MICROBREWERY**

An establishment required to be licensed as a microbrewery by the New Jersey Division of Alcoholic Beverage Control.

Another land use type that has grown in popularity is the coworking space. Given the ability of more workers to work remotely, it is more likely to grow in demand post Covid-19 pandemic. Below is a recommended definition of coworking space that the Township may wish to include in the Definitions section of the Zoning Code:

#### **COWORKING SPACE**

A building or portion thereof consisting of a shared office environment, which contains desks or other workspaces and facilities, including but not limited to, dedicated workstations, office suites, meeting rooms, event space, resource libraries, and business or administrative support services, and is used by a recognized membership who share the site to interact and collaborate with each other as part of a community. Rules for membership and participation in the coworking space are explicit, transparent, and available to the public. Coworking spaces may host classes or networking events which are open either to the public or to current and prospective members.

The abovementioned uses are an example of potential changes and is not exhaustive. The Township may want to consider a comprehensive update to the definition section of the zoning ordinance.



## Assisted Living

Assisted Living Facilities are a major development type that has continued to grow in demand in the region despite the very recent drop in demand due to the pandemic. Despite this recent drop in demand, assisted living facilities are likely to continue its long-term upward trend due largely to the increasing age of the general population. In 2018, the Board of Adjustment received a development application for an assisted living facility on Bloomfield Avenue, which was ultimately denied. Given the gaining population, the Township should consider allowing this use type in more appropriate locations in the Township. By proactively planning for this use, the Township can create bulk standards that allow for assisted living facilities to be located on sites that are large enough to support the use.

## Areas Recommended for Change

### *Bloomfield Avenue*

The TC (Town Center) zone covers the core downtown area of Verona along Bloomfield Avenue and some surrounding parcels on Claremont and Grove Avenues. Potential changes to the TC Zone District are the following:

- The Township should also consider adding a maximum front yard setback to the TC zone to ensure that buildings are located closer to the street edge. This will help to promote walkability by activating the ground floor and discouraging parking from being located to the front of the building.
- The Township has conditional use requirements that are applicable to all mixed uses. One of the conditions stipulates that “Mixed uses shall have an even distribution between principal uses within each building(s)”. This condition is a likely deterrent to encourage mixed-use development in Verona as most typical mixed-use development have an active ground floor use with residential uses on the upper floors. In the Town Center zone, where mixed-use development is allowed, a property owner can go up to three stories. The current ordinance in the TC Zone does prevent property owners from realizing the maximum potential with the restriction of the 50-50 mix of uses. This has caused multiple property owners along Bloomfield Avenue to seek conditional use variances from the Board of Adjustment over the past five years. Creating a mixed-use environment also adds to the vibrancy of a traditional downtown that Verona wants to create through its zoning.

## Affordable Housing

In accordance with the Fair Housing Act (FHA), New Jersey municipalities must adopt a Housing Element and Fair Share Plan (HEFSP) to plan for the provision of their “fair share” of affordable housing for low- and moderate-income persons and households. The Fair Housing Act of 1985 was the legislative response to the landmark Mount Laurel decisions and provided the basis for the establishment of the Council on Affordable Housing (COAH) to administer municipal compliance with the FHA.

After a series of Supreme Court cases pertaining to COAH’s inability to adopt appropriate Third Round Rules, finally, on March 10, 2015 (“the March 10 Decision”) in the Matter of Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. 1 (2015), the Supreme Court declared COAH “moribund” and ordered the courts to provide a judicial remedy due to COAH’s failure. The March 10th Decision provided that municipalities may initiate declaratory judgment actions and seek approval of their housing element and fair share plans through the courts.

This section of the Land Use Plan acknowledges that and establishes consistency with the Township's Housing Element and Fair Share Plan, which as of writing is currently being prepared.

- » A possible change to the conditions applicable to mixed-use development in the TC Zone is to only require commercial or office uses where applicable on the first floor and ensure that residential use is only allowed on an upper story. This is already a separate condition for residential/office or retail mixed use. Consequently, the Township may wish to simply eliminate the even distribution condition in this zone.
- » Additionally, the Township may also consider removing the condition requiring 20% or more of the lot be reserved for open space and landscaping for mixed-use development in the TC Zone. This condition conflicts with the bulk requirements of the TC Zone that allows for 100% lot coverage.

The Bloomfield Avenue corridor, considered the Township's downtown, could also benefit from a rehabilitation designation that would incentivize property owners to improve their buildings and create a more vibrant environment that would attract both residents and visitors alike. Given the existing conditions of the commercial corridor, the

area would likely qualify as a rehabilitation area. A rehabilitation designation allows a municipality to prepare redevelopment plans and grant a 5-year tax abatement and exemption, where the governing body finds appropriate. A rehabilitation designation can act in tandem with the abovementioned changes to the mixed-use regulations to help spur greater development in Verona's downtown.

An additional incentive program authorized by state statute is the improvement district program. The Pedestrian Mall and Special Improvement District Act (N.J.S.A. 40:56-65) allows any municipality to form an improvement district through local ordinance. These improvement districts have proven to be a successful mechanism for downtown revitalization as experienced in Montclair, among other municipalities. Greater discussion of improvement districts is discussed in the Economic Development Element.

### *Pompton Avenue*

The Pilgrim Shopping Plaza on Pompton Avenue is a shopping plaza that has characteristics of the auto-centric suburban shopping center that gained



popularity during the 1970s, with a large surface parking lot and the building set far back from the roadway. In recent years, the shopping plaza has experienced increased vacancy, and it is evident that the amount of parking provided is far in excess of what is required as per current standards. The level of impervious surface also increases stormwater runoff and exacerbates the urban heat island effect. These issues suggest that changes are warranted to incentivize rehabilitation and improvements to the site.

The RR (Regional Retail) Zone, which encompasses the shopping plaza, should be amended to implement more modern concepts of smart growth in regional retail centers, to create areas with more aesthetic appeal. The goal of these amendments is to have buildings line and activate streets, encourage pedestrian friendly ways to get from one store to another, to make the site more efficient through shared parking, and make these sites more aesthetically appealing through landscaping.

Among the recommended actions and amendments:

- Verona should work with the shopping center to implement façade improvements, and where feasible, experiential retail environments.
- The Township should permit more than one principal structure per lot, to accommodate pad sites.
- The building line of pad site structures should be constructed closer to the right-of-way line and even permit a certain percentage within the zone's front yard setback. This recommendation will result in encouraging street activation while still maintaining an adequate distance from traffic flow.
- Outdoor seating in conjunction with a permitted restaurant or seating establishment should be permitted as an accessory use.
- To activate the street edge, pad sites are encouraged to integrate building elements such as gallery/awnings, porches/stoops, and balconies. No building should have a blank wall greater than 25 feet. The building orientation or building entrance, should face the parking area but also be visible from the street.
- All parking and service areas shall be screened with landscaping and/or fencing.
- All parking areas should be landscaped with shade trees and shrubs and able to provide low-level screening of the view of the parking

lot. At least one shade tree for each 40 feet of frontage shall be provided unless adequate evergreen screening is provided. No shade tree shall obstruct the view of any use or sign in close proximity to the street. No landscaping shall obstruct sight triangles.

- Individual uses on pad sites are not required to provide a designated loading area, provided that the use can demonstrate that none is needed and loading/unloading activities occur at off-peak hours for the business and/or the shopping center. Shared loading areas are encouraged. Where loading and unloading areas are needed, they must be of sufficient size and dimensions to accommodate the numbers and types of vehicles that are likely to use and maneuver the area. Loading and unloading areas shall be located and designed so that vehicles can maneuver safely without obstructing a public right-of-way or any parking space, parking lot aisle, fire lane, vehicular circulation lane, or pedestrian path or sidewalk or pedestrian crossing. No loading dock or service area may be directly located within the front building line or to the rear of the building line. Any loading or services areas that is visible from the street or parking areas must be screened.

## District Regulations

### *Parking Regulations*

Parking regulations along Bloomfield Avenue are arguably one of the biggest inhibitors of the rehabilitation and investment in the downtown area. For development in the TC zone, the Township has the following provision:

*In the Town Center zoning district, parking requirements shall not apply except in the case of additions and/or new construction of greater than 1,000 square feet gross floor area or for cafeterias, full-service restaurants, snack and nonalcoholic beverage bars, and limited-service restaurants with a seating capacity of greater than 50 patrons.*

This provision indicates that the Township understands the limitations of requiring property owners in the Town Center zone to provide the amount of off-street parking that is more applicable to the more auto-oriented parts of Verona. However, the provision limits the type of rehabilitation/redevelopment of existing buildings that would create the vibrancy that is desired in the Township as 79% of survey respondents would like to see more retail stores and 61% of respondents would like to see more restaurants. The Township may want to review this provision to see if there are ways to incentivize new additions, constructions or uses in the downtown while still providing reasonable levels of parking.

Parking regulations for the ETC zone was also brought up as a challenge for receiving approval for changes to buildings within the ETC zone. The provision that allows for parking regulations to not apply to certain types of improvements within the TC zone does not apply for properties within the ETC zone. This creates challenges for property owners looking to make improvements as many of the parcels within the ETC zone have similar characteristics to the TC zone, namely that they are generally smaller parcels without the lot depth that could accommodate large numbers of off-street parking spaces. The Township may wish to consider a scaled-down version of the TC provision for off-street parking that would reduce the number of parking spaces required in the ETC zone. In any event, care should be taken to provide adequate off-street parking.

The Township should also incentivize property owners in the zones that allow for mixed-use buildings to do so. One way of doing this would be to allow for shared off street parking. In

addition to parking for mixed-use buildings, the Township's parking regulations show signs of being outdated given modern travel and parking patterns. An additional consideration for parking is the need to provide bicycle parking, given the current and anticipated trends of people utilizing electric bikes, which may continue into the future. A larger discussion of the parking regulations for the Township, including an expanded discussion of the sharing of parking spaces, right-sizing parking, and bicycle parking, is detailed in the **Circulation Element** of the Master Plan.

### *Non-Traditional Workplace Uses*

As discussed earlier in this element, the Covid-19 pandemic has greatly increased the number of workers who are performing their jobs remotely, often at their home. It is important that the Township's zoning regulations are updated to ensure that Verona residents and the Township are able to benefit from this trend. Currently, the Township's zoning ordinance conditionally permits home occupations in all residential zone districts. The conditions for approval of a home occupation appear to be flexible enough to achieve the abovementioned purpose regarding remote work. However, the Township may wish to review these conditions if issues arise in the near future.

In addition to home occupations, it is likely that the demand for coworking spaces will increase as residents working from home may look to rent space in the Township to perform their work. The current zoning code does not differentiate between a coworking space and a traditional office space. While these spaces many seem similar, these uses are distinctly different, and their appropriateness is not even across the Township's different commercial zones. For example, coworking spaces are more likely to have members or users of the space come in at different times, spend less time at the office, and thus is more likely to be compatible with mixed-use development. A definition for coworking space was provided in the **General Recommendations** section.

It is recommended that in addition to adopting a definition of coworking space into the ordinance, the Township may want to consider permitting coworking spaces in the C-2 zone. Additionally, the Township may wish to permit coworking spaces in the TC and ETC zone as well as these spaces may allow for a greater vibrancy than traditional office spaces allow for.

### *Mixed-Use Regulations*

Many of the Township's zone districts permit mixed-use buildings as a conditional use with several conditions that are more stringent than a permitted use. While the Township conditionally permits mixed-use buildings, some of the required conditions may be preventing property owners from turning single-use buildings into mixed-use buildings. Some of these conditions were discussed as it related to mixed-use buildings in the TC zone, but these conditions may also be impacting mixed-use development in other areas of the Township where they are conditionally permitted.

One of these zones is the C-2 (Professional Office and Business) zone. As discussed earlier in the Element, the demand for office space has decreased due to the rise of remote work. While many of the office uses in the C-2 zone are medical offices, which provide services that cannot be as easily conducted remotely as a professional office, a significant proportion of the existing office space in this area is used for professional offices that are more impacted by remote work. A potential solution is to create more flexibility for property owners to convert some of the vacant office space into either commercial or residential. This may warrant the Township to review and amend its mixed-use regulations so as to promote greater mixed-use development not only in the traditional downtown area but also in the C-2 zone to ensure that these areas can maintain their vibrancy and prevent significant increases in building vacancies. The Township may want to consider redevelopment or overlay zones with appropriate development in accordance with the character of the Township.

### *Regulation of Cannabis Use*

On February 22, 2021, Governor Murphy signed into law P.L. 2021, c. 16, known as the "New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act", which legalized the recreational use of marijuana by adults and established a comprehensive regulatory and licensing scheme for commercial recreational cannabis operations, use, and possession. The state law also created an opt-in or opt-out timeline whereby municipalities in the state had 180 days to take action to regulate cannabis operations based on the new statutes. Failure to act would prevent municipalities from banning the operation of one or more of the classes of cannabis establishments for five (5) years. Given the short time period to decide and the uncertainties regarding the uses, the Township adopted Ordinance 2021-15 to opt-out and prohibit the operation of any class of cannabis businesses. However, the Township has the opportunity to opt-in and allow any of the various types of classes of cannabis establishments at any time. Consequently, if the Township Council decides to re-examine the option of permitting certain classes of cannabis establishments in certain parts of the Township, particularly as it observes how municipalities who have permitted these uses perform with these establishments, the Council should investigate the use of certain restrictions such as distance from school properties, places of worship, compatibility with surrounding uses, etc.

## Storm Resiliency, Smart Growth, Environmental Sustainability

*The requirements of the Land Use Element of the Master Plan (MLUL, N.J.S.A. 40:55D-28(b) (2)) was recently amended to include “a statement of strategy concerning:*

- i. Smart growth which, in part, shall consider potential locations for the installation of electric vehicle charging stations,*
- ii. storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure, and*
- iii. environmental sustainability.”*

According to the PFIRM, almost all of Verona’s homes along the Peckman River, particularly along the western side of the river, lie in the floodway. Generally, all homes at the ends of East Reid Place, Personette Avenue, Linden Avenue, Midwood Avenue, and Franklin Street are located in the floodway. Additionally, Willow Terrace and Derwent Avenue have residential properties partially or fully within the floodway. Verona’s current zoning code prohibits new development in areas that lie within the floodway due to the risk of a flood event carrying debris or potential projectiles. Verona may choose to review its zoning ordinance and take additional actions to further minimize risk of damage due to future flooding events. Mitigation strategies are discussed in greater detail in the **Vulnerability Assessment** section.

### Flood Resiliency

In 2020, The Federal Emergency Management Agency (FEMA) prepared a flood insurance study and associated Flood Insurance Rate Map (FIRM) for all jurisdictions within Essex County in order to give residents a look at their homes projected risk to flood hazards. The map has not yet been adopted, however it contains the most recent data of all high risk flood areas in the United States. This information allows municipalities to create informed decisions about how to deal with flood zones as well as implement flood plans to protect their community and residents.

The Legislature of the State of New Jersey pursuant to NJSA 40:48-1 et seq. delegates the responsibility of the municipality to adopt ordinances that are designed to promote the health, safety, and welfare of the community. In relation to flood ordinances, the New Jersey Department of Environmental Protection has created a model ordinance which many municipalities have adopted titled “The Flood Control and Damage Prevention Ordinance.” This aims to protect citizens and minimize damage caused by flood events. Verona’s current flood ordinance was developed after the NJDEP’s Model “D” Ordinance.

*“Resilience is the ability to prepare and plan for, absorb, recover from, and more successfully adapt to adverse events.”*

*Source: National Academies of Science*



# Climate Change Vulnerability Assessment

On February 8, 2021, Governor Murphy signed into law an amendment to the Municipal Land Use Law (N.J.S.A. 40:55D-28) requiring any Land Use Plan Element to include a Climate Change-Related Hazard Vulnerability Assessment. This section was completed using FEMA best management practices for hazard mitigation planning and is consistent with the New Jersey's 2021 Climate Change and Resiliency Strategy.

The Assessment is required to include:

1. Analyze current and future threats to, and vulnerabilities of, the municipality associated with climate change-related natural hazards including but not limited to increased temperatures, drought, flooding, hurricanes, and sea-level rise.
2. Include a build-out analysis of future residential, commercial, industrial, and other development in the municipality, and an assessment of the threats and vulnerabilities identified in (1) above related to that development.
3. Identify critical facilities, utilities, roadways, and other infrastructure that is necessary for evacuation purposes and for sustaining quality of life during a natural disaster, to be maintained at all times in an operational state.
4. Potential impacts of natural hazards on components and elements of the Master Plan.
5. Strategies and design standards available to reduce or avoid risks associated with natural hazards.
6. Policy statement on the consistency, coordination, and integration of the climate-change related hazard vulnerability assessment with any existing or proposed natural hazard mitigation plan, floodplain management plan, comprehensive emergency management plan, emergency response plan, post-disaster recovery plan, or capital improvement plan.

The Township of Verona is an inner-ring suburban community which is mostly residential from a land use standpoint. Verona is located in northwestern Essex County located between the First and Second Watchung Mountains, a group of steep ridges located in the northeastern part of New Jersey. The center of the Township lies in a valley between the two ridges with the Peckman River that runs through the

valley. The Township is home to tree lined streets and a traditional downtown in the center of the municipality. One defining feature of Verona is the significant change in elevation between the eastern and western borders of the Township into the center of the Township. A portion of the overall municipality is within an identified Flood Hazard Area (FHA) totaling approximately 80 acres in area, or about 4.4% of land area in Verona. This includes around 65 acres in area of parcels with structures that are located within the floodplain. In the 2009 Master Plan, the total flood prone area in the Township was calculated to be 79.34 acres with approximately 24 acres surrounding Verona Lake, an area that is largely without any vulnerable structures. While it is difficult to compare directly due to different modeling efforts done in the previous Master Plan and the County's HMP, it can be inferred that there has been an increase in flood vulnerability for structures, primarily residential structures, in the Township over the past decade-plus.

Based on the most current FEMA derived effective FIRM for Essex County dated 2017 there are 19 non-residential properties and 130 residential properties in Verona located in the 100-year (1%) floodplain and 500-year (0.2%) floodplain. Please note that this is the latest available data and that this section should be updated when more current data is available. Additionally, only a very small percentage of Verona's population, buildings, or critical facilities are within a floodplain. As such, the current and most significant future threats include thunderstorm, severe storm, hurricane/tropical storm, and nor'easter/severe winter storm related threats. This report also addresses drought and increased temperatures as required above, however these were not identified as major threats to Verona. These future threats are likely to impact the entire Township rather than specific locations within Verona. Sea level rise will not have a major impact on Verona due to the municipality's distance from and elevation above major bodies of water to have any significant impact. However, increasingly intense storm events will increase the potential for the types of future threats discussed above.

## Analysis of Current and Future Threats

Verona is located in northwestern Essex County and is generally not subject to coastal related natural hazards like sea level rise or storm surge. However, Severe Storms, Winter Storms, and the Utility Interruption that can come from these types of storms have the highest potential to impact Verona. Flooding which could pose the most consistent threat in the community is medium ranked hazard for the community because of the area within the Township located in the floodplain. Based on the 2020 Essex County Hazard Mitigation Plan (HMP) the following hazards are of high, medium or low levels of risk for Verona:

<b>Hazard Type</b>	<b>Level of Risk</b>
Coastal Erosion and Sea Level Rise	Low
Coastal Storm	Low
Drought	Low
Earthquake	Low
Extreme Temperature	Low
Flood	Medium
Geological Hazards	Low
Severe Storm	High
Winter Storm	High
Wildfire	Medium
Civil Disorder	Low
Cyberattack	Low
Disease Outbreak	Low
Economic Collapse	Medium
Hazardous Substances	Medium
Utility Interruption	High
Terrorism	Medium
Transportation Failure	Low

## Increased Temperatures/Extreme Heat and Cold

While not identified as one of the major threats to Verona according to the 2020 Essex County Hazard Mitigation Plan (HMP), addressing increased temperatures is a requirement of P.L.2021, c.6. According to NOAA National Centers for Environmental Information, New Jersey's annual average temperatures have increased by three degrees Fahrenheit over the past century, and it is predicted that heat waves will become more intense in the future. While temperatures are variable on a year-to-year basis, the general trendline over a long span of time shows a clear increase in average temperatures. For example, if you were to compare 2019 to 2020 there is not that much of a difference, but when looked at over a period of 100 years or more it is evident that there is an overall increase in temperature as shown in Figure 1.1 below, prepared by NOAA in 2016. This analysis has been corroborated by the New Jersey State's Climatologist office who put forth an analysis in January of 2021. This analysis from 1885 to the present shows that 70% of the five highest temperature months have occurred since 1990. This same study shows that none of the top five coldest months have happened since 1990.

Typically, hazard mitigation planning addresses extreme heat or extreme cold as it relates to CDC extreme events. In this case the 2020 Essex County HMP identified extreme heat and extreme cold as hazards with low impact for the county as a whole. The document also notes that inland urban areas are more vulnerable to heat waves due to the urban heat island effect. While Verona is located in very urbanized Essex County, its extensive tree coverage likely mitigates this effect. 2020 Essex County HMP had not identified extreme heat as a hazard that would cause significant harm to Verona.

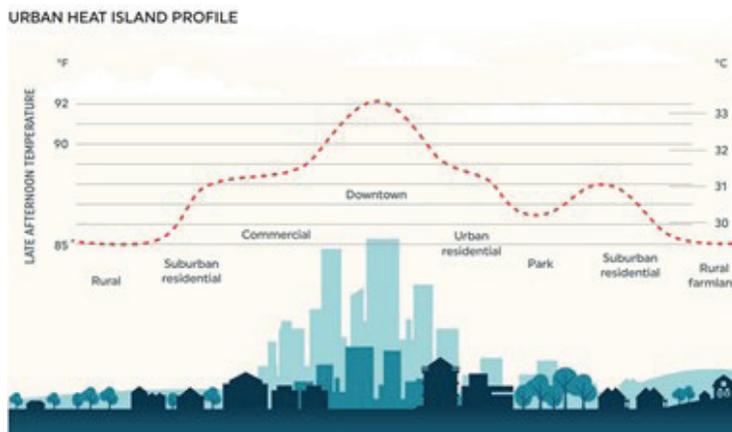


### Occurrences of Extreme Temperature

The 2020 Essex County HMP identified that there was one instance of extreme heat events from 2014 to 2019 and no extreme cold events during the same period. Essex County and Verona have a high probability of experiencing times of extreme heat, and it is likely that there will be a period of extreme heat in Essex County every summer. Record-setting cold temperatures are expected to decrease in the future due to the increasing average temperatures caused by climate change.

### Vulnerability Mitigating Risk

As indicated above, excessive heat or cold is not a major health threat in Verona. In accordance with data gathered from the NJ Climate Change Resource Center at Rutgers University, Verona can expect to see temperature increases of up to 10 additional days of heat in excess of 95° through 2030. These conditions can be exacerbated with the heat island effect which is more prevalent in highly urbanized communities. Verona has a relatively high amount of tree cover and green spaces. However, as future growth happens, Verona should take careful consideration to balance growth with the inclusion of green spaces including trees and other vegetative cover. Doing so will help the Township mitigate the effects of the urban heat island that will occur as the number of excessive heat days increases in the future.

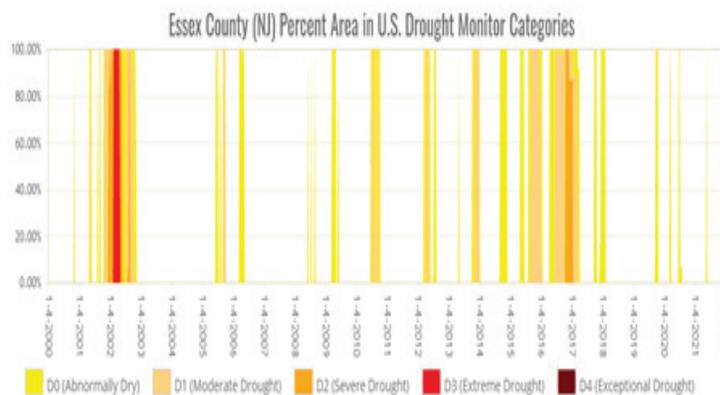


### Drought

NOAA defines drought as “a period characterized by long durations of below normal precipitation. Drought conditions occur in virtually all climatic zones, yet characteristics of drought vary significantly from one region to another, relative to normal precipitation within respective regions. Drought can affect agriculture, water supply, aquatic ecology, wildlife, and plant life. Drought is a temporary irregularity in typical weather patterns and differs from aridity, which reflects low rainfall within a specific region and is a permanent feature of the climate of that area.”

According to NOAA’s National Integrated Drought Information System database, Essex County has experienced one extreme drought event in the period from 2000 to 2021.

Verona Projected Temperature Increase						
Year	Moderate Emissions (RCP 4.5)			High Emissions (RCP 8.5)		
	2030	2060	2090	2030	2060	2090
Change in Days Above 95 Degrees (Days)	+5 to +10	+5 to +20	+11 to +20	+5 to +10	+11 to +20	+31 to +50
Change in Cooling Degree Days (Degree Days)	+200 to +400	+400 to +600	+400 to +800	+200 to +400	+600 to +800	+1200 to +1400
Change in Max. Temp. July (° F)	+2° F to +3° F	+3° F to +4° F	+4° F to +5° F	+2° F to +3° F	+5° F to +6° F	+8° F to +10° F



Droughts are characterized between D1- Moderate Drought to D4- Exceptional Drought. Since 2000, Essex County has experienced ten drought events. Of those ten, seven were moderate droughts, two were severe droughts and one was considered an extreme drought.

While droughts can have detrimental effects on different types of communities, agricultural communities are the most susceptible to direct impacts of drought. Verona, being a built-out suburban community with little to no agricultural activity, may not necessarily be susceptible to drought. However, the impacts of drought could potentially affect water supply. In a future scenario of extreme and exceptional drought, the Township may need to consider certain mitigation efforts to conserve water.

Mitigation efforts can include moratorium on watering of lawns and washing of cars among other non-essential uses. The establishment of water conservation tactics such as rain collection systems is another way of ensuring efficacy in water usage.

## Hurricane, Nor'easter, Severe Storms, Winter Storm

Verona, specifically, and western Essex County, more generally, primarily experience extreme storm events associated with winter weather. According to the National Oceanic and Atmospheric Administration (NOAA)'s Storm Events database, between 2016 and 2021 Verona and western Essex County experienced 38 severe weather events, eight of which were associated with winter storms. The other 30 events involved winter weather (8), excessive heat (5), heavy snow (4), flash flood (3), high wind (3), strong wind (3), thunderstorm wind (2), blizzard (1), and tropical storm (1).



**D0 - Abnormally Dry**

- Crop growth is stunted; planting is delayed
- Fire danger is elevated; spring fire season starts early
- Lawns brown early; gardens begin to wilt



**D1 - Moderate Drought**

- Irrigation use increases; hay and grain yields are lower than normal
- Honey production declines
- Wildfires and ground fires increase



**D2 - Severe Drought**

- Specialty crops are impacted in both yield and fruit size
- Producers begin feeding cattle; hay prices are high
- Warnings are issued on outdoor burns; air quality is poor



**D3 - Extreme Drought**

- Crop loss is widespread; Christmas tree farms are stressed; dairy farmers are struggling financially
- Well drillers and bulk water haulers see increased business
- Water recreation and hunting are modified; wildlife disease outbreak is observed



**D4 - Exceptional Drought**

- New Jersey has experienced little or no exceptional (D4) drought, so there are no D4-level drought impacts recorded in the Drought Impact Reporter.

County	Snowfall (inches)
Atlantic	14.4
Burlington	16.5
Camden	13.4
Cape May	15.7
Cumberland	16.0
Delaware	18.1
Essex	21.8
Hudson	22.4
Monmouth	20.2
Morris	22.7
Passaic	21.7
Perth	27.8
Richmond	23.8
Salem	26.5
Union	31.7
Warren	26.1
Washington	28.0
Wayne	27.7
York	39.6
Albany	26.4
Albany	27.6
Albany	22.8
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In New Jersey, winter storms include blizzards, snowstorms, and ice storms. Nor'easters are also a common type of storm that may occur during winter months within the State of New Jersey. Winter weather impacts include lost productivity, traffic accidents, downed trees, medical events (such as heart attacks), and hypothermia (which rarely causes any significant or long-term problems). Traffic accidents and road closures due to wintry conditions are the most likely to cause damage. Projecting future vulnerability to Verona from winter weather events is difficult due to climate change. As the State's 2019 Hazard Mitigation Plan describes, there are two climate change trends affecting winter weather. On the one hand, rising temperatures in New Jersey are likely to decrease the number of days when the temperature is cold enough for winter weather, but on the other hand, the New Jersey climate has gotten wetter. As a result, there are likely to be fewer winter storms, but the intensity of those storms is likely to be greater and flooding incidents will likely see an increase. In order to mitigate the adverse impacts of winter storm events, the Township should ensure that there is adequate green space and vacant area where snowfall during a winter storm can be cleared off the roadways by the Township's public works personnel. It is also important that the Township maintains adequate roadway and sidewalk widths to have enough area for snowplows to be able to deposit the snow from the main driving area of the roadway during a winter storm event.

### Wind Damage

Significant damage can occur from high winds associated with severe weather events like hurricanes, nor'easters, tropical storms and winter storms. FEMA classifies these threats as high wind. High wind events occur annually, often several times per year. The risk is present all across Essex County, with all municipalities equally likely to be impacted. The threat of wind damage to Verona is not unique compared to surrounding municipalities. Because the probability of Verona experiencing a high wind event during a severe storm and winter storm is high, Verona is likely to experience wind damage. These potential damages are discussed below.

### Wind Damage Impacts and Hazard Vulnerability

Verona is a typical residential community, predominated by balloon-frame and unreinforced masonry residential structures, the majority of which have gable or hip roofs. As discussed in the Essex County Hazard Mitigation Plan, wind profiles in this area of the country indicate a relatively low potential for severe events, and adequate construction techniques and building codes have generally sufficed to keep risks low. There are two main sources of potential wind damage in such communities: (1) structural damage to residential and non-residential buildings, and (2) power losses, mainly due to trees falling on above-ground lines. There are established methodologies for completing general risk assessments for these hazards.

Hazus is a regional multi-hazard loss estimation model that was developed by FEMA and the National Institute of Building Sciences. Hazus methodology is an established methodology to assess potential risk to existing structures in the scenario of high-wind events. These high-winds are projected to occur during extreme weather events that could potentially affect Verona such as Nor-easters, tropical storms and hurricanes. Based on Hazus model data collected during the Essex County HMP, it is projected that a 100-year wind event would result in a loss of \$1,223,554. In a 500-year probabilistic wind event, the resulting damage would result in a loss of \$7,440,808. A 100-year event means that an event of that size or greater has a one percent probability (1 in 100) of occurring in a given year. Similarly, a 500-year event means a 0.2 percent probability (1 in 500) of occurring in a given year.

**Table 1.4** below summarizes the projected losses related to a high wind and flood event for both the 100-year and 500-year event in Verona. Projected damages are the cumulative total of seven discrete categories: building damages, contents damages, inventory loss, relocation costs, business income lost, rental income lost and wages lost.

Table 1.4: Total Damage for Economic Loss for 100- and 500-year Hurricane Wind Events		
Cause	100-Year Risk	500-Year Risk
Wind Damage	\$1,223,554	\$7,440,808
Flood Damage	\$2,226,580	\$2,226,580
<b>Totals</b>	<b>\$3,450,134</b>	<b>\$9,667,388</b>

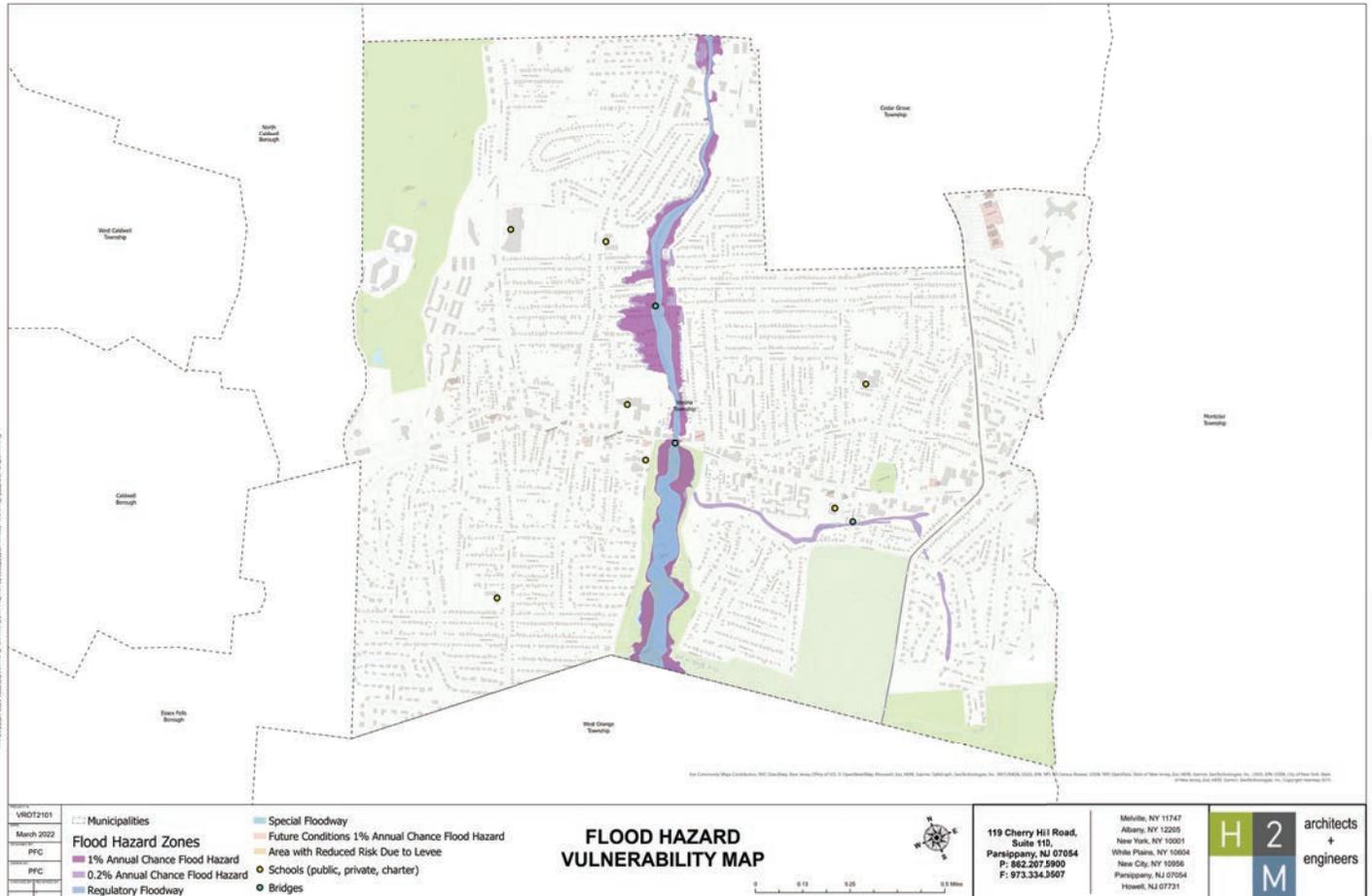
There are several recommendations that the Township could adopt to mitigate the potential damage from high winds in a severe weather event. The Township should adhere to the most up-to-date building codes to ensure the highest quality of construction. The Township should have an active tree inventory that includes an assessment of tree conditions and a prioritization list for trees that should be removed given their potential to cause damage to utilities and structures in a high wind event. Additional recommendations regarding tree cover is discussed in the **Sustainability Element**. Where feasible, the Township should move utilities underground to make them less susceptible to outages in high wind events. The Township should also have backup generators for all critical facilities.

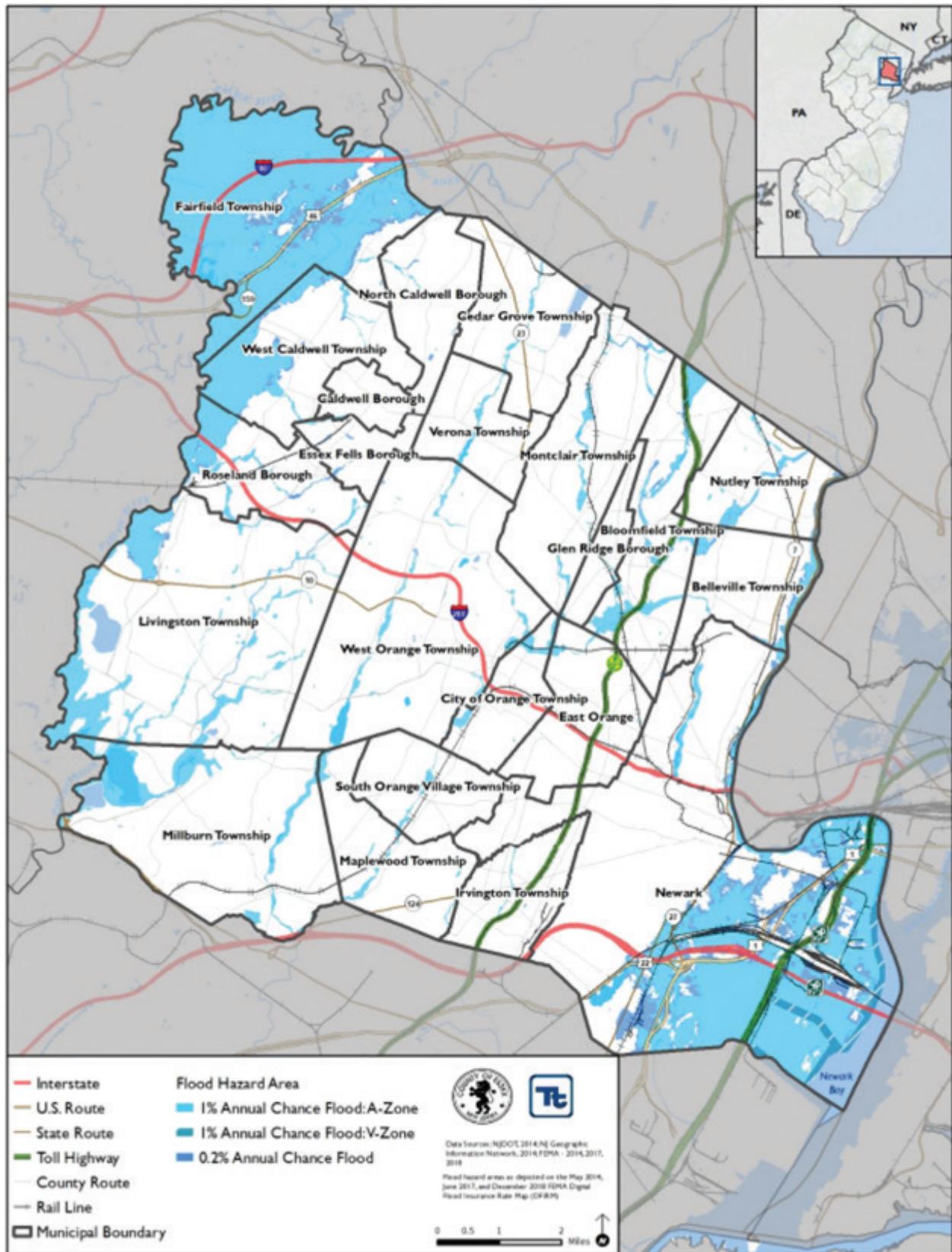
### Flood Hazard

There is localized flooding during storm events, such as severe thunderstorms, nor'easters, and sometimes hurricanes / tropical storms in Verona. Flooding most often occurs in or near one area as described below:

- 1. Peckman River and Tributary Area** – this area is the Township’s sole flood area. The flood area runs through the center of Verona and impacts many of the low-lying residential and commercial areas that border the riverbed. Given the geography of the Township, the river runs directly through the valley before emptying into Verona Lake that is within Verona Park.

One of the best resources for determining flood risk in a jurisdiction is Flood Insurance Rate Maps (FIRMs), which are produced by FEMA. The FIRM is the official map of a community on which FEMA has delineated both the special flood hazard areas (1% annual chance of flooding) and the risk premium zones applicable to the jurisdiction. The effective FIRM date for Essex County is April 3, 2020 and is shown in **Figure 1.3**. The Preliminary FIRM was released for Essex County in December 2018. The Preliminary FIRM was not changed and was adopted as the Effective Firm in 2020.





Current FEMA guidance uses the term extent as analogous to potential severity. The extent of the flood hazard in Verona is relatively minor. The areas discussed above have experienced fairly shallow and low-velocity flooding at various times in the past, and in this case this is the best indicator of extent in the future. The most flood-prone areas of the jurisdiction can expect to experience a depth of flooding ranging from one to three feet, with more frequent rain events causing a few inches of inundation at low spots, and those adjacent to culverts and stream channels. The current engineering design standard for the jurisdiction is a 25-year event (i.e. one with a 4% annual chance of occurring), so events more significant than that have the potential to inundate areas. However, projecting for future flooding events likely requires assuming that properties that are located outside the identified flood hazard areas are potentially susceptible to flooding from the Peckman River, as was the case during Tropical Storm Ida.

Verona has 19 non-residential properties and 130 residential properties located in 100- year (1% annual) and 500-year (0.2% annual) floodplain. Although these figures offer some insight into the flood hazard in this jurisdiction, they are not particularly reliable as a risk indicator because in many cases structures and infrastructure (where the risk-producing impacts occur) are not located in the specific areas that are in the floodplain.

In addition to flood damage caused by riverine flooding in the identified floodplain, Verona is also susceptible to flooding due to surface water runoff and flash flooding. These two categories of flooding can occur throughout the Township as it is not necessary for a body of water to be the source of flooding. Surface runoff occurs if the rainfall intensity exceeds the evaporation rate and infiltration capacity of the soil or rainfall falls on impervious surfaces and local drainage conditions are inadequate to accommodate rainfall through a combination of evaporation, infiltration into the ground, and surface runoff. These types of flooding events are likely to be more frequent in the future due to the increased intensity of heavy rainfall events and the Township's aging stormwater infrastructure, which is more than 100 years old. Further impacting flooding in the Township has been subsequent development as well as erosion of the Peckman river bank resulting in much greater localized flooding events.

Another potential indicator of the damage that could occur as the result of flooding events is to review

the number of FEMA repetitive loss properties and the cumulative amount of money paid out for flood damaged properties. The Township of Verona has a relatively small number of repetitive loss properties and damage caused by repetitive flooding. In Verona, there have been 30 total losses that have resulted in \$351,550 of total payments from the National Flood Insurance Program. There are currently three (3) repetitive loss properties in the Township. It should be noted that as of writing this section, not all of the NFIP payments have been processed so data is not complete and potentially there may be additional properties considered as repetitive loss properties. Consequently, the Township should monitor updates to the NFIP's statistical database to have the most current data regarding the number of repetitive loss properties and the amount of payments that have been made to properties in Verona. Once the repetitive loss properties have been identified, the Township may wish to consider a buyout program for these properties to minimize the potential damage that can occur in future flood events.

Figure 1.5 shows the affected properties in the Peckman River and Tributary Flood Zone in the central portion of Verona. The flood zone shows that several properties are entirely vulnerable to flooding, particularly properties on the western side of Derwent Avenue. Several residential properties located on E Reid Place, Personnette Avenue, Linden Avenue, Midwood Avenue and Franklin Street are also within the flood zone. Multiple properties on the eastern side of Willow Terrace back up to the Peckman River flood zone. Lastly, there are multiple commercial properties that are impacted by the flood hazard zone including ones along Bloomfield Avenue and off Ozone Avenue.



Figure 1.5: Peckman River and Tributary Flood Zone

### Flood Mitigation Efforts

Flooding from the Peckman River, as a result of Tropical Storm Ida, caused renewed efforts to address long standing issues with flooding along multiple portions of the river. In February 2022, it was announced that the federal government would provide \$153 million in funding for the Peckman River Basin Project, a flood prevention project performed by the Army Corps of Engineers. The River Basin Project will install a diversion tunnel in Little Falls to divert floodwaters out of the Peckman River and into the Passaic River. While the project is occurring downstream in Little Falls, this project signals a renewed focus by government at all levels about the importance of mitigating actions towards the impacts of climate change.

In addition to the federal project occurring in Little Falls, the Township of Cedar Grove, in partnership with Essex County, worked on riverbed reinforcement and installed a second catch basin on Little Falls Road in the Fall of 2021. There will likely be additional phases of riverbed maintenance performed by Essex County and Cedar Grove, and it is recommended that the Township support efforts both upstream and downstream from the Township to continuously maintain the riverbeds along the Peckman.

The Township is proactively studying future mitigation efforts based on an analysis of projected future flooding and an assessment of damage from previous storms. This work was done by Rutgers University and presented to the Township on March 3, 2022. The Study identified major issues to address such as streambed erosion along the Peckman River and the River's tributary, bottlenecks under the bridges that go over the Peckman, and flooding at the wastewater treatment plant. Recommendations to address these issues include:

1. Stormwater pipe rerouting
2. Modifying Verona Lake to become an emergency use detention basin
3. Deploying additional water level gauges
4. New location(s) for stormwater retention basins
5. Deployment of additional green infrastructure in areas with considerable impervious coverage and high flood risk

### NJDEP Blue Acres Program

The New Jersey Department of Environmental Protection is in the process of redesigning the Blue Acres buy-out program to be more proactive in targeting properties in flood-prone areas that takes into consideration the impact of climate change. It is likely that the program will focus particularly on areas along river valleys that are particularly vulnerable to fluvial flooding. Given that the flood prone areas of Verona are in the Peckman River Valley, it is likely that the DEP will be looking to properties along the Peckman River to focus the buy-out program in the future. The Township should be proactive and begin the process of working with property owners in this area that are particularly vulnerable about the potential for buyouts. Doing so could help mitigate the potential damage done by future flooding events. It is likely that funding for buy out programs will grow over time as governments at both the state and federal levels increase attention on climate resiliency, and attention should be paid now towards gaining support among property owners and the public in general for this strategy in tandem with other efforts occurring to improve the flow of the Peckman and Passaic Rivers.

In addition to the Blue Acres Program, the NJDEP is likely to update rules regarding development in the 100- and 500-year flood areas. The Township should continue to monitor any changes to these statewide regulations and ensure local regulations align with the state statutes.

## Build-Out Analysis

### Development Trends

As an older suburban community in the New York metropolitan area, Verona is left with little vacant land available for development. The Existing Land Use Patterns section of this Plan identifies the little amount of vacant land in the Township, which is based upon the most recent property tax data.

Since 2010, the Township has seen building permits issued for 410 new residential units, most of these in multifamily structures with some one- and two-family units. The development trends highlight the relatively high amount of residential development in the Township over the past decade.

<i>Number of Housing Units Authorized by Building Permits for New Construction</i>				
<i>Year</i>	<i>1&amp;2 Family</i>	<i>Multifamily</i>	<i>Mixed-Use</i>	<i>Total</i>
2010	1	95	0	96
2011	2	1	0	3
2012	1	1	1	3
2013	3	130	0	133
2014	12	0	0	12
2015	20	0	0	20
2016	0	0	0	0
2017	3	20	0	23
2018	4	0	0	4
2019	4	112	0	116
2020	0	0	0	0
<b>Total</b>	<b>50</b>	<b>359</b>	<b>1</b>	<b>410</b>

*Source: Verona Building Department*

### Build-Out Analysis

A Build-out analysis was performed as a part of the planning process for the Verona Master Plan to understand potential impact that proposed recommendations and recently approved development would have on Verona. Land Use recommendations that would affect future build-out in Verona are concentrated along Bloomfield Avenue, which is generally outside of the recognized floodways, except for a small area of Bloomfield Avenue that is impacted. These recommendations were made with Priority 1 of the New Jersey Climate Change Resiliency Strategy report released in 2021. The Township intends to promote development and redevelopment projects that are located in upland areas, away from the flood zones. Additionally, the Township’s existing ordinances with regards to stormwater management, solar panels, and attempts to increase access to EV charging stations will help to ensure that redevelopment projects will be created with sustainability and resiliency in mind. Any potential impact from severe weather events are likely to be applicable to the Township as a whole and are not confined to specific areas where the recommendations are primarily focused, as these areas do not have any unique characteristics that make them acutely susceptible to these events. Recommendations made in this Plan pertaining to land use are not intended to exacerbate any of the existing flood hazards in the Township. The results of the build-out analysis can be found on the following page.

*Projected Build-Out Analysis*

	<i>Total Potential Retail Space (SQFT)</i>	<i>Total Potential Retail Employees</i>	<i>Total Potential Office Space (SQFT)</i>	<i>Total Potential Office Employees</i>	<i>Total Potential Residential Space (SQFT)</i>	<i>Total Potential Units</i>	<i>Total Potential Residents</i>
Sunset Ave*	--	0	--	0	143,748	200	400
Depot & Pine*	--	0	--	0	305,000	95	190
Valente	--	0	--	0	54,027	19	38
RR Zone	--	0	--	0	--	0	0
TC Zone	79,650	159	--	0	174,600	194	388
ETC Zone	42,205	84	--	0	28,800	32	64
<b>Total</b>	<b>121,855</b>	<b>243</b>	<b>--</b>	<b>0</b>	<b>706,175</b>	<b>540</b>	<b>1,080</b>

\* The Sunset Avenue redevelopment project is currently pending before the Planning Board while the Depot & Pine redevelopment project is a recently approved project. As of writing of this Master Plan, both projects have not been built.

It should be noted that the projected build-out analysis represents a high-end estimate for planning purposes based on existing and recommended zoning regulations. These estimates are intended for the timespan of the Master Plan and may not come to fruition in totality due to other constraints such as market forces, site-specific environmental issues, and additional zoning requirements such as bulk standards.

Given the little amount of vacant land existing in Verona, the most significant development activity would occur through redevelopment. The existing designated redevelopment areas of Verona are all located away from any of the current flood zones. As discussed earlier in this chapter, the Township has also adopted a stormwater ordinance that is more restrictive than the model ordinance developed from the 2020 NJDEP stormwater regulations. As a result, it is likely that new development that has to comply with these updated stormwater rules could improve stormwater drainage and lessen the chances of localized flooding in Verona.

### **Evacuation Routes**

The New Jersey Office of Emergency Management identifies Interstates 280 and 78, the New Jersey Turnpike, and the Garden State Parkway among other major roadways as the main evacuation routes for Essex County (as shown in **Figure 1.6**). The evacuation routes in Essex County are focused primarily on the low-lying communities in the eastern half of the County. Verona and several of its neighboring communities are not likely to experience much disruptive flooding as most of the area is outside of the designated flood zones. Local streets within the Township are unlikely to be directly affected by sea level rise, flooding, and severe storm events, though some of the main routes do cross flood zones.

However, in the event of a severe storm that would require mass evacuation by the State, it is prudent that local roadways are clearly directed to the designated evacuation routes in Essex County. Lakeside Avenue and Mount Prospect Avenue are County roadways that run north-south through the Township and are the main routes out of Verona to I-280. These roadways do not cross over any identified flood zones.



Figure 1.6: Essex County Evacuation Route

## Potential Emergency Services

The Homeland Infrastructure Foundation – Level Data (HIFLD) is a subcommittee within the Department of Homeland Security (DHS) that is responsible for collecting geospatial data from all levels of government, processing it for uniformity and quality, and sharing with the end user. According to the emergency shelter data, there is one location within Verona that is a potential shelter in case of emergency. This facility, the Volunteer Fire Station at 880 Bloomfield Avenue, is identified by either FEMA or the American Red Cross as a place that can potentially house people in case of a disaster or emergency. Additionally, the Verona Community Center, which is adjacent to the Fire Station #1, is used as a cooling and warming center during periods of extreme heat and cold.

## Gas Stations

Gas service stations are an important resource in case of power outage and during other emergency events. There are four gas stations located in Verona with several additional gas stations located across the municipal border in neighboring West Orange, Caldwell and Cedar Grove. Two gas stations in Verona are located at opposite ends of Bloomfield Avenue, with the Exxon Station near the border with Montclair and the Lukoil Station near the western end of downtown Verona.

## Verona Critical Facilities

Facility	Address
Verona High School	151 Fairview Ave
Township Hall	600 Bloomfield Ave
Verona Community Center	880 Bloomfield Ave
Verona Fire Department #1	880 Bloomfield Ave
H.B. Whitehorne Middle School	600 Bloomfield Ave
Brookdale Elementary School	14 Brookdale Court
Frederic N. Brown Elementary School	125 Grove Ave
Laning Avenue Elementary School	18 Laning Road
Forest Avenue Elementary School	118 Forest Ave
Verona Public Library	17 Gould St
Verona Police Department	600 Bloomfield Ave
Verona Fire Department #2	209 Bloomfield Ave

## Emergency Facilities

In Verona, the critical facilities for emergency response include volunteer fire stations, a police station, and gas stations. Township Hall, the central location of the Office of Emergency Management, is located at 600 Bloomfield Avenue in the center of Verona.

### Police Facilities

- Police Department at 600 Bloomfield Avenue

The Fire Department in Verona is volunteer-based with staff members including a Fire Chief, Assistant Chief, two Captains, and two Lieutenants.

### Fire Stations

- Volunteer Fire Department Station #1 at 880 Bloomfield Avenue
- Volunteer Fire Department Station #2 at 209 Bloomfield Avenue

## Potential impacts of natural hazards on components and elements of the Master Plan

The Township intends to promote redevelopment projects that are located in safe areas, away from the flood zones. The recommendations of the Land Use element focus on development along Bloomfield Avenue and in the areas around the redevelopment sites, which are located away from the recognized flood hazard areas. Additionally, the recommendations are intended to promote resiliency and ensure that future development will be able to withstand significant damage that affects the older built out areas along known floodways. In fact, it is likely that the recommendations in combination with the recently adopted Township ordinance regarding stormwater management requirements for major and minor development will help to mitigate any potential impacts of future extreme weather events. Additional recommendations are proposed below to deal directly with efforts to mitigate any potential harm resulting from natural hazards.

### Township of Verona Mitigation Strategy

This section contains the strategies and recommendations that are intended to reduce or avoid risks associated with natural hazards. These recommendations are consistent with and in addition to the mitigation strategies identified by Essex County in the 2020 Hazard Mitigation Plan. Refer to **Section 9.21** of the **Essex County Hazard Mitigation Plan** for the County's mitigation strategies for the Township.

- Conduct a stormwater infiltration study to identify the points of infiltration, causes and solutions to infiltration problems.
- Upgrade stormwater system to increase capacity on Derwent Avenue.
- Continue upgrading water distribution piping system.
- Work to mitigate the Verona Building and Grounds facility to limit the chance of flood damage.
- Reach out to owners of repetitive loss properties to gauge interest in the elevation or acquisition of the property.
- Install generators at all school facilities.
- Conduct a flood study of the Peckman River and its tributaries.
- Develop a Debris Management Plan.
- Maintain adequate roadway and sidewalk widths to have enough area for snowplows to be able to deposit snow from the main driving area of

the roadway in the event of a winter storm.

- Adhere to the most up-to-date building codes to ensure the highest quality of construction.
- Maintain an active tree inventory that includes an assessment of tree conditions and a prioritization list for trees that should be removed given their potential to cause damage to utilities and structures in a high wind event.
- Where feasible, the Township should move utilities underground to make them less susceptible to outages in high wind events. The Town should also have backup generators for all critical facilities.
- Ensure that all critical facilities have backup generators

### *A policy statement regarding consistency, coordination, and integration of the Vulnerability Assessment with various existing or proposed plans*

Verona participated in Essex County's 2020 Hazard Mitigation Plan. It is the Township's intention to continue to prepare for future hazards in a manner consistent with the 2020 HMP. The Township's Master Plan is intended to be consistent with and effectuate the Essex County 2020 HMP.

# Land Use Element Recommendation Plan

## Directions

“Check off” a completed recommendation and mark the year of completion as a way to measure progress.

**Short Term:** complete in 1-2 years; **Mid Term:** complete in 3-5 years; **Long Term:** complete in 10+ years.

## Land Use Plan

	<i>Recommendation</i>	<i>Implementing Party</i>	<i>Timeframe</i>	<i>Completed</i>	<i>Year Completed</i>
<b>Land Use</b>					
1	Review existing land use patterns and their compatibility with the zoning map and make zone boundary changes as needed.	Planning Board	Short-term		
2	Consider utilizing redevelopment tools on existing underutilized sites in commercial areas.	Township Council, Planning Board	Short-term		
3	Review Chapter 150 of the Municipal Code based on changes in land uses within the Township.	Township Council, Planning Board	Ongoing		
4	Digitize zoning map and other relevant maps and consider regular updates based on changes to the zoning code.	Township Council, Planning Board, Township Administrator	Short-term		
5	Amend Verona Municipal Code to reflect changes in the Municipal Land Use Law (MLUL).	Planning Board, Township Council	Ongoing		
6	Adopt a redevelopment plan for the Valente Tract redevelopment area.	Planning Board, Township Council	Medium-term		
7	Amend existing redevelopment plans as necessary.	Township Council	Short-term		
8	Develop programs that can provide additional services for seniors continuing to live in Verona.	Township Administrator	Ongoing		
9	Consider simplifying the code by consolidating commercial uses under a general use type as detailed on page 50.	Planning Board, Township Council	Medium-term		
10	Update the zoning ordinance to remove outdated uses from the list of prohibited uses including, but not limited to, “pool hall”, “video and pinball game arcade”, etc. to reflect the current times.	Planning Board, Township Council	Medium-term		
11	Create definitions for “brewpub”, “distillery”, and “microbrewery”.	Planning Board, Township Council	Medium-term		
12	Create definition for “coworking space” and similar such uses relevant to the current times.	Planning Board, Township Council	Medium-term		

## Land Use Plan

	<i>Recommendation</i>	<i>Implementing Party</i>	<i>Timeframe</i>	<i>Completed</i>	<i>Year Completed</i>
<b>Residential</b>					
13	Analyze the bulk standards in single-family zones and determine whether action should be taken to redefine bulk standards to preserve neighborhood character and to the maximum extent possible, consider retaining existing housing structures.	Planning Board	Short-term		
14	Review bulk standards for accessory structures (such as sheds, decks, pools, etc.) to ascertain if any ordinance changes are necessary.	Planning Board	Short- to Medium-term		
15	Continuously review home occupation regulations to ensure compatibility with the rise in non-traditional workplaces while maintaining the residential character.	Planning Board	Ongoing		
<b>Commercial and Business Zones</b>					
16	Conduct an investigation study to determine if the Bloomfield Avenue corridor qualifies as an Area in Need of Rehabilitation to allow for façade improvements and property upkeep as well as design standards for signage.	Planning Board, Township Council	Short- to Medium-term		
17	Review and revise parking regulations to allow for greater investment in the Township's commercial corridors.	Planning Board, Township Council	Short- to Medium-term		
18	Encourage greater bicycle parking in the Township's commercial corridors.	Planning Board, Township Council	Medium-term		
19	Evaluate the potential for an Improvement District along Bloomfield Avenue to incentivize property and façade improvement.	Planning Board, Township Council	Short- to Medium-term		
20	Review ETC zone bulk requirements to allow for buildings to be located closer to the street to establish a pedestrian friendly character.	Planning Board, Township Council	Short- to Medium-term		
21	Evaluate the potential to create a maximum front yard setback to the TC zone.	Planning Board, Township Council	Short- to Medium-term		
22	Remove the conditional requirement for mixed use developments to have an even distribution between principal uses in the TC zone.	Planning Board, Township Council	Short-term		
23	Review other conditions on mixed-use development to remove any potential conflicts.	Planning Board, Township Council	Short-term		
24	Consider amending the Regional Retail (RR) zone as detailed on page 53.	Planning Board, Township Council	Medium- to Long-term		
25	Evaluate the potential to conditionally permit assisted living facilities in appropriate locations.	Planning Board, Township Council	Short-term		
26	Permit coworking spaces in the C-2, TC, and ETC zones.	Planning Board, Township Council	Short- to Medium-term		

## Land Use Plan

	<i>Recommendation</i>	<i>Implementing Party</i>	<i>Timeframe</i>	<i>Completed</i>	<i>Year Completed</i>
27	Assist in addressing high levels of non-residential vacancy in the C-2 zone should the scenario arise.	Planning Board, Township Council	Ongoing		
<b>Land Use Ordinance</b>					
28	Develop and implement new bulk controls such as building coverage limits and enhanced use regulations to strengthen the existing land use pattern against the intrusion of incompatible land uses in its single-family neighborhoods.	Planning Board, Township Council	Medium-term		
29	Consider establishing design standards to maintain established character of the neighborhoods and downtown area.	Planning Board, Township Council	Medium-term		
30	Review zoning ordinance and take additional actions to minimize damage due to future flooding events.	Planning Board, Township Council	Medium-to Long-term		
<b>Vulnerability Assessment</b>					
31	Conduct a stormwater infiltration study to identify the points of infiltration, causes and solutions to infiltration problems.	Township Administrator	Short-term		
32	Upgrade stormwater system to increase capacity on Derwent Avenue and other essential locations identified by the Township.	Township Administrator, Township Engineer	Short- to Medium-term		
33	Continue upgrading water distribution piping system.	Township Administrator, Township Engineer	Ongoing		
34	Work on mitigation measures to limit the chance of flood damage to Verona's Building and Grounds facility, located along the Peckman River.	Township Administrator, Township Council	Medium-to Long-term		
35	Explore the potential for establishing municipal programs to allow for riverbank stabilization of private properties along the Peckman River through mechanisms such as public private partnerships, easement acquisitions, grant programs, etc.	Township Administrator, Township Council	Short- to Long-term		
36	Reach out to owners of repetitive loss properties to gauge interest in the elevation or acquisition of the property.	Township Administrator, Township Council	Short-term		
37	Seek NJDEP Blue Acres funding for potential buyout properties.	Township Administrator, Township Council	Medium-term		
38	Install generators at all school facilities.	Board of Education	Short-term		
39	Attempt to implement recommendations from the Peckman River Flood Study as detailed on page 66.	Township Administrator, Township Council, Engineer	Short- to Long-term		
40	Work with Essex County and neighboring municipalities to continuously maintain riverbeds along the Peckman River.	Township Administrator, Township Council, Engineer	Ongoing		

41	Develop a Debris Management Plan.	Township Council	Medium-to Long-term		
42	Maintain adequate roadway and sidewalk widths to have enough area for snowplows to be able to deposit snow from the main driving area of the roadway in the event of a winter storm.	Planning Board	Ongoing		
43	Adhere to the most up-to-date building codes to ensure the highest quality of construction.	Planning Board	Ongoing		
44	Maintain an active tree inventory that includes an assessment of tree conditions and a prioritization list for trees that should be removed given their potential to cause damage to utilities and structures in a high wind event.	Shade Tree Commission	Ongoing		
45	Ensure that all critical facilities have backup generators.	Township Administrator	Short-term		
46	Where feasible, the Township should move utilities underground to make them less susceptible to outages in high wind events.	Township Council, PSE&G	Long-term		
47	Update the Township ordinance as changes occur in the DEP regulations.	Township Council	Long-term		

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# CIRCULATION ELEMENT

## Introduction

Transportation is a critical component for the quality of life for Verona residents. An efficient system ensures residents can travel to work, school, and services reliably and safely; those businesses can get their goods for purchase, or manufacturers can ship their goods as well. The Township has a mature transportation network, generally built out over the past 100+ years. While the municipality has evolved from farming to a suburban community, roadways like Bloomfield Avenue, Pompton Avenue, and Lakeside Avenue have retained their form and function providing local and regional mobility. Other roads gradually filled in and more homes were developed, either in a grid-like network, or conforming to the natural landscape which includes some changes in topography as the eastern and western ends of the Township rise up from the valley in the center of the town. Verona's location in western Essex County, about twenty miles from New York City and within the second most densely populated county in the State requires the Township and the entire region to have well thought out plans, involving multiple modes of transportation, with the understanding of their impact on land use, economic development, and sustainability. Doing so will help to improve transportation and, in turn, improve the quality of life in Verona.

In the Township of Verona, residents travel mostly by automobile. However, some workers who live in the Township take public transit for their commute.

While Verona only has bus routes that go through town, it is likely that a percentage of public transit commuters utilize rail lines that are located in nearby towns. While NJ Transit's most recent 10-year strategic plan calls for expanded bus service and potential bus rapid transit (BRT), there are no concrete plans for public transit expansion in Verona. Additionally, many commuters in Verona are reliant on private carriers to provide mass transportation to New York City. Any expansion to the existing service would give residents more reliable access to job centers throughout the region and in New York City. During the Master Planning process, residents expressed interest in a wide range of topics related to transportation such as safety, congestion, and efficiency among others. The Circulation Element of the Master Plan inventories Verona's transportation assets, identifies potential issues and opportunities for the system, and advances strategies to enhance the community's transportation network while recognizing the connection between transportation, land use, and economic development.

## Circulation Element Goals & Objectives

1. Provide a safe and efficient transportation system.
  - a. Provide adequate capital funding for roads and associated projects.
  - b. Identify and address roadway safety issues.
  - c. Coordinate with Essex County and NJDOT to implement projects and improvements on roads under their jurisdiction.
  - d. Promote traffic calming in key locations to discourage cut-through traffic.
2. Encourage mobility by all modes.
  - a. Coordinate with NJ Transit and private carriers to expand and diversify the types of public transportation available to Township residents.
  - b. Improve pedestrian safety at signalized intersections and at other areas of safety concern.
  - c. Where they can be accommodated, develop new bicycle and pedestrian facilities along Township roadways.
  - d. Pursue grants to finance transportation improvements.
3. Strengthen connections to the points of interest in the Township.
  - a. Develop programs which encourage residents to walk and bike locally to key locations in the Township.
  - b. Ensure safe walking and biking routes to each of the Township's schools.
  - c. Coordinate with surrounding municipalities about potential connections to the planned Essex-Hudson greenway.

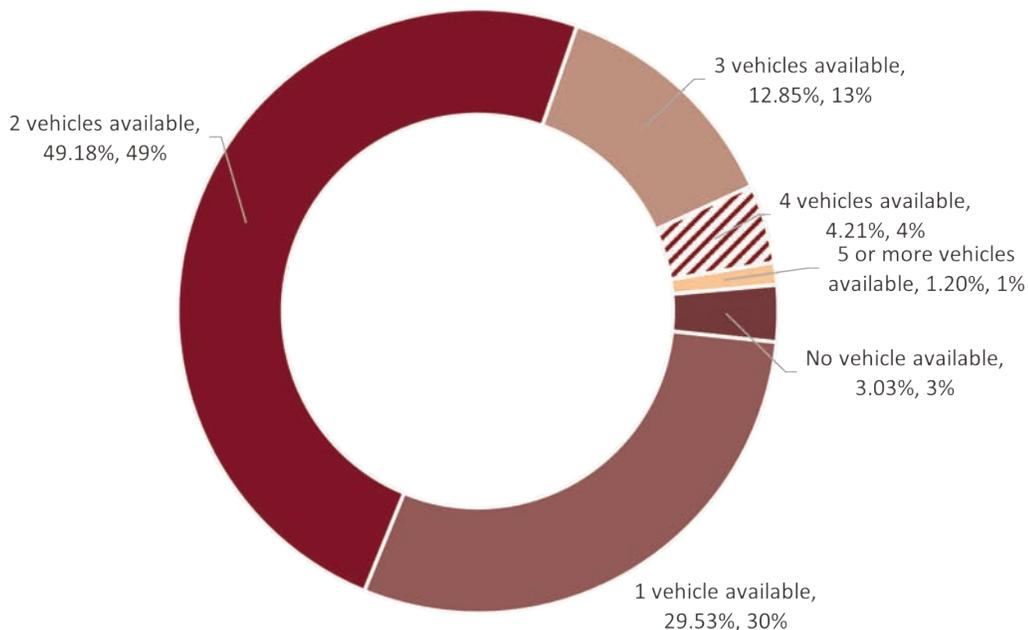


## How Verona Township Travels

The following data points are based on the 2019 five-year American Communities Survey estimates from the United States Census Bureau. This data provides important insight into the mobility needs of Verona's residents. However, the limitations of this data should be identified. The data may not indicate the usage or reliance on certain modes of transportation outside of commuting to work. The Census also does not reflect changes in mode of transportation. For example, while a worker may drive or ride a bike to a train station to use public transportation, public transportation is the only mode reflected in the person's work trip. Additionally, the Census does not differentiate between public transportation types so it is difficult to distinguish what percentage of Verona residents are utilizing bus service versus rail service that travels through nearby towns. Further complicating the matter is that Census data has not been updated to assess the level of remote work that has been the result of the Covid-19 pandemic. However, despite known limitations in the data, Census data does provide a reliable and valuable resource to generally understand how residents of the Township travel. It is important for the Township to continuously monitor commuting pattern changes as this has seen tremendous flux since the onset of the pandemic where most white-collar workers worked remotely and transit services, both public and private were reduced. More recently, normal transit service has returned, and more workers have some type of hybrid work schedule rather than solely remote work.

## Car Ownership

Access to a vehicle is much more common for households in the Township of Verona compared to Essex County and New Jersey. Only about 3.0% of Verona households lack access to a vehicle, which is significantly less than the percentage of Essex County (22.4%) and New Jersey (11.5%). About 29.5% of Verona households have one automobile available, which is roughly the same as the State percentage and about 9% less than the County. The number of Verona households that have access to two vehicles (49.2%) is much higher than the percentage of County households (28.5%) and New Jersey households (36.1%). Additionally, the percentage of households that have access to three or more vehicles (18.3%) is higher than the County percentage (10.7%) but roughly equal to the State percentage (18.6%). The lower County number can be attributed to the fact that Essex County contains urban municipalities such as Newark and East Orange which, in fact, constitute about 43% of the total households in Essex County. These communities have a different socioeconomic and built environment along with access to transit options such as trains and buses, which in turn impacts car ownership. In the same token, Verona's number is similar to the State which takes into account the different urban and suburban communities throughout the State.



## Modes of Transportation

Given that households in Verona have wide access to an automobile compared to other towns in the County and State, it is unsurprising that the predominant mode of transportation for workers (5,670) is the automobile. About four-fifths (81.0%) either drive to work alone or carpool with others. Carpooling is a much less common mode of transportation in the Township (2.7%) compared to the County (7.3%) and the State (8.0%). Given the relatively low carpooling numbers, the share of those workers who drove to work alone (78.2%) is roughly 20% lower than the Essex County percentage (60.7%), and about 7% higher than the New Jersey percentage (71.2%). As mentioned earlier, many Essex County residents live in more urban areas of the County such as Newark and East Orange that have a different socio-economic and built environment compared to Verona that impacts car ownership, availability of transit, and other transportation topics.

The second most common mode for commuting was public transportation at 10.1%. This mode was less common among Verona workers compared to Essex County's workers (21.7%) and across New Jersey (11.7%). Given that there is no rail service in the Township, it is not surprising that public transportation usage is not as high as compared to Essex County. Consequently, the Township may wish to work with state lawmakers to allow for shuttle and jitney services to provide transportation to nearby stations in the surrounding municipalities. While past efforts to do so have not been successful, there may be partnerships with private companies that could help make a shuttle service more effective. Additionally, Verona residents are more likely to work from home (7.6%) as compared to the County and State percentages. These numbers are pre-Covid-19 numbers, and it is highly likely that the current percentage of Verona residents working from home is much higher given the widespread adoption of remote work due to the pandemic. The Township should monitor how work from home evolves as large numbers of residents who previously never worked from home were forced to work from home.

## Roadway Jurisdictions State

### *Pompton Avenue (Route 23)*

NJ Route 23 (NJ-23) runs from Bloomfield Avenue and Prospect Avenue in Verona to the northwest border of New Jersey. In Verona, NJ-23 is named as Pompton Avenue, which is a four-lane, undivided roadway that fronts along primarily commercial uses. There are some single- and multi-family uses near Claremont Ave. The route provides access to Verona's Regional Retail Zone District in the northeast corner of the Township.

### *County Roads*

There are five (5) county roads in Verona. CR-506 (Bloomfield Ave) is centrally located in the Township and runs east-west. CR-506 is a major travel route that connects numerous municipalities in Essex County from Newark to West Caldwell. CR-577 (Mt. Prospect Ave) runs north-south in the eastern corner of Verona and terminates at the intersection with Bloomfield Avenue and Pompton Avenue. CR-636 (Lakeside Ave) runs north-south in the center of Verona along Verona Park, terminating at the intersection with Bloomfield Avenue and traveling south towards West Orange. CR-637 (Fairview Ave) runs north-south in the western corner of Verona which terminates at Bloomfield Avenue and continues north to Cedar Grove. CR-639 (Grove Ave) runs north-south through the center of Verona which terminates at Bloomfield Avenue and continues north to Cedar Grove.

### *Municipal Roads*

All other roads are owned and maintained by the Township of Verona. The Township should ensure its roads are well maintained and in a good state of repair.

## Functional Classifications

The Federal Highway Administration (FHWA) defines classes of roadways based on their principal function of providing vehicular mobility (i.e. efficient movements of road travel with minimal connections to surrounding land uses and other roads) or accessibility, which provides more connection via direct or secondary access to land uses.

There are three main categories of roadway classifications: arterials, collectors, and local roads. Arterials are further sub-categorized as interstates, other freeway/expressways, principal arterials, and minor arterials. Collectors are also sub-categorized as major collectors and minor collectors.

### Arterials

#### *Interstates*

Interstates are designated by the United States Secretary of Transportation. They are the highest classification of arterials and were designed and constructed with mobility and long-distance travel in mind. These roadways tend to be limited access, divided highways with the intention of high levels of mobility between major urban areas. There are no interstates that travel directly through Verona.

#### *Freeways/Expressways*

Freeways and expressways serve a purpose similar to that of interstates. These roads are intended to provide high levels of mobility, have limited access via ramp locations, and are not intended to directly serve adjacent land uses. There are no freeways or expressways in Verona.

#### *Principal Arterials*

Principal Arterials provide a high level of mobility, but unlike interstates and freeways/expressways, these roads provide direct access to surrounding land uses. State Route 23 (Pompton Avenue) and County Routes 506 (Bloomfield Avenue), 636 (Lakeside Avenue), and 577 (Mt. Prospect Avenue) are classified as principal arterial routes in Verona.

#### *Minor Arterials*

According to the FHWA, minor arterials provide service for trips of moderate length, and serve lower level geographies than principal arterials. Similar to principal arterials, they are intended to provide higher levels of mobility (though not as high as principal arterials) and offer direct access to local land uses. Verona does not contain any roadways that are classified as minor arterials.

## Collector Streets

### *Major Collectors*

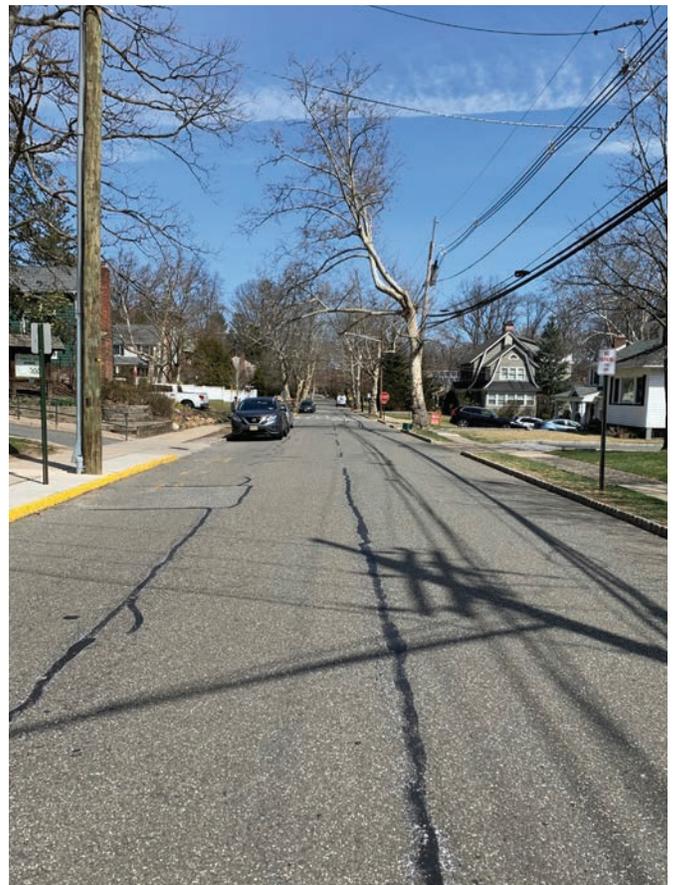
Major Collectors distribute and channel trips between local roads and arterials. They are roads that provide greater accessibility to surrounding land uses than arterials, connecting to higher density residential and commercial/industrial areas, though the FHWA notes that major collectors may “penetrate residential neighborhoods, often for significant distances.” Major Collectors in Verona include County Routes 637 (Fairview Avenue) and 639 (Grove Avenue) and Township-owned Linden Avenue, Claremont Avenue, and Fells Road.

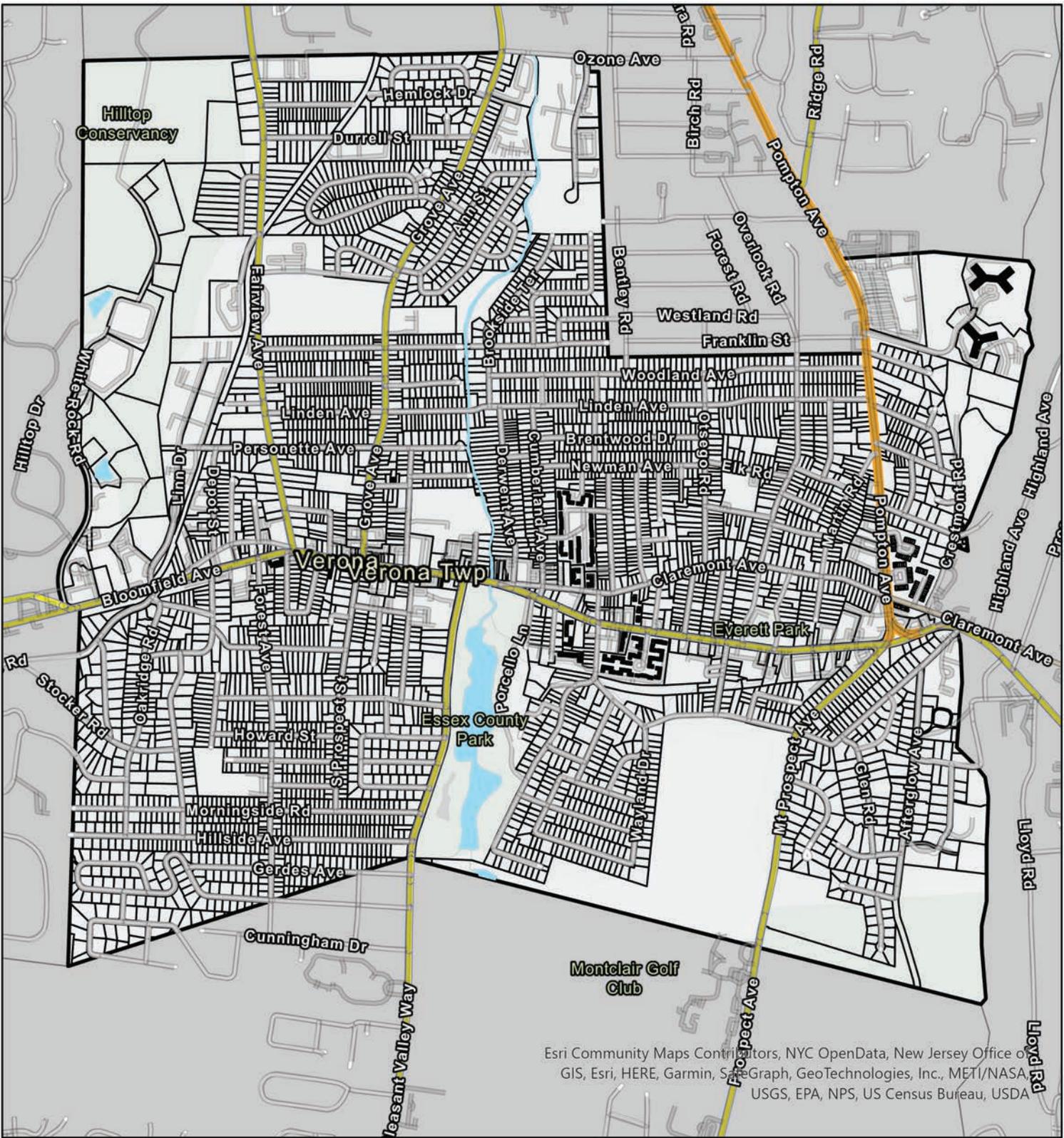
### *Minor Collectors*

Compared to major collectors, minor collectors may have less travel lanes than major collectors, lower traffic volumes, and are shorter connections between local roads and arterials. There are no roadways classified as minor collectors in the Township.

### *Local Roads*

Local roads generally make up the remainder of the roadway network, and account for the greatest percentage of all roadway mileage. They provide local access to land uses and higher-level road classifications. Most local roads tend to be residential in nature, typically not intended to carry through traffic.

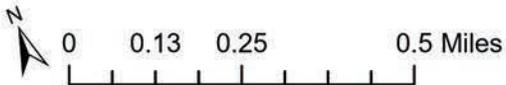




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### Roadway Jurisdiction

- State Highway
- County Roadway
- Local Roadway
- Municipal Boundary
- Surrounding Municipalities



## Township of Verona

### Roadway Jurisdiction Map

<b>H</b>	<b>2</b>	<b>architects</b>	119 Cherry Hill Rd #110 Parsippany, 07054
<b>M</b>	<b>+</b>	<b>engineers</b>	631-756-8000 <a href="http://www.h2m.com">www.h2m.com</a>

# Existing Conditions

## Public Transportation NJ Transit Bus

Despite not having rail access to New York City, Verona is still well serviced by public transit because of its bus service. There are two (2) bus routes that have stops in Verona. All the bus routes through Verona travel along either Bloomfield Avenue, Pompton Avenue or Lakeside Avenue. As the Public Transportation Map shows, only the central areas of the Township are within a one-quarter mile distance from a bus stop, indicating that most Verona residents have difficulty in walking to and using this form of public transportation. The Township should continue to work with NJ Transit to make sure that residents are able to have reliable access to employment and educational centers. Verona should also consider working with County and State partners to expand bus services such as a Bus Rapid Transit (BRT) line. The following table details each bus route in Verona:

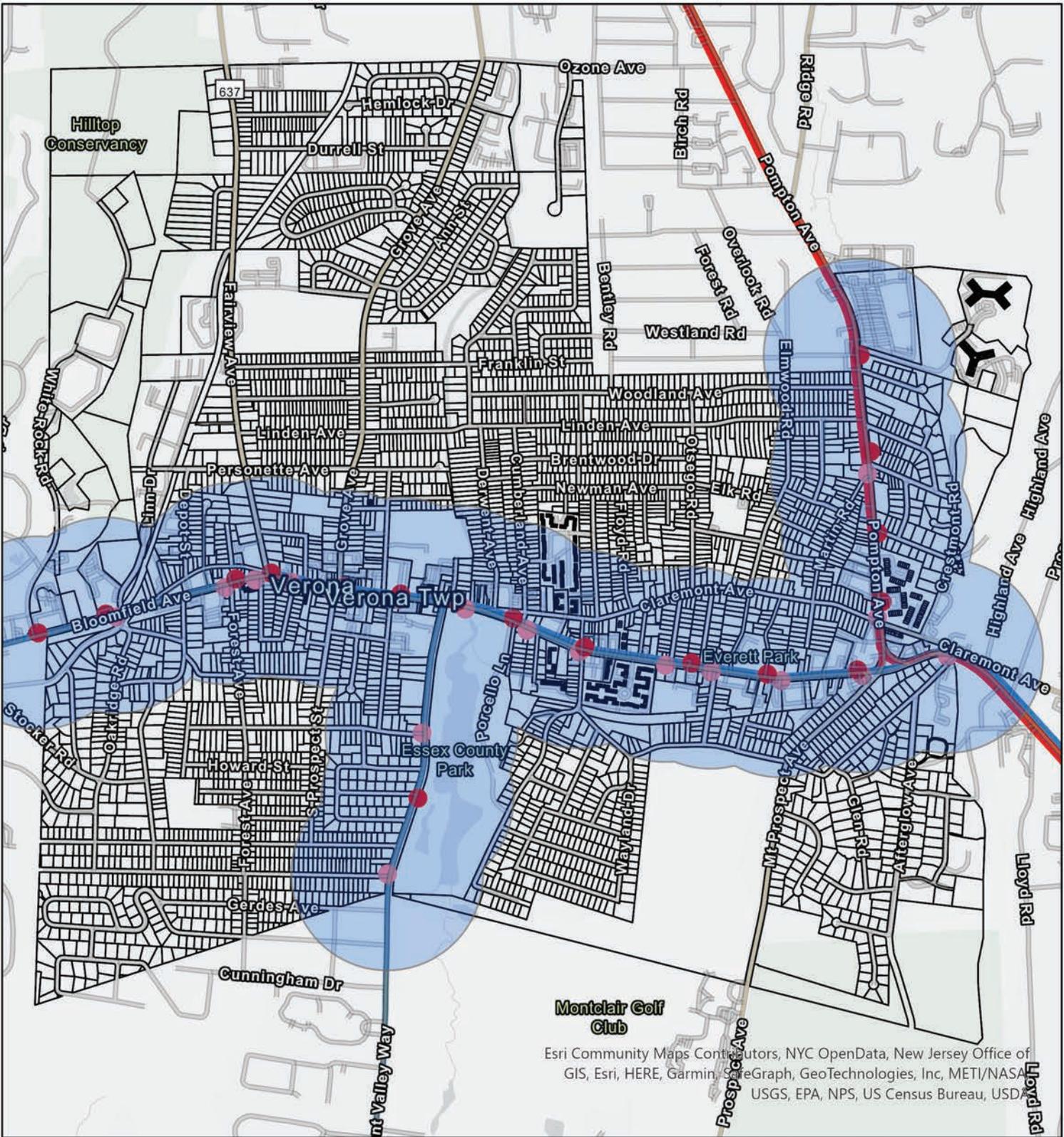
- **Route 11 (Newark-Willowbrook)** – The Route 11 runs northwest-southeast and takes passengers from Verona to downtown Newark. Verona residents can also take the Route 11 bus to the Willowbrook Mall in Wayne. There are seven (7) stops in Verona that are all located on Pompton and Bloomfield Avenues. The route has three (3) inbound stops and four (4) outbound stops.
- **Route 29 (Bloomfield Avenue)** -- The Route 29 runs west-southeast from West Caldwell to downtown Newark. There are 28 stops in Verona, 25 of which are on Bloomfield Avenue. The route has 15 inbound stops and 13 outbound stops in the Township.

### DeCamp Bus Line

The DeCamp Bus Lines provides private commuter busing from Verona to New York City on the #33 commuter route. The DeCamp Bus stops at the Lakeside and Bloomfield Avenue bus stop at every hour in the morning and evening commutes and terminates at the Port Authority Bus Terminal. The bus company also provides a return trip stopping at the same stop in Verona. The trip takes approximately one hour.

*Table 2.1: Bus Routes through Verona*

County	Location	Route 11	Route 29
Essex	Newark	X	X
	Bloomfield	X	X
	Glen Ridge	X	X
	Montclair	X	X
	Cedar Grove	X	
	Verona	X	X
	North Caldwell		X
	Caldwell		X
	West Caldwell		X
Passaic	Little Falls	X	
	Wayne	X	
Morris	Montville		X
	Parsippany-Troy Hills		X



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**Bus Routes**

- 11
- 29

**Bus Stops**

- Inbound
- Outbound

Quarter Mile Buffer



0 0.13 0.25 0.5 Miles

**Township of Verona**

**Public Transportation Map**

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## Parking Management and Supply

Parking management and the supply of parking in Verona has been a long-standing issue in the Township particularly as it relates to the Bloomfield Avenue commercial corridor and the existing redevelopment areas. This issue touches on several aspects of the Master Plan including land use, sustainability, and economic development, in addition to transportation. As a part of the economic development focus on the Bloomfield Avenue corridor and the redevelopment areas, it is advisable that the Township conduct a thorough review of its parking requirements to prevent them from being an impediment to any future rehabilitation or redevelopment to the corridor.

## Meter Parking

Verona manages the use of on-street parking through metered parking. The Township requires residents and visitors to pay for on-street parking through the use of meters on certain portions of streets in and around the downtown. The meters are in operation Mondays through Fridays from 8:00am to 6:00pm. Recent changes in transportation and business operations have caused municipalities to reconsider the management of their curbs and on-street

parking spaces. New transportation modes such as rideshares, food pick-up/delivery services, and the greater frequency of home delivery services coupled with long-standing modes such as home improvement services have increased the demand for curb space. The Covid-19 pandemic also caused an increase in demand for curb space as businesses and restaurants began to offer curbside pickup and takeout options for customers. These new uses of the curb tend to only last for minutes at a time. Despite the shorter time interval, there is a much greater demand for use of the curb, particularly during peak times. Some municipalities have adjusted to this new reality by designating certain on-street parking spaces as short-term (less than 15 minutes) spaces, knowing that this new demand is largely driven by quick pick-up and drop-off trips. The Township may wish to adjust its parking ordinance to accommodate this new type of demand. Additionally, the Township may wish to establish a comprehensive curb management plan aimed to improve efficiencies and better utilization of the limited amount of curb space that currently exists.



Similar to other municipalities in New Jersey with a traditional downtown, the Township does currently have municipal public parking lots located at Park Place and Grove Avenue. Municipal parking lots can provide for additional parking space at dedicated locations to help alleviate parking conditions in the downtown area. The Township’s off-street municipal parking lot operates under the same rules as the on-street metered parking spaces.

### Shared Parking

The Urban Land Institute defines shared parking as “parking spaces that can be used to serve two or more individual land uses without conflict or encroachment.” Different uses require parking at different times of the day. For example, in a mixed-use property where the first floor is occupied by a commercial tenant and the upper floor(s) is occupied by a residential tenant, the residential tenant will typically require parking in the evening and overnight after regular work hours while the commercial tenant would require parking available during the day for employees and customers. Allowing these different tenants to share the parking throughout the day, based on the need, reduces the chance for the oversupply of parking that a property owner may need to provide. **Table 2.2** shows how a shared parking scheme would work. By allowing a property owner to share parking among different uses, this could encourage the owner to redevelop the property by adding residential units on the building’s upper floors. This could add residents along the Bloomfield Avenue corridor which could in turn increase the amount of potential patrons to the businesses along the corridor

on the first floor and residential on the upper floor must provide two (2) parking spots for each two-bedroom dwelling unit and required parking spaces for each non-residential use despite the fact that these uses require parking at different times as illustrated in **Table 2.2**. This leads to unnecessarily increasing the maximum required parking for such buildings and increasing the amount of parking that a property owner must provide. By adopting a shared parking policy that recognizes the need for parking for different times of the day based on different uses, the Township could improve the vibrancy of its commercial corridors while also becoming more pedestrian friendly.

When working on a shared parking scheme, it is important to factor in the changes to commuting and travel patterns that have occurred as a result of the pandemic. With an increase in remote work, more residents are likely working from home rather than commuting to an office, which increases the amount of parking spaces that may be taken up by a residential use during the day. However, the principle of shared parking still, in general, holds as many jobs are unable to be performed remotely, and many office workers have adopted a hybrid work schedule. The Township should continue to monitor the need for daytime residential parking spaces as this demand continues to fluctuate.

Shared parking also means the sharing of parking spaces across properties. Shared parking agreements between property owners can help to address parking shortages without creating new parking lots in the downtown. The Township should enable shared parking agreements with the goal being to utilize existing lots that may not be heavily utilized in the evening and on weekends, where demand for parking in the downtown is often the highest. Verona can also work to help facilitate these types of agreements and help to communicate their availability to the public. In recent years, online app companies have developed programs that help to connect property owners with large, underutilized parking lots, such as churches, to connect with drivers to rent out their spaces. Nearby Montclair and Glen Ridge have utilized this software to help better manage parking spaces in their downtowns. Utilization and promotion of this type of software is another option that the Township may want to explore to help with the parking situation in town.

**Table 2.2: Example of Shared Parking Analysis**

<i>Time of Day</i>	<i>Parking Need (Residential)</i>	<i>Parking Need (Retail)</i>	<i>Actual Parking Need</i>
12am-6am	25	0	25
6am-12pm	18	15	33
12pm-6pm	12	20	32
6pm-12am	25	5	30

Source: Urban Land Institute

and other commercial areas in the Township. Current parking regulations do not allow for any type of shared parking scheme. In fact, the ordinance requires that any mixed-use building must provide parking that is based upon the maximum occupancy of the sum of the individual uses. As per the current standards, a mixed-use building with non-residential



### Right Sizing Parking Ratios

Determining the number of parking spaces required in a downtown area such as Verona's can be challenging. Drivers will always want to have as much convenience as possible when deciding where to park. However, there are more factors that need to be considered when determining how much parking a property owner must provide. The availability of transit as well as walking and biking should also be considered. Given the close proximity of the Bloomfield Avenue corridor to Verona's residential neighborhoods, it is likely that many residents would choose to walk to a retail or restaurant destination rather than drive - as long as the pedestrian infrastructure in the Township makes them feel safe to do so. A balance is necessary to ensure that adequate parking is provided while the vibrancy of a traditional downtown is maintained. Parking regulations should also not be a hindrance to property owners who may want to rehabilitate their buildings but don't want to do so because they can't provide the additional parking. A balance is needed to find the right amount of parking supply for the downtown area.

One driver of imbalanced parking supply relative to actual site utilization (which leads to a number of unnecessary spaces) is the required parking ratios

associated with general businesses found within the Township's zoning code. This is especially evident in locations where there is relatively high turnover in parking spaces, like banks (listed as banks and financial institutions) which requires one space per 300 square feet of gross floor area. In reality, because of the availability of online banking, direct deposit, or even drive-thru services, the actual retail aspect of the bank is limited, and only a percentage of the actual floor area is used for customers and employees. Banks and financial institutions are one example of the change in demand for parking over time and in the same token there may be other businesses that may require higher parking ratio. Therefore, the Township should consider a comprehensive review of the minimum parking ratios to update the ratios to reflect the modern parking needs. Additionally, cross access easements should be encouraged between businesses where possible.

## Electric Vehicle Charging Stations

As of writing this Plan, electric vehicles (EVs) appear on the precipice of mass adoption by the general public. All major car manufacturers are committing to providing multiple models of EVs over the next decade and record high gas prices are further increasing interest in EVs. The need for greater numbers of parking spaces with EV charging stations will accompany the increase in adoption of EVs. The State of New Jersey is a leader in recent years in the incorporation of EV charging infrastructure. In 2021, the State adopted legislation requiring Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready parking spaces be designated as a permitted accessory use in all zoning or use districts. Additionally, a model ordinance has been prepared by the Department of Community Affairs (DCA) setting standards for providing EV parking spaces that towns throughout the State are required to comply with. The MLUL also now requires municipalities to show the existing and proposed location of public electric vehicle charging infrastructure and to encourage the development of such infrastructure. A greater discussion of electric vehicle infrastructure, including a map of existing and potential future locations of EV charging stations is located in the Sustainability Element.



## Traffic Circulation

Network circulation is critical to the quality of life of Verona residents, business owners and workers who travel to and from Verona every day. An efficient and effective system must be in place so people can get to work, school, shopping, healthcare, and other services. At the same time, safety is an essential factor. Mobility and safety must work in conjunction with each other for the system to function properly.

### Congestion

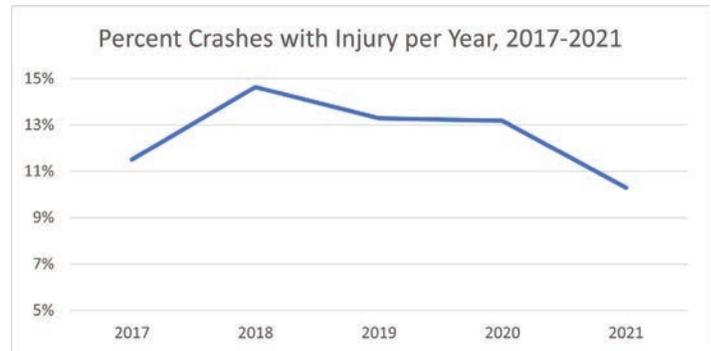
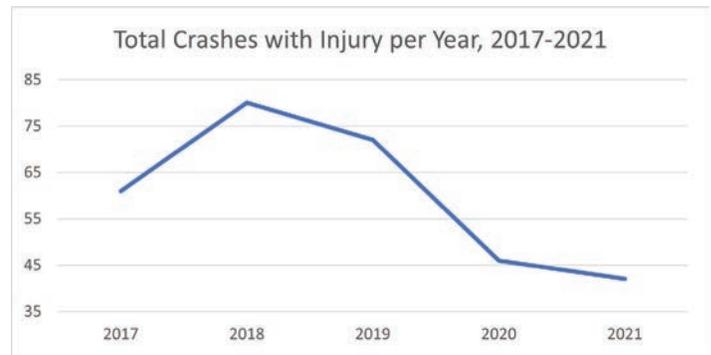
Addressing issues related to congestion is a critical part of achieving efficiency. Intersections are a major issue related to congestion. Given the fact that Verona has control only over local roads, addressing congestion issues at intersections with County and State roadways pose a challenge. While the state has jurisdiction on Route 23 (Pompton Avenue), most of the major roadways through Verona are under Essex County's jurisdiction. Roadways that are under County jurisdiction include Bloomfield Avenue, Fairview Avenue, Grove Avenue, Lakeside Avenue, and Mount Prospect Avenue. Consequently, coordination with Essex County is required in order to propose any improvements to circulation and pedestrian safety on these roads. This is particularly important along Bloomfield Avenue because for a downtown area to be successful, it must rely on high levels of pedestrian traffic and their ability to access the area easily. Visitors need to feel safe walking around, between stores, and while crossing the street. It is in this area that the importance should be placed on the pedestrian safety and mobility rather than to maximize the speed at which a driver moves through the corridor. This initiative will result in creating an inviting space for people to visit Verona and patronize the local businesses. The Township should work to make Bloomfield Avenue more pedestrian friendly through traffic calming measures, streetscape amenities, and other public realm improvements. These are discussed in greater detail in the **Streetscape Guidelines** section of this element.

One of the more contentious areas of circulation in the Township is the congestion on Bloomfield Avenue. Because the roadway is centrally located within Essex County and is parallel to Interstate 280, Bloomfield Avenue is heavily utilized by commuters during rush hour. Given the jurisdiction of Bloomfield Avenue, the Township is somewhat limited in what it can do to mitigate the congestion that occurs from regional commuters. The end result of this congestion is decreased mobility for Verona residents, discouraging visitors to the downtown

area, and an overall decline in the quality of life for residents. In 2015, Essex County published a plan to turn Bloomfield Avenue into a “Complete Corridor.” Master Plans in neighboring municipalities, such as Montclair, have provided recommendations for how to improve the roadway within their municipal boundaries. As the Township intends to continue to improve the downtown area of Verona, addressing congestion and other issues around Bloomfield Avenue will be of utmost importance.

### Crashes

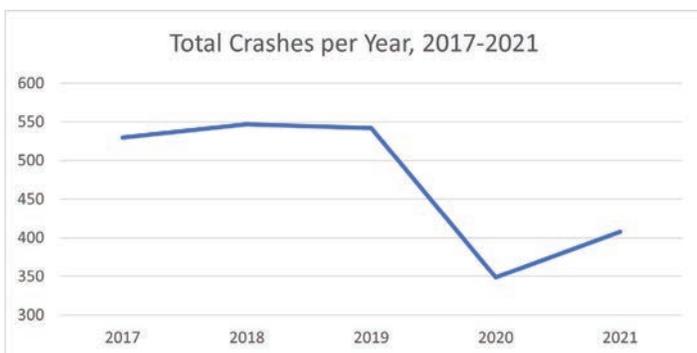
From 2017-2019 total annual crashes were about the same, ranging from 530 to 542. However, there was a 36% decrease in crashes from 2019 to 2020, a consequence of changes in commuting behavior resulting from the Covid-19 pandemic. The year 2021 saw crashes increase from the previous year, though the total was significantly lower than the average in previous years. During the five-year period between 2017 and 2021, there was an average of 1.3 crashes per day in Verona, though this figure is affected by the lower-than-normal crash data from 2020 and 2021 because of the pandemic. In years 2017-2019, there was an average of 1.5 crashes per day, while 2020 and 2021 saw 1.0 and 1.1 crashes per day, respectively. It is yet to be determined how commuting and work patterns will stabilize after the abrupt changes that have been brought on by the pandemic. How often workers return to offices will significantly impact whether crashes return to their pre-2020 average or stay near the current trends experienced in 2020 and 2021. The most likely outcome is somewhere in between the two trends, and the Township should plan safety improvements under a conservative assumption of a trend closer to the pre-2020 norm.



**Table 2.3: Verona Crash Data 2017-2021**

Year	Total Crashes	Crashes w/ Injuries	% with Injuries	Pedestrian Involved	Cyclist Involved
2017	530	61	12%	12	1
2018	547	80	15%	12	0
2019	542	72	13%	6	0
2020	349	46	10%	4	3
2021	408	42	10%	4	3
<b>Total</b>	<b>2376</b>	<b>301</b>	<b>13%</b>	<b>41</b>	<b>7</b>

Out of 2,376 reported crashes in Verona during the five-year period, 301 (13%) had at least one injury reported. Additionally, there were 41 pedestrian-involved crashes and seven (7) cyclist-involved crashes. No crash-related fatalities were reported. It should be noted that while total crashes increased from 2020 to 2021, the number of crashes with injuries decreased. The annual number of pedestrian-involved crashes declined from 12 in 2017 to four (4) in 2021. However, the number of cyclist-involved crashes increased from one (1) in 2017-2019 to six (6) in 2020-2021. The data suggests that there may be an increase in number of cyclists in Verona while the overall vehicular crashes have decreased. Once again this may be attributed to the pandemic, which resulted in less travel by vehicles and more cycling and other such activities.

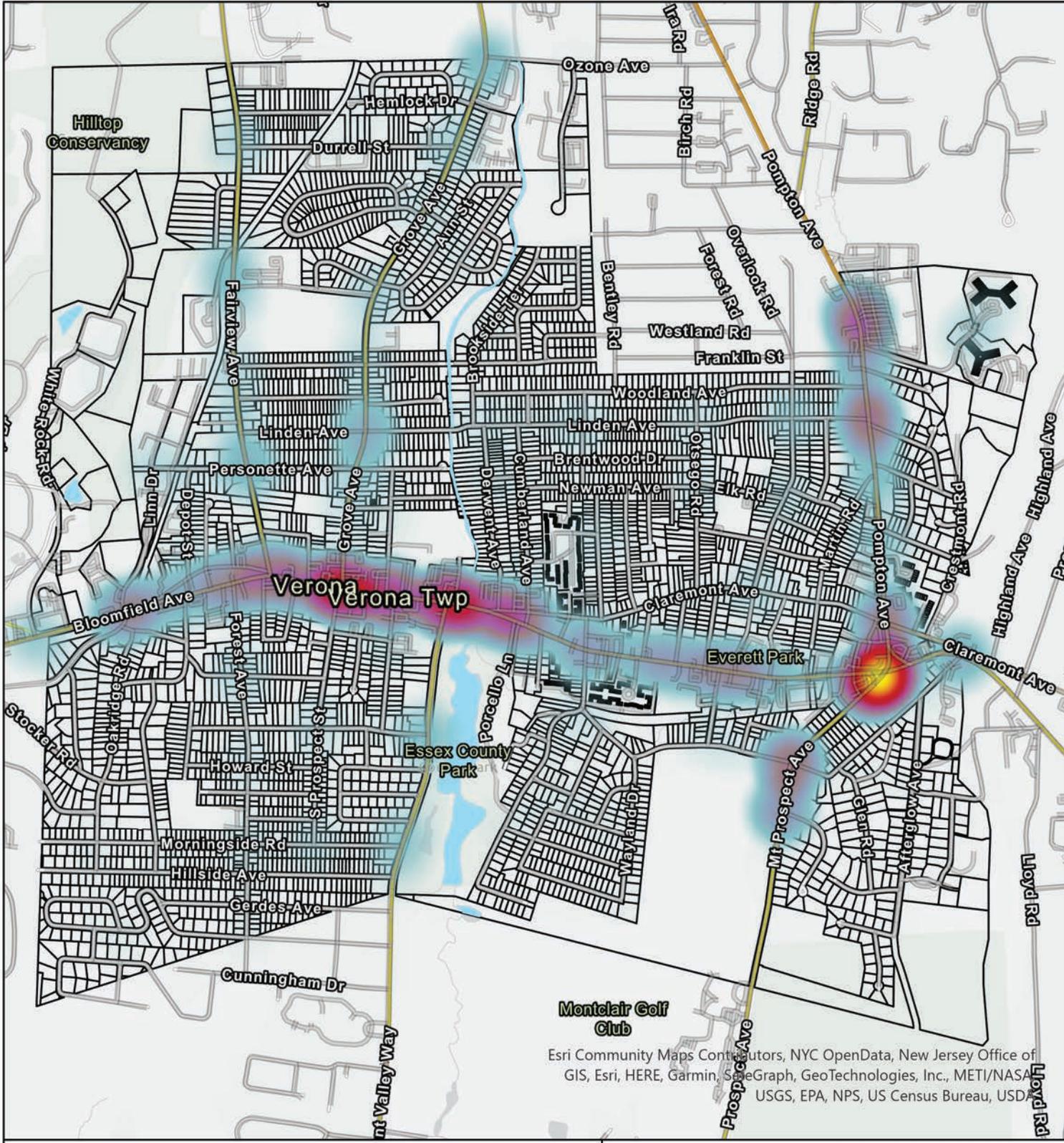


There was a clear trend for all crash types to occur along Bloomfield Avenue, which is a county roadway. While this tendency may be explained at least partially by the overall larger volume of traffic on this road, some sections of the road had significantly more crashes than other sections. The area with the highest concentration of car crashes was on the eastern end of Verona at the intersection of Bloomfield Avenue, Mt. Prospect Avenue (both of which are county routes), and Pompton Avenue (which is a state route). This is likely due to the convergence of multiple high-volume roadways that have a speed limit of 35 miles per hour. There is also an area of higher crash concentration along Bloomfield Avenue at the intersections of Bloomfield and Grove Avenue and Bloomfield and Lakeside Avenue. This is likely due to the roadways not being aligned creating a scenario where drivers must navigate awkward intersections and avoid both the curbs and oncoming traffic. This area of Bloomfield Avenue also had the highest concentration of pedestrian-involved crashes, which can be attributed to the fact that this area is what can be considered as the main downtown area in Verona. The misaligned intersections also create safety concerns for pedestrians attempting to cross the road at these intersections. It is important, for both improved safety and improved vibrancy, to reduce the chances of pedestrian-vehicular conflicts. Pompton Avenue was another roadway with frequent crashes at both its intersection with Bloomfield Ave and along the section between Nassau Road and Verona's northern border.

### *Local Road Safety*

Crashes on local roads were rare compared to county and state routes, though some roads had more crashes than others. Forest Avenue, Linden Avenue, and Claremont Avenue had some of the most crashes among local roads. This is likely due to the characteristics of these roadways as connectors to the highly travelled roadways in the Township. Consequently, these roadways may most likely be used as cut-through routes, and therefore the Township should consider adding improved safety enhancements and traffic calming measures such as bump-outs, etc. to address any potential pedestrian-vehicular conflicts.

In addition to these specified roadways, it is important to analyze the use of local roadways systematically. One way to do this is to divide the Township into quadrants (northwest, southwest, southeast, and northeast) and study the impact that cut-through traffic has on local roads in town. Features of the Township such as Bloomfield Avenue, Verona Park, and the Peckman River help to create these clear quadrants in Verona. The Township should study traffic flow and safety data and make the necessary improvements to these areas as a result of these studies.

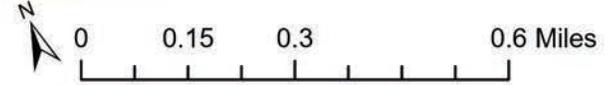


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### Roadway Jurisdiction

- State Highway
- County Roadway
- Local Roadway

- Sparse
- Dense



## Township of Verona

### Crash Data Heat Map

<div style="background-color: #76923c; color: white; padding: 10px; font-size: 24px; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center;">H</div> <div style="background-color: #4f7942; color: white; padding: 10px; font-size: 24px; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center;">2</div>	architects	119 Cherry Hill Rd #110 Parsippany, 07054 631-756-8000 www.h2m.com
	+ engineers	

## Bicycling and Walking

In any well-developed community, especially one like Verona with several regional arterial roadways, transportation options should be provided that extend beyond the automobile. This involves the accommodation of safe bicycle and pedestrian travel throughout the Township. Bike and pedestrian travel should be encouraged for local destinations such as parks, schools, and the downtown, and to reduce overall roadway congestion. Three key components to encourage the use of biking and walking for transportation, rather than simply recreation, is to make that form of travel safe, easy, and attractive. This involves ensuring that adequate infrastructure is available and is in good condition as to enable residents to safely cross at key locations. This would result in creating an enjoyable experience and encouraging them to do it again.

Verona's historic pattern of development reinforces a grid street network that is built out from the downtown area along Bloomfield Avenue. Despite the Township's topography that involves steep slopes out from the center of the town, Verona is a community where walking and bicycling can be accommodated, especially for short, in-town trips. This is evident from the fact that many students of Verona Public Schools walk to their respective school buildings as the district doesn't provide busing because of the close proximity of the schools to residents.

Despite the compact development pattern that makes walking and biking within town possible, there is a need to make improvements to the built environment that would improve mobility and safety for pedestrians and bicyclists. This was recognized by the public as well, where bicycle and pedestrian safety was identified by 81% of survey takers as a "very important" or "important" issue, and where 56% of survey respondents believed that the Township should improve biking and walking conditions as a strategy to improve mobility throughout Verona. In particular, Bloomfield Avenue was mentioned throughout the survey as being particularly dangerous for pedestrians and bicyclists. Many residents responded to the survey saying they felt the entire roadway was unsafe for pedestrians whether it was walking along the road, trying to cross the road, or simply trying to exit their car along the roadway. The reasons cited for this unsafe feeling included the narrowness of sidewalks, the level of traffic on Bloomfield Avenue and the vehicular speed that occurred on the road. In order to improve the attractiveness and vitality of the downtown core, particular focus should be on how the Township can work with the County to make residents

and visitors feel safe walking along Bloomfield Avenue.

## E-bikes and E-scooters

Technological advances in mobility can help non-vehicular mobility options to become more popular in the Township despite the challenges posed by the terrain. These include electric bicycles (e-bikes) and electric scooters (e-scooters). Both are becoming a



desired form of local transport since they combine the personal mobility of a bicycle or scooter while adding overall speed and reduced level of physical effort. Standard class e-bikes have small electric motors that assist users while they are pedaling to help them traverse small and large inclines, in essence giving them a slight boost at a level that the user is comfortable with. The increased speed and the decrease in the amount of energy a rider needs to expend greatly increases the distance and frequency that a user will ride. Distances and terrains that previously discouraged residents from traveling by bike now are possible due to the assistance provided by e-bikes to users. The recent sales of e-bikes indicate that they have a significant staying power. According to the market research firm NPD, the sales of e-bikes grew 145% in 2020 compared to 2019.<sup>1</sup> Equally important to note is that survey results of e-bike users shows that purchasing an e-bike makes it much more likely that the owner uses the bike on a daily or weekly basis compared to standard

<sup>1</sup> From: <https://www.nytimes.com/2021/03/02/travel/ebikes-bike-sharing-us.html>

bikes.<sup>2</sup> These sale trends and the growing popularity of this form of transportation necessitates planning for ways to accommodate them safely. Developing an implementable bicycle route network and adopting complete streets policies are two ways that Verona can derive increased public benefits from new mobility technologies.

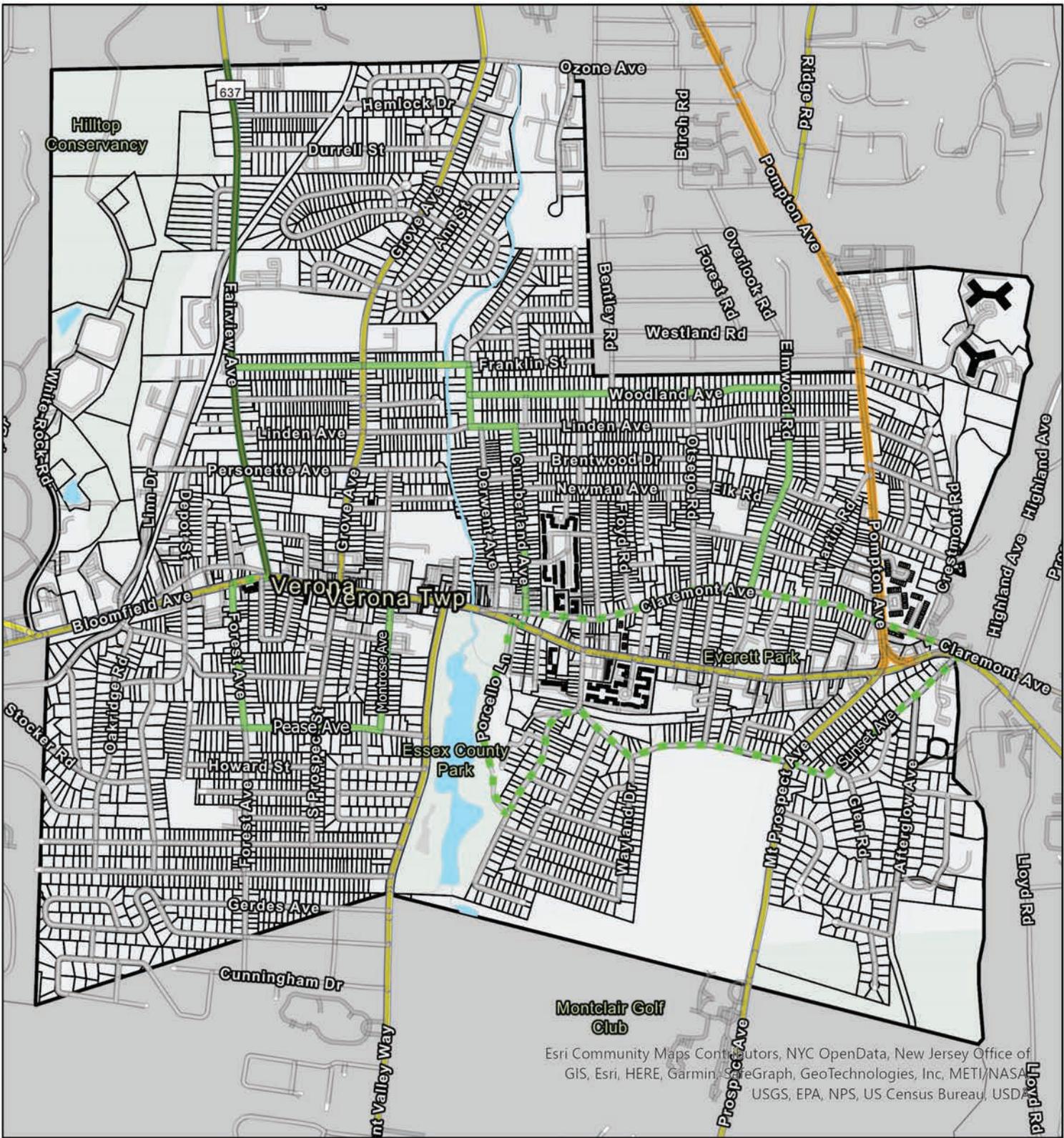
In 2019, New Jersey passed legislation permitting the use of low-speed e-bikes and e-scooters (low-speed is defined as a maximum of 19 miles per hour for e-scooters, and up to 20 miles per hour for e-bicycles before the electronic assistance ceases). These devices may likewise be allowed to ride on sidewalks provided they do not impede the movement of pedestrians, and on bicycle paths. As these opportunities arise, Verona may wish to consider the overall ramifications of introducing new modes of transportation around its community, and thoughtfully consider regulations that encourage their use, but also ensure they do not present a safety or mobility issue for other modes of transportation.

## Developing a Bicycle Route System

The Township of Verona has the potential to be a very bikeable community. The Township has a grid network of roadways, compact town center that is reachable by bicycle for residents of nearly the entire township, and a wealth of recreational amenities. Despite Verona's hilly topography, the Township's other qualities still provide an opportunity to establish a formalized bike route system within the Township that connects the neighborhoods to schools, parks, the commercial districts, and a greater regional system of other key destinations. Based on a variety of factors such as roadway width, traffic volumes, and public feedback on the desire to do traffic calming on certain streets, the Bicycle Network Map provides a potential bicycle route system to be implemented throughout Verona. Specific styles of roadway treatments are described in the following sections.



<sup>2</sup> From: <https://www.bicycling.com/skills-tips/a20044021/13-things-about-e-bikes/>



Esri Community Maps Contributors, NYC OpenData, New Jersey Office of GIS, Esri, HERE, Garmin, DeLorme, GeoTechnologies, Inc., METI, NASA, USGS, EPA, NPS, US Census Bureau, USDN

**Bicycle Facility**

- Bike Boulevard
- Bike Lane
- - - Shared Lane Marking

**Roadway Jurisdiction**

- State Highway
- County Roadway
- Local Roadway

**Township of Verona**

**Bicycle Network Map**



0 0.13 0.25 0.5 Miles

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

## Bicycle Facilities

In order to create a highly utilized bicycle network will require a focus on greater safety. To accomplish this, there are a wide range of roadway treatments that can make bicycling through Verona a much more pleasant, safe, and enjoyable experience for residents. The type of treatment needed largely depends on the type of roadway that the Township and/or County wants to make improvements to and the feasibility of that improvement. Roadway characteristics to consider are the speeds at which vehicles travel, the width of the roadway, and the average volume of traffic, among others. On roadways that have higher traffic volume and vehicle speeds, a more aggressive tactic such as a physical barrier between the bike lane and car lane might be needed while a shared lane marking or signage may be the correct tactic on a less traveled neighborhood street. The Township should strive to create a bicycle network that allows bicyclists to maintain an adequate level of comfort on their journey throughout the network.

### Bike Boulevard

Bicycle boulevard treatments are particularly suitable on low volume and low speed roadways and help to reinforce the quiet and often residential characteristics of the roadway that make them desirable for bicycle trips. Treatments can include signs, pavement markings, and other traffic calming measures to discourage through-trips by motor vehicles while accommodating local access. Essentially, a bicycle boulevard sends a message that pedestrians and bicyclists have importance along the corridor, and drivers need to be especially careful or select an alternative route. The roadways on the Bicycle Network Map where bike boulevards would likely be appropriate are Woodland Avenue and Franklin Street, as these are the major east-west connectors in the Township. The Township may also consider examining other appropriate locations.

## Shared Lane Markings

Shared lane markings are a low-level treatment of bicycle infrastructure, not providing a dedicated space for bicyclists. Rather, they are intended to provide increased awareness to a driver that a bicyclist may be using this roadway in a shared manner. Similarly, shared lane markings can provide route guidance and wayfinding to bicyclists using the system. Shared-lane markings are typically in the form of a “sharrow” (share the ROW), which are marked with a bicycle and two chevrons showing the direction of travel for the bicyclists. In areas where on-street parking is permitted, they should be placed away from the parking areas and outside of the area where car doors may open into the street. These treatments may be appropriate in key areas of the Township where on-street parking is important to retain, and there is still a desire to acknowledge the bicycle route, such as along Claremont Avenue near Bloomfield Avenue and Sunset Avenue.

### Bicycle Lanes

Unlike the previous two bicycle treatments, bicycle lanes provided dedicated spaces along the roadway exclusively for the use of bicycles. The lines are striped with solid white lines, denoting separation with a vehicle travel lane, and provides a higher level of comfort for bicyclists using the lane, further encouraging its usage. In some cases, they may be painted another color to increase their visibility, typically green. When space allows, the NJDOT Complete Streets Design Guide recommends at least a 5-foot width bicycle lane and a buffer between the bicycle lane and the travel lane. There are certain roadways in the Township such as Grove Avenue or large sections of Fairview Avenue, excluding the area around Verona High School where there are painted parallel parking spaces on the western side of the road, that could potentially accommodate bicycle lanes in accordance with the NJDOT recommendations. The roadways range in width between 36 and 38 feet, which would allow a redesign



Example of a roadway with bike lanes.

to accommodate two 6-foot-wide bicycle lanes with 2-foot buffers between the bicycle lanes and the 10-foot wide travel lanes. This design would greatly improve safety for bicyclists, who can take advantage of a protected bike lane, and drivers, as the narrower 10-foot lanes are shown to result in lower speeds and lower crash frequencies compared to the existing 12-foot travel lanes. As both are County roadways, the Township should consider working with the County to add bicycle lanes as deemed feasible. This would provide improved safety for high school students that bike to school and allow residents a safe bicycle connection to different recreational opportunities and other points of interest. It should be noted that these roadways are just one possibility for this type of treatment given the roadway width. The Township may wish to explore working with Essex County on other important roads in Verona to implement this type of roadway treatment that would give residents a safe, alternative mode of transportation route to travel to different destinations in the Township and perhaps the larger region.

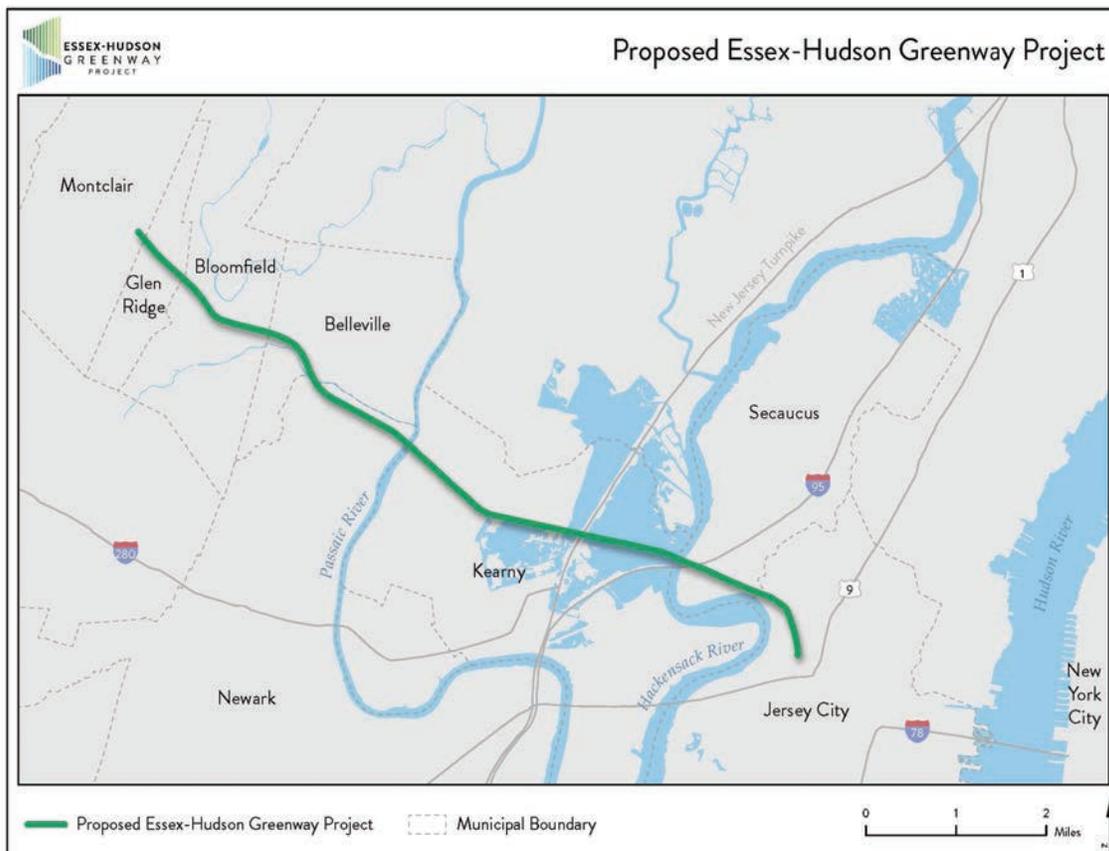
### Regional Connections

While the Township’s bike route system envisions establishing a complete network throughout Verona, there are additional opportunities to connect to communities outside of Verona, and in some cases, to a larger regional bicycle network. Some of these

opportunities are described below.

### Montclair

On November 12, 2021, Governor Phil Murphy announced that the state will allocate \$65 million to purchase the rights of a former rail line that is owned by Norfolk Southern Railway Corporation. The 9-mile linear tract of railbed runs from Montclair to Jersey City crossing through Montclair, Glen Ridge, Bloomfield, Belleville, Newark, Kearny, Secaucus, and Jersey City. The intention is to turn the tract into a linear park with an off-road biking and walking trail that would mirror the High Line in New York City. With the linear park anticipated to terminate in Montclair near the Bay Street Station, it is important for Verona to work with neighboring Montclair to create a safe connection between the further linear park and Verona. The Bicycle Network map considers an on-road connection along Claremont Avenue. The benefit of utilizing Claremont Avenue is that this roadway is a municipal roadway in both Townships and would create the most direct connection between Verona and the anticipated terminus of the biking and walking trail. Given Montclair’s desire to create streets for all modes of transportation, as evidenced by its Complete Streets Policy, it is likely that the Township would be amenable to this proposal, particularly as the trail becomes a reality.



Source: Open Space Institute

## Cedar Grove

Given that the north-south roadways, identified above, extend beyond the municipal boundaries, it is recommended that the Township work with Essex County and Cedar Grove to have any potential north-south bike lanes to be extended into Cedar Grove. This will create further connections to the points of interest in the neighboring municipality of Cedar Grove.

## Complete Streets

The term “Complete Streets” is used to describe a context-sensitive approach to roadway design that considers the needs of all users, including motorists, bicyclists, pedestrians, transit users, and people of limited mobility. The planning and design of a Complete Street also considers the access needs of the surrounding land uses. Physical elements of a Complete Street can include:

- Pedestrian infrastructure – sidewalks, crosswalks, ADA ramps, crossing island, curb extensions
- Bicycle facilities – bike lanes, wide shoulders, neighborhood greenways
- Public transportation access – bus shelters, dedicated bus lanes, bus pullouts
- Traffic calming – road diets (reduction of travel lanes), street trees, back-in angled parking, center medians
- Local deliveries – parking regulations, on-street loading zones

NJDOT adopted a Complete Streets policy in 2009, which is considered one of the strongest policies in the nation. In January 2020, NJDOT released an updated version of its “Complete and Green Streets for All” document which provides a model complete streets policy and guide for municipalities that are looking to adopt and implement Complete Streets policies. More locally, Essex County adopted its own Complete Streets policy in 2012 while the neighboring municipalities of Caldwell, Montclair and West Orange have each adopted their own policies.

The Township of Verona has not adopted a Complete Streets Policy Resolution. While the policy itself is not a prerequisite to improving bicycling and walking conditions throughout the Township, it is an indication the Township is in support of such initiatives, and the existence of a Complete Streets policy can also improve the ranking of certain NJDOT grant applications. In addition, if the Township decides to

seek higher level certification through Sustainable Jersey, it can gain points for having a Complete Streets policy.

## Streetscape Guidelines

### Safety

The Township should implement safety enhancements in streetscape design when capital improvements for roadways are needed. When redesigning certain roadways, Verona should not only consider vehicular safety, but also prioritize the safety of pedestrians and cyclists. The graphic from the NJDOT Complete Street Design Guide shows how higher vehicle speeds make traveling by bicycle or on foot much more dangerous. Without knowing these exact statistics, pedestrians and cyclists inherently feel safer when traffic is traveling at lower speeds. One way to lower the speeds that drivers travel is to decrease the roadway width allotted to vehicular travel. In Verona, despite many of the roadways only being two lanes, vehicles are granted wide travel lanes, which naturally encourages drivers to travel at higher speeds than they would if the travel lanes were narrower. An example of this is the County’s roadway, Grove Avenue. Residents identified this roadway as having several intersections that were disconcerting with drivers speeding and flouting traffic laws.



Several roadways have been identified as a road that could serve as a part of the Verona’s bicycle network as laid out in the Bicycle Network Map. The Township should work with Essex County to implement appropriate roadway treatments that both improve bicycle facilities along the roadway and act as a traffic calming measure. In addition to creating a safer environment for bicyclists, it is imperative to improve safety for pedestrians. This is particularly true for Bloomfield Avenue as it serves as Verona’s center. By calming the traffic along the major commercial corridor in the community, it is likely that residents will feel more comfortable walking along the corridor. The more pedestrians walking along the corridor will make it more likely that they will stop in and shop or dine at the shops and restaurants located along Bloomfield Avenue. While this strategy has an economic

development aspect to it, streetscape actions taken on Bloomfield Avenue could be used as a template for future streetscape treatments on other local roadways. Implemented streetscape improvements can also help the Township accomplish its other goals such as stormwater management and resiliency. Bump-outs can include rainwater gardens and green infrastructure (as demonstrated in the image below). Given the dense, walkable character of the Township's grid system and its location along a major commuting route through Essex County, particular focus should be placed on devising ways to have drivers slow down. This will create an environment where the safety of the Township's residents who are most likely to be walking and biking along local roadways are prioritized over the commuters from other towns traversing through the Township.

## Sidewalks

Sidewalks play an important role in the vitality of a downtown like Verona's. They serve as both a means of getting around for pedestrians and as a public space that provides residents with the opportunity to meet up and the Township to decorate the streetlights or other objects during holidays. In recent years, mostly due to the pandemic, sidewalks have taken an additional role to provide for outdoor seating and cafes for restaurants and local businesses. Consequently, many towns are examining and redesigning their sidewalks to meet this new demand for space.



*Example of Green Stormwater Infrastructure within curb extension. Westhampton Beach, NY*

The National Association of City Transportation Officials, or NACTO, breaks down sidewalks into four (4) zones in their *Urban Street Design Guide*.<sup>1</sup> The zones and their definitions are as follows:

- 1. Frontage Zone:** The frontage zone describes the section of the sidewalk that functions as an extension of the building, whether through entryways and doors or sidewalk cafes and sandwich boards. The frontage zone consists of both the structure and the facade of the building fronting the street, as well as the space immediately adjacent to the building.
- 2. Pedestrian Through Zone:** The pedestrian through zone is the primary, accessible pathway that runs parallel to the street. The through zone ensures that pedestrians have a safe and adequate place to walk and should be 5–7 feet wide in residential settings and 8–12 feet wide in downtown or commercial areas.
- 3. Street Furniture/Curb Zone:** The street furniture zone is defined as the section of the sidewalk between the curb and the through zone in which street furniture and amenities, such as lighting, benches, newspaper kiosks, utility poles, tree pits, and bicycle parking are provided. The street furniture zone may also consist of green infrastructure elements, such as rain gardens or flow-through planters.
- 4. Enhancement/Buffer Zone:** The enhancement/buffer zone is the space immediately next to the sidewalk that may consist of a variety of different elements. These include curb extensions, parklets, stormwater management features, parking, bike racks, bike share stations, and curbside bike lanes or cycle tracks.



The topic of sidewalks is particularly relevant to Verona as the public outreach process highlight the desire that residents had for the expansion of uses on the sidewalk and the complaint that residents had about the small widths that exist for large portions of the sidewalk on Bloomfield Avenue. The widths of the sidewalks along Bloomfield Avenue vary widely with sidewalks in some areas having a small pedestrian through zone and a small curb zone for streetlights, bus stops, business signage, etc., while other areas have an expanded pedestrian through zone and a curb zone. In general, the south side of Bloomfield Avenue has narrower sidewalks compared to the north side of Bloomfield Avenue. This is likely due to more car-oriented uses such as a gas station, rental car company, and a parking lot in the front yard that does not encourage walkability. The sidewalks on the north side of Bloomfield Avenue in the TC zone are generally wider. Even in areas with an expanded sidewalk, it can be challenging for restaurants and cafes that want to provide outdoor seating to have enough space to have tables and chairs set up for patrons. The sidewalk width can feel narrower than it actually is because of the level of traffic along Bloomfield Avenue and the speed at which cars travel along the roadway. These high speeds warrant the need for larger buffers between the travel lanes and the pedestrian through zones.



<sup>1</sup> National Association of City Transportation Officials. *Urban Street Design Guide*. Island Press, 2013.

## Lighting

Streetlights are a critical streetscape element to provide both an attractive environment to walk through and for pedestrian safety. The New Jersey Complete Streets Design Guide recommends pedestrian scale lighting to be provided near transit stops, commercial shops, intersections and other areas that attract large numbers of pedestrians during nighttime hours. During the Master Plan's community outreach initiative, a common concern for Verona residents was the lack of adequate lighting in the downtown area. This made residents feel uncomfortable, especially while they crossed the street as there were concerns that low nighttime visibility made it difficult for drivers to see pedestrians. To promote greater usage of the downtown area and for overall pedestrian safety, the Township should work with the County to add pedestrian scale lighting along Bloomfield Avenue and nearby areas. Verona may also wish to conduct a study to determine where lighting is especially poor in the town to understand areas that should be prioritized for greater investment in proper streetlights.

## Medians

Medians, or pedestrian islands, play a role in both calming vehicular traffic and decreasing the distance that pedestrians have to spend walking through driving lanes. These two aspects help to increase pedestrian safety. NJDOT requires that medians be a minimum of six (6) feet wide and six (6) feet long. Medians also give the pedestrian respite when crossing between the lanes of vehicular traffic creating an overall improved pedestrian experience.

## Crosswalks

Crosswalks are a primary way to improve safety and visibility for pedestrians and bicyclists. There are several potential roadway treatments that Verona could work with Essex County to implement to improve pedestrian safety.

### *High-visibility Crosswalks*

Crosswalks are formalized crossings where drivers are required by state law to stop and remain stopped for pedestrians to cross. Standard crosswalks are typified by two parallel solid white lines crossing the road demarking the crossing area. These provide some level of visibility for where pedestrians are expected to cross. There are, however, higher visibility crosswalk patterns that could be implemented that provide an even greater level of visibility to pedestrians particularly in high crossing areas.

## Curb Extensions

Curb extensions at intersections, or bump-outs, are particularly effective at promoting traffic calming and pedestrian safety. By creating an extension of the sidewalk, these bump-outs narrow the roadway at intersections, forcing drivers to slow down, and increase visibility for pedestrians. They can combine with green infrastructure treatments such as rain gardens or pedestrian amenities like benches. They also provide good delineation for allowable street parking distances to the intersection. Consideration of the required turning radius of trucks, buses, and emergency vehicles are needed in the planning for curb extensions. In addition to these extensions being implemented on local roadways, Essex County's Bloomfield Avenue Complete Corridor study recommends curb extensions along Bloomfield Avenue.

## Pedestrian Plaza

Pedestrian plazas are public spaces that are replacing underutilized areas of the roadway through the use of low-cost materials such as gravel, movable planters, and flexible seating. Some popular downtowns such as Ridgewood and Westfield have created temporary pedestrian plazas that occur during the weekends of the summer months to provide greater areas for outdoor dining, retail sales and public events. Somerville has turned one block of Division Street in its downtown into a permanent pedestrian plaza.

Somerville's pedestrian plaza is a noteworthy success story which has gained state-wide praise. Before the plaza was built, Somerville's Division Street corridor was a stagnating commercial district with a 50% vacancy rate among its properties. The Borough initially planned to execute a sidewalk widening project which grew into a pedestrian-only plaza after strong support from the public. The newly car-free district attracted crowds of people from the Borough and surrounding area, becoming a regional destination. Shortly after the project, the block achieved full occupancy and Somerville experienced growth in the number of businesses and housing units. The combination of pedestrian-friendly infrastructure and mixed-use development was found to be an excellent driver of economic development for the Borough, inspiring other municipalities across New Jersey to consider similar projects for their own community.

## Street Signs

Rectangular Rapid Flashing Beacons (RRFBs) are flashing pedestrian signs that provide a dynamic indicator that a pedestrian is crossing a roadway, and only flash when actuated by the user (as opposed to a static flashing pedestrian crossing sign). The irregular timing of the flashing helps provide greater visibility of crossing pedestrians to drivers and increases compliance with the requirement to stop for crossing pedestrians. Studies have shown that drivers stopping for pedestrians increase by more than four times with an RRFB as opposed to a standard marked crossing. These signals can be implemented at key crossings along the bicycle route, particularly at non-signalized intersections along main roads. A potential location for this type of pedestrian infrastructure is at Lakeside Avenue and Pease Avenue, where residents who live in the neighborhood west of Verona Park try to cross Lakeside to get to Park.

## HAWK Signals

(High-Intensity Activated crossWalk beacon) A HAWK beacon is a traffic control device used to stop road traffic and allow pedestrians to cross safely. It is officially known as a Pedestrian Hybrid Beacon. The purpose of a HAWK beacon is to allow protected pedestrian crossings, stopping road traffic only as needed. One suggested area would be between Cumberland and Porcello Lane.

Pedestrian plazas can also be utilized as a way to reduce potential conflicts at heavily trafficked intersections. An example of this is in Morristown, as shown in the image below, where the Town installed bollards to cut off automobile traffic through the extension of Spring Street at the intersection with Speedwell Avenue. This helped to improve the overall circulation at this intersection while creating an attractive public space that could be utilized by patrons of the surrounding businesses. Verona has opportunities to utilize a similar tactic given the number of odd intersection configurations in the Township.



# Essex County Transportation Plans

## Essex County Comprehensive Transportation Plan 2014

Essex County adopted the Essex County Comprehensive Transportation Plan in April 2014. The Plan was developed as part of the North Jersey Transportation Planning Authority's (NJTPA) Subregional Studies Program. The purpose of the plan was to meet mobility and transportation safety needs across the county through the year 2035, and it was designed to be consistent with and support NJTPA's Plan 2035 goals and objectives. The plan vision was stated as follows:

*Develop a safe coordinated and integrated multimodal transportation system that provides accessibility for all users while promoting connectivity, economic vitality and productivity, our communities' livability, and our ecosystem's viability.*

In support of this vision five broad goals were developed:

1. Maintain a Safe & Efficient Roadway System
2. Increase the Use of Mass Transit
3. Increase and/or provide opportunities for walking & bicycling
4. Connectivity for all modes of Transportation
5. Foster and Support Development & Industrial Growth

Complete streets policy was the center for all concepts for its ties to safety, sustainability, and efficiency. Essex County adopted a Complete Streets policy in 2012. The plan inventoried the existing transportation infrastructure and assessed the needs for all modes of transportation. Based on the analysis done, the plan proposed projects to improve safety, connectivity, and efficiency in problematic locations throughout the county. Within Verona, five locations were identified as project locations for Bicycle, Pedestrian, and Safety Systems Projects.

1. Bloomfield Avenue and Pompton Avenue intersection
2. Bloomfield Avenue and Mt. Prospect Avenue intersection
3. Fairview Avenue and Personette Avenue Intersection

4. The area including Bloomfield Avenue and Oakridge Road, Fells Road, and Linn Drive Intersection, Fairview Avenue, Pine Street, and Bloomfield Avenue intersection
5. Verona Park

These locations remain as some of the highest frequency intersections in Verona. As the crash maps show, the Bloomfield Avenue/Pompton Avenue and the Bloomfield Avenue/Mt. Prospect Avenue intersections have the highest concentration of crashes. Safety improvements at these intersections have increased importance due to the approved and completed multifamily development projects along either side of the intersections. The additional intersections along Bloomfield Avenue have also experienced high crash rates over the past five years.

The plan identifies the Bloomfield Avenue corridor in Verona as one of several centers for employment in Essex County, along with Newark and other municipalities. The Pompton Avenue and Bloomfield Avenue intersection was identified as a dangerous intersection with a high number of crashes. This analysis is confirmed by the updated data gathered for this update to Verona's Master Plan. Additionally, the Circulation Element is aligned with the County's Comprehensive Transportation Plan to call for improved safety intersections at key locations within the Township that would promote greater walking and bicycling throughout Verona. As such, the Township is encouraged to work with Essex County to implement its Complete Streets policies for roadway improvements along County roadways that align with the roadway treatments outlined in the Circulation Element.

## Bloomfield Avenue Complete Corridor Plan

The Bloomfield Avenue Complete Corridor Plan, adopted by Essex County in 2015, includes an analysis of the Bloomfield Avenue corridor, outreach results, and recommendations for short- and long-term improvements. The plan was developed along with a health impact assessment of potential health effects of policies, programs, and projects. One of the biggest concerns identified in research and outreach was speeding traffic, concerns which were also emphasized during the outreach efforts for this Master Plan. While the posted speed limit is 25 mph for nearly all of the corridor, actual speeds are typically much higher. Five intersections were identified for their specific challenges, one of which was the Lakeside Avenue and Bloomfield Avenue intersection in Verona. This intersection is also a high crash intersection in Verona and experiences one of the highest levels of pedestrian involved crashes, second to the Bloomfield-Grove Avenues intersection.

The County's Complete Corridor Plan highlighted that the Verona section of this corridor is characterized for its perceived width due to the four travel lanes and unmarked parallel parking that are evident throughout the Township. The Lakeside and Bloomfield Avenue intersection was identified as an off-set intersection,

and the plan proposed interventions to slow speed and make crossings safer while limiting gridlock and confusion for drivers. The strategy included protective bollards at corners, new lane guides, and painted curb extensions to guide drivers with the shift.

Additional recommendations included:

- Speed limit enforcement – enforcement. Signage and markings, traffic calming
- Awareness campaigns
- Complete streets infrastructure – as discussed in the previous section
  - » Amend Circulation Element of Municipal Master Plan
  - » Adopt a Complete Streets Policy
  - » Revise municipal code to include bicycle and pedestrian accommodation requirements
- Curb extensions
- Corridor bike network
  - » Bicycle hub in Verona park
  - » Bike trails connecting major destinations – parks, schools, transit facilities
- Sidewalk and crosswalk upgrades and maintenance – repair, maintenance, cleaning, repaint/add pavement markings

**Table 2.4: Bloomfield Avenue Roadway Typology**

	<b>Downtown Activity Corridor</b>	<b>Avenue</b>	<b>Town Thoroughfare</b>	<b>Neighborhood Activity Corridor</b>	<b>Suburban Highway</b>
Design Speed	25 MPH	25 MPH	25 MPH	25 MPH	25 MPH
Pavement Width	50-60'	50-60'	50-60'	50-60'	50-60'
Right-of-Way Width	80'	80'	80'	80'	80'
Parking	On-street, Marked & Metered	On-street, Marked	On-street, Marked	On-street, not continuous	On-street, unregulated parking
Sidewalks/Planting Strip	10-15'/no planting strip	6'/4'	5'/7'	5'/7'	5'/5'
Street Trees	Retail spacing, columnar	Tight-spacing, shade trees	Tight-spacing, shade trees	Tight-spacing, shade trees	Retail spacing, columnar
Crosswalks	Ergonomic, textured	Ergonomic, textured	High-visibility	High-visibility	High-visibility
Traffic Calming	Curb bumpouts, textured intersections, pedestrian islands, mid-block crossings	Curb bumpouts, textured intersections, medians, pedestrian islands	Curb bumpouts, medians, pedestrian islands	Curb bumpouts, medians, pedestrian islands, bike lanes	Medians, pedestrian islands
Transit	Marked bus loading	Market bus loading, pull offs	Marked bus loading	Marked bus loading	Marked bus loading

Source: 2015 Bloomfield Avenue Complete Corridor Plan



- Midblock Pedestrian Crossings
- Bike network plan
  - » Coordinate municipal circulation plans for bike routes and amenities
- Bike racks and storage

The above recommendations are set forth in the County Plan. The Township of Verona should examine the feasibility of these recommendations.

In addition to the recommendations above, the plan defined sections of the corridor by their characteristics. The resulting typology was used as the basis for design recommendations to implement appropriate complete streets design. Four of the five typologies were identified in Verona: Downtown Activity Corridor, Avenue, Neighborhood Activity Corridor, and Suburban Highway.

## Funding Sources

While roadway and other transportation related funding projects are typically funded through a municipality's capital budget, there are also available grant or technical assistance programs available in aid in the planning and development of circulation improvements.

### Federal Resources

#### CDBG for Streets and Sidewalks

Community Development Block Grant (CDBG) program is a federal program by the U.S. Department of Housing and Urban Development (HUD). The program provides States and Local Governments with grants to devise innovative and constructive approaches that improve the physical, economic, and social conditions within communities. The CDBG program works to ensure decent affordable housing, to provide services to the most vulnerable in our communities, and to create jobs through the expansion and retention of businesses.

#### Transportation Alternative Programs (TAP)

The TAP grant is funded through the Federal Highway Administration's Federal Aid Program and administered by the New Jersey State Department of Transportation (NJDOT). The grant provides federal funds for community-based "non-traditional" projects related to surface transportation. Grants have been used to complete streetscape improvements, bicycle facilities, complete streets projects, among other kinds of projects. Solicitations for applications open in May and applications are due in August. The grant is only available in even numbered years (i.e. 2022, 2024).

### State Resources

#### NJDOT Local Aid

The Municipal Aid program is a competitive program intended to provide municipalities with transportation-based grants to supplement their transportation programs. The Municipal Aid Program is administered consistent with a distribution system contained within the Transportation Trust Fund legislation that allocates funds by a county-based formula that considers population and municipal roadway miles. Applications receive points based on various criteria including existing conditions, Average Daily Traffic (ADT), safety improvements, and access to services to the public.

#### NJDOT Transportation Alternative Programs

The Transportation Alternative Programs (TAP) grant is funded through the Federal Highway Administration's (FHWA) Federal Aid Program and administered by the New Jersey Department of Transportation (NJDOT). The grant provides federal funds for community-based "non-traditional" projects related to surface transportation. Grants have been used to complete streetscape improvements, bicycle facilities, complete streets projects, among other kinds of projects. Solicitations for applications open in May and applications are due in August. The grant is only available in even numbered years (i.e. 2020, 2022, 2024).

#### NJDOT Safe Routes to School

The Safe Routes to School (SRTS) program is funded by the FHWA's Federal Aid Program and is administered through the New Jersey State Department of Transportation (NJDOT) in partnership with the North Jersey Transportation Planning Authority (NJTPA). County, municipal governments, and schools are eligible to apply to the program. The types of projects funded include infrastructure projects for the planning, designing and construction or installation of sidewalks, signals, traffic-calming, and bicycle facilities as well as non-infrastructure projects such as public awareness campaigns, walk and bike to school events and training, traffic education and enforcement, and student lessons on bicycle and pedestrian safety, health, and the environment.

#### NJDOT Safe Streets to Transit

NJDOT's Safe Streets to Transit (SSTT) grant program provides funds to counties and municipalities to improve the overall safety and accessibility for mass transit riders walking to transit facilities, encourage mass transit users to walk to transit stations and facilitate the implementation of projects and activities that will improve safety in the vicinity of transit facilities (approximately one-half mile for pedestrian improvements). SSTT encourages the integration of walking into the public transportation system and enhances the ability of communities to invest in projects that can improve the safety and practicality of walking for everyday travel.

#### NJDOT Bikeways

NJDOT's Bikeway Grant Program provides funds to counties and municipalities to promote bicycling as an alternate mode of transportation in New Jersey. The main goal of the bikeways program is to provide

funding for projects that create physically separated bicycle facilities. Funding can also be used for the construction of any new bicycle facility. In 2022, 11 municipalities were recipients of bikeways grants for a total of nearly \$5.9 million.

### **NJDOT Transit Village Grants**

NJDOT's Transit Village grant program provides grants for non-traditional transportation-related projects to New Jersey municipalities designated as Transit Villages. The types of projects eligible for funding under this program include the construction of bicycle/pedestrian paths and lanes, bike route signs, bicycle parking and storage, wayfinding signage, improvements to transit stations, rehabilitation of historic train stations, information kiosks with transit info, construction of a modern roundabout, traffic flow improvement/signal synchronization, and traffic calming measures. NJDOT Bicycle and Pedestrian Technical Assistance NJDOT offers free planning assistance through consultant on-call services to municipalities looking to improve bicycling and walking in their community, including planning project related to Complete Streets. The program does not require a municipal match for the assistance, but the community is expected to be involved through a steering committee and has to indicate its commitment to implement the recommendations of the plan results.

### **Local Safety Program**

The Local Safety Program is administered by the North Jersey Transportation Planning Authority (NJTPA) that provides funding for the construction of cost-effective, high-impact safety improvements on county and local roadways to increase the safety for drivers, bicyclists, and pedestrians. The Local Safety Program is intended to focus on known high crash areas. Projects supported by this program include new and upgraded traffic signals, road diets, modern roundabouts, pedestrian safety including countdown signal heads, high visibility crosswalks, curb extensions, new and upgraded signs and pavements markings, bike lanes and other improvements. Only the 13 member counties and the cities of Newark and Jersey City can apply on an annual basis. Eligible projects must be located on high crash network screening lists or proposed systemic safety improvements. Counties are limited to two applications per cycle and meet several programmatic requirements.

### **Planning for Emerging Centers**

Planning for Emerging Centers is a program administered by NJTPA that provides technical assistance in support of efforts by municipalities to create more sustainable, transit-supportive and walkable communities using strategic planning approaches at the local level. The NJTPA provides consultant and staff support to municipalities to conduct various planning studies that support the goals of the Regional Transportation Plan (RTP). The program is free to municipalities selected for the assistance, but support by staff is expected. Complete Streets Technical Assistance This technical assistance program provides free planning through a combined relationship of Sustainable Jersey, Rutgers University, and the NJTPA. The planning program supports municipal efforts to implement complete streets in their community. Selected municipalities will receive free technical assistance to complete a specific task related to a Complete Streets initiative.

### **Street Smart Campaign**

Street Smart is a public education, awareness and behavioral change campaign that uses high visibility enforcement, education, and grassroots public awareness to address pedestrian safety issues. The free education campaign is funded and managed by the North Jersey Transportation Planning Authority (NJTPA). Capacity for the Street Smart Campaign is limited so the application process can be competitive.

### **Together North Jersey Technical Assistance Program**

The Together North Jersey Technical Assistance Program is a comprehensive plan for sustainable development. The Plan contains recommendations and strategies for improving individual areas, while also emphasizing the "big picture," articulating a holistic approach to planning for our region's future. Together North Jersey (TNJ) brings together a coalition of nearly 100 diverse partners—counties, municipalities, educational institutions, nonprofits, businesses and other groups—to develop the first thorough plan for sustainable development for the 13 northern New Jersey counties.

# Circulation Element Recommendation Plan

## Directions

“Check off” a completed recommendation and mark the year of completion as a way to measure progress.

**Short Term:** complete in 1-2 years; **Mid Term:** complete in 3-5 years; **Long Term:** complete in 10+ years.

## Circulation Plan

	<i>Recommendation</i>	<i>Implementing Party</i>	<i>Timeframe</i>	<i>Completed</i>	<i>Year Completed</i>
<b>General</b>					
1	Maintain and annually update an ongoing plan for capital improvements to the circulation system.	Township Council, Engineer	Ongoing		
2	Work with County and State partners on transportation measures that can alleviate congestion in and around the Township, particularly along Bloomfield Avenue.	Township Council, Essex County, NJDOT	Ongoing		
3	Ensure mobility improvement measures align with changes to the Township’s land use.	Planning Board, Township Council	Ongoing		
4	Evaluate the potential for adoption of a Complete Streets policy.	Township Council	Short-term		
5	Ensure that the Township has adequate infrastructure for the anticipated growth in electric mobility (electric vehicles, e-bikes, e-scooters, etc.).	Township Council	Ongoing		
<b>Roadway</b>					
6	Implement safety enhancements in streetscape design when capital improvements for roadways are needed.	Engineer, Township Council	Ongoing		
7	Continue to pursue NJDOT Local Aid money for local road projects.	Township Administrator	Ongoing		
8	Work with the County to improve enforcement of traffic laws along Bloomfield Avenue.	Township Council, Verona Police Department, Essex County	Ongoing		
9	Investigate feasibility of implementing traffic calming measures on identified residential cut-through streets.	Engineer, Township Council	Short- to Medium-term		
10	Explore the potential to add curb extensions on identified municipal roads.	Engineer, Township Council	Short- to Medium-term		
11	Explore the potential to create a pedestrian plaza.	Engineer, Township Administrator	Short- to Medium-term		
12	Work with the County to examine offset intersections along Bloomfield Avenue.	Engineer, Township Council, Essex County	Medium- to Long-term		
13	Study traffic flow and safety on local roads at the quadrant level.	Engineer, Township Council	Short- to Medium-term		

## Circulation Plan

	<i>Recommendation</i>	<i>Implementing Party</i>	<i>Timeframe</i>	<i>Completed</i>	<i>Year Completed</i>
<b>Bicycle and Pedestrian</b>					
14	Improve pedestrian safety on Bloomfield Avenue through pedestrian infrastructure improvements.	Essex County, Township Council, Engineer	Short- to Medium-term		
15	Work with Essex County to install curb extensions along Bloomfield Avenue.	Essex County, Township Council, Engineer	Short- to Medium-term		
16	Evaluate the potential to incorporate bumpouts at specific locations along Bloomfield Avenue.	Essex County, Township Council, Engineer	Medium-term		
17	Consider implementing the safety improvements described on pages 96 to 100.	Township Council, Engineer	Short- to Long-term		
18	Implement a bike route system through Verona, linking key destinations both within and outside of the Township.	Township Council, Township Administrator, Engineer	Short- to Long-term		
19	Work with Essex County and Montclair to create safe bicycle routes from the anticipated terminus of the Essex-Hudson Greenway and Verona.	Township Council, Township Administrator, Montclair, Essex County	Long-term		
20	Ensure safe pedestrian connections between Verona Park and Bloomfield Avenue Corridor.	Township Council, Township Administrator, Essex County	Short- to Medium-term		
21	Add high visibility crosswalks and RRFBs at high volume pedestrian crossing locations and where pedestrian connections are encouraged.	Engineer, Public Works, Essex County	Short- to Medium-term		
22	Work with Essex County to add high visibility crosswalk with RRFBs across Bloomfield Avenue near the northeastern entrance to Verona Park.	Engineer, Public Works, Essex County	Short- to Medium-term		
23	Add proper and visible signage and wayfinding that should be provided directing pedestrians toward Bloomfield Avenue TC and parking areas.	Township Administrator, Engineer, Public Works	Short- to Medium-term		
24	Explore the potential to install bicycle lanes along Fairview Avenue.	Township Council, Engineer, Essex County, Township of Cedar Grove	Medium- to Long-term		
25	Increase the number of bike racks, particularly along the Bike Network routes.	Public Works	Short- to Medium-term		
26	Coordinate with the Verona School District to create a District-wide Safe Routes to School program to encourage school-aged kids to walk to school.	Township Council, Board of Education	Ongoing		
27	Seek and utilize Safe Routes to School funding and assistance to make traffic calming and pedestrian improvements.	Township Council, Township Administrator, Board of Education	Ongoing		

## Circulation Plan

	<i>Recommendation</i>	<i>Implementing Party</i>	<i>Timeframe</i>	<i>Completed</i>	<i>Year Completed</i>
28	Develop and implement streetscape improvement guidelines that can be used for cohesive improvements in the Downtown during new development projects or a TAP grant application.	Township Council, Planning Board	Short- to Medium-term		
29	Include guidelines in the future redevelopment plans that improve walking and biking conditions between the area and key destinations in town.	Township Council, Planning Board	Short- to Long-term		
30	Add pedestrian scale lighting along Bloomfield Avenue and nearby areas.	Township Council, Public Works, Essex County	Short- to Medium-term		
<b>Public Transportation</b>					
31	Continue to support efforts for improved bus service in Verona from both public and private carriers.	Township Council	Ongoing		
32	Improve available amenities at bus stops, adding bus shelters, trash containers, etc. where needed.	Public Works	Medium-term		
33	Support efforts for potential NJ Transit Bus Rapid Transit routes through Verona.	Township Council	Ongoing		
34	Work with state elected officials to change policy to allow for public or private shuttle services directly to nearby train stations.	Township Administrator, Township Council	Medium- to Long-term		
<b>Parking</b>					
35	Investigate a shared parking zoning ordinance to permit new developments to coordinate for additional parking offsite when available and reduce on-site parking requirements.	Planning Board, Township Council	Short-term		
36	Enable shared parking arrangements between nearby property owners to assist in eliminating unused parking spaces.	Planning Board, Township Council	Short-term		
37	Explore a potential partnership with online parking applications to allow for greater utilization of existing parking spaces.	Township Administrator, Township Council	Short- to Medium-term		
38	Evaluate the potential to reduce required parking ratios for multifamily residential uses to better reflect parking needs based on size of units.	Planning Board, Township Council	Short-term		
39	Evaluate the potential to reduce required parking ratios to reflect modern parking standards, particularly for offices, restaurants, retail stores, shopping centers, and banks among other commercial uses.	Planning Board, Township Council	Short-term		
40	Evaluate the need to establish a curbside management plan to address issues with the increase in delivery services and rideshare programs.	Planning Board, Township Council	Short- to Medium-term		
41	Evaluate the potential to incorporate bicycle parking under off-street parking requirements.	Planning Board, Township Council	Short- to Medium-term		

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# ECONOMIC DEVELOPMENT ELEMENT

## Introduction

The consensus in Verona has been that its major assets are its small-town charm as a walkable suburban community with a traditional downtown, excellent parks, and quality school system. The Township's location provides additional benefits and attracts both new businesses and residents to want to move into town. The community has a wealth of assets including Verona Park, an active business community, quality housing stock, and high performing schools. The Township should leverage and maximize its traditional main street, creative placemaking potential, and access to high-quality open space. Verona should also continue to capitalize on its existing assets, partner with local business owners, improve shoppers' experience in the public realm, diversify the downtown by introducing housing, and actively market commercial areas to a wider customer base.

The Economic Development Element provides an overview of Verona's economy and economic development potential. It looks at various aspects including the labor force, employment trends, the retail and service base and identifies existing State and local resources that are available to the Township. Throughout the Element, there is discussion about opportunities and constraints that exist in addressing the Township's economic development challenges. The Element concludes with recommended goals and strategies that may be implemented to address economic issues and concerns.

## Economic Development Goals

1. Continue to ensure Bloomfield Avenue is a vibrant and attractive downtown.
  - a. Consider the rehabilitation and redevelopment of existing buildings and storefronts.
  - b. Create design guidelines that contribute to a sense of place.
  - c. Utilize incentives for infill development and redevelopment along Bloomfield Avenue commercial corridor.
2. Encourage coordination of the various public and private procedures and activities shaping land development.
  - a. Implement a business improvement district for the downtown.
  - b. Develop alternative parking and circulation configurations in the downtown that directs customers, employees, commuters, and residents to designated parking areas.
  - c. Enhance and maintain active gateways to the Township.
  - d. Utilize the Township's assets to create anchor areas of the Township.
3. Maintain attractive and thriving business and commercial districts.
  - a. Review district regulations to ensure compatibility with current uses and trends.
  - b. Encourage creative placemaking as an economic development strategy.

## Economic Profile

A successful economic development strategy should consider labor force characteristics, local industry characteristics, local economic conditions, and physical characteristics, as described further below. **It should be noted that the following statistics are largely based on data gathered prior to the Covid-19 pandemic, which caused a significant economic downturn followed by a very dynamic and rapid recovery. The Township should continue to monitor economic data as the economy continues to experience significant changes.**

### Labor Force Characteristics

Between 2000 and 2019, there was a 1.9% decline of the Township's labor force, as compared to a 1.8% and a 4.9% increase in the County and the State, respectively. Additionally, Verona has seen a 136% increase, from 73 in 2000 to 172 in 2019, for those who were unemployed and actively seeking employment during the same time period, in contrast to the County and State which saw a 4.4% and a 0.9% decrease in people seeking employment, respectively. It should be noted that this could be due to a statistical error in the 2000 data from the State data that indicated that the Township had an unemployment rate of nearly 0%, which actually calculates to 1.01% (73 unemployed out of a labor force of 7,227). At the height of the recession in 2010,

the unemployment rate in Verona stood at 7.3%, which while being the highest it had been over the period was still lower than the 11.0% and 9.5% at the County and State, respectively. Prior to the economic impact of the COVID-19 pandemic, the economy in Verona had bounced back even stronger (2.4%) than its pre-recession unemployment rate, faring better than the State (3.6%) and the County (4.3%). Census data indicates that there are 6,921 employees working in Verona, resulting in a jobs-to-residents ratio of about 0.52.

The Covid-19 pandemic has caused significant economic hardship in Verona and throughout the state. The economic shutdown was implemented to slow the spread of the deadly virus causing tremendous job losses in March and April 2020, resulting in the end of the prolonged economic recovery from the Great Recession. Since the beginning of May 2020, there has been more or less steady job growth, but this has not completely replaced all the job losses statewide across New Jersey. The State of New Jersey ended 2020 with a net year over year job loss of over 300,000, but in 2021 further economic recovery resulted in a net gain of 126,000 jobs. Essex County has been affected worse than other parts of the state as it ended 2020 with an unemployment rate of 11.7%, which was significantly higher than in 2019 and slightly higher than in 2010.

*Table 3.1: Annual Average Labor Force Estimates 2000-2019*

	2000	2005	2010	2015	2018	2019
<b>Verona</b>						
Labor Force	7,227	7,182	6,853	7,146	6,986	7,093
Employment	7,154	7,019	6,356	6,842	6,787	6,921
Unemployment	73	163	497	304	199	172
Unemployment Rate	1.0%	2.3%	7.3%	4.3%	2.8%	2.4%
<b>Essex County</b>						
Labor Force	365,491	360,801	382,855	371,971	367,056	372,073
Employment	349,001	340,502	340,726	346,576	348,849	356,132
Unemployment	16,490	20,299	42,129	25,395	18,207	15,941
Unemployment Rate	4.5%	5.6%	11.0%	6.8%	5.0%	4.3%
<b>New Jersey</b>						
Labor Force	4,282,100	4,391,600	4,555,300	4,487,300	4,432,500	4,493,100
Employment	4,123,700	4,194,900	4,121,500	4,227,600	4,250,800	4,333,300
Unemployment	158,400	196,700	433,900	259,700	181,700	159,800
Unemployment Rate	3.7%	4.5%	9.5%	5.8%	4.1%	3.6%

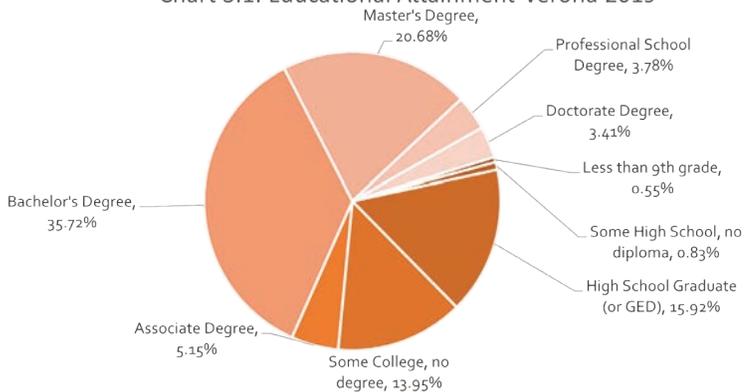
Source: New Jersey Department of Labor and Workforce Development, Annual Municipal Labor Force Estimates 2010-2019

However, the economic fallout of the pandemic has not been felt evenly across the different sectors. The leisure and hospitality sector has faced the harshest downturn followed by professional and business services, which also have been significantly impacted. Given Verona's workforce characteristics discussed below, it is unlikely that residents were as affected as the state as a whole. However, the economic recovery continues to be very dynamic and the economic outlook has improved significantly as mass vaccination efforts took off and economic support from the federal government has brought down the unemployment level significantly. However, economic trends, such as greatly expanded remote work options for workers, appear to be long lasting and will require a review of land use regulations, as discussed in the **Land Use** element. The Township should monitor the economic outlook as this dynamic situation continues to evolve and anticipate trends that are likely to develop, such as continued remote work, as the pandemic subsides.

### Educational Attainment

Verona residents aged 25 and over are well educated, with about 99% of residents having received a high school degree, and 69% of residents continuing on to receive a degree from a higher education institution. The level of education for Verona residents is higher than both Essex County and the State, although Essex County residents have a smaller share of residents with degrees from both high school and higher education institution than the State.

Chart 3.1: Educational Attainment-Verona 2019



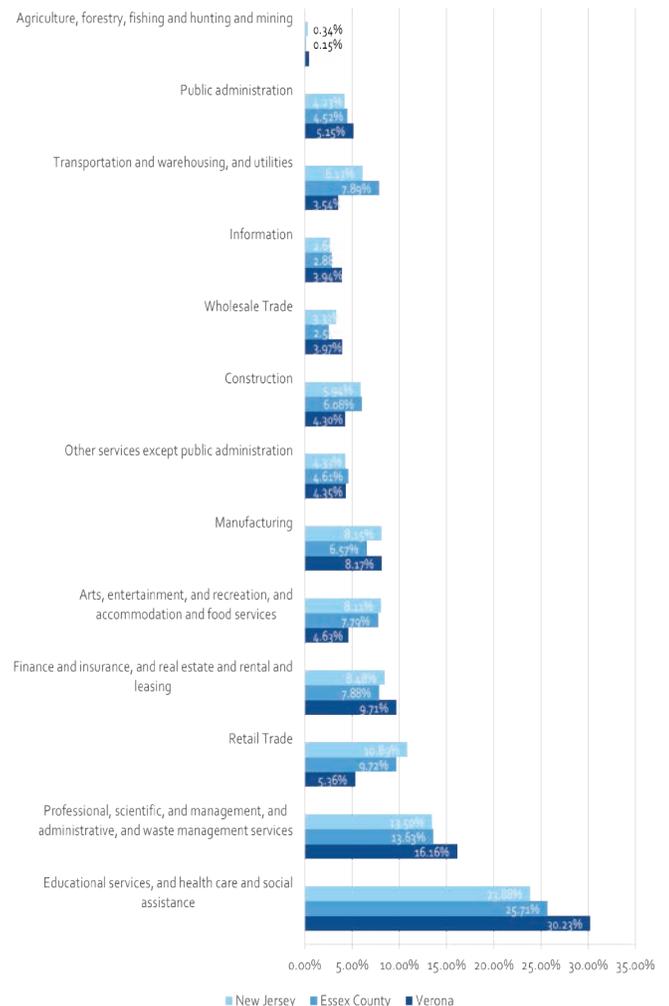
According to the “New Jersey Department of Labor and Workforce Development’s 2018-2028 Employment Projections for NJ”, jobs with moderate educational requirements for entry (postsecondary non-degree award; some college no degree) will be the most in demand.<sup>1</sup>

### Industry Employment

Verona residents were primarily employed in the following industries in 2019:

1. Educational Services, and Health Care and Social Assistance;
2. Professional, Scientific, and Management, and Administrative and Waste Management Services;
3. Finance and insurance, and real estate and rental and leasing;
4. Manufacturing;
5. Retail Trade.

Chart 3.2: Employment by Industry (Civilian Employed 16+ yrs old)



<sup>1</sup> New Jersey Department of Labor and Workforce Development, Division of Workforce Research and Analytics, 2018-2028 Industry Employment Projections

These industries together accounted for approximately 70% of resident employment. According to the “New Jersey Department of Labor and Workforce Development’s 2018-2028 Employment Projections for NJ”, the top five industries listed above are projected to grow into 2028 in New Jersey except for Retail Trade which is projected to decline across the state by 1.6% in the period from 2018 to 2028. This decline is expected to be especially pronounced for cashiers and advertisers. Verona residents in the Retail industry may experience potential job cuts and may need to consider whether a shift to the Innovation economy would be beneficial. This would likely be in areas such as warehousing and distribution sectors, which have grown significantly due to the trend towards e-commerce.

According to the 2028 projection, the Educational & Health Services industry sector will see the biggest job gain across the State, gaining by 6.1 and 18.5% depending on the specific sub-sector. Professions in the Life Sciences and Management positions are likely to have a steady increase of around 8% during this time period. Business and finance sectors are projected to grow around 6%.<sup>2</sup>

<sup>2</sup> New Jersey Department of Labor and Workforce Development, Division of Workforce Research and Analytics, 2018-2028 Industry Employment Projections

**Table 3.2: Occupation by Industry - 2019 (Civilian Employed 16+ years old)**

Industries	Industry Total	Occupations				
		Management, business, science, and arts occupation	Service Occupations	Sales and office occupations	Natural resources, construction, and maintenance occupations	Production, transportation, and material moving occupations
<b>Total</b>	<b>7,282</b>	<b>60.71%</b>	<b>7.53%</b>	<b>21.92%</b>	<b>5.96%</b>	<b>3.89%</b>
Educational services, and health care and social assistance	2,201	85.42%	5.41%	8.31%	0.00%	0.86%
Professional, scientific, and management, and administrative, and waste management services	1,177	73.49%	6.03%	15.12%	2.04%	3.31%
Retail Trade	707	54.03%	0.00%	43.71%	0.00%	2.26%
Finance and insurance, and real estate and rental and leasing	595	44.20%	0.00%	42.69%	7.73%	5.38%
Arts, entertainment, and recreation, and accommodation and food services	390	34.87%	3.59%	46.15%	7.95%	7.44%
Manufacturing	375	33%	35%	29%	3%	0%
Other services except public administration	337	40.65%	40.06%	16.91%	0.00%	2.37%
Construction	317	39.75%	24.61%	17.98%	17.67%	0.00%
Wholesale Trade	313	33.23%	0.00%	0.00%	66.77%	0.00%
Information	289	28.72%	0.00%	58.13%	7.27%	5.88%
Public administration	287	83.28%	0.00%	13.59%	0.00%	3.14%
Transportation and warehousing, and utilities	258	17.83%	0.00%	23.64%	14.34%	44.19%
Agriculture, forestry, fishing and hunting and mining	36	0.00%	0.00%	0.00%	0.00%	0.00%

### Occupational Outlook

According to the "New Jersey Department of Labor and Workforce Development's 2014-2024 Employment Projections for NJ", Professional and Service occupations will dominate job growth through 2024, gaining 74,500 and 92,400 jobs, respectively. Home Health Aides and Laborers and Freight, Stock, and Material Movers, Hand will see the greatest projected change (+15,800 and +11,500 jobs, respectively). Production occupations, however, will see a job loss (-5,050).

Occupational concentrations such as white- and blue-collar workers can be a gauge of a market's taste preferences.<sup>1</sup> Most employed Township residents held white collar positions (82.6%), which is higher than the percentage for Essex County (60.1%) and higher than the State (65.3%). Verona residents were mostly employed in for-profit jobs (73.7%).

<sup>1</sup> <https://fyi.uwex.edu/downtown-market-analysis/understanding-the-market/demographics-and-lifestyle-analysis/>

### Employment Inflow and Outflow Analysis

The U.S. Census Bureau's On the Map Data for 2019 shows that only 6.6% of Verona residents (496) work and reside in the Township. The remaining 93.4%, or 7,042 residents work outside of the Township of Verona. Of those who live in Verona and work outside the Township (per 2019 data), 30% commuted to locations within Essex County, 14% to New York County (Manhattan), 12% to Morris County, 10% to Bergen County, and the remaining to other surrounding counties in the Tri-State region.

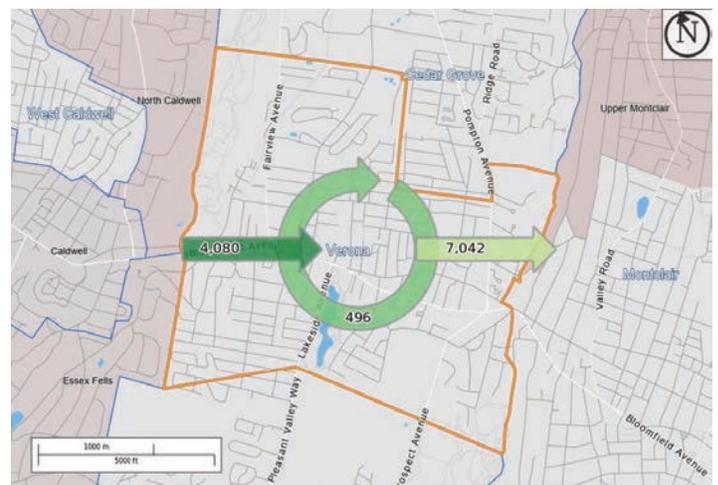
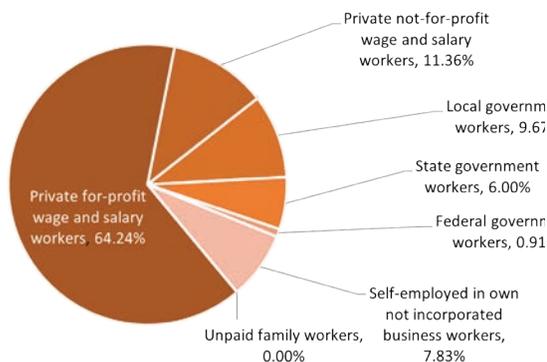
On The Map data also shows that 4,080 employees, or 89.2% of the total 4,576 employees in Verona do not reside in Verona but travel to the Township for work. These individuals are potential customers for Verona businesses. The remaining 496 employees live and work in Verona. These locally employed workers are individuals primarily between the ages of 30 and 54 years old (47.4%), and within this group the percentage of female employees (58.4%) is higher than male employees. Approximately one-third (36.8%) of the employed workforce in Verona

**Table 3.3: 2019 Occupation by Classification (Civilian Employed 16+ yrs old)**

	Verona		Essex County		New Jersey	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Civilian Employed 16+ yrs old	7,282	100.00%	378,224	100.00%	4,422,491	100.00%
Blue Collar	283	3.89%	47,981	12.69%	505,703	11.43%
White Collar	6,017	82.63%	227,310	60.10%	2,887,239	65.29%
Service	548	7.53%	75,689	20.01%	712,040	16.10%
Farm	434	5.96%	27,244	7.20%	317,509	7.18%

Source: US Census Bureau, American Community Survey, 2015-2019 5-Year Estimates, S2401: Occupation by Sex for the Civilian Employed Population 16 Years and Over

Chart 3.3: Verona Employment by Class of Worker - 2019 (population 25+ yrs old)



Source: On The Map data from <https://onthemap.ces.census.gov/>.

earns (before taxes or deductions) more than \$3,333 per month (approximately \$40,000 annually). Most of the local workforce were employed in Retail Trade (21.1%); Health Care and Social Assistance (20.0%); and Educational Services (14.2%) NAICs industry sectors. Verona should recognize that the locally employed workforce is a potential customer base and target their needs.

**Table 3.4: Profile of Workers Employed in Verona - 2019**

	<b>Count</b>	<b>Percent</b>
<b>Total Primary Jobs: 4,576</b>		
\$1,250 earnings per month or less	1,412	30.9%
\$1,251 to \$3,333 earnings per month	1,481	32.4%
More than \$3,333 earnings per month	1,683	36.8%
<b>Jobs by NAICs Industry Sector</b>		
Agriculture, Forestry, Fishing and Hunting	3	0.1%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%
Utilities	0	0.0%
Construction	154	3.4%
Manufacturing	8	0.2%
Wholesale Trade	76	1.7%
Retail Trade	964	21.1%
Transportation & Warehousing	35	0.8%
Information	140	3.1%
Finance & Insurance	165	3.6%
Real Estate & Rental & Leasing	66	1.4%
Professional, Scientific, & Technical Services	197	4.3%
Management of Companies & Enterprises	14	0.3%
Administration & Support, Waste Management & Remediation	296	6.5%
Educational Services	652	14.2%
Health Care & Social Assistance	913	20.0%
Arts, Entertainment, & Recreation	70	1.5%
Accommodation & Food Services	274	6.0%
Other Services (excluding Public Administration)	370	8.1%
Public Administration	179	3.9%

As noted earlier, this inflow and outflow analysis is based on the most recent data, which is prior to the Covid-19 pandemic. It is likely that many residents are and will continue to be working remotely at least some days during the typical work week. This creates an opportunity for local businesses to have higher demand for services during the day as more Verona residents work from home rather than commute to other locations. The Township should monitor the level of economic activity that occurs during the workday as remote work continues to evolve.

**Table 3.5: Business Summary**

<b>SIC Codes</b>	<b>Number of Businesses</b>	<b>Percent</b>
Construction	38	9.3%
Manufacturing	4	1.0%
Transportation and Warehousing	5	1.2%
Wholesale Trade	13	3.2%
Retail Trade	36	8.8%
Finance & Insurance	24	5.9%
Real Estate and Rentals	24	5.9%
Professional, Scientific, & Technical Services	58	14.2%
Health Care and Social Services	70	17.1%
Accommodation and Food Services	32	7.8%
Arts, Sports, Entertainment, and Recreation	10	2.4%
Administrative and Support and Waste Management and Remediation Services	26	6.4%
Information	5	1.2%
Educational Institutions	11	2.7%
Other Services	53	13.0%

*Source: US Census Bureau, 2019 County Business Patterns*

### Local Industry Characteristics

Verona will benefit from looking beyond labor force characteristics and looking at local industries.

#### Employers in Verona

Verona has 409 businesses, most of which are retail and service-based businesses. Health Care and Social Services within the Services NAICS business code makes up 17.1% of the businesses in Verona. The next largest group of businesses is Professional, Scientific, and Technical Services representing 14.2% of the businesses in Verona. Other significant business categories were Other Services (13.0%), Construction (9.3%), and Retail Trade (8.8%).

## Economic Analysis

Chart 3.4: Verona's Household Income - 2019

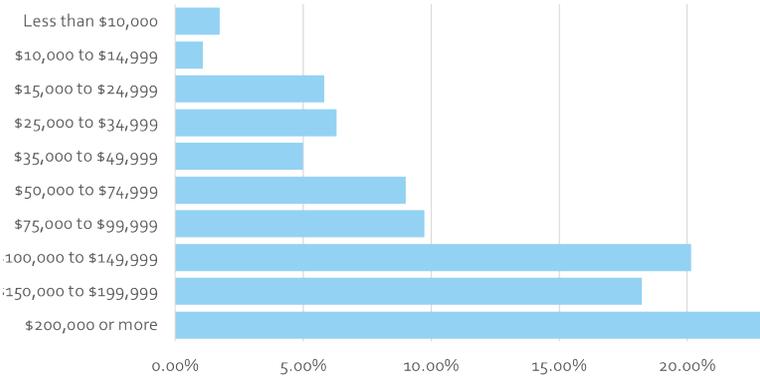


Table 3.6: Verona Income Comparison

	Median Household Income	Median Family Income	Median Non-family Income	Family Per Capita Income
Verona	\$128,060	\$153,824	\$64,531	\$59,770
<b>Surrounding Essex County Municipalities</b>				
Cedar Grove	\$123,768	\$159,048	\$49,511	\$56,884
Essex Fells	\$213,088	\$242,417	\$78,295	\$109,142
Montclair	\$126,844	\$168,587	\$73,891	\$74,618
North Caldwell	\$187,734	\$205,460	\$80,909	\$90,059
West Orange	\$105,537	\$123,924	\$55,590	\$52,166

Source: US Census Bureau, American Community Survey, 2015-2019 5-Year Estimates, DP03: Selected Economic

### Residential Base

Verona is a primarily residential community, which, as discussed in the **Land Use** element, derives the overwhelming majority of its property tax revenue from residential uses. As a result, the housing market is a main driver of economic growth for the community. Since Verona is mostly built-out there are very few opportunities for large-scale residential construction projects. However, opportunity does and could further arrive through redevelopment of existing, underutilized properties as discussed in greater detail in the **Land Use** element.

### Construction Characteristics

Over the past 11 years, Verona has experienced relatively large construction growth for multifamily units and modest growth for one- and two-family units, demonstrated by residential building permits issued by the Verona Construction Office. Since 2018, the value of such construction has been lower than the value of construction during the 2012 to 2017 time period.

Table 3.7: Residential Building Permits in Verona 2010-2020

Year	1 & 2 Family	Multifamily	Mixed-Use	Total Units
2010	1	95	0	96
2011	2	1	0	3
2012	1	1	1	3
2013	3	130	0	133
2014	12	0	0	12
2015	20	0	0	20
2016	0	0	0	0
2017	3	20	0	23
2018	4	0	0	4
2019	4	112	0	116
2020	0	0	0	0
<b>Total</b>	<b>50</b>	<b>359</b>	<b>1</b>	<b>410</b>

Source: Verona Building Department



## Economic Development Process

There is no standard definition for economic development, and there is no one strategy, policy, or program for achieving successful economic development. The Master Plan Element uses a four-step economic development process to identify how the community can improve its capacity to grow and develop economically, socially, educationally, and culturally.

## Existing Conditions

Step 1 of the Economic Development Process requires identifying a place's strengths and weaknesses (real or perceived) of the local trade area. As part of these findings, the following section discusses the existing conditions of Verona's commercial and office areas.

### *Business Groups*

Verona has some business groups to support economic development initiatives and groups.

### *Verona Chamber of Commerce*

The Verona Chamber of Commerce provides support for local business owners, founders, and entrepreneurs. The Chamber advocates for members' success by acting as a resource to navigate and influence public policy, create activities and events to engage with the community and other businesses, and to provide opportunities for the commercial growth of its members. The Chamber sponsors community events such as Verona Restaurant Week

and the Summer Concert Series. The Chamber has also provided significant support to small businesses during the Covid-19 pandemic.

### *Retail & Service Base*

Verona has two primary retail and service based commercial areas in the Township: the traditional downtown on Bloomfield Avenue and the commercial corridor along Pompton Avenue (NJ Route 23). The Township may wish to improve the commercial corridors in Verona through different zoning and economic development incentives that would expand commercial uses and create vibrant, mixed-use areas.

### *Traditional Downtown – Bloomfield Avenue*

Bloomfield Avenue extends east-west through the Township's center. Today, Bloomfield Avenue is typified by its historic civic center, historic buildings, and local businesses. Bloomfield Avenue serves primarily a local base with a smaller regional customer base. Walkability and proximity to residential neighborhoods were repeated strengths voiced by Township residents, as many are within walking distance of the many restaurants and service-based retailers such as nail and hair salons.

While retail spaces have not experienced significant vacancies that have occurred in other downtowns, there is a general sense from residents that the Bloomfield Avenue corridor is an underutilized area in Verona. During the outreach process, a recurring theme was that the lack of pedestrian safety and onerous zoning regulations were holding back



potential development. Potential improvements to address pedestrian safety are discussed in the Circulation element. The Land Use element provides potential changes that could help to incentivize property owners to make improvements to and redevelop the existing building stock.

### ***Regional Commercial – Pompton Avenue***

Pompton Avenue houses mostly service businesses which attract local and regional customers. The Pilgrim Shopping Plaza provides opportunities for big box retail types of establishments such as Kings Food Markets and Petco. Smaller retail uses are also located within the shopping plaza. In recent years, the plaza has experienced an increase in vacancies, which reflects a larger nationwide trend of strip center retail struggling to compete with the rise in e-commerce. Further south along Pompton Avenue, the uses along the roadway consist primarily of professional office buildings with some smaller commercial uses. The parcels tend to be smaller and are used to serve a more local base.

### ***Ozone/Grove Avenue***

The far northern area of Verona along Grove Avenue and Ozone Avenue has a mix of commercial/office uses and light industrial uses. Over the years, Verona has seen many light industrial uses become obsolete and redeveloped to some other type of uses. This area of Verona is one of the remaining areas that still has some light industrial uses. However, the Township may wish to plan for these light industrial uses to also be replaced by other uses that would be more appropriate as the area is adjacent to nearby residential areas. This area also includes the Township's recycling center and wastewater treatment plant. Flooding in the area is also a concern as the Peckman River flows through the area.



## Vision and Goals

The second step of the Economic Development Process is to identify what Township residents want to see for the future of Verona. Through the Master Plan's public outreach process, residents, workers, and business owners of Verona were able to express their vision for future economic development in the Township. The results of the Master Plan survey (**Appendix A**) indicate that the Township's character is mostly defined by its small-town charm that provides a high-quality opportunities and services for residents.

Verona will need to strategize a way to attract businesses, residents, and visitors to its local commercial corridors and be a place where people will want to live, work, play, and shop. The follow sections will begin to address Step 3 of the Economic Development Process: Strategy Development.

## Strategy Development

The third step of the Economic Development Process is to develop strategies to help Verona reach its self-identified goals from Step Two. This section of the Economic Development Element discusses how commercial and industrial areas might improve using the existing conditions analysis completed earlier and to discuss the national and local trends affecting business and commerce.

## Economic Development Trends

### Downtowns as Center of Place

Economic development practitioners understand the importance of downtowns across the nation supporting business communities, attracting "downtown dwellers", encouraging arts and culture, and providing activities for residents and consumers with programs like Yoga in the Square (Pittsburgh, PA), Dog Days of Summer (Boonton, NJ) or Gallery Walk (Paseo Arts District, Oklahoma City, OK). Downtowns will continue to thrive as they provide unique experiences not found in Big Box or strip retail of yesteryear.

One way that Verona can ensure the future of its downtown as a center of place is through placemaking. Placemaking creates public spaces that promote people's health, happiness, and well-being while also capitalizing on a community's assets, inspiration, and potential. Creative placemaking can begin simple by focusing on creating an attractive streetscape that would encourage people to walk around and visit the

area. The Township can achieve this with pedestrian improvements, landscaping, attractive signage and awnings, façade improvements, street furniture, and public art. Through creative placemaking, Verona can stand out from other neighboring communities as the unique Township that it is. The Township may consider adopting design standards to establish cohesiveness, as noted in **Recommendation 29** of the **Land Use Element**. As noted later in this element, the Township may want to create a Business Improvement District (BID), which allows a business community to encourage greater levels of commercial activity while promoting a stronger sense of place.

Another strategy for the downtown is branding and marketing. Branding can take a variety of forms, but the most prominent may be banner signs, streetscape improvements, planters, and annual events such as Farmer's Markets, street festivals, and online marketing presence. The creation of a Bloomfield



Avenue advisory committee could help lead to the creation of these various types of events and branding changes that would give Verona's Town Center District a sense of identity and place.

Commercial districts are trying to generate activity nodes in the commercial downtowns through attracting residents to live in the area. There is a current trend to live in downtowns as more people are choosing to live in core neighborhoods with walkable amenities. Given the Township's compact character, it would be possible to attract residents in nearby residential districts to the Bloomfield Avenue corridor if the corridor became a more attractive and utilized space. In order to improve upon the underutilized corridor, the Township should look at its zoning code and regulations to ensure that Bloomfield Avenue is a corridor that can attract investment in new buildings, restaurants and services as well as new residents that want to live, work and play in an interesting environment. This review should include a focus on design standards for development along the corridor to ensure an attractive and distinctive feel for Verona's downtown.

### **Evolution of Retail**

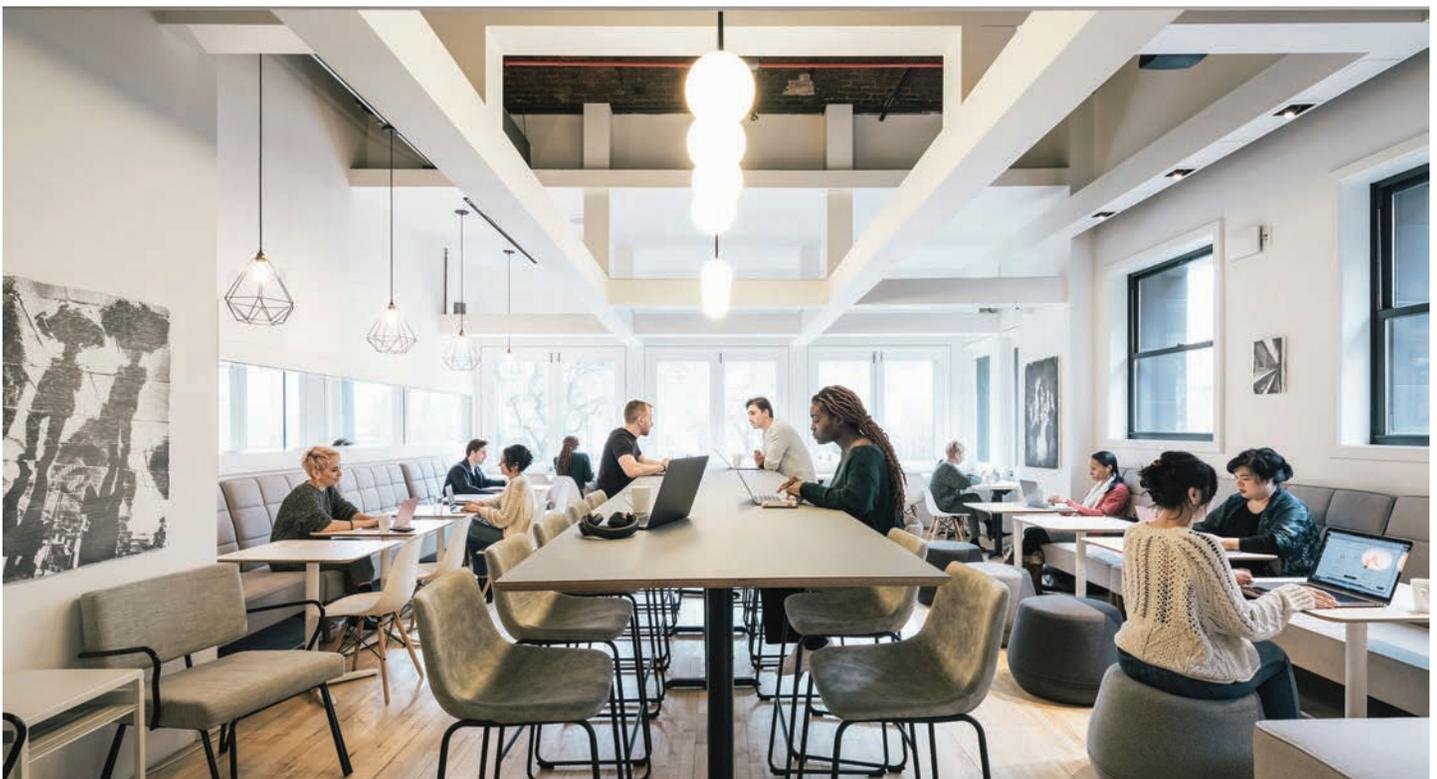
Municipalities should look to improve streetscapes, which will result in making it easy for shoppers to navigate an area, finding parking easily, and creating an overall pleasant and safe pedestrian environment. Amenities such as wayfinding, resting areas, plantings, lighting, and art/culture/history in

strategic locations will encourage shoppers to walk around and shop longer or initiate a second point-of-sale. The implementation of Complete Streets policies should help to improve the pedestrian environment along Bloomfield Avenue. The Township should also capitalize on the proximity of the downtown to Verona Park to bring in consumers towards its main downtown area.

Large storefront windows would also augment the shopper's experience in the public realm, encouraging the impulse to walk around and continue to shop. Another way to encourage walkability among visitors is to ensure safety from roadway traffic. Creating unique place identities through the public realm will attract retailers and will advance economic viability in these areas. These pleasant shopping experiences are also not limited to downtowns and can be applied through improved site design at shopping centers.

### **Non-Traditional Workplace**

Many downtowns such as Verona have a need for a diversity of non-residential uses, such as modern office space or work share space to provide alternate goods and services as well as employment opportunities, which will further the diversity of the tax base. The presence of a workforce in the town of Verona, especially within the Downtown, creates additional disposable incomes that will support the local businesses, especially during the midweek lunch period, where most retailers see a drop in revenue.



The widespread utilization of remote work, particularly for white-collar workers, during the pandemic may potentially give rise to a significant increase in the number of co-working spaces that exist in suburban communities. Given the walkability of the Township and its downtown and the demographic profile of Verona workers, the Township is well positioned to be a municipality that could take advantage of this potential demand. Currently one co-working space, which is called Essex Suites, is open in Verona. The company offers office space for startups, small businesses, and independent professionals along with amenities including a kitchen and breakroom. Other co-working spaces have included event spaces, cafes, and lounges as well. The Township should review its zoning requirements for its business zones to ensure that co-working space is permitted in appropriate locations, which could help to diversify the uses within downtown Verona.

### **Value of Public Transit**

Transit premium is a term used to describe the upward effect that high-capacity transit (i.e. commuter rail, light rail and bus rapid transit) has on nearby real estate values. A 2019 study done by the National Association of Realtors found numerous economic values to the widespread and reliable availability of public transit modes. According to the study, in locations near high-capacity transit, home values increased by 4-24%, rents for dwelling units increased by 2-14% and an increase in the value of office space by 5-42%.<sup>1</sup> Residents living near public transit also benefitted from the accessibility of public transit as households spent between \$2,500 and \$4,000 less on transportation, largely because of lower car ownership. Several other studies have shown similar effects depending on the examples looked at. Municipalities across New Jersey have seen this effect with apartments and homes located near NJ Transit rail stations seeing high values and higher rents than more car-oriented locations. Significant new developments are occurring in and around these stations wherever land is available to be developed.

Verona already benefits from public transportation as residents are able to utilize both bus and rail transportation. De Camp, a private bus operator, provides a direct bus line from Verona to the Port Authority Bus Terminal. While Verona does not have a commuter rail station, many residents in the public outreach portion reported using nearby stations in Montclair, Glen Ridge, and Bloomfield. According to survey results, access to reliable transit was important

<sup>1</sup> From: <https://www.nar.realtor/sites/default/files/documents/the-real-estate-mantra-locate-near-public-transportation-10-14-2019.pdf>

issue to residents with 64% of survey respondents feeling the issue was important or very important. Increased access to public transit, particularly greater bus transit and improved access to train stations in nearby towns could provide increased economic value to the Township and would give Verona residents greater commuting access to employment centers in New York City and Hudson County.

### **Redevelopment in New Jersey**

The past decade or so since the Great Recession has shown a shift in development patterns in New Jersey with development moving away from greenfield sites on previously undeveloped land to largely built out areas of the state. An analysis by New Jersey Future shows that roughly two-thirds of the population growth in New Jersey between 2007 and 2018 was concentrated in municipalities that were at least 90% built out.

As a nearly fully built-out municipality, Verona has the potential to benefit from this statewide trend in infill development. The Township is taking the right steps to take advantage of this trend by designating areas of the Township as redevelopment areas. In order to capitalize on the development trend, the Township may wish to finalize redevelopment plans to encourage new infill development on Bloomfield Avenue and Pompton Avenue.

### **Post-COVID Trends**

The COVID-19 pandemic has created significant uncertainty in the short-term with various prognosticators attempting to predict what a post-pandemic world will look like given the lifestyle changes people have had to make to avoid contracting the virus. One such change is in the increased level of telework, with many workers doing it for the first time and companies reconsidering how often they need workers to be in an actual office. Additionally, bars, restaurants, theaters, and many other indoor and clustered venues were shut down and only tentatively allowed to reopen at significantly reduced capacities. While this shutdown and changes primarily affected economic development of cities and regions, they caused households to reconsider their lifestyles and where they truly wanted to live.

This is true especially in the greater New York metro area, where New York City was the original epicenter of the COVID-19 outbreak in the United States and experienced some of the worst consequences of the virus. In the weeks and months since the height of the pandemic, City residents, especially those with means, moved out of the City to the surrounding suburbs in the

region. Those considering a move to more suburban communities indicate a desire for more space, especially a home office and backyard to help adjust to the new reality of increased telework.

While it is difficult to predict the implications for future land uses, it is likely that the pandemic will help to further many trends that were already happening. The two long-standing trends that were happening were the Millennial generation moving from cities to the suburbs and the decline of brick-and-mortar retail. The living preferences of Millennials were affecting the housing market even prior to the changes brought on by the pandemic. The Urban Land Institute's 2020 Emerging Trends in Real Estate report released prior the pandemic in the United States highlighted the growth of suburban communities that it refers to as "hipsturbias". These are suburban communities located just outside of the nation's largest urban areas that have similar urban qualities such as walkability, access to transit, a variety of restaurants and social services, and recreational opportunities. The report highlights nearby communities of Maplewood and Summit in New Jersey and New Rochelle and Yonkers in New York State. Verona has many of these qualities including bus transit to New York, plentiful recreational opportunities, and a rather walkable community. It is likely that Verona will remain a highly sought-after town for households to live in and for businesses and property owners to want to invest in.

The pandemic has impacted retail establishments hard with many large department stores such as Lord & Taylor and Brooks Brothers filing for bankruptcy. It is not just large retail establishments as local retail establishments also had to spend months closed to customers to prevent the spread of the virus. For retail, it is more difficult to predict what will be the medium- and long-term effects for a downtown commercial corridor like Verona. It will likely be necessary that the Township try to promote mixed-use development that balances residential with commercial uses and provides the density to support the commercial base.

## Strategies

Enhancements to the public realm in Verona's commercial areas can significantly transform the perception of these areas. These public realm enhancements include improved streetscape, placemaking, downtown branding, ease of navigation, and a pleasant and safe pedestrian environment. Other strategies include providing for a mix of land uses and creation of a business improvement district.

## Streetscape Improvements

Amenities such as resting areas, plantings, lighting, and art/culture/history in strategic locations will encourage shoppers to walk around and shop longer or initiate a second point-of-sale. Verona's commercial downtown currently has a mix of street trees but lacks some of the additional streetscape amenities such as benches, planters and other improvements. Enhancing the pedestrian realm and streetscape not only helps make downtowns "centers of place", but also works toward creating a unique shopping experience in the wake of changing shopping preferences and the evolution of retail.



## Placemaking

Placemaking creates public spaces that promote people's health, happiness, and well-being while also capitalizing on a community's assets, inspiration, and potential. Verona's assets include its history, traditional town center, parks, and recreational opportunities, most of which are clustered around the center of downtown Verona. This quality represents a tremendous asset for the town as it draws people in who want to visit the area and to live in the township. The civic square area, in particular, is an area where the Township could add interactive features such as temporary art installations or play areas. The Township should continuously look to enhance these assets and create improved connections with the rest of Bloomfield Avenue to ensure that it creates a unique downtown environment that is unique to Verona.

## Branding

To set Verona's downtown apart from businesses located on Pompton Avenue and from other nearby downtowns in neighboring municipalities, the Township should look to market its downtown area. Verona already does this branding through the banners that are up along Bloomfield Avenue and other streetscape improvements. However, the Township may wish to consider expanding upon its branding efforts by having banners put up further along Bloomfield Avenue, particularly as new multifamily developments are constructed along both the eastern and western edges of what is considered the core downtown area. This would help to create a cohesive and definitive look for the whole of Verona.

## Ease of Navigation

A significant consideration in a shopper's experience is accessibility such as available parking or overall ease of navigation to parking. Improved navigational signage for and greater communication about privately owned parking areas may improve the overall experience. The Township should consider making a map of the available municipal parking and distribute widely to residents, visitors, and business owners. Additionally, private apps may help improve communication to visitors of Verona's downtown.

## Pleasant and Safe Pedestrian Environment

A Façade Improvement Program would reactivate and welcome shoppers into the commercial downtowns, by enhancing the varied building facades while creating a pleasant and unique shopping environment. Large storefront windows would augment the shopper's experience in the public



realm, encouraging the impulse to walk around and continue to shop. Another way to encourage walkability among visitors is to ensure safety. Bloomfield Avenue is the main thoroughfare that connects much of Essex County. As a major County roadway that handles high levels of automobile traffic, pedestrians may feel unsafe walking along Bloomfield Avenue. However, there are traffic calming measures that the Township can work with the County to implement that could make a difference in pedestrians' level of comfort along Bloomfield Avenue.

## Mixed Use Downtowns

Another way to generate activity nodes in the commercial downtowns is to attract residents to the area. There is a current trend to live in downtowns as more people are choosing to live in core neighborhoods with walkable amenities. With access to commuter bus service, downtown businesses, Verona Park, and Township services, "downtown dwellers" would enjoy what Verona has to offer. While the Township's zoning code currently permits residential units above commercial, the code also requires that mixed use buildings provide a 50-50 split between uses. This has been identified as a hinderance from allowing greater development of mixed-use buildings in the Town Center (TC) Zone. Recommendations for encouraging greater downtown living are provided in the **Land Use** element. Other recommendations for improvements to the permitted uses in the Town Center zone are discussed in the element.

## Implementation

### State Economic Development Programs, Initiatives and Resources

**New Jersey State Council on the Arts** – The Arts Council is made up of volunteer members and is a division of the New Jersey Department of State. Its mission is to “support, encourage, and foster public interest in the arts; enlarge public and private resources devoted to the arts; promote freedom of expression in the arts; and facilitate the inclusion of art in every public building in New Jersey.” The Council has a minimum annual appropriation \$16 million. For FY 2018, designated Traditional Main Street New Jersey towns like Boonton were awarded Arts Council grants, including Millville, West Orange, and Hammonton. Grant deadlines for FY 2025 will be announced in the Fall of 2023. Some of the grants available through the Council include:

- **Arts Project Support (APS)** – Support for single arts events such as concert or theatre production, exhibition or dance performance.
- **General Operating Support (GOS)** – This grant is awarded to NJ-based non-profit, arts missioned organizations to help underwrite the expense of their total operation. These grants are available on a three-year cycle, becoming available in FY2025.
- **General Program Support (GPS)** – The GPS grant may be awarded to units of local government, nonprofits, agencies, or institutions to help underwrite the expense of presenting major, on-going arts programs. These grants are available on a three-year cycle, becoming available in FY2025.

**New Jersey Economic Development Authority (NJEDA)** – The NJEDA is an independent state agency that provides access to capital and real estate development assistance to businesses, non-profits, municipalities, and developers. The NJEDA’s mission is to “finance small and mid-sized businesses, administer tax incentives to retain and grow jobs, revitalize communities through redevelopment initiatives, and support entrepreneurial development by providing access to training and mentoring programs.”

EDA programs, like the ones discussed above, are geared specifically for:

- Small and Mid-Sized Businesses;
- Large Businesses;

- Manufacturing Businesses;
- Emerging Technology and Life Science Businesses;
- Energy Resources; and
- Not-for-Profits

In response to pandemic economic impacts, NJEDA established the Main Street Recovery Finance Program using a \$100 million fund that will be used to provide grants, loans, and technical assistance to small and micro businesses in New Jersey. The Small Business Improvement Grant was one of the resulting grants. The grant reimburses small businesses a portion of costs associated with making building improvements or purchasing new furniture, fixtures, and equipment amounting to 50% of eligible total project costs up to \$50,000. This grant could potentially support Verona’s broader downtown strategy by encouraging physical improvements to downtown properties. Applications for the grant are accepted on a rolling basis until the \$15 million dedicated to the grant are exhausted.

**New Jersey Business Action Center (NJBAC)** – NJBAC is housed under the New Jersey Department of State and is considered a “one-stop” shop for businesses. NJBAC can provide financing, incentive and regulatory assistance as well as site selection services.

#### **Membership Organizations** –

- New Jersey Chamber of Commerce
- New Jersey Business & Industry Association (NJBIA)

#### **Business Improvement Districts/Special Improvement Districts (BIDs/SIDs)** –

New Jersey State Law enables municipalities to create a Business Improvement District (BID), also known as Special Improvement District (SID) by ordinance. BIDs/SIDs provide businesses and property owners a way to organize and cooperate on economic development initiatives. Once a BID/SID is formed, members raise funds for enhanced or expanded municipal services such as infrastructure improvements, marketing, parking-related services, and public security. Funds are generated through additional property tax assessments within the district. BIDs/SIDs allow a business community to encourage greater levels of commercial activity while promoting a stronger sense of place, which can provide benefits to both businesses and property owners as well as the community overall.

The law enabling Improvement Districts was enacted in 1984, and since then about 90 BIDs have been formed, the first of which was in downtown Cranford. Improvement Districts have a strong track record in New Jersey of facilitating and enhancing revitalization efforts, though there have been instances of Improvement Districts ceasing to exist. A successful Improvement District requires strong local support and stakeholder buy in, as well as consensus among members and effective management.

Business owners are involved with setting the district tax rate by sitting on the board that sets the BID budget. BID tax rates vary significantly, though most BIDs charge between 5% and 20% of the local property tax rate. This equates to a small tax when compared to absolute property value; a BID tax rate may amount to anywhere from 0.0009% to 2% of a property's assessed value. Each district decides the appropriate rate depending on their needs. BIDs may also levy different tax rates depending on property type. This allows BIDs to charge groups of property owners according to their benefit from the BID, resulting in a fairer distribution of the relative tax increase.

The Montclair Center Business Improvement District was established in 2002 and engages in advocacy, business development, capital improvements, maintenance, and marketing. The district runs along Bloomfield Avenue in the commercial hub of Montclair. Montclair's BID has made dramatic improvements to the downtown; in the 1990s vacancy rates in downtown Montclair were around 50 percent, which has improved to about 5 percent overall. It is estimated that over 200 jobs were created and over \$60 million in private investments have been made. This success can be attributed to effective leadership, improving market conditions, and changing preferences for downtown areas. The BIDs first initiative was to clean the streets and public spaces to make the area attractive and feel safe. Further, redevelopment and repurposing of existing properties have preserved historic exteriors while modernizing interiors, a strategy which is essential to develop and maintain a strong sense of place.

BIDs are an effective revitalization strategy on their own, though they may be paired with other incentives to achieve even greater outcomes. The Town of Westfield has strengthened their downtown by joining Main Street New Jersey, which is a state program promoting historic preservation and revitalization in downtown districts. Westfield also designated

their downtown as a rehabilitation area under New Jersey Local Redevelopment and Housing Law. This designation provides tax abatements for property owners making improvements to their properties. The Downtown Westfield Corporation, Westfield's District Management Corporation, is considering taking a more active role in filling vacancies in the district by searching for and pitching possible tenants on behalf of landlords and brokers.

#### *Main Street New Jersey (MSNJ) –*

MSNJ is a state program which offers support for place-based economic development for New Jersey's downtowns based on historic preservation. Communities may take advantage of the program by applying for MSNJ designation, which allows them to receive technical support and training. Some of the services MSNJ may offer include business and district branding and digital design, strategic implementation planning, board of directors training, fundraising training, architectural renderings and structural assessments for buildings, and visual merchandising and storefront design services.

MSNJ designation requires an application and is a competitive process and requires that local programs track their activities and the economic conditions in their districts on a monthly basis. Districts which already have an improvement district and District Management Corporation are well positioned to become MSNJ members, as the application requires the establishment of a volunteer board of directors, procurement of local funding, public/private partnerships, and commitment to MSNJ principles. Both Montclair and Westfield are MSNJ members, but there are many other communities that have also had success in their downtown revitalization with support from the program.

# Economic Development Element Recommendation Plan

## Directions

“Check off” a completed recommendation and mark the year of completion as a way to measure progress.

**Short Term:** complete in 1-2 years; **Mid Term:** complete in 3-5 years; **Long Term:** complete in 10+ years.

### Economic Developmet Plan

	<i>Recommendation</i>	<i>Implementing Party</i>	<i>Timeframe</i>	<i>Completed</i>	<i>Year Completed</i>
1	Develop a creative placemaking strategy that highlights the unique character of Verona.	Township Administrator	Short- to Medium-term		
2	Continue monitoring economic recovery from the pandemic and monitor changing trends in retail and office spaces.	Township Administrator	Ongoing		
3	Create a branding and marketing campaign that encourages residents to spend time and patronize the central business district.	Township Administrator	Short- to Medium-term		
4	Review regulatory incentives to encourage new commercial opportunities in the Township.	Planning Board, Township Council	Short- to Medium-term		
5	Encourage public improvements in redevelopment areas.	Planning Board, Township Council	Short- to Medium-term		
6	Capitalize on the location of Verona Park with respect to downtown Verona.	Township Administrator, Chamber of Commerce	Medium- to Long-term		
7	Evaluate the potential for a Business Improvement District (BID) along Bloomfield Avenue.	Township Administrator, Township Council	Short- to Medium-term		
8	Continue to support and collaborate with the Verona Chamber of Commerce.	Township Administrator, Township Council	Ongoing		
9	Review zoning regulations to ensure that Bloomfield Avenue corridor can create a Live, Work, Play environment.	Planning Board	Short- to Medium-term		
10	Utilize pedestrian safety improvements on Bloomfield Avenue as an economic development tool.	Township Administrator, Township Council	Medium- to Long-term		
11	Adopt a redevelopment plan for redevelopment areas without current plan.	Planning Board, Township Council	Short-term		
12	Consider allowing co-working spaces along commercial corridors.	Planning Board, Township Council	Short- to Medium-term		
13	Continue to explore the use of the Local Housing and Redevelopment Law (LHRL) as an economic development tool where feasible.	Township Council	Ongoing		

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# SUSTAINABILITY ELEMENT

## Introduction

The New Jersey Municipal Land Use Law (MLUL) provides that the Sustainability Element (N.J.S.A. 40:55D-28) of a Master Plan must:

- Provide for, encourage, and promote the efficient use of natural resources and the installation and usage of renewable energy systems;
- Consider the impact of buildings on the local, regional, and global environment;
- Allow ecosystems to function naturally;
- Conserve and reuse water;
- Treat stormwater on-site;
- Optimize climatic conditions through site orientation and development.

Sustainability is considered a national policy of the U.S., “to create and maintain conditions under which humans and nature can exist in productive harmony, that permit fulfilling the social, economic, and other requirements of present and future generations.” It is possible to think of sustainability as focusing on People, Planet, and Profit where the emphasis is on the social, economic and environmental. This fulfillment of social, economic and other requirements has been further refined and known collectively as the three E’s or the triple bottom line: a stronger Economy, a healthier Environment, and a more Equitable community.

Sustainability is important because it allows for healthier communities. It delivers results for cleaner soil, water, and air, ensures natural resources are not depleted, and overall, it ensures a nontoxic environment. The Township of Verona recognizes the importance of sustainability and its positive effect on Verona’s residents and natural environment. The Sustainability Element will guide the Township towards a more sustainable future in accordance with the MLUL. The Element will lay out a set of goals as well as an outline of action steps that the Township can take in order to achieve these sustainability goals.



## Goals

1. Encourage the utilization of renewable energy resources.
  - a. Promote and incentivize LEED (Leadership in Energy and Environmental Design) principles.
  - b. Encourage the utilization of solar energy, geothermal energy, etc.
2. Implement policies that work towards achieving local and state-level climate change goals.
  - a. Improve electric vehicle (EV) charging infrastructure.
  - b. Increase energy efficiency in government buildings and encourage residents and business to do the same with educational programs and financial incentives.
  - c. Encourage reduction of vehicle miles traveled to reduce carbon emissions.
3. Improve resiliency and sustainability.
  - a. Encourage the use of green stormwater infrastructure.
  - b. Address issues with flood prone properties.
4. To promote a desirable visual environment through creative development techniques and good civic design and arrangement.
  - a. Reduce the cutting of trees on private property through tree preservation regulations.
  - b. Support the planting and maintain trees along public rights-of-way.
  - c. Promote the conservation of environmental resources and the natural appearance of the Township.
  - d. Create connections between existing parks to form an open space network.

## Climate Change and Greenhouse Gas Emissions

Climate change has been driven by the rapid increase in greenhouse gas emissions over the past two centuries. Despite recent declines in the amount of greenhouse gas emissions emitted nationally, trends in greenhouse gas emissions have not gone at the pace necessary to significantly curb climate change. One of the most positive trends in emissions reduction has been the reduction in greenhouse gas emissions from the electric grid driven primarily by the change from the use of coal to natural gas as well as the increase in usage of renewable energy sources such as wind turbines and solar panels. What used to be the greatest source of greenhouse gas emissions has decreased enough to where the transportation sector has now surpassed electricity as the top source of greenhouse gas emissions. The EPA documented that transportation accounted for 29% of all emissions in 2017 while the electric sector accounted for 28%.<sup>1</sup>

Despite positive trends in the electric sector, the transportation sector has actually seen a steady rise in emissions as the nation has recovered from the Great Recession (2007-2009) starting around 2013. In the New York metropolitan area, auto emissions have increased by 27% since 1990 with the continued increase in vehicle miles traveled (VMT) and the increased adoption of SUVs and trucks, which are less fuel efficient compared to sedan models. As an older suburb in the Tri-State region, Verona's land use and circulation policies in concert with state partners will play a significant role in the needed reductions in greenhouse gas emissions, particularly from the transportation sector.

In addition to those policies, the Township should also focus attention on reducing energy consumption and greenhouse gas emissions. Recommendations in the Circulation Element that are intended to increase the Township's walkability and bikeability as well as Land Use recommendations to concentrate redevelopment efforts along the Township's commercial corridors can help to reduce overall emissions.

Despite efforts to reduce emissions, the Township will still need to adopt mitigation tactics to help deal with the effects of climate change. These mitigation efforts should include protection from increasingly strong storms, the increase in frequency and intensity of heat waves, and protection against potential blackouts. Hazard mitigation and stormwater management tools

<sup>1</sup> Source: [https://www.epa.gov/sites/production/files/2019-04/documents/2019\\_fast\\_facts\\_508\\_0.pdf](https://www.epa.gov/sites/production/files/2019-04/documents/2019_fast_facts_508_0.pdf)

that help to mitigate the negative effects of climate change will help create a sustainable future for the Township. These efforts are discussed in detail in the **Climate Change Vulnerability Assessment** section of the **Land Use Element**.

## **Sustainability Actions and Incentives**

Economy is integral to sustainability. It is identified as one of the three E's in the triple bottom line: a stronger Economy, a healthier Environment, and a more Equitable community. Strengthening economic climates yield high impact benefits such as achieving higher paying jobs, more affordable business-friendly environments, and attracting and retaining workers of all ages.

Beyond these general economic benefits are the benefits of attracting Green Industries and businesses that align with trends in Sustainability Innovation. Sustainability Innovation can be implemented by any business, regardless of industry, through business strategies that achieve economic performance through environmentally and socially aware design and operating practices. As business leaders are understanding that sustainability opportunities represent a frontier for creativity, innovation and the creation of value, places that share in these sustainable values will benefit from incentivizing green business practices and attracting sustainable businesses. The Township should recognize local businesses with "green" programs to promote the use of sustainable practices in business.

Identifying green economy sectors and high-growth employment opportunities is the first step in supporting green industries and sustainability innovation businesses. Contacting these businesses to help identify opportunities, assets and needs in the community, such as job shortages and needed skills, will help support these sustainably minded businesses. New Jersey currently ranks fifth among states with the number of green companies, behind leaders California and New York.<sup>2</sup> The New Jersey Department of Environmental Protection (NJDEP) in partnership with Rutgers University's New Jersey Small Business Development Centers (NJSBDC) launched the NJ Sustainable Business Registry in 2014. The NJ Sustainable Business Registry recognizes and promotes sustainable businesses in the state and helps other businesses implement sustainable practices by sharing resources and providing no cost sustainability consultants.

<sup>2</sup> Source: <https://www.expertmarket.com/focus/research/greenest-companies>

Businesses throughout the state can become registered as a Sustainable New Jersey Business if they apply and meet certain criteria. The Township has two registered green business within its borders, Green Point Juicery on Bloomfield Avenue and LM Interior Design. The Township should work with small businesses to promote the NJ Sustainable Business Registry and the benefits of becoming a sustainable business.

An important aspect of developing a green and sustainable economy is to have an educated workforce that understands sustainable practices and green technology. Education of these issues and challenges starts in the school system. In June 2020, the New Jersey Department of Education announced that climate change education will be integrated into the curriculum for every public school in the state starting in the 2021-2022 school year. While New Jersey is seen as a leader in climate change education on the national level, the individual school districts have the ability to lead at the local level. Just as municipalities can achieve different levels of sustainability certification through Sustainable Jersey, schools and districts can achieve similar levels of certification. The Verona Board of Education (BOE) has taken initial steps towards certification as each school within the district has submitted letters to Sustainable Jersey acknowledging their intent to participate in the program. However, little action towards achieving certification has occurred since the schools submitted these letters of intent during the 2016-2017 school year. The Township may wish to work with the school district to help the district achieve Sustainable Jersey certification.

## Energy

### Energy Efficiency

According to the U.S. Department of Energy (in 2005), energy can account for as much as ten percent of a local government's annual operating budget. Much of this energy use can be attributed to the energy used by a locality's public buildings. Reducing energy use in public buildings can provide a multitude of benefits, including:

- Reducing greenhouse gas emissions and other environmental impacts
- Reducing energy costs, including saving taxpayer money each year
- Increasing economic benefits through job creation and market development
- Demonstrating leadership
- Improving air quality and productivity in energy-efficient and green buildings
- Engaging the community

Local governments can promote energy efficiency in their jurisdictions by developing and implementing strategies that improve the efficiency of municipal facilities and operations. Furthermore, municipalities can lead by example, thereby motivating the private sector and other stakeholders to follow suit. As a first step, local governments should conduct a baseline assessment of energy performance in existing buildings, a practice known as benchmarking. While these assessments can take many forms, local governments can compare a building's energy performance to the performance of similar buildings across the country. Alternatively, local governments can conduct an energy audit, which compares actual performance of a building's systems and equipment with its designed performance level or the performance level of top performing technologies. Typically prepared by an energy professional, energy audits can be used to prioritize energy efficiency investments.

Streetlights are also a major source of energy usage by municipalities. According to the Department of Energy, the cost of energy consumed by conventional incandescent and high intensity discharge (HID) streetlights can account for as much as 40% of municipal electric bills. LED lighting is the sustainable lighting alternative. LED lighting has benefits beyond energy efficiency. LED lighting reduces light pollution and protects night sky visibility, reduces maintenance

and associated costs, has superior lighting quality since it ensures visibility and safety as well as perceived security, and avoids using highly toxic mercury. Verona should explore the replacement of existing streetlights with LED lighting. Furthermore, the Township should investigate mitigating any impacts due to glare from streetlights.

Local governments can also reduce energy consumption in their jurisdictions by developing financing options to help lower the cost of making energy efficiency improvements in new or existing homes. By adopting these energy efficiency policies and programs, local governments will help homeowners save money on their energy bills, and lower greenhouse gas emissions.

The State also provides several financial incentives that the Township can promote to residents and eligible businessowners. New Jersey's Clean Energy Program, sponsored by the State of New Jersey Board of Public Utilities, provides state-funded financial incentives. Verona residents and businesses are eligible to receive these subsidies and low interest loan programs, including:

- Benchmarking: provides an assessment of energy performance, available to municipalities.
- Combined Heat & Power (CHP) is a highly efficient technology that recovers heat and uses the thermal energy. Rebates are available for CHP conversion.
- Local Government Energy Audit: provides a thorough analysis of facilities with cost-justified and energy efficient measures and is fully subsidized for municipalities
- New Jersey Home Performance with ENERGY STAR (HPwES): offers residential solutions to reduce a home's energy costs and carbon footprint. Rebates are available for installing energy efficient upgrades, which can save up to 30% on energy costs and increase home comfort, safety, and durability.
- Pay for Performance (P4P) provides incentives for comprehensive, whole-building energy improvements. Pay for Performance program can help save 15% or more on energy consumption and help builders construct a more energy efficient building.
- New Jersey SmartStart Buildings: offers financial incentives for certain projects which can offset some or all of

the added cost to purchase qualifying energy-efficient equipment.

- **Direct Install:** created specifically for existing small to medium-sized facilities, the program provides a free energy assessment to cut a facility's energy costs by replacing lighting, HVAC and other outdated operational equipment with energy efficient alternatives. The program pays up to 70% of retrofit costs.

In recent years, the Township has made several energy efficiency improvements. In 2018, the Township worked with PSE&G through the Energy Saver Program to provide energy efficiency upgrades at the Verona Town Garage, the B&G Garage, Verona Town Hall, and the Community Pool. The Township may wish to make additional energy efficiency improvements to its other existing facilities using green building best practices. While potentially adding more upfront costs, these renovations, as proven in the most recent upgrades, would save the Township money on energy costs over the life of the buildings. The Township should make clear to residents the financial benefits of making these renovations using sustainability best practices. It is additionally important for the Township to educate residents and businesses about the different financial incentives that are available to them to become more energy efficient.

## Renewable Energy Sources

There are several different kinds of alternative renewable energy sources including wind energy, geothermal power, solar power, among others. These alternative energy sources are the foundation of a growing clean energy industry in the U.S. In 2020, New Jersey was the nation's sixth-largest producer of electricity from large- and small-scale solar photovoltaic (PV) facilities, which accounted for about 75% of the state's renewable electricity generation. Significant changes have been made in recent years to increase the level of energy usage that comes from renewable sources. The Clean Energy Act (CEA), which passed in 2018, established a mandate to require 21 percent of all energy sold in the state to come from renewable sources by 2020 with additional commitments to reach 35 percent renewable energy by 2025 and 50 percent by 2030. These changes are most likely to come from the development of wind energy off of New Jersey's shoreline and additional installation of photovoltaic panels to produce greater amounts of solar energy.

Verona has been proactive in its promotion of renewable energy sources. Solar or photovoltaic energy structures are permitted as an accessory structure in all zones as long as they meet specific performance standards. While the Township does not have roof mounted solar panels on its municipal buildings, the Township may choose to install the structures on the municipal building both as a sustainability measure and a long-term cost savings. The Township may also work with the Verona Board of Education to have the school district also install solar panels on each of the District's schools. These will further show the Township's commitment to sustainability. Additionally, the Township may want to explore opportunities to incorporate geothermal energy into the grid. In recent years, utilities such as ConEdison in New York's Hudson Valley and Eversource in Massachusetts have been experimenting with demonstration projects for community scale geothermal. As utilities work to meet New Jersey's renewable energy goals, PSE&G may look to incorporate a similar community scale geothermal project. The Township should consider a partnership with PSE&G to implement a community scale geothermal project in Verona.

The State of New Jersey also provides municipal governments the opportunity to participate in a Government Energy Aggregation (GEA) program as a way to increase the amount of renewable energy used by residents. New Jersey passed the Government Energy Aggregation Act of 2003, which authorizes municipalities and/or counties of New Jersey to establish a GEA, to be enacted through municipal ordinance. Several municipalities in the state, including Verona, have utilized a GEA program to achieve greater usage of renewable energy while reducing the utility bills of their residences. Verona is one of several Essex County municipalities that cooperated to create the Sustainable Essex Alliance (SEA) Renewable Government Energy Aggregation program to contract with PSE&G to provide residents with 41% renewable energy, which was roughly double the current allotment. Estimates done by the SEA's energy consultant, Gabel Associates, estimated that in the first 12 months of the energy aggregation program, Verona residents saved a total of about \$253,000 in energy costs. The SEA signed a new contract to replace the initial contract that expired in December 2020. The new contract allows residents to continue with the same program or to opt to get 100% of their energy from renewable sources through Energy Harbor for an additional fee per kilowatt hour that will cost households on average

about \$5 more. The Township should continue to monitor the progress of the SEA under the renewed contract and continue to provide residents with the option to receive energy through renewable sources.

### Green Buildings and Design

According to the NJDEP, in 2018, residential and commercial buildings were the second largest source of the state’s greenhouse gas emissions, accounting for 28% of all emissions.<sup>3</sup> The overwhelming majority of energy usage in buildings comes from energy needed to heat homes and water. As a result, it is critical to improve building design for a community to lower its energy consumption and become more sustainable. New construction and buildings undergoing major modifications, therefore, pose an opportunity to integrate sustainability through design.



One of the most well-known sustainability programs out there for green building certification is the Leadership in Energy and Environmental Design (LEED) certification. LEED provides standards for design, construction, operation, and maintenance of green buildings, homes, and neighborhoods that help building owners and operators be environmentally responsible and efficient. In Verona, there are several homes and buildings that are LEED certified, including the Highlands at Hilltop multifamily building.

To encourage sustainable developments, municipalities across the nation have been adopting local ‘green building codes.’ These green building codes go above and beyond the baseline codes adopted by the state. Instead, they update local zoning legislation to incentivize green building practices Verona may wish to encourage the use of LEED building practices for new developments,

<sup>3</sup> NJDEP, 80x50 Report; <https://www.nj.gov/dep/climatechange/docs/nj-gwra-80x50-report-2020.pdf>

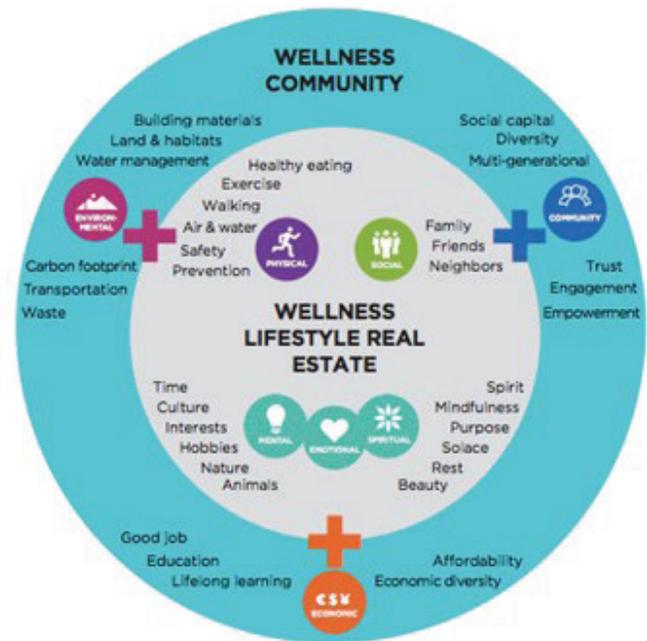
particularly redevelopment projects. This will help to make the Township a more sustainable community by promoting green building practices and creating more sustainable land uses.

The Township can also formalize green design in its zoning ordinance by encouraging LEED standards in construction and by including green requirements in development review procedures and public education and outreach materials. Additionally, the Township can encourage where practicable the installation of more environmentally friendly induction and electric cooktops.

### WELL Building

WELL building standards go beyond the LEED standards to consider the health of residents to promoting healthy communities.

There are several recent real estate developments that have earned WELL building certification in New Jersey including projects in nearby Maplewood, South Orange and Jersey City.



## Housing Type and Energy Usage

The amount of energy used by households largely depends on the types of housing units that exist in a municipality. Energy efficiency and much improved insulation have significantly decreased the amount of energy needed for heating and cooling. According to the U.S. EIA, no housing type has seen its per-household energy use drop greater than larger apartment buildings (apartments with 5 or more units), which fell by 38% since 1980.<sup>4</sup> The main reason for this is the decrease in the size of units in apartment buildings and the fact that units with shared walls and insulation help to better preserve heat. By comparison, per-household energy use for households living in single-family homes dropped by 15% over the same time period. Consequently, single-family homes now consume a greater proportion of all household energy consumption than in 1980 despite accounting for the same share of total households.

Given the age of the Township's housing stock and the improvements in energy efficiency technology, future sustainability initiatives by the Township will need to focus on improving the energy efficiency of the Township's older housing stock as well as older nonresidential buildings. Recently passed federal legislation, as discussed in the **Funding Sources** section, provides numerous financial incentives for energy efficiency improvements to existing homes such as heat pumps, insulation, etc.

## Smart Growth

Smart Growth is a form of growth management that plans for development, attempts to curb urban sprawl and lessen the negative impacts on the environment. There are several environmental benefits of smart growth, including:

- Reducing vehicle miles traveled and decreasing greenhouse gas emissions.
- Incorporating environmental awareness into land use decisions.
- Conserving areas for natural processes of water absorption and filtering.
- Creating links between neighborhoods and areas set aside of nature-based recreation.

The Environmental Protection Agency (EPA) considers smart growth to “cover a range of development and conservation strategies that help protect our health and natural environment and

4 Energy Information Administration, Today in Energy, <https://www.eia.gov/todayinenergy/detail.php?id=11731>

make our communities more attractive, economically stronger, and more socially diverse.”

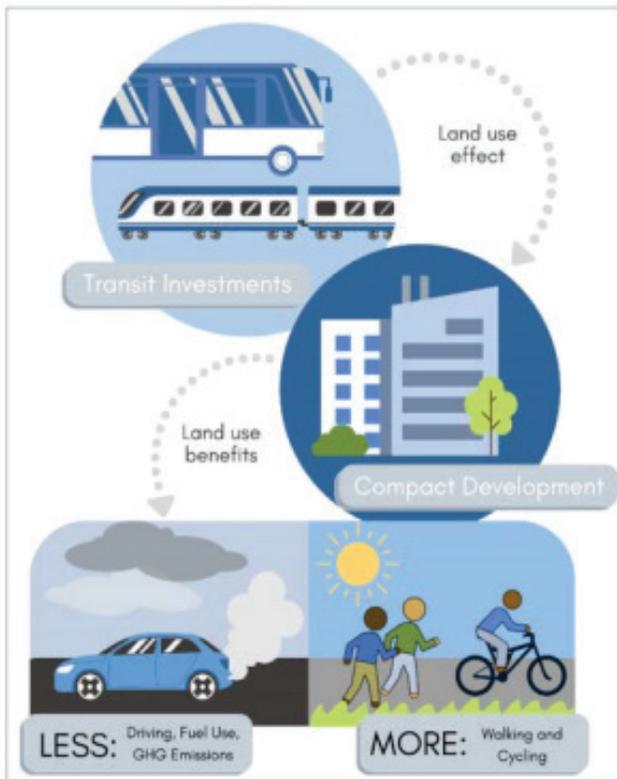
The Smart Growth Network has ten (10) basic principles that guide smart growth strategies:

- Mix land uses
- Take advantage of compact building design
- Create a range of housing opportunities and choices
- Create walkable neighborhoods
- Foster distinctive, attractive communities with a strong sense of place
- Preserve open space, farmland, natural beauty, and critical environmental areas
- Strengthen and direct development towards existing communities
- Provide a variety of transportation choices
- Make development decisions predictable, fair, and cost effective
- Encourage community and stakeholder collaboration in development decisions

Practicing Smart Growth policies could help the Township deal with the effects of natural hazards such as flood risk. The Township of Verona has ample opportunities to adopt smart growth policies to positively improve the character of the community and prevent additional sprawl that create additional roadway congestion in town. Verona is already a compact suburban community with services such as schools and the municipal building being within relatively easy walking distance of most residential areas in the Township. Despite its compact development, Verona is not afforded the same level of transit opportunities as some neighboring municipalities. Given that public transit decisions are made at the County and State levels, it is important for the Township's governing body to work with transit partners at these levels to expand residents' access to transit. The type of land use changes occurring in the Township lend its to more mass transit uses, and it is imperative for expanded transit investments to accompany the recent investments made in compact residential development.

It would be beneficial for the Township to plan for expansion of public transit access to accompany the recent and planned land use changes. Smart growth in Verona would mean that the recent expansion of multifamily developments with smaller housing units that are centrally located along the Bloomfield

Avenue corridor would lead to improvements in public transportation as well as an increase in pedestrian and bicycle infrastructure. Due to the jurisdiction under which these changes would occur, the Township would need to work with County and State officials to make these changes happen. However, these changes combined with the Township's efforts to enhance the existing downtown in Verona to provide for a multitude of uses would result in a vibrant live-work-play built environment that would rival the most successful downtowns in New Jersey.



Source: American Public Transportation Association

## Land Management

Natural environments can be referred to as a “carbon sink” because of their ability to absorb carbon dioxide from the atmosphere. According to some experts, better land management including restoration of forests, grasslands, and wetlands, as well as better agricultural management, offers a potentially more cost-effective way of offsetting climate-change pollution through carbon absorption than technological solutions advanced by the energy sector.

Parks, recreation, and open space facilities also improve water quality, guard against flooding, maintain scenic views, and protect local species. One way to ensure open space is better managed

and maintained is to locally fund environmental protection initiatives.

According to NJDEP land use data, about 23.9% of the Township of Verona is some type of green space or undisturbed forest with most of this area being located on the center of the Township at Verona Park along with portions of Hilltop Reservation, Eagle Rock Reservation and the privately owned Montclair Golf Club. Verona, with its unique environmental qualities and ample parkland given its geographic location, has great potential to naturally capture carbon dioxide in these natural sink locations through even better land management practices. Better land use practices will also utilize open space and natural lands to protect against flooding. The Township should work with Essex County to improve Verona Park in its role to both mitigate flooding from the Peckman River and become more of a carbon sink through an increased planting of trees.

## Tree Cover

Mature trees absorb water to reduce flooding, reduce greenhouse gases by absorbing more carbon than they release, and move water from the ground into the environment, cooling the Township through the process of transpiration. While street trees contribute to the aesthetic appeal of streetscapes, they also benefit the community by providing shade to reduce potential heat island effects and increase property values.

A well-managed community forest is backed by several tools and techniques. For instance, a local government might establish a Tree Board and a Tree ordinance to provide authority over public and private trees using set standards. A tree inventory including locations, species, condition, and management of trees would also benefit the community forest. To help in the implementation of some of these techniques, the community may hire a certified arborist, urban forester or consultant as needed to assist in tree inventories, management planning, planting techniques, pruning and tree care, risk tree assessment, tree removal, and tree pest and health issues. Verona has been a pioneer and has undertaken initiatives in this respect.

The Township has done a great deal to promote the health of the trees in the community. Verona's Shade Tree Commission was created by ordinance on June 7, 1955, and the Township passed its first tree protection ordinance in 1961. An additional tree ordinance was adopted in 1964 and subsequently

revised in 2012 and 2019. The municipality has been designated as a Tree City USA by the National Arbor Foundation since 1985.

Local governments have the ability to adopt a forestry management plan with strategies, budgets and plans to meet a long-term community vision. Implementing a community forest management plan demonstrates that a municipality is working to meet the objectives of the New Jersey Shade Tree and Community Forestry Assistance Act of 1996. The Township recently adopted an updated Community Forestry Management Plan (CFMP) that went into effect for the five-year period from January 2020 to December 2024. The Township utilized a Green Communities Grant from NJDEP to prepare the document.

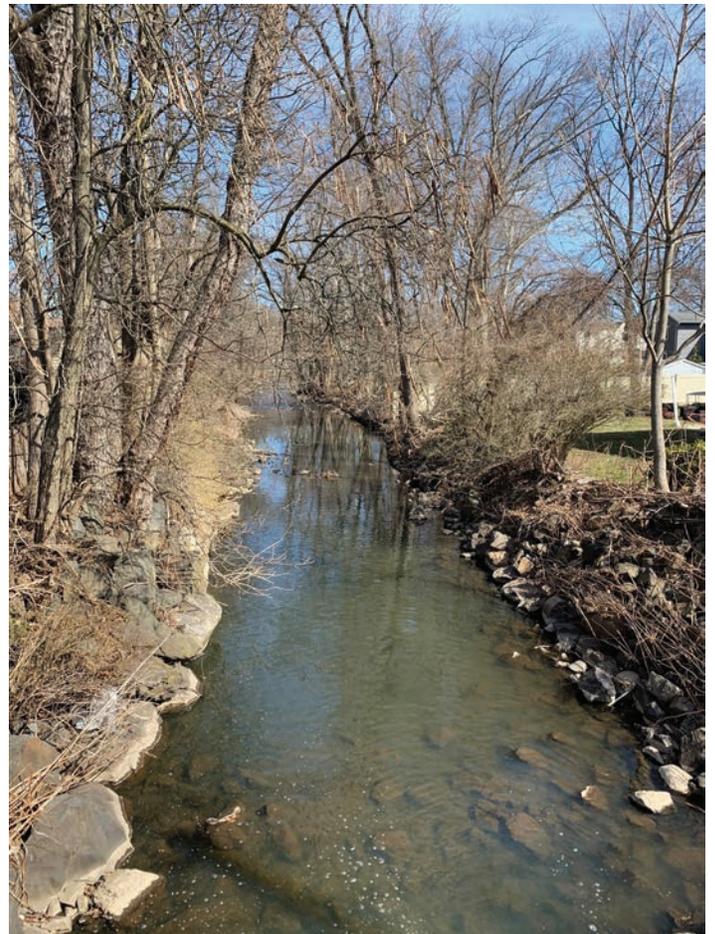
The document highlighted that the Shade Tree Commission over the 5-year period between 2015 and 2019 had an average annual budget of \$122,780. This enabled the Commission to prune an average of 96 trees, to remove an average of 50 trees, and to plant an average of 37 trees on an annual basis over that time period.

One of the major issues acknowledged by the Township and reiterated in the CFMP is the need to proactively identify and remove hazardous trees and replace them with compact species in order to minimize the damage caused by severe weather events. The Township has addressed this issue by removing these types of trees and should continue with this effort by removing hazardous trees as they are identified and replacing them with lower maintenance species. A challenge acknowledged in the CFMP and through stakeholder meetings conducted during the preparation of this Master Plan is that removing hazardous trees on private property poses a much greater challenge and is a primary reason for power outages in recent storm events. The Township should increase its public outreach to residents to remove hazardous privately owned trees and take potential action to ensure greater removal of hazardous trees when they are identified. Further public outreach by the Township should inform residents about replacing trees on their property with more hearty, native species.

One public outreach effort on the importance of trees in the Township is the Environmental Commission's "Treasure Tree" designation program. The Environmental Commission installs plaques on different species of trees to highlight the Township's mature trees. The Environmental Commission may

wish to re-introduce this program to continually highlight the importance of trees to the Township.

Maintenance of open space is a critical topic for the health of Verona's trees and the community as a whole. It is critical that the municipality maintain the health of trees located in open space as both a tree cover issue and a flood mitigation tactic. Verona should work with Essex County to plant and maintain trees in the Peckman River floodplain according to floodplain management best practices. In addition, the Township should continue to implement the recommendations and strategies outlined in the 2020 Community Forestry Management Plan.



## Transportation

The transportation sector is one of the most critical aspects of any sustainability strategy. As mentioned earlier, the transportation sector has actually seen a steady rise in emissions over the past few years, which has offset significant reductions in emissions from the electric grid. Technological improvements that are and will continue to make vehicles more fuel efficient and utilize electric rather than gas altogether will help to decarbonize this sector, but local governments need to plan for these changes and make policy changes that help to move forward this process of lowering transportation related emissions.

### Support Alternative Modes of Transportation

Supporting alternative modes of transportation other than the automobile and supporting a wide array of transportation choices saves consumers and businesses fuel costs, reduces petroleum use, reduces “tailpipe” emissions (i.e. emissions produced by the vehicle), reduces “well-to-wheel” emissions (i.e. total emissions generated from source to end of vehicle’s life), and offers air quality benefits. Alternative modes of transportation other than the automobile include anything from walking, to biking, to e-scooters, motorcycles, bus and train. Verona residents who utilize alternative modes of transportation are serviced by a bus system and a commuter train line in neighboring municipalities while the Township’s compact grid system allows for most services to be located in relatively easy walking distance for most residents. However, there is more that the Township can do to support alternative modes of transportation including improving bicycle and pedestrian infrastructure and expanding the reliability and options for public transportation.

One way that a municipality can support alternative modes of transportation is to adopt “Complete Streets” policies. As discussed in the **Circulation Element**, the term “Complete Streets” is used to describe a context-sensitive approach to roadway design that considers the needs of all roadway users, including motorists, bicyclists, pedestrians, transit users, and people of all ages and mobility. The New Jersey Department of Transportation (NJDOT) approved a “Complete Streets” policy on December 3, 2009 with the purpose to “create and implement a Complete Streets policy in New Jersey through the planning, design, construction, maintenance and operation of new and retrofit transportation facilities within public rights of way that are federally or state funded, including processed or administered through the Department’s Capital Program.” NJDOT provides

several resources and guidelines for implementing a complete streets policy. The Township Council should consider adopting a Complete Streets policy in order to become eligible to receive additional grant funding. It should be noted that Essex County adopted a Complete Streets policy in 2012.

North Jersey Transportation Planning Authority (NJTPA), in partnership with Sustainable Jersey, the Voorhees Transportation Center at Rutgers University (VTC), and Together North Jersey provide a Complete Streets Technical Assistance Program that offers municipalities free direct technical assistance to complete a specific task related to advancing a complete streets initiative. The Township of Verona has so far not utilized this program. Adoption of a Complete Streets Policy would enable the Township to participate in the program and adopt solutions to address some of Verona’s challenges.

Another way to support alternative modes of transportation is to establish a safely accessible bicycle/pedestrian network. This may mean creating a bike or sidewalk network near to schools or connecting parks and recreation facilities. These networks will better reduce vehicular travel to these locations. The Verona School District does not have a busing program, which results in many students walking to school or being driven to school. The Township’s compact nature makes walking an easy way for students to travel to school. Safe Routes to School New Jersey granted F.N. Brown Elementary School with its Gold certification and H.B. Whitehorne Middle School with its Silver certification. The Township should work with the Board of Education to continue to improve the pedestrian network to ensure students have safe routes to walk to school.

### Electric Vehicle Infrastructure

Electric vehicles represent a shift to more sustainable resources and zero vehicle emissions for personal automobiles, commercial fleets, and government vehicles (i.e. garbage trucks, street sweepers). These electric vehicles operate on battery power only, negating the need for gasoline usage. Tailpipe emissions are eliminated as the car’s battery replaces the internal combustion engine as the source of energy.

One of the major barriers to greater electric vehicle adoption is concern about access to charging. Electric vehicle owners have charging stations at their home (where over 80% of E-V charging takes place), but their rise in utilization and popularity will

require additional public infrastructure to ensure their continued popularity. New Jersey officials at the state level are attempting to implement incentives for both electric vehicle purchases by individuals and to improve public charging stations to make them more prolific and reliable. The measures include adding 400 public fast charging stations at 200 locations along major roadways and throughout New Jersey municipalities by 2025. On July 9, 2021, Governor Murphy signed into law Senate Bill S3223, which requires that Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready parking spaces be designated as a permitted accessory use in all zoning or use districts and establishes associated installation and parking requirements related to EVSE in all the municipalities in the State. As mandated by this law, DCA published a model statewide municipal EV ordinance on September 8, 2021. The intent of the model ordinance is to ensure consistency statewide in the installation of the required EVSE and Make-Ready parking spaces as well as providing an ordinance that can be easily used with no or minimal amendments by the municipality. The model statewide ordinance is mandatory and has become effective in all municipalities upon DCA publication on September 8, 2021. The model statewide ordinance will enable EV adoption among residents who can't charge at home and will alleviate "range anxiety" by increasing the proximity of charging infrastructure and giving residents the confidence to drive electric.

While at home charging is convenient for homeowners, there are other types of residential units that are present in Verona where this is not the case. Multifamily and mixed-use buildings are seen as potential building types for significant increases in the number of charging stations for residents and patrons alike. The Annin Lofts redevelopment project,

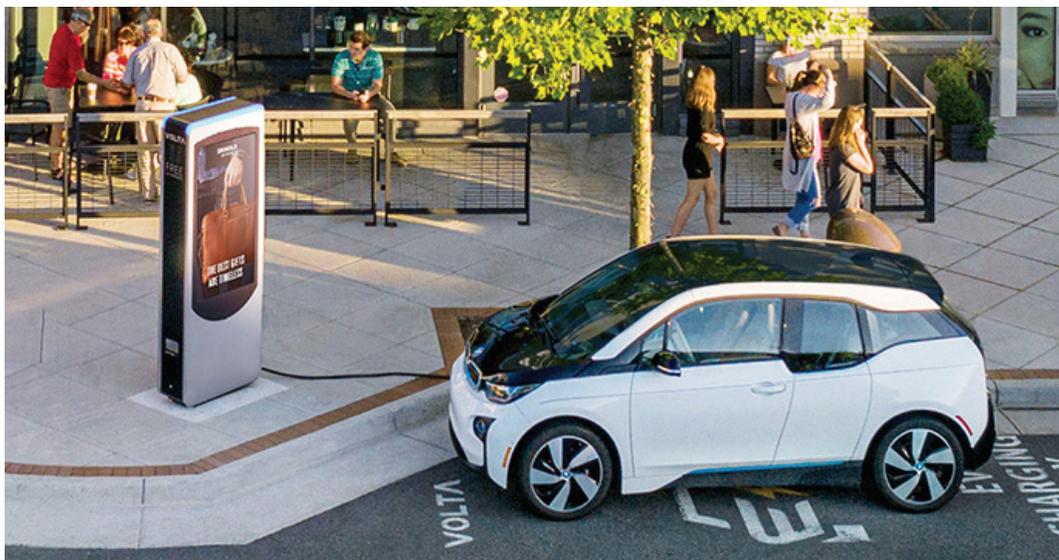
for example, has parking spaces reserved for electric vehicle charging. The Township may wish to work with property owners of other existing condominium and apartment complexes to promote the benefit of installing electric vehicle charging stations for residents.

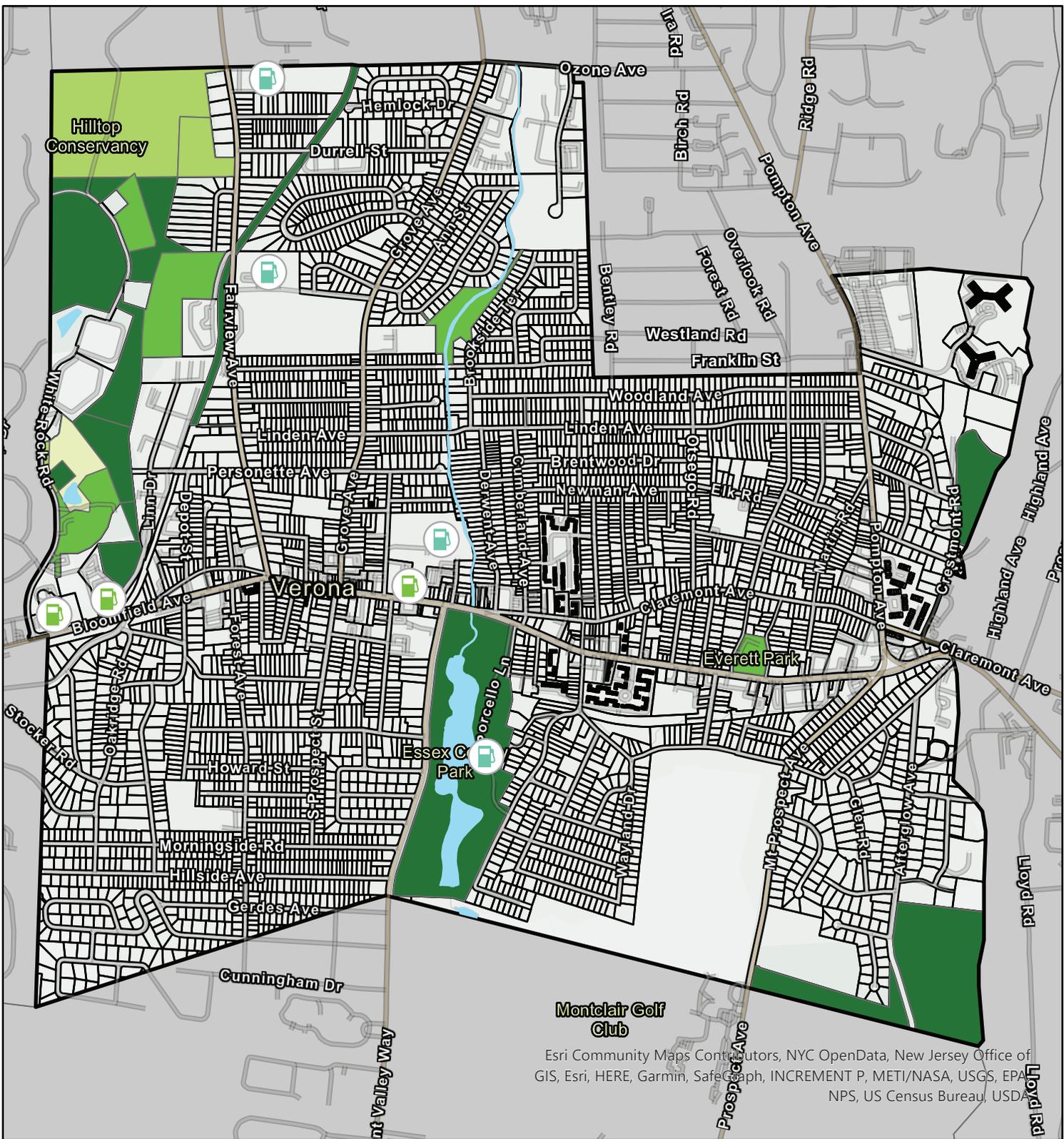
The Township can further take the initiative of providing publicly accessible fast charging stations. Currently, the Township has two spaces for the EV charging station in the Civic Center Driveway and two spaces for the charging station in the Community Center parking lot. Additionally, the County has an EV charging station at the Public Works parking lot. Given that the Township owns several parking lots throughout Verona, the governing body may wish to explore ways to add additional charging stations as at locations detailed in the map on the following page.

Several municipalities across New Jersey have already partnered with electric vehicle charging companies to provide charging stations in and around their downtowns at publicly accessible lots. In August of 2020, the Town of Westfield entered into an agreement with the electric vehicle charging company Volta to provide six charging stations on lots throughout the downtown at no cost to the Town. The charging stations have proven to be an immediate success with station closest to the grocery store located in downtown Westfield being the most utilized station in the tri-state area.<sup>5</sup>

Providing publicly accessible charging stations in the downtown could help to attract electric vehicle owners who can charge their EV while they shop and dine in downtown Verona. As electric vehicles

<sup>5</sup> Source: <https://www.downtownnj.com/ev-stations/>

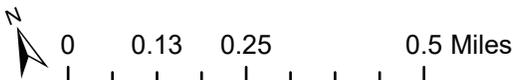




Esri Community Maps Contributors, NYC OpenData, New Jersey Office of GIS, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDN

### EV Charging Station

-  Existing
-  Potential



## Township of Verona

### EV Charging Stations Map

	architects	119 Cherry Hill Rd #110 Parsippany, 07054
	+	engineers

become more widely popular, amenities such as availability of charging stations will become a reason why drivers may come to dine and shop at certain downtowns, shopping malls or regional centers. The agreement that Westfield entered into with Volta could represent a model that Verona could look to replicate with their own publicly owned parking lots. Verona may consider identifying additional locations to implement public Levels 2 or 3 charging stations around the Township. These locations could be placed at publicly owned facilities such as the municipal parking lot and the Verona pool complex. The Township may also consider coordinating with the County to provide charging stations in Verona Park and the Board of Education to provide charging stations at the high school parking lot. Concurrent with installing fueling infrastructure, the Township may look into purchasing additional EVs into their existing fleet. To make this goal financially viable, the Township could consider joining a purchasing consortium, which may alleviate some of the financial investment.

### **Anti-Idling Education and Enforcement**

Air pollutant emissions are one of the top drivers of global warming and a contributor to serious health issues, such as asthma. One of the biggest sources of idling is local school student drop off and pick up, especially during very hot and cold days.

Providing public education about the adverse impacts of emissions of conventional air pollutants and greenhouse gases resulting from unnecessary idling is necessary to promote the development of alternative ways of getting students to school, including especially the creation of safe routes for walking and biking.

New Jersey has one of the most stringent anti-idling laws, in which vehicles can idle for up to three consecutive minutes. Those in violation of the anti-idling law are cited and fined with a passenger vehicle receiving a \$100 fine for the first offense and fines ranging between \$200 and \$1,500 for subsequent offenses. Anti-idling laws are most likely to be enforced around schools since they are identified as a typical idling location and school-aged children are more sensitive to air pollution emitted by vehicles.

Verona can play a leading role in reducing air emissions. In addition to promoting walking, biking, public transport and alternative fuel vehicles, the

Township should educate and enforce existing state car idling laws.

## **Water Conservation and Flood Mitigation**

### **Stormwater Management & Green Stormwater Infrastructure (GSI)**

Given the Township's history with flooding, stormwater management is one of the most critical themes of this Sustainability Element. Verona Township's geography as a valley sitting between the First and Second Watchung Mountains with the Peckman River flowing through the center of the valley makes the Township, particularly the center of town, susceptible to major flooding events. The most recent example of these devastating events was Tropical Storm Ida in 2021, which significantly damaged several homes and caused additional damage to the Township's infrastructure. As climate change makes these extreme weather events more likely, stormwater management and green stormwater infrastructure (GSI) are critical implementations needed to put Verona on the pathway towards a sustainable future.

Under natural conditions, precipitation (or stormwater) is absorbed into the ground, where it is filtered, and replenishes aquifers or flows into streams, rivers, and estuaries. In developed areas, impervious surfaces such as pavement and buildings prevent stormwater from naturally soaking into the ground. Stormwater runoff from lawns and streets flow through the storm sewer system carrying loads of pesticides, fertilizers, automotive oil, and grease that directly pollute our streams, rivers, and coastal waters. The resulting rush of stormwater discharge across these impervious surfaces during periods



of intense rainfall can also cause infrastructure damage, downstream flooding, and stream bank erosion. Stormwater management can be an effective tool to prevent the unintended consequences of development from negatively impacting the environment. Verona's geography makes it critical for the Township to assess the level of impervious surface that exists, to create a stormwater management plan that balances the needs of residents with the need to address stormwater runoff and downstream flooding.

Green stormwater infrastructure is an adaptable term used to describe an array of products, technologies and practices that use natural systems or engineered systems to enhance overall environmental quality and provide utility services. As a general principle, green stormwater infrastructure techniques use soils and vegetation to infiltrate, evapotranspiration, cleanse, and/or recycle stormwater runoff and help resolve environmental issues related to non-point source pollution, water quality and storage. These technologies can simultaneously help improve air quality, reduce energy demands, mitigate urban heat islands, and sequester carbon while also providing communities with aesthetic and natural resource benefits. Some examples of low-impact techniques of green stormwater infrastructure include rain gardens, swales, porous or permeable pavers, and rooftop gardens. Parks are also an ideal place to install highly visible demonstration rain gardens and other green infrastructure facilities.

Rain gardens are a very popular type of green infrastructure in New Jersey and around the world. They provide multiple benefits and can be cost-effective due to their simplicity. By implementing more rain gardens communities may address stormwater infrastructure needs, provide green space, mitigate the urban heat island effect, promote groundwater recharge, reduce pollution, and provide aesthetic improvement to the surrounding area.

Swales are a very common type of green infrastructure, and they have minimal impact on the surrounding area. The purpose of a swale is to slow the movement of water as it flows into other systems. The grass is maintained at such a height that it slows water down enough to collect debris and sediment while still allowing it to flow as necessary, reducing pollution.

While some green stormwater infrastructure, such as green roofs, requires significant investment, many

have minimal costs. One of the most impactful and cost-effective stormwater management strategies for residential areas is downspout disconnections. Homeowners can disconnect the downspouts from their roofs from the sewer system and redirect them to nearby permeable surfaces. This can greatly reduce the volume of water which flows through a wastewater system during rain events.

On October 25, 2019, NJDEP adopted new stormwater rules (N.J.A.C. 7:8) to replace the current requirement that major developments incorporate nonstructural stormwater management strategies to the "maximum extent possible" to meet groundwater recharge standards, stormwater runoff quantity standards and stormwater runoff quality standards, with a requirement that green infrastructure be utilized to meet these same standards. The new rules went into effect on March 2, 2021. In essence, the new rules require a more objective review standard for stormwater management than the more subjective "maximum extent possible" by creating a mathematically-based set of standards for projects to comply to with regards to stormwater design. The adopted changes also include changes to the infiltration of captured stormwater. The infiltration through best management practices can now be included in engineering calculations. On March 8, 2021, the Township adopted Ordinance No. 2021-09 to comply with these new stormwater rules.



The NJDEP's model ordinance applies to all major development site plans of one-quarter acre of "regulated impervious surface" subject to Township approval. Due to concerns regarding the amount of impervious coverage in Verona, repetitive flooding events, and the increasing pressure on the municipal stormwater system with limited capacity, the Township Council has reduced the trigger for

major developments as well as extended the model ordinance to make the regulations applicable to minor development sites subject to Township approval. The State's model ordinance provides links and guides regarding the use of green stormwater infrastructure and non-structural best management practices (BMPs) that developers and applicants can utilize in order to be in compliance. For example, multi-family housing complexes can utilize green infrastructure, such as porous pavements and rain gardens to capture parking lot runoff, or flow-through planters at gateway entrances or walkways. This is especially important for areas of the Township near the Peckman River, which has seen increasingly frequent flooding events. The Township may also consider limiting the number of variances granted that would exceed the amount of allowable impervious coverage. It is important for the Township to reduce the impervious coverage, as this makes it more difficult for stormwater to be naturally absorbed, contributing to more frequent flooding events. The Township should record and conduct annual reports delineating the variances granted over the year.

Additional considerations to keep in mind for stormwater management is how the Township manages existing and potential future floodplains. According to preliminary F evaluation maps (or pFIRMs), Verona has one distinct floodplain that covers the very central portion of the town, with a smaller floodplain from the Peckman River tributary that travels east from the Peckman River just south of Bloomfield Avenue. Fortunately, a large portion of the floodplain is located in Verona Park, which contains few structures and has substantial greenspace to slow the flow and stormwater. However, there are certain areas along the floodplain with structures that are susceptible to flooding. According to the most recent flood maps, there are nineteen (19) commercial/ industrial structures and one hundred and thirty (130) residential structures located in the floodway.

The Township of Verona has not previously worked with homeowners to demolish homes located in various parcels that are affected by repeated flooding. However, this may begin to change as agencies at the state and federal level begin to take seriously the impact of riverine flooding that has occurred with greater frequency and intensity. This is particularly the case with the NJDEP in the wake of the devastating impact of Ida on communities like Verona. NJDEP Commissioner Shawn LaTourette announced, in September 2021, the agency's intention to expand the Blue Acres program to focus on acquisition of

properties that are susceptible to riverine flooding. This may present an opportunity for Verona to reach out to homeowners of repetitively flooded properties about a potential buy-out. Doing so in a proactive and comprehensive manner may allow the Township to follow the model used by other towns of converting flood prone properties into open space as a flood mitigation strategy.

## Hazard Mitigation

There is a growing awareness that effective hazard mitigation at the community level is needed to reduce losses of life and property. In the past decade alone, New Jersey municipalities have been impacted by severe weather. The Township of Verona, as well as other localities, need to understand the potential impacts of floods, hurricanes, tropical storms, and climate disruption to be more resilient and protect against these natural hazards before they hit. Three well-known storm events have affected Verona residents in the last decade: Hurricane Irene, Superstorm Sandy, and Tropical Storm Ida. By analyzing the local impacts from these storm events and incorporating potential solutions for future storm events into a Capital Improvement Plan, the Township will be better prepared for emergency situations.

According to the Federal Emergency Management Agency (FEMA), all states are required to have an approved hazard mitigation plan to be eligible to receive disaster recovery assistance and mitigation funding. In 2019, New Jersey adopted its most recent State Hazard Mitigation Plan (HMP), the fourth revision to the initial State HMP adopted in 2005. The goals of the HMP are to protect life, protect property, increase public preparedness and awareness, develop and maintain an understanding of risks from hazards, enhance state and local mitigation capabilities to reduce hazard vulnerabilities, and support continuity of operations pre-, during, and post-hazard events. The implementation of this plan should lead to the development of long-term strategies for risk reduction. The plan recognizes climate change with threat of projected sea level rise and believes that mitigation and adaptation (functionally discussed as hazard mitigation) are solutions.

New Jersey does not fund HMPs for single municipalities and prioritizes funding at the county level. Essex County's 2020 Hazard Mitigation Plan was completed by the County in 2020 and approved

by FEMA on June 3, 2020. This plan expires on June 2, 2025. Often local governments form local hazard mitigation plan committees to help inform the county of local issues and offer solutions.

Given the number of waterways and the location of developed areas in proximity to these waterways, there is moderate risk of property loss to be caused by major flooding events, particularly for residential properties adjoining the Peckman River. According to the 2020 Essex County HMP, the Township of Verona has one property that suffers repetitive losses and two properties that suffer severe repetitive property loss. In total, Verona does not have as many repetitive loss properties compared to other municipalities in Essex County. Despite the relatively low number of repetitive loss properties, the Township should continue to monitor potential impacts from flooding due to the increasing intensity of storms affecting Verona. It should also be noted that these statistics are from prior to Tropical Storm Ida that caused significant damage in Verona. The Township may wish to revisit the number of repetitive loss properties as it continues to assess the damage from Ida.

Verona will need to address resiliency as natural hazards become more frequent as flooding occurs, even in less severe storm events. Increased development and impervious surfaces in town adversely impact flooding in Peckman, for example. Verona should form a local hazard mitigation plan committee, tasked with identifying natural hazard concerns, resulting issues, and offer solutions. The committee should consult with nearby municipalities and Essex County regularly, to ensure these issues, concerns, and mitigation measures are integrated into the Hazard Mitigation Plan. This will be particularly important as addressing flooding issues from the Peckman River is a regional issue involving multiple municipalities and counties.

The Township should continue to implement mitigation initiatives as outlined in the Essex County Hazard Mitigation Plan.

## **Waste and Recycling**

Verona offers curbside pickup for garbage, recycling, yard waste, and bulk items. The Township also allows recycling drop-off at the Verona Recycling Center located at 10 Commerce Ct. Currently, residents must separate recyclables into groups of comingled glass, plastic, and aluminum; corrugated cardboard and mixed paper.

# Sustainability Funding

## Sources

While sustainability initiatives are not typically funded through the municipality's Capital Improvement Program (CIP), other funding sources (i.e. grants, programs) are available.

### State Grants

#### Sustainable Jersey Grant Program

The Sustainable Jersey Grant Program provides grants that are intended to help local governments make progress toward a sustainable future and toward achieving Sustainable Jersey certification. Eligible projects include "actions" that would score a municipality points toward Sustainable Jersey certification. Example projects include addressing renewable energy and green building design, waste reduction, a sustainable master plan, water conservation, natural resource management, energy management, and transportation issues.

#### Environmental Infrastructure Financing Program

The Environmental Infrastructure Financing Program authorizes the New Jersey Department of Environmental Protection and the New Jersey Environmental Infrastructure Trust to provide low-interest loans for the construction of a variety of water quality protection measures, including wastewater treatment facilities and stormwater and nonpoint source management facilities. The Financing Program also provides loans for activities such as open space land purchase and conservation, remedial action activities and well sealing.

#### New Jersey Electric Vehicle Workplace Charging Grant Program

The Electric Vehicle Workplace Charging Grant Program provides grants to offset the cost of purchasing and installing electric vehicle charging stations. The program is designed to expand New Jersey's growing network of electric vehicle infrastructure, allowing government agencies to purchase and drive electric vehicles.

### NJDOT Bikeways

NJDOT's Bikeway Grant Program provides funds to counties and municipalities to promote bicycling as an alternate mode of transportation in New Jersey. The main goal of the bikeways program is to provide funding for physically separated bicycle facilities. In 2019, three municipalities were recipients of the

bikeways grants for a total of \$1 million dollars.

### Other Grants

#### Flood Mitigation Assistance Grant Program

The Flood Mitigation Assistance Grant Program (FMA) is a federally funded program through FEMA that provides funding to states, territories, federally-recognized tribes and local communities for projects and planning that reduces or eliminates long-term risk of flood damage to structures insured under the National Flood Insurance Program (NFIP). Local governments must adopt hard mitigations plans as a condition for receiving FMA funding. The Township has been using FMA funding to provide property owners funding to elevate their homes to mitigate damage from flooding.

#### Sustainability Communities Regional Plan Grant Program

The Sustainable Regional Plan Grant is awarded by the Partnership for Sustainable Communities, which is a partnership between the US Department of Transportation (DOT), the US Environmental Protection Agency (EPA), and the US Department of Housing (HUD). The three agencies formed the Partnership for Sustainable Communities with a commitment to providing access to housing, better transit options, and protecting the environment and reducing our energy dependence. The Sustainable Regional Plan Grant will support metropolitan planning efforts in the North Jersey Transportation Planning Authority (NJTPA) region that support these sustainable planning objectives.

### Inflation Reduction Act of 2022

The recently passed Inflation Reduction Act provides tax credits and rebates to households for energy efficiency and sustainable purchases. These tax credits include an extension of the current \$7,500 tax credit for new electric vehicles and \$4,000 for a used electric vehicle, extension and expansion of credits for solar panels, tax credits for heat pumps, and replacements of gas stoves with electric or induction stove tops. While this is legislation passed at the federal level, the rebate program will be administered by the State starting in 2023.

# Sustainability Element Recommendation Plan

## Directions

“Check off” a completed recommendation and mark the year of completion as a way to measure progress.

**Short Term:** complete in 1-2 years; **Mid Term:** complete in 3-5 years; **Long Term:** complete in 10+ years.

## Sustainability Plan

	<i>Recommendation</i>	<i>Implementing Party</i>	<i>Timeframe</i>	<i>Completed</i>	<i>Year Completed</i>
1	Achieve Sustainable Jersey Silver Level Certification with long-term goal of achieving Gold Standard.	Environmental Commission, Sustainable Verona	Short- to Medium-term		
2	Work with the School District to achieve Sustainable Jersey for Schools status.	Environmental Commission, Sustainable Verona, Board of Education	Short- to Medium-term		
3	Consider opportunities to implement green infrastructure and green streets in capital improvement projects.	Planning Board, Township Engineer, Public Works	Short- to Long-term		
4	Explore the potential to install solar panels to generate energy for the municipal building.	Township Council, Township Administrator	Short- to Medium-term		
5	Consider further energy efficiency improvements at other municipal facilities.	Township Council, Township Administrator	Short- to Medium-term		
6	Work with the School District and other public buildings in the Township about the potential for installing solar panels on school properties as well as reflective roofs to reflect heat off the buildings.	Township Council, Township Administrator, Board of Education	Medium-term		
7	Explore the potential to install additional electric vehicle charging stations at municipally owned parking lots.	Township Council, Township Administrator	Short- to Medium-term		
8	Evaluate potential agreements with electric vehicle charging companies to provide charging stations at municipal lots.	Township Council, Township Administrator	Short- to Medium-term		
9	Collaborate with Essex County to install electric vehicle charging stations at Verona Park.	Essex County, Township Administrator	Short-term		
10	Work with the BOE to install electric vehicle charging stations at the high school parking lot.	Township Council, Environmental Commission, Board of Education	Medium-term		
11	Explore opportunities to replace existing municipal fleet with electric vehicles.	Township Council, Township Administrator	Medium- to Long-term		
12	Encourage the use of LEED building practices for new development, redevelopment and building additions.	Planning Board, Township Council	Short- to Medium-term		
13	Work with property owners of multifamily and condominium residences to install electric vehicle charging stations.	Planning Board, Environmental Commission	Short- to Long-term		
14	Establish Green Building Regulations/Codes for all types of development and redevelopment.	Planning Board, Township Council	Medium-term		

## Sustainability Plan

	<i>Recommendation</i>	<i>Implementing Party</i>	<i>Timeframe</i>	<i>Completed</i>	<i>Year Completed</i>
15	Promote rebate programs for electric vehicle purchases and to install EV chargers in their homes.	Environmental Commission, Township Administrator	Short- to Medium-term		
16	Monitor the progress of the SEA energy aggregation program and strive to provide residents with the option to receive energy from renewable sources.	Environmental Commission, Township Administrator	Ongoing		
17	Considering partnering with the County and State to expand and improve sustainability of public transit access in the Township.	Township Council, Essex County, NJ Transit	Medium- to Long-term		
18	Educate and enforce existing state car idling laws.	Township Council, Board of Education	Ongoing		
19	Work with utility company to replace existing streetlights with downward facing LED lights.	Township Administrator, Township Council	Medium-term		
20	Consider adoption of ordinances to mitigate impact of lighting glare from the neighboring properties.	Planning Board, Township Council	Medium-term		
21	Work with Essex County to increase tree planting in Verona Park.	Township Administrator, Shade Tree Commission, Essex County	Ongoing		
22	Update Verona's Tree Preservation Ordinance to improve the preservation, protection, and replacement of trees and better protect the character of the Township.	Environmental Commission, Township Council	Short- to Medium-term		
23	Explore the potential to re-introduce the "Treasure Tree" program.	Environmental Commission	Short-term		
24	Continue to implement the recommendations and strategies outlined in the 2020 Community Forestry Management Plan.	Shade Tree Commission	Ongoing		
25	Ensure planting of proper species and properly sized trees along Verona's rights of way.	Shade Tree Commission, Public Works	Ongoing		
26	Update the Township's stormwater management plan.	Planning Board	Medium-term		
27	Improve municipal stormwater system capacity by investing in replacement, upgrades, and seeking state funding opportunities.	Township Council, Township Administrator	Ongoing		
28	Work with the Board of Education to continue to improve the pedestrian network to ensure students have safe routes to walk to school.	Township Council, Board of Education	Ongoing		
29	Consider a partnership with PSE&G to implement community scale geothermal in Verona.	Township Council, Township Administrator, PSE&G	Medium- to Long-term		
30	Promote new tax credit programs for home efficiency and other sustainable improvements that will be available starting in 2023 as a result of the Inflation Reduction Act.	Township Council, Township Administrator	Short- to Medium-term		

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# COMMUNITY FACILITIES ELEMENT

## Goals

1. Encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies.
2. Continue to support the excellence in education of the Township's school district as a focal point for the Township's students and parents.
3. Ensure high quality and responsive public works, safety, security, and emergency response services.

## Introduction

The Community Facilities Element provides an inventory and evaluation of basic services in Verona, including educational services, municipal and human services, water services, emergency services, and cultural services. These essential services benefit Verona residents and can have a significant impact on residents' quality of life. This Element evaluates the quality of these services and makes recommendations to ensure they remain accessible to all residents.

Due to Verona's nature as a built-out suburban community developed during the early- to mid-twentieth century, the community facilities were built during the same time period with renovations made to the facilities throughout the years as the need arose. As the Township grows over time, it is important for the Township to continue to take stock of the needs and conditions of the facilities and services provided to residents. In order to maintain these services, the Township may look to continuously modernize these facilities and any future facilities in a cost-effective manner that benefits Township residents.

# Educational Facilities

## Verona School District

Although Verona public school buildings are maintained and budgeted under the authority of the Verona Board of Education, separate from the Township Council, these schools, and the impacts they have on their surrounding neighborhoods are important to identify in a Master Plan. Any significant proposed land use changes may have an impact on the Township's population and the population of the school-aged children, for example, and would further increase questions about school building capacity. The Verona School District maintains six (6) schools (four (4) elementary schools, one (1) middle school and one (1) high school).

The work of the Verona School District has been altered significantly due to the Covid-19 pandemic. Beginning in March 2020 and running through the end of the school year in June 2020, the school district switched to virtual learning. Since then, the Verona School District has made numerous changes to try to maintain students' ability to learn while adhering to the latest guidance regarding Covid-19. This has resulted in a mix of hybrid learning schedules to full in-person learning for the 2020-21 school year. Enrollment data provided by the New Jersey Department of Education shows that during this period there was a decline in Verona's total school district enrollment. It decreased by 4%, from 2,262 in the 2019-2020 school year to 2,178 in the 2020-21 school year. The District experienced a further decline in enrollment in the 2021-22 school year as the number of students decreased to 2,139, a 1.8% decrease from the previous school year.

It is important to note that this very recent decrease is mostly a consequence of covid disruptions, as was the case nationally. While Verona's public-school enrollment dropped about 4%, US public schools altogether had a similar 3% drop in enrollment during this period<sup>1</sup>. Among Verona schools, H.B. Whitehorn experienced the largest proportional decrease in enrollment, about 6%, while Brookdale Avenue School had a 7% increase. In terms of absolute change in enrollment, H.B. Whitehorn had 41 fewer students in the 2020-21 school year than the year prior, while Brookdale Avenue school gained nine students. The school district altogether lost 84 students from their enrollment, mostly from the middle school and high school. At the national level, elementary schools experienced a greater enrollment decline compared to middle and high schools. It remains to be seen whether the school district enrollment will return to its pre-covid trend, when it increased by 5.5% between the 2015-16 school year and the 2019-20 school year, once schools are able to operate at a more normal routine. The Township should continue to monitor the district enrollment levels in the coming years to better understand the post-Covid trends.

Additional challenges to the school district came in September 2021, when the remnants of Hurricane Ida caused severe flooding to the region and had an outsized impact on properties in Verona, including the Forest Avenue Elementary School building. The school's basement was flooded with about two inches of water, despite recent improvements to the school's drainage system. Prior to Ida, Brookdale, Laning, and Forest Avenue schools all suffered from flooding in August 2018.

<sup>1</sup> Source: <https://www.npr.org/2021/12/15/1062999168/school-enrollment-drops-for-second-straight-year>



Source: New Jersey Department of Education



### **Brookdale Avenue School**

The Brookdale Avenue School is located at 14 Brookdale Court and serves kindergarten and first through fourth grades. The school was constructed in 1927 with additions in the late 1960s and 2007. Enrollment for the school during the 2021-22 school year was 117 students. Between the 2010-11 and the 2019-20 school years, the school's enrollment decreased by 9.6%. Enrollment in 2021-22 was 13.3% lower than as compared to 2010-11.

### **Forest Avenue School**

The Forest Avenue School is located at 114 Forest Avenue and serves kindergarten and first through fourth grades. The school was constructed in 1927, with additions in 1966. Enrollment for the school during the 2021-22 school year was 219 students. In 2017, the school's library renovation was completed, which upgraded the carpeting, circulation desk, and shelving. Between the 2010-11 and the 2019-20 school years, the school's enrollment decreased by 0.9%. Enrollment in 2021-22 was 2.7% lower than as compared to 2010-11.

### **F. N. Brown School**

The F. N. Brown School is located at 125 Grove Avenue and serves kindergarten and first through fourth grades. The school was constructed in 1931 with additions in 1963. Enrollment for the school during the 2021-22 school year was 281 students. Between the 2010-11 and the 2019-20 school years, the school's enrollment increased by 12.4%. Enrollment in 2021-22 was 12.4% higher than as compared to 2010-11.

### **Laning Avenue School**

The Laning Avenue School is located at 18 Laning Road and serves kindergarten and first through fourth grades. The school was constructed in 1918,

with additions in 1955, 1966, and 2007. Enrollment for the school during the 2021-22 school year was 225 students. Between the 2010-11 and the 2019-20 school years, the school's enrollment decreased by 18.5%. Enrollment in 2021-22 was 25.7% lower compared to 2010-11.

### **H. B. Whitehorne Middle School**

The H.B. Whitehorne Middle School building is located at 600 Bloomfield Avenue and serves fifth through eighth grade. The school was constructed in 1920, with additions in 1927, 1967-68, and 2008. Enrollment for the school during the 2021-22 school year was 655 students. Between the 2010-11 and the 2019-20 school years, the school's enrollment increased by 7.7%. Enrollment in 2021-22 was 3.1% higher than as compared to 2010-11.

### **Verona High School**

The Verona High School building, built in 1955 with additions in 1962 and 1976, is located at 151 Fairview Avenue and serves students in the ninth grade through twelfth grade. The school was constructed in 1955, with additions in 1962, 1976, and 2007-08. Enrollment for the school during the 2021-22 school year was 642 students. Between the 2010-11 and the 2019-20 school years, the school's enrollment increased by 15.6%. Enrollment in 2021-22 was 5.2% higher than as compared to 2010-11.

### **School District Facility Needs Assessment**

Verona School District has seen a slight decrease in its enrollment over the past decade with the student population decreasing from 2,158 students in the 2010-11 school year to 2,139 students in the 2021-22 school year. As detailed above, there have been significant differences in enrollment trends within the schools even though the district's total school enrollment has experienced a slight decline. It should be noted that enrollment is likely to increase in the coming years as new residential development has either been approved or proposed as a part of the Township's affordable housing settlement agreement.

The Verona Public Schools 5-year Strategic Plan was completed in 2018 after a process of collaboration with input from students, parents, and staff. The plan includes facility upgrades that were put to referendum in 2019. The referendum was passed, allowing the schools to repair roofs of all schools, improve playgrounds, and install air conditioning systems among other improvements.

In 2021, The Verona Board of Education accepted a \$1,655,020 grant from the federal pandemic relief CARES Act and an additional \$125,000 grant from the state for school security. Most of these funds are permitted to be used to address impacts to the school district from the Covid-19 pandemic. The school district will use \$300,000 of these funds for indoor air quality improvements, with remaining funds to be used to buy Chromebooks and pay for additional supporting staff.

## Municipal & Other Services

### Town Hall

Town Hall, located at 600 Bloomfield Avenue, is a two-story brick building constructed in 1924, along with the Public Library as part of Verona's Civic Center. Town hall is a State registered historic landmark. Given the age of the municipal building, upgrades are needed to the building to prevent water penetration and further deterioration. There are plans to have the bricks repointed and have the windows replaced.

### Police Department

The Police Department is located at 600 Bloomfield Ave. The police headquarters contains two holding cells. Currently the Police Department maintains a staff of 30 sworn police officers, four (4) full time professional dispatchers, two (2) administrative personnel, and 21 school crossing guards. The department also maintains a fleet of eight (8)

patrol vehicles, one (1) utility pickup truck, three (3) administrative/detective bureau cars, and three (3) older vehicles used solely for the purpose of construction jobs. Generally, two (2) vehicles are replaced each year. The Township has studied the current police facilities and has found that major renovations or a new building are required to meet the department's needs and state requirements for the police department. The Township should investigate renovations or potential new building sites.

### Fire Department

The Fire Department is an all-volunteer fire department located at 880 Bloomfield Ave, with a second station strategically located across the Peckman River at 209 Bloomfield Ave. There are 60 volunteer members across two stations. Engine Company #1 is located at 880 Bloomfield Ave and has three bays, training facilities, administrative offices, three engines, one rescue truck, and one utility vehicle. Company #2 is located at 209 Bloomfield Ave and was built in the 1940s, with refurbishments and upgrades conducted since then. The company has one truck, one engine, and one utility vehicle. Both stations may serve as evacuation centers in the case of an emergency. The Company #2 fire house has been identified as having significant structural and operational deficiencies that necessitate relocation to a new site or reconstruction of the existing building. The Township should continue its efforts in providing a new facility.



## Verona Rescue Squad

Verona Township is served by the Verona Rescue Squad, a nonprofit volunteer organization that provides emergency medical services to the Township. The Verona Rescue Squad is located at 12 Church Street. The facility has three bays, which house its three ambulances. There are two electric EMS bicycles for their bike team. The bike team responds to emergencies quickly in congested areas. The Rescue Squad also has a command vehicle operated by the Chief and a first responder unit which is stored at its building. The Squad has a large special operations vehicle which is currently stored at the Department of Public Works due to lack of bay space. Previously, the Township had plans to move the Rescue Squad to a renovated building on Grove Avenue. However, a petition stopped this effort. There remains a need for a new Rescue Squad building in order to meet vehicle storage, training, administrative, operations, equipment, accessibility, and staffing needs. The Township should explore all options to provide the Rescue Squad with updated facilities in as expeditious a manner as possible. Additionally, Verona should continue to maintain the Township's volunteer services.



## Wastewater Treatment Facility

The wastewater treatment facility is located at 10 Commerce Court at the northern border of Verona and Cedar Grove, along the Peckman River. This facility receives all wastewater in Verona and has a capacity of 3 million gallons per day, with additional capacity remaining which allows it to accept sanitary flows from the jail annex and hospital center. The

2009 Verona Master Plan states that the facility will need upgrading to accommodate future increases in flow. As of writing (13 years after the last Master Plan update), the facility is now in need of a complete upgrade. It is estimated that these upgrades will likely cost around \$20 million.



The facility is also subject to flooding from the Peckman River during significant rain events. Portions of the property are located in the official FEMA flood maps. In addition to flood damage, the facility also experiences problems with capacity during significant rain events as some of the facility's inflow connections are from sources that should not go to the facility. For example, sump pumps in homes connect to the facility rather than to catch basins or the street.

A 2020 NJDEP water quality report found excessively high levels of a chemical known as PFOA, an acronym for Perfluorooctanoic Acid, in violation of state standards. This chemical belongs to a family of chemicals called PFAS, an acronym for Per-and Polyfluoroalkyl Substances, and it was used for various industrial purposes, including non-stick pans. Though these chemicals have been phased out over time, they are sometimes found in groundwater. Though the concentration in Verona's water was below federal standards, they exceeded New Jersey's more stringent standards. The 2020 NJDEP report noted that the water facility will require additional upgrades to meet the state standards. The Township is currently working with a firm to remediate the wells at Linn Drive and Fairview Avenue. The design phase is anticipated to be completed by January 2023.

## Recycling Center

Adjacent to the wastewater treatment facility is Verona's recycling center, sharing the 10 Commerce Court address. At the time of writing this Master Plan, the recycling center allows residents to drop-off recyclables two days per week. The Township also provides curbside pickup for various materials including different types of recyclables and solid waste. Verona accepts two different types of recyclables which must be separated by resident: commingled; cardboard and paper. The town also provides leaf bags pickup, electronics drop off, and shredding.

In 2015, the Township partnered with Remyndr to provide curbside pickup information to residents via a mobile app. Remyndr allows residents to enter their address and receive their up-to-date curbside pickup calendar for their recycling district along with lists of recyclable materials. The app assists residents by reminding them of holiday collection, hazardous waste days, and provides updates in case of disruptions to the schedule.

## Community Gathering Places

### Verona Public Library

Verona's Public Library is located at 17 Gould Street in a 3,592 square-foot three-story building, which was originally built in 1923. The library has eight off-street parking spaces, though its location places it within walking distance of a substantial portion of residences in the Township. In 2018, \$3.6 million of library renovations were completed, which included a 4,500 square foot addition with a new elevator, reading room, restrooms, meeting rooms, and administration spaces. Eleven thousand (11,000) square feet of the building were renovated as well. The Verona Public Library is a member of the PALs Plus Consortium, which is a partnership between 26 public and academic libraries located in Passaic, Hudson, and Essex Counties, where member libraries share library and computer resources to better serve the information needs of their communities. The partnership allows library patrons to search and borrow from the collections of any other member library. The system also allows library card carriers to use their home library card at any member library.



## Verona Community Center

The Verona Community Center is located at 880 Bloomfield Avenue and houses the Township building department, the fire engine company #1, the health and vital statistics department, Township inspectors, the Recreation Department, and Senior Services. In addition to these municipal offices, the community center offers indoor and outdoor recreation spaces that are available to rent. Updates to the community center are required once they are deemed financially feasible by the Township. Additionally, the Township recently approved further enhancements to the telecommunications tower on the property. The Township should consider working to ensure that the height of the tower does not exceed its current height.

## Verona Community Pool

The Verona Community Pool is located at 257 Fairview Ave and consists of an Olympic-size pool with slides, a kiddie pool, a deli/cafe, a basketball court, a handball court, and two tennis courts. The pool is open during the weekend from Memorial Day Weekend until Verona Schools close, and then open full-time from June 26th through Labor Day. Memberships are available to Verona residents with fees ranging from \$165 for seniors to \$599 for a family with a babysitter.

## Post Office

The United States Postal Services (USPS) has a facility located at 682 Bloomfield Avenue that serves the Township. The facility is a one-story building located in the center of town along Bloomfield Avenue. There is on-street parking located in the front of the building.

## Shared Services

Verona Township participates in Shared Service Agreements (SSAs) which consolidates municipal services in order to reduce local expenses and reduce property taxes. Shared services allow municipalities to contract for employees or equipment to meet a statutory requirement or need without having to bear the full cost of such a service. These shared services have worked and continue to work for Verona's benefit.

### Revenues

- Verona Township provides construction code services to the Borough of Roseland, receiving \$133,734 for this service in 2021.

## Capital Improvements at Community Facilities

The Township is in the midst of capital improvements at its various community facilities, which includes the municipal building, police, fire, and emergency facilities, and the water treatment plant. As of writing this document, plans are in the works for PFAS remediation and municipal facility upgrades amongst several other projects as detailed in this element.

The Township should work to make sure that these capital improvements at community facilities are completed in the most cost-effective way and with the least amount of disruption to Township residents. The Township should also support departmental needs by funding capital equipment needs, on an ongoing basis.

## Funding Sources

While community facilities are typically funded through the Township's Capital Improvement Program (CIP), other funding sources (i.e. grants, programs) are available.

### Library Grants

1. The **Library Services and Technology Acts (LSTA)** is the only federal program exclusively for libraries. There is a requirement for a state match.
2. The **Institute of Museum and Library Services (IMLS)** administers competitive discretionary grant program of libraries.
3. The **National Endowment for the Humanities** has program grants available to libraries.
4. The **Per Capita State Aid** program is the largest public library grant program that is administered by the new Jersey State Library. The New Jersey State Library can administer additional grant programs when available and will be featured on the "Grants for Libraries" page of the state library website when available.
5. The **New Jersey Historical Commission**
6. The **New Jersey Department of Labor and Workforce Development**
7. The **New Jersey Council on the Humanities**

### ***Senior Center Grants***

The Older Americans Act (OAA) authorizes funding for the operation, “acquisition, alteration, or renovation of existing facilities” of multipurpose senior centers. Contact New Jersey’s Department of Human Services (DHS) Division of Aging Services (DoAS) or the Essex County Division of Senior Services to find out about local funding.

### ***NJCC’s Creative Placemaking Fund (CPF)***

Creative placemaking is a process where community member, artists, arts and culture organizations, community developers, and other stakeholders use arts and cultural strategies to implement community-led change. This approach aims to increase vibrancy, improve economic conditions, and build capacity among residents to take ownership of their communities.

NJCC’s Creative Placemaking Fund (CPF) deploys capital to arts and culture-based enterprises and neighborhood development efforts that celebrate the character, diversity, and livability of New Jersey communities.

### ***Essex County Cultural Assistance Program Grants***

The Essex County Cultural Assistance Program Grants are administered by the Essex County Arts Council and funded by Essex County and the Essex County Board of Supervisors. The grants are available to any arts, historical or preservation organization, library, museum or organization providing cultural programs for Essex County Residents, with the requirement that projects are open to the public. Permitted uses of the funds are programming expenses, artist fees and honorariums, one-time use materials for programs and workshops, partial fees for program administration, advertising, rental space and equipment, professional fees and services, and more. The grant may not be used for equipment purchases, capital improvements, or fundraising expenses. The application deadline is May 15th.

# Community Facilities Element Recommendation Plan

## Directions

“Check off” a completed recommendation and mark the year of completion as a way to measure progress.

**Short Term:** complete in 1-2 years; **Mid Term:** complete in 3-5 years; **Long Term:** complete in 10+ years.

### Community Facilities Plan

	<i>Recommendation</i>	<i>Implementing Party</i>	<i>Timeframe</i>	<i>Completed</i>	<i>Year Completed</i>
<b>Educational Facilities</b>					
1	Maintain a positive relationship with Verona Board of Education and minimize impacts on surrounding neighbors.	Verona Board of Education, Township Council	Short		
2	Work with Verona School District to incorporate green stormwater infrastructure and minimize damage from future flood events.	Verona Board of Education, Township Council, Township Engineer	Medium		
<b>Community Facilities</b>					
3	Incorporate green stormwater infrastructure at municipal properties.	Township Council, Township Administrator	Medium		
4	Support departmental needs by funding capital equipment needs on an ongoing basis.	Township Council, Township Administrator	Ongoing		
5	Ensure accessible community facilities which meet the standards of the Americans with Disabilities Act (ADA).	Township Council, Township Administrator	Short		
6	Continue to pursue opportunities for shared services.	Township Administrator, Township Council	Short to Long		
7	Continue to support the Township Library.	Library staff, Township Council	Short		
8	Routinely plan for facility improvements at the Verona Pool.	Township Council, Recreation Department	Short to Long		
9	Reach out to USPS about facility improvements to the post office building.	Township Council, Township Administrator, USPS	Short		
10	Ensure improvements are made to the outdated facilities at the police station as detailed on page 151.	Township Council, Township Administrator, Police Chief	Short		
11	Evaluate all potential options to provide upgraded facility for Company #2 of the Verona Fire Department.	Township Council, Township Administrator	Medium		
12	Explore all options to provide the Rescue Squad with updated facilities.	Township Council, Township Administrator	Short to Medium		
13	Evaluate mitigation strategies to minimize damage to wastewater treatment facility in a future flooding event.	Township Administrator, Floodplain Manager	Short		

## Community Facilities Plan

	<i>Recommendation</i>	<i>Implementing Party</i>	<i>Timeframe</i>	<i>Completed</i>	<i>Year Completed</i>
14	Upgrade the wastewater treatment facility to accommodate current and future increases in sanitary flow.	Township Council, Township Administrator	Ongoing		
15	Upgrade the wastewater treatment facility to meet New Jersey standards for concentration of Per- and Polyfluorinated Substances (PFAS).	Township Council, Township Administrator	Short to Medium		
16	Ensure telecommunications towers on Township owned properties do not exceed the pre-existing height.	Township Council, Planning Board	Ongoing		



# HISTORIC PRESERVATION ELEMENT

## Goals

1. Encourage the protection and preservation of historic sites and buildings.
2. Encourage public access to cultural and historical sites.
3. Balance new development with historic preservation efforts of significant landscapes and buildings.
4. Promote education and engagement of the public to foster a culture of historic appreciation.
5. Encourage modifications and/or additions to existing housing in light of current trends of completely razing the existing home and rebuilding anew.
6. Promote the development of historic districts.

## Historic Overview & Introduction

The National Historic Preservation Act of 1966, as amended in 1980, has encouraged states and their component municipalities to assume active roles in historic preservation. In 1970, the New Jersey Register of Historic Places Act, N.J.S.A 13-1B-15.128 et. seq., was enacted to recognize and preserve the State's historic, architectural, archeological, and cultural heritage. This legislation allows historic properties to be nominated and entered in the New Jersey Register of Historic Places, which is maintained by the Historic Preservation Office. The State Register mirrors the National Register and lists the buildings, districts, sites, structures and objects of national, state and local significance. Once a property is listed in the New Jersey Register, any public undertaking that would "encroach upon, damage or destroy" the registered historic property must be reviewed pursuant to this law and receive prior authorization from the Commissioner of the Department of Environmental Protection. Strictly private undertakings are not reviewable.

New Jersey's Municipal Land Use Law N.J.S.A. 40:55D-1 et.seq. sets forth the criteria, standards and procedures by which municipalities may regulate the land uses within their jurisdiction, which also includes designating and regulating historic sites or districts. The Historic Preservation Plan Element of the Verona Master Plan is prepared pursuant to N.J.S.A.

40:55D-28b(10) for the purposes of (a) indicating the location and significance of historic sites and historic districts; (b) identifying the standards used to assess worthiness for historic site or district identification; and (c) analyzing the impact of each component and element of the master plan on the preservation of historic sites and districts.

## **Verona History & Introduction<sup>1</sup>**

Verona and several neighboring towns were all originally one town known as the Horseneck Tract. In 1702, a group of settlers left Newark and purchased a large tract of land northwest of their home city for the equivalent of a few hundred dollars from the Lenni Lenape Native Americans. This piece of land extended west and north to the Passaic River, south to the town center of what would become Livingston, and east to the First Watchung Mountain, and was called Horseneck by the natives because it resembled the neck and head of a horse. What was then known as Horseneck contained most of the present-day northern Essex County towns: Verona, along with Caldwell, West Caldwell, Cedar Grove, Essex Fells, Fairfield, North Caldwell, and Roseland are all located entirely in Horseneck, and parts of what are today Livingston, Montclair, and West Orange were also contained in the Horseneck Tract.

After the Revolutionary War, the area of Horseneck was incorporated as “Caldwell Township” in honor of local war hero James Caldwell, a pastor who used pages from his church’s bibles as wadding to ignite the ammunition in soldiers’ cannons and helped to drive the British out of Horseneck. The area of present day Verona was part of what was known in the 1800s as Vernon Valley. The name was rejected when residents applied to the United States Postal Service, as the name had already been in use for an area in Sussex County. Verona was chosen as the alternative name for the community, derived from Verona, Italy. The Verona Post Office was established on February 19, 1857 in the general store with Joel D. Mead as the first postmaster.

At various times between 1798 and 1892, issues arose which caused dissatisfaction between the Caldwell and Verona areas. These included a desire of the citizens of Verona to more closely control their own governmental affairs. With the population growing, Verona needed to centrally locate essential services such as schools and places of worship; problems with the water supply; and the disposition

of road repair funds. On February 17, 1892, the citizens of Verona voted to secede from Caldwell Township to form Verona Township. Further growth and the need for a water system and other public utilities found Verona moving ahead of the other half of the township and in 1902 the two areas decided to separate into two separate municipalities: Verona Township and Verona Borough. It took two sessions of the state legislature to approve the new borough, but on April 18, 1907, the Borough of Verona was approved by an act of the New Jersey Legislature, pending the results of a referendum held on April 30, 1907, in which a new borough passed by a 224-77 margin. Residents of the newly formed borough had sought to disassociate themselves from the Overbrook County Insane Asylum and the Newark City Home (a reform school), as well as from the settlement of Cedar Grove, which was considered a settlement of farmers. On April 9, 1908, this settlement broke away from Verona and formed Cedar Grove Township.

In 1981, the borough was one of seven Essex County municipalities to pass a referendum to become a township, joining four municipalities that had already made the change, of what would ultimately be more than a dozen Essex County municipalities to reclassify themselves as townships in order to take advantage of federal revenue sharing policies that allocated townships a greater share of government aid to municipalities on a per capita basis.

## **Architectural Period of Earliest Settlement: 1700s to 1850**

The earliest buildings in the town date from the late 18th century to early 19th century. In those days, Verona was a westward expanding farming community with a small population. Very few of these early wooden farm dwellings survive in today’s bustling suburban community, and so for their rarity and representation of a vanished way of life, all surviving structures predating 1850 should be recognized in any future landmarks inventory.

## **Development of a Community: 1850-1907**

During this time period, Verona gained its name, (previously it had been the village of Vernon; earlier the area had been called “Horseneck”). It remained part of Caldwell Township but gained its own post office and a sense of identity with the development of Verona Lake as a recreational center. Originally built as a mill pond, Verona Lake was first promoted in the 1870s for swimming in the summer and skating

<sup>1</sup> Excerpt from 2017 *Historic Resources Survey & Inventory Update*. Prepared by Barton Ross & Partners LLC.

in the winter; but by the early 20th century it was a popular recreation area. Just as the mill pond became “recreational”, early farmsteads were carved up and sold for “suburban” subdivisions. Residential architecture mirrored the changing fashions of the day, and in Verona’s domestic architecture one can read its progressive design styles.

### **A New Town: 1907-1940**

Verona was officially established as an independent municipality in 1907 but only after local agitation stemming from issues of adequate water supply and fire protection for the growing community. Only a few years before, in 1902, trolley connections were completed through Verona, permitting easy commuting to Newark and New York City. The establishment of basic urban amenities such as water, sewer, fire protection, and easy transportation to major cities, primed Verona for a period of unprecedented growth. Buildings in Verona from this time are particularly notable for their fashionable architecture. Many are good examples of turn of the 20th century “Arts & Crafts” or “Craftsman” style, which was the modern architecture of its day. Although Craftsman buildings were outnumbered by the more traditional Colonial Revival Style, their presence in Verona was a sign of the town’s progressive spirit.

Most emblematic of the new town was its municipal civic center. Laid out as a formal “square” off of Bloomfield Avenue in 1923, the civic center contains the Henry B. Whitehorne School, the Public Library (funded by the Carnegie Corporation), and the Municipal Building or Town Hall. The formal, axial plan for a civic center with cast monuments exemplifies the spirit of the City Beautiful movement in American planning and architecture in the 20th century. Verona’s civic center was completed in 1924 with a bronze statue honoring those from the town who served in war. Although modest in size and design, the Verona Civic Square firmly established a “center” to the town, and its formal city planning is still evident in the preserved landscape.

There were numerous new places of worship constructed in the early 20th century, which were emblematic of the new town and served the increased population. Many of these religious landmarks of the new town and served the increased population. Many of these religious landmarks of the town still stand in good condition and their architecture is deserving of local recognition and preservation. There are other denominations whose

congregations have deep roots in the community, but their construction of new buildings within the past 50 years makes them currently ineligible for landmark listing.

### **Benefits of Historic Preservation**

Historic preservation preserves the historic, architectural, and aesthetic character and heritage of a community or area and helps to provide a sense of place and continuity. As suburban sprawl and roadside development make more and more places look the same, it becomes important for communities to keep their identities intact. Even one or two striking historic buildings can help to define a community and hint at its past. If whole neighborhoods can be preserved, the effect is that much greater. A sense of history can contribute to community pride and to a better understanding of the community’s present.

Historic preservation also provides a foundation for economic development. Historic districts are often centers of tourism, commerce, and government that draw regional populations. In fact, a recent study conducted for the New Jersey Historic Trust indicated that for every one million dollars invested in the preservation of New Jersey residential historic buildings, 25 new jobs and 1.1 million dollars in economic activity are generated at a state level. Those facts were increased to 75 jobs and 2.5 million dollars in economic activity on a national level.<sup>2</sup>

It is important to identify and take steps to preserve the historic and archaeological resources for the Township as part of the Township Master Plan, so that appropriate methods for protection and conservation can be pursued, consistent with the requirements of the Municipal Land Use Law (MLUL).

### **Legal Context**

#### **New Jersey Municipal Land Use Law (MLUL)**

In January 1986, New Jersey adopted historic preservation enabling legislation with amendments to the Municipal Land Use Law (MLUL) which allowed for a “Historic Preservation Plan” element of the Master Plan, a local ordinance, and a historic preservation commission. The MLUL identifies the Historic Preservation Element as an optional element within the Master Plan but requires the indication of “the location and significance of historic sites and historic districts.” The Township’s historic sites are

<sup>2</sup> *A Historic Preservation Perspective*. Office of State Planning memo dated April 1996.

identified in **Table 6.1**, and a discussion of potential historic districts and transition areas is located in the latter sections of this Element.

## Jurisdictional Context

Localities generally focus on the preservation of historic neighborhoods or streets whereas counties and states generally focus on individual historic structures or historically/archaeologically significant sites.

## Applicable State and Local Laws and Regulations

### *New Jersey Municipal Land Use Law (MLUL)*

The municipal master planning process is governed by the provisions of the New Jersey Municipal Land Use Law (MLUL) at NJSA 40:55D. The purposes of the MLUL include, among other things, the promotion of the conservation of historic sites and districts. An Historic Preservation Element, while an optional component of a municipal master plan, is essentially a prerequisite for designation and regulation of historic sites or districts in a zoning ordinance. The MLUL defines a "historic site" as any real property, man-made structure, natural object or configuration or any portion or group of such sites having historical, archaeological, cultural, scenic, or architectural significance; while it defines a "historic district" as one or more historic sites and intervening or surrounding property significantly affecting or affected by the quality and character of the historic sites or sites.

## Local Context

In recent years, the Township of Verona has taken a greater interest in historic preservation. The Township Council adopted Ordinance No. 6-13 on October 31, 2013 to amend the zoning code to create Article XXII Historic Preservation. This ordinance established the Verona Historic Preservation Commission and its purpose, which is "to provide a method by which to locate, identify and designate historical landmarks within the Township of Verona and to regulate the repair, alteration, replacement, removal and demolition of historical landmarks, to prevent the loss and destruction of historical landmarks by neglect, improper restoration, alteration and development and to preserve historical landmarks and thereby preserve the historical, cultural, and architectural heritage of the Township of Verona and to thereby foster civic pride and the well-being of the community." The Commission has been tasked with helping the Township preserve historic buildings, maintain an inventory of historic resources, and generally preserve the Township's historic character.

The Township's Historic Preservation Commission consists of up to seven (7) Class A through C members that are available for consultation to the Planning Board, Board of Adjustment, and Council. The Historic Preservation Commission is responsible for making a comprehensive survey of the Township of Verona for the purpose of identifying historic sites which are worthy of protection and preservation. It should be noted that designating properties as



historic sites or districts locally does not guarantee protection of the property as would State or National designation.

### **State and County Planning Documents Relating to Preservation**

Among the goals of the New Jersey State Plan, most recently adopted in 2001, are the protection, enhancement, preservation, and, where appropriate, rehabilitation of New Jersey's historic, cultural, and scenic resources by identifying, evaluating, and registering significant landscapes, districts, structures, buildings, objects, and sites, and ensuring that new growth and development are compatible with historic, cultural, and scenic values. The Plan has also adopted special policies for the sensitive treatment of what it calls "Historic and Cultural Sites," which are scattered throughout the state rather than located in any one specific "environmentally sensitive planning area." One of the strategies the Plan identifies to accomplish its goals is the revitalization of New Jersey's cities and towns, where new development and redevelopment would be encouraged. Urban centers with endorsed Strategic Revitalization Plans are given priority with regard to the public investment projects supported by discretionary funds.

### **County Context**

The Division of Cultural and Historic Affairs (DCHA) serves Essex County as one of New Jersey's 20 county cultural agencies by supporting the arts, history, and historic preservation. Playing a leading role in helping build a flourishing cultural environment that benefits and distinguishes Essex County as a New Jersey cultural destination, the DCHA offers programs, services, and resources in all three areas.

### **Benefits from National & State Historic Registers**

Traditionally, the goal of historic planning is to add candidate buildings, sites, or districts to State or National Registers. There are two major benefits for adding historic resources to the National Register:

1. Section 106 of the National Historic Preservation Act requires federal agencies to consider effects of federally funded projects on historic properties; and
2. Commercial properties on the National Register are eligible for 20% federal tax credits.

The New Jersey Historic Register is closely modeled

after the National Register program, using the same criteria for eligibility, nomination forms, and review process. Benefits for adding historic resources to the State Register include:

1. A degree of review and protection from public encroachment; and
2. The New Jersey Historic Trust offers matching grants and low-interest loans for rehabilitation and restoration.



# Historic Resources Inventory

## National and State Register of Historic Places

The New Jersey and National Registers of Historic Places are the official lists of historic properties and districts deemed worthy of preservation. Inclusion in the Registers provides benefits and protection for listed resources, and the information generated through the nomination process contributes to the growing body of knowledge about historic places in New Jersey. The first national register was drafted in 1935; however, it did not become official until the enactment of the 1966 National Historic Preservation Act. The 1966 Act made the National Register of Historic Places the official list of buildings, structures, objects, sites or districts worthy of preservation. The National Register of Historic places is the official list of these recognized properties and is maintained and expanded by the National Park Service on behalf of the Secretary of Interior.

The Act defines these historic resources as indicated below:

- **Building:** Any structure created to shelter human activity.
  - » *Examples:* Houses, barns, schools, railroad stations, theatres and factories.
- **Structure:** Any construction other than a building.
  - » *Examples:* Bridges, lighthouses, water towers, tunnels, canals or other civil engineering structures.
- **Object:** A construction of functional, aesthetic, cultural, historical or scientific value that may be moveable but is also generally related to a specific setting or environment.
  - » *Examples:* Boats, locomotives, monuments, sculptures.
- **Site:** The location of a significant event, prehistoric or historic activity or remnant of a building or structure.
  - » *Examples:* Battlefield, landscape, ruins of a building or structure.
- **District:** A geographically definable area containing buildings, structures, objects and/or sites that are linked historically or aesthetically by plans or physical development and acknowledge to possess collective importance.

Pursuant to N.J.S.A.13: 1B-15.128, the New Jersey Register of Historic Places or State Register was established in 1970. This parallels the National Register as a listing of sites of national, state, and local significance with an emphasis on the last two categories. The same criteria, application forms and state administrative agency are used to process nominations to both registers. Properties approved on the state level for forwarding to the National Register are automatically entered in the State Register.

There are differences between the National and State Registers:

1. Private owner objection to a New Jersey Register proposal does not prevent designation.
2. Only properties actually listed in the New Jersey Register are afforded protection.

The New Jersey and National Registers provide a degree of review and protection from public encroachment. The New Jersey Register law requires review of any state, county or municipal undertaking involving properties listed on the New Jersey Register, which are designed to preclude destruction or damage of historic resources by public agencies.



Listing of the properties in the State and National Registry can change the way the community perceives their historic resources and gives credibility to efforts of private citizens and public officials to preserve their resources. In addition, it does not interfere with the private property owner's right to alter, manage or dispose property. However local preservation ordinances can regulate the private use, maintenance, alteration or demolition of a locally designated historic building, structure or site. It is important to note that listing in the New Jersey or National Registers does not designate the historic resources at the local level.<sup>3</sup>

## National Register Criteria for Evaluation

The following buildings have been identified as architecturally and/or historically significant. In determining significance, the ability of the resource to meet one or more of the criteria outlined by the National Register of Historic Places must be taken into consideration.

### Criteria for Evaluation

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- a. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- b. That are associated with the lives of significant persons in our past; or
- c. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d. That have yielded or may be likely to yield, information important in history or prehistory.

## Criteria Considerations

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
- d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent of design, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance.

**Table 6.1** identifies historic resources that are locally designated and/or have been listed on the State and/or National registers. These resources underwent careful analyzation for age, style, or other historic elements, by individuals with design or architectural expertise. Verona has three historic sites registered with the New Jersey State Historic Preservation Office and two locally designated historic sites. All the historic resources are listed in **Table 6.1**.

<sup>3</sup> The New Jersey and National Registers of Historic Places vs. Local Historic Designation. <http://www.state.nj.us/dep/hpo/1identify/localdesignation.pdf>. Accessed on August 16, 2007

**DOE:** A Determination of Eligibility is issued by the Keeper of the National Register.

**COE:** A Certification of Eligibility is issued by the New Jersey State Historic Preservation Officer. For properties not already listed on the New Jersey Register of Historic Places, a COE satisfies a prerequisite to apply for funds from the New Jersey Historic Trust, as well as several county preservation funding programs.

**SHPO Opinion:** This is an opinion of eligibility issued by the State Historic Preservation Officer. It is in response to a federally funded activity that will have an effect on historic properties not listed on the National Register.



*Table 6.1: Existing Historic Resources*

	<i>Historic Sites</i>	<i>Location</i>	<i>SHPO Inventory ID # &amp; State Register (SR) Listed Date</i>	<i>COE Date</i>	<i>SHPO Opinion Date</i>	<i>Locally Designated</i>
1	Annin and Company Building	163 Bloomfield Ave	5344; 06-9-2014		6-9-2014	
2	Kip's Castle	22 Crestmont Road	4868; 02-06-2009		2-6-2009	
3	Verona Lake Park	Bloomfield Avenue & Lakeside Avenue	3822; 08-02-2001		8-2-2001	
4	Freight Depot	62 Depot Street				12-07-2010
5	Methodist Church	24 Montrose Avenue				2-6-2012

In addition to the previous historic resources that are either state or locally designated as historic, the Verona Historic Preservation Commission sponsored a comprehensive historic resources inventory in 2017. A description of each of the individually surveyed properties in the 2017 Historic Resources Survey is located in **Appendix E**. This list provides guidance to the Township about which properties the Township should look to locally designate as historic. The report updated previously identified historic properties and identified potential historic districts for further study and future inclusion in the next revision of the Township's Historic Preservation Element of the Master Plan.

The survey recommended that six (6) of the properties individually meet the National Register of Historic Places Criteria for Evaluation and are

eligible for the New Jersey and National Registers of Historic Places. Six (6) additional properties were recommended to be immediately designated as Verona Township Individual Historic Landmarks.

The following properties were identified to be listed on the State and National Registers of Historic Places:

- Verona Park
- Verona Civic Center
- Kip's Castle & Park
- Methodist Church, Montrose Avenue
- Congregationalist Church & Rectory, Church Street
- The White Rock, archaeological (Hilltop) Verona and County



Verona Park and Kip's Castle & Park are both County owned property while Verona Civic Center is Township owned. The White Rock archaeological site is owned by both the Township and County. The Methodist Church and Congregationalist Church are both privately owned.

Additionally, the survey recommended the following historic sites to be locally designated by Verona:

- The Enos Martin House, 42 Martin Road
- The Brower House, 190 Grove Avenue
- The Priest House, 110 Claremont Avenue
- Idle Woods, 14 Manor Road
- The Johnson House, 16 Grove Avenue
- Dr. Personett House, 30 Grove Avenue

Six of Verona's residential neighborhoods were identified as likely historic districts:

- Claremont Avenue
- Forest Avenue
- Sunnyside Heights
- Kip's Castle Historic District
- Afterglow Historic District
- Fairview Avenue Historic District

The survey emphasized the Afterglow Historic District and the Claremont Avenue Historic District. The Afterglow District was recommended as the top priority district for its concentration of elaborate, large-scale, historical revival residences. The Claremont Avenue District was identified for its numerous wood-framed, moderate-sized homes spanning three centuries of architectural design and construction techniques. Together, these two districts include 38 of the 87 surveyed properties.

# Conventional Preservation Tools

functions through the creation and presentation of programs, exhibitions, publications, and other activities for the public that celebrate and interpret history and heritage of Verona.

## Verona Historic Preservation Commission

A locality's Historic Preservation Commission is authorized through the Municipal Land Use Law (MLUL). Verona established its Historic Preservation Commission via Ordinance No. 6-13 on October 31, 2013. The MLUL clearly states the responsibilities of the Commission, including:

1. **Preparing a survey of historic sites pursuant to criteria identified in the survey report;**
  - a. Verona's Historic Preservation Ordinance requires that the Historic Preservation Commission perform a comprehensive survey of the Township to identify potential historic sites, districts, and landmarks every ten (10) years. The HPC completed an Historic Resource Inventory report in 2017. A detailed listing of the sites identified in the 2017 report are shown in **Appendix E**.
2. **Making recommendations to the Planning Board on the Historic Preservation Plan element of the Master Plan and on the implications for preservation of historic sites of any other master plan elements;**
  - a. In preparation of this Master Plan, the Historic Preservation Commission was consulted, and their recommendations integrated into this Element, as well as other plan elements that pertained to the preservation of historic sites.
3. **Advising the Planning Board and Board of Adjustment on applications for development;**
  - a. A locality's Historic Preservation Ordinance (HPO) defines the process by which the Commission can advise on development applications. The ordinance states an application shall be made in writing to the Historic Preservation Commission to receive a certificate of appropriateness before any permit or other authority is issued on any property which has been designated by ordinance as a landmark or as being within an historic district.
4. **Carrying out such other advisory, educational, and informational functions as will promote historic preservation in the municipality.**
  - a. Along with the HPC's work to preserve the heritage and knowledge of the Township's historic buildings, the Commission intends to carry out other educational and informational

## Historic Preservation Ordinance

A Historic Preservation Ordinance (HPO) is considered to be a conventional preservation tool with legal authority to identify, evaluate, and protect historically significant resources from inappropriate alterations or demolition. To be legally viable, the ordinance must:

- **Clearly state the public purpose that goes beyond aesthetic regulation and include other community goals such as economic development or community revitalization:** The Township's Historic Preservation Ordinance establishes the Historic Preservation Commission in order to *"preserve the historical, cultural, and architectural heritage of the Township of Verona and to thereby foster civic pride and the well being of the community."*
- **Include criteria defined by the Commission, by which a historic landmark or district can be identified, evaluated and protected;** The Township of Verona, per the Township Historic Preservation Ordinance, is guided by National Register criteria in identifying landmarks and historic districts. The ordinance also identifies protections for historic landmarks. Additionally, the Township may wish to establish historic districts as discussed in the 2017 Historic Resources Inventory and further evaluated in this Historic Preservation Element of the Master Plan. These districts and the transition zones around certain districts are shown in the **Proposed Historic Preservation Map**.
- **Explain what types of changes are subject to review (i.e. demolitions, building or landscape alterations, or new construction in historic districts).** Historic landmarks in historic districts cannot be altered, modified, relocated, or demolished without a Certificate of Appropriateness (COA). The COA declares that the proposed action is consistent with the style and general design of the historic district and is issued by the Planning Board after review and recommendation by the Commission. If Verona's Historic Preservation Commission disapproves an application for a COA to demolish an historic landmark, the owner may still demolish provided they

successfully appeal to the Planning Board and offer the property for sale at its fair market value for a period of 180 days.

Crestmont Historic District is significant as a small grouping of historical revival residences surrounding the historic Kips Castle property, which is a State-registered historic property.

## Historic Preservation Districts

After careful review of the 2017 Historic Resources Inventory report and its recommendations as well as the existing conditions of the areas of the Township discussed in the report, the H2M team developed a Proposed Historic Preservation map. This map establishes seven (7) historic districts:

### 1. Afterglow Historic District

» The proposed Afterglow Historic District is located in the southeast quadrant of the Township. The proposed boundaries of the district are generally bounded by Mount Prospect Avenue to the west and Belleclaire Place to the east. The proposed boundaries have been updated from the 2017 Historic Resources Inventory to be more concentrated around the historic survey properties. The properties within the proposed district have a distinct architectural quality that highlights the age of the district. This Historic Preservation Element recommends transition areas to properties just to the northwest of the Afterglow Historic District and to properties just to the south of the Afterglow Historic District. This will enable the Township to continue to maintain the established character of the neighborhood.

### 2. Claremont Historic District

» The proposed Claremont Historic District is located near the center of the Township. The District is bounded on the north by the rear property line of the lots on Claremont Avenue, on the east by the rear property line of the lots on Montclair Avenue, on the south by Bloomfield Avenue, and on the west by the rear property line of the lots on Church Street. The Claremont Historic District dates back to the mid-to-late 19th century with houses that are characteristic of several historically significant architectural styles including the Romantic Revival style, the Queen Anne style, the Colonial Revival style, and the Victorian Gothic style.

### 3. Crestmont Historic District

» The proposed Crestmont Historic District is located in the northeast quadrant of the Township. The District is bounded on the east by the municipal boundary line with Montclair Township, on the north by the northern side property line of the Kips Castle property, on the west generally by the rear property line of properties on Crestmont Road, and on the south by the R-100 zone boundary line. The

### 4. Fairview Historic District

» The proposed Fairview Historic District is located in the northwest quadrant of the Township. The boundaries are formed by the rear property lines of the lots on both sides of Fairview Avenue as far as Orchard Street to the south and Franklin Street to the north. The proposed Fairview Historic District is made up of a significant group of large-scale late 19th and early 20th century houses that are examples of the most popular architectural styles of the period.

### 5. Mountainview Historic District

» The proposed Mountainview Historic District is located near the center of the Township, just east of Verona Park. The District is bounded on the west by Verona Park, on the south by Randolph Place, on the east by Mountainview Road, and on the north by Sunset Avenue.

### 6. Forest Historic District

» The proposed Forest Historic District incorporates several properties along Forest Avenue from just south of Bloomfield Avenue to Harrison Street.

### 7. Lakeside Historic District

» The proposed Lakeside Historic District covers the area just west of Verona Park from Pease Avenue to the Our Land of the Lake Church. This Element also recommends the implementation of a transition area around this district for the surrounding properties along Montrose Avenue and Bloomfield Avenue.

## Historic District Transition Areas

In addition to the proposed historic districts, it is also recommended that the Township establish transition areas around certain historic districts. These transition areas are intended to preserve the architectural character of the area as a way to enhance the historic resources that are located within the proposed historic districts. While designed to be less restrictive as compared to historic districts, transition areas are intended to have certain guidelines that assist in preserving the overall character of the Township. The recommended transition areas are as follows:

### 1. Afterglow Historic District Transition Area

» o As discussed earlier, the proposed Afterglow

Historic District Transition Area is intended to include properties to the immediate north and south of the Historic District. The proposed Transition Area is bounded on the north and west by Mount Prospect Avenue and on the east by Afterglow Avenue. A second transition area for the proposed Afterglow Historic District is bounded by the rear property line of lots along Gordon Place and Glen Road.

2. Lakeside Historic District Transition Area
  - » The proposed Lakeside Historic District Transition Area, as discussed earlier, is intended to include the properties along Montrose Avenue and Bloomfield Avenue.

## Historic and Conservation Easements

Incentivizing private preservation is key to maintain this key aspect of community character. One way to do so is through tax benefits such as the federal income tax deduction, which a property owner is eligible to receive if they pursue a historic preservation easement. Through an easement, a property owner can voluntarily place restrictions on the development of or changes to their historic property and then transfer these restrictions to a preservation or conservation organization. This legal agreement, typically in the form of a deed, permanently protects a historic property. The Historic Preservation Commission should work to educate homeowners on the benefits of a historic preservation easement and work with interested owners to execute such agreements.

Incentives for preservation of commercial historic properties include a 20% income tax credit that is available for the rehabilitation of historic, income-producing buildings, determined to be “certified historic structures” by the Secretary of the Interior through the National Park Service.

## Design Standards and Guidelines

One way to strengthen the Township’s historic preservation ordinance is to implement Design Standards and Guidelines. Design Standards and Guidelines are used to protect historic districts, with the intention to preserve the existing historic character and prevent any exterior activities that would destroy or be inconsistent with that district’s style. Design rules for exterior modifications should derive from an analysis of the existing historic styles in the district. Design guidelines, however, should list enhancements that have reasonable costs as it is generally a burden placed upon homeowners to

require to choose between expensive conversion costs where other more affordable options are available to property owners outside of historic districts.

## Historic District Transition Areas

Historic district transition areas are a preservation tool that help to preserve the established value and character of the surrounding historic district by establishing a link and relationship of the structures and sites to one another. As stated earlier, it is recommended that transition areas be established around certain historic districts as shown in the **Proposed Historic Preservation Map**. The creation of historic district transition areas would establish design standards whereby any proposed construction would be harmonious with the buildings with the proposed historic districts. The Township may wish to update the Township’s historic preservation ordinance to account for and provide regulations for the proposed transition areas.

## Certified Local Government Status

The Certified Local Government Program, under which Verona is certified, is intended to promote historic preservation on the municipal level with an emphasis on local control and oversight. In order to achieve this, the Program provides qualified municipalities with financial and technical assistance for historic preservation efforts. Municipalities must meet certain requirements to be eligible for the State Certified Local Government Program. At a minimum, municipalities must adopt an historic preservation ordinance to identify and protect historic resources within the community. The ordinance must provide for the designation of historic sites and districts as well as the review of exterior renovations to ensure that the historic integrity of designated sites and districts is preserved. All reviews are performed by the local Historic Preservation Commission in consultation with municipal officials and the Planning Board as well as Zoning Board of Adjustment.

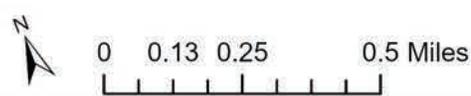
Municipalities that have been designated a Certified Local Government are eligible to apply for 60/40 matching grants for a broad range of historic preservation initiatives. These include the preparation of Historic Preservation Plans, Historic Structures Reports, Historic Resource Surveys, Design Guidelines and Historic Preservation educational outreach. At present, more than \$60,000 in grant funding is available from the State Historic Preservation Office each year. Technical assistance,



NYC Open Data, New Jersey Office of GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/CASA, USGS, EPA, NPS, US Census Bureau, USDA

- |                             |                               |
|-----------------------------|-------------------------------|
| <b>District Name</b>        | Mountainview Survey District  |
| Afterglow Historic District | Forest Historic District      |
| Claremont Historic District | Lakeside Historic District    |
| Crestmont Historic District | Transition Area               |
| Fairview Historic District  | Historic Properties Inventory |
|                             | Parcels                       |

# Township of Verona Proposed Historic Preservation Map



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

such as ordinance review and staff training, is also available from the State Historic Preservation Office. Verona should consider this as a potential source of funding in future historic preservation efforts.

### **Out-of-the-Box Preservation Tools**

Out-of-the-box preservation tools may be appropriate in protecting historic resources and older, character-rich buildings that may not be included on a national, or state register, and therefore not included in the historic Landmark District Zone. Change of use, Neighborhood Conservation Districts (NCDs), and Demolition Deterrents, are some examples.

### **Historic Preservation Tax Credits**

A 20% income tax credit is available for the rehabilitation of historic, income-producing buildings that are determined by the Secretary of the Interior, through the National Park Service, to be “certified historic structures.” The State Historic Preservation Offices and the National Park Service review the rehabilitation work to ensure that it complies with the Secretary’s Standards for Rehabilitation. The Internal Revenue Service defines qualified rehabilitation expenses on which the credit may be taken. Owner-occupied residential properties do not qualify for the federal rehabilitation tax credit.

The 10% tax credit is available for the rehabilitation of non-historic buildings placed in service before 1936. The building must be rehabilitated for non-residential use. In order to qualify for the tax credit, the rehabilitation must meet three criteria: at least 50% of the existing external walls must remain in place as external walls, at least 75% of the existing external walls must remain in place as either external or internal walls, and at least 75% of the internal structural framework must remain in place. There is no formal review process for rehabilitations of non-historic buildings.

### **Change of Use**

To address possible disinvestment or teardowns, one out-of-the-box preservation tool is to consider allowing for a change of use. If residential uses are close to or on major commercial corridors, consider allowing the existing residential use to be converted to a nonresidential use such as office or institutional. In these cases, additional parking may be necessary and should be located in the rear.

### **Neighborhood Conservation Districts (NCDs)**

Residential neighborhoods that are worth preserving but may not meet historic district standards may benefit from designation as a Neighborhood Conservation District (NCD). Less restrictive than historic districts, NCDs focus more on preserving the overall community character rather than the historic fabric. They do not address traditional design-review items in historic districts such as windows, doors, trim and building materials. They can provide for the review of demolitions or other major changes such as large additions. NCDs can be written into the code as either overlay zones or special zoning districts.

### **Demolition Deterrents**

The 2017 Historic Resources Survey identified seven (7) known historic houses that have been demolished since the previous survey and notes that there may be other demolished historic houses. One way to encourage rehabilitation of older buildings, rather than demolition, is to charge demolition and permitting fees that adequately reflect the true cost of demolition and disposal of demolition debris. Municipalities have also written into their ordinances, the delay of demolitions, in order to allow the Historic Preservation Commission time to consider alternative options. Other New Jersey municipalities have employed a time frame of nine (9) months.

# Historic Resources Funding Sources

While historic resources are typically funded through a municipality's Open Space, Recreation, Farmland, and Historic Preservation Trust Fund, other funding sources (i.e. grants, programs) are available to support activities related to the preservation of the past.

## State Resources

### *Historic Preservation Fund (HPF) Certified Local Government (CLG) Program*

The Certified Local Government Program (CLG) allows designated municipalities to participate more directly in state and federal historic programs, including the eligibility to apply for Historic Preservation Fund (HPF) grants available annually from the National Park Service. Verona is qualified to participate in these grant programs as a consequence of the Township's CLG designation.

### *The State of New Jersey Historic Trust*

The Historic Trust was created by state legislation in 1967, and since 2002, the agency has been affiliated with the Department of Community Affairs. It is a 501(c)(3) non-profit organization. Since 1990, the New Jersey Historic Trust has awarded more than \$138 million in grants to 734 preservation projects. Ideally, funds available for historic preservation grants will increase to at least \$10 million annually, as identified in the Historic Trust's 2018-2020 Strategic Plan. Available funding programs include: the Garden State Historic Preservation Trust Fund, the Cultural Trust Capital Preservation Grant Program, the 1772 Foundation, the Discover NJ History License Plate Fund for Heritage Tourism, the Revolving Loan Fund, and the Emergency Grant and Loan Fund.

### *Preserve New Jersey Historic Preservation Fund*

Established by legislation in 2016, this program provides a stable source of funding for historic preservation projects through matching grants from the state's corporate business tax. The Preserve New Jersey Historic Preservation Fund was established by legislation in 2016 to provide an annual source of matching grants from the state's corporate business tax for historic preservation projects. The Preserve New Jersey Fund continues the work of the Garden State Historic Preservation Trust Fund (2000-2012) and the Historic Preservation Bond Program (1990-1997). Since 1990, more than \$145 million in

matching grants has been awarded to worthy historic preservation construction and planning projects throughout the state.

### *Cultural Trust Capital Preservation Grant Program*

The New Jersey Cultural Trust provides grants to support capital projects, endowments and institutional and financial stabilization of arts, history and humanities organizations in New Jersey.

### *1772 Foundation*

Nonprofit organizations would be eligible for matching capital preservation grants up to \$15,000 for exterior preservation projects. Schools and religious congregations, however, are not eligible for this program.

### *Revolving Loan Fund*

This program provides low-interest, long-term financing for the preservation, improvement, restoration, rehabilitation, and acquisition of historic properties. The minimum loan amount accepted under this program is \$25,000.

### *Emergency Grant and Loan Fund*

This program provides small grants or loans for the stabilization of historic property. Although this program is still accepting applications, all grants have been suspended, as of 2009.

## Local Resources

### *Historic Preservation Commission*

The mission of the Verona Historic Preservation Commission is to protect and preserve the unique character of Verona with specific focus on its historic sites and buildings.

# Historic Preservation Element Recommendation Plan

## Directions

“Check off” a completed recommendation and mark the year of completion as a way to measure progress.

**Short Term:** complete in 1-2 years; **Mid Term:** complete in 3-5 years; **Long Term:** complete in 10+ years.

## Historic Preservation Plan

	<i>Recommendation</i>	<i>Implementing Party</i>	<i>Timeframe</i>	<i>Completed</i>	<i>Year Completed</i>
1	Provide annual reports to the Planning Board and Township Council of HPC activities.	Historic Preservation Commission	Short		
2	Work with Essex County to promote the historical significance and character of Verona Park.	Historic Preservation Commission, Essex County	Short		
3	Ensure consistency of Verona’s Historic Preservation Ordinance with the Municipal Land Use Law (MLUL).	Historic Preservation Commission, Planning Board, Township Council	Short		
4	Revise the Historic Preservation Ordinance to include the most common set of standards and guidelines for criteria by which a historic landmark can be identified, evaluated and protected: Secretary of Interior’s Standards for the Treatment of Historic Properties.	Historic Preservation Commission, Planning Board, Township Council	Short		
5	Apply to list eligible properties on the State and National Registers of Historic Places.	Historic Preservation Commission, Township Council	Short		
6	Designate the historic districts as detailed in the Proposed Historic Preservation map.	Historic Preservation Commission, Township Council	Short to Medium		
7	Evaluate the potential to establish historic district transition area overlays around specific historic districts as detailed on pages 168-169.	Historic Preservation Commission, Township Council	Short to Medium		
8	Update the Township’s zoning map to incorporate future designated historic districts and transition areas.	Planning Board, Township Council	Short to Medium		
9	Adopt architectural design standards for new construction in the proposed historic districts and transition areas.	Historic Preservation Commission, Township Council	Short to Medium		
10	Identify local designations outside the historic districts to continue to retain the cultural value and offer protection from demolitions.	Historic Preservation Commission, Township Council	Ongoing		
11	Evaluate the potential to establish reasonable fees to cover the necessary expenses of administration and professional services to aid the Commission in its review of applications.	Historic Preservation Commission, Township Council	Short to Medium		
12	Educate homeowners on the benefits of a historic preservation easement and work with interested owners to execute such agreements.	Historic Preservation Commission	Medium		
13	Educate owners of income-producing buildings of the 20% income tax credit and encourage rehabilitation of such buildings.	Historic Preservation Commission	Short		

## Historic Preservation Plan

	<i>Recommendation</i>	<i>Implementing Party</i>	<i>Timeframe</i>	<i>Completed</i>	<i>Year Completed</i>
14	Integrate Historic Preservation Commission review into the development review process from the beginning to avoid delays.	Historic Preservation Commission, Planning Board, Board of Adjustment	Short		
15	Identify funding for advisory, educational, and informational activities to promote historic preservation in Verona.	Historic Preservation Commission, Township staff	Short		
16	Recognize historic sites with plaques and historic districts with signage.	Historic Preservation Commission	Medium		
17	Establish a local "Pathways of History" guide that provides a self-guided walking tour of Verona's historic assets and can be combined with the proposed bicycle network as detailed in the Circulation Element.	Historic Preservation Commission, Township Council	Medium to Long		

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# APPENDICES

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**Appendix A:** Master Plan Survey Summary and Results

**Appendix B:** Community Engagement Materials

**Appendix C:** Master Plan Presentation to Planning Board

**Appendix D:** Land Use and Socio-Economic Data Breakdown by Census Tract

**Appendix E:** 2017 Historic Resources Inventory

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## **Appendix A**

Master Plan Survey Summary and Results



The Township of Verona Master Plan Public Survey Report  
Public Survey Summary for the Master Plan PublicInput.com Site



Township of Verona Master Plan  
Public Survey Report  
Public Survey Summary for the  
Master Plan PublicInput.com Site

Prepared By:



architects + engineers  
practical approach. creative results.

Prepared Date:  
April 18, 2022



# Community & Public Participation

## Purpose

This Master Plan Outreach Report cannot be written, nor recommendations made without input from the people who live, work, and visit Verona. Without valuable public input, this document will not accurately represent the wants and needs of Verona residents. The Master Plan Team is working hard to obtain ideas, opinions, feedback, and concerns from the public throughout the year long Master Plan process using “high touch” to “high tech” approaches, ranging from traditional workshops to online engagement. This collaborative approach provides community insight on the future of Verona. The goal for the workshop is to engage, preserve, and enhance community outreach communicated by individuals to foster inclusivity and diversity of community assets. The Master Plan aimed to evolve such public engagement to proactively develop strategies for future implementation and development.

## Public Input

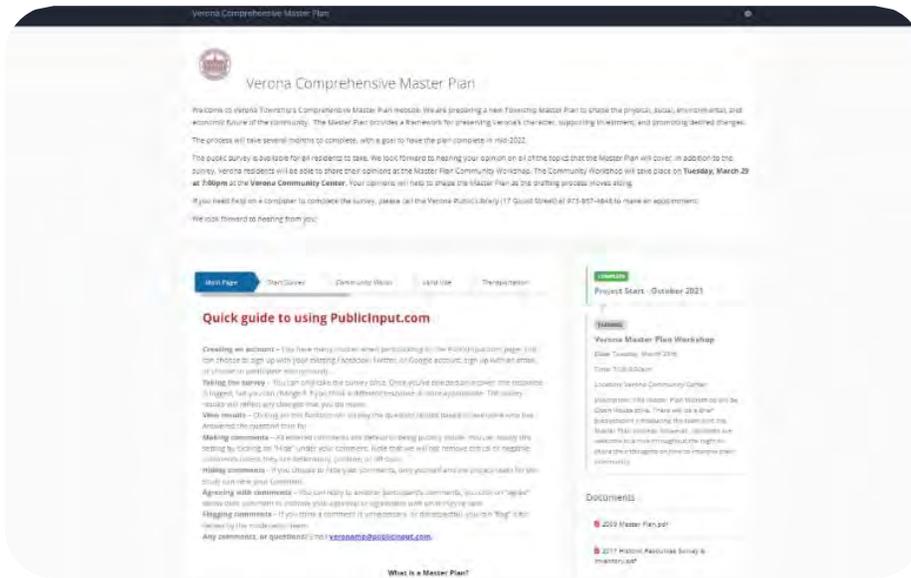
A Master Plan Subcommittee comprised of Verona community leaders is helping to guide the Master Plan process. The Master Plan Subcommittee believed input from residents through an online public survey would benefit the outreach effort and help to supplement the feedback from the community workshop. The website for the survey was <https://publicinput.com/VeronaMP>.

H2M has previously used PublicInput.com to create a promote a public survey to great success. The questions used in the survey were developed by the consulting team with consultation from the Master Plan Sub-Committee and Verona Township Professionals. The Public Input site was published in December 2021 and promoted by the Township to reach as many residents as possible. The survey closed in April 2022.



# The Township of Verona Master Plan Public Survey Report

## Public Survey Summary for the Master Plan PublicInput.com Site



The website was also used as a way to directly communicate with Township residents. The H2M team used the website to consistently update residents on future public workshops and gave results and provided general Master Plan information.

The Master Plan website generated significant traffic with 5,446 views through April 15, 2022. There were 1,202 participants for the survey who generated 88,980 responses and 8,699 comments. The results of the survey responses will be discussed further based on the section of the survey where it was asked.

### Survey Breakdown

This survey was broken down into different topics generally corresponding to an element of the Master Plan. These topics included **(1) Community Vision, (2) Land Use, (3) Transportation, (4) Sustainability, (5) Open Space and Recreation, (6) Community Facilities, and (7) Economic Development**. These sections of the survey were created as tabs on the website. Each topic included about 3-7 questions depending on the section. These questions included open ended questions where residents were asked to comment, multiple choice questions where residents were asked to select one or multiple among many other types of questions.

A summary of the results is located in the following sections and a report of all of the questions can be found in the **Appendix** of this report.



## 1. Community Vision

- Quaint and quiet community, small town feel, excellent schools, close-knit community, Verona Park, and family orientation were defining characteristics for the Township.
- While respondents expressed satisfaction with Verona overall, they identified several issues/trends affecting Verona as important: quality of public education (94%), condition of parks and recreational facilities (95%), environmental quality/protection (94%), resiliency to future extreme weather events (92%), and condition of the downtown (92%).
- Traffic and safety concerns along Bloomfield Avenue, in addition to high taxes and the lack of commercial options in town are some of the major issues identified by residents.

## 2. Land Use

- Single-family dwellings were the most valued type of residential development among respondents (84% approved). There was also support for policies to accommodate senior residents through senior housing (44%) and pedestrian safety improvements (69%).
- Survey respondents supported redevelopment of underutilized properties along Bloomfield Avenue (78%), restoration/rehab of existing residential homes (73%), expanding and improving recreational opportunities (78%), attracting and retaining major employers (66%), and public transit improvements/expansion (61%).
- In downtown Verona, residents would like to see additional restaurants, a greater variety of options including shopping, improved parking and greater utilization of Verona Park.

## 3. Transportation

- A relatively high number (17%) of survey respondents work from home while a majority (57%) drive alone to work. Almost no respondents walk or bicycle to work (1% and 0%, respectively).
- Bloomfield Avenue (throughout the corridor) is considered dangerous, particularly for pedestrians looking to cross the road.
- Residents would like to see more streetscape amenities, parking, and improved walking/biking conditions in town.
- Greater bus access to New York City is desired by a majority of respondents (69%).



#### **4. Sustainability**

- Respondents most often utilize Verona's electronics drop off (64%), hazardous materials drop off (63%), and curbside recycling (64%).
- A majority of respondents want to see additional tree plantings (71%), energy efficiency upgrades at municipal buildings (52%), and Sustainable Jersey silver level certification (50%).
- Local codes requiring green building techniques was supported by 55% of respondents.

#### **5. Open Space and Recreation**

- Most respondents said they went to a local park at least twice a month (77%) and a slight majority did so at least once a week (53%).
- Out of all the Township's parks, respondents mostly use Verona Park (87%).
- Survey respondents primary use of a park is for walking/running (71%), and a near majority (48%) would like to see greater walking/running paths.

#### **6. Community Facilities**

- Survey respondents were most likely to visit the municipal building, public library, and recycling facility.
- The conditions of the public library, municipal building, and community center have the highest approval among residents. Residents are satisfied of the conditions with all of the Township's facilities.

#### **7. Economic Development**

- A near majority (50%) want the Township to create a unified aesthetic standard in the downtown with revitalization incentives being the second most popular priority (46%).
- Downtown Verona, particularly restaurants, are highly utilized by survey respondents.
- A majority want to see more retail stores (79%) and restaurants (61%).
- Outdoor dining and sidewalk cafes were very popular among survey respondents and they would like to see them continued.



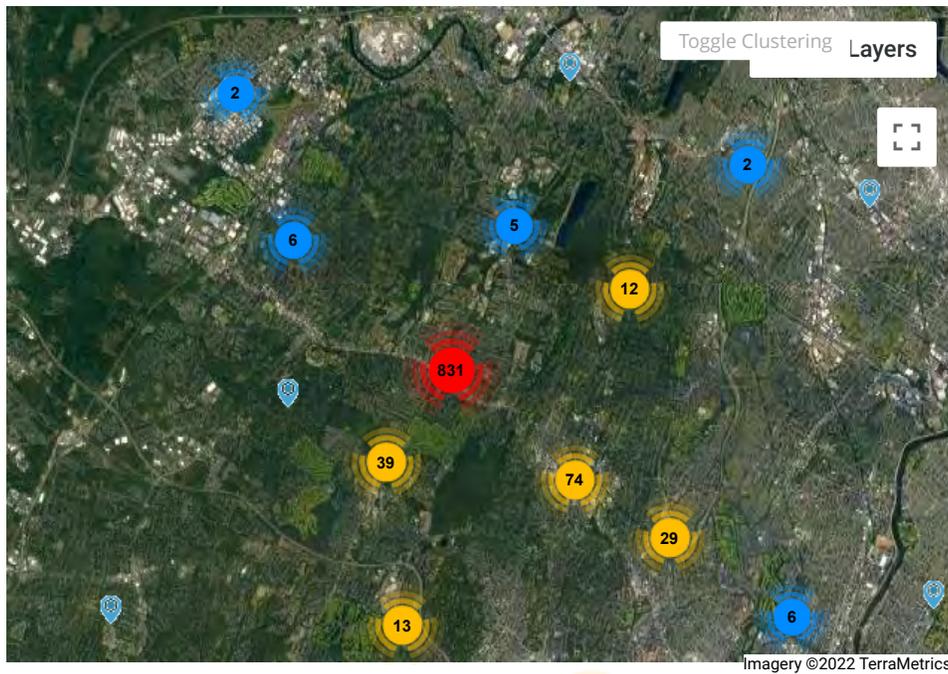
# APPENDIX

# Verona Comprehensive Master Plan

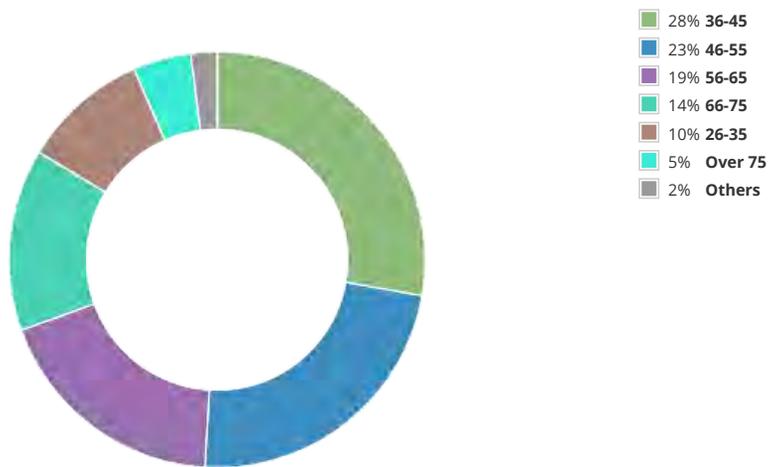
## Project Engagement

VIEWS	5,446	PARTICIPANTS	1,202
RESPONSES	88,980	COMMENTS	8,699
SUBSCRIBERS	1		

### Where do you live?

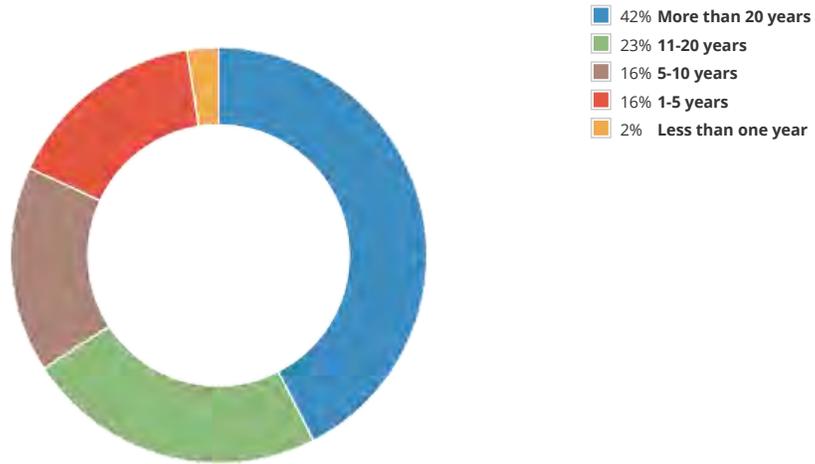


### What is your age?



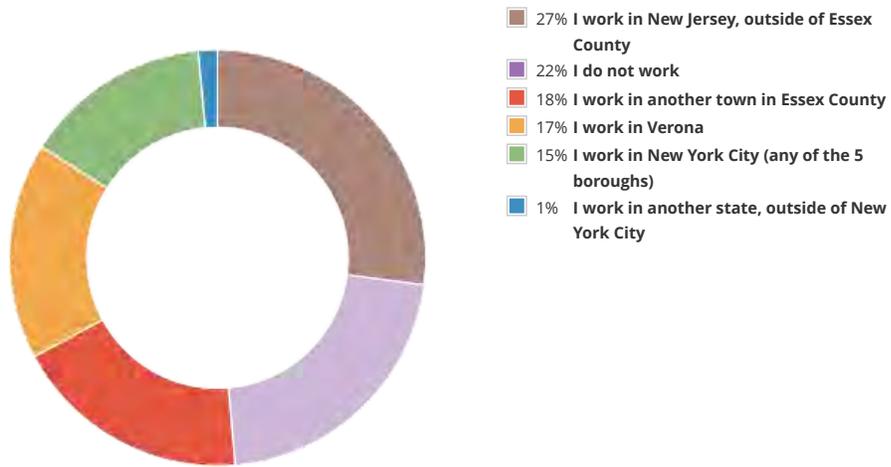
1,131 respondents

### How long have you lived in Verona?



1,142 respondents

### Where do you work?



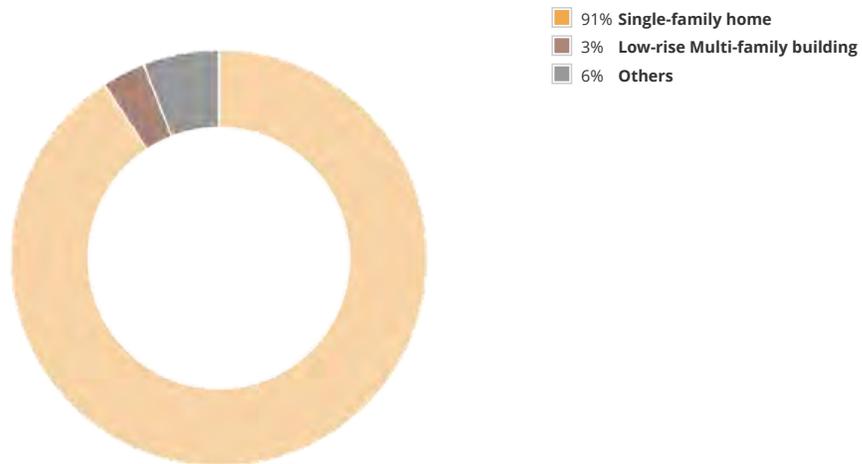
1,141 respondents

If you moved to Verona within the last 20 years, what were the main reasons you moved here? (Select all that apply)

53%	Quality of school system	491 ✓
46%	Found a home I liked	420 ✓
42%	Quality of life	390 ✓
37%	Character of community	342 ✓
30%	Close to family/friends	277 ✓
22%	I have lived in Verona for over 20 years	206 ✓
20%	Central location	186 ✓
20%	Grew up in town or nearby	181 ✓
18%	Close to where I work	164 ✓
14%	Availability of public transit	125 ✓
4%	Other	38 ✓

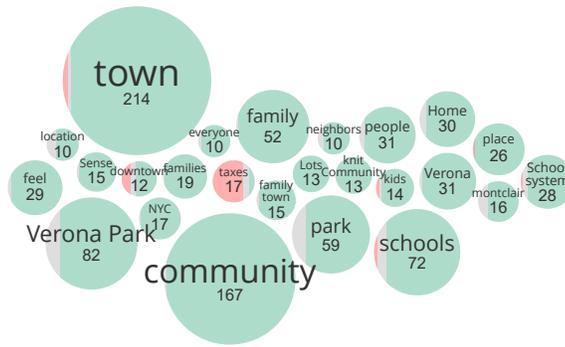
923 Respondents

What type of home do you live in?

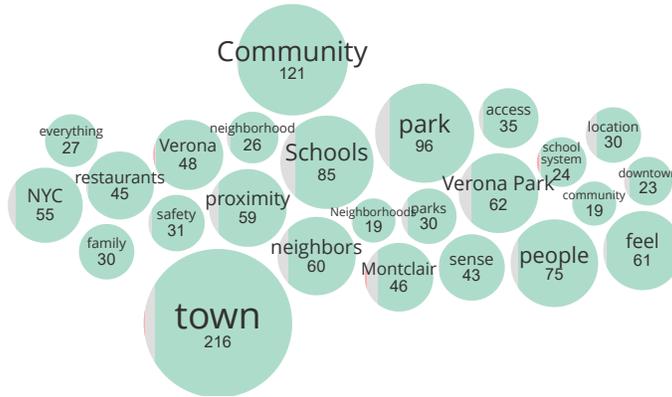


1,117 respondents

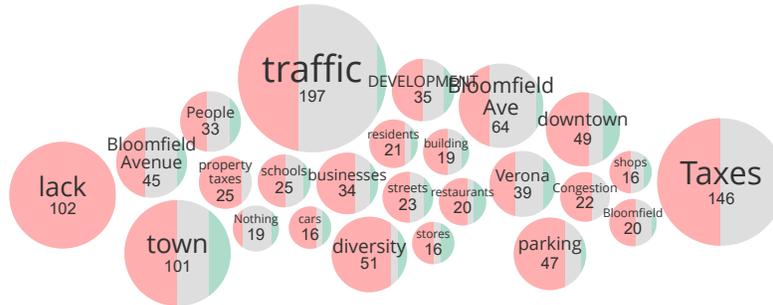
What is the first thing that comes to mind when you think of Verona?



What do you most like about living in, working in, or visiting Verona?



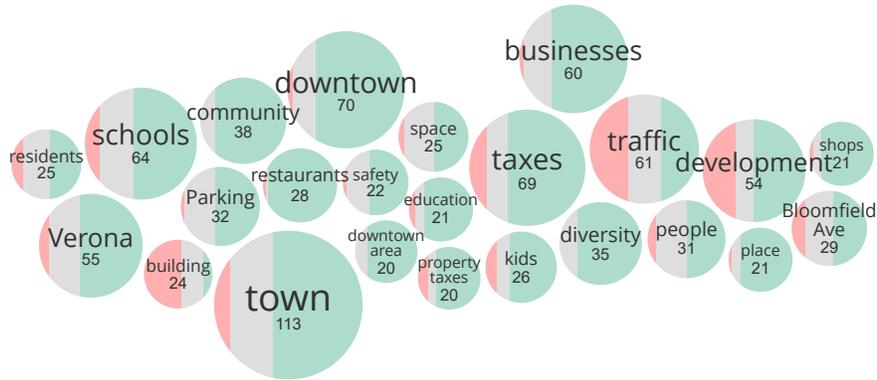
What do you least like about living in, working in, or visiting Verona?



What are 3 words you would use to describe Verona?



What are your priorities for making Verona an even better place to live?



Rate the importance of the following issues/trends affecting Verona (**Choose one option per row**)

	<b>Very important</b>	<b>Important</b>	<b>Somewhat important</b>	<b>Not at all important</b>	<b>Neutral/No opinion</b>
Condition of the downtown	58% Very important	34% Important	7% Somewhat important	1% Not at all important	1% Neutral/No opinion
Quality of public education	81% Very important	13% Important	4% Somewhat important	1% Not at all important	1% Neutral/No opinion
Affordability of housing	23% Very important	33% Important	27% Somewhat important	14% Not at all important	3% Neutral/No opinion
Diversity of housing stock (i.e., townhouses, apartments, single-family homes, etc.)	10% Very important	16% Important	34% Somewhat important	37% Not at all important	3% Neutral/No opinion
Residential teardowns/development of overly large new single-family homes	21% Very important	20% Important	23% Somewhat important	29% Not at all important	8% Neutral/No opinion
Traffic/ congestion	58% Very important	26% Important	12% Somewhat important	2% Not at all important	1% Neutral/No opinion
Access to reliable transit	31% Very important	33% Important	23% Somewhat important	10% Not at all important	3% Neutral/No opinion
Bicycle and pedestrian safety	49% Very important	32% Important	15% Somewhat important	3% Not at all important	1% Neutral/No opinion
Condition of parks and recreational facilities	63% Very important	32% Important	4% Somewhat important	- Not at all important	- Neutral/No opinion
Preservation of historic homes and neighborhoods	36% Very important	34% Important	22% Somewhat important	7% Not at all important	1% Neutral/No opinion
Redevelopment of underutilized parts of the Township	20% Very important	32% Important	26% Somewhat important	18% Not at all important	3% Neutral/No opinion
Availability of goods and services downtown	40% Very important	42% Important	14% Somewhat important	3% Not at all important	1% Neutral/No opinion
Access to jobs/employment	14% Very important	30% Important	34% Somewhat important	14% Not at all important	7% Neutral/No opinion

	<b>Very important</b>	<b>Important</b>	<b>Somewhat important</b>	<b>Not at all important</b>	<b>Neutral/No opinion</b>
Environmental quality/protection (i.e. water quality, open space preservation)	73% Very important	21% Important	5% Somewhat important	1% Not at all important	- Neutral/No opinion
Resiliency to future extreme weather events (i.e. stormwater management, flood prevention)	66% Very important	26% Important	6% Somewhat important	1% Not at all important	- Neutral/No opinion

967 respondents

What development strategies should the Township most focus on encouraging? (choose one option per row):

	<b>Strongly encourage</b>	<b>Encourage</b>	<b>Neutral/No opinion</b>	<b>Discourage</b>	<b>Strongly discourage</b>
Restoration/Rehab of existing residential homes	29% Strongly encourage	44% Encourage	23% Neutral/No opinion	3% Discourage	2% Strongly discourage
Attract and retain major employers into the Township	18% Strongly encourage	38% Encourage	28% Neutral/No opinion	14% Discourage	2% Strongly discourage
Redevelopment of underutilized properties along Bloomfield Avenue	37% Strongly encourage	42% Encourage	11% Neutral/No opinion	8% Discourage	2% Strongly discourage
Additional housing types (townhomes, senior housing)	6% Strongly encourage	18% Encourage	30% Neutral/No opinion	30% Discourage	16% Strongly discourage
Promote new residential development in redevelopment areas	4% Strongly encourage	19% Encourage	26% Neutral/No opinion	31% Discourage	21% Strongly discourage
Expand and improve recreational opportunities	37% Strongly encourage	41% Encourage	18% Neutral/No opinion	3% Discourage	1% Strongly discourage
Public transit improvements/expansion	26% Strongly encourage	35% Encourage	31% Neutral/No opinion	7% Discourage	2% Strongly discourage

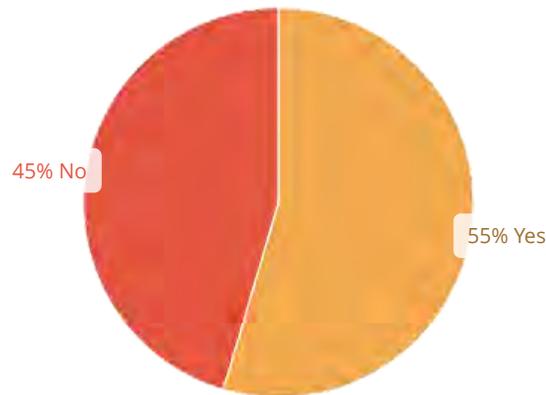
934 respondents

What is your opinion on the types of possible residential construction in Verona? (choose one option per row):

	<b>Strongly approve</b>	<b>Approve</b>	<b>Neutral/No opinion</b>	<b>Disapprove</b>	<b>Strongly disapprove</b>
Single-family	52% Strongly approve	32% Approve	8% Neutral/No opinion	5% Disapprove	3% Strongly disapprove
Duplex	5% Strongly approve	33% Approve	26% Neutral/No opinion	23% Disapprove	13% Strongly disapprove
Multifamily	5% Strongly approve	21% Approve	22% Neutral/No opinion	32% Disapprove	20% Strongly disapprove
Townhouse	4% Strongly approve	24% Approve	24% Neutral/No opinion	30% Disapprove	18% Strongly disapprove
Mixed-use	6% Strongly approve	19% Approve	28% Neutral/No opinion	29% Disapprove	18% Strongly disapprove
Affordable housing	11% Strongly approve	22% Approve	23% Neutral/No opinion	22% Disapprove	22% Strongly disapprove
Senior housing	15% Strongly approve	36% Approve	30% Neutral/No opinion	12% Disapprove	7% Strongly disapprove

924 respondents

Would you be in favor of making it easier to incorporate an accessory dwelling unit into an existing single-family property?



920 respondents

Do you think that allowing independent accessory units would

	Yes	Somewhat	Maybe	Not at all
impact school programs and/or classroom sizes?	38% Yes	20% Somewhat	26% Maybe	16% Not at all
increase off street parking needs and/or parking demand?	60% Yes	21% Somewhat	15% Maybe	4% Not at all
increase local traffic?	51% Yes	22% Somewhat	17% Maybe	10% Not at all
increase impervious coverage and thus flooding incidents?	39% Yes	17% Somewhat	32% Maybe	12% Not at all
create income opportunities for property owners?	44% Yes	26% Somewhat	24% Maybe	7% Not at all

918 respondents

What types of policies would you be in favor of to help senior residents remain in Verona? (Select all that apply)

67%	Senior Programs	609 ✓
60%	Increase public transit access and shuttle services	544 ✓
55%	Improve pedestrian safety	502 ✓
12%	I don't think this should be a priority for the Township	110 ✓
11%	Other:(please explain)	104 ✓

906 Respondents

In an average month, what do you typically do in downtown Verona? (Select all that apply)

80%	I eat in downtown restaurants	710 ✓
46%	I shop in downtown stores	413 ✓
43%	I conduct personal banking/financial business downtown	386 ✓
43%	I visit personal care businesses (for example, salons) downtown	380 ✓
32%	I use community gathering/cultural space/religious spaces downtown	288 ✓
25%	I use government services downtown	226 ✓
7%	Other	66 ✓
4%	I work downtown	32 ✓

891 Respondents

In an average month, what do you typically do in downtowns of neighboring communities? (Select all that apply)

86%	I eat in downtown restaurants	724 ✓
68%	I shop in downtown stores	576 ✓
52%	I visit personal care businesses (for example, salons) downtown	442 ✓
37%	I conduct personal banking/financial business downtown	311 ✓
16%	I use community gathering/cultural space/religious spaces downtown	134 ✓
7%	I use government services downtown	63 ✓
4%	I work downtown	37 ✓
3%	Other	29 ✓

842 Respondents

What would you like to do in downtown Verona that you cannot now? Please give as much detail as you can.



What do you love about Verona's downtown? Please give as much detail as you can.

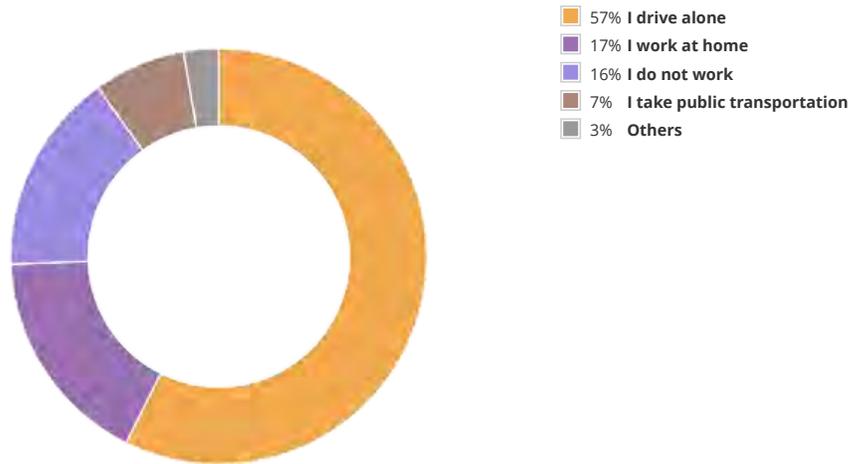


What are the biggest barriers that keep you from enjoying downtown now? (Select all that apply)

54%	Lack of parking	468 ✓
44%	Lack of the businesses/services	383 ✓
40%	Lack of restaurants or shops	351 ✓
21%	There is no barrier that keeps me from enjoying downtown	183 ✓
15%	Lack of interest in visiting downtown	135 ✓
12%	Lack of open space	102 ✓
11%	Lack of community gathering space	100 ✓
7%	Lack of safety	59 ✓
4%	Lack of public transportation	35 ✓
2%	Lack of affordability	18 ✓

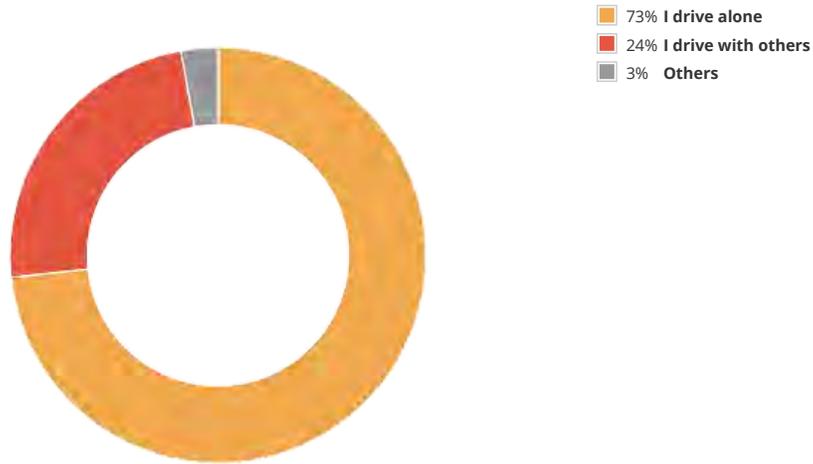
873 Respondents

How do you usually travel to work?



878 respondents

How do you usually travel to other places? (school, shopping, entertainment, etc.)



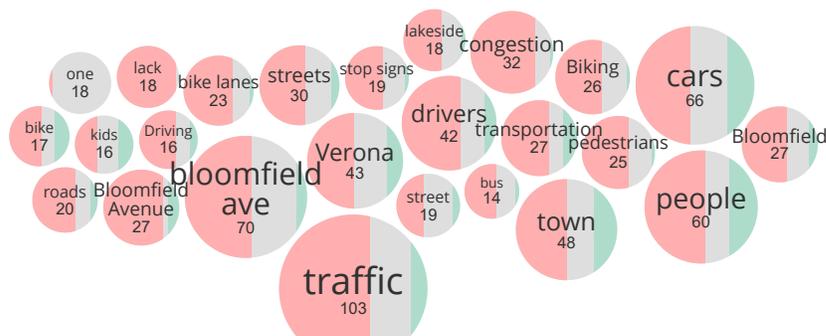
873 respondents

In your opinion, which of the following is true? (Select all that apply)

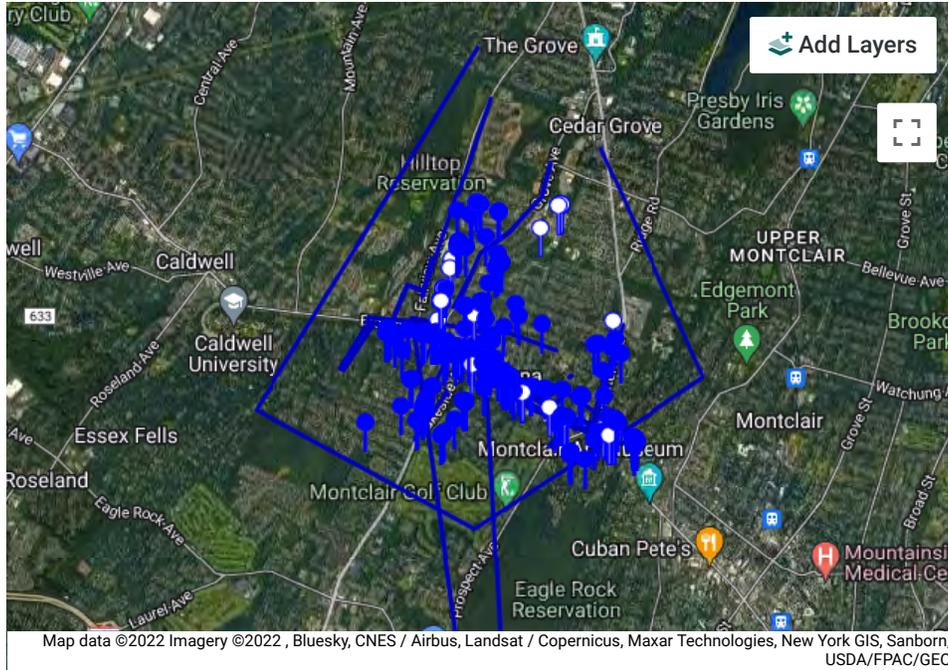
61%	Driving in Verona is safe and easy	529 ✓
60%	Walking in Verona is safe and easy	517 ✓
21%	None of the above is true	181 ✓
15%	Taking public transportation is safe and easy	130 ✓
11%	Bicycling in Verona is safe and easy	91 ✓
3%	Traveling in Verona as a person with limited mobility is safe and easy	29 ✓

861 Respondents

Are there reasons why you may feel that any of the transportation modes listed in the previous question are not safe or easy?



Are there intersections or other locations where you feel unsafe, either as a driver, pedestrian, or bicyclist? Please provide the location and the reason why in the comments section below.

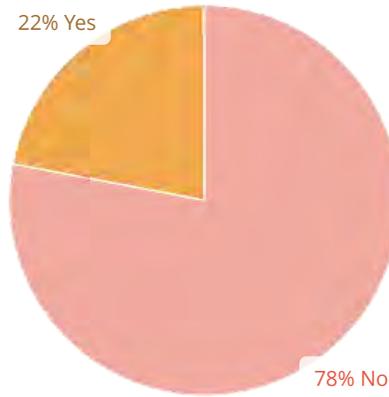


How should Verona improve mobility throughout the town? (Select all that apply)

61%	Add more streetscape amenities (benches, lighting, bike racks, etc.)	477 ✓
60%	Add more parking in the Downtown	476 ✓
56%	Improve biking and walking conditions	442 ✓
49%	Improve transportation technology (traffic lights, dynamic message signs)	385 ✓
27%	Increase accessibility/mobility for people with limited mobility	209 ✓
20%	Provide wayfinding signage to identify key destinations (parking, municipal buildings..etc.)	158 ✓
16%	Provide alternative transportation options such as bike shares/e-scooters	124 ✓
15%	Advocate for new bus routes (Comment below where you would like to see this)	116 ✓
13%	Partnerships with ride-sharing services (Lyft, Uber, etc.)	103 ✓
6%	Other	51 ✓

788 Respondents

### Do you ride a bicycle around Verona?



836 respondents

### Rate the convenience of commuting/traveling to New York from Verona

Average



### If you feel that travel to New York is inconvenient, what would make commuting to the City more convenient?

<b>69%</b>	Increased bus access to New York	293 ✓
<b>34%</b>	Improved traffic patterns	145 ✓
<b>21%</b>	Other	89 ✓

422 Respondents

What are the reasons that you travel to New York City (Select all that apply)

81%	To go to an entertainment venue or event	588 ✓
35%	To go out at night	257 ✓
34%	Work	249 ✓
32%	To visit a friend or family	231 ✓
26%	Shopping	190 ✓
12%	To access healthcare services	89 ✓
4%	Other	30 ✓
1%	School	8 ✓

727 Respondents

What are other destinations that you travel to frequently?

68%	Destinations in Essex County	495 ✓
57%	Other NJ destinations	413 ✓
17%	Newark	125 ✓
16%	Hoboken	120 ✓
14%	Jersey City	99 ✓
11%	Other destinations. Please comment below	82 ✓

730 Respondents

Do you utilize the following environmental/recycling programs and events (Select all that apply)

64%	Electronics Drop Off	450 ✓
64%	Curbside recycling	446 ✓
63%	Hazardous materials drop off	440 ✓
19%	Freecycle Program (exchange of free items between members)	130 ✓
18%	Request for a shade tree	127 ✓
16%	Renewable Energy Aggregation Program	110 ✓
12%	Attendance at an Eco Fair	81 ✓
9%	Participating in a community garden	62 ✓
4%	Other	27 ✓

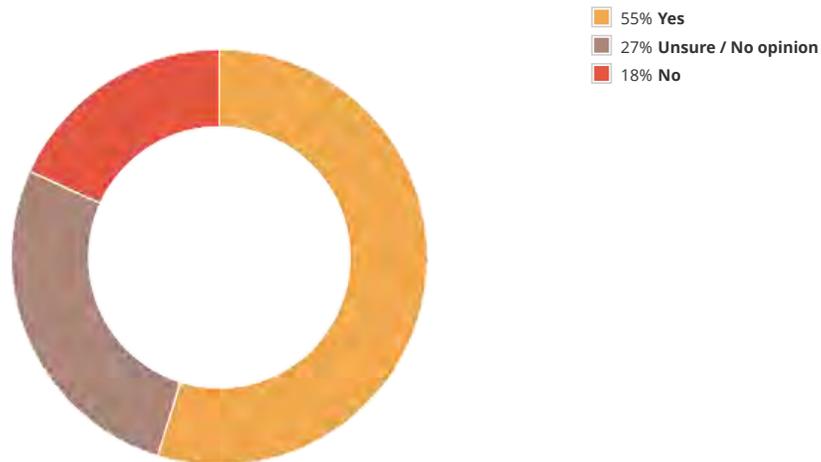
701 Respondents

Which sustainability programs/actions would you be in favor of the Township supporting?  
(Select all that apply)

71%	Increased tree plantings by Shade Tree Commission	486 ✓
52%	Making energy efficiency upgrades to all of its municipal buildings	355 ✓
50%	Sustainable Jersey (www.sustainablejersey.com) silver level certification	343 ✓
44%	Community garden program	303 ✓
40%	Purchasing electric and/or fuel-efficient vehicles	277 ✓
40%	Installing additional electric vehicle charging stations	277 ✓
37%	Rain barrel sales/information workshops	251 ✓
35%	Climate change resolution	242 ✓
32%	Rain garden education workshops	217 ✓
28%	Conducting a Greenhouse Gas (GHG) inventory for Township operations	191 ✓
5%	Other	36 ✓

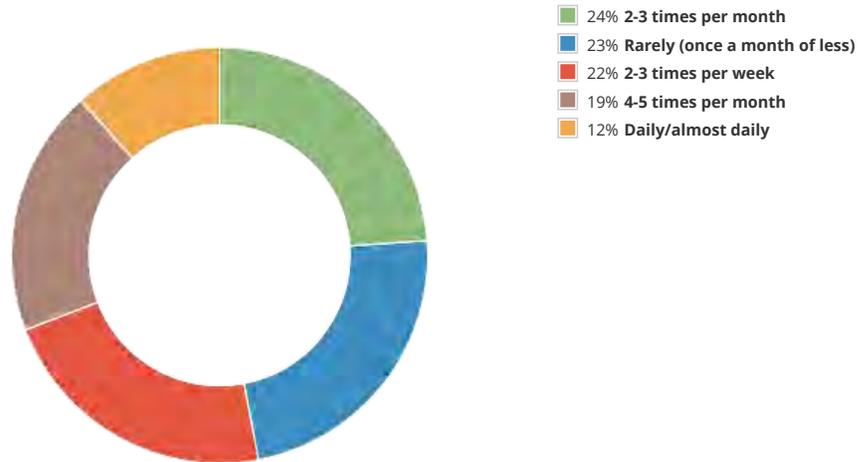
685 Respondents

Should local codes require green building construction techniques (i.e. Leadership in Energy and Environmental Design - LEED/ Wellness Building) such as high efficiency heating and cooling systems, green roofs, and other green infrastructure such as rainwater harvesting and on-site re-use? Currently, the Township has no such requirements for new construction.



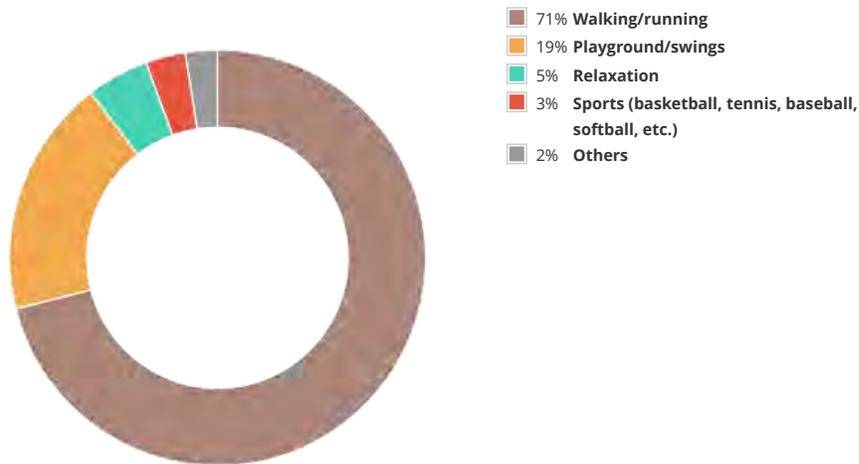
752 respondents

### How often do you go to a park in Verona?



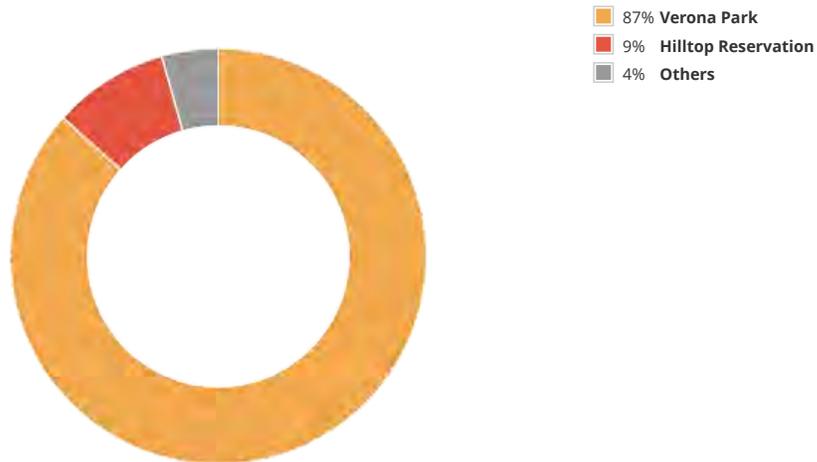
817 respondents

### What is the main reason you go to a park?



805 respondents

### What park do you most often use?



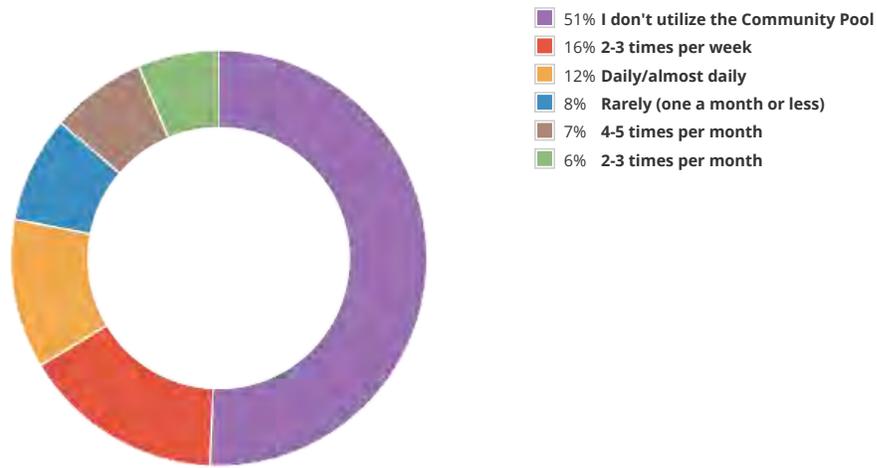
798 respondents

What recreational facilities would you like to see more of in Verona? (Select all that apply)

48%	Walking/running paths	384 ✓
34%	None. There is a sufficient level of recreational facilities	271 ✓
16%	Tennis/racquetball courts	129 ✓
15%	Playground/swings	121 ✓
13%	Basketball courts	104 ✓
10%	Other	81 ✓
10%	Ball fields	76 ✓

799 Respondents

Do you utilize the Verona Community Pool when it is open? If so, how often do you go?



809 respondents

What parks outside of Verona do you use often (more than once a month on average)?  
(Select all that apply)

45%	South Mountain Reservation	230 ✓
44%	Eagle Rock Reservation	226 ✓
37%	Other	190 ✓
7%	Branch Brook Park	34 ✓
5%	Central Park	25 ✓

511 Respondents

Prior to the pandemic, had you been to the following public facilities at least once in 2019? (Select all that apply)

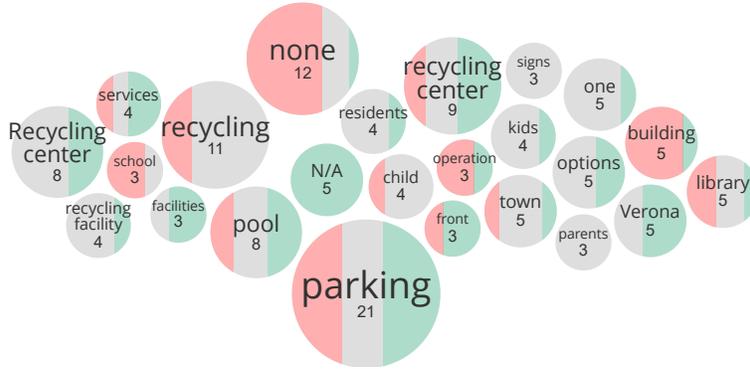
67%	Municipal Building	487 ✓
64%	Public Library	461 ✓
62%	Recycling facility on Ozone Avenue	452 ✓
56%	Community Center	403 ✓
52%	Verona Community Pool	375 ✓
2%	Other	15 ✓

725 Respondents

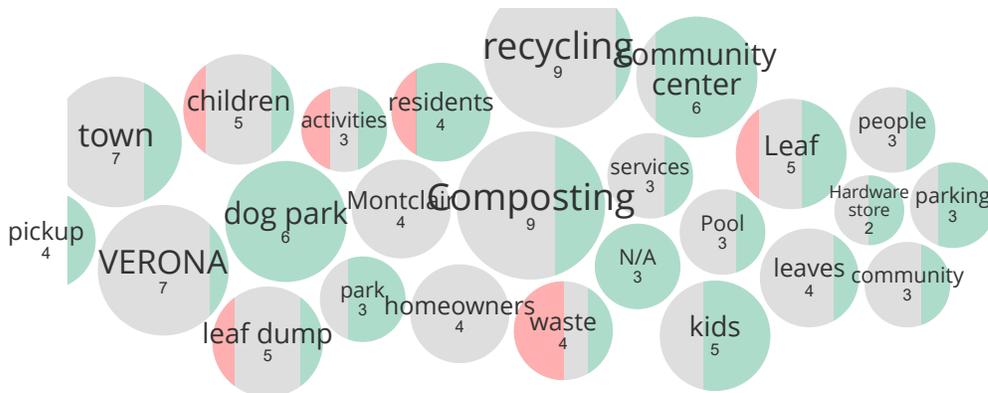
How would you rate the convenience of the following facilities? (choose one option per row)

	<b>Very Good</b>	<b>Good</b>	<b>Satisfactory</b>	<b>Neutral/No opinion</b>	<b>Fair</b>	<b>Poor</b>	<b>Very Poor</b>
Municipal Building	42% Very Good	31% Good	12% Satisfactory	11% Neutral/No opinion	2% Fair	1% Poor	- Very Poor
Public Library	53% Very Good	26% Good	7% Satisfactory	12% Neutral/No opinion	1% Fair	1% Poor	- Very Poor
Community Center	41% Very Good	30% Good	10% Satisfactory	18% Neutral/No opinion	1% Fair	1% Poor	- Very Poor
Verona Community Pool	45% Very Good	23% Good	6% Satisfactory	24% Neutral/No opinion	1% Fair	- Poor	- Very Poor
Recycling facility on Ozone Avenue	29% Very Good	31% Good	16% Satisfactory	19% Neutral/No opinion	3% Fair	1% Poor	- Very Poor
Other(comment below)	3% Very Good	6% Good	5% Satisfactory	77% Neutral/No opinion	2% Fair	3% Poor	3% Very Poor
797 respondents							

What ideas do you have to improve the convenience or level of service you receive from these facilities?



Are there any services or facilities that are not in the Township you would like to see added?

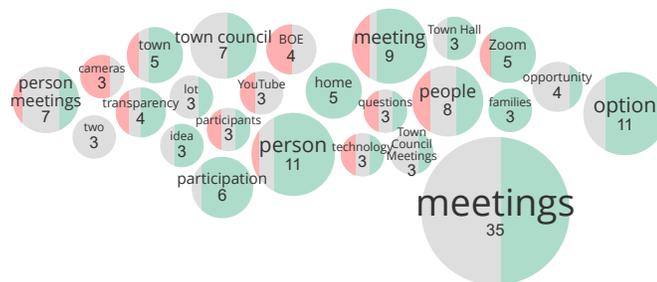


What additional technology services would you like to see the Township of Verona implement? (Select all that apply)

62%	Submit building and other permits and pay permit fees online	372 ✓
51%	Report issues and request services through online form	309 ✓
45%	More transparent budgeting data	269 ✓
38%	Free wi-fi in the downtown	229 ✓
38%	Advanced technology for parking	227 ✓
33%	Sign up for meeting agendas and meetings to be emailed to you	201 ✓
29%	Electric vehicle charging stations	172 ✓
15%	Bike share/e-scooters	90 ✓
7%	Information kiosks in key locations	43 ✓
2%	Other	13 ✓

602 Respondents

Have you attended any virtual public meeting since the transition to virtual meetings began? If so, what has been your perception of them?



What initiative(s) that the Township undertook during the pandemic would you like to see continue into the future? (Select all that apply)

84%	Permitting outdoor dining	564 ✓
56%	Virtual public meetings	380 ✓
55%	Use of Nixle messenger to give daily/weekly updates	373 ✓
3%	Other	19 ✓

673 Respondents

What cultural activities do you attend/participate in?

82%	Festivals/events	554 ✓
70%	Music/concerts	471 ✓
50%	Children/youth activities	338 ✓
41%	Theater performances	277 ✓
30%	Art galleries	199 ✓
20%	Military appreciation activities	133 ✓

673 Respondents

What should be the top economic development priority? (Select all that apply)

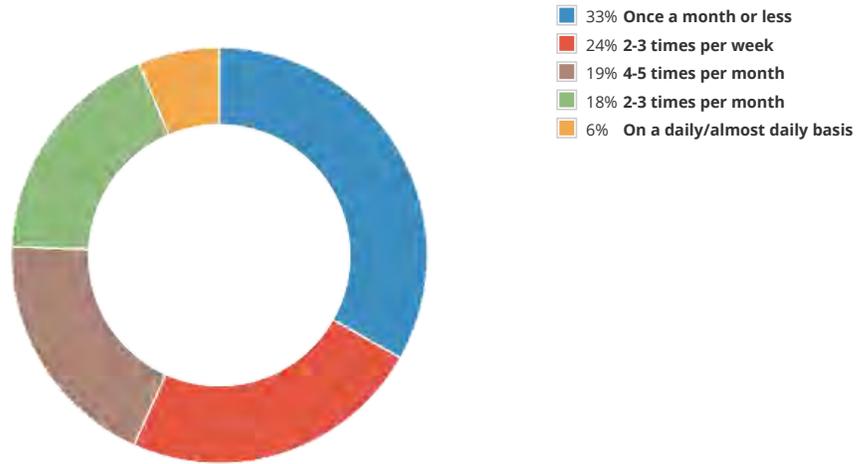
50%	Creation of unified aesthetic standards in the downtown	352 ✓
46%	Downtown revitalization through incentives (i.e. SID, rehabilitation, redevelopment designations)	324 ✓
39%	Small business support programs (technical assistance)	277 ✓
39%	Diversification of uses in the downtown	273 ✓
35%	Recruit and retain employers and businesses in Verona	244 ✓
31%	Redevelopment of underutilized parcels in the Township	220 ✓
29%	Financial support for local businesses	202 ✓
19%	Construction and development of senior housing	131 ✓
6%	Job training and workforce development programs	45 ✓
4%	Other	30 ✓

703 Respondents

Outside of Verona, what are other downtowns in New Jersey that you enjoy visiting? What about those downtowns do you like most?

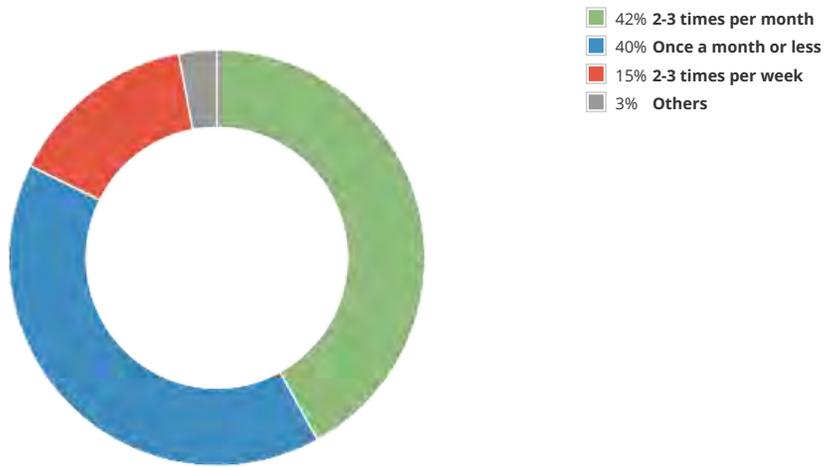


In a typical month, how often did you shop in Verona?



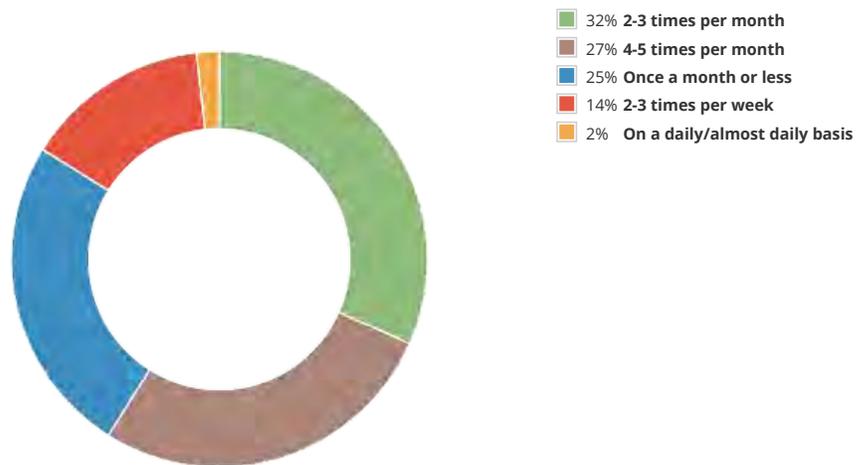
744 respondents

In a typical month, how often do you dine in Verona?



746 respondents

In a typical month, how often do you utilize takeout from Verona restaurants?



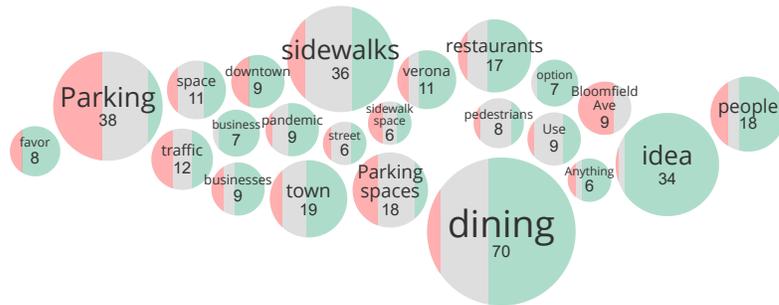
742 respondents

In your opinion, Verona could use more: (Select all that apply)

79%	Retail stores	558 ✓
61%	Restaurants	431 ✓
43%	Cultural facilities	301 ✓
41%	Public artwork	287 ✓
40%	Community gathering spaces	282 ✓
9%	Professional services	61 ✓
4%	Other	28 ✓
4%	Fitness services	27 ✓
3%	Health and beauty services	18 ✓

705 Respondents

What is your opinion of the Township allowing restaurants to use sidewalks/parking spaces to provide outdoor dining? Should the Township continue to allow this after the COVID-19 pandemic subsidies?



What policies have other towns either in New Jersey or in the greater New York area implement that you think would also work in Verona?



## **Appendix B**

Community Engagement Materials



Township of Verona Master Plan Outreach Report  
 Community & Public Participation Summary for the March 29<sup>th</sup> Verona Community Workshop



Township of Verona Master Plan Report  
 Public Participation Summary for the  
 March 29<sup>th</sup> Community Workshop

Prepared By:



architects + engineers  
 practical approach. creative results.

Workshop Date:  
 March 29, 2022

Prepared Date:  
 April 5, 2022



# Community & Public Participation

## Purpose

This Master Plan Report cannot be written, nor recommendations made without input from the people who live, work, and visit Verona. Without valuable public input, this document will not accurately represent the wants and needs of Verona residents. The Master Plan Team is working hard to obtain ideas, opinions, feedback, and concerns from the public throughout the months long Master Plan process using “high touch” to “high tech” approaches, ranging from traditional workshops to online engagement. This collaborative approach provides community insight on the future of Verona. The goal for the March 29<sup>th</sup> workshop was to engage, preserve, and enhance community outreach communicated by individuals to foster inclusivity and diversity of community assets. The Master Plan aimed to evolve such public engagement to proactively develop strategies for future implementation and development.

## Community Workshop

A Master Plan Subcommittee, comprised of Verona community leaders, is helping to guide the Master Plan process. The Township of Verona and the Master Plan Team worked with Community Stakeholders and members of the Planning Board to plan one community workshop to both provide information to residents and solicit their input. The workshop was held in the ballroom of the Township’s Community Center on Tuesday, March 29<sup>th</sup> from 7:00pm to 9:30pm. About twenty-seven (27) Township residents attended the workshop that began with a short presentation. The workshop featured several interactive tables that provided residents in attendance the opportunity to voice their opinions on the various elements of the Master Plan.



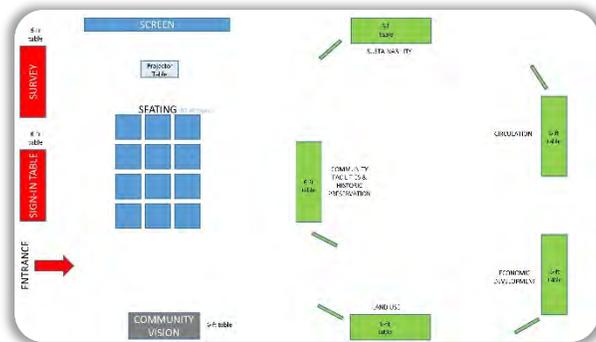
# Township of Verona Master Plan Outreach Report

## Community & Public Participation Summary for the March 29<sup>th</sup> Verona Community Workshop



The workshop was spearheaded by San Chavan, AICP, PP, of H2M Associates, who is the Project Manager preparing the Master Plan Report and head organizer of the event. Various other members of the H2M team and the Verona Planning Board were also in attendance helping to lead the event.

The workshop began with an introduction by the Planning Board Chairman, Larry Lonergan, and a short presentation by San Chavan. There was a sign in table for participants and upon sign in, participants were directed toward the presentation and then directed to the various topic tables to discuss their ideas about how to improve their community. Residents were able to present their ideas at each of the various tables and to also partake in the Visual Preference Survey (VPS) to highlight some of the uses, designs and streetscapes that they might like to see incorporated in Verona.



Above: Room layout; Right: Master Plan Flyer

**Township of Verona presents:**  
**Verona Master Plan**

The Township of Verona is launching its Master Plan to shape the physical, social, environmental, and economic future of the Township. This grand Master Plan will include a framework for preserving Verona's character, supporting investment, and promoting desired changes, and we need your help.

**Join Us at the Upcoming Community Workshop**  
**Tuesday, March 29, 7-9:30pm**  
**at Verona Community Center**

**What is a Master Plan?**  
A Master Plan provides a guide for the future development of a community. It serves as a comprehensive approach for solving issues and considers many factors impacting a community's economic development needs.

**Get Involved!**  
As part of the planning process, we're conducting a public survey and holding public meetings to hear your concerns and feedback. We'll use your comments to make sure we're making business and other stakeholders about the future of our community. We'll also use your feedback through the survey to shape the workshop.

**The Plan covers the following Elements of a Master Plan:**

- Land Use
- Circulation
- Economic Development
- Community Facilities
- Sustainability
- Historic Preservation

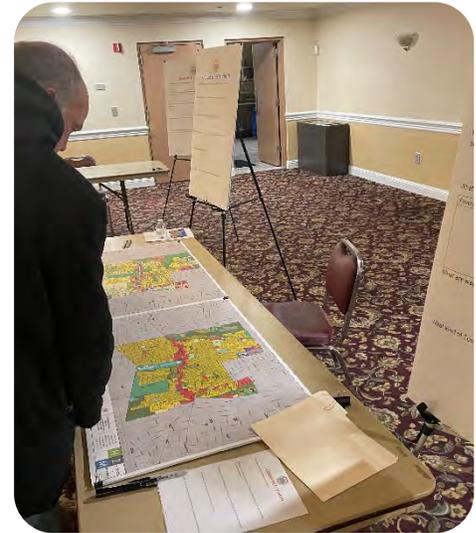
If you haven't taken the survey yet, there is still time to take the public survey and have your voice heard!  
**PublicInput.com/VeronaMP**  
**www.VeronaNJ.org**

If you need help on a computer to complete the survey, please call the Verona Public Library 973-857-4848 to make an appointment.



# Township of Verona Master Plan Outreach Report

## Community & Public Participation Summary for the March 29<sup>th</sup> Verona Community Workshop

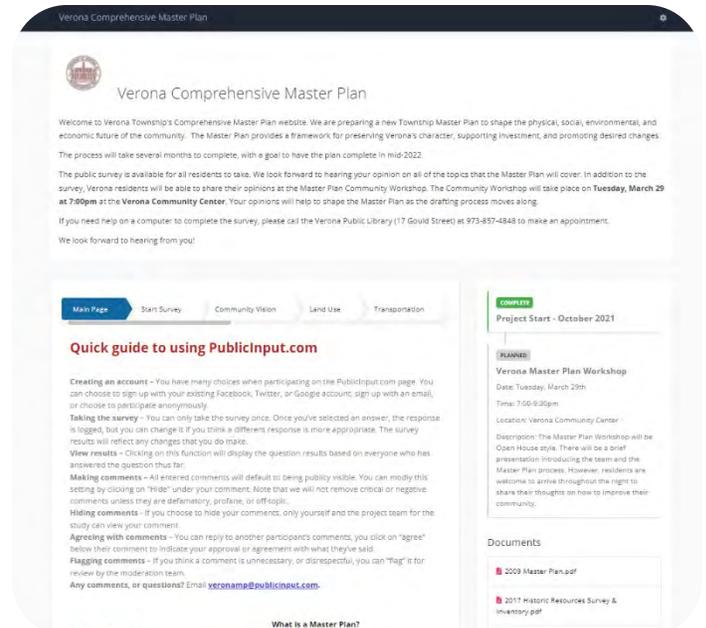


The purposes of the Master Plan Workshop were the following:

1. To gain an understanding of Verona’s community issues through the eyes of residents.
2. To promote the Master Plan public engagement process by encouraging participants to become actively involved in the planning process.

### Interactive Portion

This interactive part of the workshop required workshop participants to join in conversation with the “topic table” facilitators broken out into (1) **Land Use**, (2) **Circulation**, (3) **Community Vision**, (4) **Community Facilities & Historic Preservation**, (5) **Economic Development**, and (6) **Sustainability** to express their opinions, ideas, ask questions, and state their concerns. Each Topic Table was equipped with a handout for participants containing a 3-4 bulleted list of topics that could be discussed and a handful of guidance questions to help kickstart the brainstorming/interactive participation process. Each “topic table” was facilitated by a Master Plan Team member. A summary of issues resulting from the March 29<sup>th</sup> workshop is listed on the following pages. **Emboldened** items indicate popular or repeated sentiment.



Verona Comprehensive Master Plan

Verona Comprehensive Master Plan

Welcome to Verona Township's Comprehensive Master Plan website. We are preparing a new Township Master Plan to shape the physical, social, environmental, and economic future of the community. The Master Plan provides a framework for preserving Verona's character, supporting investment, and promoting desired changes. The process will take several months to complete, with a goal to have the plan complete in mid-2022.

The public survey is available for all residents to take. We look forward to hearing your opinion on all of the topics that the Master Plan will cover. In addition to the survey, Verona residents will be able to share their opinions at the Master Plan Community Workshop. The Community Workshop will take place on **Tuesday, March 29 at 7:00pm at the Verona Community Center**. Your opinions will help to shape the Master Plan as the drafting process moves along.

If you need help on a computer to complete the survey, please call the Verona Public Library (17 Gould Street) at 973-857-4848 to make an appointment. We look forward to hearing from you!

Home Page Start Survey Community Vision Land Use Transportation

**Quick guide to using Publicinput.com**

**Creating an account** – You have many choices when participating on the Publicinput.com page. You can choose to sign up with your existing Facebook, Twitter, or Google account; sign up with an email, or choose to participate anonymously.

**Taking the survey** – You can only take the survey once. Once you've selected an answer, the response is logged, but you can change it if you think a different response is more appropriate. The survey results will reflect any changes that you do make.

**View results** – Clicking on this function will display the question results based on everyone who has answered the question that far.

**Making comments** – All entered comments will default to being publicly visible. You can modify this setting by clicking on "hide" under your comment. Note that we will not remove critical or negative comments unless they are defamatory, profane, or off-topic.

**Hiding comments** – If you choose to hide your comments, only yourself and the project team for the study can view your comment.

**Agreeing with comments** – You can reply to another participant's comments, you click on "agree" below their comments to indicate your approval or agreement with what they've said.

**Flagging comments** – If you think a comment is unnecessary, or disrespectful, you can "flag" it for review by the moderation team.

Any comments, or questions? Email [veroname@publicinput.com](mailto:veroname@publicinput.com).

What is a Master Plan?

**COMPLETE**  
Project Start - October 2021

**Subjects**  
Verona Master Plan Workshop  
Date: Tuesday, March 29th  
Time: 7:00-9:30pm  
Location: Verona Community Center  
Description: The Master Plan Workshop will be Open House style. There will be a brief presentation introducing the team and the Master Plan process. However, residents are welcome to arrive throughout the night to share their thoughts on how to improve their community.

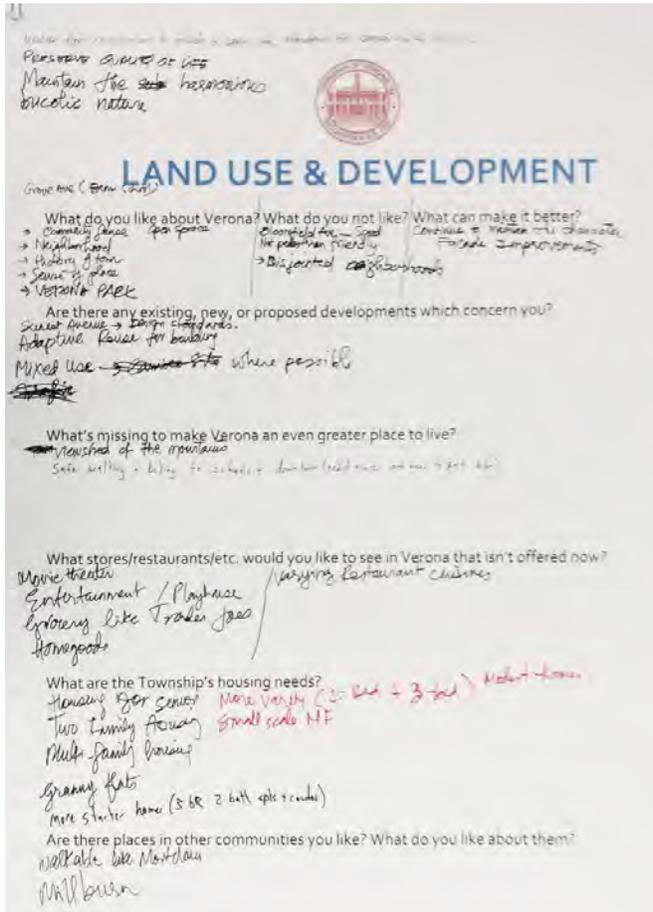
**Documents**  
2009 Master Plan.pdf  
2011 Historic Resources Survey & Inventory.pdf



# Township of Verona Master Plan Outreach Report

## Community & Public Participation Summary for the March 29<sup>th</sup> Verona Community Workshop

### 1. Land Use



Land Use discussion items included:

#### Residential areas and types:

- Disjuncted neighborhoods
- Design standards for historic districts
- Maintain Verona's bucolic character
- Variety of housing types
- Senior housing options

#### Downtown area:

- Variety and diversity of businesses
- Walkability
- Bicycle parking



# Township of Verona Master Plan Outreach Report

## Community & Public Participation Summary for the March 29<sup>th</sup> Verona Community Workshop

### 2. Circulation

**CIRCULATION**

Are you able to easily travel to destinations within the Township? Are you able to easily travel to destinations outside of the Township?  
*Problems w/ cut-throughs, especially in neighborhoods  
 Need upgraded traffic signals along Bloomfield  
 Possibly get rid of on-street parking along Bloomfield -> wider sidewalks*

Do you find the Public Transit in Verona to be accessible and easy to use? What improvements would you like to see?  
*Something do on Bloomfield distance too far between crosswalks  
 mention flashing crosswalks.  
 Bus system directed towards bars & restaurants (between Montclair + Verona)*

For all modes of transportation, do you find it easy and/or comfortable to travel from Point A to Point B? Where do you experience difficult or uncomfortable conditions?  
*Trying to cross Bloomfield for a crossing driveway  
 Dangerous intersection. Possibly reduce speed limits  
 Excessive speed limit -> 25 mph  
 Allow better lights*

Are there destinations you frequently walk or bike to? Are there destinations you would like to bike or walk to but do not? If so, what are the obstacles that prevent you from doing so?  
*Frequently walk through park + across Bloomfield  
 Need to have crosswalks + better lights*

Would you like to see bike lanes in Verona? Why/Why not? Are there specific roadways you would like to bike on if bike lanes existed?  
*No they would lead to more issues w/ congestion + parking.  
 Safe bike routes to schools (head on each pavement)  
 More Bloomfield  
 Verona Ave - possible bike route*

**What MOBILITY improvements do you want to see in Verona?**

- Bike Lanes** (3 dots)
- Bike/E-Scooter Share** (2 dots)
- Electric Vehicle (EV) Charging Stations** (1 dot)
- Parking Structure** (4 dots)
- Ped-only Street** (1 dot)
- Expansion of Transit Service** (3 dots)
- Curb Extensions** (6 dots)

Verona Township 2022 Master Plan

Circulation discussion items included:

#### Bike & Pedestrian Needs

- Widen sidewalks along Bloomfield Avenue
- Dangerous to cross Bloomfield Ave
- Safety concerns due to large distance between existing crosswalks
- More traffic controls needed to feel safe
- Safe bike routes to schools
- Lack of bicycle parking

#### Vehicle Needs

- Problems with cut-throughs in neighborhoods
- Traffic signals along Bloomfield Ave
- Excessive speeding
- Dangerous intersections

#### Transit needs

- Bus system directed towards bars and restaurants nearby



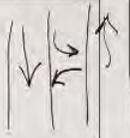
### 3. Community Vision

  
**COMMUNITY VISION**

What do you love the most about Verona?  
Verona Park  
Neighborhood — Forest Ave section

What are the most important issues Verona is facing? How should the Township address these issues?  
Overdevelopment concerns  
Don't want Hostlaw or Brighton  
Lighting → ~~overdevelopment~~ Less glare  
Affordable housing — Addressing requirement  
Traffic — cut through Bloomfield Ave  
Traffic — too much on street parking  
not enough Affordable housing  
upgrade water + sewer

What are your favorite things about living in Verona? What are your least favorite?

Favorite	Least Favorite
Family Oriented Community Sense Elementary schools + strong community	Bloomfield Avenue Too many cars not enough pedestrian/ bike infrastructure 

What are ways that Verona can be a better place to live?  
Bloomfield Avenue should be ~~expanded~~ two lanes — one lane in each direction  
Dog parks  
Community garden  
~~Indoor~~ Indoor pool  
Diverse community & welcoming to different people

What kind of Township would you like Verona to become over the next 10 years?  
Environmentally Sustainable and tree city + More green town  
Recycling & energy  
More green

**Community Vision** themes included:

**Culture and Community**

- Family-oriented
- Sense of community
- Good schools
- “Green” town

**Amenities and Activities**

- Dog parks
- Indoor pool

**General concerns**

- Overdevelopment
- Glare from lighting
- Traffic
- Excessive on-street parking
- Lack of pedestrian-friendly routes
- Lack of bike infrastructure



Township of Verona Master Plan Outreach Report  
 Community & Public Participation Summary for the March 29<sup>th</sup> Verona Community Workshop

### ARCHITECTURAL STYLE

Option A

Option B

Option C

Option D

Option E

Option F

Option G

Option H

### COMMERCIAL SIGNAGE

A-frame

Flat façade sign

Ground sign

Awning sign

Monument sign

Blade Sign

Boxed facade sign

Pole sign

### BUILDING MATERIALS

Brick

Cedar shake

Fiber cement panel

Stone

Metal

Stucco

Vinyl

Wood

### BUILDING SCALE

1-story (Approx. 20 feet)

2-story (Approx. 26 feet)

2-story (Approx. 30 feet)

3-story (Approx. 40 feet)

3-story (Approx. 45 feet)

4-story (Approx. 55 feet)

4-story (Approx. 52 feet)

5-story (Approx. 65 feet)



# Township of Verona Master Plan Outreach Report

## Community & Public Participation Summary for the March 29<sup>th</sup> Verona Community Workshop

### WAYFINDING SIGNAGE

- District sign
- Interpretive sign
- Parking sign
- Gateway
- Banners
- Event Board
- Location Map
- Key Destinations

### STREETScape

- Hardscaped Front Yards
- Bike racks
- Planters
- Brick Pavers
- Outdoor dining
- Street trees
- Bike Lane
- Traffic Calming

### PUBLIC PLACES

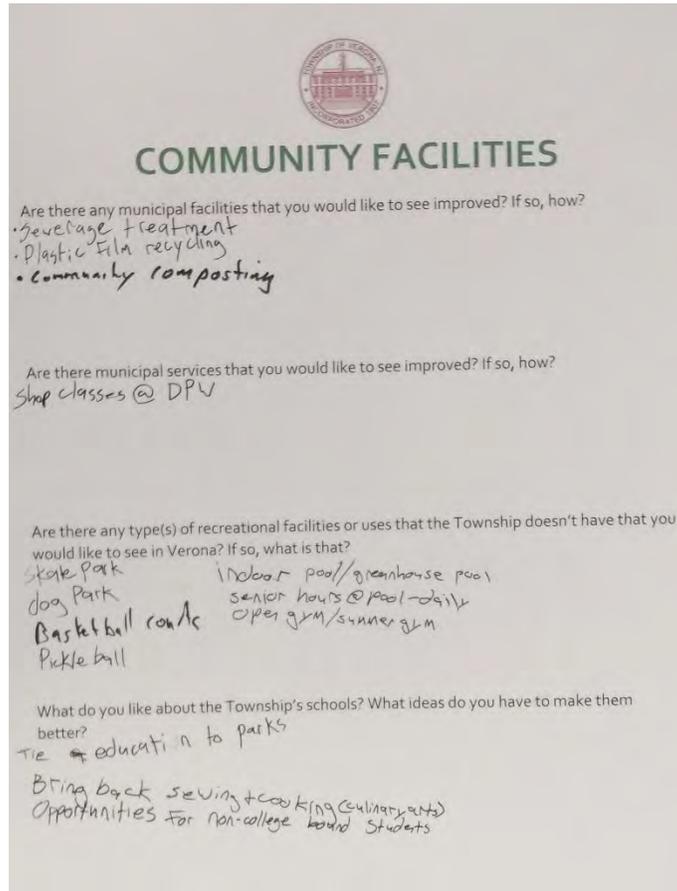
- Farmers market
- Parklet
- Creative play area
- Pocket park
- Alleyway/courtyard seating
- Performance space
- Hardscaped plaza
- Outdoor patios

### PLACEMAKING

- Street festivals/events
- Branded seasonal art
- Public murals
- Sculptures
- Public performances
- Interactive installations
- Plazas with music
- Art installations



#### 4. Community Facilities



**Community Facilities** discussion items included:

**Variety of activities**

- Skate Park
- Dog park
- Basketball courts
- Pickleball
- Indoor pool/greenhouse pool
- Daily senior hours at the pool
- Open gym/summer gym – multi-use public facilities

**Education concerns**

- Shop classes and industrial arts for young people

- Utilize parks for education – ecology lessons etc.
- Sewing and culinary arts classes
- Need more opportunities for non-college bound students

**Community facility concerns**

- Wastewater facility needs improvement
- Plastic film recycling
- Community composting



## 5. Economic Development

  
**ECONOMIC DEVELOPMENT**

How often do you shop/dine/visit Verona's downtown?

What do you like about Verona's downtown? What do you not like about the downtown?  
*The Park i would love to see more development tied to park*

Do you own a business in town? Is Verona a good place to start a business? Why or why not?  
*I don't but there is an opportunity that people want to own businesses in town. Is the town doing a good job of coordinating the different spaces. Potential for flex spaces to occur. I would love a agency store or home goods. High quality retail in chain.*

What uses should the Township allow? *→*  
*Greater types of shops and restaurants. Need better use of our buildings. Two very empty buildings near Lakeside & Bloomfield.*

*Just want that bring the community in.*

What economic development policies that other towns use should the Township attempt to implement in Verona?  
*Trying to create a continuous Bloomfield Ave w/ Caldwell and Montclair*

**TYPES OF BUSINESSES**



**TYPES OF BUSINESSES**



**Economic Development** discussion items included:

### Downtown area

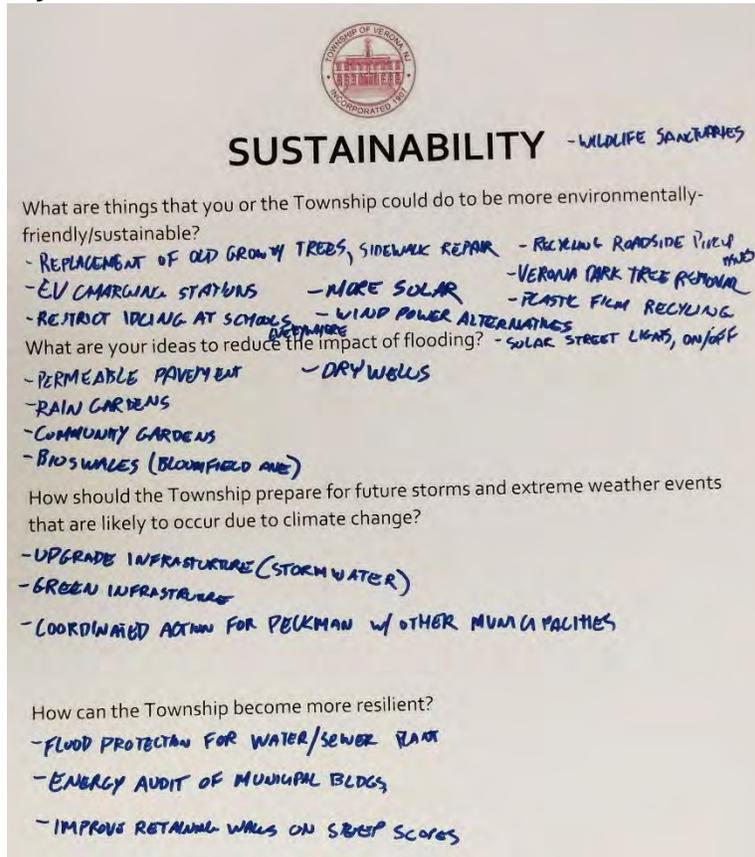
- Utilize Verona Park to draw people to downtown shops and restaurants
- Very little retail in downtown
- Downtown parking
- Create a continuous Bloomfield Ave with Caldwell and Montclair
- Downtown events feel safe
- Lack of walkability

### Commercial uses

- Grocery store
- Need better use of Verona's buildings
- Greater types of shops and restaurants
- Pompton Ave corridor is underutilized
- Two large vacant buildings near Lakeside and Bloomfield intersection



## 6. Sustainability



Sustainability discussion items included:

### Energy

- Electric vehicle charging stations
- More solar
- Wind power alternatives
- Solar streetlights
- Restrict idling at schools
- Energy audit of municipal buildings

### Stormwater Management

- Permeable pavement
- Rain gardens
- Bioswales
- Dry wells
- Upgrade stormwater infrastructure
- Green infrastructure

- Coordinated action for Peckman with other municipalities
- Flood protection for water/wastewater facilities
- Improve retaining walls on steep slopes

### Infrastructure, facilities, and green space

- Replacement of old growth trees
- Sidewalk repair
- Recycling roadside pickup
- Verona shade tree removal
- Community gardens



## 7. Historic Preservation

The image shows a survey form titled "HISTORIC PRESERVATION" with the Township of Verona logo at the top. The form contains three questions with handwritten responses:

Are there historic buildings in Verona that you would like to see preserved?  
• Historical Placards  
• Educate Public  
• House tour Fundraiser (ex. gin ridge kitchen tour)

Would you like to see new construction match historic architectural styles?  
✓ yes, would be reasonable ask

Are there any areas in Verona that you think should be designated as historic districts?  
Cook Ln/ Manor Rd.  
Westview/Elmwood around Everett Field  
Afterglow district

**Historic Preservation** discussion items included:

### Education and Architecture:

- Historical placards
- Educate the public about historic sites
- Organize a historic house tour/fundraiser event
- Require that new construction matches historic architectural styles in the Township

### Historic District Designations:

- Cook Ln/ Manor Rd
- Westview/Elmwood around Everett Field
- Afterglow District

## **Appendix C**

Master Plan Presentation to Planning Board

# Verona Master Plan 2022

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PLANNING BOARD MEETING PRESENTATION

SEPTEMBER 29, 2022

# What is a Master Plan?

The **Master Plan** is a guiding document for multi-disciplinary planning and investment in the Township of Verona for the next 10+ years.

Elements prepared include:

- Land Use
- Circulation
- Economic Development
- Sustainability
- Community Facilities
- Historic Preservation

- Recommendations will provide land use policy changes and ordinance changes.

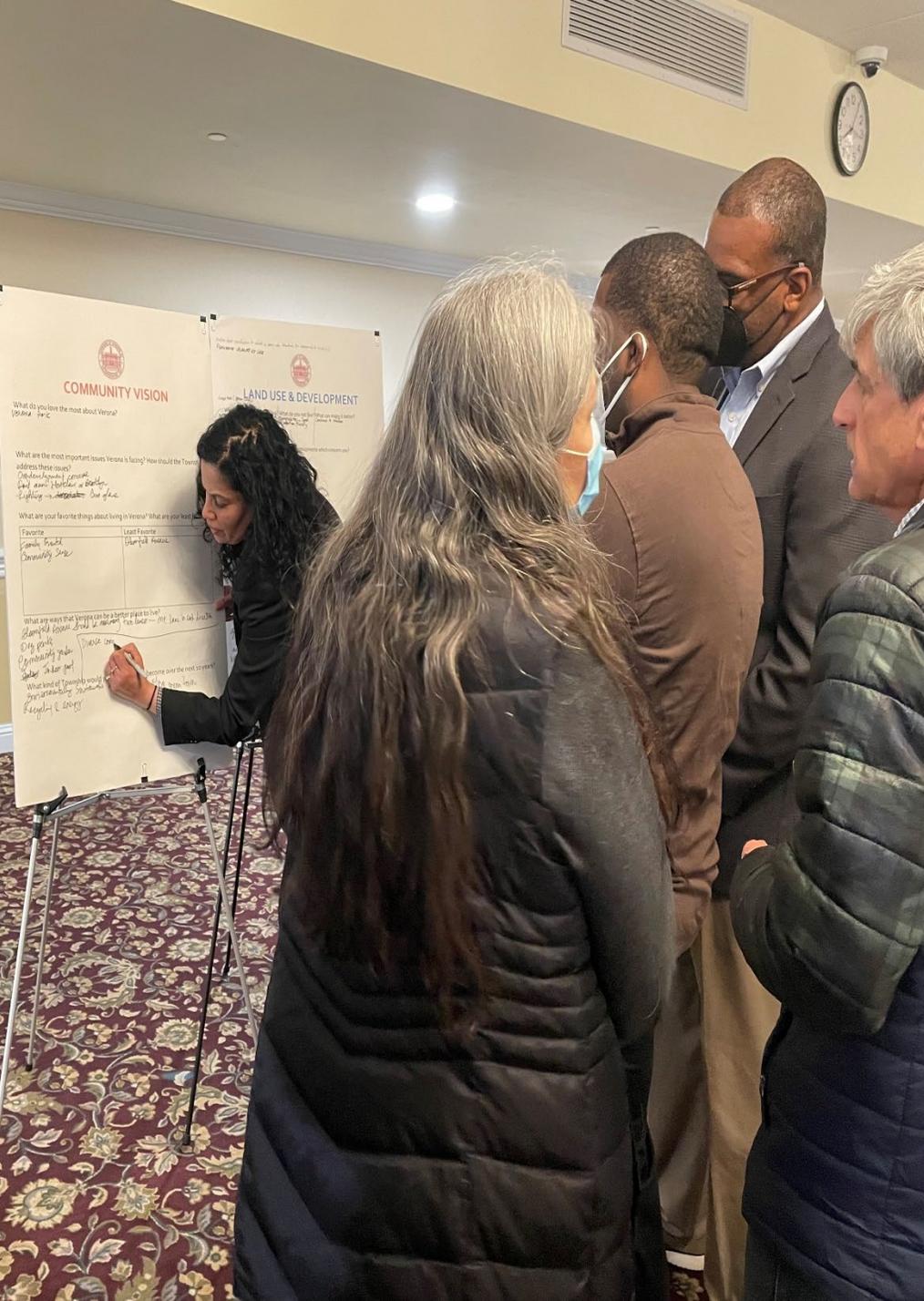
Plan Implementation					
	<i>Recommendation</i>	<i>Responsible Party</i>	<i>Timeframe</i>	<i>Check Off Box</i>	<i>Year Completed</i>
<b>Recommendation Category</b>					
1	Element Recommendation	Township and/or partner	Short Medium Long Ongoing	✓	insert year

**Housing Plan element** and **Land Use Plan element** provide a policy framework for adoption of zoning ordinances.

Verona hired H2M to complete the Master Plan



architects + engineers  
practical approach. creative results.



# Project Review

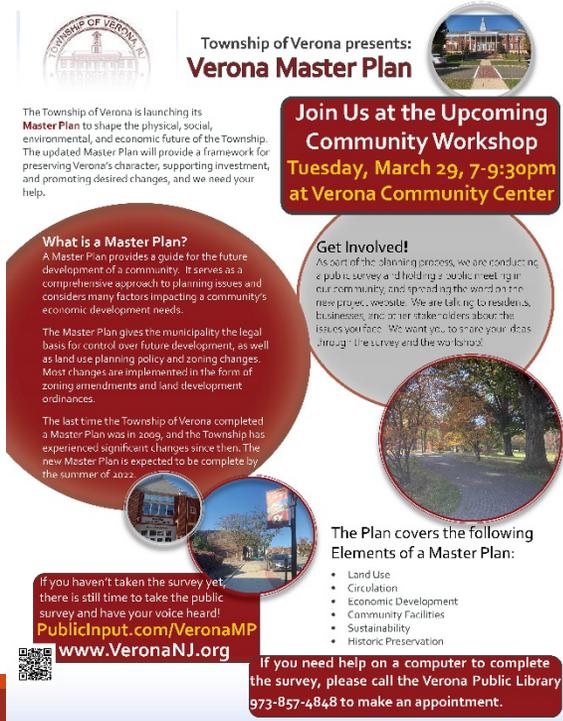
## We engaged the community:

- Sub-Committee Meetings
- Master Plan Website
- PublicInput.com Survey
- Public Workshop
- Business Owners Meeting
- Interviews with Council Members, Commission Members, Board of Education, & Department Heads
- Draft Plan Review Sessions with Planning Board and the Public

# Community Engagement & Public Participation

WHEN ASKED TO RATE ISSUES AFFECTING VERONA:

- Project-specific webpage/survey: [Publicinput.com/VeronaMP](http://PublicInput.com/VeronaMP)



**Township of Verona presents: Verona Master Plan**

The Township of Verona is launching its **Master Plan** to shape the physical, social, environmental, and economic future of the Township. The updated Master Plan will provide a framework for preserving Verona's character, supporting investment, and promoting desired changes, and we need your help.

**Join Us at the Upcoming Community Workshop**  
**Tuesday, March 29, 7-9:30pm**  
**at Verona Community Center**

**What is a Master Plan?**  
 A Master Plan provides a guide for the future development of a community. It serves as a comprehensive approach to planning issues and considers many factors impacting a community's economic development needs.

The Master Plan gives the municipality the legal basis for control over future development, as well as land use planning policy and zoning changes. Most changes are implemented in the form of zoning amendments and land development ordinances.

The last time the Township of Verona completed a Master Plan was in 2009, and the Township has experienced significant changes since then. The new Master Plan is expected to be complete by the summer of 2022.

**Get Involved!**  
 As part of the planning process, we are conducting a public survey and holding a public meeting in our community, and spreading the word on the new project website. We are talking to residents, businesses, and other stakeholders about the issues you face. We want you to share your ideas through the survey and the workshop.

The Plan covers the following Elements of a Master Plan:

- Land Use
- Circulation
- Economic Development
- Community Facilities
- Sustainability
- Historic Preservation

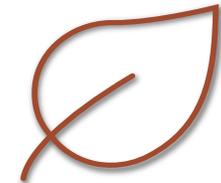
If you haven't taken the survey yet, there is still time to take the public survey and have your voice heard!  
[PublicInput.com/VeronaMP](http://PublicInput.com/VeronaMP)  
[www.VeronaNJ.org](http://www.VeronaNJ.org)

If you need help on a computer to complete the survey, please call the Verona Public Library 973-857-4848 to make an appointment.



**CONDITION OF PARK FACILITIES**

**95% IMPORTANT**



**ENVIRONMENTAL QUALITY/PROTECTION**

**94% IMPORTANT**



**QUALITY OF PUBLIC EDUCATION**

**94% IMPORTANT**



**CONDITION OF DOWNTOWN**

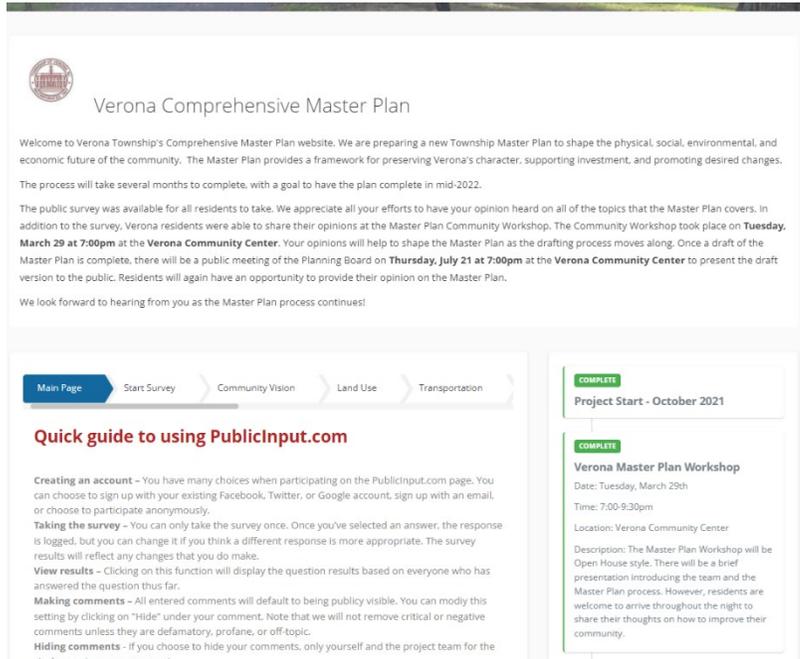
**92% IMPORTANT**



**TRAFFIC/CONGESTION**

**84% IMPORTANT**

# Survey Results by the Numbers



**Verona Comprehensive Master Plan**

Welcome to Verona Township's Comprehensive Master Plan website. We are preparing a new Township Master Plan to shape the physical, social, environmental, and economic future of the community. The Master Plan provides a framework for preserving Verona's character, supporting investment, and promoting desired changes. The process will take several months to complete, with a goal to have the plan complete in mid-2022.

The public survey was available for all residents to take. We appreciate all your efforts to have your opinion heard on all of the topics that the Master Plan covers. In addition to the survey, Verona residents were able to share their opinions at the Master Plan Community Workshop. The Community Workshop took place on **Tuesday, March 29 at 7:00pm at the Verona Community Center**. Your opinions will help to shape the Master Plan as the drafting process moves along. Once a draft of the Master Plan is complete, there will be a public meeting of the Planning Board on **Thursday, July 21 at 7:00pm at the Verona Community Center** to present the draft version to the public. Residents will again have an opportunity to provide their opinion on the Master Plan.

We look forward to hearing from you as the Master Plan process continues!

**Quick guide to using PublicInput.com**

**Creating an account** – You have many choices when participating on the PublicInput.com page. You can choose to sign up with your existing Facebook, Twitter, or Google account, sign up with an email, or choose to participate anonymously.

**Taking the survey** – You can only take the survey once. Once you've selected an answer, the response is logged, but you can change it if you think a different response is more appropriate. The survey results will reflect any changes that you do make.

**View results** – Clicking on this function will display the question results based on everyone who has answered the question thus far.

**Making comments** – All entered comments will default to being publicly visible. You can modify this setting by clicking on "Hide" under your comment. Note that we will not remove critical or negative comments unless they are defamatory, profane, or off-topic.

**Hiding comments** – If you choose to hide your comments, only yourself and the project team for the

**Navigation:** Main Page | Start Survey | Community Vision | Land Use | Transportation

**Project Start - October 2021**

**Verona Master Plan Workshop**  
Date: Tuesday, March 29th  
Time: 7:00-9:30pm  
Location: Verona Community Center  
Description: The Master Plan Workshop will be Open House style. There will be a brief presentation introducing the team and the Master Plan process. However, residents are welcome to arrive throughout the night to share their thoughts on how to improve their community.

**1,202 Survey Participants**

**88,980 Responses**

**8,699 Comments**



# Why Verona?

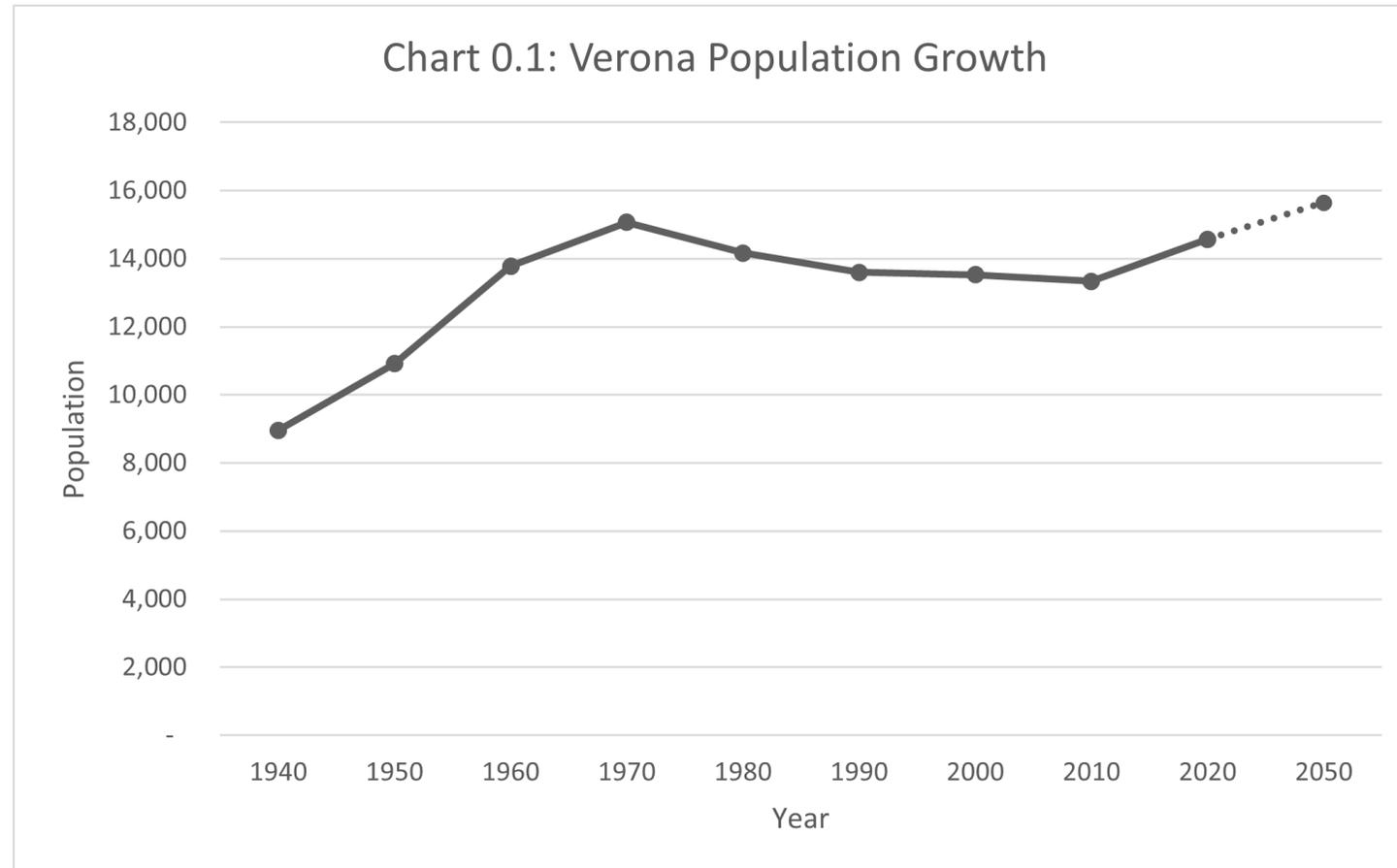
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1. Quality of school system (53%)
2. Found a home I liked (46%)
3. Quality of life (42%)
4. Character of community (37%)
5. Close to family/friends (30%)

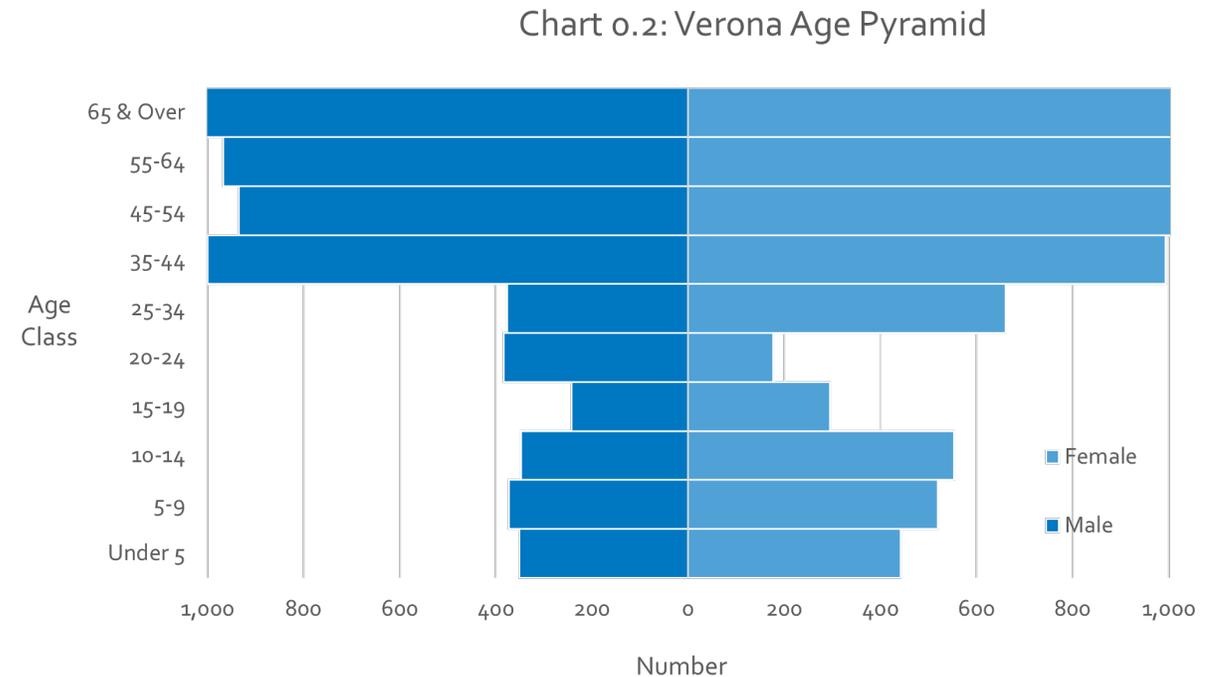
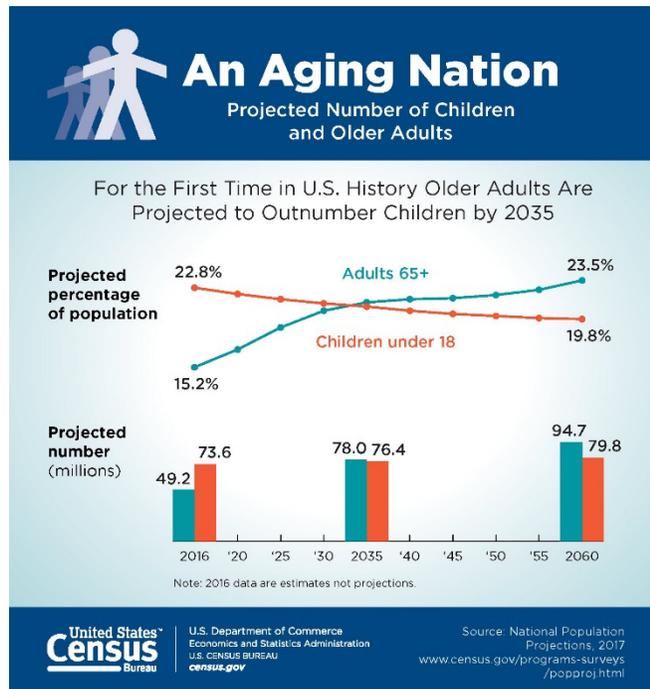


# Significant Changes

- Changes in local, county, state and regional regulations
- Demographics



# Aging in Verona



# Land Use Goals

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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.

To secure safety from fire, flood, panic and other natural and manmade disasters.

To provide adequate light, air, and open space.

Maintain the character of established residential neighborhoods in the Township.

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

Promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of people, neighborhoods, communities and regions and preservation of the environment.

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

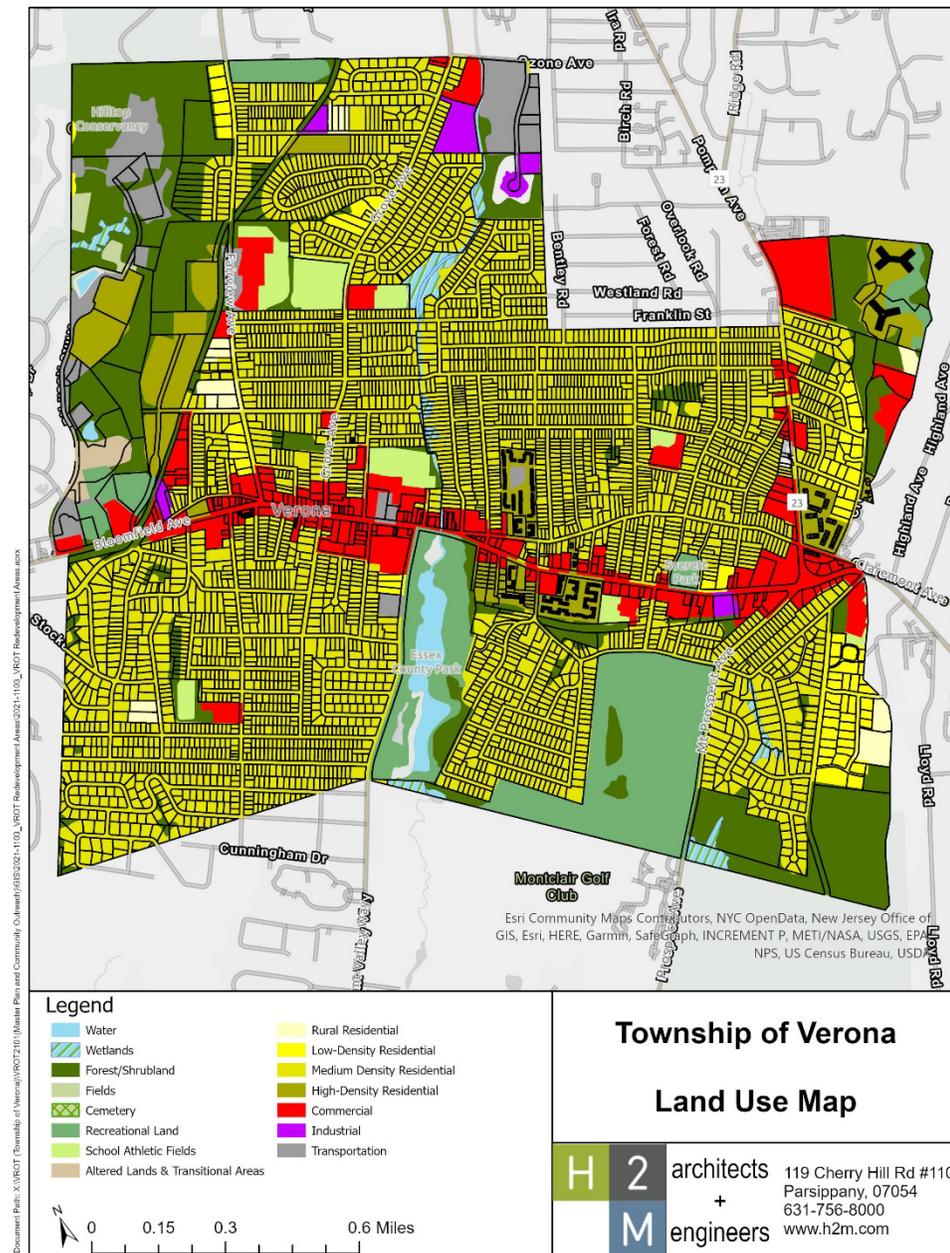
Promote policies that encourage older residents to "age-in-place".

Continue to meet the municipal obligation to provide the Township of Verona its fair share of affordable housing for low- and moderate-income households.

Promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the Township and to prevent urban sprawl and degradation of the environment through improper use of land.

# Land Use Issues

- ❖ Redevelopment along and around Bloomfield Avenue
- ❖ Downtown area – relatively limited types of commercial uses
- ❖ Variances in some Single-Family zones
- ❖ Flood hazard areas around Peckman River and tributaries
- ❖ Impact of greater adoption of remote work





# Residential

**61.9%** of developed acreage is residential (NJDEP LU/LC data);  
**57.5%** of developed acreage is residential (property tax data)

Residential districts are stable and the neighborhoods desirable and well maintained

No need to make substantial changes to existing sections of the zoning code that regulate residential zoning districts

Ensure regulations of home occupations and professional offices meet increased demand in remote work

# Future Housing Types

*\*When asked what is your opinion on the types of possible residential construction in Verona?*

	Strongly Approve/ Approve	Neutral / No Opinion	Disapprove / Strongly Disapprove
Single-family	84%	8%	8%
Senior Housing	51%	30%	19%
Duplex	38%	26%	36%
Affordable Housing	33%	23%	44%
Townhouse	28%	24%	48%
Multifamily	26%	22%	52%
Mixed-use	25%	28%	47%



# Commercial and Business

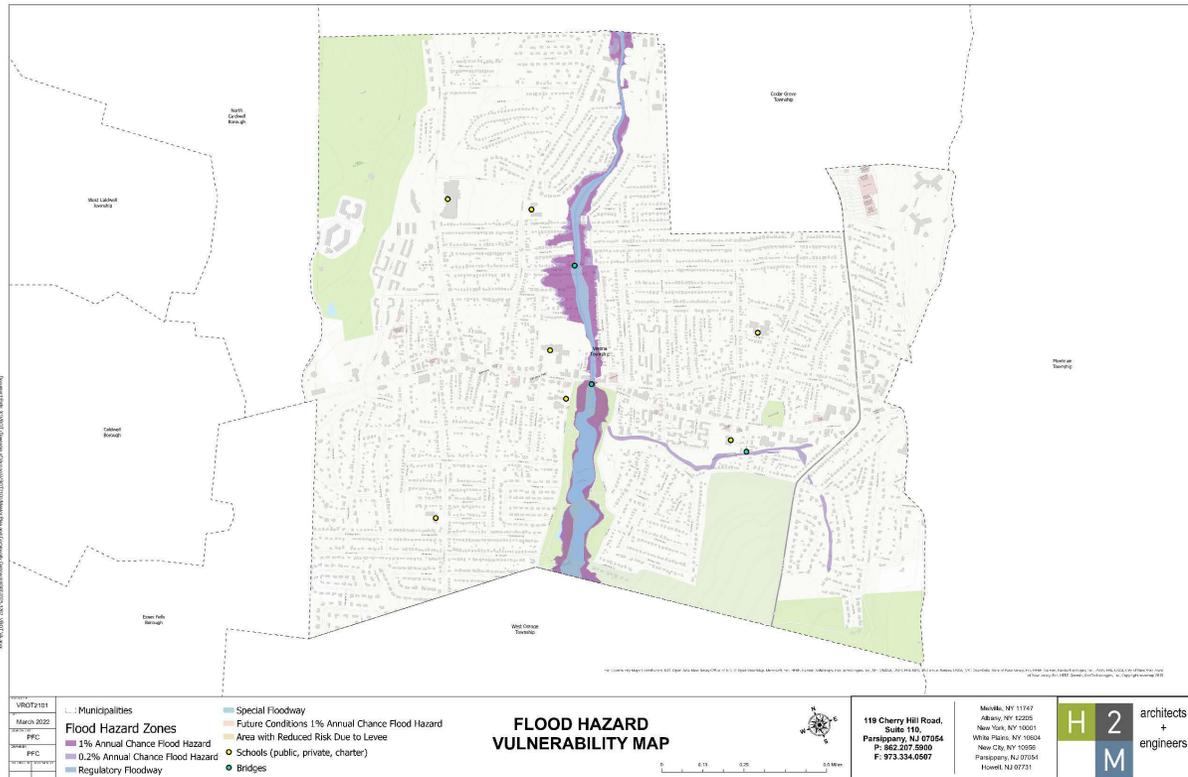
**8.3%** of acreage is commercial (NJDEP LU/LC); **10.0%** based on property tax data

Bloomfield Ave corridor improvements - possible Area in Need of Rehabilitation designation

Review and revise parking regulations to allow for greater investment in commercial corridors

Review and revise mixed-use regulations for the TC zone

# Climate Change Vulnerability Assessment



- Main vulnerability issues and recommendations include:
  - Mitigate flood hazards, particularly around Peckman River (wastewater treatment plant)
  - Acquire, elevate, or floodproof structures in flood-prone areas
  - Study feasibility of mitigation measures recommended in the recently completed flood study
  - Ensure that the Township can handle winter storm snowfall by ensuring adequate green space and vacant area for snowfall deposition and maintaining adequate roadway and sidewalk widths to accommodate snowplows
  - Ensure that critical facilities have backup generators

# Key Land Use Recommendations

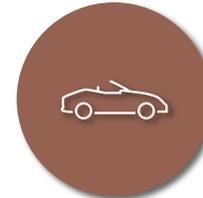
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**#9-12 Update commercial use regulations**



**#16 & 19 Consider incentive programs to improve Bloomfield Avenue corridor including Improvement District and Rehabilitation designation**



**#17 Review and revise parking regulations**



**#21-22 Review existing regulations in TC zone and make changes as needed**



**#24 Revise regulations in the RR zone to allow for pad sites**



**#31-37 Mitigate flood hazards and other natural hazards by implementing infrastructure projects and adequate regulations**

# Circulation Goals

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Provide a safe and efficient transportation system.

Encourage mobility by all modes.

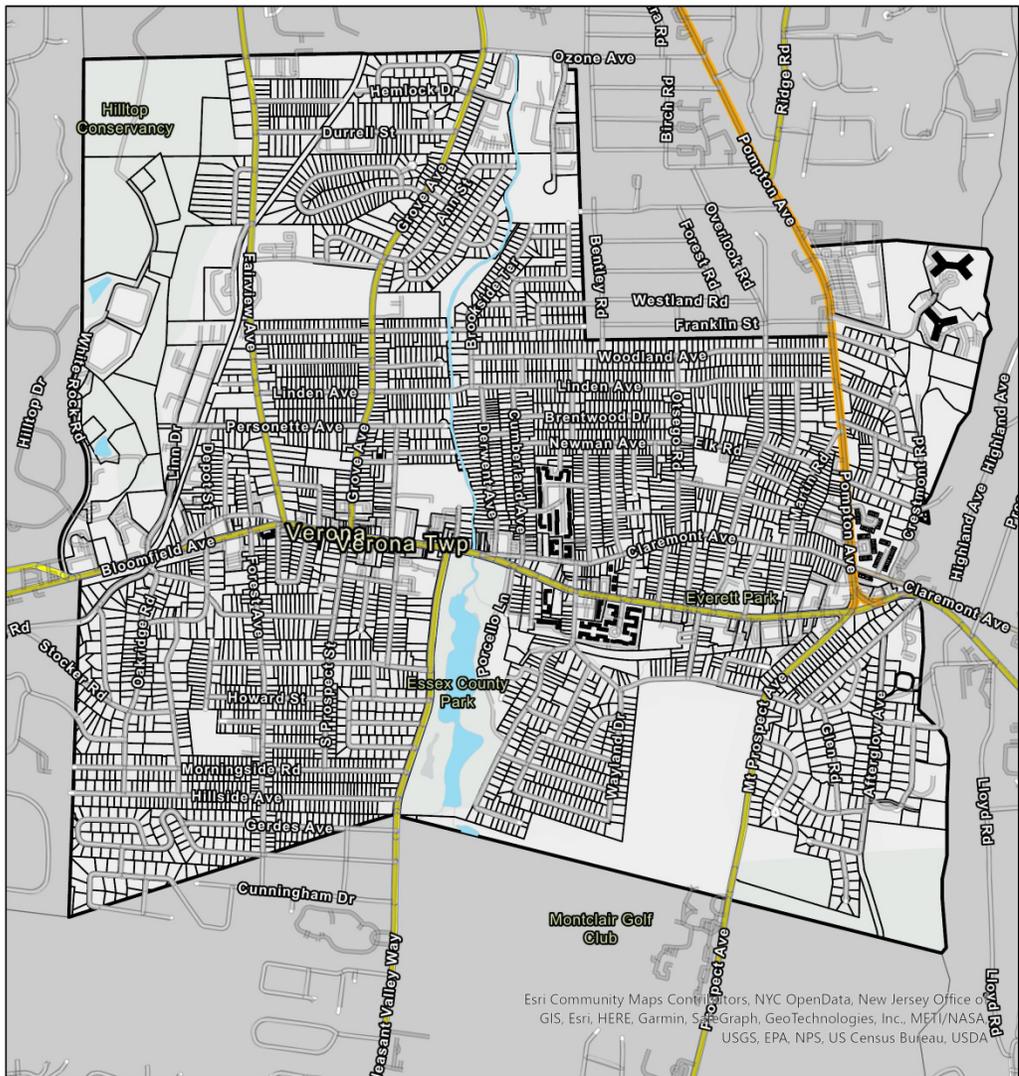
Strengthen connections to the points of interest in the Township.

# New Transportation Trends/Issues

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- Parking Management and Supply
- Traffic Circulation
  - Impact of remote work on traffic patterns
- E-bikes and E-scooters
- Regional Connections
- Streetscape Guidelines
- Essex County's Bloomfield Avenue Complete Corridor Plan

# Circulation Issues



<b>Roadway Jurisdiction</b> <ul style="list-style-type: none"> <li><span style="color: orange;">—</span> State Highway</li> <li><span style="color: yellow;">—</span> County Roadway</li> <li><span style="color: grey;">—</span> Local Roadway</li> <li><span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px; vertical-align: middle;"></span> Municipal Boundary</li> <li><span style="background-color: lightgrey; display: inline-block; width: 10px; height: 10px; vertical-align: middle;"></span> Surrounding Municipalities</li> </ul>		<b>Township of Verona</b> <b>Roadway Jurisdiction Map</b>	



**TRAFFIC**

**58% VERY IMPORTANT**

**RATED 5TH MOST IMPORTANT ISSUE FACING VERONA**



**RELIABLE TRANSIT ACCESS**

**31% VERY IMPORTANT**

**RATED 3<sup>rd</sup> MOST IMPORTANT ISSUE FACING VERONA**



**BICYCLE + PEDESTRIAN SAFETY**

**49% VERY IMPORTANT**

**RATED 7<sup>th</sup> MOST IMPORTANT ISSUE FACING VERONA**

# Key Circulation Recommendations

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**#2 Work to alleviate traffic congestion, particularly along Bloomfield Avenue**



**#4 Evaluate the potential to adopt a Complete Streets policy**



**#6 Implement safety enhancements in streetscape design when capital improvements for roadways are needed**



**#29 Include guidelines in redevelopment plans that improve walking and biking conditions between area and key town destinations**



**#31-34 Support improvements to public transit facilities and access to transit**



**#35 Develop a shared parking ordinance to improve parking efficiency**

# Economic Development Goals

---

Continue to ensure Bloomfield Avenue is a vibrant and attractive downtown.

Encourage coordination of the various public and private procedures and activities shaping land development.

Maintain attractive and thriving business and commercial districts.

# Improving Economic Development

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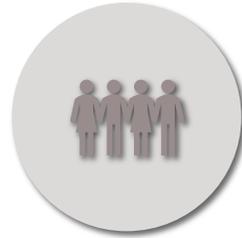
*\*When asked what Verona could use more of*



**RETAIL STORES**  
**(79%)**



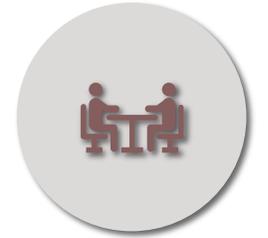
**RESTAURANTS**  
**(61%)**



**CULTURAL  
FACILITIES**  
**(43%)**



**PUBLIC ARTWORK**  
**(41%)**



**COMMUNITY  
GATHERING SPACES**  
**(40%)**

# Economic Development Issues

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- **Major Economic Development Issues in Verona include:**

- Lack of commercial acreage compared to residential use
- Underutilized properties in commercial corridors
- Residents rate downtown areas of nearby municipalities (Montclair, Caldwell, etc.) higher compared to Verona

# Key Economic Development Recommendations

---



**#1 Develop a creative placemaking strategy that highlights the unique character of Verona**



**#5 Encourage public improvements in redevelopment areas**



**#6 Capitalize on downtown's proximity to Verona Park**



**#7 Evaluate the potential for an Improvement District along Bloomfield Avenue**



**#10 Utilize pedestrian safety improvements on Bloomfield Avenue as an economic development tool**



**#12 Consider allowing co-working spaces along commercial corridors**

# Sustainability Goals

---

Encourage the utilization of renewable energy resources.

Implement policies that work towards achieving local and state-level climate change goals.

Improve resiliency and sustainability.

To promote a desirable visual environment through creative development techniques and good civic design and arrangement.

# Sustainability Issues

---



- **Major Sustainability Issues in Verona include:**

- Potential for reducing greenhouse gas emissions by promoting energy efficiency and alternative energy use
- Adoption of smart growth principles and electric vehicle infrastructure can reduce greenhouse gas emissions and vehicle miles traveled
- Increasing frequency and intensity of flooding and rainfall events prompts the need for greater stormwater management efforts

# Key Sustainability Recommendations

---



**#3 Consider opportunities to implement green infrastructure and green streets in capital improvement projects.**



**#5 Consider further energy efficiency improvements at other municipal facilities.**



**#9-10 Work with BOE and Essex County to install electric vehicle charging stations at the high school and Verona Park.**



**#12 Encourage the use of LEED building practices for new development, redevelopment, and building additions.**



**#19 Work with utility company to replace existing streetlights with downward facing LED lights.**



**#27 Improve municipal stormwater system capacity by investing in replacement, upgrades, and seeking state funding sources.**

# Community Facilities Goals

---

Encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies.

Continue to support the excellence in education of the Township's school district as a focal point for the Township's students and parents.

Ensure high quality and responsive public works, safety, security, and emergency response services.



# Community Facilities Issues

- **Major Community Facilities Issues in Verona include:**

- Outdated rescue squad and fire department building need to be upgraded to meet current and future needs of the community.
- Police facilities need major renovations, or a new building is required to meet state requirements.
- Older municipal buildings and facilities require ongoing maintenance.
- Wastewater management facility is in need of upgrade.

# Key Community Facilities Recommendations

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**#2 Work with Verona School District to minimize damage from future flood events**



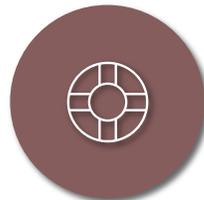
**#4 Support departmental needs by funding capital equipment needs on an ongoing basis**



**#10 Ensure improvements are made to the outdated facilities at the police station**



**#11 Evaluate potential options to provide upgraded facility for Company #2**



**#12 Explore all options to provide Rescue Squad with updated facilities**



**#13-14 Upgrade wastewater treatment facility to meet New Jersey standards**

# Historic Preservation Goals

---

Encourage the protection and preservation of historic sites and buildings.

Encourage public access to cultural and historical sites.

Balance new development with historic preservation efforts of significant landscapes and buildings.

Promote education and engagement of the public to foster a culture of historic appreciation.

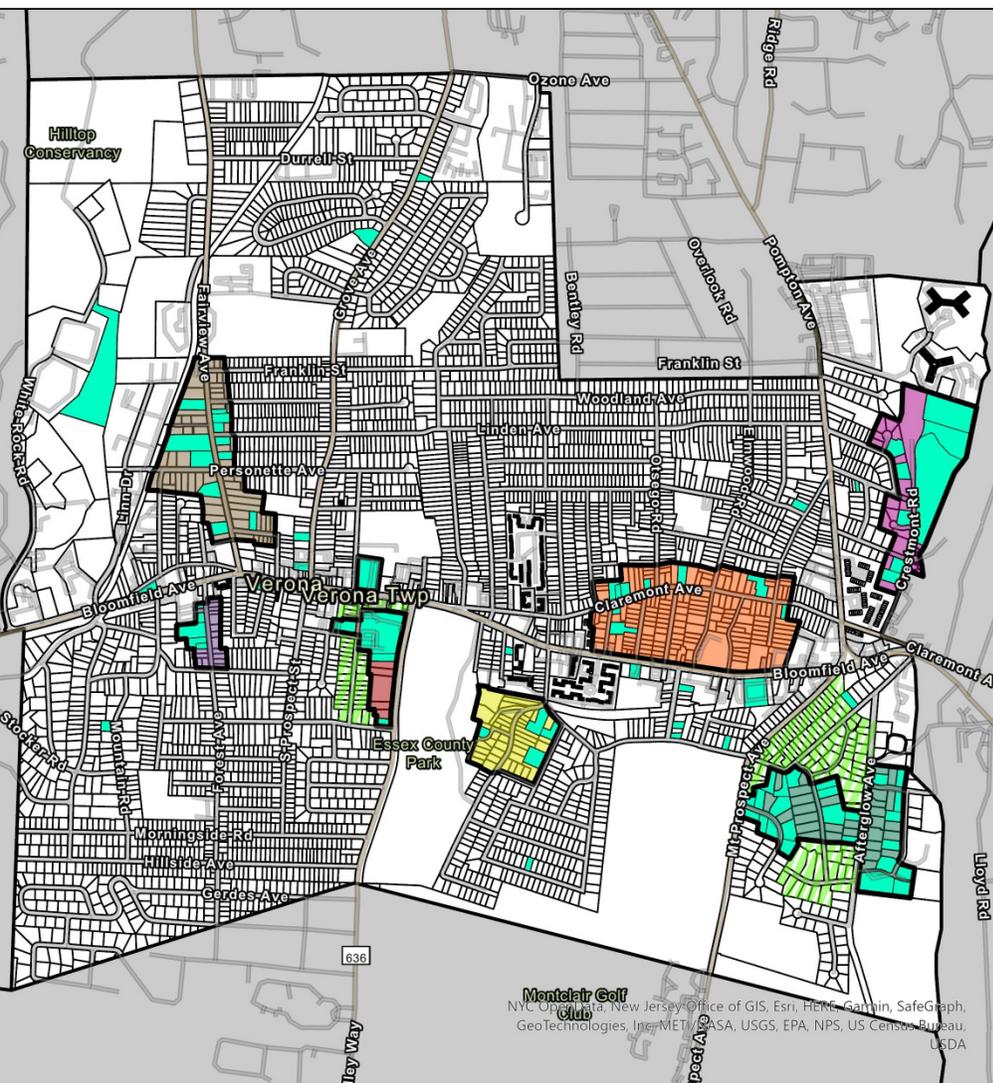
Encourage modifications and/or additions to existing housing in light of current trends of completely razing the existing home and rebuilding anew.

Promote the development of historic districts.

# Historic Preservation Issues

- **Historic Preservation Issues in Verona include:**

- Verona's historic structures are crucial to its aesthetic character and should be maintained through local regulations and policies
- Township completed an Historic Resources Inventory in 2017
- Design guidelines and districts can help to strengthen the Township's existing historic preservation ordinance



District Name	Mountainview Survey District
Afterglow Historic District	Forest Historic District
Claremont Historic District	Lakeside Historic District
Crestmont Historic District	Transition Area
Fairview Historic District	Historic Properties Inventory
	Parcels

### Township of Verona Proposed Historic Preservation Map

H

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M

architects  
+  
engineers

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Parsippany, 07054  
631-756-8000  
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0 0.13 0.25 0.5 Miles

Montclair Golf Club  
NYC Open Data, New Jersey Office of GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI, NASA, USGS, EPA, NPS, US Census Bureau, USDA

# Key Historic Preservation Recommendations

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**#6 Designate historic districts as detailed in the Proposed Historic District map.**



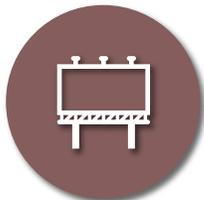
**#7 Consider incorporating historic district transition area overlays.**



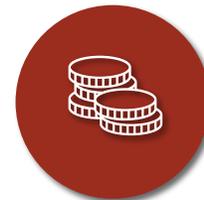
**#9 Adopt architectural design standards for new construction in proposed historic districts and transition areas.**



**#12-13 Educate homeowners on the benefits of historic preservation and potential to receive historic preservation tax credits**



**#14 Integrate Historic Preservation Commission review into the development review process from the beginning to avoid delays**



**#15 Identify funding for advisory, educational, and informational activities to promote historic preservation in Verona**

# Next Steps

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The Planning Board has already provided initial feedback on draft plan



Barring any major changes to the Plan, Verona intends to adopt the Master Plan tonight, September 29, 2022

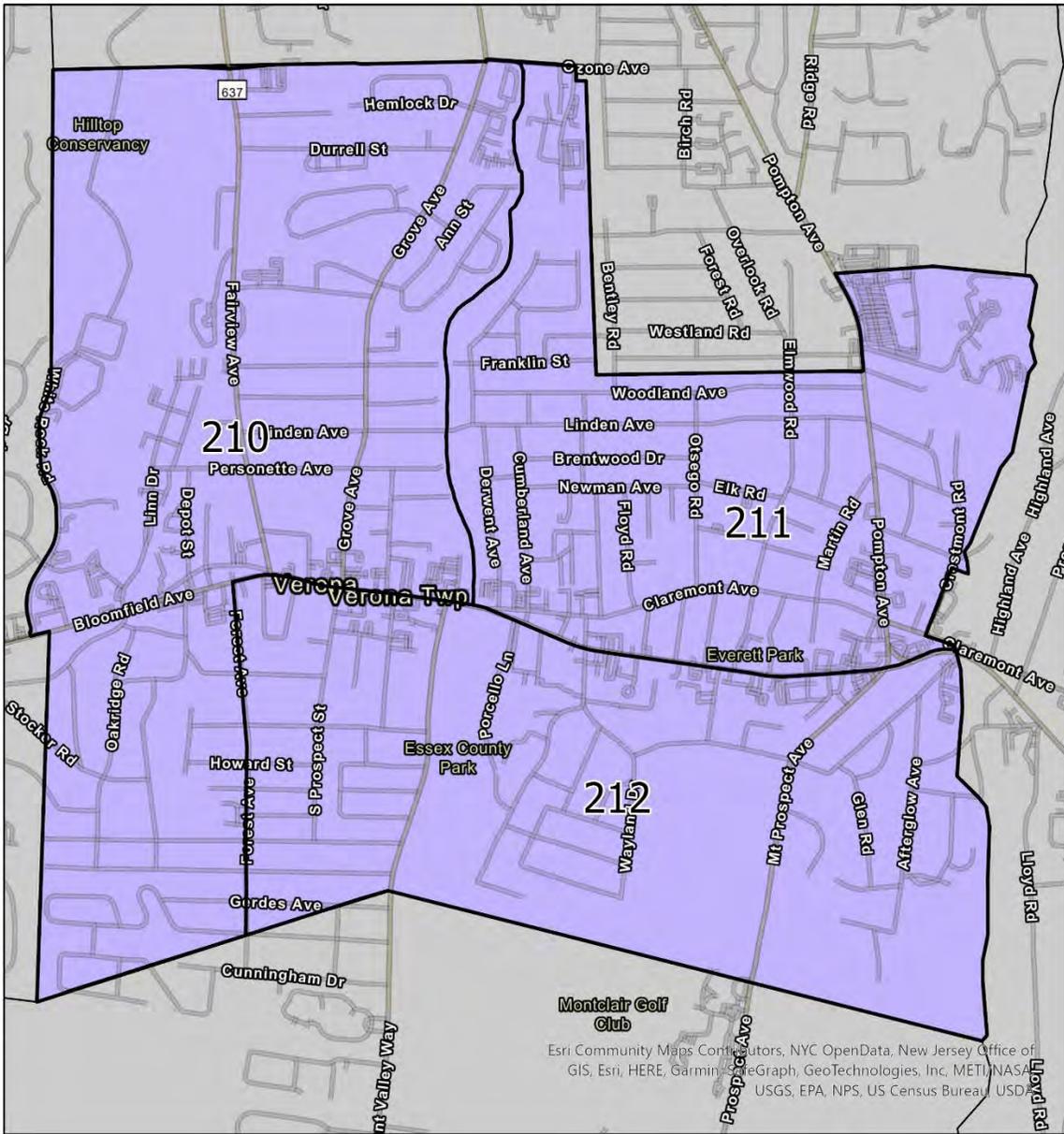


Implement recommendations of the Master Plan over the next ten-year period

## **Appendix D**

Land Use and Socio-Economic Data Breakdown by Census Tract

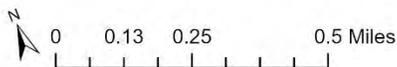
As a part of the 2022 Master Plan, H2M is providing an in-depth analysis of both the socio-economic indicators and land use data at the census tract level for the Township of Verona. This data breakdown is based on the most recent available data from the 2020 Census and the 2020 American Communities Survey (ACS) five-year estimates for the socio-economic indicators and 2021 property tax data in an effort to provide further analysis to what is detailed in the rest of the 2022 Master Plan. This is intended to be an update to the data analysis provided in the Township's 2009 Master Plan, which was based on the 2000 Census and property tax records from 2005. Township officials will be able to utilize this data to gain a better understanding of the changes occurring in different areas of Verona. As shown in the Census Tracts Map, the Township is divided into three (3) census tracts (Census Tract 210, Census Tract 211, and Census Tract 212). Census tract 210 covers the western portion of the Township on both the north and south sides of Bloomfield Avenue. Census tract 211 covers the northeastern portion of the Township, which is generally bounded by the Peckman River to the west and Bloomfield Avenue to the south. Census tract 212 covers the southeastern portion of the Township, which is generally bounded by Bloomfield Avenue to the north and Forest Avenue to the west. A greater discussion of the existing data for the census tracts can be found in the following pages.



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## Township of Verona Census Tracts Map



<div style="background-color: #76923c; color: white; padding: 5px; font-weight: bold; font-size: 24px; display: inline-block;">H</div>	2	architects	119 Cherry Hill Rd #110 Parsippany, 07054 631-756-8000 <a href="http://www.h2m.com">www.h2m.com</a>
	+	engineers	

Census Tract 210

Census Tract 210 covers the western portion of the Township. The Tract runs from the Township's northern border with Cedar Grove to the southern border with West Orange, covering the entire western border with the Boroughs of North Caldwell and Essex Fells. North of Bloomfield Avenue, the eastern boundary of Census Tract 210 is the Peckman River. South of Bloomfield Avenue, the eastern boundary of the tract is Forest Avenue. Census Tract 210 is 782.02 acres in size, representing 43.9% of the municipality. The following socio-economic indicators are based on data from the 2020 decennial census and the 2020 American Communities Survey five-year estimate where applicable.

Table AD.1: 2020 Socio-economic Indicators for Census Tract 210

Square Miles	1.22		
Acres	782.02		
		Number	% Change from 2010
	Total Population	5,947	10.8%
Race	White	4,555	-1.0%
	Black	109	65.2%
	American Indian	9	--
	Asian	241	48.8%
	Pacific Islander	--	--
	Other	140	180.0%
	Two or More	443	440.2%
Ethnicity	Hispanic or Latino	525	102.7%
Housing Units			
	Total Housing Units	2,283	15.8%
	Occupied	2,192	16.0%
	Vacant	91	11.0%
Age*			
	Under 5 years	300	14%
	5 to 9 years	423	47%
	10 to 14 years	287	-18%
	15 to 19 years	298	94%
	20 to 24 years	302	17%
	25 to 29 years	185	-32%
	30 to 34 years	93	-16%
	35 to 39 years	310	3%
	40 to 44 years	419	-8%
	45 to 49 years	381	-10%
	50 to 54 years	366	-1%
	55 to 59 years	413	23%
	60 to 64 years	388	35%
	65 to 69 years	444	199%
	70 to 74 years	317	44%

	75 to 79 years	181	-18%
	80 to 84 years	191	2%
	85 years and over	77	-48%
	Median Age	46.3	4%
Households & Families*			
	Average Household Size	2.58	-2.6%
	Average Family Size	3.22	-3.0%

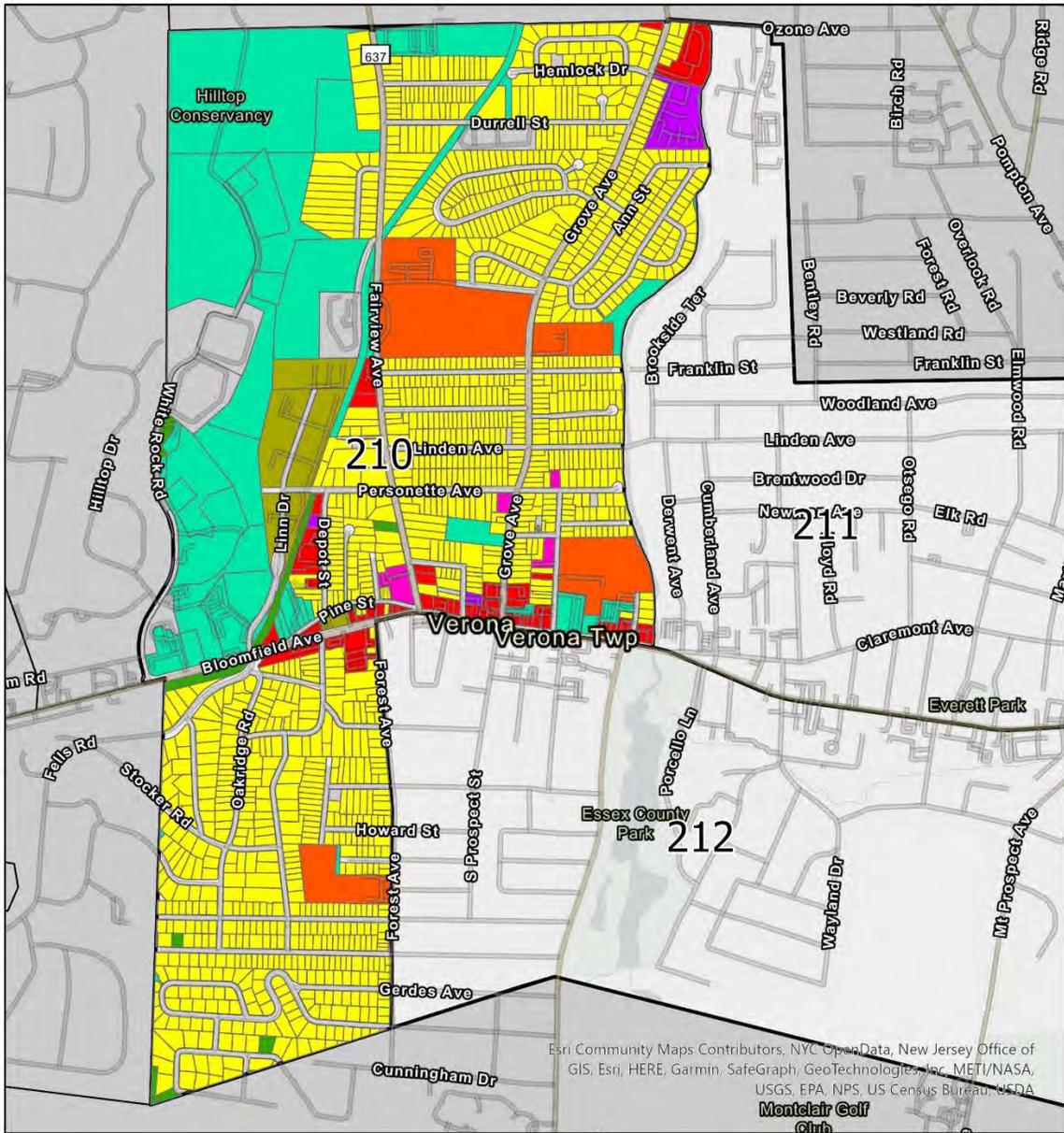
\*The Age and Households & Families data are based on the 2020 ACS five-year estimates data as this information was not available in the decennial census data at the time of writing.

As detailed in Table AD.2 and the map below, Census tract 210 contains 1,568 tax lots, with residential land uses occupying more than half (53.9%) of the taxable property in the tract. Census tract 210 also has a high number of publicly owned lots (51), which represent over a quarter (26.7%) of the tract's land area. The large public properties include Hilltop Reservation, the Verona Pool property, and the civic square area. It should be noted that the former Cameco property that is currently classified as public property has recently received approval to build a multifamily development as a part of the Township's affordable housing settlement agreement. Additionally, the Board of Education has four (4) schools in this area of the Township including Verona High School, H. B. Whitehorse Middle School, Forest Avenue Elementary School, and F. N. Brown Elementary School. The remaining area is occupied by commercial (5.9%), other exempt (4.2%), and apartment (1.0%) land uses. Only 1.0% of the area in this portion of the Township is vacant.

Table AD.2: Existing Land Use Data for Census Tract 210

Property Class	Number of Lots	Area (in acres)	Percent of Total
1 Vacant Land	14	7.52	1.0%
2 Residential	1,418	397.60	53.9%
4A Commercial	53	43.65	5.9%
4B Industrial	3	3.22	0.4%
4C Apartment	6	7.05	1.0%
15A Public School	4	48.00	6.5%
15B Other School	-	-	0.0%
15C Public Property	51	196.71	26.7%
15D Church & Charitable	5	3.31	0.4%
15F Other Exempt	14	30.90	4.2%
Total	1,568	737.95	100.0%

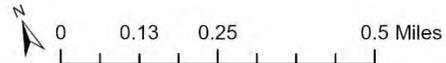
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**Montclair Golf Club**

Property Classification	
<span style="color: green;">■</span> 1 Vacant Land	<span style="color: yellow;">■</span> 2 Residential
<span style="color: orange;">■</span> 15A Public School	<span style="color: red;">■</span> 4A Commercial
<span style="color: cyan;">■</span> 15C Public Property	<span style="color: purple;">■</span> 4B Industrial
<span style="color: pink;">■</span> 15D Church & Charitable	<span style="color: olive;">■</span> 4C Apartment
<span style="color: grey;">■</span> 15F Other Exempt	

## Census Tract 210 Land Use Map



H

M

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+  
**engineers**

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Census Tract 211

Census Tract 211 covers the northeastern portion of the Township. The Tract runs from the Township's northern border with Cedar Grove to Bloomfield Avenue, covering the entire northeastern border with the Township of Montclair. Census Tract 211 is separated from Tract 210 to the west by the Peckman River. Census Tract 211 is 460.43 acres in size, representing 25.84% of the municipality. The following socio-economic indicators are based on data from the 2020 decennial census and the 2020 American Communities Survey five-year estimate where applicable.

Table AD.3: 2020 Socio-economic Indicators for Census Tract 211

Square Miles	0.72		
Acres	460.43		
		Number	% Change from 2010
	Total Population	5,218	8.7%
Race	White	4,121	-4.1%
	Black	155	8.4%
	American Indian	6	500.0%
	Asian	278	17.3%
	Pacific Islander	-	N/A
	Other	147	206.2%
	Two or More	511	572.4%
Ethnicity	Hispanic or Latino	602	87.0%
Housing Units			
	Total Housing Units	2,301	7.2%
	Occupied	2,182	5.9%
	Vacant	119	36.8%
Age*			
	Under 5 years	224	-47%
	5 to 9 years	149	-28%
	10 to 14 years	562	110%
	15 to 19 years	245	-13%
	20 to 24 years	132	-23%
	25 to 29 years	97	-67%
	30 to 34 years	72	-80%
	35 to 39 years	399	44%
	40 to 44 years	464	31%
	45 to 49 years	394	-28%
	50 to 54 years	374	25%
	55 to 59 years	339	22%
	60 to 64 years	142	-26%
	65 to 69 years	279	53%
	70 to 74 years	358	128%
	75 to 79 years	128	-49%

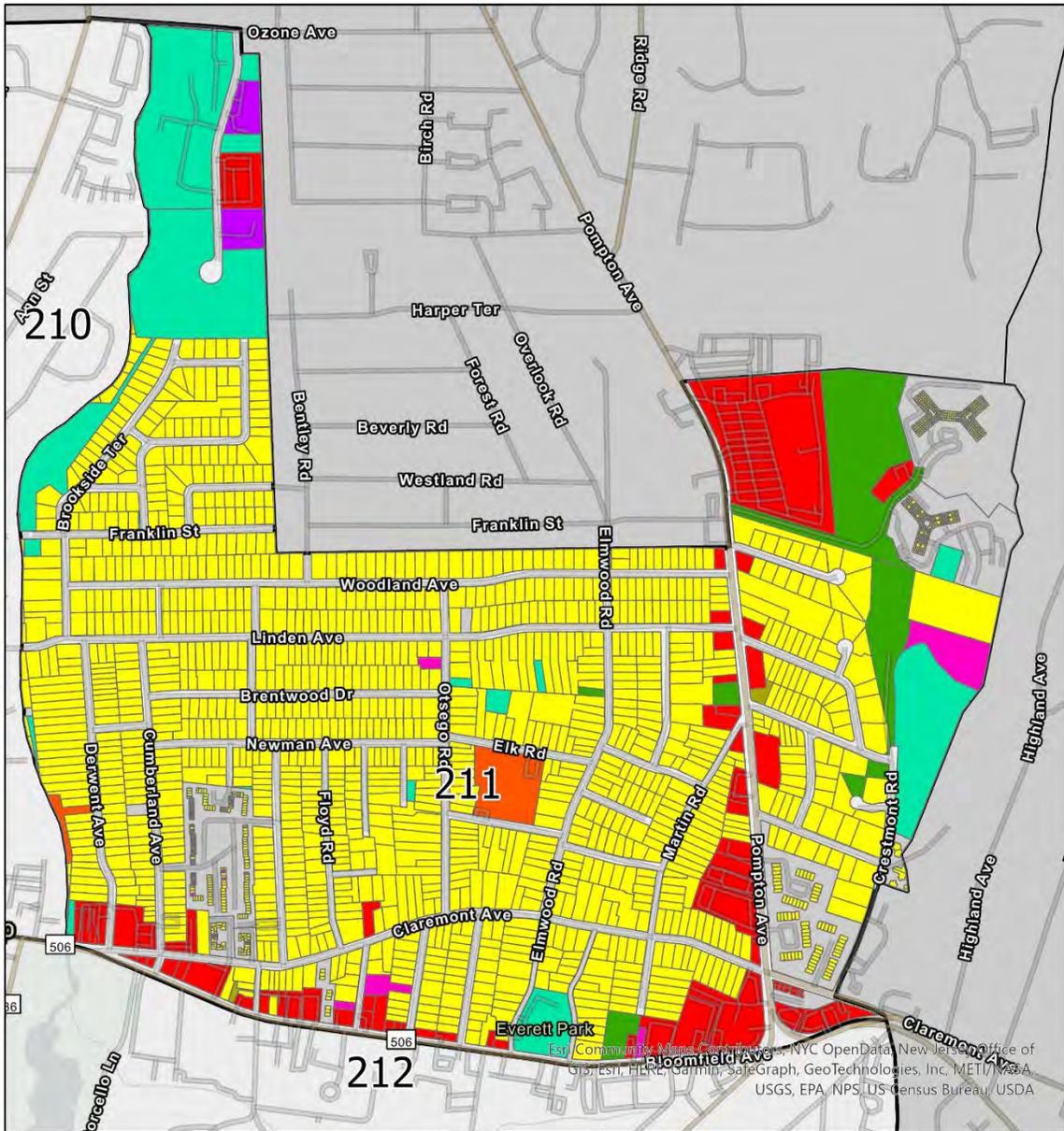
	80 to 84 years	34	-85%
	85 years and over	321	15%
	Median Age	45.7	5%
Households & Families*			
	Average Household Size	2.47	-0.4%
	Average Family Size	3.26	-7.4%

\*The Age and Households & Families data are based on the 2020 ACS five-year estimates data as this information was not available in the decennial census data at the time of writing.

As detailed in Table AD.4 and the map below, Census tract 211 contains 2,326 tax lots, with residential land uses occupying well over half (61.8%) of the taxable property in the tract. Census tract 211 has the smallest percentage of area occupied by publicly owned lots (10.0%) with the wastewater treatment facility and the Kip's Castle property being the largest of those properties. Commercial uses occupy the second largest percentage of land area in this portion of the Township (10.2%). This is unsurprising as this area covers portions of Bloomfield Avenue and all of the commercial area along Pompton Avenue, including the Pompton Plaza shopping area. The only public school property in this area is the Laning Avenue Elementary School property. The remaining area is occupied by other exempt (7.5%), industrial (1.9%), and church & charitable (0.8%) land uses. About 4.2% of the area in this portion of the Township is vacant, which is the highest percentage of the Township's census tracts.

Table AD.4: Existing Land Use Data for Census Tract 211

Property Class	Number of Lots	Area (in acres)	Percent of Total
1 Vacant Land	7	18.47	4.2%
2 Residential	2,197	270.86	61.8%
4A Commercial	77	44.94	10.2%
4B Industrial	3	8.52	1.9%
4C Apartment	2	0.38	0.1%
15A Public School	2	14.60	3.3%
15B Other School	-	-	0.0%
15C Public Property	17	43.92	10.0%
15D Church & Charitable	8	3.72	0.8%
15F Other Exempt	13	33.03	7.5%
Total	2,326	438.43	100.0%



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Property Classification	
<span style="color: green;">■</span> 1 Vacant Land	<span style="color: yellow;">■</span> 2 Residential
<span style="color: orange;">■</span> 15A Public School	<span style="color: red;">■</span> 4A Commercial
<span style="color: cyan;">■</span> 15C Public Property	<span style="color: purple;">■</span> 4B Industrial
<span style="color: magenta;">■</span> 15D Church & Charitable	<span style="color: olive;">■</span> 4C Apartment
	<span style="color: gray;">■</span> 15F Other Exempt

## Census Tract 211

### Land Use Map

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M			

Census Tract 212

Census Tract 212 covers the southeastern portion of the Township. The Tract runs from the Township's southern border with West Orange to Bloomfield Avenue, covering the entire southern border with the Township of West Orange and the eastern border with the Township of Montclair. Census Tract 212 is separated from Tract 210 to the west by Forest Avenue and to the north by Bloomfield Avenue. Census Tract 212 is 538.89 acres in size, representing 30.25% of the municipality. The following socio-economic indicators are based on data from the 2020 decennial census and the 2020 American Communities Survey five-year estimate where applicable.

Table AD.5: 2020 Socio-economic Indicators for Census Tract 212

Square Miles	0.84		
Acres	538.89		
		Number	% Change from 2010
	Total Population	3,857	8.1%
Race	White	3,217	-1.5%
	Black	75	41.5%
	American Indian	3	0.0%
	Asian	185	34.1%
	Pacific Islander	2	100.0%
	Other	92	84.0%
	Two or More	283	387.9%
Ethnicity	Hispanic or Latino	304	42.1%
Housing Units			
	Total Housing Units	1,566	11.5%
	Occupied	1,488	9.0%
	Vacant	78	100.0%
Age*			
	Under 5 years	191	-31%
	5 to 9 years	257	44%
	10 to 14 years	290	7%
	15 to 19 years	199	1%
	20 to 24 years	83	-29%
	25 to 29 years	118	-18%
	30 to 34 years	176	-26%
	35 to 39 years	218	-20%
	40 to 44 years	224	-31%
	45 to 49 years	236	12%
	50 to 54 years	220	-33%
	55 to 59 years	274	47%
	60 to 64 years	339	105%
	65 to 69 years	270	54%
	70 to 74 years	138	34%
	75 to 79 years	62	-57%

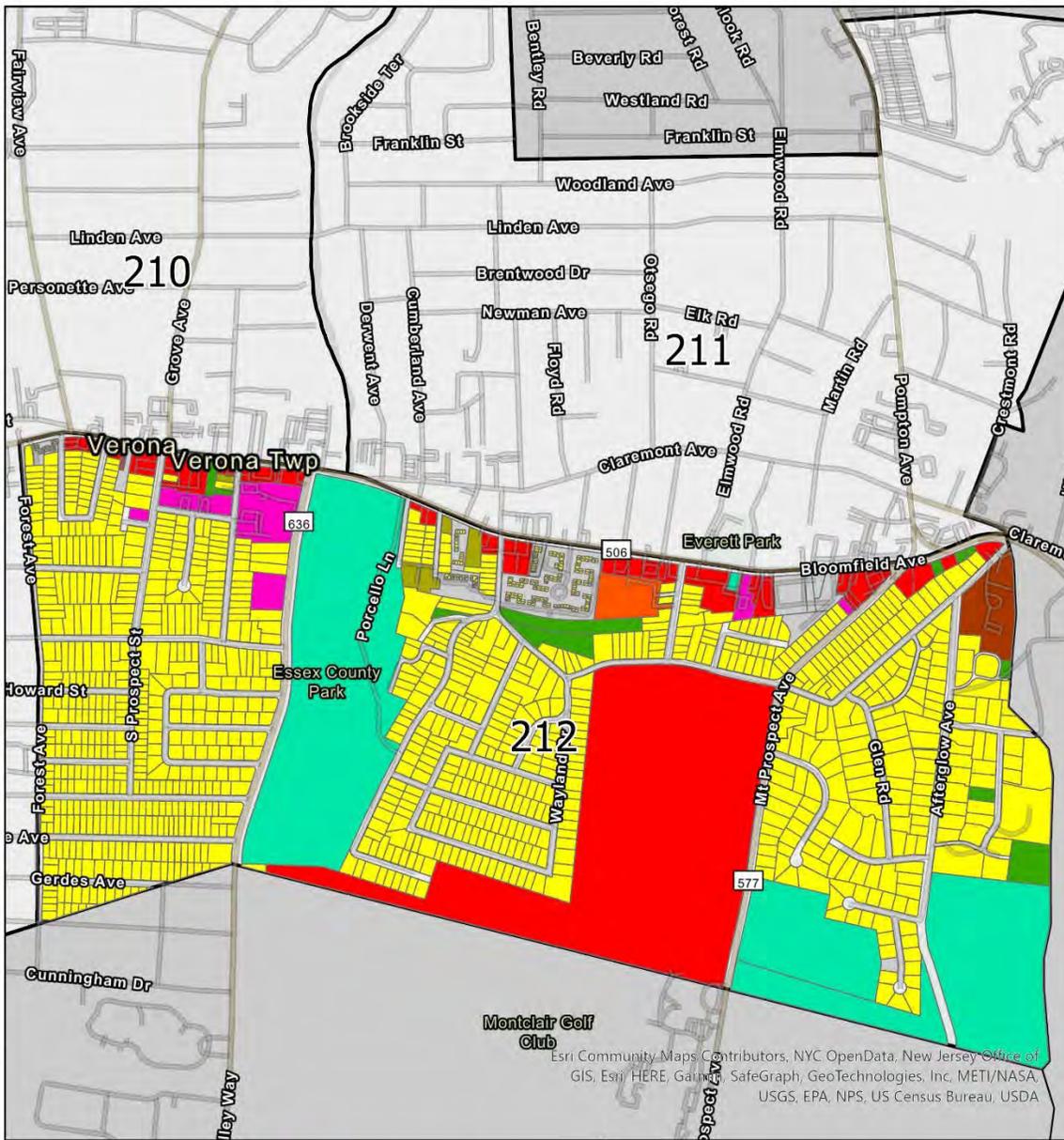
	80 to 84 years	52	89%
	85 years and over	43	-46%
	Median Age	43.4	7%
Households & Families*			
	Average Household Size	2.68	3.1%
	Average Family Size	3.19	-0.9%

\*The Age and Households & Families data are based on the 2020 ACS five-year estimates data as this information was not available in the decennial census data at the time of writing.

As detailed in Table AD.6 and the map below, Census tract 212 contains 1,383 tax lots, with residential land uses occupying roughly half (51.8%) of the taxable property in the tract. Census tract 212 has a relatively percentage of area occupied by publicly owned lots (20.4%) as Verona Park, Eagle Rock Reservation, and the recently acquired Mount Prospect Park are located in this portion of the Township. Commercial uses occupy the second largest percentage of land area in this portion of the Township (19.4%). This is primarily due to the Montclair Golf Club property being classified as commercial as well as this tract covering the southern part of the Bloomfield Avenue corridor. The only public school property in this area is the Brookdale Avenue Elementary School property. The remaining area is occupied by other exempt (2.7%), church & charitable (1.8%), and other school (1.1%) land uses. It should be noted that the Spectrum 360 school property is planning to be converted to a multifamily use as a part of the Township's affordable housing settlement agreement. About 1.7% of the area in this portion of the Township is vacant, which is the second highest percentage of the Township's census tracts.

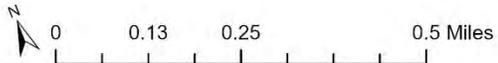
Table AD.6: Existing Land Use Data for Census Tract 212

Property Class	Number of Lots	Area (in acres)	Percent of Total
1 Vacant Land	11	8.43	1.7%
2 Residential	1,285	261.39	51.8%
4A Commercial	54	97.77	19.4%
4B Industrial	-	-	0.0%
4C Apartment	5	2.28	0.5%
15A Public School	1	3.56	0.7%
15B Other School	1	5.45	1.1%
15C Public Property	6	103.16	20.4%
15D Church & Charitable	8	9.12	1.8%
15F Other Exempt	12	13.50	2.7%
Total	1,383	504.65	100.0%



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Property Classification	
<span style="color: green;">■</span>	1 Vacant Land
<span style="color: orange;">■</span>	15A Public School
<span style="color: brown;">■</span>	15B Other School
<span style="color: cyan;">■</span>	15C Public Property
<span style="color: magenta;">■</span>	15D Church & Charitable
<span style="color: grey;">■</span>	15F Other Exempt
<span style="color: yellow;">■</span>	2 Residential
<span style="color: red;">■</span>	4A Commercial
<span style="color: olive;">■</span>	4C Apartment



## Census Tract 212

### Land Use Map

H
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M
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## **Appendix E**

2017 Historic Resources Inventory

# HISTORIC RESOURCES SURVEY & INVENTORY UPDATE

June 22, 2017

## VERONA

*Township of Verona, New Jersey*



Prepared by:



Barton Ross & Partners LLC  
Architects

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## ACKNOWLEDGEMENTS

We would like to thank Town Manager Matthew Cavallo, the Town Council members, the Verona Landmarks Preservation Commission including Glenn Houthuysen (Chair), Jane Eliasof (Vice-Chair), Sandra Smith (Secretary), Patrick Hynes, Dianne Oster, Steve Chait, Joe Hallock, Michael Nochimson (Council Liaison), and Jonathan Kinney, Andrea Tingey and Sarah Scott of the New Jersey Historic Preservation Office. All historic images courtesy of Verona historian Robert Williams and the Verona Public Library. We hope the project has been illuminating and satisfactory for all involved and can serve as a valuable resource for the town in their future preservation planning.

This Report was prepared by:

Barton Ross & Partners, LLC Architects  
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(973) 818-4749  
Barton@BartonRoss.com

The following individuals carried out the work of this study:

Barton Ross, AIA, AICP, LEED AP	Project Manager
Stephen Staronka, Assoc. AIA	Research, Report Preparation
Luis Machado	GIS Maps

June 22, 2017



*View of lake at Verona Park Verona, NJ*

# Barton Ross & Partners LLC

## Architects

### **Executive Summary**

This report presents the results of an intensive-level historic architectural survey of 87 properties in the Township of Verona, Essex County, New Jersey. The survey was sponsored by the Verona Landmarks Preservation Commission. The study was designed to update previously identified historic properties (some of which have been recently demolished) and to identify potential historic districts for further study and future inclusion in the next revision of the town's historic preservation element of the master plan. As much as possible, previous reports and findings were incorporated into this survey as a "living document," which is meant to build upon earlier preservation efforts.

The survey examined the earliest dwellings in Verona, some of which date from the late 1700s, and have nearly all been altered over the years. Most of the historic properties in the township date from the late nineteenth to early twentieth century suburban building booms. The survey recommends that six of the properties individually meet the National Register of Historic Places Criteria for Evaluation and are eligible for the New Jersey and National Registers of Historic Places. An additional six residential properties should be immediately designated as Verona Township Individual Historic Landmarks for their cultural significance. Two properties in the township are currently listed as Verona landmarks and twelve properties were identified in the town's recent update of the master plan as "potentially historic."

Additionally, this survey recommends that there are at least two proposed historic districts that would include 38 of the 87 surveyed properties as contributing properties. The best proposed district is the Afterglow Historic District. This district contains a significant concentration of elaborate, large scale, historical revival residences, many in the Tudor Revival and Romantic styles of the early twentieth century. The second proposed district is the Claremont Avenue Historic District. This quaint, meandering district contains numerous wood framed, moderate-sized homes spanning three centuries of architectural design and construction techniques. Further work would be necessary to conduct a comprehensive survey of all properties within the potential districts and establish precise periods of significance, identify contributing versus non-contributing properties, and draw district boundaries.

Per the township's historic preservation ordinance, next steps may include the preparation of formal designation reports for the above referenced resources to become Township of Verona Historic Landmarks. This survey report can serve as a foundation for preparing these reports, but additional work will be necessary, especially for the potential historic districts. The number of potentially eligible properties identified by this survey are probably too many and varied to be pursued together at once. Priorities should be considered based on local knowledge of the level of threat and the willingness of the community and property owners to support designation.

The next historic preservation element of the master plan update may decide to include specific recommendations from this report and all the properties identified in this report if still standing should be listed as being potential historic resources worthy of preservation. The commission may also use the findings of this survey to encourage individual property owners to seek listing in the New Jersey and National Registers of Historic Places, which can qualify some properties for grants or tax credits under applicable state and federal programs. It is also recommended that the commission share the survey results in the community as an educational and interpretive tool, partnering with local businesses, neighborhood associations and local government.

Barton Ross, June 22, 2017

List of Verona, New Jersey Historic Properties for Survey in October 2016, Revised with additions in February 2017

No.	Address:	Name/Notes:	Date:	Block:	Lot:	Old Bk:	Old Lot:
1	297-299 Bloomfield Ave.	Charles Williams House	ca. 1890s, 1910	709	2	27.01	2
2	600 Bloomfield Ave.	Civic Center	ca. 1924	1703	74	86	74
3	707 Bloomfield Ave.	East Lincoln Building	ca. 1910	1608	12	85	12
4	820 Bloomfield Ave.	McCarty-Mulligan House	ca. 1870s	1603	1	81	1
5	15 Brookdale Ave.	Anna DeGolier House	ca. 1871	201	9	9	9
6	33 Brookdale Ave.		ca. 1901	201	3	9	3
7	19 Church St.	First Congregational Church	ca. 1896, 1914	704	10	30	10
8	93 Claremont Ave.	Ougletree House	ca. 1786, 1880	202	35	8	35
9	110 Claremont Ave.	Priest House	ca. 1780, 1873	806	7	34	7
10	176 Claremont Ave.	James Plafferty House	ca. 1910	804	11	37	11
11	200 Claremont Ave.	John Williams House	ca. 1885	802	68	39	68
12	216 Claremont Ave.	The Burd House	ca. 1855, 1937	802	72	39	72
13	224 Claremont Ave.	Cornelius Williams House	ca. 1868, 1911	802	73	39	73
14	223 Claremont Ave.	Jennie Parker House	ca. 1895, 1901	704	2	30	2
15	228 Claremont Ave.	Emma Johnson House	ca. 1900	802	74	39	74
16	22 Crestmont Ave.	"Kip's Castle"	ca. 1904	104	12	2	12.01
17	23 Crestmont Ave.	Salvatorian Father's Mission	ca. 1920	104	11	2	11
18	40-42 Fairview Ave.	Clarence A. Walworth House	ca. 1901	1604	25	80	25
19	70 Fairview Ave.	Ahlborn House	ca. 1875	2304	1	126	1
20	80 Fairview Ave.	Haaker House	ca. 1897	2304	5	126	5
21	79 Fairview Ave.	A.B. De Camp House	ca. 1921	1501	1	77	1
22	83 Fairview Ave.		ca. 1891	1502	49	76	49
23	87-89 Fairview Ave.		ca. 1901	1502	50	76	50
24	91 Fairview Ave.		ca. 1901	1502	51	76	51
25	73 Fairview Ave.	A.B. Griffin House	ca. 1891	1501	43	77	43
26	20 Forest Ave.		ca. 1871	1602	11	83	11
27	26 Forest Ave.	Booker House	ca. 1910	1602	12	83	12
28	30 Forest Ave.	Alexander Nash House	ca. 1908	1602	13	83	13
29	34 Forest Ave.	Anna Fisher House	ca. 1910	1602	14	83	14
30	38 Forest Ave.	Condon House	ca. 1871	1602	15	83	15
31	16 Grove Ave.	Johnson House	ca. 1888	1605	31	78	31
32	190 Grove Ave.	Brower-Hathaway House	ca. 1809, 1830s	1403	86	72	86
33	229 Grove Ave.		ca. 1921	1201	23	62	23
34	32 Lakeside Ave.	Our Lady at the Lake	ca. 1924	1806	13	93	13
35	36 Lakeside Ave.	Charles Bahr House	ca. 1895	1806	20	93	20
36	66 Lakeside Ave.	Pease House	ca. 1893	1806	26	93	26
37	14 Manor Road	Idle Woods	ca. 1868	612	1	19.01	89
38	42 Martin Road	Enos Martin House	ca. 1785, 1810	910	17	44	17
39	20 Mountainview Ave.		ca. 1870	606	22	25	22
40	20 Mountain Ave.		ca. 1923	2209	19	120	19
41	24 Montrose Ave.	United Methodist Church	ca. 1950	1807	13	92	13
42	12 Orchard St.	Gould House	ca. 1926	1605	49	78	49
43	42 Sunset Ave.	William C. Young House	ca. 1925	203	34	10	34
44	79 Sunset Ave.	Corby Farm (JC Shaffer House)	ca. 1771	501	38	18	38
45	83 Sunset Ave.	David M. Ramsay House	ca. 1931	501	37	18	37
46	89 Sunset Ave.	Baldwin Home	ca. 1815	501	35	18	35
47	108 Sunset Ave.	Marshall Baldwin House	ca. 1840s, 1890	201	40	9	40
48	181 Sunset Ave.	Captain Cook House	ca. 1911	606	19	25	19
49	191 Sunset Ave.		ca. 1869	606	17	25	17
50	15 Verona Place		ca. 1862	613	4	19.02	114
51	Lakeside Ave.	Verona Lake & Park	ca. 1890s	2501	2		
52	Second Mountain	White Rock					
53	10 Cambridge Rd.		ca. 1919	104	15	2	15
54	16 Cambridge Rd.	Windy Gables	ca. 1923	104	16.01	2	16.01
55	9 Crestmont Rd.		ca. 1921	205	7	6	7
56	11 Crestmont Rd.		ca. 1921	205	6.01	6	6.01
57	17 Crestmont Rd.		ca. 1911	107	4	5	4
58	24 Crestmont Rd.		ca. 1920	104	10	2	10
59	21 Nassau Rd.	Pendleton House	ca. 1941	106	6	4	6
60	37 Afterglow Ave.	Vincent Marriott House	ca. 1908	305	1	15	1
61	44 Afterglow Way	Giles St. Clair House	ca. 1911	305	7	15	7
62	45 Afterglow Way	William Hubbard House	ca. 1925	401	16	16	16
63	50 Afterglow Ave.	Kent Costikyan House	ca. 1922	302	31	12	31
64	64 Afterglow Ave.	Mary Jones House	ca. 1930	302	34	12	34
65	79 Afterglow Ave.	Robert Prescott House	ca. 1925	402	9	17	9

66	4 Belleclaire Pl.	Hirsh House	ca. 1935	401	14	16	14
67	10 Belleclaire Pl.	Philip Haberle House	ca. 1930	401	11	16	11
68	35 Belleclaire Pl.	Rodfield House	ca. 1930	402	6	17	6
69	36 Belleclaire Pl.	Taylor House	ca. 1930	401	9	16	9
70	11 Cole Rd.	John Foster House	ca. 1925	402	8	17	8
71	11 Glen Rd.	Gardner Residence	ca. 1955	302	9	12	9
72	15 Glen Rd.		ca. 1915	302	8	12	8
73	23 Glen Rd.		ca. 1912	302	6	12	6
74	69 Mt. Prospect Ave.		ca. 1911	501	30	18	30
75	73 Mt. Prospect Ave.		ca. 1926	501	9	18	9
76	7 Summit Rd.		ca. 1921	501	29	18	29
77	10 Summit Rd.	Arthur Pulas House	ca. 1930	501	10	18	10
78	13 Summit Rd.		ca. 1921	501	27	18	27
79	14 Summit Rd.		ca. 1914	501	11	18	11
80	25 Summit Rd.		ca. 1920	501	25	18	25
81	27 Summit Rd.		ca. 1921	501	24	18	24
82	30 Grove Ave.	Dr. Personett House	ca. 1837, 1906	1605	28	78	28
83	163 Bloomfield Ave.	Annin Flag Co. Building	ca. 1918	201	15	9	15
84	26 Glen Rd.		ca. 1937	602	27	20	27
85	200 Bloomfield Ave.	Stoneham House	ca. 1896	202	1	8	1
86	60 Fairview Ave.	Glen Oaken	ca. 1890, 1997	1604	21	80	21
87	100 Fairview Ave.		ca. 1890, 2008	2702	5	127	5

## MAP OF SURVEYED PROPERTIES

1	297-299 Bloomfield Ave.	46	Sunset Ave.
2	600 Bloomfield Ave.	47	108 Sunset Ave.
3	707 Bloomfield Ave.	48	181 Sunset Ave.
4	820 Bloomfield Ave.	49	191 Sunset Ave.
5	15 Brookdale Ave.	50	15 Verona Place
6	33 Brookdale Ave.	51	Lakeside Ave.
7	19 Church St.	52	Second Mountain
8	93 Claremont Ave.	53	10 Cambridge Rd.
9	110 Claremont Ave.	54	16 Cambridge Rd.
10	176 Claremont Ave.	55	9 Crestmont Rd.
11	200 Claremont Ave.	56	11 Crestmont Rd.
12	216 Claremont Ave.	57	17 Crestmont Rd.
13	224 Claremont Ave.	58	24 Crestmont Rd.
14	223 Claremont Ave.	59	21 Nassau Rd.
15	228 Claremont Ave.	60	37 Afterglow Ave.
16	22 Crestmont Ave.	61	44 Afterglow Way
17	23 Crestmont Ave.	62	45 Afterglow Way
18	40-42 Fairview Ave.	63	50 Afterglow Ave.
19	70 Fairview Ave.	64	64 Afterglow Ave.
20	80 Fairview Ave.	65	79 Afterglow Ave.
21	79 Fairview Ave.	66	4 Belleclair Pl.
22	83 Fairview Ave.	67	10 Belleclair Pl.
23	87-89 Fairview Ave.	68	35 Belleclair Pl.
24	91 Fairview Ave.	69	36 Belleclair Pl.
25	73 Fairview Ave.	70	11 Cole Rd.
26	20 Forest Ave.	71	11 Glen Rd.
27	26 Forest Ave.	72	15 Glen Rd.
28	30 Forest Ave.	73	23 Glen Rd.
29	34 Forest Ave.	74	69 Mt. Prospect Ave.
30	38 Forest Ave.	75	73 Mt. Prospect Ave.
31	16 Grove Ave.	76	7 Summit Rd.
32	190 Grove Ave.	77	10 Summit Rd.
33	229 Grove Ave.	78	13 Summit Rd.
34	32 Lakeside Ave.	79	14 Summit Rd.
35	36 Lakeside Ave.	80	25 Summit Rd.
36	66 Lakeside Ave.	81	27 Summit Rd.
37	14 Manor Road	82	30 Grove Ave.
38	42 Martin Road	83	163 Bloomfield Ave.
39	20 Mountainview Ave.	84	26 Glen Rd.
40	20 Mountain Ave.	85	200 Bloomfield Ave.
41	24 Montrose Ave.	86	60 Fairview Ave.
42	12 Orchard St.	87	100 Fairview Ave.
43	42 Sunset Ave.		
44	79 Sunset Ave.		
45	83 Sunset Ave.		



# 1 Introduction

What is historic preservation? Historic Preservation is the identification, evaluation, and protection of historic and archeological resources so that they continue to play a vibrant role in their communities. Historic properties and the environment in which they exist are irreplaceable resources that contribute to the enhanced quality of life that local residents enjoy. Historic preservation is what ultimately gives physical places their cultural identity and promotes a sense of local pride and stewardship for future generations.

What governs historic preservation? The United States Constitution's 10th Amendment (1791) states: "The powers not delegated to the United States by the Constitution, nor prohibited by it to the States, are reserved to the States respectively, or to the people." The Tenth Amendment reserves powers to the States that are not granted to the Federal Government by the Constitution. This authority, delegated to local governments, enables States to regulate the activity of the individual, including his or her use of property for public health, safety and welfare regulations, land use, building and zoning regulations, and historic preservation issues.

The National Historic Preservation Act (NHPA; Public Law 89-665; 16 U.S.C. 470 et seq.), enacted by Congressional legislation in 1966:

- Created the 59 State/Tribal Historic Preservation Offices;
- Identifies historic & cultural resources for listing in the National Register of Historic Places;
- Created the Certified Local Government Program (CLG)
- Created the Section 106 Review Process – Federal Agencies must take into consideration actions that could adversely affect historic properties listed or eligible for listing in the NRHP;
- Created the Advisory Council on Historic Preservation to oversee Federal Agency responsibilities governing Section 106; and
- Created the Section 110 Review Process – Federal Agency stewardship responsibility for historic properties owned or within their control.

The most important preservation law case ever decided in the United States is the Penn Central Transportation Co. vs. NYC, 438 U.S. 104 (1978). Penn Central is recognized as the controlling U.S. Supreme Court case for analyzing takings claims. It is the only preservation law case ever decided by U.S. Supreme Court. For the first time in the U.S., it recognized historic preservation as a legitimate governmental objective, and enabled all future public regulation of historic properties in the United States.

In New Jersey, the Constitution (1947), Article I, Section 20 states that in order to be found constitutional, a local ordinance must:

- Promote a valid public purpose (i.e., the public health, safety or general welfare);
- Not be so restrictive as to deprive a property owner of all reasonable economic use of his/her property; and
- Honor the owner's constitutional right to due process (i.e., fair hearings after notice and an opportunity to be heard).

The Municipal Land Use Law (MLUL) (N.J.S.A. 40:55 D-1, et seq.) (1975) represents New Jersey's enabling legislation (see attached). The Law permitted a historic preservation element to be implemented as part of Municipal Planning Board's Master Plan. It also allowed a municipal governing body to create a Historic Preservation Commission. N.J.S.A. 40:55D-2j states that it is the intent and purpose of the MLUL to, among other things, "promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources...and to prevent urban sprawl and degradation of the environment through improper use of land."

Municipalities are allowed to designate and regulate their historic sites and districts. The Law defines "historic site" broadly (N.J.S.A. 40:55 D-4): "Any real property, man-made structure, natural object, or configuration having historical, archeological, cultural, scenic, or architectural significance." The Definition of "historic district" (N.J.S.A. 40:55 D-4) states, "One or more historic sites and intervening or surrounding property significantly affecting or affected by the quality and character of the historic site or sites."

Historic Preservation Commissions (HPC) – N.J.S.A. 40:55 D-107, et seq. as we know them in New Jersey today came out of the 1985 amendments to MLUL. It allowed for the Governing Body to establish HPCs by Ordinance. An HPC can have 5, 7, or 9 regular members with 4-year terms and allows for the Planning Board to act as HPC in small towns (N.J.S.A. 40:55 D-25). The commissioners are to be appointed by the Mayor or the Planning Board Chair. There should be up to two alternate members each serving 2-year terms. The HPC selects a Chair, Vice Chair and designates a Secretary.

The principal duties of a Historic Preservation Commission (N.J.S.A. 40:55 D-109) under the MLUL in the state of New Jersey are to:

- Prepare survey of historic sites.
- Make recommendations to the Planning Board on inclusion of Master Plan elements.
- Advise Planning Board and Zoning Board of Adjustment on development applications involving historic sites or districts listed in historic preservation element of the Master Plan.
- Provide written reports to the Administrative (Construction) Officer or Planning Board regarding permit applications.
- Perform such advisory, educational, and other informational functions as will promote historic preservation.

Local preservation ordinances remain the only way to regulate privately owned historic properties. These ordinances should provide a Statement of “Purpose” and Definitions. The ordinance allows for the creation and authority of the HPC. It should provide criteria and procedures for local designation. The ordinance also lists actions reviewable by the HPC (e.g., permit applications for a Certificate of Appropriateness). It should specify the criteria and procedure for review (e.g., does HPC report to the Administrative Officer directly or to the Planning Board?) The ordinance should delineate the procedures for application appeal through the court systems. There should be enforcement provisions (e.g., spell out the fines and penalties for violations). The ordinance should address demolition controls, including Permit Delays, Demo by Neglect, etc.

Local Preservation Ordinances will depend on how the Municipal Ordinance is drafted through its actual legal language. There are two broad types of HPCs in New Jersey:

1. Strong Commission – HPC reports directly to the Administrative Officer in charge of the appropriate permit with a Certificate of Appropriateness Board Resolution.
2. Weak Commission – HPC reports to the Planning Board, which then makes its own decision, which is conveyed to the Administrative Officer. The Planning Board may accept, modify or reject the HPC’s report/advice.

The Local Designation Process begins once an ordinance becomes law in the municipality. The crucial first step is to identify which properties are local historic resources worthy of protection. Identification is performed through an official survey process based upon specific criteria and according to an informed statement of significance. The local historic preservation ordinance should address:

1. Who may nominate?
2. Nomination procedures.
3. Notice and hearing(s) concerning nomination.
4. Recommendation(s) to Governing Body.
5. Adoption of Ordinance by Governing Body.

It is recommended professionals including a historic preservation consultant, a land use attorney well versed in local historic preservation issues and a professional planner with experience writing historic preservation elements of local master plans all be hired to collaborate on drafting a local historic preservation ordinance taking into account the relevant issues in your local community.

#### ARCHITECTURAL SURVEY PROJECT

Barton Ross & Partners, LLC prepared the following survey of historic resources scattered throughout Verona Township for the Landmarks Preservation Commission. The Verona Landmarks Preservation Commission is an agency established by the Town Council to assist in the identification and preservation of our town’s landmarks and historical sites. BRPA was hired in the fall of 2016. Fieldwork and background historical research commenced shortly thereafter. The goal of the survey was to propose a basis for updating the list of historic resources in Verona Township dating from the town’s periods of significance and eligible for either historic district or

individual landmark status. Barton Ross met with numerous representatives commenced fieldwork from December, 2016 through March, 2017. The Final Report was completed in draft form by the end of April, 2017 and submitted to Verona Township and the New Jersey Historic Preservation Office for their review. The Final Report and presentation to the Verona Landmarks Preservation Commission was at a regularly scheduled meeting of the commission on May 17, 2017.

#### PROJECT METHODOLOGY

Architectural surveys provide information needed to make informed planning decisions, prioritize preservation goals and objectives, develop and implement land use policies, develop heritage tourism initiatives, and educate the public and increase the understanding of and appreciation for the built environment as a tangible reminder of the community's history. Surveys also aid in the identification of resources worthy of designation at the local, state, and/or federal levels.

In completing the survey, BRPA first assembled all previously prepared reports, architectural descriptions and other documents pertaining to cultural resources in the study area. Based on previous reports, including Janet Foster's 2001 Survey Report, the current Township of Verona Historic Preservation Element of the Master Plan by Kasler Associates, P.A., and the "History of Verona," by Grace Kass, BRPA identified a list of approximately fifty-one (51) properties (later amended to 87) for inclusion in the detailed historic property survey as part of this proposed project. Utilizing the previous forms as a guide, the project team then conducted fieldwork, documenting current appearance with both a written description and digital photography. In some cases, buildings previously surveyed or identified as being potentially historic in past reports, were no longer extant. A number of other remaining structures have undergone considerable alterations since the preparation of previous surveys.

In conjunction with the fieldwork, limited background research on the history of the development of Verona and on some notable, or significant, structures included in the survey was undertaken. This included research at the State Historic Preservation Office in Trenton, NJ. A set of historic maps was assembled to assist with chronology of the study areas. BRPA created a preliminary list of thematic units and property types for resources identified and began development of historic contexts for different geographical areas within the Township. Finally the report was prepared, bringing together individual survey forms for each building, a revised list of buildings determined to be historically or architecturally significant, possible groupings of buildings or homes that could form the context of historic districts, and a set of recommendations for future study.

#### REPORT ORGANIZATION

The general organization of the report is outlined in the preceding Table of Contents. Within Section III, the survey forms are organized in alphabetical order by street name. The forms are then organized numerically by house number in ascending order.

Each survey form begins with background information on the property, including the address of the property, any historic names associated with the resource, and block and lot numbers. Building information is listed next, such as the date of construction, the style of the building, the

architect/builder (if known), followed by current and historical photos of the resource.

The property history section lists any relevant historical information pertaining to the building or its property. The description portion of the form is an explanation of the features and characteristics of the building. It includes information on materials, form, plan, additions, windows and other historic detail. This section is followed by a description of the surrounding site features, which briefly documents the context of the building, including outbuildings, access to the property, and characteristic landscape features.

All photographs in this report are by the author unless noted otherwise. Historic photos are copyright of Robert Williams, town historian, and the Verona Public Library. Secondary sources were cited from previous reports for the history blurb paragraphs for properties unless new historical information was discovered. Relevant recommendations were based off of Janet Foster's 2001 report in an effort to build upon previous preservation work in Verona. Some of the background information on preservation, CLGs and the Municipal Land Use Law are from past HPO workshops given by the author or available literature. All other information was provided by local participants as part of this project.

We would like to thank the Township of Verona, New Jersey for selecting us to undertake this study. In particular, we would like to thank Glenn Houthuysen and Jane Eliasof for their invaluable guidance and dedication to the project. We wish Verona Township much success as it moves toward saving its local history and preserving places that matter for future generations.

Sincerely,

BARTON ROSS & PARTNERS, LLC

A handwritten signature in black ink, appearing to be 'BR' with a flourish and a period.

Barton Ross, AIA, AICP, LEED AP  
President & Principal Historic Consultant

## 2 Verona History & Significant Buildings

### VERONA HISTORY (excerpted from previous reports)

Verona and several neighboring towns were all originally one town known as the Horseneck Tract. In 1702, a group of settlers left Newark and purchased a large tract of land northwest of their home city for the equivalent of a few hundred dollars from the Lenni Lenape Native Americans. This piece of land extended west and north to the Passaic River, south to the town center of what would become Livingston, and east to the First Watchung Mountain, and was called Horseneck by the natives because it resembled the neck and head of a horse. What was then known as Horseneck contained most of the present day northern Essex County towns: Verona, along with Caldwell, West Caldwell, Cedar Grove, Essex Fells, Fairfield, North Caldwell, and Roseland are all located entirely in Horseneck, and parts of what are today Livingston, Montclair, and West Orange also were contained in the Horseneck Tract.

After the Revolutionary War, the area of Horseneck was incorporated as “Caldwell Township” in honor of local war hero James Caldwell, a pastor who used pages from his church’s bibles as wadding to ignite the ammo in soldiers’ cannons and helped to drive the British out of Horseneck. The area of present-day Verona was part of what was known in the 1800s as Vernon Valley. The name was rejected when residents applied to the United States Postal Service, as the name had already been in use for an area in Sussex County. Verona was chosen as the alternative name for the community, derived from Verona, Italy. The Verona Post Office was established on February 19, 1857 in the general store with Joel D. Mead as the first postmaster.

At various times between 1798 and 1892, issues arose which caused dissatisfaction between the Caldwell and Verona areas. These included a desire of the citizens of Verona to more closely control their own governmental affairs. With the population growing, Verona needed to centrally locate essential services such as schools and places of worship; problems with the water supply; and the disposition of road repair funds. On February 17, 1892, the citizens of Verona voted to secede from Caldwell Township to form a Verona Township. Further growth and the need for a water system and other public utilities found Verona moving ahead of the other half of the township and in 1902 the two areas decided to separate into two separate municipalities: Verona Township and Verona Borough. It took two sessions of the state legislature to approve the new borough, but on April 18, 1907, the borough of Verona was approved by an act of the New Jersey Legislature, pending the results of a referendum held on April 30, 1907, in which the new borough passed by a 224-77 margin. Residents of the newly formed borough had sought to disassociate themselves from the Overbrook County Insane Asylum and the Newark City Home (a reform school), as well as from the settlement of Cedar Grove, which was considered a settlement of farmers. On April 9, 1908, this settlement broke away from Verona and formed Cedar Grove Township.

In 1981, the borough was one of seven Essex County municipalities to pass a referendum to become a township, joining four municipalities that had already made the change, of what would ultimately be more than a dozen Essex County municipalities to reclassify themselves as townships in order take advantage of federal revenue sharing policies that allocated townships a greater share of government aid to municipalities on a per capita basis.

#### Architectural Period of Earliest Settlement: 1700s to 1850

The earliest buildings in the town date from the late 18th or early 19th century. In those days, Verona was a westward expanding farming community with a small population. Very few of these early wooden farm dwellings survive in today's bustling suburban community, and so for their rarity and representation of a vanished way of life, all surviving structures predating 1850 should be recognized in any future landmarks inventory.

#### Development of a Community: 1850 -1907

During this period, Verona gained its name, (previously it had been the village of Vernon; earlier the area had been called "Horseneck"). It remained part of Caldwell Township, but gained its own post office, and a sense of identity with the development of Verona Lake as a recreational center. Originally built as a mill pond, Verona Lake was first promoted in the 1870s for swimming in the summer and skating in the winter; but by the early 20th century it was a popular recreation area. Just as the mill pond became "recreational", early farmsteads were carved up and sold for "suburban" subdivisions. Residential architecture mirrored the changing fashions of the day, and in Verona's domestic architecture one can read its progressive design styles.

#### A New Town: 1907 - 1940

Verona was officially established as an independent municipality in 1907, but only after local agitation stemming from issues of adequate water supply and fire protection for the growing community. Only a few years before, in 1902, trolley connections were completed through Verona, permitting easy commuting to Newark and New York City. The establishment of basic urban amenities such as water, sewer, fire protection, and easy transportation to major cities, primed Verona for a period of unprecedented growth. Buildings in Verona from this time are particularly notable for their fashionable architecture. Many are good examples of turn of the 20th century "Arts & Crafts" or "Craftsman" style, which was the modern architecture of its day. Although Craftsman buildings were outnumbered by the more traditional Colonial Revival Style, their presence in Verona was a sign of the town's progressive spirit.

Most emblematic of the new town was its municipal civic center. Laid out as a formal "square" off Bloomfield Avenue in 1923, the civic center contains the Henry Whitehorne School, the Public Library (funded through the Carnegie Corporation), and the Municipal Building or Town Hall. The formal, axial plan for a civic center with cast monuments exemplifies the spirit of the City Beautiful movement in American planning and architecture in the early 20th century. Verona's civic center was completed in 1924 with a bronze statue honoring those from the town who served in war. Although modest in size and design, the Verona Civic Square firmly established a "center" to the town, and its formal city planning is still evident in the preserved landscape.

There were numerous new places of worship constructed in the early 20th century, which were emblematic of the new town and served the increased population. Many of these religious landmarks of the town still stand in good condition and their architecture is deserving of local recognition and preservation. There are other denominations whose congregations have deep roots in the community, but their construction of new buildings within the past 50 years makes them currently ineligible for landmark listing.

#### NATIONAL REGISTER CRITERIA FOR EVALUATION

The following buildings have been identified as architecturally and/or historically significant. In determining significance, the ability of the resource to meet one or more of the criteria outlined by the National Register of Historic Places must taken into consideration.

#### Criteria for Evaluation

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of significant persons in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in history or prehistory.

#### Criteria Considerations

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is primarily

significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or

d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

g. A property achieving significance within the past 50 years if it is of exceptional importance.

The following New Jersey and National Registers of Historic Places listings include properties and historic districts in Verona for which a formal action was taken by the State Historic Preservation Officer or designee. The listings are updated quarterly to reflect ongoing additions and corrections and itemize the buildings, structures, sites, objects, and districts listed on the New Jersey Register of Historic Places (SR) and the National Register of Historic Places (NR). They also include resources that have received Certifications of Eligibility (COE), opinions of eligibility from the State Historic Preservation Officer (SHPO Opinion), or Determinations of Eligibility (DOE) from the Keeper of the National Register. These properties and historic districts all meet the New Jersey and National Register criteria for significance in American history, archaeology, architecture, engineering or culture, and possess integrity of location, design, setting, materials, workmanship, feeling and association. Properties that have been entered on the New Jersey and/or National Registers of Historic Places are listed by their historic names, which may be different from their current names. Properties that have SHPO Opinions or DOE's are listed by their historic name, when known. Currently Verona has no properties on the state or national registers:

163 Bloomfield Avenue  
 SHPO Opinion: 6/9/2014  
 Annin and Company Building (ID#5344)

22 Crestmont Road  
 COE: 2/6/2009  
 Kip's Castle (ID#4868)

Also located in Essex County, Montclair Township:  
Lakeside Avenue  
SHPO Opinion: 8/2/2001  
Verona Lake Park (ID#3822)

Currently two (2) properties are locally designated landmarks:

Freight Depot, 62 Depot Street

Built near the turn of the 19th Century, this small wooden structure served as a freight shed adjoining the Verona railroad station on the Caldwell Branch of the Erie Railroad. It is the sole surviving physical object of a once-busy rail line that originated from the Erie Greenwood Lake line in northern Passaic County before snaking through Little Falls, Verona (which included Cedar Grove until 1908), Caldwell, and Essex Fells.

Methodist Church, 24 Montrose Ave.

Built in 1909, the Methodist Church located at 26 Montrose Avenue is an unusual, eclectic building of yellow brick, dominated by a hexagonal lantern on top, reminiscent of the 19th-century wooden tabernacle buildings erected by the Methodist community in New Jersey vacation areas including Mount Tabor, Ocean City, and Ocean Grove. According to the town assessor's office's earliest records, Florence Whitaker became owner in 1917, followed by John Subrug Jr. (1939) and Mary Scafer (one day in February 1939). In 1945, E. Woodward Allen became owner for 33 years until 1978, followed by Denis Whit (1987). The property is currently owned by Greater New Jersey Annual Conference of the United Methodist Church in Ocean, NJ.

Twelve (12) Sites were identified from the Historic Preservation Element of the Master Plan as being potentially historic and worthy of local protection and preservation:

Verona Lake Park  
Verona Civic Center  
Verona Public Library  
Methodist Church  
The White Rock (Hilltop)  
66 Lakeside Ave. (Pease House)  
110 Claremont Ave. (Priest Farm Homestead)  
190 Grove Ave. (Brower-Hathaway House)  
22 Crestmont Rd. (Kip's Castle & Park)  
77-79 Sunset Ave. (Corby Farm House)  
42 Martin Rd. (Enos Martin House, part of Ridge Rd.)  
16 Grove Ave. (Johnson House)

Known houses that have been demolished since previous surveys (may be others):

20 Mountainview Road (2016 teardown)  
60 Fairview Ave. (1997 teardown)

70 Fairview Ave. (2015 teardown)  
 64 Fairview Ave. (1985 teardown)  
 78 Fairview Ave.  
 100 Fairview Ave. (2008 teardown)  
 89 Sunset Ave. (2003 teardown)

Houses identified from previous studies that could not be located:

20 Mountain Ave.

Criteria for Selection of Listings

The following list of properties within the Township of Verona identifies by street address those locations where there are known historic sites and structures to be considered as Landmarks. Properties were identified by the Township's consultant, using field observation and secondary source documentation.

To be considered "historic", the standards of the National Register of Historic Places were followed. They are adapted and summarized as follows:

1. The historic resources must be at least 50 years old;
2. The historic resources must be significant in American history, architecture, engineering, and or culture at a local, state, or national level;
3. Historic resources may be buildings, sites, structures, objects, or sites of archaeological potential, both historic and prehistoric;
4. Historic resources must possess a degree of integrity of location, design, setting, workmanship, materials, feeling, and association. This means that the buildings retain most features of their original shape, original materials and or decoration, visible from the exterior. Archaeological sites cannot have been subject to severe re-grading; structures and objects, such as old walls or gateposts, should retain a recognizable form;
5. Historic resources should be associated with events that have made a significant contribution to the broad patterns of our history; that history may be specific to the Township, county, or region;
6. Historic resources may be associated with persons significant in the past, at a state, local, or national level;
7. The historic resources should embody distinctive characteristics of a style or building type, period, or method of construction; it might represent the work of a master, or possess high artistic value; and
8. Historic resources that are part of a distinguishable group may lack individual distinction, but may gain value as part of a group. Groups may be geographically proximate, as in a district, "were clear boundaries exist for recognizing the resources as a distinct "place". Groups of resources may also exist by type, and not be geographically proximate, such as pre-1850 farmhouses, or properties associated with the founders of local institutions, like the library or churches.

**SECRETARY OF THE INTERIOR'S STANDARDS**

The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. But once a treatment is selected, the Standards provide philosophical consistency to the work.

The four treatment approaches are Preservation, Rehabilitation, Restoration, and Reconstruction, outlined below in hierarchical order and explained:

- The first treatment, Preservation, places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.
- Rehabilitation, the second treatment, emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work. (Both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.)
- Restoration, the third treatment, focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.
- Reconstruction, the fourth treatment, establishes limited opportunities to re-create a non surviving site, landscape, building, structure, or object in all new materials.

Choosing the most appropriate treatment for a building requires careful decision-making about a building's historical significance, as well taking into account a number of other considerations: Relative importance in history. Is the building a nationally significant resource - a rare survivor or the work of a master architect or craftsman? Did an important event take place in it? National Historic Landmarks, designated for their "exceptional significance in American history," or many buildings individually listed in the National Register often warrant Preservation or Restoration. Buildings that contribute to the significance of a historic district but are not individually listed in the National Register more frequently undergo Rehabilitation for a compatible new use.

What is the existing condition--or degree of material integrity--of the building prior to work? Has the original form survived largely intact or has it been altered over time? Are the alterations an important part of the building's history? Preservation may be appropriate if distinctive materials, features, and spaces are essentially intact and convey the building's historical significance. If the building requires more extensive repair and replacement, or if alterations or additions are necessary for a new use, then Rehabilitation is probably the most appropriate treatment. These key questions play major roles in determining what treatment is selected.

An essential, practical question to ask is: Will the building be used as it was historically or will it be given a new use? Many historic buildings can be adapted for new uses without seriously

damaging their historic character; special-use properties such as grain silos, forts, ice houses, or windmills may be extremely difficult to adapt to new uses without major intervention and a resulting loss of historic character and even integrity.

Regardless of the treatment, code requirements will need to be taken into consideration. But if hastily or poorly designed, a series of code-required actions may jeopardize a building's materials as well as its historic character. Thus, if a building needs to be structurally upgraded, modifications to the historic appearance should be minimal. Abatement of lead paint and asbestos within historic buildings requires particular care if important historic finishes are not to be adversely affected. Finally, alterations and new construction needed to meet accessibility requirements under the Americans with Disabilities Act of 1990 should be designed to minimize material loss and visual change to a historic building.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

[http://www.cr.nps.gov/hps/tps/standguide/rehab/rehab\\_standards.htm](http://www.cr.nps.gov/hps/tps/standguide/rehab/rehab_standards.htm)

# 3 Individual Survey Forms

Address/Location: 299 Bloomfield Ave.  
 Block #: 709 Lot # 2  
 Date(s) of Construction: ca. 1890s, 1910  
 Square Footage: N/A  
 Photograph:

Historic Name: Charles Williams House  
 Survey # 1  
 Style: Craftsman with Tudor Revival  
 Acreage: 0.35

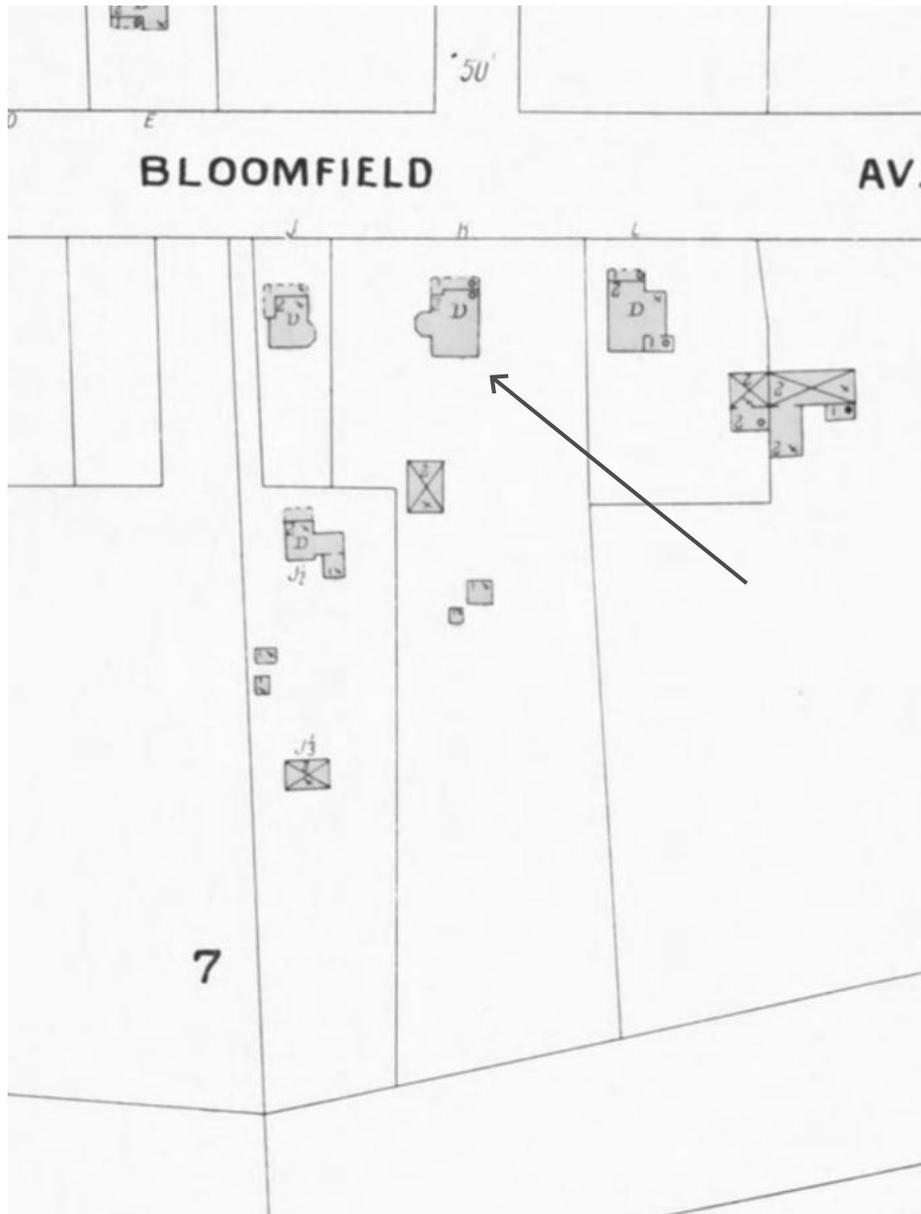


**Description:** Situated on Bloomfield Avenue, the Marsh Animal Hospital building is within a short walking distance to Verona Park and stands out from other architectural typologies found on the avenue. The 2-1/2 story house does not affront Bloomfield Avenue with a typical storefront. Instead, the building welcomes with a covered residential-type entry, situated above Bloomfield Avenue. The front façade of the building has two prominent peaks over the entry and a mulled set of windows. Designed in a Craftsman style with Tudor facade details, the half-timbering end gable is the most notable feature of the period building. The foundation and body of the building were stuccoed over at some point and are now painted a soft beige color, with the windows, doors, frames, trim and roof made of asphalt shingles, colored in a contrasting dark brown. The windows on the first floor and front façade are 6-over-1 double-hung windows, with the exception being a set of corner casement windows divided by original muntins and having a transom above. Windows on the second floor are double-hung but have no historic muntins. The shallow pitch of the gable roof and thin, corbeled chimney are reflective of the architectural period.

**Surrounding Site Features:** The property is well maintained; with all parts the building appearing uniform from Bloomfield Avenue. The main block of the building appears to have been added onto over time, with the original front of the building masked by the one story façade, which affronts Bloomfield Avenue.

**Historic/Architectural Significance:** The Charles Williams House was built in the 1890s by one of the original members of the Verona Lake Park Association. It is a notable early example of the development of the Craftsman style, and although it predates similar stylistic examples by more than a decade, it shares a design sensibility with later homes.





1907 Sanborn Insurance Map detail - note large front porch, 2-story carriage house and rear outbuildings

Recommendation: Local significance as part of a possible Bloomfield Avenue Commercial Historic District. Future survey of the corridor is required for further evaluation.

Address/Location: 163 Bloomfield Ave.

Block #: 201 Lot # 15

Date(s) of Construction: ca. 1918

Square Footage: 34,000 SF

Photograph:

Historic Name: Annin Flag Company

Survey # 83

Style: Main Street Classical Commercial

Acreage: 1.52



**Description:** This 4 story, 14 bay concrete pile is an “L” shaped plan with a flat roof and classical terra cotta detailing. Details on the exterior include brick faced reliefs and large, multi-pane industrial sash windows. Terra Cotta details are visible such as an entablature, pilaster strips at major columns and parapets at the roofline.

**Surrounding Site Features:** Fair commercial context along Bloomfield Avenue, a busy 4-lane county thoroughfare. The property is surrounded by car dealerships and a car wash.

**Historic/Architectural Significance:** The Annin Flag Company building was designed as a refined but sturdy masonry warehouse emblematic of the post-World War I through 1920s era of lowrise Main Street development. The flagmaker was founded by Alexander Annin in 1847 and incorporated on January 10, 1910, and has produced countless iconic flags recognized throughout history. With rising demand for American flags during World War I, Annin built a modern five-story, 34,000 SF manufacturing building in Verona, New Jersey that opened in 1918 at a cost of \$155,655.

**Recommendation:** The Annin Flag Company building is an excellent candidate for adaptive reuse and has eligibility for the state and national registers of historic places, where the property owner could take advantage of tax credits for a certified rehabilitation project. Also local significance as a Contributing part of a possible Bloomfield Avenue Commercial Historic District. Future survey of the corridor is required for further evaluation.

Address/Location: 200 Bloomfield Ave.

Block #: 202 Lot # 1

Date(s) of Construction: ca. 1896

Square Footage: 2,340 SF

Photograph:

Historic Name: Stoneham House

Survey # 85

Style: Queen Anne Victorian

Acreage: 0.37



Description: 200 Bloomfield Ave., the Stoneham House, is a well crafted 2-1/2 story Queen Anne Victorian farmhouse, 3 bays wide x 2-1/2 rooms deep. The rectangular plan house is built high atop a bluff with the short side facing Bloomfield Avenue and interestingly a large gable roof is constructed along the short axis with a central chimney and no visible dormer windows. The intact foundation is a rusticated rubble stone with brick reliefs around openings. The 1/1 fenestration is irregularly sized and spaced with an early Craftsman type of upper pane and simple lower sash. Wood clapboard siding (in white) covers the first story with wood shingles at the upper stories. A full width front porch has 3 Tuscan columns and an intricately carved original 30" high balustrade and lathe cut lattice paneling. The porch is a projecting shed and conceals a large bay window. The design is a side hall, double-parlor type of plan, while the large, offset rear kitchen wing with intersecting gable roof and its own chimney is a later addition.

Surrounding Site Features: Good commercial context along Bloomfield Avenue, a busy 4-lane county thoroughfare. The property is located on a bluff and surrounded by older residential homes, the Everett ball field, mature landscaping, and vistas of the nearby rolling hills. The historic Annin Factory is directly across the street, though views are currently obscured by dense foliage. There is a single bay, period carriage house in poor condition at the base of the property with frontage on Westview Road. A meandering asphalt driveway to the right of the garage leads to the home.

Historic/Architectural Significance: The Stoneham House is a good example of the high-end Romantic styled development that occurred in Verona and across Essex County in the 1890s. The house appears as a vernacular farmhouse from a distance, due to its rectangular massing and unadorned gable roof. However, the home is well apportioned and architecturally detailed through its rhythmic use of period materials, early use of Craftsman windows, and derives significance because almost all of its original materials remain, albeit in a deteriorated state.

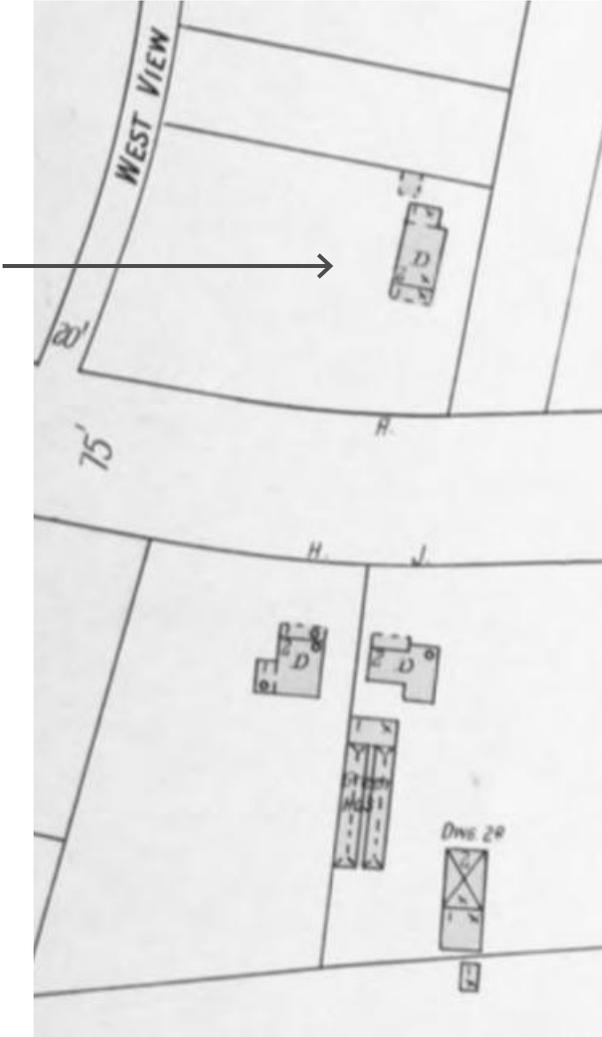
Recommendation: The house and property are currently in a state of advanced disrepair.

However, if renovated, this property in conjunction with the Annin Flag Company building across the street, could serve as an excellent candidate for adaptive reuse and have eligibility for the state and national registers of historic places, where the property owner could take advantage of tax credits for a certified rehabilitation project. Also, there is local significance as a district anchor for a possible Bloomfield Avenue Commercial Historic District. Future survey of the Bloomfield corridor is required for further evaluation.



2017 Aerial view





1907 Sanborn Insurance Map detail



1906 Essex Co. Atlas detail



Address/Location: 600 Bloomfield Ave.

Block #: 1703 Lot # 74

Date(s) of Construction: ca. 1924

Square Footage: N/A

Photograph:

Historic Name: Verona Municipal Building

Survey # 2

Style: Georgian Revival with Neoclassical details

Acreage: 2.04



**Description:** Designed in the traditional Georgian Revival style with Neoclassical details, the Verona Municipal Building is set back from Bloomfield Avenue in a park-like setting. The façade of the municipal building is symmetrical, with a double height entry portico supported by 6 classically proportioned columns. The two-story brick building had two identical wings extending from the main building. The mass of the building is broken up by two horizontal limestone courses between the headers of the first floor windows and sill of the second floor windows. There is a limestone water-table below the first floor windows. Fenestration on the first floor is distinct. The windows situated within the portico have an arched transom with radial muntins. The keystone over the arched windows is thin and elongated. Second floor casement windows located within the portico have diagonal iron window coverings, while windows on both additions are 8-over-8 with the first floor having an 8-pane transom. The wooden cupola integrates both a clock and formerly a bell, which has since replaced with an air horn. The cupola is ephemerally detailed with delicate window trim, fascia boards and columns painted white. The roof planes are clad in a warm grey asphalt shingle.

**Surrounding Site Features:** As the true center of town, the Verona Civic Center is both architecturally and historically significant. Conceived as a formal “square” off Bloomfield Avenue in 1923, the current-day Verona Civic Center includes H.B. Whitehorne School, the Verona Public Library, and Verona Town Hall housed within a scenic, park-like setting.

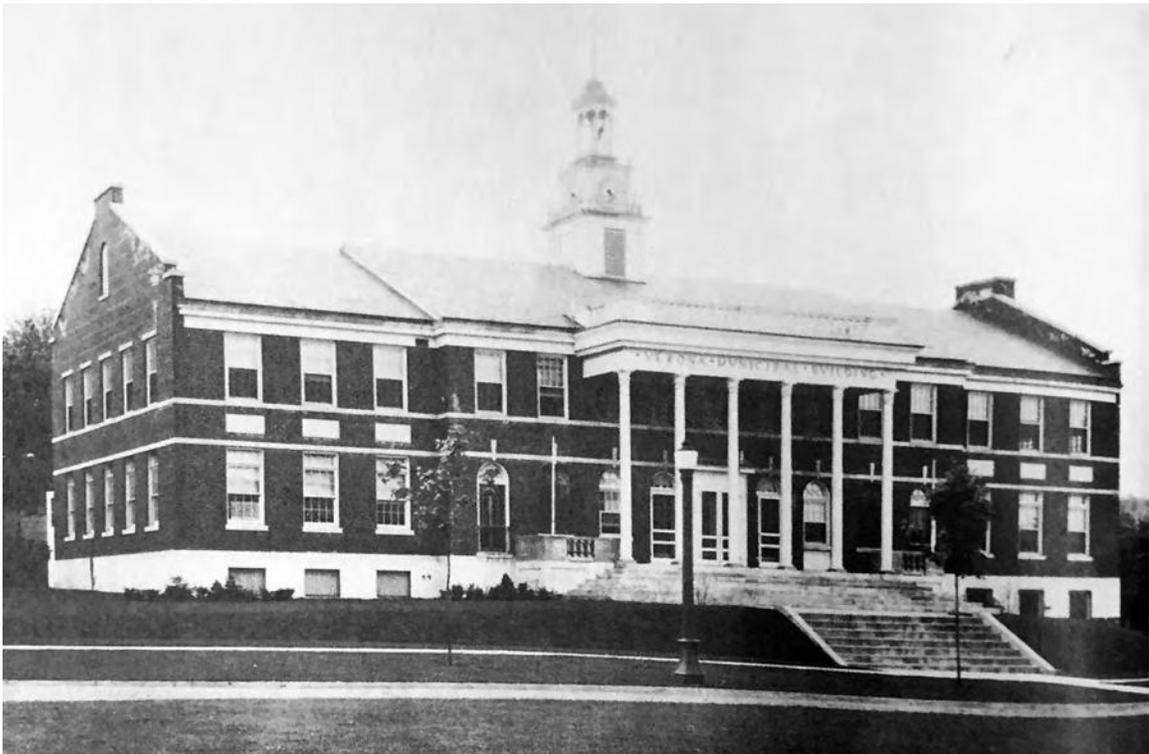
**Historic/Architectural Significance:** The traditional, Georgian Revival style of the buildings within the Verona Civic Center date back to a popular municipal improvement era in American architecture. Completed in 1924, the Verona Civic Center’s formal plan tied in with the City Beautiful movement prevalent in early 20th-century American architecture and planning that provided a true center of town. A bronze statue honoring Verona residents who served in World



GIS Map

War I was constructed. One of the highlights of the Verona Civic Center is the Verona Public Library, one of more than 25,000 libraries nationally funded through the Carnegie Corporation between 1883 and 1929. Although rising construction costs during World War I initially delayed plans, the Verona Public Library eventually became an integral part of the Verona Civic Center’s beautiful landscape.

Recommendation: Because the Town Hall, Library, Henry Whitehorne School, and the War Memorial are municipally owned and already part of the historic fabric of the town, these buildings do not necessitate immediate local protection. Possible state and national significance but difficult if municipally owned and operated. The Verona Civic Center and its City Beautiful park-like setting should continue to be recognized and celebrated as the historic and architectural heart of the township.



Historic photo shortly after completion

Verona Civic Center      Summary from the Verona Master Plan

The Verona Civic Center, including the park-like setting, the War Memorials, as well as the buildings, have historical and architectural importance of this true town center. Laid out as a formal "square" off Bloomfield Avenue in 1923, the civic center contains the H.B. Whitehome School, the Public Library (see separate listing), and the Town Hall. The traditional Georgian Revival style of the buildings corresponds to the prevailing American taste of the time; it also helped to express the fact that although Verona was new as a township, it was also a community with roots extending into the 18th century. The formal plan for a civic center ties in with the City Beautiful movement in American planning and architecture of the early 20th century. Verona's civic center was completed in 1924 with a bronze statue honoring those from the town who served in the war. Although modest in size and design, the Verona Civic Center firmly established a "center" to the town, and its sound planning is evident in that it is still working today.



The Town Hall and Public Library are located within the CBD zone district while the H.B. Whitehome School is located in the R-3 zone district.

Verona Public Library

Part of the Verona Civic Center, the Verona Public Library is an intact example of the Georgian Revival style that was popular in public buildings when it was built in 1923. The Verona Public Library is one of more than 25000 libraries throughout the country funded through the Carnegie Corporation between 1883 and 1929. The library obtained a Carnegie grant for \$11,000 and a lot on the corner of Bloomfield and Montrose Avenues was purchased with funds from the Library Association supplemented by public subscription. Architectural drawings for the new building were made but the sudden rise in construction costs at the advent of World War I prevented immediate action. It was not until 1922 that construction began on the library and rather than being constructed on the corner of Bloomfield and Montrose, it was included in the Civic Center. The Public Library are located within the CBD zone district.



Address/Location: 707 Bloomfield Ave.

Block #: 1608 Lot # 12

Date(s) of Construction: ca. 1910

Square Footage: N/A

Photograph:

Historic Name: East Lincoln Building

Survey # 3

Style: Neoclassical Revival

Acreage: 0.17



Description: Situated at the corner of Bloomfield Avenue and East Lincoln Street, 707 Bloomfield Avenue is an original mix-use masonry building on the avenue. This 3-story Neoclassical Revival building is still in use as a corner anchor on the block with occupied commercial spaces on the ground floor and apartments above, complete with iron rail fire escapes.

The façade of the three-story building is dark brown brick laid in Flemish bond, with the storefronts and corners wrapped in decorative terra cotta. The retail and residential arrangements are visually separated by a horizontal limestone beltcourse. There is a green clay tile mansard overhang above the third floor, which is interrupted at the corners by arched brick pediments, somewhat reminiscent of the Louvre in Paris. The roof tiles are barrel shaped and have caps at the ends, which reinforce the overhanging profile. The main retail entry at the corner is distinct with an chamfered, arched entry and classical details carved into the limestone. This detailing continues above the main entry, with engaged Corinthian columns surrounding the 6-over-6 double hung windows. There is a separate, well detailed residential entrance facing E. Lincoln Street with similar Neoclassical details and well-developed rope columns made of stone. Most windows are vinyl replacement units on the second and third floors, however all windows at least retain a similar 9/9 pattern. There are some smaller 4/4 double-hung windows scattered through the building façade, presumably at bathroom locations. The storefronts are historically intact though the building needs a more cohesively designed signage master plan.

Surrounding Site Features: This is a bustling corner of Bloomfield Avenue and the building is highly visible because of its mass and size compared to the surrounding context.

Historic/Architectural Significance: 707 Bloomfield Avenue, or the East Lincoln Building, is a well-preserved and rare vestige of Verona's early twentieth-century commercial Main Street architecture. This was one of the very first masonry structures built in this part of the town. Being



GIS Map

designed as a corner anchor block adds further distinction, highlighted by the well-planned chamfered corner retail entrance and separate residential entry on the side facade which creates a quieter atmosphere for residents and guests.

Main Street buildings from this era were constructed as commercial structures with brick, stone, cast stone or terra cotta facades. The buildings would have a visually discernible base, middle, and top and are typically 1-3 stories high with flat roofs. The tops are emphasized by the use of design elements such as cornices, parapets, mansards and balustrades. The facades are divided by trim and other detailing such as recesses and panels that add texture and life to the walls. Almost all buildings are built to the property line, with very few setbacks. Most were built directly abutting each other using a common, or party wall construction.

Recommendation: Local significance as a Contributing part of a possible Bloomfield Avenue Commercial Historic District. Future survey of the corridor is required for further evaluation.



1907 Sanborn Insurance Map detail - note that E. Lincoln Street is not yet constructed and there are no masonry structures evident

Address/Location: 820 Bloomfield Ave.

Block #: 1603 Lot # 1

Date(s) of Construction: ca. 1870

Square Footage: N/A

Photograph:

Historic Name: McCarty-Mulligan House

Survey # 4

Style: Vernacular Farmhouse

Acreage: 0.28



**Description:** Located just beyond the downtown, 820 Bloomfield Avenue, also known as the McCarty-Mulligan House, is a front and side-gabled vernacular farmhouse. The two-story building has a first floor porch, which extends from the original body of the house. The porch is supported by seven (7) square columns on concrete piers. There is a two story side-gabled addition that extends towards Bloomfield Avenue. The front-gable projects from the second story only, aligning with the porch below. The building is clad in a light beige siding. The gabled roofs are all made of brown asphalt shingles. Windows around the building are all 2-over-2 vinyl replacement double hung windows. Detailing around the building is extremely simple. Fascia boards and window trim have no superfluous decoration.

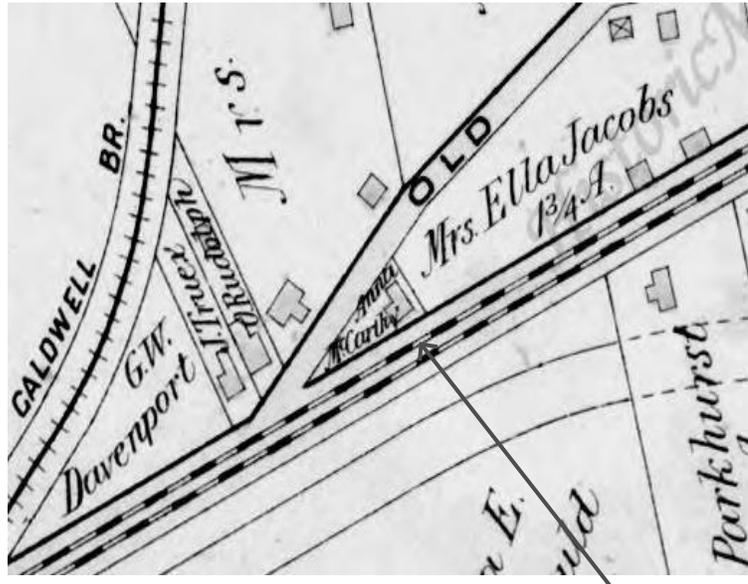
**Surrounding Site Features:** The farmhouse is now used for a landscaping/floral business. There are two small outbuildings that remain on the property and could be associated with Verona's agricultural past, but they too lack integrity of design, materials, and setting.

**Historic/Architectural Significance:** A rare surviving farmhouse from the 19th century, the McCarty-Mulligan House has been previously noted for its interior features. Very little of its original residential architectural fabric exists, as the building has been adaptively reused to be publicly accessible for commercial functions.

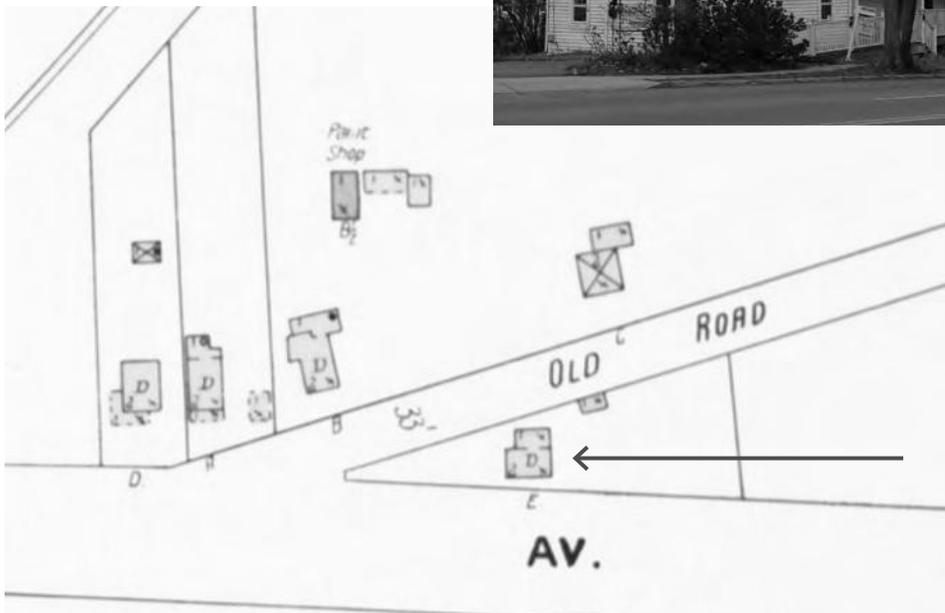
**Recommendation:** The McCarty-Mulligan House has some local significance and could be renovated in a sensitive way to make it a Contributing resource as part of a possible Bloomfield Avenue Commercial Historic District. Currently, due to its poor architectural integrity and lack of coherent setting recalling Verona's agricultural past, the house and property would be considered to be a harmonizing (altered) resource.



GIS Map



1906 Essex Co. Atlas detail -  
Anita McCarthy House



1907 Sanborn Insurance Map detail

Address/Location: 15 Brookdale Ave.

Block #: 201 Lot # 9

Date(s) of Construction: ca. 1871

Square Footage: 1,976 SF

Photograph:

Historic Name: Anna deGolier House

Survey # 5

Style: Stick Vernacular

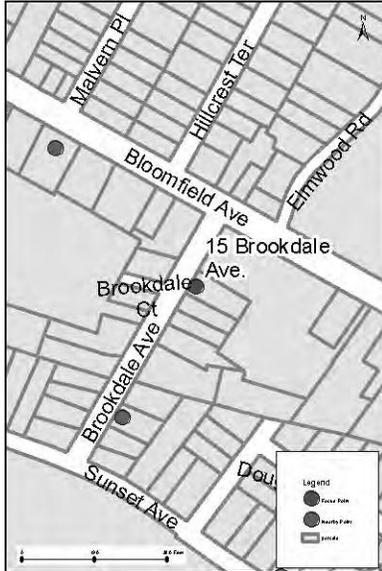
Acreage: 0.22



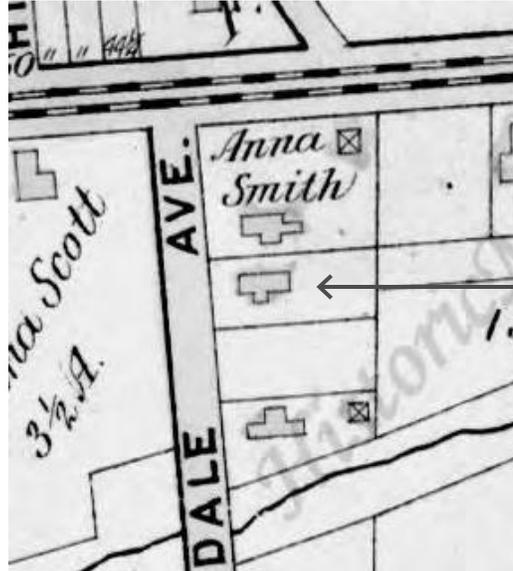
Description: 15 Brookdale Avenue is a fine example of a side entry, front-gabled Stick-style Victorian home. The 2-1/2 story home's most noticeable feature is its front porch, which is softly pitched towards the front yard. Period details include the decorative brackets in the porch bays, wood balustrade, and spindles of the railing. Original trim work around the replacement cottage windows and front door is prominent, yet simple; with the first floor trim having an additional maroon band around the windows and door. The third floor windows have arched transoms and share a more modern Juliet balcony. All trim work, including the gable fascia boards, is white in color. The building itself is broken down visually by horizontal bands of different materials. The first and third floors have simple horizontal siding, of different exposure widths. The second floor, in addition to being clad in shaker shingles, has a thick navy horizontal band, which visually appears to divide the second floor cottage windows like a stringcourse.

In the early 1890s, while visiting her sisters in Ohio, Anna deGolier realized the value of a women's club and brought the idea back to Verona. She once said, "Statistics show that there is the greatest percent of insanity among farmers wives, who have few associations and fewer books. What a woman needs is to get out among people and have something about which to think as she goes about her household duties." Anna called together the women who had been members of the former Athene Literary Society, an organization of both men and women which dated to 1879.

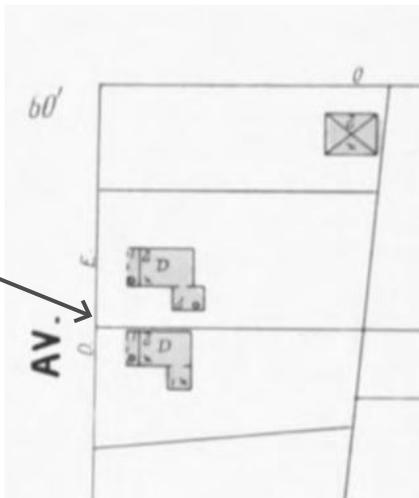
The first meeting of Anna's group took place on January 24, 1893 and they named their organization the Isabella Literary Club. Officers were elected and Anna was elected president. According to the Club's constitution, its goal was to promote intellectual growth, increase knowledge in the vital affairs of the day, and cultivate the social element. These goals were certainly upheld as some of the activities of the club included essay writing, readings, and musical numbers such as piano solos and vocal duets.



GIS Map



1906 Essex Co. Atlas detail - note 5  
Brookdale at the corner



1907 Sanborn Insurance Map detail

At the fourth meeting of the club, a motion was passed to expend surplus funds for a library. Several other motions were passed which included the purchase of books necessary for immediate use by the club. These books were to be turned over to the library. In addition, each member was to contribute, semi-monthly, five cents for the benefit of the library. At this time, the library was housed in Anna's sister's home at 5 Brookdale Avenue, a beautiful Victorian house which stood on the east side of Brookdale. Anna acted as librarian.

Surrounding Site Features: The house and yard are well maintained and Brookdale is a well landscaped street. The house is very close to Bloomfield Avenue at the corner and the large Chrysler Dealership building backs up to the rear yard which requires vegetative screening.

Historic/Architectural Significance: A "pattern book" Victorian house with gable end facade and a decorative porch of jigsaw trim. Paired arched windows in the attic story are shielded by turned bargeboard trim. The house is also associated with the founder of the Verona Library, Anna deGolier, who lived here at the turn of the 20th century. Twin design to the adjacent 5 Brookdale, which is no longer extant.

Recommendation: Local significance as a Contributing part of a possible Bloomfield Avenue Commercial Historic District. Future survey of the corridor is required for further evaluation.

Address/Location: 33 Brookdale Ave.

Block #: 201 Lot # 3

Date(s) of Construction: ca. 1901

Square Footage: 2,163 SF

Photograph:

Historic Name:

Survey # 6

Style: Craftsman with Queen Anne Vernacular

Acreage: 0.19



GIS Map

Description: 33 Brookdale Avenue is a 2-1/2 story, end gable home built in a Craftsman style with Queen Anne Vernacular detailing. Constructed around the turn of the century, the most prominent feature of this square-planned house is the

front wraparound porch. The porch is plainly detailed, with slender square columns and diagonal latticework below the porch is painted a dark grey color. Trim work around the appropriately designed replacement 6/1 double hung windows and front door is prominent, yet simple. On the first floor, the front bay window extends into the plan of the wraparound porch. The third floor windows are smaller and ganged together. There are gabled dormers extending along both sides of the steep gable. All trim work, including the porch, is white. The exception is the window sills, which are painted a maroon color. The body of the building is a warm grey painted cedar shingle. Lighter grey scalloped siding differentiates the third floor gable and dormers. All roofs currently have a light brown asphalt shingle and the original chimney is intact.

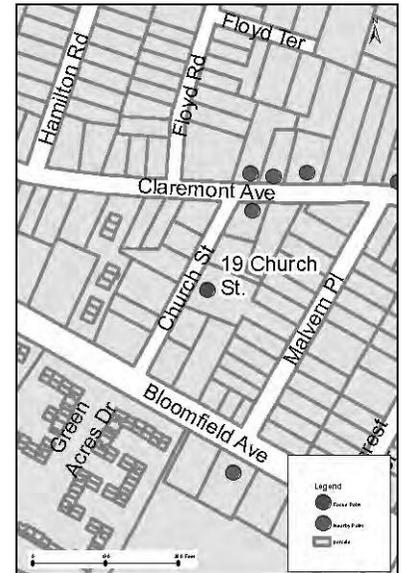
Surrounding Site Features: The yard and streetscape is well maintained with Belgium block curbing, established sidewalks and mature trees.

Historic/Architectural Significance: 33 Brookdale Avenue is a good example of the Craftsman style prevalent in Verona around the turn of the century. Its prominent Queen Anne vernacular detailing and wood shingle cladding are intact and many materials and design elements have been maintained or replaced in kind.

Recommendation: Local significance as a Contributing resource in a possible Bloomfield Avenue or Brookdale Historic District.

Address/Location: 19 Church St.  
 Block #: 704 Lot # 10  
 Date(s) of Construction: ca. 1896, 1914  
 Square Footage: 2,254 SF  
 Photograph:

Historic Name: First Congregational Church  
 Survey # 7  
 Style: Tudor Revival with Gothic details  
 Acreage: 0.43



GIS Map

Description: 19 Church Street, the First Congregational Church of Verona, is the oldest standing religious edifice in the township. Built before the turn of the century, its prominent Gothic revival turret is the most noticeable feature from the street. Standing well over two-stories high, the turret has slender, 12 pane windows on each facet of the turret. Above the windows is pointed arch trim work that masks vents found below the light sage colored cornice and parapet. A gabled entry portico is located directly below the turret. Period vergeboards and bracketing between the gables supports adds to the architectural distinction. The entry is above grade, accessed via a brick portico. The steep side gable, directly adjacent to the entry, is a slender, arched stained glass window. In addition, there is a steep side gable which has four equally spaced bays, divided by simple Gothic buttresses. An extended dormer with a large arched stained glass window interrupts the roofline in one bay. With the exception of the windows in the turret, all windows are original stained glass and either arched or have false shaping. The mass of the off-white stucco building is broken down by thin horizontal Tudor Revival masonry reliefs, painted to match the trim (sage).

Surrounding Site Features: The church's setting is a well-manicured landscape located in the center along the south side of Church Street, namesake for the building.

Historic/Architectural Significance: A Tudor Revival style church of stucco and half-timber, dominated by a crenellated tower and other decorative Gothic details. The adjacent rectory is also architecturally distinctive as being a fine example of the Bungalow style.

Recommendation: Local significance as a Contributing resource. Possible state and national recognition for its architectural merits. Warrants further study.

Address/Location: 93 Claremont Ave.  
 Block #: 202 Lot # 35  
 Date(s) of Construction: ca. 1786, 1880  
 Square Footage: 2,846 SF  
 Photograph:

Historic Name: Ougheltree House  
 Survey # 8  
 Style: Early Federal & Colonial Vernacular  
 Acreage: 0.24



Description: 93 Claremont Avenue is a side gabled Colonial Revival style home, uniquely situated on its property. The side of the building affronts Claremont Avenue, giving the appearance of a front gabled building. The entry is located on the side of the building, with a front gable centered on the building. Symmetrical to the front entry are paired bay windows, with all other windows being double hung's of a similar size. The exceptions are the smaller double hung windows found on the third floor. None of the original 9/6 windows or later Victorian Era 2/2 windows remain. The majority of the vinyl siding is white, with a thick exposure. Fascia trim is covered with white aluminum trim. There is thin white trim around all windows, with the sills painted a blue-grey color. The roof is a cool grey asphalt shingle. The symmetrical brick end chimneys have been stuccoed over and the decorative brick corbeled caps have been chopped off.

Surrounding Site Features: The house sits with the end gable facing Claremont and in close proximity, making the Ougheltree House stand apart from other residential structures along the street. A non-contributing gable roofed garage sits in the rear of the property.

Historic/Architectural Significance: The Ougheltree, or Ougletree, House, which dates to about 1786 (Ashfield Map of 1787), is a 2-1/2 story frame center-hall plan dwelling. Although greatly altered by the addition and then removal of Victorian-era additions and porches (as seen in the historic photo), the house retains the massing typical of early houses and its heavy dressed sandstone foundation. It is one of the largest of Verona's 18th century houses to survive, and deserves more research and investigation.

Recommendation: Local significance as an individual Landmark or as a Contributing resource in a Claremont Avenue Residential Historic District. Possible state and national recognition for its architectural merits. Warrants a more in-depth study or historic structure report.



ca. 1940 photo showing the house with its Victorian era porch and ornate eave/rake trim



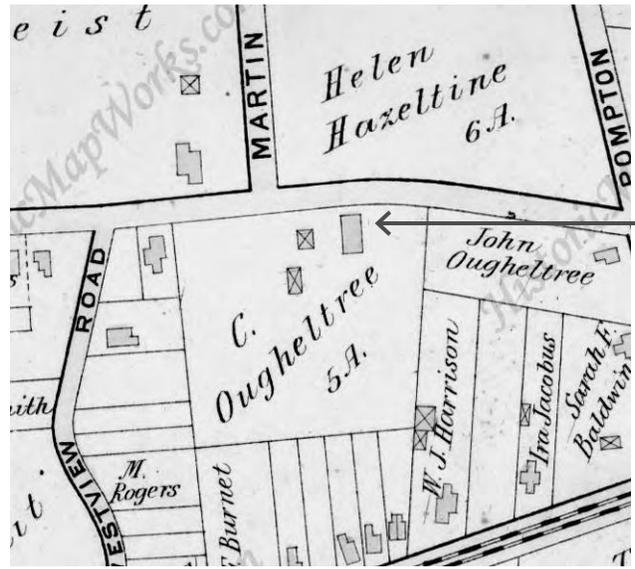
GIS Map



1850 Essex Co. Atlas detail



1890 Robinson Map detail



1906 Essex Co. Atlas detail



1907 Sanborn Insurance Map detail - note the large barn and farm outbuildings



Evidence of dressed sandstone foundation

Address/Location: 110 Claremont Ave.

Historic Name: Priest House

Block #: 806 Lot # 7

Survey # 9

Date(s) of Construction: ca. 1780, 1873 &amp; 1930

Style: Early Federal; Romantic Revival

Square Footage: 3,514 SF

Acreage: N/A

Photograph:



Description: 110 Claremont Avenue, the Priest House, is a wonderful example of the side-gabled Early Federal farmhouse with sympathetic, well thought Romantic Revival additions added over time. An eclectic mix of architectural styles, the home is located on larger than average size lot and behind a white picket fence, there are two front gables. The more prominent side gable appears to have been a later Victorian-era addition from the original, smaller building. The other projecting gable is a smaller box bay which extends beyond the footprint of the home. The detailed wraparound porch has Italianate style brackets, painted plum. The brackets intersect a simple capital detail on cream-colored square posts. The cross lattice below the porch is diagonal and painted white. The windows around the porch extend floor to ceiling, and are divided horizontally by two muntins. Wood header trim above the first floor windows and doors is a thicker detail. All windows are wood and old but not date to the original house design. There are both later Italianate windows and entry door on the first floor, combined with vernacular 2/2 units and curious Craftsman examples directly under each gable. Windows on the second floor are double hung and have operable wood shutters, painted a dark green color. The mass of the house has thick horizontal lap wood siding, painted teal. The roof currently has asphalt shingles; colors vary but are in the warm grey family. The brick chimneys are asymmetrically placed, reflecting the separate building campaigns. The main house chimney on the southeast side of the home has been corbeled in a prototypical late 19th century fashion.

Surrounding Site Features: The property remains in single family residential use, in a neighborhood of 19th and 20th century residences. Surrounding the house is a row of antiquity maple trees that are more than 150 years old, as well as a white picket fence lining the front of the property. To the left rear of the house is a detached garage. Dating from the second or third decade of the 20th century, it is the only remaining outbuilding on the property.

**Historic/Architectural Significance:** Located on what was formerly known as Old Road in the 18th century, this house is architecturally significant because the alterations and addition (circa 1880) skillfully preserved an inward portion of the old style while updating the exterior in a Victorian style. The Romantic Revival style farmhouse, with center cross gable, decorative porch, French doors, and bay windows, represents a complete updating and remodeling of a much older house.

When Claremont Avenue was known as Old Road back in 1716, the road stretched from Newark to Cranestown (now Montclair) over the First Mountain, through “Horseneck” Verona to points west of the Passaic River and Morristown area. There seems little doubt that Washington and Lafayette traveled past the original portion of the old house on their way from Cranetown to Morristown during the Revolutionary Period.

John Range was the first owner in 1797 before Josiah A. Priest’s purchase in 1873. Priest’s widow continued living in the house until 1919, when his daughters took over possession of the home. In 1926, the home was purchased by Alfred F. Harris who resided in and preserved the home for over 40 years. Harris’ chronicles written in 1963 describe in detail the older portion of the home, the addition in 1880, the foundation, the cellar, the attic and roof, etc.

In 1873, Josiah Priest purchased the farmhouse and had it extensively remodeled in a fashionable Romantic Revival style. The house retains much of its architectural integrity from that time, notably the centered cross-gable, French doors, bay windows, and a broad porch with turned and jigsawn trim. The property is enhanced by mature landscaping, a period-appropriate picket fence, and a detached garage/outbuilding.

**Recommendation:** Because of its age as one of the earliest remaining houses in Verona, and its architectural interest stemming largely from its Victorian-era alterations, the Priest House property should be designated as an individual Landmark or as a “Key” Contributing resource in a Claremont Avenue Residential Historic District. Possible state and national recognition for its architectural merits.



## 110 Claremont Avenue (Priest Farm Homestead)

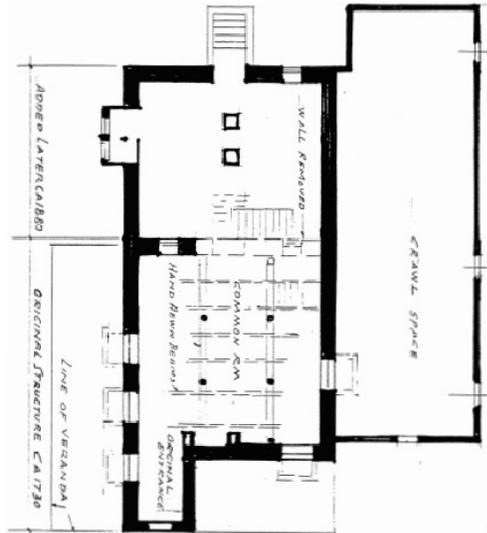
The Commission having visited 110 Claremont Avenue, known as the Old Priest Farm Homestead, believe this house fulfills and meets the criteria needed for preservation, both historically and architecturally. The home is located on Claremont Avenue that was called the Old Road in the Eighteenth Century. This road was laid out in 1716 from Newark to Cranestown, now Montclair, over the First Mountain, through "Horseneck" Verona, to points west of the Passaic River and Morristown area. There seems no doubt that Washington and Lafayette traveled past the original portion of the old house on their way from Cranetown to Morristown during the Revolutionary Period.

Criteria established by the National Park Services are used by Federal, State and Local Preservation agencies to determine eligibility for listing properties in the National Register, on the basis of their historical or architectural significance. "Besides meeting at least one of these historic or architectural significant criteria, a property must also have integrity of location design, settings material, workmanship, feeling and association in order to be eligible for listing in the National Register. In other words, if a property has been compromised by inappropriate alternation, it may not be considered eligible despite its recognized significant" from National Register Criteria.

This house has architectural significance, first because of the age of the older portion and second because the alterations and addition (about 1880) were done skillfully by preserving inwardly and the old portion and outwardly in the new style (Victorian) Thus, one style did not, visually, compromise the other. The setting of the house is complemented by a row of antiquity maple trees, 150 to 200 years old, and a white picket fence along the front property.

On entering the house, a feeling of antiquity is characterized by rooms and the artifacts so carefully preserved by the present and previous owners. There were many early owners starting with John Range in 1797 until 1873 when purchased by Josiah A. Priest. His widow continued living in the house until 1919 when his daughters took over possession of the home. In 1926, the home was purchased by Alfred F. Harris who lived and preserved the home for over forty years. His chronicles written in 1963 describe in detail the older portion of the home, the addition in 1880, the foundation, the cellar, the attic and roof, etc.

Summary from the Verona Master Plan



The Attic and Roof

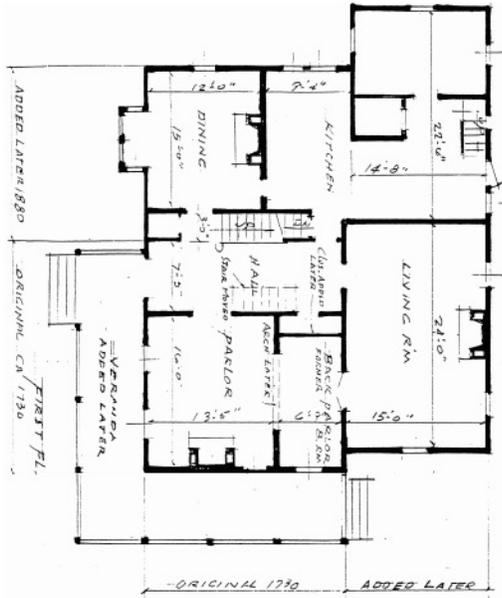
“The old Hand-hewn framework, ridge are in view. Also, where the entire west Side of the old house was removed and the roof and west side extended to cover more rooms.”

The Cellar

Again, old hand hews overhead beams, cut and shaped with the Adz, were evident. “Only chestnut and oak were used.” The corner posts were braced with slanting timbers about two to three feet in length, notched and pinned with oak pins.

Front Parlor

“The Parlor was originally two rooms. A partition with a door in it separated the front room from the back ‘Parlor Bedroom.’” The partition was later removed and replaced with the present ornamental archway. The hall door to the bedroom was later removed and replaced with the present coat closet. The stairs were very crude in the original house, narrow, placed against the east wall of the hallway. When the remodeling took place in later years, the stairway broadened and moved across the hallway to the west wall.



Basement Living Room

One of the most interesting rooms in this house and, probably the very oldest of them all, without doubt predating the Revolution, is a good sized room located below the old Parlor in the south east corner of the building. The south and the east walls of this room are the foundation walls of the house; three little deeply recessed old fashioned pane windows look out to the south (toward Claremont Avenue.) These windows are about one third above ground level and are “welled” outside with brownstone. The whole cellar itself is about two-thirds below ground level. This is the room known in the Revolutionary days and before as “The Common Room.” In it the occupants of the house spent most of their time. It was both living, dining and kitchen room to the family. They used the upper rooms seldom, except the bedrooms for sleeping. A big old fireplace at the east end of the room directly below the fireplace above in the front parlor, furnished heat for the basement living room and most of the cooking was done in the fireplace as was the custom of those early days. This fireplace is here today; an old iron crane still hangs waiting for someone to set a pot or kettle to boil. The old chimney on that east side of the house carries two flues; one for the cellar room and the other for the fireplace in the front parlor above it. Both are in good condition today but are not used. (Later, when the remodeling took place, stove holes were inserted into the flues of this old chimney to allow for the heating, if desired, by Franklin or other kinds of primitive stoves, of the second floor bedrooms).

Summary from the Verona Master Plan

When two new chimneys were added to the enlarged house stove, holes were also put into those chimneys for use on the second floor rooms. They are very evident in the walls of the rooms today.

Portioned closets and storage space were set off in the cellar living room on two sides. Probably, there was an old bulkhead cellar door on the west side of this room and from the signs that remain, quite certainly this was an entrance to the cellar living room in the south east corner alongside the fireplaces, which was probably the most used door to the outside, of any in the house. There appears to have been a stone step or two from the cellar level to a door opening to the east (north the Martin Road side of the house) into the yard. Then, a curved path led a very short distance through a wooden picket fence to the road—the old road then—Claremont Avenue today. Front doors in those old homes were used very seldom, only on occasions. The family and visitors came into the house via the lower side entrance, directly into the cozy basement living room. To match the small recessed front windows there were three in the north wall looking into the backyard and out toward the barn. When the present back living room was built across the back of the original house (at ground level) the little back windows were bricked up but remain visible in their places today, in the old back wall of the house beneath the new upstairs room, which has no cellar.



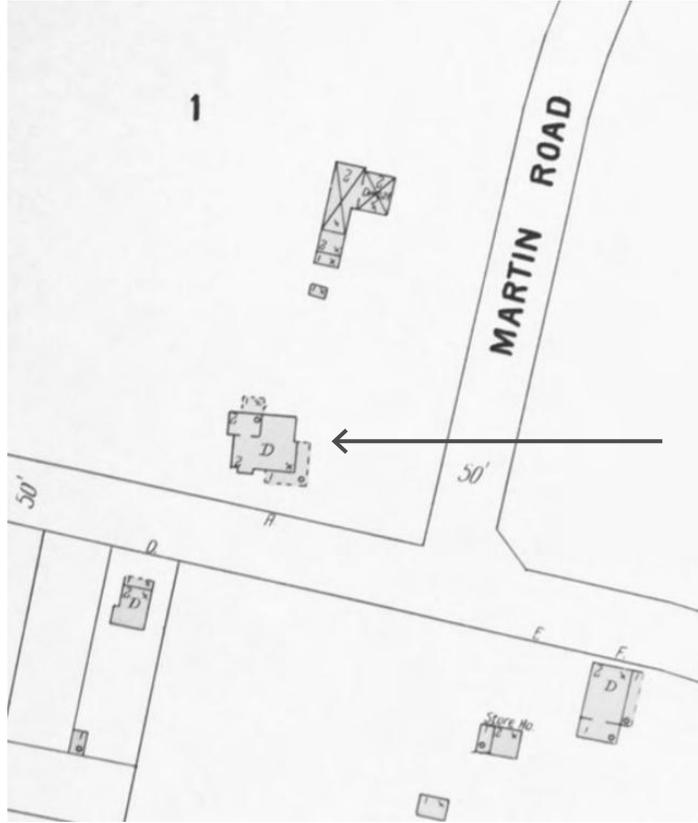
The property is wholly within the R-4 zone district wherein the minimum lot size is 8,400 square feet. While the subject property is significantly larger than the minimum lot size requirement, the odd “L” shape of the property and position of the house make subdivision highly impractical and inappropriate.

Summary from the Verona Master Plan

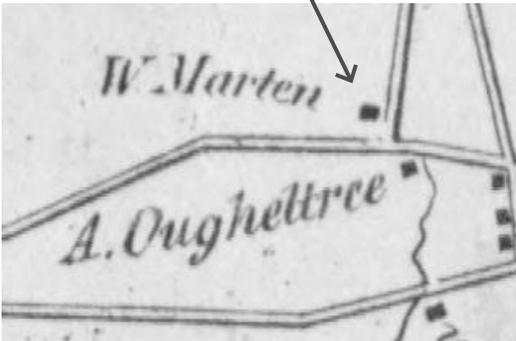




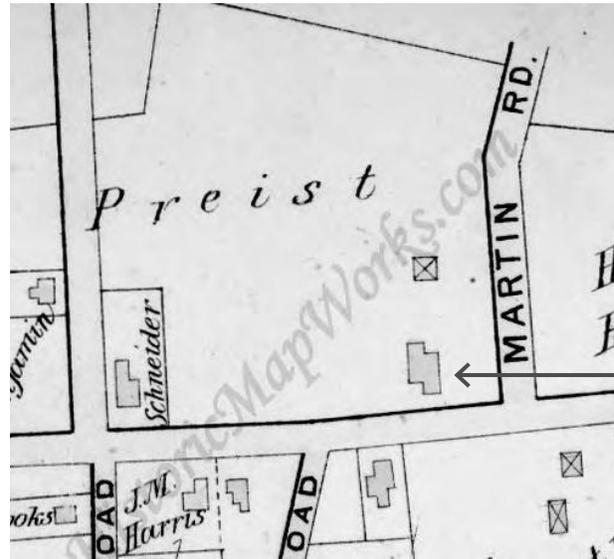
GIS Map



1907 Sanborn Insurance Map detail - note the large barn and farm outbuildings



1850 Essex Co. Atlas detail



1906 Essex Co. Atlas detail

Address/Location: 176 Claremont Ave.

Historic Name: James Plafferty House

Block #: 804 Lot # 11

Survey # 10

Date(s) of Construction: ca. 1910

Style: Craftsman

Square Footage: 2,974 SF

Acreage: 0.51

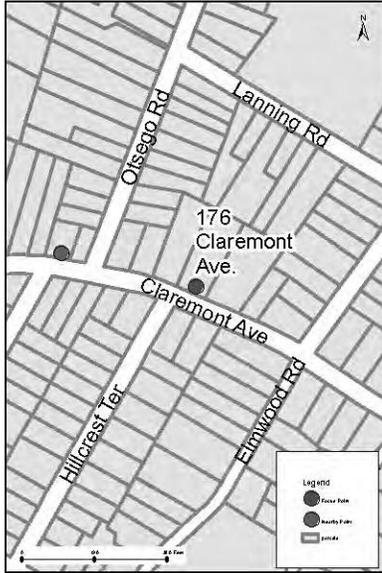
Photograph:



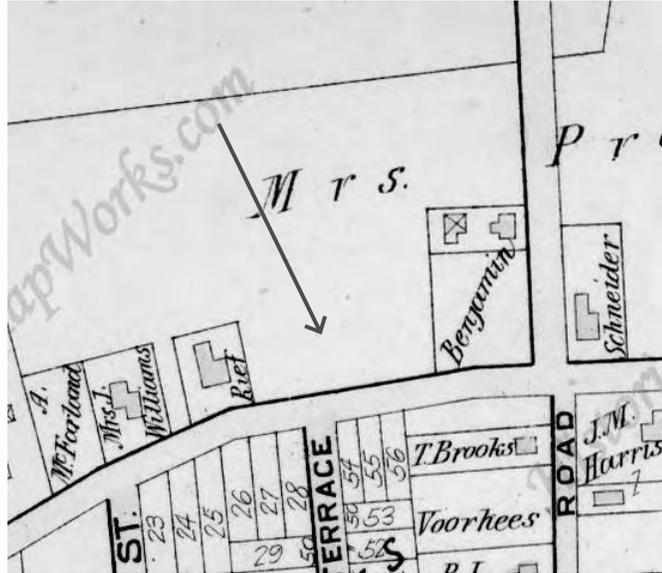
Description: 176 Claremont Avenue, set back from Claremont Avenue is a square, 2-1/2 story hipped roof Craftsman style home. The ground floor enclosed porch is the most noticeable design feature and wraps around the side of the house. The porch is symmetrical in its layout with the entry at the center. Picture windows, done in an Arts and Crafts style, enclose the porch. Above the main picture windows are delicate Craftsman transom windows. Most of the wood windows appear to date from the original Arts and Crafts period of the early 20th century. The Tax Assessor and previous surveys recognized this home as a Colonial Revival from 1885. However, the original construction of the house must have occurred circa 1910, as it clearly not shown on the 1906 or 1907 Verona maps (see attached page). Second floor windows are double hung with small sidelights and latticework evident in the upper stationary units. At the center of the second floor is a thermal arched window with diagonal latticework behind. The third floor gabled dormers appear to date from the Arts and Crafts building campaign. The building is clad in cedar shingles, painted warm beige with burnt cedar asphalt roof shingles. Most trim around the building is period appropriate and painted white, with maroon painted sill plates. The basket weave lattice under the porch with detailed framed borders is architecturally correct for the style and historic design. The property was still owned by the Priest family as late as 1907.

Surrounding Site Features: Claremont Avenue is a meandering historic street. The property setting is much as it would have been 100+ years ago with a large yard, mature trees, offset sidewalk, and a rear carriage house.

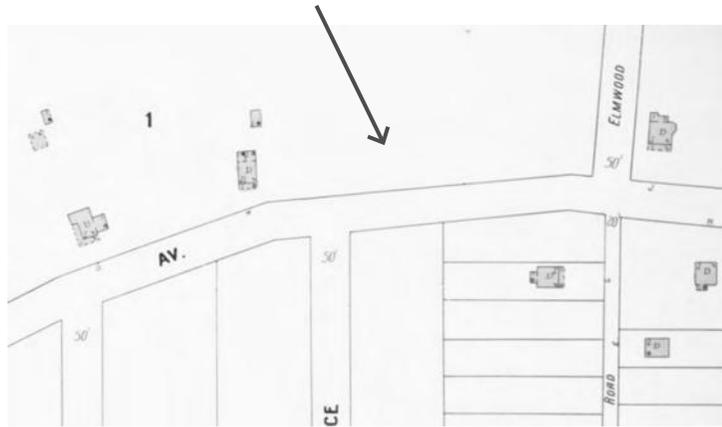
Historic/Architectural Significance and Recommendation: The James Plafferty house is an excellent example of a period Craftsman home and the property should be designated as a Contributing resource in a potential Claremont Avenue Residential Historic District.



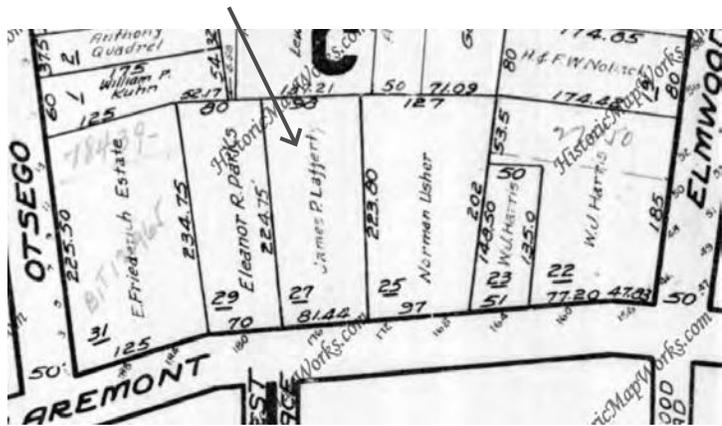
GIS Map



1906 Essex Co. Atlas detail - no building is shown



1907 Sanborn Insurance Map detail



1928 Tax Map - owner is James Plafferty

Address/Location: 200 Claremont Ave.  
Block #: 802 Lot # 68  
Date(s) of Construction: ca. 1885  
Square Footage: 2,146 SF  
Photograph:

Historic Name: John Williams House  
Survey # 11  
Style: Tuscan Villa with Stick elements  
Acreage: 0.14



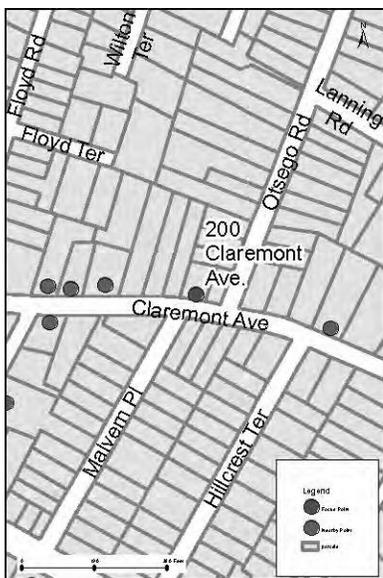
Description: 200 Claremont Avenue is a simple front and side-gabled Tuscan Villa style building with Stick style architectural adornments. The main porch wraps around the west façade of the two-story building, utilizing simple, squared Pattern Book Victorian style columns. Facing Claremont Avenue there is a later two-story bay addition which extends from the house. The 2-story mass replaces an earlier addition seen in the historic photo and meets the eave trim of the original house. All windows are replacement 1/1 double hung units, with no muntins. Trim around the windows is simple white casing. The only difference is on the second floor bay addition, which has a rectilinear picture window. The building is clad in brown lap siding, with a moderate exposure. There are white corner boards at each corner of the building. The roof is covered with cool grey asphalt shingles. Most original wood materials have been replaced with vinyl and composite cladding. The brick chimney retains its original character and the carriage house, though, altered, does remain with modern aluminum doors.

Surrounding Site Features: Claremont Avenue is a meandering historic street. The house sits close to the street and in near proximity to neighboring houses. The rear carriage house does remain in an altered state, though the property setting has been compromised over time.

Historic/Architectural Significance and Recommendation: The John Williams House has some local significance and could be restored in a sensitive way to make it a Contributing resource as part of a possible Claremont Avenue Residential Historic District. Currently, due to its poor architectural integrity and loss of original exterior materials, the house and property would be considered to be a harmonizing (altered) resource. The surveyor was not able to access the interior condition.



Historic Photo - note original addition was an attached grocery store to the right. John Williams was a grocer who traveled the town in his horse-drawn wagon taking orders. He died at the age of 42 in 1894, when his son Walter continued to run the family business for a time.



GIS Map

### PATTERN BOOK VICTORIAN 1870-1900

Built all across the United States, houses such as these form the chief building stock of many older towns and villages. The designs were offered to prospective homeowners through many sources, including magazines and popular pattern books, many offered plans for sale.

#### General Characteristics:

- Massing simple, rectangular, or T or L-shaped.
- Rectangular box usually has cross gable at center front
- Facade may be vertical or horizontal
- Two or two-and-a-half stories
- Sided with clapboard
- Gabled roof of, slate or wood shingle
- Porch, usually one story, across front of rectangular version, filling in L of L-shaped version, and sometimes wrapping around side
- Decoration varied, including jigsaw work, turned posts, brackets; may be adapted from Gothic Revival, Italianate, or Queen Anne, or combine elements of several styles
- Window and door openings generally rectangular, 2/2 sash (upper and lower sash)



Tuscan Villa  
c. 1885

Address/Location: 216 Claremont Ave.

Block #: 802 Lot # 72

Date(s) of Construction: ca. 1855, 1937

Square Footage: 1,999 SF

Photograph:

Historic Name: The Burd House

Survey # 12

Style: Romantic Revival Cottage

Acreage: 0.29



Description: Slightly angled away from Claremont Avenue, The Burd House 216 Claremont Avenue is a quaint, symmetrical 5-bay, 1-1/2 story gable roofed Romantic Revival cottage with later Bungalow design elements added. There is a full width front porch, with simple column and bay details, painted white. The porch has been drastically altered over time and now projects a partial hip roof, with a shallow slope. There is a projecting central gable, flanked by two gabled dormers, which are also not original but contextually added in the early 20th century. Around the house are wood 6-over-1 double hung windows. The exception is under the two front gabled dormers, where there are mullied 4/1 double hung windows. Trim around the doors and windows are simple white painted casing. The body of the building is thick wood horizontal siding, painted teal. The roofs are covered with a cool grey asphalt shingle. There is a rear addition off the west façade, which connects a side gabled garage to the main block. The addition and garage are painted, roofed and sided to match the main building.

Surrounding Site Features: Contextually significant part of Claremont with numerous historic houses bunched together. Well maintained yard with front facing 2-bay garage.

Historic/Architectural Significance: The Burd House originally dates to the Civil War Era and is a unique 5-bay center gabled farmhouse which was drastically altered in a fashionable Bungalow style during the early 20th century Arts & Crafts boon. It is not found on the 1850 Essex Atlas but appears in every available map of Verona thereafter. Originally the house would have been a 5-bay first floor with a 3 bay second level with traditional East Jersey 3-pane transom, or lie-on-your-stomach windows and a single steeply pitched gable roof. The first floor windows were beautiful 6/6 double hung units evidenced in the historic photo. The projecting gable was added and its main window was once an arched 6/6 unit with arched wood shutters. The quintessential ca. 1937 Craftsman style porch with thin Tuscan columns and stone pillars has also been removed.



Historic Photo ca. 1940s

Recommendation: Because it is one of the early farmhouses in Verona and retains architectural interest from later Craftsman-era alterations, the Burd House property should be designated as a Contributing resource in a potential Claremont Avenue Residential Historic District.



GIS Map



1907 Sanborn Insurance Map detail with outbuildings - note the adjacent density of historic properties

Address/Location: 224 Claremont Ave.

Block #: 802 Lot # 73

Date(s) of Construction: ca. 1868, 1911

Square Footage: 2,167 SF

Photograph:

Historic Name: Cornelius Williams House

Survey # 13

Style: Early Queen Anne Style

Acreage: 0.20



**Description:** The Cornelius Williams House at 222-224 Claremont Avenue is a unique two-family, two-story example of an unusual frame double residential structure. The basic volume of the building is a gable, with a shed roof addition out the rear. The entry for each residence is at the east and west corners, which seems to be an original configuration according to the historic photos. The building is a simple moderate slope side-gable, while the roof is covered in grey asphalt shingles. The body of the building is covered in a light beige vinyl siding. The historic chimneys have been removed. All historic windows have been removed and replaced with vinyl units. Windows on the second floor are 6/1 with snap-in muntins, while the corner windows having non-functional blue shutters. Simple details and no ornamentation define the building. There is modern trim around the windows and doors, as well as the fascia boards.

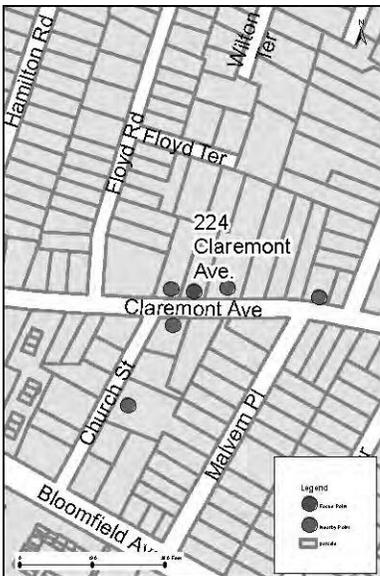
**Surrounding Site Features:** There are two sidewalk paths to separate front doors and minimal landscaping. The small garage in the back appears to be an original outbuilding.

**Historic/Architectural Significance:** The Cornelius Williams House is a rare example of a mid-19th century frame double house, probably constructed to house workers from the adjacent homestead. The historic photo provides evidence for how the house was originally designed.

**Recommendation:** The current use of the property as multi-family housing will hamper efforts to restore the house with appropriate historic materials. The house has some local significance and could be renovated in a sensitive way to make it a Contributing resource as part of a possible Historic District. Currently, due to its poor architectural integrity and lack of coherent setting recalling Verona's agricultural past, the house and property would be considered to be a harmonizing (altered) resource.



Historic Photo ca. 1940s



GIS Map



1906 Essex County Atlas detail - note the Burd House next door

Address/Location: 223 Claremont Ave.  
Block #: 704 Lot # 2  
Date(s) of Construction: ca. 1895, 1901  
Square Footage: 2,300 SF  
Photograph:

Historic Name: Jennie Parker House  
Survey # 14  
Style: Queen Anne Victorian  
Acreage: 0.21



**Description:** The Parker House, situated at the corner of Claremont Avenue and Church Street, is a front gabled three-story Queen Anne Victorian. There is a wrap around porch facing the Claremont Avenue and Church Street corner. There is a decorative projecting gable above the porch entry with wood scalloped siding inset. Porch posts are period appropriate, with crafted turned columns painted white and green. Diagonal wood latticework is painted beige and situated between openings below the porch. There is a gabled street facing 2-car garage attached to the building on the east façade. On the first floor there is a bay window decorated in wood scalloped cladding. A gable extends above the bay window. The main siding of the home is a horizontal wood lap siding, painted yellow. Above the second floor windows, a strong horizontal band divides lap siding and white scalloped siding. Corner posts, fascia boards and window trim is painted dark green wood. Replacement windows around the home are double hung with no muntins. Windows on the third floor, symmetrically situated under the gable eaves, are smaller double hungs. Dark green asphalt roofing covers the house and garage.

**Surrounding Site Features:** The corner property is well maintained and contextually surrounded by a myriad of historic buildings and mature landscaping. Brick pathways add to the historic integrity of the property.

**Historic/Architectural Significance:** The Parker House, minus the windows and roofing, is a beautiful example of a late 19th century Queen Anne style house in excellent condition.

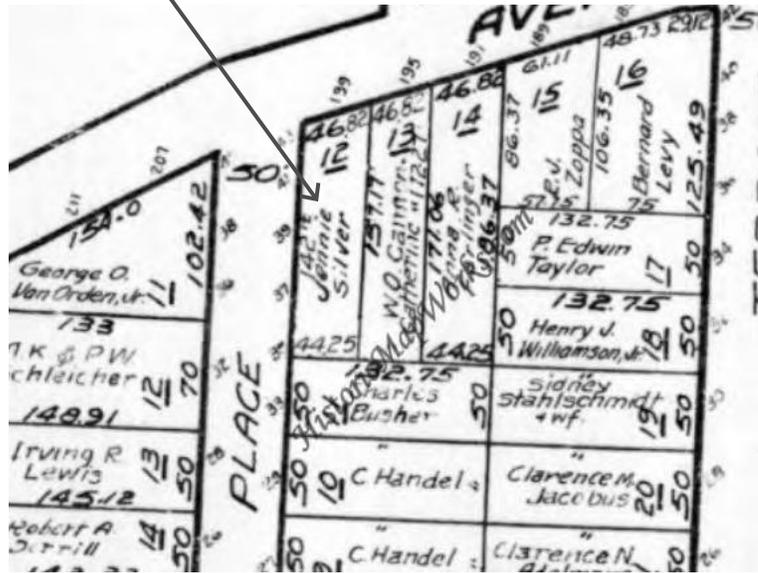
**Recommendation:** The Parker House property should be designated as a Contributing resource in a potential Claremont Avenue Residential Historic District.



Historic Photo - apparently the interior contains period chestnut woodwork



GIS Map



1928 Tax Map - Jennie Silver owner

Address/Location: 228 Claremont Ave.

Block #: 802 Lot # 74

Date(s) of Construction: ca. 1900

Square Footage: N/A

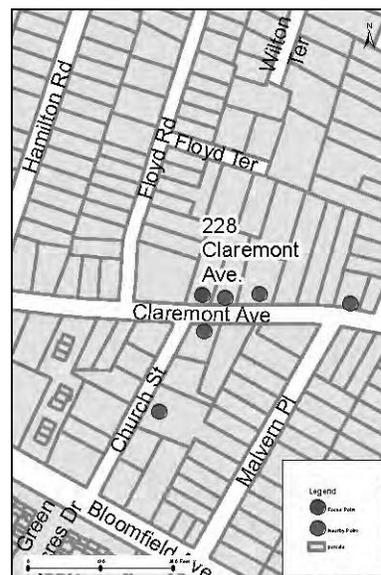
Photograph:

Historic Name: Emma Johnson House

Survey # 15

Style: Romantic Revival Vernacular

Acreage: 0.31



GIS Map

**Description:** 228 Claremont Avenue is a rectangular 3-bay, 2-1/2 story end facing gable vernacular house with certain Shingle and Gothic Revival style details. The first floor is a storefront, with the entry inset into the center of the building. There is a prominent overhang over the first floor, clad in asphalt shingles. Above the overhang, on the front façade, are three similar casement windows. The windows themselves have no particular detail (muntins, etc.) however, they have trimmed headers and inset panels below the sills, which visually elongate the windows. The third floor windows are the most distinct, three mullied wood windows, with the outermost having intricate diamond pattern lead muntins. Most original trim around the building is covered or obscured, with the exception of the vergeboards and corner trim. The front facade and foundation of the building have been parged over in a cream colored stucco. The other sides of the building are clad in a thick dark brown wood siding. All roof planes are dark grey asphalt shingles.

**Surrounding Site Features:** The property is currently used as commercial in a residential district, with much impervious paving and parking in the rear of the property. Its historic setting has been compromised.

**Historic/Architectural Significance:** The Johnson House is a Romantic Revival style building with interesting Shingle and Gothic details, but numerous adaptive use commercial alterations have obscured or eliminated its original residential architectural fabric.

**Recommendation:** The Johnson House would be considered to be a non-contributing, or harmonizing (altered) resource.

Address/Location: 22 Crestmont Ave.

Historic Name: Kip's Castle

Block #: 104 Lot # 12

Survey # 16

Date(s) of Construction: 1902-05

Style: Norman Gothic

Square Footage: 9,000 SF

Acreage: 8.26

Photograph:



Description: Situated on the ridge of First Mountain, with spectacular views towards Manhattan, Kip's Castle stands as a testament to a previous era. Built as a private residence at the turn-of-the-century, this Norman-style Castle is constructed of local trap rock and sandstone, which is used to trim parapets, archways and windows. The four-story castle is entered by a circular drive, which under a multi-story portico. The highest point of the castle is a west-facing chimney. The buildings volume is a mass that starts as a side gable in the east, but morphs into a turret to the west, with views to the Verona valley. Below the turret, flowing in facets, is a conservatory with full floor-to-ceiling glass windows, with a rhythm interrupted by paired sandstone columns. Windows vary in size and shape, but most are double hung. The roof planes are red clay tiles, which are barrel shaped and have caps at the ends, reinforcing the overhanging profile.

Built in 1902-05 by Frederick Kip, a wealthy industrialist, and his wife, Charlotte Bishop Kip. The house, named "Kypsberg" was originally in Montclair. With the establishment of Verona in 1907, the "municipal line was laid through part of the house, which perches on top of the First Mountain with spectacular views of New York City in the distance. Aptly described as a castle, the architectural style can best be classified as "eclectic", incorporating deep gray rusticated stone walls (the stone reported to have been quarried at the old Heddon Property on Bloomfield Avenue) with cut red sandstone trim, a tile roof; stained glass and leaded glass windows, and a tall, irregular outline to make the house as picturesque and individual as possible. The house was originally constructed on 15 acres; that has been reduced by half but the setting is still appropriate for the castle. Surrounded by mature trees, the craggy, picturesque landscape was enhanced to match the house. Even the serpentine road approaching the house were designed to emphasize the wildness of the natural setting, and promote the drama of the setting. Mrs. Kip was trained in design; she is the one who designed the landscape and oversaw much of the furnishing of the house. Many architectural and decorative items in the house were imported, to enhance the medieval, "castle-like" quality.

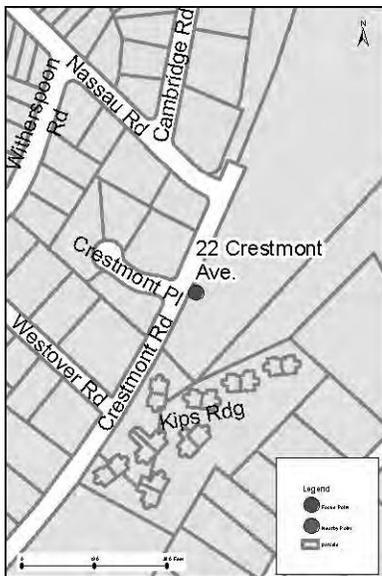
**Surrounding Site Features:** To protect the fiefdom of the Kips, a rustic stone wall matching the other architectural stonework was built at the perimeter of the property, and a massive and decorative iron gate placed at the entrance to the property from Crestmont Road. A large carriage house built to match the house stands on the property as well. The house, stable, and particularly the landscape are all an integrated piece of design, unusual in style and taste. It is a dramatic expression and culmination of the 19th century’s enthusiasm for the Picturesque. The mansion and its carriage house/outbuilding now serve as offices.

**Historic/Architectural Significance:** Located at 22 Crestmont Road, Kip’s Castle Park (originally known as “Kypsburg”) was constructed between 1902-1905 by Frederic Ellsworth Kip and his wife, Charlotte Bishop Williams Kip and is now a highlight of the Essex County Park System.

Frederic Kip was a wealthy textile inventor and industrialist who also published several books related to United States tariff laws. His wife Charlotte is credited for the design of the “Kypsburg” building and grounds, cultivating a renowned octagonal rose garden in the southwest corner of the property. After Charlotte’s passing in 1926, the estate was sold and went through several owners. Currently, the 9,000 square-foot mansion replicates a medieval Norman castle. The interior of the castle consists of 30 distinguished rooms of varying shapes, which include vaulted ceilings and six ornate fireplaces. In addition, a 6,000 square-foot carriage house is also located on the property.

The mansion and carriage house are unique and splendid examples of the romantic, medieval-revival. The stone gates, retaining walls, serpentine drives, and gardens add to the composition, uniting it with the rugged site while allowing the natural character of the ridge to prevail. The

castle is constructed of local trap rock trimmed with sandstone. Its huge corner turrets and walls are pierced with arches and deep-set windows. A large stone veranda, the roof of which is supported by round sandstone pillars, surrounds the front of the building. The massive, southeast turret can be seen from miles around. The interior woodwork of the castle is of old English quarter-sawn oak. The front hallway contains stained glass windows and a huge stone fireplace. The master bedroom suite on the second floor has eight large windows which face the New York City skyline.



GIS Map

22 Crestmont Road (Kip's Castle Park)

Kip's Castle Park, originally known as "Kypsburg," is now owned by Essex County. It was constructed over a three-year period from 1902 through 1905 by Frederic Ellsworth Kip and his wife, Charlotte Bishop Williams Kip. Frederic was a wealthy textile inventor and industrialist who also published several books related to United States tariff laws. Charlotte is credited for the design of the "Kypsburg" building and grounds, cultivating a renowned octagonal rose garden in the southwest corner of the property. After Charlotte's passing in 1926, the estate was sold and went through several owners. The building and grounds fell into a state of dilapidation until, finally, the law firm of Schwartz, Tobia & Stanziale purchased the property in 1985. In the past two decades, a considerable amount of work was done to restore the Castle to its original grandeur.

Kip's Castle Park, an eleven-acre estate on the border of Montclair and Verona townships, is now a part of the Essex County Park System. The 9,000 square-foot mansion replicates a medieval Norman castle with a 6,000 square-foot two-story carriage house. The interior of the castle consists of thirty distinguished rooms of varying shapes, which include vaulted ceilings and six ornate fireplaces.

A twelve-member advisory board has been formed to provide recommendations about not only how to maintain and restore the estate, but also to develop ideas as to how this property can grow into a cultural asset for the community.<sup>6</sup>



The mansion and the carriage house are unique and splendid examples of the romantic, medieval-revival. The stone gates, retaining walls, serpentine drives, and gardens add to the composition, uniting it with the rugged site while allowing the natural character of the ridge to prevail. The structure is a Norman castle replica constructed of local trap rock trimmed with sandstone. Its huge corner turrets and walls are pierced with arches and deep-set windows. A large stone veranda, the roof of which is supported by round sandstone pillars, surrounds the front of the building. The massive, southeast turret can be seen from miles around. The interior woodwork of the castle is of old English quarter-sawn oak. The front hallway has stained glass windows and contains a huge stone fireplace. The master bedroom suite on the second floor has eight large windows that face out onto the New York City skyline.<sup>7</sup>

The property is located wholly in the R-1 Historic Overlay zone district wherein the minimum lot size is 30,000 square feet and the minimum lot width is 150 feet. Almost seven and one-third acres are located in Verona.

#### Summary from the Verona Master Plan

**Recommendation:** The high quality of the original design and materials, as well as the excellent historic integrity and preservation of the property make Kip's Castle worthy of designation as a local, state and national landmark.

Address/Location: 23 Crestmont Ave.

Block #: 104 Lot # 11

Date(s) of Construction: ca, 1920

Square Footage: N/A

Photograph:

Historic Name: Salvatorian Fathers Mission

Survey # 17

Style: Tudor Revival Gothic

Acreage: 2.45

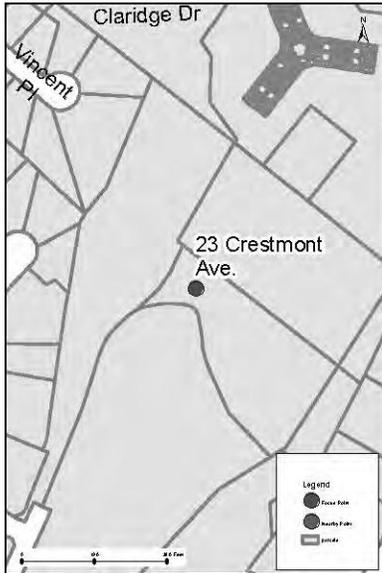


Description: Set in the tranquil surroundings of Kip's Castle Park, with views to the New York City skyline, 23 Crestmont Avenue is home to the Salvatorian Fathers Mission House, a large brick Tudor Revival building with Gothic details. The large building mass is divided into two main angled wings, which meet at a central hexagonal turret or tower. The tower, made of delicate inlaid brick, is the main entry to the building. The entry is differentiated by a prominent and detailed Norman arch overhead. Above this entry sits a small balcony and a set of paired arched windows. The balcony creates a stone band around the tower, which breaks down its mass. The entry, balcony, band and trim around the tower windows are made of limestone. The other wings are more traditionally Tudor, made of brick with half-timbering occurring on the second floor. Between the first and second floors runs a soldier course of bricks. The third floor punctuates the large concave roof as a dormer, clad in orange lap siding. All windows appear to be casement, typically mullied with either brown or black trim around the windows. The roof is clad in a warm grey asphalt shingle. The tower roof is different, clad in a dark brown standing seam metal.

Surrounding Site Features: Excellent historic and contextual setting with mature trees on the grounds of Kip's Castle Park, which is maintained by the Essex County Park System.

Historic/Architectural Significance: Brick and stucco Tudor Revival estate with the main house standing on the crest of First Mountain. Estate includes a carriage house and adjoining residence, all set within a landscape whose craggy picturesque setting has been maintained and enhanced.

Recommendation: The high quality of the original design and materials, as well as the excellent historic integrity and preservation of the property make the Salvatorian Father's Mission worthy of designation as a local, state and national landmark.



GIS Map



Address/Location: 42 Fairview Ave.

Block #: 1604 Lot # 25

Date(s) of Construction: ca. 1901

Square Footage: 4,232 SF

Photograph:

Historic Name: Clarence A. Walworth House

Survey # 18

Style: Shingle Style with Queen Anne elements

Acreage: 0.49



**Description:** Positioned slightly above and set back from Fairview Avenue, the property has a large Shingle style house with Queen Anne details. A steeply raked front-facing gable dominates the 2-1/2 story hipped roof building. Below the gable is a bay window, supported by brackets, which extend the first and second floors. Punctuating the hipped roof is a gabled dormer with two mullioned double hung windows. Another defining attribute of the home is the strong horizontal band that divides the first and second floors. This thick, denticulated molding has a high frieze and extends into the front portico and single story addition. The central porch is supported by two Doric columns with period wood rails and spindles defining the front portico. All windows are double hung, most with the lattice muntins in the upper stationary bay. Windows and doors are simply trimmed, in white. Most windows have non-operable, non-original black shutters. The body of the building is a dark sage cedar course shingle, with all roof surfaces being covered in grey asphalt shingles.

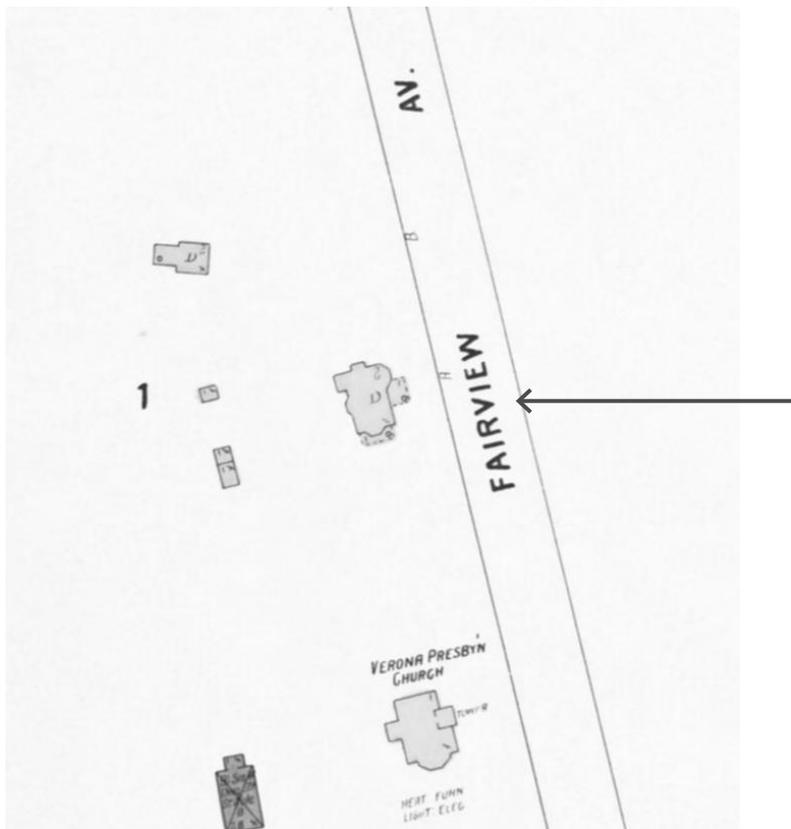
**Surrounding Site Features:** The property is prominently set on the high side of Fairview Avenue, with a central brick walkway to the front entrance and a stone retaining wall adjacent to the sidewalk. This is a contextually significant property on the street.

**Historic/Architectural Significance:** Built around the turn-of-the-century, 42 Fairview is an excellent example of a large wood frame Shingle style structure articulated by intersecting gables, 2-story half-hexagonal bay window, flared shingles at floor levels and a classicizing portico with door surround.

**Recommendation:** The 42 Fairview property should be designated as a Contributing resource in a potential Fairview Avenue Residential Historic District. Bury the power lines if state or national register recognition is sought by the Township.



GIS Map



1907 Sanborn Insurance Map detail showing this house to be one of the first constructed on the street



Address/Location: 60 Fairview Ave.  
 Block #: 1604 Lot # 21  
 Date(s) of Construction: (ca. 1890) 1997  
 Square Footage: 6,066 SF  
 Photograph:

Historic Name: Glen Oaken  
 Survey # 86  
 Style: Contemporary Georgian  
 Acreage: 0.76



Description: The original building at 58-60 Fairview Avenue was demolished in 1997. In its place stands an American builder mansion detailed with contemporary brick siding.

Surrounding Site Features: An older, possibly original brick pillar remains, though the entrance drive and modular pavers are completely out of context with the neighborhood streetscape.

Historic/Architectural Significance: The demolished home was called Glen Oaken. It was built in a Queen Anne Victorian style with stained glass windows and a rusticated stone base. It was originally the home of Judge John L. Johnson and later known as the Wilder home. The loss makes a difficult case for a future Fairview Avenue Residential Historic District, since the Glen Oaken House would have been directly in the center of it.



Historic Photo

Recommendation: This property would be a Non-Contributing resource in any potential Historic District.

Address/Location: 70 Fairview Ave.  
 Block #: 2304 Lot # 1  
 Date(s) of Construction: (ca. 1875), 2017  
 Square Footage: 4,924 SF  
 Photograph:

Historic Name: Ahlborn House  
 Survey # 19  
 Style: (Shingle Style)  
 Acreage: 0.93



Description: The original 1870s Victorian that was situated upon the property no longer exists. The property is currently undergoing a rebuilding. In its place, a large wood framed residence is being constructed.

Surrounding Site Features: The only remains of the former building on the property are the stone entry piers on Personette Avenue (see below and since demolished).

Historic/Architectural Significance: The Ahlborn House was a Shingle style house on a very large lot. There was a fine stable to the rear and surviving landscape elements including gateposts at the driveways and mature trees made the entire property an exceptional example of the late 19th century upper-class suburban ideal.



2013 view



GIS Map



Historic photo



2013 view before demolition

Address/Location: 73 Fairview Ave.

Historic Name: A.B. Griffin House

Block #: 1501 Lot # 43

Survey # 25

Date(s) of Construction: ca. 1891

Style: Queen Anne

Square Footage: 2,611 SF

Acreage: 0.29

Photograph:

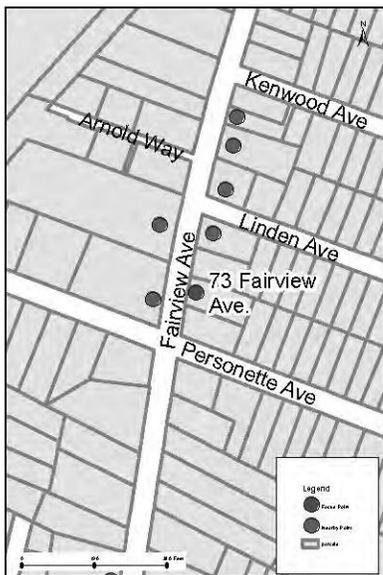


Description: 73 Fairview Avenue is a 3-story multi-gabled Queen Anne style building. The oversized front end facing gable, which extends the triangular shape from the 2-story side gable defines the house on Fairview Avenue. Adjacent to the main gable on the right side of the facade is a large, 2-story box bay window with similarly designed end gable which protrudes toward the street. The facade features well defined shed roofs and a projecting eave at the main front gable. The front gable has a full width porch, supported by period turned column posts. Within the porch is a bay window, with double hung windows on all facets. Above the entry is a gabled porch, accessible from the second floor. Detailing is similar to the first floor porch. Windows vary in size, but are vinyl double hung replacement units, with muntins hidden behind storms. The third floor windows are 16/1. Trim around all windows is simple, painted a dark green, similar to the fascia boards. Fascia trim is also painted maroon and white, which help further emphasize the gable shapes. The third floor-mulled windows are framed at the sill and headers in a dark green horizontal band. Between the bands is sage scalloped siding. Within all the gables is an original cedar shingle siding, painted mustard yellow. The clapboard mass of the building is a sage painted cedar shingle, with all roof surfaces clad in brown asphalt shingles.

Surrounding Site Features: The property retains much of its landscape including mature plantings, an older carriage house with inappropriate garage doors, and neighborhood context.

Historic/Architectural Significance: The A.B. Griffin House is a Queen Anne style 3 story, 2 bay wood frame house with rectangular plan. Constructed circa 1891, the wood shingle and clapboard clad house is articulated by a two story gabled and turned post portico, overhanging gables and a well defined front porch with period column posts.

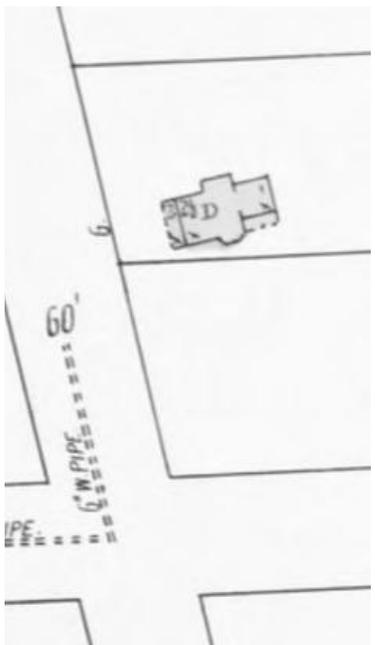
Recommendation: Besides the replacement, this property has excellent architectural merit and material integrity. It should be designated as a Contributing resource in a potential Fairview Avenue Residential Historic District.



GIS Map



1906 Essex County Atlas Map detail



1907 Sanborn Insurance Map detail



Address/Location: 79 Fairview Ave.

Block #: 1501 Lot # 1

Date(s) of Construction: ca. 1921

Square Footage: 2,452 SF

Photograph:

Historic Name: A.B. De Camp House

Survey # 21

Style: Dutch Colonial Revival

Acreage: 0.29



Description: Located at the corner of Fairview Avenue and Linden Avenue, 79 Fairview Avenue is a cross gambrel form Dutch Colonial Revival. The most prominent and noticeable feature of the building is the front and side gambrel roofs. The roof planes are clad in grey asphalt shingles. Wood trim around is gambrel is detailed, painted in two shades of gold and maroon. Wood siding within the gambrels, and around the building, is coursed lap siding in a light and dark sage color. Interjected within the siding is sawtooth style siding in a diamond pattern. The diamonds are adjacent to windows and proportional based on the windows. Wood windows are double hung on the first and second floors, with a Prairie pattern on the outer sash. Windows are trimmed in a light gold casing, with a maroon will plate. Windows on the third floor are awnings, with a similar muntin pattern as on the second floor outer sash. There is a full width porch affronting Fairview Avenue with three, full length paired square columns. Bases and capitals are simply detailed, painted in similar colors to match the building. Square latticework under the porch is period correct, fit in between the masonry column foundations. Within the porch is a bay window that has similar trim and window styles as on the second floor. The cornice trim on the front porch continues beyond the porch and divides the base of the building from the gambrels above.

Surrounding Site Features: This is a corner property, well maintained, with historic homes adjacent. Unfortunately some of the homes across the street have been replaced but good historic and architectural context. Excellent architectural integrity. Register eligible.

Historic/Architectural Significance: Owned by Thomas K. Handy according to the 1928 Tax Map.

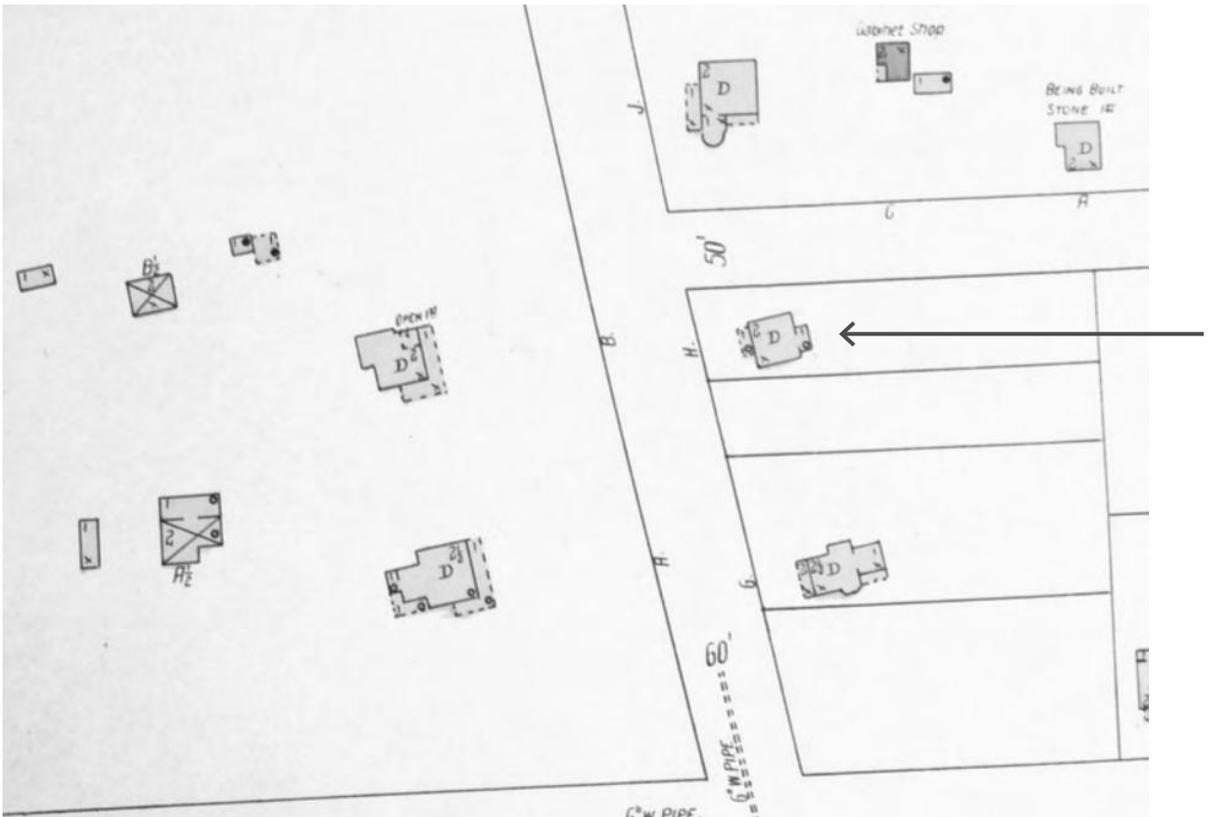
Recommendation: The 42 Fairview property should be designated as a Contributing resource in a potential Fairview Avenue Residential Historic District. Bury the power lines if state or national register recognition is sought by the Township.



GIS Map



View from Linden



1907 Sanborn Insurance Map detail

Address/Location: 80 Fairview Ave.

Historic Name: Haaker House

Block #: 2304 Lot # 5

Survey # 20

Date(s) of Construction: ca. 1897

Style: Queen Anne with Shingle elements

Square Footage: 3,702 SF

Acreage: 1.91

Photograph:

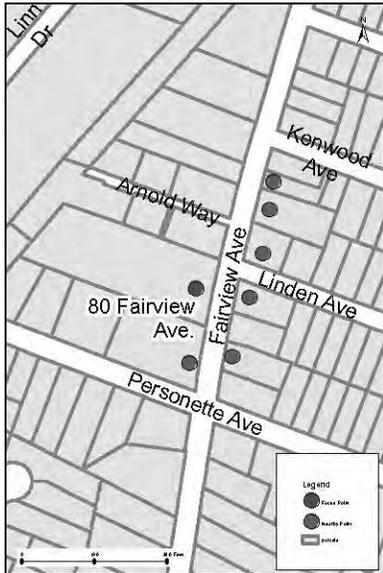


**Description:** Positioned slightly above and set far back from Fairview Avenue, 80 Fairview Avenue is a large, hipped roofed Queen Anne influenced house. There is a full width, single-story porch on the first floor, supported by tapered Doric columns. Wood fascia, rails, spindles and columns are all painted white. The 2-1/2 story home has a prominent steep slope side gable that extends beyond the building's lower two stories. The third floor gable is trimmed with white scalloped siding. Below the gable is a side entry, constructed in the same method as the front porch. Facing Fairview Avenue are two symmetrical second-story projecting bays with double hung windows and character defining hip roofs overhanging the bays. Centered on the third floor roof is a hipped dormer showcasing tripartite mullied windows in a decorative diamond muntin pattern. All windows are double hung, trimmed in simple white casing and maroon sills. The mass of the house is beige vinyl siding over wood clapboards and roofs are clad in dark grey asphalt shingles.

**Surrounding Site Features:** The site is large with a well delineated perimeter wall made of dressed stone with light pillars. However, the historic context of the house has been compromised with the loss of numerous mature trees and an inappropriate setting and design for the street facing 3-car garage, which would have traditionally been constructed toward the rear of the property.

**Historic/Architectural Significance:** The Haaker House is a Queen Anne style, 2-1/2 story, 3 bay rectangular plan wood frame home which was constructed in the late 19th century. The clapboard clad house has a pointed hipped roof and is detailed with prototypical hipped dormer windows, symmetrical, half-hexagonal bay windows at the second floor level over a Tuscan column supported open porch and a classicizing entrance door surround.

**Recommendation:** The Haaker House property should be designated as a Contributing resource in a potential Fairview Avenue Residential Historic District. Bury the power lines if state or national register recognition is sought by the Township.



GIS Map



1906 Essex Co. Atlas detail



Address/Location: 83 Fairview Ave.

Block #: 1502 Lot # 49

Date(s) of Construction: ca. 1891

Square Footage: 2,696 SF

Photograph:

Historic Name:

Survey # 22

Style: Shingle with Tudor elements

Acreage: 0.25



**Description:** Located at the corner of Fairview Avenue and Linden Avenue, 83 Fairview Avenue is a three-story Shingle building with Tudor influence. The most prominent and noticeable feature of the building is the steep front and side gable roofs. Facing Fairview Avenue is a gabled entry porch, with colorful tapered columns. A half-timbered third floor extends beyond the second floor. There is a subtle undulation with occurs between the first and second floor, defining each floor and breaking down the mass. Facing Linden Avenue is a semi-circular extension from the main building. The roof of the semi-circle acts as a terrace for the second floor. Another prominent gable affronts Linden Avenue, as does a shed dormer. Most windows on the first and second floor are double hung windows, typically mullied together. Casing is simple, painted a darker sage. Certain windows, on the first and half story, receive either a transom or arched wood molding respectively. Windows on the third floor, within the half-timbering, are Prairie style picture windows. The foundation is river rock, which extends to create a base for the entry portico and column bases. The building is sided with wood lap siding, painted a dull violet. The half-timbering, entry gable and certain fascia trim are painted a subtle gold.

**Surrounding Site Features:** The property retains much of its landscape including mature plantings carriage house, and neighborhood context. Comprised 15 acres in 1906 with numerous outbuildings including a cabinet shop and a storage building on a stone foundation.

**Historic/Architectural Significance:** Constructed ca. 1891, 83 Fairview is a 2-1/2 story, 4 bay rectangular plan wood frame residence designed in a Stick style with Shingle elements. The wood shingle and clapboard exterior is ornamented with an open gable decorated with half-timber and stucco construction, an applied stickwork pedimented portico, a stucco and half-timber box bay and overall rusticated surfaces such as the irregular and offset, dark rubbed brick chimneys.



GIS Map



1906 Essex County Atlas Map detail



Recommendation: This property is one of the few true Stick style homes in the town and has outstanding architectural merit and material integrity. It should be designated as a “Key” or Contributing resource in a potential Fairview Avenue Residential Historic District.

Address/Location: 87 Fairview Ave.  
Block #: 1502 Lot # 50  
Date(s) of Construction: ca. 1901  
details  
Square Footage: 4,257 SF  
Photograph:

Historic Name:  
Survey # 23  
Style: Queen Anne Vernacular with Prairie  
Acreage: 0.47



Description: 87-89 Fairview Avenue is a Queen Anne style two-family building. Directly facing Fairview Avenue, the 2-1/2 story hipped roof house has a unique oversized double width dormer window, symmetrically situated on the third floor. The centered hip dormer has two double hung wood windows featuring diamond pane muntins in the upper sashes. Each current entry are on the sides of the building accessible via hipped roof porches. The period porches are supported by three paired Doric columns with decorative brackets and spindle work in each bay. The hipped roof, clad in grey shingles, has interesting slightly flared eaves. Most windows on the first and second floors are double hung windows, with simple casing painted a deep maroon. Sills are painted dark green, matching the second and third floor shutters. The mass of the home is cedar shingle siding painted a light beige.



GIS Map

Surrounding Site Features: The property retains much of its landscape and neighborhood context.

Historic/Architectural Significance: 87-89 Fairview Ave. is a wood frame duplex residential building constructed ca. 1901. It is a Queen Anne style, 2-1/2 story, 4 bay rectangular plan house with Prairie influences. The wood shingle clad home is articulated by successively larger hip roofs, starting with the attic story. The Doric column supported porch is detailed with fieldstone piers and a solid wood balustrade.

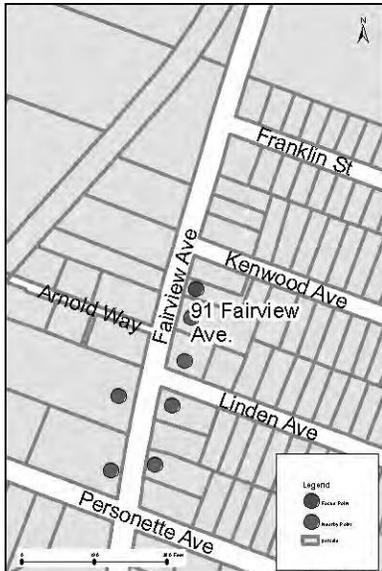
Recommendation: The property should be designated as a Contributing resource in a potential Fairview Avenue Residential Historic District.

Address/Location: 91 Fairview Ave.  
Block #: 1502 Lot # 51  
Date(s) of Construction: ca. 1901  
Square Footage: 2,918 SF  
Photograph:

Historic Name:  
Survey # 24  
Style: Colonial Revival with Prairie details  
Acreage: 0.18



Description: 91 Fairview Avenue is a heavily altered 2-1/2 story, 3 bay, hipped roof Colonial Revival building. Symmetrical in plan and facade, the center gable and entry are the most noticeable features from Fairview Avenue. The entry is centered under the front-facing gable, supported by two decorative square columns. There are three mullioned windows on either side of the entry door, done in a Prairie style. Centered above the entry is a faux-balcony, accessible by operable French doors. The doors have sidelights on each side. Large, mullioned casement windows flank the French doors on each side. Both the French doors and casements are done in a Prairie style, while above the French doors is a trimmed oculus. The building is currently clad in a cool beige vinyl siding while the roof is covered in a warm grey asphalt shingle. There is a single thin brick chimney on the left side elevation which appears to be original. A tall dark brick water table wraps around the front and side facades and the entry stoop is modern brick with stone treads.



GIS Map

Surrounding Site Features: The property retains much of its landscape and neighborhood context.

Historic/Architectural Significance: The Prairie style window details are interesting though not original. The house is almost completely altered and retains no historic exterior materials.

Recommendation: Currently, due to its poor material integrity, the house and property would be considered to be a harmonizing (altered) resource in a potential Fairview Avenue Residential Historic District.

Address/Location: 100 Fairview Ave.  
 Block #: 2702 Lot # 5  
 Date(s) of Construction: (ca. 1890), 2008  
 Square Footage: 7,109 SF  
 Photograph:

Historic Name:  
 Survey # 87  
 Style: Contemporary Shingle  
 Acreage: 1.39



Description: The original building at 100 Fairview Avenue was demolished in 2008. In its place stands an American builder mansion detailed with contemporary vinyl siding and faux stone.

Surrounding Site Features: The stone pillars, gated entrance drive and modular pavers are completely out of context with the neighborhood streetscape.

Historic/Architectural Significance: The demolished home was a late 19th-century wood frame, Shingle Style residence with full width Tuscan colonnaded porch. This loss makes a difficult case for a future Fairview Avenue Residential Historic District, since 100 Fairview Avenue would have been the northern terminus of the district.



Historic Photo of demolished home

Recommendation: This property would be a Non-Contributing resource in any potential Historic District.

Address/Location: 20 Forest Ave.  
 Block #: 1602 Lot # 11  
 Date(s) of Construction: ca. 1871  
 Square Footage: 1,640 SF  
 Photograph:

Historic Name:  
 Survey # 26  
 Style: Greek Revival Vernacular  
 Acreage: 0.05

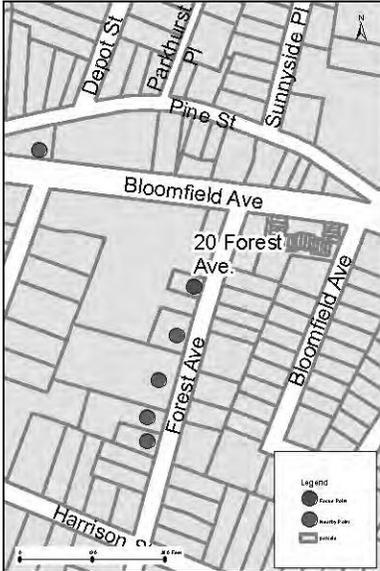


**Description:** Situated between two parking lots, 20 Forest Avenue is a gable end Greek Revival Vernacular style home with a full width shed roof porch facing Forest Avenue. Three square unadorned wood posts support the porch. Columns and porch fascia, as well as rafter fascias, are painted white. There is a thin maroon trim piece between the fascia and soffit. The same maroon color appears on the sill and header of the windows and on the rafter fascia. Windows are double hung vinyl replacements and vary in size. There is thick stock trim around the windows and doors, painted white. The 2-1/2 story, 2 bay end gable house is clad in a wide lap wood siding, painted blue. There are non-original shutters, painted dark navy, on the front windows. The roof is a warm brown asphalt shingle. The house has a thin brick chimney centered on the rectangular floor plan. The left side of the home has a 2-story hipped roof addition set back from the main mass and a bay window, both of which protrude from the original plan. A period one-stall carriage house sits behind the home, leaning though in good overall condition.

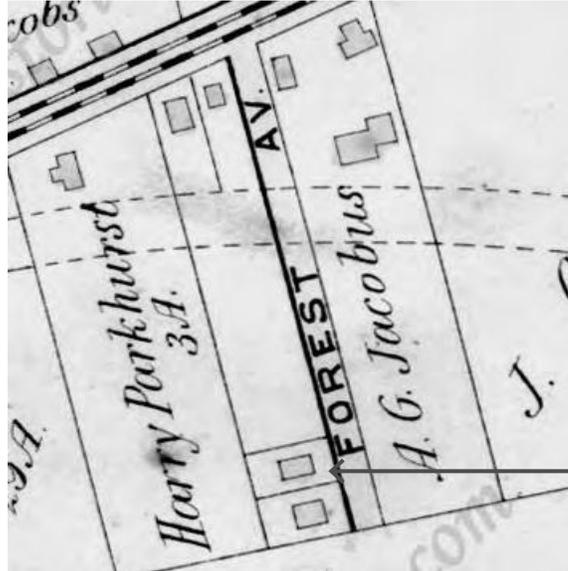
**Surrounding Site Features:** The property retains much of its landscape, with carriage house and mature foliage. Being situated close to Bloomfield Avenue, commercial development and surface parking lots have mitigated the quaint neighborhood context. This property would be a border or buffer property for a potential Forest Avenue Residential Historic District.

**Historic/Architectural Significance:** 20 Forest Avenue is one of the early homes constructed in the new town, retaining a then popular Greek Revival Vernacular style, popular from the 1860s to 1880s. The home retains a fair amount of architectural and material integrity with a period carriage house and sympathetic additions.

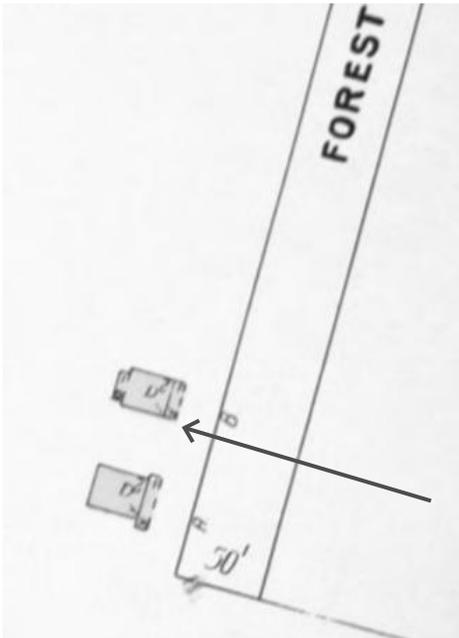
**Recommendation:** The property would be designated as a Contributing resource in a potential Forest Avenue Residential Historic District.



GIS Map



1906 Essex County Atlas Map detail - note the adjacent "twin" house, on the lands of A.G. Jacobus



1907 Sanborn Insurance Map detail



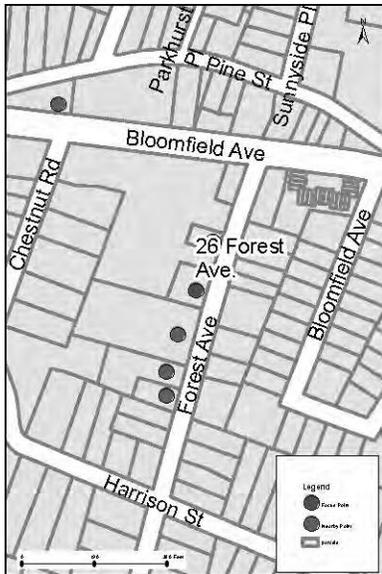
1890 Robinson Atlas Map shows numerous Railroad type homes on the property, the railroad tracks were an easement, it seems possible 20 Forest was moved away from Bloomfield Avenue around the turn of the century

Address/Location: 26 Forest Ave.  
Block #: 1602 Lot # 12  
Date(s) of Construction: ca. 1910  
Square Footage: 1,880 SF  
Photograph:

Historic Name: Booker House  
Survey # 27  
Style: Colonial Revival Vernacular  
Acreage: 0.21



Description: 26 Forest Avenue is a 2-1/2 story, 2 bay gable end Colonial Revival Vernacular style with a prominent front porch. The enclosed porch is above grade with a block foundation visible. The entry is not centered on the end gable of the house, but rather centered on the wrap around porch. The bays are symmetrical, with arched starburst type transom windows above all three bays, divided by square columns. The bays are enclosed with two mulled double hung windows, flanked by picture windows. The main building is a front-facing end gable, with a one story box bay window out the left side. Varying size double hung vinyl replacement 1/1 windows punctuate the three levels. The second floor windows have non-operable shutters and the trim around the windows is simple, painted white, as are the rafter fascias. The mass of the building is a wide aluminum siding, pale yellow in color. The roof is clad in a warm brown asphalt shingle.



GIS Map

Surrounding Site Features: The property retains some of its landscape, with carriage house, concrete sidewalk stairs and foliage.

Historic/Architectural Significance: 26 Forest Avenue retains a fair amount of architectural and material integrity with a period carriage house and an early enclosed front porch.

Recommendation: The property could be designated as a Contributing resource in a potential Forest Avenue Residential Historic District.

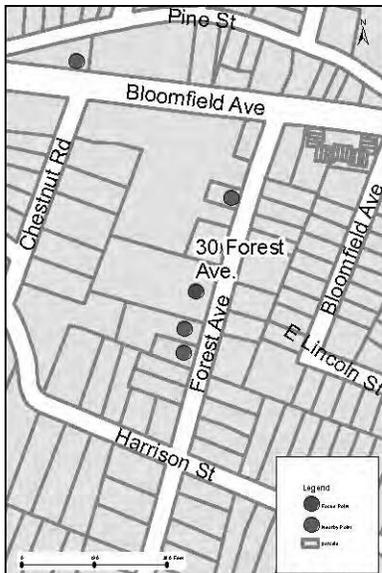
Address/Location: 30 Forest Ave.  
Block #: 1602 Lot # 13  
Date(s) of Construction: ca. 1908  
Square Footage: 3,055 SF  
Photograph:

Historic Name: Alexander Nash House  
Survey # 28  
Style: Colonial Revival  
Acreage: 1.11



Description: 30 Forest Avenue is a 2-1/2 story, 3 bay prototypical hipped roof Colonial Revival style home from the early 20th century with a prominent front porch and large, symmetrical hipped gable dormers. The porch is above grade with the block water table foundation visible (very similar to adjacent home at 26 Forest). The entry is not centered on the end gable of the house, but rather centered on the wrap around porch. The bays are enclosed with two mulled double hung windows, flanked by picture windows with frames painted sage. Below the porch windows are wood inset panels, painted to match the window frames. The main building is a hip roof with large overhangs and hipped dormers on all four-roof planes. Varying size vinyl replacement double hung 1/1 windows punctuate the three floors. The mass of the house is

covered in cedar shingles, pale beige in color. The roof is clad in a dusty brown asphalt shingle.



GIS Map

Surrounding Site Features: The property retains much of its landscape, featuring an exceptional period 2-bay carriage house with original wood garage doors and hipped dormer, concrete sidewalk stairs and mature foliage.

Historic/Architectural Significance: 30 Forest Avenue was possibly built by the same builder as its neighbor at 26 Forest and retains a fair amount of architectural integrity with a period carriage house and an early enclosed front porch.

Recommendation: The property could be designated as a Contributing resource in a potential Forest Avenue Residential Historic District, though material integrity is questionable.

Address/Location: 34 Forest Ave.  
Block #: 1602 Lot # 14  
Date(s) of Construction: ca. 1910  
Square Footage: 1,437 SF  
Photograph:

Historic Name: Anna Fisher House  
Survey # 29  
Style: Queen Anne Vernacular  
Acreage: 0.14



Description: 34 Forest Avenue is a three-story center and side gable Queen Anne Vernacular style with a prominent wood front porch. The front porch is full-width with a hipped roof, supported by three decorative paired Doric columns with period railings and balustrade. The wood column bases are well preserved. There is a protruding bay window on the right side of the first floor porch, with three symmetrical double hung windows on all facets. Above the entry, on the second floor, is a single story Stick style extension from the main house with wood brackets above. All windows are vinyl replacement 1/1 double hung units, with simple white trim around. Some windows have replacement, non-operable shutters. The main body of the building is covered in a cool grey vinyl siding, with all roofs clad in a grey asphalt shingle.



GIS Map

Surrounding Site Features: The property retains much of its landscape, featuring a period 2-bay carriage house with side dormers, concrete sidewalk stairs and mature foliage.

Historic/Architectural Significance: 34 Forest Avenue retains a fair amount of architectural integrity with its beautifully detailed front porch and Stick style elements.

Recommendation: The property could be designated as a Contributing resource in a potential Forest Avenue Residential Historic District, though material integrity is questionable.

Address/Location: 38 Forest Ave.  
Block #: 1602 Lot # 15  
Date(s) of Construction: ca. 1871  
Square Footage: 2,049 SF  
Photograph:

Historic Name: Condon House  
Survey # 30  
Style: Queen Anne Cottage Bungalow  
Acreage: 0.16



Description: 38 Forest Avenue is a 2-1/2 story, 3 bay side gambrel with a prominently detailed front porch and Queen Anne Cottage style details. The gambrel is subtle, almost appearing like a side gable, but extends to create the full width front porch. The porch, facing Forest Avenue, is divided into three equal bays by four square columns with Victorian brackets at each corner. The newel posts at the stairs have a spindle detail with simple bases and caps. Elements of the porch, including fascias, columns, risers, spindles and railings are painted white. There is a two-story front facing gable extending from the gambrel. Most windows on the first and second floor are 6-over-1 vinyl replacement double hung windows with thick casing, painted Kelly green. Windows on the third floor are arch topped double hungs, trimmed in similar casing as the other windows. The mass of the building has wide aluminum lap siding, painted a pale yellow. Rafter trim matches the window and door trim and the roof is clad in a cool brown asphalt shingle.



GIS Map

Surrounding Site Features: The property retains much of its landscape, featuring a period 2-bay carriage house, brick sidewalk, inviting porch and mature foliage.

Historic/Architectural Significance: 34 Forest Avenue retains an excellent amount of architectural and material integrity as a rare Queen Anne Cottage style house with Bungalow elements. The Tax Assessor lists the house as being built in ca. 1871.

Recommendation: The property would be designated as a Contributing resource in a potential Forest Avenue Residential Historic District.

Address/Location: 16 Grove Ave.

Block #: 1605 Lot # 31

Date(s) of Construction: ca. 1888

Square Footage: 3,831 SF

Photograph:

Historic Name: Johnson House

Survey # 31

Style: Federal with Romantic Revival alterations

Acreage: 0.32



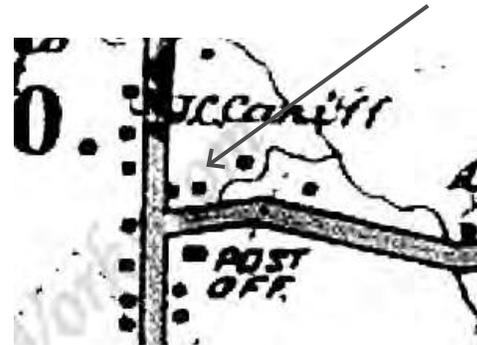
Description: Surprisingly close to the bustle of Bloomfield Avenue, 16 Grove Avenue is a beautiful surviving example of Italianate architecture with Gothic Revival elements. The three-story building, now a professional complex, is a steep centered gable building. The verge boards include cross bracing and brackets at all gables of the original home. The roof planes are covered in asphalt shingles, except the box bay and portico on the first floor, which have been painted to match the window trim. Additional details that exemplify the Romantic aesthetic include decorative capitals on the porch and bay windows, as well as arched windows throughout the front façade of the home, all the way to the dormers. The horizontal wood siding is a soft grey color, with sage accents on the window and door trim. Time has brought additions to the home, most notably out the sides and rear. Side additions to the building appear in the same Gothic character, with arched windows and horizontal wood siding. The rear one-story addition is a commercial mismatch of styles that are not indicative of the original building.

Surrounding Site Features: This original farmhouse is now used for professional offices with ample rear lot parking and sits extremely close to the bustle of Bloomfield and Grove Avenues. Very little of its original agricultural fabric exists, as the building has been adaptively reused to be publicly accessible for commercial functions.

Historic/Architectural Significance: Constructed circa 1888, this Italianate house (a style that proved popular during the 1860s and 1870s) has retained much of its original detail from this period. Its Romantic Revival details include the bracketed eaves, the decorative door and window trims, and the projecting bay windows. The house was first associated with Hiram Cook, who moved to Verona following the Civil War and became the first to turn Verona Lake from an ordinary mill-pond into a recreation center. Later owners William P. Rich and William Johnson were local businessmen in the early 20th century.

Recommendation: This is a remarkable example of the Italianate style, popular in American architecture in the mid-nineteenth century. Due to its architectural design, a good degree of

contextual integrity, and its association with several early local developers of Verona, the house and property should be designated an individual local landmark or as a Contributing resource as part of a possible Bloomfield or Grove Avenue Commercial Historic District.



1890 Robinson Atlas detail

Certainly, many have passed this house on Grove Ave and noticed its unique style of architecture. This architectural design can be attributed to Hiram Cook. Hiram Cook was a Yankee Civil War Captain who came to Verona in the late 1860's and purchased land between the area of Wayland Drive and Verona Lake. He is accredited for the early development of the land around Verona Lake. Features of 16 Grove include ornate fenestrations, arched windows and doors with hi-style Italianate detailing and decorative modillions.

Little is known of the early house and its occupants. In the 1890's, it was occupied by William P. Rich who ran the nearby Verona Pharmacy (where Center Drugs and the building next door are located). Mr. Rich was also a soldier in the Spanish American War. After Mr. Rich, William P. Johnson moved in. W.P. Johnson moved the feed store located next to Verona Pharmacy.

The property is currently located wholly in the CBD zone district. The existing dwelling is on a conforming parcel containing 13,195 square feet. Summary from the Verona Master Plan



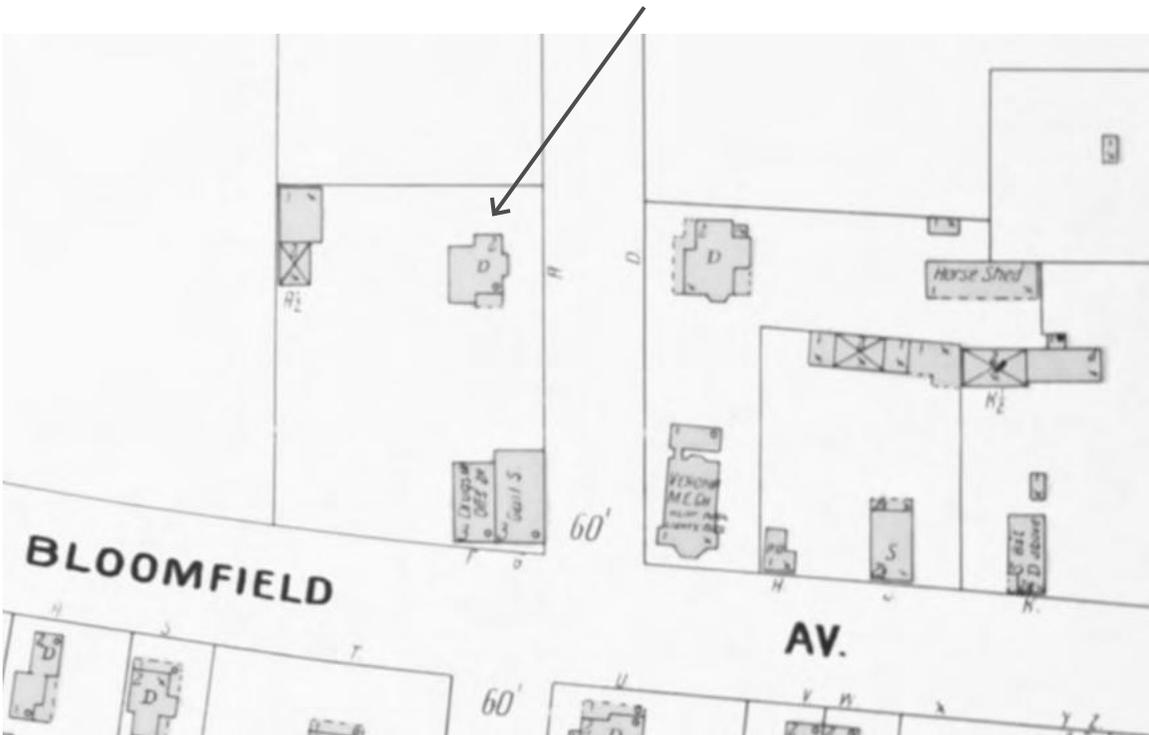
GIS Map



1906 Essex Co. Atlas detail



Historic Photo



1907 Sanborn Insurance Map detail

Address/Location: 30 Grove Ave.  
 Block #: 1605 Lot # 28  
 Date(s) of Construction: ca. 1837, 1906  
 Square Footage: 2,204 SF  
 Photograph:

Historic Name: Dr. Personett House  
 Survey # 82  
 Style: Early Federal with modern alterations  
 Acreage: 0.31



Description: 30 Grove Avenue is a six bay, 2-1/2 story end gable Early Federal House with circa 1906 Colonial Revival and later modern commercial alterations. Set above grade on a dressed sandstone foundation, the home features an open front entry stoop and bay window. There is a hipped roof over the entry, trimmed with painted arched brackets. Additionally, there is a front facing gable to the south, which houses the window for the third floor. There is a hipped roof single-story bay window that extends beyond the main building to the left of the front entry. Windows vary in size, but are all vinyl replacement double hung windows, with most having a 6-over-1 configuration. The front bay has an 8/1 muntin configuration. Windows have full-length non-original shutters, painted dark blue. Historic photographs show some original gingerbread detailing around the gable peaks and windows. The body of the building is clad in a cool light grey vinyl siding. All trim around window, doors and gutters is painted white. All roof planes are clad in a cool grey asphalt shingles.

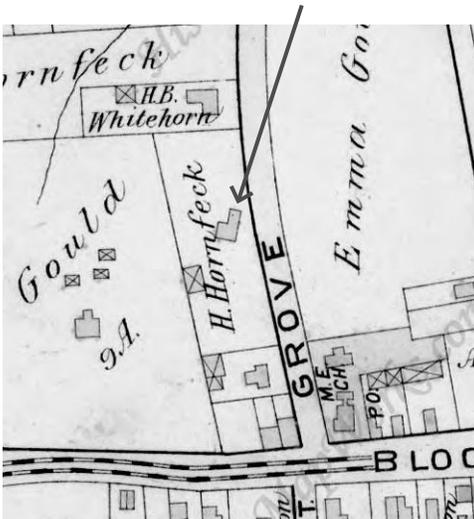
Surrounding Site Features: This original farmhouse is now used for professional offices with ample rear lot parking off Grove Avenue. Very little of its original agricultural fabric exists, as the building has been adaptively reused to be publicly accessible for commercial functions.

Historic/Architectural Significance: Constructed sometime around the turn of the 19th century, this heavily altered building was once the homestead of Dr. Stephen Personett (1813-1880), whose family was a vast land holder in the area since the 1740s. He married wife Sarah before 1837.

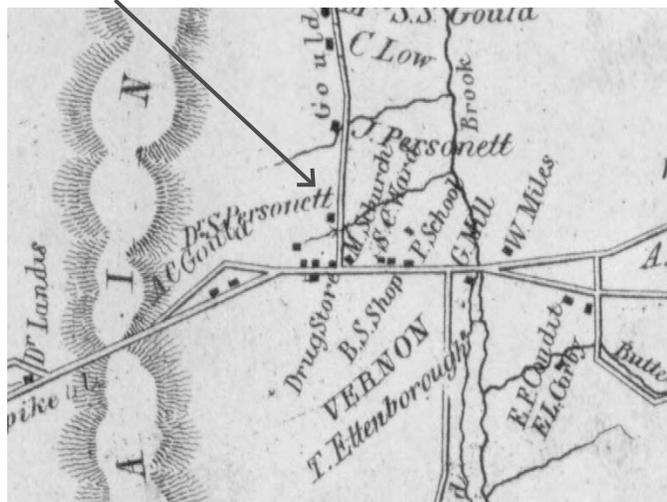
Recommendation: The Personett House has some local significance and could be restored in a sensitive way to make it a Contributing resource or individual landmark. Currently, due to its commercial use and poor architectural/design integrity, the house and property would be considered to be a harmonizing (altered) resource and not currently eligible for listing.



Historic Photo from the first half of the 20th century shows Romantic era alterations made to the much older house



1906 Essex Co. Atlas detail



1850 Essex Co. Atlas detail



1887 Essex Co. Atlas detail shows the house, note the adjacent historic Johnson House at 16 Grove has not yet been constructed



1907 Sanborn Insurance Map detail

Address/Location: 190 Grove Ave.  
 Block #: 1403 Lot # 86  
 Date(s) of Construction: ca. 1809, 1830s  
 Square Footage: 1,552 SF  
 Photograph:

Historic Name: Brower-Hathaway House  
 Survey # 32  
 Style: East Jersey Federal  
 Acreage: 0.68



Description: The Brower House, ca. 1809, is a fine example of an early 19th century East Jersey Federal vernacular farmhouse. Situated on a slight hill off of Grove Avenue, the house is a quaint, early gable farmhouse on the right side with Greek revival influence for its ca. 1830s kitchen addition to the left. The 3 bay, 1-1/2 story building is a simple volume; two different size gables, set back from Grove Avenue, with a wrap around porch extending from the smaller gable. The posts of the 1830s porch are simple squares, with no ornament. Well defined dark brick chimneys extend from the ends of both gables and the original mass has an exposed stone chimney back on the end gable. There are two entries to the house, both originating from the Grove Avenue side. Windows vary in size, though all appear to be wood, 6/6 double hung units, with the exception of the three attic story, lie-on-your-stomach 3-pane fixed windows. The clapboard siding is wide lap wood, all painted white. Trim around the windows and rafter fascias are also white. The roof is a warm brown asphalt shingles. It appears an early Green Revival frieze board around the attic windows or decorative cornice at the eaves has been removed.

Surrounding Site Features: The oversized lot is nonconforming per local zoning and could be in danger of subdivision. Its ample historic setting and location on a main road in the center of town lends itself well to possibly becoming a town museum site with public parking.

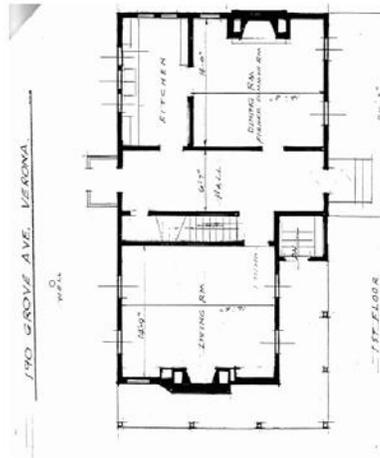
Historic/Architectural Significance: Likely constructed around 1809, this beautiful example of an early-19th century vernacular farmhouse in the Township of Verona still retains the characteristic form and materials of this style of architecture. The steep gable roof, step-down form with main block and smaller attached service wing on the south side of the house and small second floor windows on the front are all characteristic of the house type known as an "East Jersey Cottage".

This house matches the Harrison house (circa 1790) in West Caldwell at 153 Orton Road. The small, eyebrow-window-sized locations and chimneys are identical to those in the photo of the Harrison House taken by the Historic American Building Survey in 1937. A Greek revival

entablature and trim around the entrance at 190 Grove Avenue must have been removed at a later date. Recommended listing as a local individual landmark.

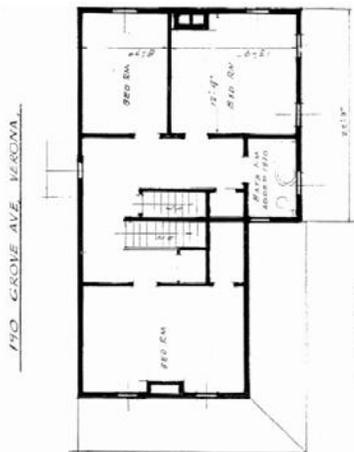
190 Grove Avenue (Hathaway House)

As stated in the History of Verona booklet by Kass, besides the "Old Road" Claremont Avenue, "the three wariest roads were Peckmantown Road, and Grove Avenue; the Butterstown Road, now Summit Avenue; and Corby Lane now Lakeside Avenue." From the old property map of Verona, 1730 to 1887, G. Personette settled on Peckmantown Road in 1740. Thus, 190 Grove Avenue, further north, was probably built around 1790. This house of Greek revival style matches the Harrison house (circa 1790) in west Caldwell at 153 Orton Road. The small eyebrow window size locations and chimneys are identical to those in the photo of the Harrison House taken by the Historic American Building Survey in 1937. A Greek revival entablature and trim around the entrance at 190 Grove Avenue must have been removed at a later date.



The main structure measures 22 feet 3 inches across the front by 23 feet in depth and contains a hall 6 foot 7 inches wide running from the front entrance to a door at the rear wall. A dining room, formerly the living room, measures 14 by 14 feet and has the original fireplace and mantle. The fireplace is still functional. A small kitchen (7 feet 2 inches by 14 feet) is to the west and is being modernized.

The south of the main structure is the living room measuring sixteen feet 4 inches by 14 feet 9 inches. The fireplace and surrounding porch were added twenty years later, around 1815.



The cellar, under the main structure, shows foundation walls of large fieldstones and a fireplace supporting beams of oak cut and shaped with the adz. It was probably used for storing roots as the entrance is by a cellar way off the front porch.

The stairs to the second floor are 32 inches wide with 11 inch risers, 8 1/2 inch and 9 inch treads were possibly moved from the entrance hall to the present location when the new addition was added around 1815.



Summary from the Verona Master Plan

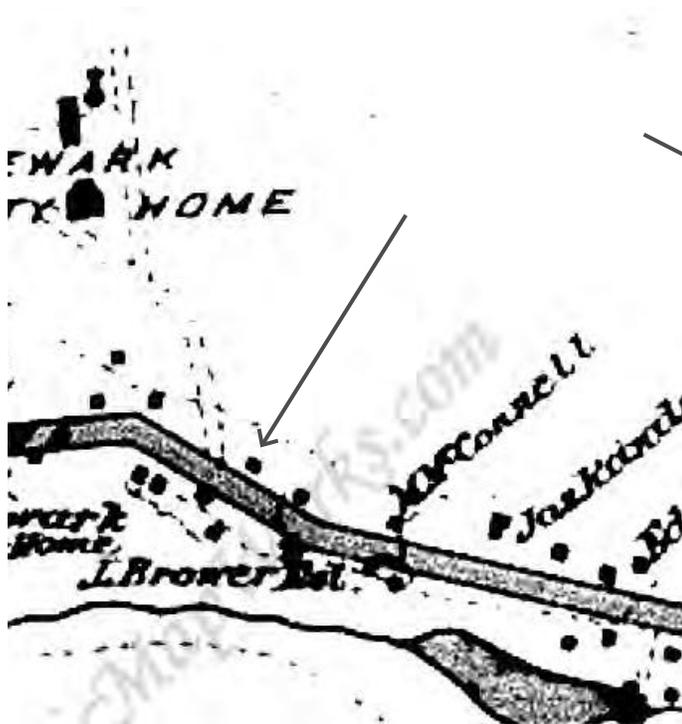
The second floor consists of two bedrooms, large storage rooms and closets over the present living room. A bathroom was added with plumbing in 1930. The front bedroom measures 13 feet 9 inches by 12 feet 4 inches and has 7 foot 6 inch ceiling heights. The back bedroom is 8 feet 7 inches by 12 feet 4 inches. A small 6 foot by 2 feet 6 inches batten door in the hall led to a small flight of stairs to the attic. The attic again reveals its age by the old hand-hewn framework rafters ridge, etc. The old property map of Verona reveals the early owners to be the McConnells.

The property is wholly within the R-4 zone district wherein the minimum lot size is 8,400 square feet. The existing dwelling is on a non conforming parcel because it only containing 5,856 square feet. Summary from the Verona Master Plan



Historic Photo





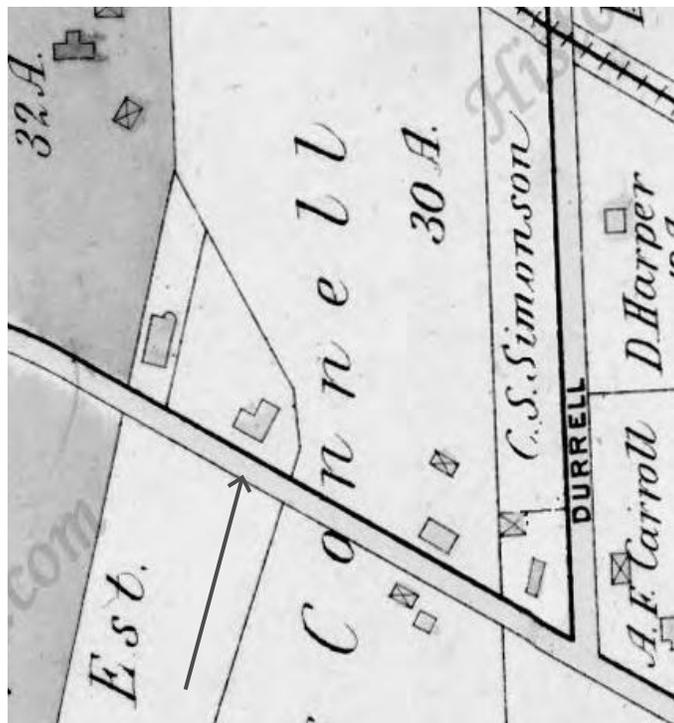
1890 Essex Co. Atlas detail



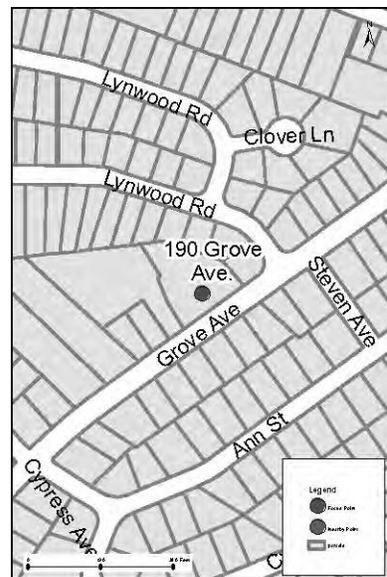
1850 Essex Co. Atlas detail



1887 Essex Co. Atlas detail



1906 Essex Co. Atlas detail



GIS Map

Address/Location: 229 Grove Ave.  
 Block #: 1201 Lot # 23  
 Date(s) of Construction: ca. 1921  
 Square Footage: 1,648 SF  
 Photograph:

Historic Name:  
 Survey # 33  
 Style: Queen Anne Vernacular with Colonial  
 Acreage: 0.35



Description: 229 Grove Avenue is a simple 2-1/2 story, 3 bay Queen Anne Vernacular end gable house with Colonial Revival details. It features a full-width front porch with hipped roof and divided into three bays by Doric columns. The porch and first floor are raised above grade on a brick foundation. Windows are simple double hung replacement units on all three stories. Simple wood casing, painted white, surround the windows and doors. The first floor windows have old wood shutters, painted dark green. The body of the building is wood lap siding, painted a pale yellow color. The front-facing gable is clad in white scalloped siding. There is a central period brick chimney in the center of the rectangular mass of the roof.



GIS Map

Surrounding Site Features: The property retains much of its original landscape, housing density, sidewalk and inviting porch. There is another house worth studying almost directly across the street at 226 Grove Ave.

Historic/Architectural Significance: 229 Grove Avenue retains a reasonable amount of architectural and material integrity, though there are better examples in the township for study.

Recommendation: Because of its lack of historic context and removal from clusters of historic houses, this property would not be a good candidate for register listing.

Address/Location: 32 Lakeside Ave.  
Block #: 1806 Lot # 13  
Date(s) of Construction: ca. 1924  
Square Footage: N/A  
Photograph:

Historic Name: Our Lady of the Lake  
Survey # 34  
Style: Georgian Revival  
Acreage: 0.14



Description: Located across the street from Verona Park, Our Lady of the Lake is a complex that includes the original 1924 Georgian Revival Church, now the school, the mid-century Gothic inspired Church and the Rectory. The new church, built in a Gothic revival style, is closest to Bloomfield Avenue. The three-story building is entered centrally, through a set of double doors. The original door, a centered pointed arch on the second floor, has been closed, however the prominent limestone arch remains. Above the doorway is a faux-steeple with an alcove that houses a stature of the Virgin Mary. There are faux-buttresses symmetrically placed near and protruding through the front parapets. Windows are casements, varying in size, with muted trim that matches the brick. Some windows have been closed and filled in. The base is made of sandstone, while the second and third stories are clad beige brick. The Rectory is simple, front-facing gable building. Done in a Georgian influenced style, the front-facing gable is moderately sloped, allowing for a generous third floor. Out the side of the building is a one-story addition and



GIS Map

shed dormer. The Rectory entrance is made of stone, flanked by mulled double hung windows and wall mounted lamps. The entry is done in a Georgian, broken swam pediment style, with a cross-centered above the entry. There are sidelights and a transom above the entry door, with a single double hung window and arched brickwork. Windows vary in size, but all are units are 6/6 double hung. The building is clad in a yellow brick, with stone headers above windows facing Verona Park. There is a horizontal beltcourse band in line with the sill of the second floor windows that visually breaks down the mass of the building. Fascia rafters are painted a subtle beige, almost matching the trim of the windows.

Historic/Architectural Significance: The modern interpretation of the Gothic Style has good material integrity on the exterior and blends cohesively with the earlier church structure. The entire complex could contribute to a future historic district.

Address/Location: 36 Lakeside Ave.  
Block #: 1806 Lot # 20  
Date(s) of Construction: ca. 1895  
Square Footage: 1,696 SF  
Photograph:

Historic Name: Charles Bahr House  
Survey # 35  
Style: Queen Anne Cottage  
Acreage: 0.47



Description: Set back from Lakeside Avenue, 36 Lakeside Avenue is a 3 bay, 1-1/2 story Queen Anne Cottage style Victorian house. Directly across from Verona Park, the building, masked by mature landscaping, features an outstanding cross gable roof. There is a front-facing gable, with hipped dormers penetrating the side of the gable. Facing Verona Park is a one-story porch that wraps part of the building. Vergeboards on the gambrel are decoratively carved, as is the spindle work on the porch brackets. The decoration on the front-facing gable is done in a semi-circular arch, with the arch terminating at decorative brackets. Posts are simple square columns. Windows appear to be wood double hung, trimmed in a soft teal maroon casing. There is a mulled set of double hung windows centered in the front-facing gable. The color palette for the home is pastels, specifically beige (stucco body of the home), teal and maroon (trim, porch, spindle work). Dormers are cedar shingled, done in a similar color as the body of the building. Roof planes are clad in cool brown asphalt shingles.



GIS Map

Surrounding Site Features: The property is well maintained and contextually surrounded by the historic church buildings, the lake and mature landscaping. A carriage house adds to the historic integrity of the property.

Historic/Architectural Significance: The Charles Bahr House, built ca. 1895, is a well-preserved Queen Anne style cottage with decorative Romantic Revival porch and gable ends. Charles Bahr was a German immigrant to Verona in the 1870s and ran a lumber store on Durrell Street.

Recommendation: The Bahr House property should be designated as a Contributing resource in a potential Residential Historic District.



Historic photo ca. 1913



1907 Sanborn Insurance Map detail

Address/Location: 66 Lakeside Ave.

Block #: 1806 Lot # 26

Date(s) of Construction: ca. 1893

Square Footage: 2,731 SF

Photograph:

Historic Name: Pease House

Survey # 36

Style: Queen Anne

Acreage: 0.28



Description: Set back from Lakeside Avenue and masked by trees, 66 Lakeside Avenue is a large hip roofed Queen Anne with a large wrap around porch. The single-story porch provides views of Verona Park, with bays divided by tapered Doric columns. Foundations and column bases are warm colored river rock. Also affronting Verona Park is a two-story hipped roof extension, which identifies the entry, protruding from the main body of the building. A 1-story bay window extends into the porch, providing additional undulation to the buildings mass. The three-story building has a hipped dormer extending from the third floor. Affronting Pease Avenue is a side-gable which houses a double hung window. Most windows are replacement double hungs which vary in size, though many have Craftsman sash styles. Casing around the doors and windows is simple, but thick and painted white. With the exception of the foundation, the building is clad in warm grey lap siding with matching corner trim. All roof planes are asphalt shingle.

Gilbert Pease built the house, located at 66 Lakeside Ave., on the corner of Lakeside Avenue and Pease Avenue in 1893. His brother, Captain John Pease, lived there until he was 90 years old. The association of the house with the Pease family, early settlers of Verona, meets the criteria for listing by association with a figure from local history. The impact of the Pease family upon Verona is more notable in the subdivision which stands nearby.

Surrounding Site Features: Overgrown landscaping obscures any appreciation of the property and limits views to/from the lake which was the reason for its original setting.

Historic/Architectural Significance: According to the book "History of Verona" by Grace Kass, "the original Captain William Pease purchased a large tract of land (circa 1847) running up the hill from the west side of Verona Lake almost to the present Essex Fells line." This land comprises nearly one-quarter of the land that makes up present-day Verona and thus is some considerable historic significance. Apparently the house maintains several, significantly unique architectural features on the interior. There are seven ceilings with different patterns pressed into them

that are original to the house. There is also tin trimming in the upstairs hallway and bedrooms where gas fixtures are still found attached to the bedroom ceilings. The original old hinges and doorknobs are still found on the bedroom doors. The main stair layout was altered many years ago from a narrow stairway that turned at a landing to a wider, longer, and straightened stairway, however, the old banisters were retained and reworked into the new stair design. The cellar has massive four-by-eight inch beams that are 16 inches on center. It also has brick piers made out of 12-inch solid masonry. The head height of the cellar is 6'-1".

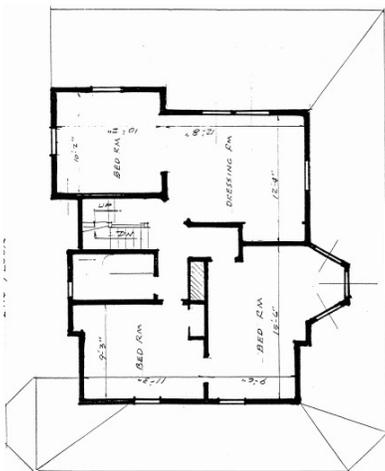
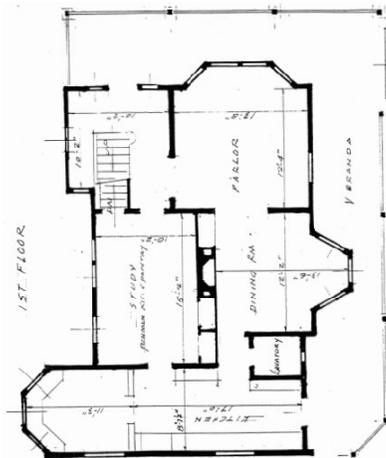
66 Lakeside Avenue (Pease House)

According to the History of Verona by Grace Kass, "the original Captain William Pease purchased a large tract of land (circa 1847) running up the hill from the west side of Verona Lake almost to the present Essex Fells line." This land comprises nearly one-quarter of the land that makes up present-day Verona and thus is some considerable historic significance.

"The homestead was on the corner of Corby Lane (designated around 1859) and now Lakeside Avenue and the present Pease Avenue. (Later Gilbert B. Pease, a younger brother born in Verona, and with Clinton Baldwin, developed all this property under the name of Sunnywood Heights.)

Mrs. Helen Flicker, who has lived here all her life, says her great-great uncle Gilbert Pease built this house in 1893 and there until he was 90 years old. An old map of Verona Township (circa 1893) confirms the presence of this homestead at the northeast corner of Pease Avenue and Lakeside Avenue.

This house has several unique architectural features that are significant. There are seven ceilings with different patterns pressed into them that are original to the house. There is also tin trimming in the upstairs hallway and bedrooms. The gas fixtures are still found attached to the bedroom ceilings. The original old hinges and doorknobs are still found on the doors. The bedroom door is higher than the closet door.



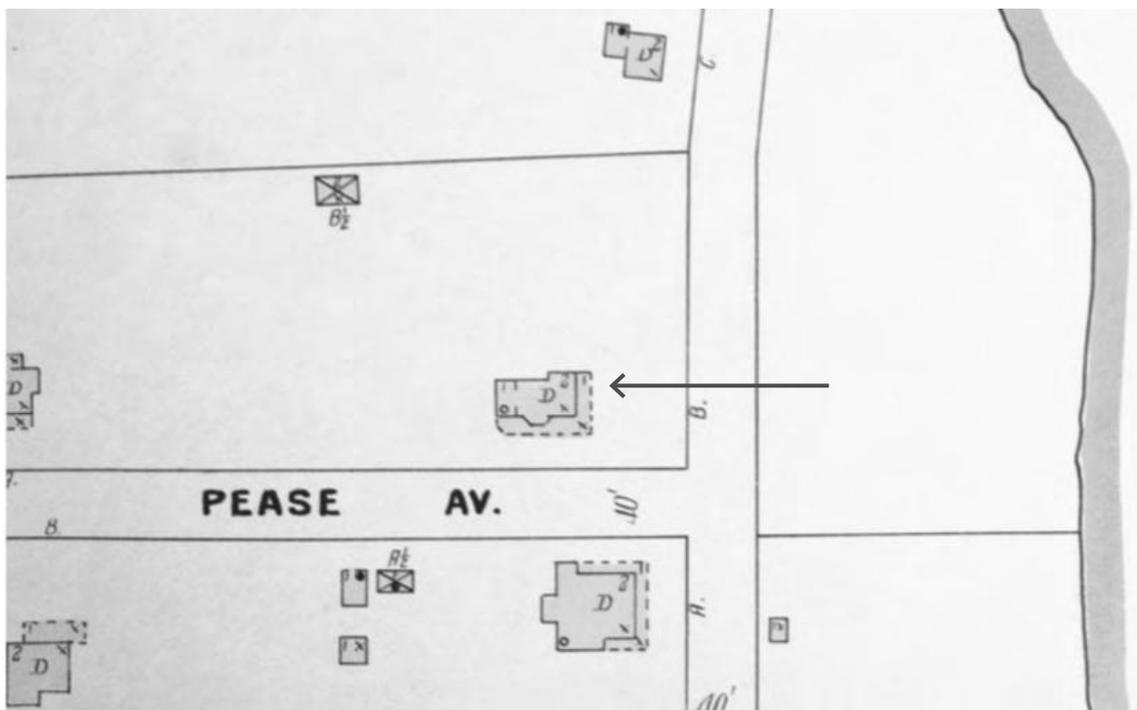
The stairwell layout was changed many years ago from a narrow stairway that turned at a landing to a wider, longer, straight stairway. However, the old banisters were retained. The cellar has four-by-eight inch beams sixteen inches on center. It also has brick piers made out of twelve-inch brick. The height of the cellar is six foot one inch.

The property is wholly within the R-3 zoning district, which requires a lot size of 10,000 square feet. The property is 80 feet by 159 feet or 12,720 square feet.

Summary from the Verona Master Plan



Recommendation: The Pease house has been sided, altered, and is an unremarkable example of circa 1893 vernacular Queen Anne architecture. However, because of its many historical associations, the house should be included as a “Contributing” structure in a larger residential historic district but is not currently register eligible as an individual local landmark.



1907 Sanborn Insurance Map detail



GIS Map



Address/Location: 14 Manor Rd.

Historic Name: Idle Woods

Block #: 612 Lot # 1

Survey # 37

Date(s) of Construction: ca. 1868

Style: Carpenter Gothic

Square Footage: 2,208 SF

Acreage: 0.51

Photograph:

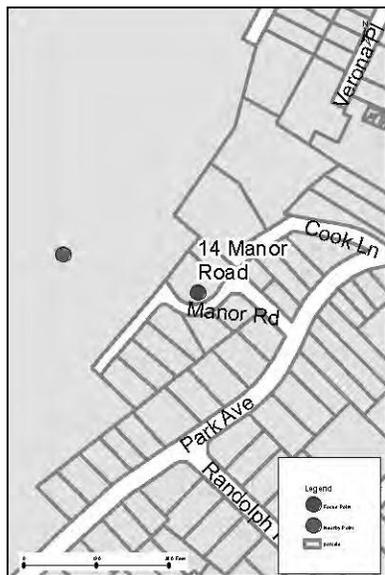


Description: Nestled away from the street by a white picket fence and wall-like hedges, the residence at 14 Manor Road is a wonderful example of the Carpenter Gothic aesthetic. The two-story home has a unique street presence from its combination of window variation and roof styles, even though it is a simple form. Facing the street, one sees a front gable and hexagonal shaped turret. Along the side of the home is another gable (wing) decorated with the same eave trim and brackets as the front of the home. All roof planes are asphalt shingles. Additional details unique to the home are the slender second story windows, which have a pyramid-like arch. Windows are trimmed in white and plum, which match both the eaves and the upper gable, which is board and batten siding. Siding on the home is in an olive hue, with parts of the home being beaded wood siding and other being a wood laid in a brick-like pattern. Under the gable at the front of the home, vines have begun to obscure the siding. While the home appears to have been added onto, it was done in a way that respects the original character of the home. The overall building appears to be well maintained, with the paint and trim showing no obvious neglect.

Surrounding Site Features: Very good contextual significance close to Verona Lake. A detached garage, from the second or third decade of the 20th century, is the only remaining outbuilding.

Historic/Architectural Significance: Romantic Revival style farmhouse based on the pattern book designs of AJ Downing, with center cross gable, decorative porch, French doors, and bay windows, representing the complete updating and sensitive remodeling of a much older house.

Recommendation: Idle Woods has Carpenter Gothic details on a Picturesque, Romantic Revival style house built circa 1868-71. The property was built by Hiram Cook, who developed Verona Lake and many of the neighboring residential areas in the second half of the 19th century. It should be designated as a Contributing resource in any potential Residential Historic District.



GIS Map



1906 Essex Co. Atlas Map detail

According to Verona historian Robert Williams, Idle Woods was saved from imminent danger of demolition around 2010, “Captain Cook, who served in Company D of the 5th New Jersey Volunteers during the Civil War, came to Verona from Morris County in the late 1860s. He undoubtedly heard the reports of a prospective rail line that would extend through the community so he invested in some land and began building for himself and for investment purposes. He first lived in the home with the circular drive at the junction of Park and Sunset, then built and moved to the home on the corner of Sunset and Mountain View.

A beautiful porch was attached to the front of the house and ornate double doors opened to a small vestibule that opened to a double parlor flanked on each end with bay windows. I can only imagine the parties and gatherings that took place in this elegant space. Aside from the signature carpenter Gothic windows, these double parlor ceilings were decorated with Victorian moldings and unique plaster cornices among the nicest I have seen in a country house. The house was gutted in 2011, save for the front double parlors which were kept intact along with nearly all of the original windows and moldings.”



Inset photo of Hiram Cook from circa 1907 and view of Idle Woods during restoration in 2011, from northjersey.com.



Historic photo before much of the Carpenter Gothic was removed



Historic photo of Capt. Cook at the home

Address/Location: 42 Martin Rd.

Historic Name: Enos Martin House

Block #: 910 Lot # 17

Survey # 38

Date(s) of Construction: ca. 1785, 1810, 1884

Style: Colonial with Queen Anne alterations

Square Footage: 1,737 SF

Acreage: 0.31

Photograph:



Description: 42 Martin Road, the Enos Martin House, is a simple side-gabled Colonial with an expanded Queen Anne Bungalow style enclosed porch facing Martin Road. The 1-1/2 story building is raised above a dressed sandstone foundation and accessible through a wooden beveled glass door off Martin Road. The foundation of the expanded porch rests on slender concrete piers. Three gabled dormers punctuate the roofline, with 6/6 replacement double hung windows. All windows, while varying in size, are double hung 6/6 windows. The exception is the porch enclosures, which appear to be operable plexiglass units. The bays of the lean-to porch are filled with lap siding below the unit sill plates. Detailing is extremely basic with square posts and wooden pale beige lap siding. All other trim, including fascia boards, rafters and trim is painted a soft white. The roof is covered in a dark grey asphalt shingle. The brick chimneys have survived in good condition for their age.

Surrounding Site Features: The corner property sits high on a slight hill making it hard to overlook. The deep property allowed for a recent wood workshop/carriage house addition which compliments the main home. There is mature landscaping including a large oak tree at the corner.

Historic/Architectural Significance: The Enos Martin House, built in the late 18th century retains key features of early farmhouse architecture, including an exposed stone fireback on the end wall. The 1-1/2 story frame house has been added to over time, but is still a good example of the “East Jersey Cottage” form typical of Essex County’s colonial domestic architecture. The main block once appeared as the Brower does with “eyebrow” attic windows, but these were expanded to larger dormer windows during the circa 1884 Victorian era improvements.

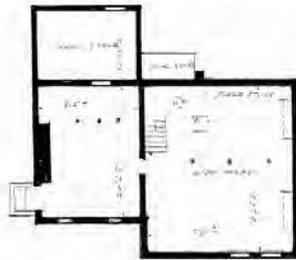
Recommendation: The Martin House is in very good condition on a large contextual lot. Its mix of early architectural styles and sympathetic alterations makes this house eligible for Register listing and designation as an individual local landmark.

42 Martin Road  
(at one time part of Ridge Road)

According to an early map of Verona 1730 to 1887, the first store was opened by John and Caleb Baldwin in 1834. In 1850, a rival store was opened by Alex Gould. In "History of Verona" by Grace Kass 1940, "by 1830 about 50 families clustered on farms on either side of the Old Road (now Claremont Avenue). The Goulds and Martins were listed among those farmers. In the history of the "Priest Homestead," author Alfred Harris writes "the building shown on Martin Road, the street running north and south above Claremont Avenue



is the Enos Martin Homestead, a part of which dates back to the 18<sup>th</sup> century. The building still stands and is located on the north corner of Martins Beach Street."



CELLAR PLAN 42 MARTIN RD  
Scale 1/8" = 1'-0"



SECOND FLOOR 42 MARTIN RD  
Scale 1/8" = 1'-0"

Examination of the cellar of the southern portion of this building reveals tree post supports of the first floor, adzed beams overhead, and two small windows in old stone foundations exhibit age. The floor levels of the southern and northern portions are at different levels as are ceilings and roofs. A six-foot diameter cistern under the old kitchen entry floor is about 1780.



FIRST FLOOR 42 MARTIN RD  
Scale 1/8" = 1'-0"

The property is currently located wholly in the R-4 zone district wherein the minimum lot size is 8,400 square feet. The existing dwelling is on a conforming parcel containing 12,784 square feet.

Summary from the Verona Master Plan

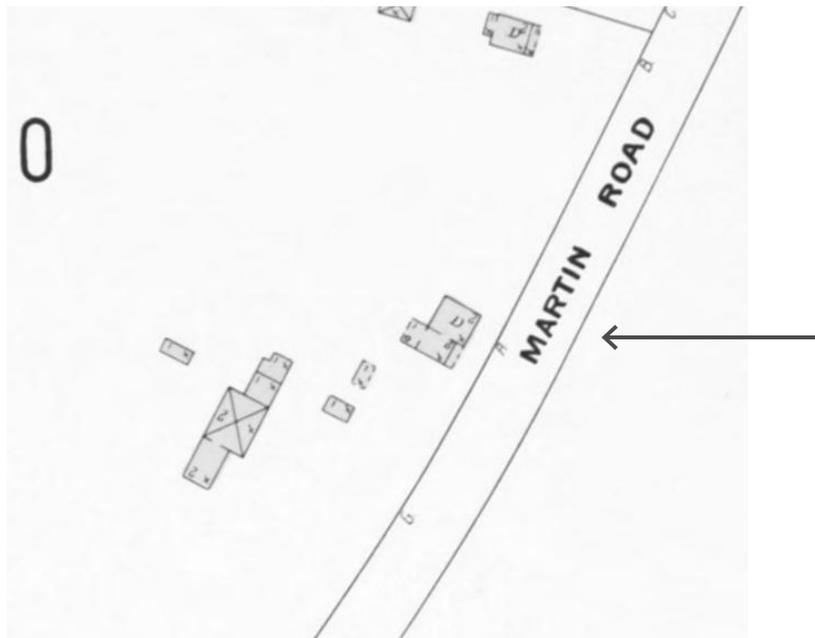




Historic Photo - ca. 1785 house is on the left, ca. 1810 East Jersey Federal house is on the right



GIS Map



1907 Sanborn Insurance Map detail - note the large farm area and numerous agricultural outbuildings across what is now Beach Street

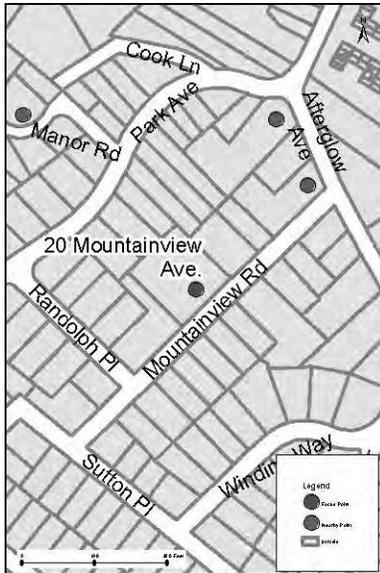
Address/Location: 20 Mountainview Rd.  
 Block #: 606 Lot # 22  
 Date(s) of Construction: (ca. 1870), 2017  
 Square Footage: 4,009 SF  
 Photograph:

Historic Name:  
 Survey # 39  
 Style: Italian Villa  
 Acreage: 0.80



Description: Located behind full-grown trees, 20 Mountainview Road is an Italian Villa residence with a steep slope front gable. Immediately noticeable upon facing the building is a large arched entry. The entry is double doors, with large beveled glass following the shape of the arch. Over the large entry doors is a bulky gabled overhang. Most windows, with the exception of the faceted double hung windows in the first floor bay, are slender double hung windows with arched outer sash, 2-over-2. The body of the building is stucco, with detail limited to the entry and gable vergeboards and brackets. The building is painted a burnt orange color, while the all roof planes are clad in a grey asphalt shingle. An original lantern or tower with cupola has been removed.

Update: The house was demolished in 2016. Rendering of new house above. See photo of original home below for its description.



GIS Map



Address/Location: 24 Montrose Ave.

Block #: 1807 Lot # 13

Date(s) of Construction: ca. 1950

Square Footage: 2,292 SF

Photograph:

Historic Name: United Methodist Church

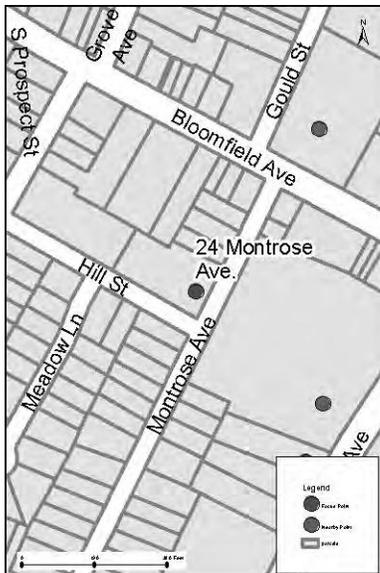
Survey # 41

Style: Eclectic Italianate

Acreage: 0.73



Description: Located at the corner of Montrose and Hill Street, 24 Montrose Avenue, the Verona United Methodist Church is an Akron plan building, trimmed in Italianate detail, specifically in the central turret. This lantern, the tallest and most noticeable feature, is hexagonal in plan, with three arched windows in each facet. Above the arched windows is a simple copula, where on top rests a weathervane. The Montrose and Hill Street façades are imposing, with large arched stained glass windows (possibly Tiffany) below moderately pitched gables. At the corner of Montrose Avenue and Hill Street is an hexagonal turret with each facet having arched stained glass window. All stained glass windows have a limestone keystone centered above each arch. There are gabled entries at each street and the corner of the octagonal turret. Around the building is a limestone water table. The building is predominately yellow brick, with rafter trim and gutters being a dark brown. The central turret is painted a sandstone color, as is the copula. All roof planes are clad in brown asphalt shingles.



GIS Map

Historic/Architectural Significance: An unusual eclectic style building of yellow brick, the Methodist Church is dominated by an Italianate hexagonal lantern on top, reminiscent of 19th century tabernacle buildings erected by the Methodists in NJ vacation communities such as Ocean Grove and Ocean City.



Address/Location: 12 Orchard St.  
Block #: 1605 Lot # 49  
Date(s) of Construction: ca. 1926  
Square Footage: 1,542 SF  
Photograph:

Historic Name: Gould House  
Survey # 42  
Style: American Foursquare  
Acreage: 0.32



Description: 12 Orchard Street is a 2-1/2 story hipped roof American Foursquare. Stepped above grade and set on a brick foundation, there is a full width front porch divided into two bays with thick, tapered square columns that sit on brick bases. There is a gable roof over the entry, trimmed in period detail and a two-story bay window protrudes beyond the main building. Hip dormers with large overhanging eaves penetrate each main hip roof on the third floor. Window sizes vary, but are all 6/1 double hung windows. The mass of the building is covered in lap siding, painted a sky blue color. All trim around window, doors and gutters is wood painted white. The porch fascia and corner brackets are white, trimmed in darker blue. All roof planes are clad in a grey asphalt shingles.



GIS Map

Surrounding Site Features: The streetscape is intact and the home's setting remains relatively unchanged over time. A 1-car gable roof garage sits behind the house which enhances the property's historic integrity.

Historic/Architectural Significance: 12 Orchard Street is a typical Main Street "American Foursquare" style New Jersey home from the mid-1920s.

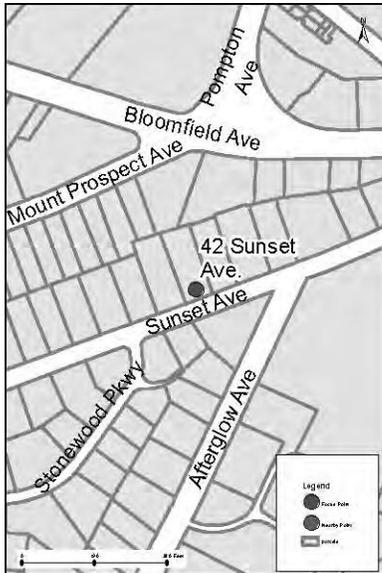
Recommendation: The home is not register eligible but the Gould House property could be designated as a Contributing resource in a potential Fairview Avenue Residential Historic District.

Address/Location: 42 Sunset Ave.  
Block #: 203 Lot # 34  
Date(s) of Construction: ca. 1925  
Square Footage: 2,880 SF  
Photograph:

Historic Name: William C. Young House  
Survey # 43  
Style: Dutch Colonial with Shingle elements  
Acreage: 0.33



Description: 42 Sunset Avenue is a 2-1/2 story Dutch Colonial with Shingle influence. The elevation facing Sunset Avenue is dominated by the third floor end-facing gambrel roof. Off the side is a transverse gambrel. Windows are all similar sized period double hung windows. Most have a 6/6 muntin configuration. The third floor is unique as it is three mullied windows, with a centered radial transom. These windows are fixed with similarly proportioned pane sizes. A bracketed gable overhang defines the entry. Horizontal bands visually break up the mass of the building. The first floor is clad in lap siding, painted a muted green-blue. The second and third floors, painted a similar color, are clad in cedar shingle siding. All trim around window, doors and rafters are maroon, gold and beige. All roof planes are clad in a gray asphalt shingles.



GIS Map

Surrounding Site Features: Very good streetscape visual context comprising numerous large examples of Colonial Revival style homes worthy of further study.

Historic/Architectural Significance: Though the Tax Assessor lists this home as dating from 1871, there were no homes on the north side of Sunset according to the 1906 and 1907 maps. William Young was the property owner in 1928 and probable builder of the home. The house retains a high degree of architectural interest and material integrity.

Recommendation: The property should be designated as a Contributing resource in a potential Sunset Avenue Residential Historic District.

Address/Location: 79 Sunset Ave.

Historic Name: Corby Farm (JC Shaffer House)

Block #: 501 Lot # 38

Survey # 44

Date(s) of Construction: ca. 1771

Style: Colonial

Square Footage: 3,490 SF

Acreage: 0.35

Photograph:



Description: 77-79 Sunset Avenue, known as the Corby Farm, is a two-story Colonial House with later Revival alterations and additions. It is perhaps the oldest dated house in the entire Township. Facing Sunset Avenue is an end gable with a centered first story bay window. There is a wrap around porch divided into multiple bays with by square, period column posts. Centered on the older section is a front facing gable dormer. Within this gabled dormer are two mullioned double hung arched 4/4 windows. Window sizes and types vary in size, however most are vinyl replacement double hung. Muntin layout also varies throughout the fenestration. Several windows have dark shutters that match other trim around the building. The building is clad in a pale yellow wood lap siding. Wood trim around the windows, corner boards and rafter fascia are white. The roof is clad in a dark asphalt shingles. There is a historic brick end chimney off the older 1-1/2 story northern section.

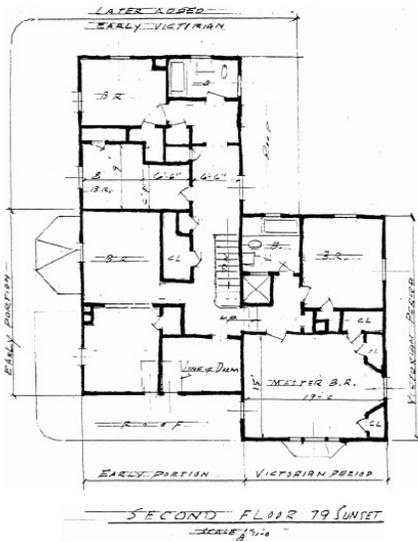
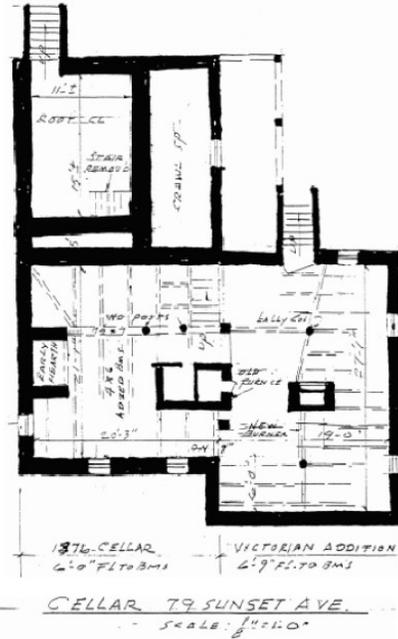
Surrounding Site Features: The property sits at a prominent bend in the road adjacent to a brook, indicative that it predates the Township's street system. The mature landscape, foliage and historic setting is well maintained and streetscape visual integrity is high.

Historic/Architectural Significance: This is an early farmhouse at the core, with extensive mid-nineteenth century additions in the Picturesque style. It was owned by the Baldwin family, prominent settlers and owners of significant property in this section of town in the 19th century.

Recommendation: The property should be designated as a "Key" or Contributing resource in a potential Sunset Avenue Residential Historic District. The house is also state and national register eligible, or could be designated as an individual local landmark because of its importance.

77 Sunset Avenue (Farm House)

According to History of Verona by Grace Kaas published in 1940, Mr. Butters followed “an Indian trail through dense woods and settled near the Pompton Pike in 1730.” Later, in 1776, Nathaniel Baldwin settled near the intersection of Prospect and Butterstown Road, now called Sunset Avenue. Early maps indicate the date of Butterstown Road to be 1833, but it was probably 1776 as Mr. Butters holdings were incorporated then and the properties of Nathaniel Baldwin, Calvin Schaffer at 79 Sunset Avenue, and others were included. In 1870, an effort was made to build a railroad through Verona. A map indicating the proposed Erie railroad right-of-way shows the owner of 79 Sunset Avenue to be a Susan Schaffer, probably a descendent of Calvin Schaffer. The earliest records of ownerships at the town assessor’s office shows Florence Whitaker in 1917 with John Subrug Jr. taking over in 1939 and Mary Scafer in February 1939 for one day. In 1945, E. Woodward Allen became owner for thirty-three years to 1978. Denis Whit took ownership to 1987. The present owner is Mrs. Barbara Keisewetter. Exterior repairs and alterations to the interior has taken place



under the new owner. The cellar, 20 feet 3 inches by 21 feet 1 inch, in the northwest portion of the house reveals age in the 7 and one-half feet by 7 feet adzed girder with 4 inch x 8 inch adzed beams pegged into the girder. The columns are tree posts typical of very early construction. A huge early strong hearth and headknocking ceiling heights and very small widows in 3 feet thick hand laid stone foundation walls also exhibit age. Adjacent to the cell but separated by a 5 foot thick wall was a 11 foot by 15 foot cellar. This must have been a root cellar, entered then by stairs long removed.

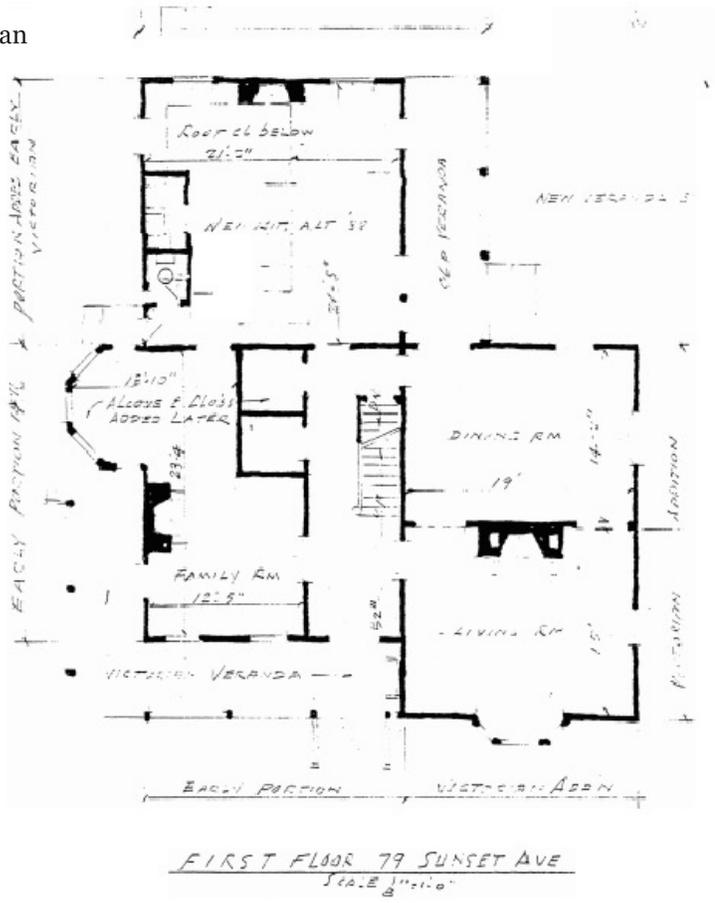
Summary from the Verona Master Plan



Drawing from the Verona Master Plan



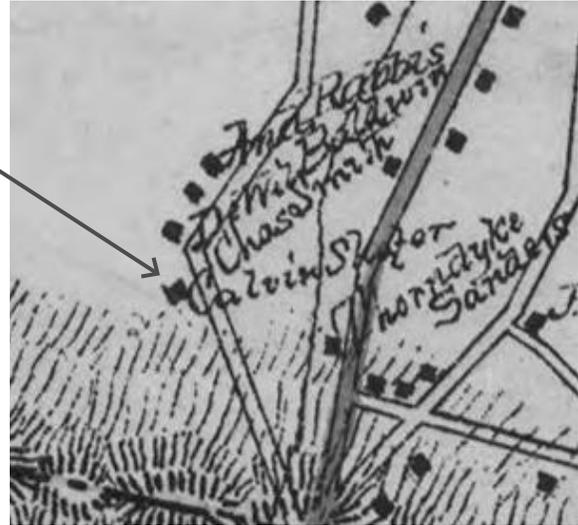
GIS Map



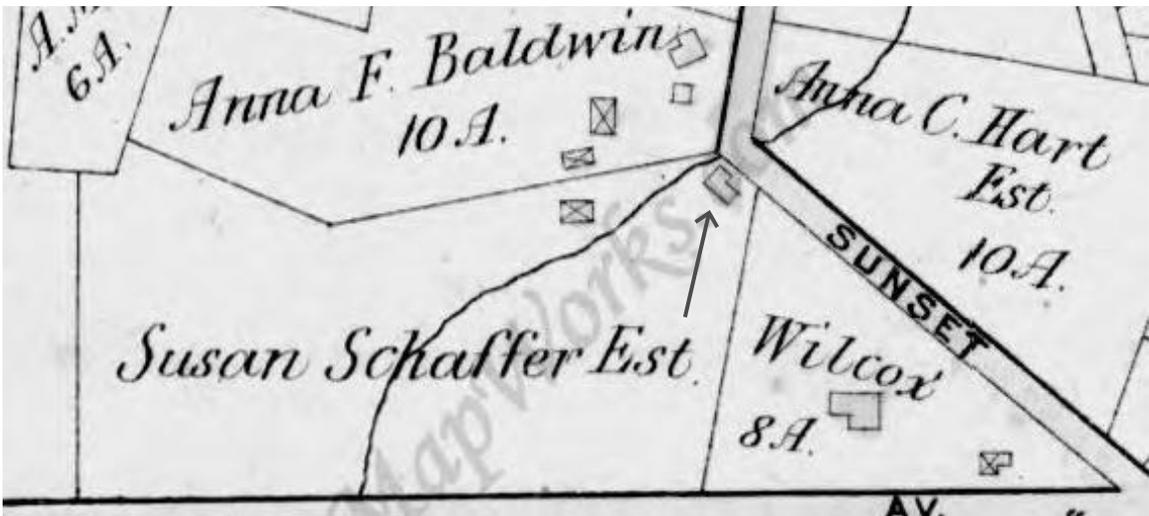
FIRST FLOOR 79 SUNSET AVE  
SCALE 3/8"=1'-0"



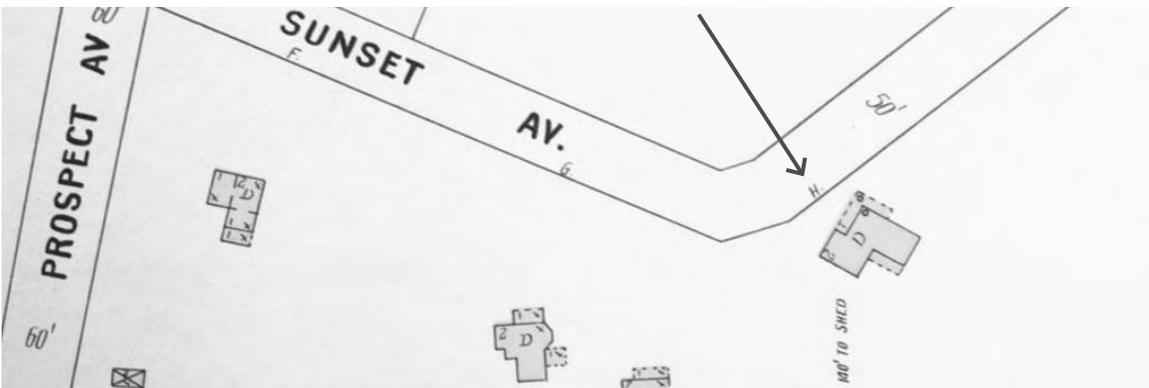
1850 Essex Co. Atlas Map detail



1877 Essex Co. Atlas Map detail



1906 Essex Co. Atlas Map detail



1907 Sanborn Insurance Map detail

Address/Location: 83 Sunset Ave.  
Block #: 501 Lot # 37  
Date(s) of Construction: ca. 1931  
Square Footage: 2,748 SF  
Photograph:

Historic Name: David M. Ramsay House  
Survey # 45  
Style: National Folk  
Acreage: N/A



Description: This circa 1931 residence was likely an outbuilding from the adjacent Corby Farm that was subdivided and adaptively transformed into a home sometime in the 1920s prior to 1928. Finished in the National Folk style, 83 Sunset Avenue is set back from the main road, directly adjacent to a small brook. The 1-1/2 story building main mass is a side and end gable, with punctuations of shed and gable dormers into the roof. The gable profile is replicated for the entryway over the front door, supported by simple square posts. Directly adjacent to the entry is a one-story box bay with three mullied double hung windows. On the building's eastern façade the second story is set back from the first floor breaking down the building's mass. Windows vary in size, but are all vinyl replacement double hung. Many, especially all on the first floor, are 6/6.

Only the mullied double hungs on the second floor in the front facing gable have shutters, painted a dark navy. The building is clad in a sky blue lap siding. Trim around the windows, corner boards and rafter fascia are white. The roof is clad in cool grey asphalt shingles. No chimneys were visible for inspection.

Surrounding Site Features: The property is a flag lot, which opens up towards the rear and contains heavily foliage. The house is set far back off of Sunset Avenue.

Historic/Architectural Significance: Possible outbuilding or carriage house for the neighboring Corby Farm property at 79 Sunset, which has been adaptively reused as a residence.

Recommendation: The property could be designated as a Contributing resource in a potential Sunset Avenue Residential Historic District.



GIS Map

Address/Location: 89 Sunset Ave.  
 Block #: 501 Lot # 35  
 Date(s) of Construction: (ca. 1815), 2003  
 Square Footage: 3,384 SF  
 Photograph:

Historic Name: Baldwin Home  
 Survey # 46  
 Style: Contemporary Colonial  
 Acreage: 0.46



Description: The original building at 89 Sunset Avenue was demolished in 2003. In its place stands an American builder mansion detailed with contemporary vinyl siding.

Surrounding Site Features: The brick pillars, gated entrance drive and modular pavers are completely out of context with the neighborhood streetscape.

Historic/Architectural Significance: The demolished home was a Baldwin family house, in a simple late 19th-century Shingle Style, created by thoroughly remodeling an earlier farmhouse which dated to at least pre-1820, if not earlier. The old house appeared on every map of Verona next to the Corby Farm. This loss makes a difficult case for a future Sunset Avenue Residential Historic District, since the Baldwin House would have been directly in the center of it.



GIS Map

Recommendation: The property would be a Non-Contributing resource in any potential Historic District.



Historic Photo - note the dressed dark sandstone foundation

Address/Location: 108 Sunset Ave.  
 Block #: 201 Lot # 40  
 Date(s) of Construction: ca. 1840s, 1890s  
 Square Footage: 2,990 SF  
 Photograph:

Historic Name: Marshall Baldwin House  
 Survey # 47  
 Style: Queen Anne Stick  
 Acreage: 0.24



Description: 108 Sunset Avenue is an old homestead updated and added onto in the 1890s in a fashionable Queen Anne Stick style. Today the home is adjacent to the Montclair Golf Club. The three-story home’s most notable design feature is its front facing hipped tower, which extends off the main gabled building. There is a semi-circular two-story addition out the west façade and a wrap around porch to the east, supported by simple turned posts. Windows vary in size, but are all vinyl replacement double hung, typically 2/2. The exceptions are the third floor, which on the front façade appear to be casements. Windows are trimmed in a color similar to that of the porch posts and fascia. The building is covered in a white vinyl siding, with the third floor and semi-circular addition clad in a white scalloped wood siding. The roof is clad in a gray asphalt shingles.



GIS Map

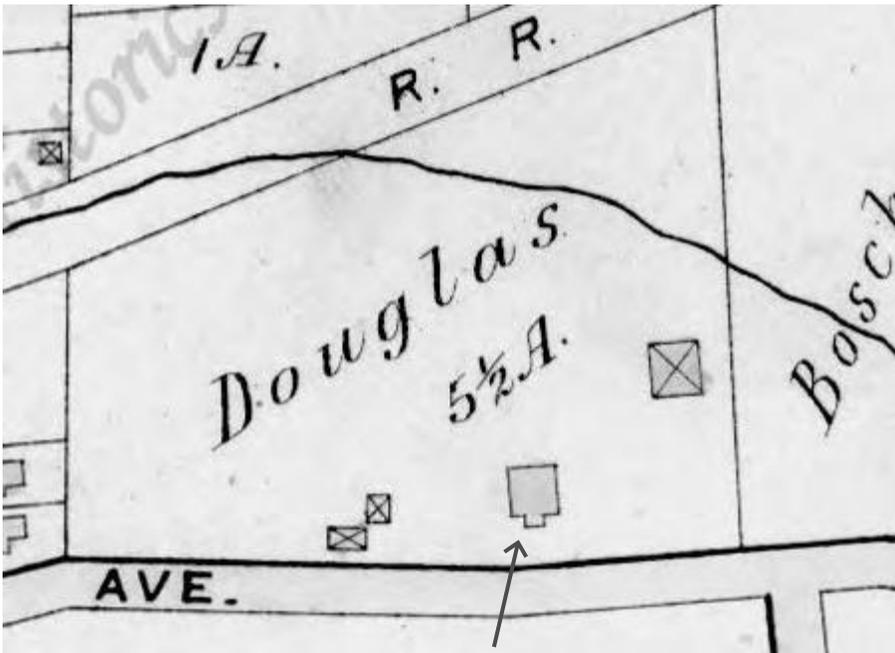
Surrounding Site Features: This is probably the oldest house along this area of the street and retains an early 20th century appearance with mature landscaping and streetscape interest.

Historic/Architectural Significance: The Marshall Baldwin House is an example of an early farmhouse transformed into a later Queen Anne style with Stick elements. Built circa 1890, the wood shingle and board & batten clad structure is articulated by a 3-story square tower with pyramidal roof intersecting with the main gabled body of the house. Marshall Baldwin was known locally for a skin cancer cream and had a carpet Cleaning and wood sawing business in an outbuilding according to the period maps.

Recommendation: The property could be designated as a Contributing resource in a potential Sunset Avenue Residential Historic District.



Historic photo



1906 Essex Co. Atlas - note Prospect has not yet been extended past Sunset

Address/Location: 181 Sunset Ave.  
 Block #: 606 Lot # 19  
 Date(s) of Construction: ca. 1887, 1911  
 Square Footage: 3,680 SF  
 Photograph:

Historic Name: Captain Cook Villa  
 Survey # 48  
 Style: Carpenter Gothic/Second Empire  
 Acreage: 0.26



**Description:** Located at the corner of Sunset Avenue and Mountainview Road, 181 Sunset Avenue is a unique Carpenter Gothic with Second Empire details including a prominent mansard roof. The 2-story house is asymmetrical and capped by a mansard cupola tower. The home is nestled at the top of the gentle slope away from Sunset Avenue. There is a corner-facing wrap around porch, which has been enclosed with vertical picture windows. Above the windows are rectangular transoms. A single-story box bay with one large picture window extends towards Sunset Avenue. The roof of the building is a concave mansard that pitches to a hipped roof beyond the curb line. Projecting from the mansard roof are simple shed dormers. Each dormer houses a 6/1 double-hung window, trimmed in period scrolled surrounds. The mansard cornice brackets around the entire roof and copula, spaced tightly together and painted black, similar to the scroll detail found on the dormered windows. Identical detailing is found on the cupola, which has additional design elements such as a set of paired windows and an inset wood panel with diamond motif. The mansard of the cupola has small shed dormers that house picture windows. Windows on the first floor are larger and done in a 2/2 muntin configuration. All trim around the building is white, exceptions being for the cornice brackets and window scrolling, which are black. The mass of the building is clad in a wood lap siding, painted yellow. The roof is covered in grey asphalt shingles.

**Surrounding Site Features:** This corner property has ample yard frontage amidst a mature landscape setting and a high degree of streetscape integrity, although a nearby historic home on Mountainview was recently demolished.

**Historic/Architectural Significance:** A well-preserved example of an unusual type, the Mansard-roofed cottage. It was built about 1877 by local entrepreneur and builder, Hiram Cook, with Carpenter Gothic details which have been since removed.

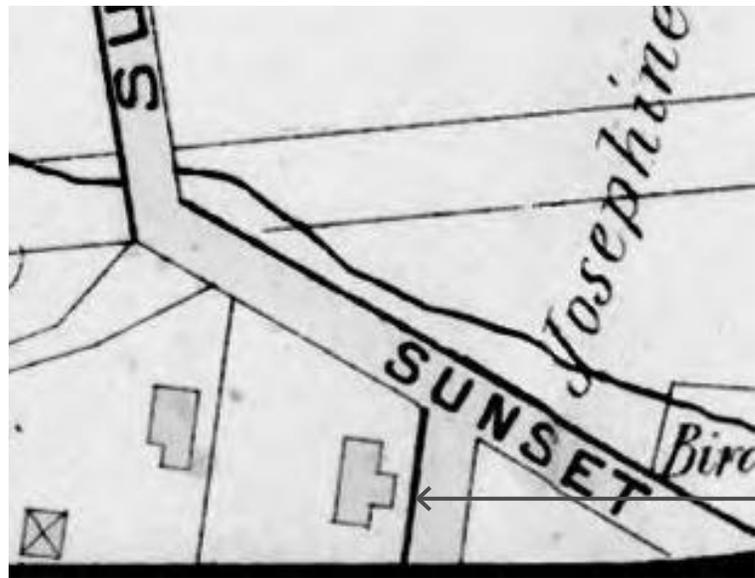
**Recommendation:** The property could be designated as a Contributing resource in a potential Sunset Avenue Residential Historic District.



Historic photo before much of the Carpenter Gothic was removed



GIS Map



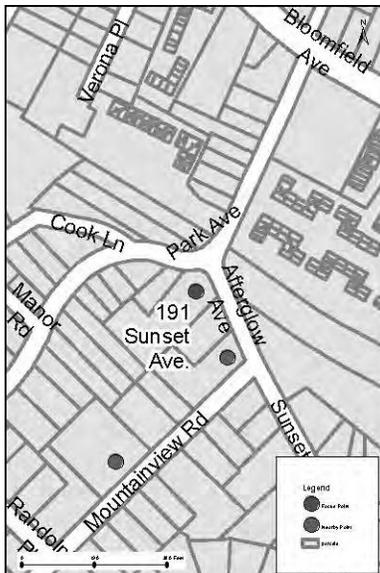
1906 Essex Co. Atlas Map detail - note 191 Sunset to the left

Address/Location: 191 Sunset Ave.  
 Block #: 606 Lot # 17  
 Date(s) of Construction: ca. 1869  
 Square Footage: 2,620 SF  
 Photograph:

Historic Name:  
 Survey # 49  
 Style: Queen Anne with Folk-National elements  
 Acreage: 0.62



Description: Located at the intersection of Sunset Avenue and Park Avenue, 191 Sunset Avenue is an Queen Anne with Folk National elements farmhouse surrounded by trees and set back from roadways. The two-story building is a gable-end facade featuring a hipped roof tower (which aligns with the height of the gables) and one-story addition that projects beyond the front-facing gable. The diminutive tower, which has no windows, housed the entry door, which is covered by a gabled overhang. Additionally, there is a one-story box bay window that projects out the front gable, with windows on all facets. Windows vary in size, but are typically vinyl replacement double hungs with either a 4-over-4 or 8-over-8 muntin layout. Around the windows of the front gable there are black non-operable, non-original shutters. All faux trim around the building is cream, including the window trim and front entry gable. The mass of the building is clad in a grey shaker siding. The roof is covered with cool grey asphalt shingles.



GIS Map

Surrounding Site Features: Corner property set back from the street with period carriage house and mature landscaping.

Historic/Architectural Significance: A gable-end facade house enriched with a diminutive corner tower. It includes Gothic-style windows, a decorative front portico, and shingle siding. It was constructed by Hiram Cook in 1869, making it the earliest of his houses on the south side of Verona Lake.

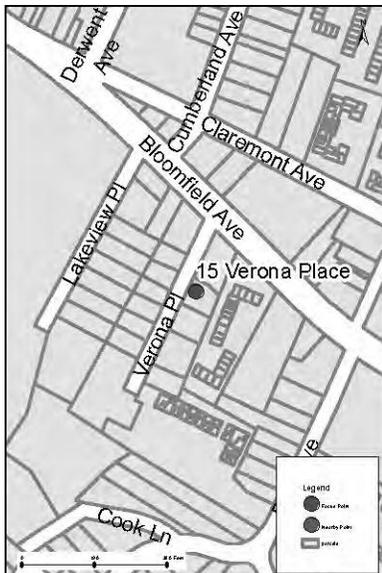
Recommendation: The property could be designated as a Contributing resource in a potential Sunset Avenue Residential Historic District.

Address/Location: 15 Verona Pl.  
 Block #: 613 Lot # 4  
 Date(s) of Construction: ca. 1862  
 Square Footage: 2,625 SF  
 Photograph:

Historic Name:  
 Survey # 50  
 Style: Greek Revival  
 Acreage: 0.14



Description: Located just off of Bloomfield Avenue, 15 Verona Place is a three-story side-gabled building with an enclosed front porch and full width third-story shed dormer. The foundation is a coated concrete block. Basement window fenestrations are visible from Verona Place. The first floor, raised above grade, has an enclosed wrap around porch extending from the main body of the building. Mulled double hung windows enclose the one story porch. At the opposite corner, the building is cutaway and the second floor projects beyond. In that facet is a double hung window. Windows are all vinyl double hung, with the third floor being paired together. Some windows, especially on the front façade, have a pair of non-operable shutters. All trim around the building is white, including the window trim and shutters. The mass of the building is clad in a warm grey aluminum siding. The roof is covered in cool grey asphalt shingles.



GIS Map

Surrounding Site Features: This part of Verona is undergoing redevelopment because of its proximity to Bloomfield Ave. and the downtown.

Historic/Architectural Significance: None. There is almost nothing left of an original house to date or study. The interior was not accessible to determine or confirm age of the home.

Recommendation: Because of misguided alterations, the property would be a Non-Contributing resource in any potential Historic District.

Address/Location: Lakeside Ave.  
 Block #: 2501 Lot # 2  
 Date(s) of Construction: ca. 1920  
 Landscape Architect: Olmsted Brothers  
 Photograph:

Historic Name: Verona Lake Park  
 Survey # 52  
 Style: City Beautiful  
 Acreage: 54 ac.



Description: Bordered by Bloomfield Avenue and Lakeside Avenue, Verona Park is a 54-acre park with a large lake. Weeping willows and winding pathways, which are illuminated at night, surround the lake. Near the center of the park is an arched pedestrian bridge, which provides access from Lakeside Avenue to the boathouse and concert area. The Boathouse is an expansive, Tudor influenced one-story building on the property. The building is a combination of hip roofs and front-facing gables. The building's main mass is brick, with half-timbering in the gables. The Boathouse sits directly on the lake and has views out to the entire park. Since the land was first acquisitioned in 1920, Verona Park has been used for a verity of activities including boating, skating, tennis, picnics and band concerts.

Surrounding Site Features: Outstanding historic and landscape architectural design context.

Historic/Architectural Significance: The history of Verona Park can be traced back as early as 1814, when a Doctor Bohn dammed the Peckman River, which was an old swamp for a grist mill. The water behind that dam formed a 13-acre Lake. Later this beautiful lake surrounded by weeping-willow trees and winding paths became an ideal location for family activities. Verona Lake proved a popular attraction for weekend picnicking by the 1890s, with commercial boathouses and concession stands. Meanwhile, the Trolley that ran up Bloomfield Avenue from Newark brought additional visitors.

Verona Lake Park's first land acquisitions occurred in 1920; this action was delayed only due to economic conditions caused by World War I. Initially, acquiring part of this land owned by the Erie Railroad Company required an agreement allowing the ERC to retain a right-of-way across the park by means of a bridge. (Sketches showed a bridge with a series of high arches that spanned the lake and roadway.) Fortunately, this bridge never materialized. Instead, the existing arched pedestrian bridge over the lake presents a quaint architectural highlight.

State and National Register of Historic Places

Verona Lake Park<sup>5</sup>

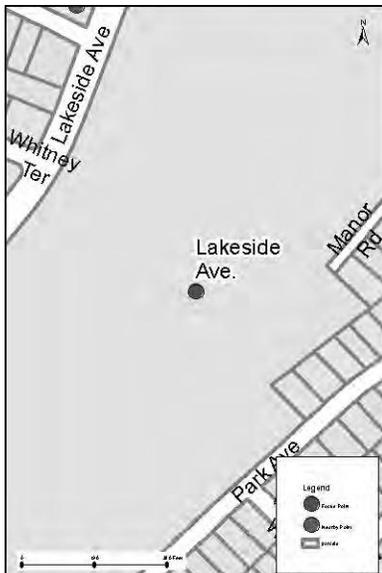
Summary from the Verona Master Plan

The history of Verona Park can be traced back as early as 1814 when Doctor Bohn dammed the Peckman River, which was an old swamp, for a grist mill. The water behind that dam formed a 13-acre Lake. Later this beautiful lake surrounded by weeping willow trees and winding paths became an ideal location for family activities. The Lake was a popular attraction for weekend picnicking by the 1890s, with commercial bathhouses and concession stands. The trolley that ran up Bloomfield Avenue from Newark brought additional visitors. The first land acquisitions for the park were made in 1920. Demand for acquisition of this desirable tract had been increasing for some time, but action was delayed due to economic conditions caused by World War One. To acquire part of this land owned by the Erie Railroad Company, an agreement was made allowing the railroad to retain a right-of-way across the park by means of a bridge. Sketches showed a bridge with a series of high arches that spanned the lake and roadway. Fortunately, this bridge never materialized. Instead, the existing arched pedestrian bridge over the lake presents a quaint architectural highlight.



Local citizens conceived the idea of a formal Verona Lake Park around the lake, joining with the Essex County Parks Commission to purchase enough land by the 1920s to bring the total area of the Park to 54 acres. Essex County later brought in the Olmsted Brothers Landscape firm to design a showcase public space, just as the Olmsted Brothers had done for New York City's Central Park a generation earlier. The landscape plans prepared by the Olmsted Brothers were approved the same year Verona Park was acquired. Actual development did not start until several years later due to court proceedings concerning condemnation of some of the land. There was no

inconvenience to the public during the delay because the park was already being used for boating, bathing, skating, picnics, and band concerts.



GIS Map

Recommendation: The Park should be designated as an individual local landmark or as part of larger historic districts. The Township should also seek state and national recognition so the history of the property is recalled and archaeological work may be carried out if any disturbance takes place. The development that took place here by the Verona Lake and Park Association is an important and unique part of the town's history. The Association was created in 1900, although for 30 years prior Hiram Cook and his family had operated a recreational facility here. Commercial recreation gave way to public ownership in 1920, when the Lake was purchased by the Essex County Park Commission, and the landscape redesigned by the noted Landscape Architecture firm Olmsted and Sons.

Address/Location: Second Mountain

Historic Name: White Rock

Block #: Lot #

Survey # 52

Date(s) of Construction: Paleoindian Period

Style: N/A

Photograph:



Description: Rather than a part of the built environment, the White Rock is the centerpiece of a stunning natural environment. However, the rock's location atop the Second Mountain and its recognizable form have long made it a meeting place for human activity, and the site is associated with local history for two hundred years. There may well be archaeological evidence in the area not only of gatherings since 1805, but of Native American presence at the rock. A cut stone marker, delineating the town line as established in 1907, is visible nearby. Allegedly one of the first religious meeting places in Verona in the early 1800's, White Rock sits high atop Second Mountain. It is centered in a stunning environment, which used to have an excellent view of the Verona Valley. Recently, the surroundings have become shrouded by trees, creating a barrier between the old history of White Rock and the modern bustle in the valley below. No written records are known to exist about the early activities at the White Rock. Only the local stories offer a glimpse of its importance as a meeting site. Many of these stories have been handed down orally from generation to generation.

Surrounding Site Features: Open space is not well interpretive signed nor easy to find.

Historic/Architectural Significance: This landmark boulder sitting high atop the Second Mountain is the centerpiece of a stunning environment, as well as the focus of local stories and history concerning its use as an important meeting site. No written records have been found about early activities at The White Rock. However, according to stories that have been handed down from generation to generation, the White Rock was supposedly one of the first religious meeting places in Verona in the early 1800s.

For many years the land around and below the White Rock was cleared, thus providing an excellent view of the Verona Valley. Today, the landmark boulder sits in obscurity shrouded by trees that protect it from the modern sights and sounds in the valley below.

### The White Rock

This landmark boulder is high atop the second mountain. It is the centerpiece of a stunning environment as well as the focus of local stories and history concerning its use as an important meeting site. No written records have been found about early activities at the rock. However, according to stories that have been handed down from generation to generation, the White Rock was supposedly one of the first religious meeting places in Verona in the early 1800s.

For many years the land around and below the White Rock was cleared, thus providing an excellent view of the Verona Valley. Today, the landmark boulder sits in obscurity shrouded by trees that protect it from the modern sites and sounds in the valley below. In fact, the White Rock is now located in the Hilltop Parkland and is therefore protected from potential development.



Summary from the Verona Master Plan

**Recommendation:** Recognition as an individual local landmark. The land surrounding the rock should be kept for public use and gathering, and the rock and town line marker designated as local landmarks for their strong association with local history, particularly of religious denominations. There should be particular awareness of the archaeological potential at this site, and any proposed digging (for road or parking installation, for instance). should be preceded by at least a preliminary investigation by a qualified archaeologist. Part of the rock's value was as the site of a tremendous view from the Second Mountain east and south across Verona. Reopening the view would enhance its historic significance.

Address/Location: 10 Cambridge Rd.

Historic Name:

Block #: 104 Lot # 15

Survey # 53

Date(s) of Construction: ca. 1919

Style: Tudor Revival

Square Footage: 3,910 SF

Acreage: 0.52

Photograph:



Description: Set on a gentle incline and back from the street, 10 Cambridge Road is a large, 2-1/2 story residence. Done in a subdued Tudor style, the building is first distinguished by its stone and white stucco exterior. The building's south and north corner, where there is a three-story front facing gable, are clad in a dark river rock, which terminates into the stucco. The gable is capped in a patina copper. The roof is a steep slope hip, with two shed dormers, extending out to the street-facing façade. Windows vary around the building, with the most interesting being on the first floor. There is a leaded glass thermal window, set into the river rock on the southern edge of the building. Additionally, next to the thermal window embedded in the stucco, are floor-to-ceiling casement windows, in a 12-pane configuration. Around both floor-to-ceiling window sets are an inset arched detail in the stucco. Windows on the second floor are typically ganged double hung windows, with a 2-over-2 muntin configuration. Windows are trimmed in a dark forest green, while the gutters are trimmed in white. The roof is covered in a dark brown asphalt shingle.

Surrounding Site Features: Besides the few historic houses, Cambridge Road has poor architectural integrity and provides a muddled visual streetscape inappropriate for designation.

Historic/Architectural Significance: 10 Cambridge Road is a large eclectic Tudor Revival home built circa 1919. The house is a 2-1/2 story, 8 bay stone and stucco clad residence with a hipped roof and dominated by a 2-story gabled stone wall dormer, blind round arches inset on French doors and elaborate window groupings.

Recommendation: The property could be designated as a Contributing resource in a potential Kip's Castle Residential Historic District.

Address/Location: 16 Cambridge Rd.

Historic Name: Windy Gables

Block #: 104 Lot # 16.01

Survey # 54

Date(s) of Construction: ca. 1923

Style: Tudor Revival

Square Footage: 4,402 SF

Acreage: 0.55

Photograph:



**Description:** Set back from the street by topography and retaining walls, 16 Cambridge Road is a three-story Tudor influenced residence. Two prominent front facing gables first distinguish the building. The second and third floors project from the first floor and are supported by prominent wood brackets. The rafters of the gables are prominent. The house is clad in an off white stucco, with half-timbering occurring on the second floor. Additional Tudor details around the building are cloverleaf cutouts above the entry and arched entry door. Leaded glass side panels flank the entry door, while other windows around the first floor are leaded glass casements, ganged in four, with 16 total panes. Second floor windows are cottage style, varying in width. The cottage fenestration have a diamond pattern on the top sash and 12 panes on the lower sash. Windows are trimmed in a dark brown, as is the timbering and rafters, while the gutters are trimmed in a color that matches the stucco. The roof is a steep slope side-facing gable, with a single shed dormer extending out to the street-facing façade. The roof is clad in period slate.

**Surrounding Site Features:** The property fronts on both Cambridge and on an adjacent cul-de-sac with poor architectural and historic integrity. Stone walls facing Cambridge are contextually fitting though the viewsheds and streetscape are not distinguished.

**Historic/Architectural Significance:** 16 Cambridge Road is a large Tudor Revival 2-1/2 story, 4 bay, rectangular plan wood frame residence built circa 1923. The half-timber and stucco clad structure is articulated by a variety of steeply pitched gables, some forming bracketed box bays, leaded windows and exposed rafter tails.

**Recommendation:** The property could be designated as a Contributing resource in a potential Kip's Castle Residential Historic District.

Address/Location: 9 Crestmont Rd.

Block #: 205 Lot # 7

Date(s) of Construction: ca. 1921

Square Footage: 2,782 SF

Photograph:

Historic Name:

Survey # 55

Style: Colonial Revival Bungalow

Acreage: 0.61



Description: 9 Crestmont Road is a simple 1-1/2 story, 3 bay Colonial Revival Bungalow residence. The building is a side-gable, which in the front overhangs the porch. A long shed dormer projects out on the second floor towards Crestmont Road. Four equally spaced square, unadorned columns support the porch. The columns have simple detailing and are painted white, as are the rafter supports and window and door trim. The exterior is clad in a beige painted cedar shingles and aluminum siding. Windows on the first floor are floor-to-ceiling casements, with 10 panes each. Each floor-to-ceiling window has full width black shutters. Windows on the shed dormer are ganged rectilinear double hungs, with striped blue awning shades. The roof is clad in light brown asphalt shingles. The masonry end chimney has been stuccoed with a metal cap.

Surrounding Site Features: The historic landscape has been replaced with a modern asphalt driveway and more modern pavers. Mature trees provide a backdrop to the rear yard.

Historic/Architectural Significance: 9 Crestmont Road is 1-1/2 story, 3 bay Colonial Revival Bungalow style wood frame residence with a vernacular full width post supported porch, a gambrel roof with shed dormer and French full height windows on the first floor level.

Recommendation: The property could be designated as a Contributing resource in a potential Kip's Castle Residential Historic District.

Address/Location: 11 Crestmont Rd.

Historic Name:

Block #: 205 Lot # 6.01

Survey # 56

Date(s) of Construction: ca. 1921

Style: Georgian Revival

Square Footage: 3,894 SF

Acreage: N/A

Photograph:



Description: 11 Crestmont Road is a large 2-1/2 story, 5 bay Georgian Revival residence. The building is a side-gable, with a roof clad in slate. A centered gable dormer projects from the slate roof. Out each side and over the entry, are porticos, supported by classically proportioned columns. Above each portico roof is an ornate railing ornamentation. All wood trim, including the porticos and dormer are painted white. Embedded ionic columns and sidelight flank the entry door, which has an arched transom above. The building is clad in a soft blue colored stucco. Fenestration on the first floor are ganged cottage style casement windows, in a 2/6 pattern flanking a central 3/9 pattern. The second floor has 6/6 double hung windows. All windows on the first and second floor have period black wooden shutters. Windows on the third floor are 4/4 double hungs.

Surrounding Site Features: A large, well maintained hedge row almost completely obscures view of the house from the street. The property is set below the road grade and requires stairs down from the sidewalk. A new Tudor derived architectural community development is across the street with numerous historic homes along the west side of Crestmont Road.

Historic/Architectural Significance: 11 Crestmont Road is a large stucco clad Georgian Revival residence constructed circa 1921. The house was reportedly built of steel reinforced concrete and features classicizing details throughout. The property is well maintained and in good overall condition retaining many original architectural and historic design elements.

Recommendation: The property could be designated as a Contributing resource in a potential Kip's Castle Residential Historic District.

Address/Location: 17 Crestmont Rd.

Historic Name:

Block #: 107 Lot # 4

Survey # 57

Date(s) of Construction: ca. 1911

Style: Colonial Revival

Square Footage: 2,874 SF

Acreage: N/A

Photograph:



Description: 17 Crestmont Road is a two-story Colonial Revival residence. The building is a side-gable, with a roof clad in red slate tiles. Out one side is a two-story addition with a shallow hipped roof. An additional addition out the opposite side, a garage, appears to have been added later. On the first floor of the addition, the corners are decorated with embedded columns. Surrounding the centered entry door is a large portico, supported by classically proportioned columns, similar to the columns on the first floor addition. Trim is painted white, which includes the portico, window trim, corner boards, and rafter fascia and ornamentation. The body of the building is clad in warm grey lap siding. Windows on the first and second floor are similarly sized double hungs, with interior wood shutters noticeable on the first floor windows. Windows centered over the portico are a combination of a centered double hung flanked by two slender cottage style windows.

Surrounding Site Features: The property is adjacent to a quiet cul-de-sac and the yard is well maintained with mature landscaping and a Belgium block driveway.

Historic/Architectural Significance: 17 Crestmont Road is a Colonial Revival 2-1/2 story, 5 bay rectangular wood frame residence with a gable roof, brick end chimney and period massing additions on both sides and the rear of the house. Built circa 1911, the clapboard clad structure is articulated by a paired Tuscan column portico with full entablature and classicizing front door surround with transom and sidelights.

Recommendation: The property could be designated as a Contributing resource in a potential Kip's Castle Residential Historic District.

Address/Location: 24 Crestmont Rd.

Historic Name:

Block #: 104 Lot # 10

Survey # 58

Date(s) of Construction: ca. 1920

Style: Tudor Revival & Picturesque

Square Footage: 7,816 SF

Acreage: 3.54

Photograph:



Surrounding Site Features: Kips Park is a 15 acre park located on the boarder of Verona and Montclair at First Mountain. The park consists of the grounds of Kips Castle, a large Norman-style mansion. In addition to the mansion, the Carriage House, done in the same Norman-style, is also on the grounds. The entry on Crestmont Road is a river rock gateway, which gives an individual access to the park. The serpentine drive to Kips Castle is supported on some corners by retaining walls. Retaining walls, clad in river rock are visible from Crestmont Avenue. The adjacent Claridge House is a mid-century modern midrise condominium that somewhat detracts from the tranquil quality of the mountaintop. Its parking lot and tennis courts come are set very close to the historic home. The house and the adjacent Salvatorian Father's home and Kip's Castle properties all straddle the municipal boundary between Montclair and Verona.

Historic/Architectural Significance: 24 Crestmont Road is a large Tudor Revival influenced 2-1/2 story, 5 bay, irregularly planned masonry bearing residence. Constructed circa 1910, the stucco and stone clad structure features a round arched fieldstone porte-cochere, steeply pitched gable roofs, and occasional half-timber facade construction with decorative vergeboards. The house has similar massing, materials and appearance to two nearby homes down the hill, which were



built around the same time period and possibly designed by the same architect - 10 and 16 Cambridge Road.

Recommendation: The property could be designated as a Contributing resource in a potential Kip's Castle Residential Historic District.

Address/Location: 21 Nassau Rd.

Block #: 106 Lot # 6

Date(s) of Construction: ca. 1941

Square Footage: 1,120 SF

Photograph:

Historic Name: Pendleton House

Survey # 59

Style: Eclectic Colonial Revival

Acreage: 0.09



Description: 21 Nassau Road is a 2-1/2 story Eclectic Colonial Revival Style residence, complete with period attached passage and carriage house. The main house is a front facing gable, with shed dormers projecting out of each side of the gable. Out the west is a two-story steep slope side gable that connects to a two-story front facing gabled carriage house. The gabled entry extends from the main building. The entry is arched, with a circular transom above the entry door. The building is clad in soft white stucco, with trim around the windows, doors and rafters painted sage green. The shed dormers are clad in lap siding, painted the same sage green as the trim. Windows on the first and second floor are similarly sized leaded glass casements, 8 panes total. Wood casements on the third floor are smaller, with 6 total panes per casement. All windows appear to be original or exact replicas and painted sage green with the exception of the garage's second story vinyl replacement unit. The roof is clad in dark brown asphalt shingles.

Surrounding Site Features: The property fronts Nassau directly across the street from the entrance to Cambridge. The neighborhood streetscape does not have architectural or historic integrity. The house has a well maintained period landscape and the mass of the home does not directly face the street creating a subtle Picturesque type of entry experience.

Historic/Architectural Significance: The Pendleton House is a Eclectic 2-1/2 story, 2 bay "T" shaped, stucco clad residence. Constructed in the 1930s, the evocative farmhouse features a pedimented portico with round arched entry, shed dormers piercing the gable roof and wood stick trim on the stucco walls.

Recommendation: The house is an important example of pre-World War II architecture representing a distinct period of design transition with few comparable examples remaining for study. The property should be designated as a Contributing resource in a potential Kip's Castle Residential Historic District.

Address/Location: 37 Afterglow Ave.

Block #: 305 Lot # 1

Date(s) of Construction: ca. 1908

Square Footage: 3,514 SF

Photograph:

Historic Name: Vincent Marriott House

Survey # 60

Style: Tudor Revival

Acreage: N/A



**Description:** Located at the corner of Afterglow Way and Afterglow Avenue, 37 Afterglow Avenue is a large 3-story Tudor Style residence. The main building mass is a side-facing gable, with two hipped dormers projecting out of the gable. A prominent single-bay front facing gable projects from the left side of the house. A two-story gable extension projects from the opposite side. The first floor is clad in brick, which tapers at the buildings corners. The second floor is clad in a warm, cream colored stucco with dark half-timbered members. The half-timbering runs vertically on the building, aligning with corners and windows. There is a shed overhang, supported by brackets over the main entry door. Metal windows on the first floor are leaded glass casements, ganged in two, 9 panes per window. Notably different are the prominent sidelights and transom over the conservatory doors in the expansion off the south side of the building. There is a mixture of leaded casements and double hung windows on the second and third floors. Certain double hungs have a 6/1 muntin layout. The windows trim matches the timbers used on the exterior. The roofs are clad in dark red asphalt shingles with original, offset dark red brick chimneys.

**Surrounding Site Features:** The property has architectural and historic integrity with well maintained mature landscape and intact streetscape and viewsheds.

**Historic/Architectural Significance:** 37 Afterglow is a large Tudor Revival 2-1/2 story, 4 bay rectangular wood frame residence. Built circa 1908 on the old Niven property, the stucco and half-timber clad structure is articulated by steeply pitched intersecting gables, overhanging eaves and hipped roof dormers. Probably designed by the firm of A.F. Norris (1864-1915).

**Recommendation:** The property should be designated as a Contributing resource in a potential Afterglow Residential Historic District.

Address/Location: 44 Afterglow Way

Block #: 305 Lot # 7

Date(s) of Construction: ca. 1911

Square Footage: 3,000 SF

Photograph:

Historic Name: Giles St. Clair House

Survey # 61

Style: Eclectic Colonial Revival

Acreage: N/A



Description: 44 Afterglow Way is a large two-story, 5 bay Colonial Period Revival residence with original single story conservatory additions on either side. The main building mass is a rectilinear hipped roof building with two single floor additions out each side. There is a small gable that is centered over the entry of the building. The central front entry is the most prominent and noticeable aspect to the building. On the first floor, the entry door is flanked by sidelights, with an arched transom overhead. There is an overhang over the entry, supported by detailed brackets and supports with an ornamental railing above the overhang. On the second floor, set back from the main body of the building, is an arched top door with double hung sidelights. Tailed pergolas cover extensions out each side of the house. One extension is open-air, while the second has been enclosed with large leaded windows. Windows on the first floor are cottage style double hungs with 12/6 muntins and full height wooden shutters on each first floor cottage window. The second floor fenestration is a mixture of cottage windows and double hungs, each with different muntin layouts. Shutters, similar to the first floor, are also found on the second floor windows, all painted black. Wood window trim, as well as roof rafter trim, rafters, details and gutters are painted white. The body of the building is clad in stucco, painted a soft yellow. The roofs are clad in dark grey asphalt shingles and there are symmetrical period masonry chimneys at each side of the hipped roof.

Surrounding Site Features: The property has architectural and historic integrity with a well maintained mature landscape, stone garden walls and intact viewsheds from Afterglow Way.

Historic/Architectural Significance: 44 Afterglow Way is an excellent example of a large symmetrical Eclectic Colonial Revival style residence with a hipped roof relieved by a center gable, flared eaves and end chimneys. The center entrance bay is emphasized by a detailed segmentally arched surround with balcony.

Recommendation: The property should be designated as a Contributing resource in a potential Afterglow Residential Historic District.

Address/Location: 45 Afterglow Way

Block #: 401 Lot # 16

Date(s) of Construction: ca. 1925

Square Footage: 3,940 SF

Photograph:

Historic Name: William Hubbard House

Survey # 62

Style: Tudor Revival

Acreage: 0.31



**Description:** Located at the corner of Afterglow Way and Bellclaire Avenue, 45 Afterglow Way is a large three-story Tudor Style residence. The main building is a hipped roof building, with side-facing gables projecting out, with two shed dormers projecting out of the street-facing gable. There is a prominent front facing gable projecting out one end of the building. The first floor is clad in brick, which tapers at the buildings corners. The second floor is clad in off-white stucco and dark half-timbered members. The half-timbering runs vertically and horizontally on the second floor, aligning with corners and windows. There is a shed overhang, supported by brackets over the entry door. Windows on the first and second floor are ganged double hungs with a 6-over-1 muntin configuration. There is a mixture of leaded casements and double hung windows on the third floor, visible from the gable and shed dormer. The windows trim matches the timbers used on the exterior. The roofs are clad in warm grey asphalt shingles.

**Surrounding Site Features:** The property has architectural and historic integrity with a well maintained mature landscape, stone garden walls and intact viewsheds from Afterglow Way.

**Historic/Architectural Significance:** 45 Afterglow Way is large Tudor Revival 2-1/2 story, 4 bay wood frame residence with rectangular plan. Constructed circa 1925, Tudor elements include a brick first floor contrasted with a half-timber and stucco second floor, steeply pitched gables and interesting wood window groupings. Possibly designed by the firm of A.F. Norris (1864-1915) or inspired by their designs.

**Recommendation:** The property should be designated as a Contributing resource in a potential Afterglow Residential Historic District.

Address/Location: 50 Afterglow Ave.

Block #: 302 Lot # 31

Date(s) of Construction: ca. 1922

Square Footage: 2,631 SF

Photograph:

Historic Name: Kent Costikyan House

Survey # 63

Style: Tudor Revival

Acreage: 0.39



Description: Sloped away from the street, 50 Afterglow Avenue is a two-story Tudor Style residence. The main building is a side gabled building; with side facing shed roof extension to the south. The prominent feature of the building is a front facing second floor gable projecting towards the street, adjacent to the chimney. The projected gable, on the second floor is half-timbered, clad in white stucco and dark timbers. The main body of the building is clad in brick. There is a bay window projecting from the second floor, ornamented with cloverleaves and leaded glass, diamond pattern windows. Windows are mostly leaded glass casement, with some exceptions for small decorative windows around the arched entry. Windows trim is black. The roofs are clad in slate shingles.

Surrounding Site Features: The steeply sloped property has architectural and historic integrity context with a well maintained mature landscape and intact viewsheds from Afterglow Avenue.

Historic/Architectural Significance: 50 Afterglow Way is Tudor Revival 2-1/2 story, 4 bay wood frame residence with an irregular plan. Constructed circa 1922, Tudor elements include a half-timber and stucco covered entrance gable with a half-hexagonal window bay.

Recommendation: The property should be designated as a Contributing resource in a potential Afterglow Residential Historic District.

Address/Location: 64 Afterglow Ave.

Block #: 302 Lot # 34

Date(s) of Construction: ca. 1922

Square Footage: 2,459 SF

Photograph:

Historic Name: Mary Jones House

Survey # 64

Style: Tudor Revival

Acreage: 0.30



**Description:** 64 Afterglow Avenue is a 2-1/2 story Tudor Revival style residence. The main building mass is a side gabled building with a front facing gable projecting towards Afterglow Avenue. The projected gable houses the central, oversized brick chimney. The building is clad in beige stucco, with half timbering on the first and second floors. There is a small-hipped roof overhang over the entry. Second floor windows project beyond the roofline. On the front facing gable, rough-cut boards with uneven edges begin at the roofline. Windows are mostly leaded glass casement, with a diamond cut pattern. There is a ganged set of windows and transoms over the entry. The wood window trim is dark timber. The roofs are clad in period slate tiles with numerous vent stacks protruding through the roof deck.

**Surrounding Site Features:** The steeply sloped property has architectural and historic integrity context with a well maintained mature landscape and intact viewsheds from Afterglow Avenue.

**Historic/Architectural Significance:** 64 Afterglow Way is Tudor Revival wood frame residence consisting of 2-1/2 stories and 3 bay with an "L" shaped perpendicular projection toward the street with chimney. Constructed circa 1922, with an irregular plan, this half-timber and stucco building is relieved by pent roofed dormers containing leaded glass windows. A brick and clapboard addition forms a perpendicular projection from the main house with a massive brick end chimney, designed in an Arts & Crafts Jacobean style.

**Recommendation:** The property should be designated as a Contributing resource in a potential Afterglow Residential Historic District.

Address/Location: 79 Afterglow Ave.

Block #: 402 Lot # 9

Date(s) of Construction: ca. 1925

Square Footage: 6,878 SF

Photograph:

Historic Name: Robert Prescott House

Survey # 65

Style: Tudor Revival

Acreage: 1.60



Description: Situated between Afterglow Avenue and Bellclaire Place, on a large parcel of land, the Prescott House is a large three-story Tudor-Style residence. The main building is a side-facing gable roof building, with two prominent angled, 1-1/2 story, gable roofed extensions out from the main building. One projection, housing the garage, is angled towards Bellclaire Place, while the other gabled extension is perpendicular to Afterglow Avenue. Facing Afterglow Avenue is a small side gable with a thin leaded window centered in the gable on the third floor. The main front-facing roof extends beyond the roofline towards the first floor to cover the arched limestone entry. Prominent brick chimneys with Jacobean style cowls extend beyond the roofline. The main building mass has a front facing gable, which is clad in brick featuring an inlaid diamond pattern. The first floor, second floor and most gables are clad in river rock, with areas of the second floor clad in half-timbering. The stucco base is a warm cream color, with sepia painted timbers. Some gables have timbering near their peaks. Period windows vary in size, but appear to be leaded glass casements. Some windows are detailed with transoms. Prominent sills and headers are limestone. All roofs are clad in slate tiles with either copper or ark brown painted aluminum gutters and leaders.

Surrounding Site Features: The large lot has architectural and historic integrity context with a well maintained mature landscape and intact viewsheds from Afterglow Avenue.

Historic/Architectural Significance: Characterized by Gibbs surrounds, stone mullions and steeply pitched gables, this outstanding Tudor style residence was constructed circa 1925.

Recommendation: The property should be designated as a "Key" or Contributing resource in a potential Afterglow Residential Historic District.

Address/Location: 4 Belleclaire Pl.

Block #: 401 Lot # 14

Date(s) of Construction: ca. 1935

Square Footage: 3,744 SF

Photograph:

Historic Name: Hirsh House

Survey # 66

Style: Tudor Revival

Acreage: 0.45



Description: 4 Belleclaire Place is a three-story Tudor Style residence. The main building is a side-facing gable, with a prominent three-story front facing front gable within a gable that defines the front entry encased in leaded glass fenestration. The first floor is clad in brick while the second floor is clad in white stucco and dark half-timbered members. The prominent chimney is clad similarly to the building with a mixture of brick and stucco. The half-timbering runs vertically on the building, aligning with corners and windows over the entry. Windows on the first and second floors are both period leaded glass casements and double hungs. Some windows are ganged, and some have wooden shutters that are painted similarly to the half-timbered trim. The windows trim matches the timbers used on the exterior. The roofs are clad in original slate tiles.

Surrounding Site Features: The property retains much of its landscape including mature plantings, stone walkways, and neighborhood context.

Historic/Architectural Significance: 4 Belleclaire Place is a Tudor Revival 2-1/2 story 5 bay rectangular plan residence. Built circa 1935, its Tudor inspired elements include a brick first floor, half-timber and stucco second floor, wood buttress strips, and interesting groupings of steel sash casement windows. The house gives the appearance of an early split-level type of horizontality.

Recommendation: The property should be designated as a Contributing resource in a potential Afterglow Residential Historic District.

Address/Location: 10 Belleclaire Pl.

Block #: 401 Lot # 11

Date(s) of Construction: ca. 1930

Square Footage: 3,699 SF

Photograph:

Historic Name: Philip Haberle House

Survey # 67

Style: Tudor Revival

Acreage: 0.49



**Description:** 10 Belleclaire Place is a 2-1/2 story Tudor Revival style residence. The main building mass is an “L” shape projecting toward the street with slate tile gable roof. At the inside corner of the “L” is a prominent river rock and brick chimney. One gable extends beyond the roofline to enclose the arched entry. The entry is clad in river rock, while the rest of the building clad in smooth grey stucco. Replacement vinyl windows on the first and second floors are mostly double hungs, typically 6/6 muntins. Some windows are ganged and most have wooden shutters that are painted black. The roof’s original slate tiles are colorful with a decorative scalloped finish.

**Surrounding Site Features:** The sloped property retains much of its landscape including mature plantings, large trees, carriage house, and neighborhood context.

**Historic/Architectural Significance:** 10 Belleclaire Place is a Tudor Revival 2-1/2 story, 4 bay irregularly planned residence. Constructed circa 1935, the roofline is composed of steeply pitched gables, an ornate brick chimney, and a slate roof. Other features include a round arched stone entrance surround.

**Recommendation:** The property should be designated as a Contributing resource in a potential Afterglow Residential Historic District.

Address/Location: 35 Belleclaire Pl.

Block #: 402 Lot # 6

Date(s) of Construction: ca. 1930

Square Footage: 4,553 SF

Photograph:

Historic Name: Rodfield House

Survey # 68

Style: Tudor Revival

Acreage: 0.42



**Description:** 35 Belleclaire Place is a prominent 2-1/2 story Tudor Revival style residence. Set far back from the street, the main building is a side-facing gable, with an original one story gabled addition off the left side. There is a prominent front facing gable projecting over the main entry and a minor, though similarly designed, gable projection off the right side of the facade. The main roof has a hipped dormer to the left of the entry gable while the addition has two smaller, though similarly designed, hipped dormers. The main building mass is clad in decorative over-grouted brick and dark half-timbered members with massive brick end chimney on the right side. The half-timbering runs vertically and horizontally on the building, aligning with corners and windows. Brick patterns purposely vary in each bay. Steel windows on the first floor are ganged leaded glass casements with varying muntin patterns. Notably, over the main entry, is a series of patterned leaded windows, which are full height in the gable projection. The fenestration trim matches the timbers used on the wood exterior. The roofs are all clad in period slate tiles.

**Surrounding Site Features:** The sloped property retains much of its mature landscape including coniferous plantings, large trees, carriage house, and neighborhood context. Excellent viewsheds.

**Historic/Architectural Significance:** 35 Belleclaire Place is a Tudor Revival 2-1/2 story, 6 bay irregularly planned residence. Constructed circa 1930, the brick facade is relieved by the use of exceptional half-timber stickwork.

**Recommendation:** This outstanding property should be designated as a Contributing resource in a potential Afterglow Residential Historic District.

Address/Location: 36 Belleclaire Pl.

Block #: 401 Lot # 9

Date(s) of Construction: ca. 1930

Square Footage: 3,065 SF

Photograph:

Historic Name: Taylor House

Survey # 69

Style: Tudor Revival

Acreage: 0.57



**Description:** 36 Belleclaire Place is a three-story Tudor Style residence. The main building is a hipped roof, with an extending front facing gable. The gable extends further to house the entry. All roofs are clad in late tiles. There is a mixture of river rock and brick on the first and second floors, while the front facing gable clad in stucco and half-timbering. Windows on the first floor are leaded glass casements with varying muntin layouts. There is a mixture of leaded casement windows on the second and third floors of varying sizes. Window trim matches the timbers used on the exterior.

**Surrounding Site Features:** The property retains much of its architectural integrity and landscape including mature plantings, large trees, carriage house, and neighborhood context.

**Historic/Architectural Significance:** 36 Belleclaire Place is a Tudor Revival 2-1/2 story, 4 bay irregularly planned residence built of wood, stone and brick. Constructed circa 1930, the structure is characterized by an irregular roofline created by steeply pitched superimposed gables and a variety of building materials creating interesting architectural surface texture.

**Recommendation:** The property should be designated as a Contributing resource in a potential Afterglow Residential Historic District.

Address/Location: 11 Cole Rd.  
Block #: 402 Lot # 8  
Date(s) of Construction: ca. 1925  
Square Footage: 3,852 SF  
Photograph:

Historic Name: John Foster House  
Survey # 70  
Style: Tudor Revival  
Acreage: 0.78



**Description:** 11 Cole Road is a 2-1/2 story Tudor Style residence. The main building mass, with a front facing gable, radiates out on an angle to the east and west. Roofs are steeply pitched gabled and clad in slate tiles. The facade is clad in varying sizes of dressed limestone blocks, set in a random ashlar pattern. The pointed arched entry is simple, yet prominent, centered on the front gable. The entry door is recessed. The main end chimney is clad similarly to the building on the right side of the extension. Most windows around the building are casements, framed in metal. Some windows are grouped with two or three units. One feature window, on the addition to the right, is full height bay window composed of groups of 6 pane casements.

**Surrounding Site Features:** The large property retains much of its historic integrity and the landscape includes its mature plantings, large trees, carriage house, and neighborhood context.

**Historic/Architectural Significance:** 11 Cole Road is a large Tudor Revival 2-1/2 story, irregular bay radiated planned residence built of stone. Built circa 1925, the house features an ogee arched stone door surround and an interesting composition of gabled bays and steeply pitched roof lines.

**Recommendation:** The property should be designated as a “Key” or Contributing resource in a potential Afterglow Residential Historic District.

Address/Location: 11 Glen Rd.  
 Block #: 302 Lot # 9  
 Date(s) of Construction: ca. 1955  
 Square Footage: 4,164 SF  
 Photograph:

Historic Name: Gardner Residence  
 Survey # 71  
 Style: Dutch Colonial Revival  
 Acreage: 0.47



**Description:** Situated at the top of a hill, 11 Glen Road is two-story Dutch Colonial Revival style residence. The building is rectilinear in plan, with a gambrel roof overhanging the first floor. There are three equally spaced gabled dormers protruding from the roof. The first floor is clad in dark brownstone stone, set in a random ashlar pattern. The second floor is clad in beige painted cedar shingles. The entry door is centered on the building, flanked by sidelights. There is thick, yet simple classical trim around the door and sidelights. Windows on the first floor are all 8/8 double hungs, with white painted wood shutters and storm windows. Second floor windows, those in the three gabled dormers, are 6/6 double hungs. The wood windows and trim, including rafters and gutters are white. The roof is clad in dark brown asphalt shingles.

**Surrounding Site Features:** The property retains much of its historic integrity and the landscape retains mature vegetation and neighborhood context.

**Historic/Architectural Significance:** 11 Glen Road is a Dutch Colonial Revival style 2-story, 5 bay, rectangular plan stone residence Built circa 1955, the structure features a classicizing door surround with sidelights, flared eave roof, gabled dormers and a dressed brownstone first floor facade. The house is a quality design example of a Dutch Colonial style home built after World War II, when Glen Road was laid out.

**Recommendation:** The property should be designated as a Contributing resource in a potential Sunset or Afterglow Residential Historic District.

Address/Location: 15 Glen Rd.  
 Block #: 302 Lot # 8  
 Date(s) of Construction: ca. 1915  
 Square Footage: 3,458 SF  
 Photograph:

Historic Name:  
 Survey # 72  
 Style: Eclectic Tudor Revival  
 Acreage: 0.49



**Description:** Situated at the top of a hill and set back from the street, 15 Glen Road is three-story Eclectic Tudor Revival style residence with later period details. The building is a side-facing gable with decorative clipped ends and two hipped dormers protrude from the main roof. Off the left side of the house is a two story gabled addition set back from the front facade; while out the opposite side is a one-story gabled addition. Towards the street is an enclosed porch with a shed roof and stucco exterior. The entry door is accessible via a shallow pointed arch opening. Centered over the entry is a bay window, which is flanked by two box bays, supported by simple brackets. The building is clad in light grey stucco, with the second floor incorporating half-timbering, which runs vertically and horizontally. The timbers are painted a cool sage color, which matches the window trim, roof rafter and gutters. Offset brick chimneys punctuate the roof and date the house as being designed prior to the 1920s. Fenestration on the first floor are thick metal casements, with leaded glass transoms above. Most windows on the first floor are grouped in three. Windows on the second floor are double hungs in the bays, with some having a 6/1 muntin layout. Third floor windows in the hipped dormers are thin casements with transoms above.

**Surrounding Site Features:** The sloped property sits up on a commanding bluff and retains much of its historic integrity. The landscape retains mature vegetation, tall trees, and neighborhood architectural context.

**Historic/Architectural Significance:** 15 Glen Road is a Eclectic Tudor Revival style 3-story, 5 bay, rectangular plan wood frame residence. Built circa 1915, the stucco clad structure is articulated by box bays flanking a symmetrically arched door surround. The facade is ornamented with half-timber stickwork.

**Recommendation:** The property could be designated as a Contributing resource in a potential Sunset or Afterglow Residential Historic District.

Address/Location: 23 Glen Rd.  
Block #: 302 Lot # 6  
Date(s) of Construction: ca. 1912  
Square Footage: 3,371 SF  
Photograph:

Historic Name:  
Survey # 73  
Style: Colonial Revival  
Acreage: N/A



**Description:** Set back from the street, 23 Glen Road is 2-1/2 story Colonial Revival style residence. The building is a side-facing gable, with three equally spaced gabled dormers protruding from the main roof. There is a two-story addition to the south. The entry is at the north corner of the building, with a gabled entablature over the doorway. Flanking the door and its arched transom are embedded, classically proportioned columns. The rest of the building is fairly simple in its ornament, sans a prominent fascia board dividing the roof and the wide cool grey lap siding. Trim around the entire building is white, including the rafters and gutters. There is a brick chimney visible from the street. Windows on all floors are double hung windows, typically 8/8 muntin layouts. Double hung windows in the gabled dormers are 6/6 units, with prominent white trim on the jams and headers.

**Surrounding Site Features:** The property retains much of its architectural and historic integrity with tall hedgerows and mature landscape.

**Historic/Architectural Significance:** 23 Glen Road is a Colonial Revival style 2-1/2 story, 4 bay, rectangular plan wood frame residence with side entry hall. Built circa 1912, the clapboard clad facade is articulated by a Federal door surround with handsome elliptical transom fanlight. Further ornament includes symmetrically placed period pedimented dormers and a central brick chimney reminiscent of early Saltbox type of New England construction.

**Recommendation:** The property could be designated as a Contributing resource in a potential Sunset or Afterglow Residential Historic District.

Address/Location: 26 Glen Rd.  
 Block #: 602 Lot # 27  
 Date(s) of Construction: ca. 1937  
 Square Footage: 2,250 SF  
 Photograph:

Historic Name:  
 Survey # 84  
 Style: Colonial Revival  
 Acreage: 0.19



Description: Situated behind a white picket fence, 26 Glen Road is a large 5-bay, 2-1/2 story side gabled Georgian-style Colonial Revival home. Set slightly above grade, the center hall plan creates a symmetrical front façade. The entry, centered on the building, is adorned with Georgian-style detail including broken swan's neck entablature. The entry and cornice are the only areas of noticeable decoration on the building, another being the denticulated box cornice at the main eaves. Two symmetrical end chimneys protrude beyond the ridge line. Flanking the entry are four-bay vinyl replacement casement and transom windows (3 equal pane transoms-over-12) that bow outward. Windows on the second floor are double hung windows, typically 6/6 muntin layouts. The only exception is the window over the entry, which is a slightly smaller 6/1 unit. All second floor windows have wood shutters, painted burgundy with small metal latches located near the bottom of each shutter. There is a one-story extension off the south side of the house with large casement and transom windows similar to the bay windows flanking the entry. The body of the building is clad in a clapboard siding, painted warm beige. All trim around window, doors, gutters, and chimneys is painted white and the roof is clad in a warm brown asphalt shingles.

Surrounding Site Features: The property retains much of its historic integrity with a handsome white picket fence, rear carriage house, hedgerows and mature landscape.

Historic/Architectural Significance: 26 Glen Road is a Colonial Revival style 2-1/2 story, 5 bay, rectangular plan wood frame residence. Built circa 1937, the clapboard clad facade is articulated by a broken pediment door surround flanked by transomed multi-pane bay windows. Further ornament includes a modillioned cornice and end chimneys.

Recommendation: The property could be designated as a Contributing resource in a potential Sunset or Afterglow Residential Historic District.

Address/Location: 69 Mount Prospect Ave.

Historic Name:

Block #: 501 Lot # 30

Survey # 74

Date(s) of Construction: ca. 1911

Style: Spanish Eclectic Revival

Square Footage: 3,266 SF

Acreage: 0.22

Photograph:



**Description:** Situated at the corner of Mount Prospect and Summit, 69 Mount Prospect Avenue is a 2-1/2 story Spanish Eclectic Revival influenced residence. The stucco clad building is a hipped gable, with an arched glass window protruding out of the hipped roof towards Mount Prospect Avenue. Facing Summit Road is a prominent gabled overhang supported by brackets over a side entry. Over the main entry on Mount Prospect Avenue is a gabled portico supported by large tapered columns at the corners. The house is clad in a light salmon-colored stucco. Most windows on the first floor are grouped double hung windows, 6/1 muntin layouts. On the first floor, the grouped double hungs are covered by a hipped over the windows, supported by small brackets. On the first floor are also a group of casement windows. Trim around the fenestration is painted maroon, which matches the color of the rafters, gutters, and brackets. The roof is clad in grey asphalt shingles and there is a single rectangular chimney which protrudes from the left side of the hipped roof and is turned parallel with the front facade.

**Surrounding Site Features:** The sloped property has architectural integrity and historic context with intact viewsheds from Mt. Prospect Avenue.

**Historic/Architectural Significance:** 69 Mt. Prospect Avenue is a Spanish Eclectic Revival influenced 2 story, 2 bay, rectangular plan wood frame residence. Built circa 1911, the stucco clad house is articulated by a pointed arch portico, wide overhanging eaves, a central eyebrow window, and a bracketed pent roof first floor window grouping.

**Recommendation:** The property could be designated as a Contributing resource in a potential Sunset or Afterglow Residential Historic District.

Address/Location: 73 Mount Prospect Ave.

Historic Name:

Block #: 501 Lot # 9

Survey # 75

Date(s) of Construction: ca. 1926

Style: Spanish Eclectic Revival

Square Footage: 2,910 SF

Acreage: 0.45

Photograph:



**Description:** Situated at the corner of Mount Prospect Avenue and Summit Road and hidden behind trees, 73 Mount Prospect Avenue is a 2 story Spanish Eclectic Revival influenced residence. The building is a hipped gable, clad in red asphalt shingles. Facing Mount Prospect Avenue are two one-story gabled wings. The mass of the house is clad in textured white stucco. On the main building is a horizontal band of red and blue tile dividing the first and second floor. The entry is centered on the main facade, facing Mount Prospect Avenue. The entry has a hipped roof over it and is entered by double doors, each has a grouped double hung window centered under the gable. Facing Summit Road, are one-story additions that appear to have been added at a later date, yet retain the characteristics of the home (white stucco, dark trim). Most windows on the building are grouped double hungs, either 8/1 or 8/8. Most notably, there are three equally spaced cloverleaf leaded glass windows on the second floor. Trim around the windows is painted dark brown. Rafter, visible rafter trim and gutters and leaders are white.

**Surrounding Site Features:** This corner property's original Mediterranean landscaping has been compromised and currently detracts from the architectural integrity of the house.

**Historic/Architectural Significance:** 73 Mt. Prospect Avenue is a Spanish Eclectic Revival influenced 2 story, 3 bay, "U" shaped plan stucco clad residence. Built circa 1926, the tripartite facade is divided into a hipped roof central block facade flanked by perpendicularly set gables. The central block is spanned by a tiled frieze band above which are quatrefoil cutout windows.

**Recommendation:** The property could be designated as a Contributing resource in a potential Sunset or Afterglow Residential Historic District.

Address/Location: 7 Summit Rd.

Block #: 501 Lot # 29

Date(s) of Construction: ca. 1921

Square Footage: 2,897 SF

Photograph:

Historic Name:

Survey # 76

Style: Colonial Revival

Acreage: 0.47



Description: 7 Summit Road is a 2-1/2 story Colonial Revival building. The building is rectilinear in plan with a small two-story extension out the side. The roof is a steep slope side-facing gable, with a hipped dormer, extending out to the street-facing façade. The first floor is clad in off-white stucco, with the second floor clad in an off-white painted cedar shingle. A small, arched portico is centered over the front door, which is surrounded by simple ornamentation. The posts supporting the portico are square, with simple detailing. Two large brackets support the portico. To the right of the entry is a bay window with shallow roof. Fenestration is similar in size with the exception of the small window above the front portico and the bay windows. Double hung windows on the first, second and third floors have a 6-over-1 muntin configuration. Most windows are ganged in two, except in the first floor bay. The exception is are the three-ganged casement windows, with 8 equal panes each, found on the first floor side addition. Windows are trimmed in white, as are the gutters and other trim found on the building. The roof is clad in grey asphalt shingle with a brick end chimney.

Surrounding Site Features: The property's setting and architectural integrity are intact.

Historic/Architectural Significance: 7 Summit Road is a Colonial Revival 2-1/2 story, 4 bay, rectangular plan wood frame residence. Built circa 1921, the shingle and stucco clad house features a half-hexagonal bay window, a segmentally arched pilastered portico and a hipped roof set back on the facade.

Recommendation: The property could be designated as a Contributing resource in a potential Sunset or Afterglow Residential Historic District.

Address/Location: 10 Summit Rd.

Historic Name: Arthur Pulas House

Block #: 501 Lot # 10

Survey # 77

Date(s) of Construction: ca. 1930

Style: Colonial Revival

Square Footage: 6,040 SF

Acreage: 0.43

Photograph:



Description: 10 Summit Road is a two-story Classical Revival building. The building is square in plan, with prominent overhangs from the hipped roof and a centrally located eyebrow dormer. There is also a small one-story extension with a flat roof parapet to the right side. The building is clad in a 5-1 brick garden bond, consistent for the period, with decorative, inlaid brick arch details over the first floor windows. The most prominent feature from the street is the large limestone entablature surrounding the ironwork around the front double door. The addition is capped in limestone as are the window headers and sills. Vinyl replacement fenestration is similar in size and are all double hung on the facades. First floor windows have limestone sill and headers. Second floor windows are double ganged and also have limestone sills. All windows are trimmed in white and are not original or in keeping with the home's design. The roof is clad in grey asphalt shingle and built-in or Yankee gutters follow the bracketed eave fascia around the roof perimeter.

Surrounding Site Features: The property's setting, architectural and landscape integrity are intact.

Historic/Architectural Significance: 10 Summit Road is a Colonial Revival 2 story, 3 bay, rectangular plan brick residence. The Tax Assessor lists the home being constructed in 1904, though no map or architectural evidence supports this date. Built circa 1930, the symmetrically composed facade is detailed with an engaged Ionic column supported door surround, bracketed overhanging eaves and blind brick arches on the first floor.

Recommendation: The home's 1/1 vinyl replacement windows significantly detract from the home's architectural and material integrity. The property would be designated as a Harmonizing (Altered) resource in a potential Sunset or Afterglow Residential Historic District, though with well-guided restoration the house could be re-evaluated as Contributing.

Address/Location: 13 Summit Rd.

Block #: 501 Lot # 27

Date(s) of Construction: ca. 1921

Square Footage: 4,512 SF

Photograph:

Historic Name:

Survey # 78

Style: Tudor Revival

Acreage: 0.40



**Description:** 13 Summit Road is a two-story Tudor influenced residence. The building is side gabled and rectilinear, with a front facing gable roof extension. The front gable extends to a false front on the right side elevation with a arched garden entry. There are two additional dormers, one gable and on shed, which extend front the side-facing gable. The building is divided between the first floor, clad in tapered fieldstone, as is the chimney, and the second floor, clad in stucco and half-timbering. The stucco facade used on the second floor is a beige color. Fenestration is similar in size and are all double hung. First floor windows, set into the fieldstone, have an arch over them and are either ganged in three or individual units. Windows on the second floor are either individual or ganged in two. Windows appear to be metal and are trimmed in a dark brown color, as are the gutters and half timbering. The roof is clad in a warm brown asphalt shingle.

**Surrounding Site Features:** The property has a circular driveway with low shrubbery and its setting, architectural and landscape integrity are intact.

**Historic/Architectural Significance:** 13 Summit Road is a Tudor influenced 2 story, 5 bay, rectangular plan masonry residence. Built circa 1921, the fieldstone and half-timber and stucco building is articulated by a variety of steeply pitched gables, round arched multi-paned windows and a fieldstone chimney.

**Recommendation:** The property would be designated as a Contributing resource in a potential Sunset or Afterglow Residential Historic District.

Address/Location: 14 Summit Rd.

Block #: 501 Lot # 11

Date(s) of Construction: ca. 1914

Square Footage: 4,024 SF

Photograph:

Historic Name:

Survey # 79

Style: Eclectic Revival

Acreage: 0.63



**Description:** Nestled at the top of a hill, 14 Summit Road is a two-story, 3 bay Period style residence. The building is rectilinear, with a large overhang tiled hip roof. There is a trellised entryway centered on the front of the building. Simple columns support the entry structure composed of exposed and extended tailed rafters in an Arts & Crafts style. The building is clad in gray stucco. Vinyl replacement windows vary in width, but are all double hung. Windows over the entryway are three ganged double hung windows, with a 6/6 muntin pattern. Windows on the first floor, adjacent to the entry, are four ganged casement windows with 9 total panes. Windows on the second floor are double hung with dark green shutters. The roof is clad in green roof tiles with three large end chimneys visible and built-in or Yankee gutters which follow the plain eave fascia around the roof perimeter.

**Surrounding Site Features:** The property is built on a gently ascending bluff and its historic setting, architectural and landscape integrity are intact.

**Historic/Architectural Significance:** 14 Summit Road is an Eclectic styled home, with a mix of Italian Renaissance, Prairie and Arts & Crafts styled elements. The building is 2 story, 3 bay, rectangular plan stucco clad residence. Built circa 1914, the hipped roof central block is flanked by low slung one story wings. Other features include a Doric order supported trellised portico and a door surround with 2-pane wide sidelites.

**Recommendation:** The home's 1/1 vinyl replacement windows significantly detract from the home's architectural and material integrity. The property would be designated as a Harmonizing (Altered) resource in a potential Sunset or Afterglow Residential Historic District, though with well-guided restoration the house could be re-evaluated as Contributing.

Address/Location: 25 Summit Rd.

Block #: 501 Lot # 25

Date(s) of Construction: ca. 1920

Square Footage: 2,176 SF

Photograph:

Historic Name:

Survey # 80

Style: Craftsman Style

Acreage: 0.49



Description: Concealed from the main road by shrubs, 25 Summit Road is a 2-story Craftsman style wood and stone residence. The building is composed of two main masses, both with hipped roofs; with one projecting mass extending towards Summit Road. Its most noticeable feature is its fieldstone facade, which is also used on the massive street-facing chimney. The second floor, not entirely clad in stone, has a cool grey cedar siding and soft grey stucco. The entry is situated near the chimney, angled away from the façade. The entry, as with all windows on the first floor, has arched tops. A bluestone pathway accesses the entry. To the north, extending from the home is a false front that has an arched entry which accesses the rear yard. To the south is a driveway, which leads to a period detached garage. Windows vary in size, but are all double hung, typically 6/6 units. Some windows have additional trim around them to compensate for the stone arches. Windows are trimmed in a white, as are the metal gutters. The roof is clad in cool grey asphalt shingles.

Surrounding Site Features: The property has an outstanding fieldstone yard wall and its setting, architectural and landscape integrity are intact. A period 2-car carriage house with stone facing and hipped roof sits behind the house.

Historic/Architectural Significance: 25 Summit Road is a Craftsman styled 2 story, 4 irregular bay, rectangular plan fieldstone and wood frame residence. Built circa 1920, the home features a wood shingled upper story, slate covered hipped roof, round arched fieldstone window and door surrounds and a fieldstone wall with gate around the perimeter of the lot.

Recommendation: The property could be designated as a Contributing resource in a potential Sunset or Afterglow Residential Historic District, though proper windows should be re-installed.

Address/Location: 27 Summit Rd.

Block #: 501 Lot # 24

Date(s) of Construction: ca. 1921

Square Footage: 3,285 SF

Photograph:

Historic Name:

Survey # 81

Style: Tudor Revival

Acreage: 0.56



**Description:** 27 Summit Road is a two-story, irregular bay Tudor Revival influenced stucco-clad residence, set back from Summit Road. The house has a front facing massing projection to the north or left side of the facade, with shallow hip roof. The roof overhangs are prominent. There is a one story shed roof extension to the south. The building is simple, clad in an off-white stucco with minimal ornamentation. The most unique feature of the home is a front facing central Tudor derived window gable with box bay windows, which extends from the second floor. The overhang is supported by decorative brackets and features half timbering and leaded casement windows and transoms. The half timbering is painted to match the other window trim, which is finished in a light earthy tone. Windows on the front facing extension are ganged double hung windows, with a 6/6 muntin pattern. Other fenestration around the property appears to be original leaded casement windows. The roof is clad in a brown asphalt shingles and a period masonry chimney .

**Surrounding Site Features:** The property's setting, architectural and landscape integrity are intact.

**Historic/Architectural Significance:** 27 Summit Road is a Tudor influenced 2 story, 6 irregular bay, rectangular plan wood frame residence. Built circa 1921, the stucco clad facade features irregular surfaces and roof lines, a steeply pitched gabled box bay ornamented with half-timber stickwork and various windows and window groupings.

**Recommendation:** The property would be designated as a Contributing resource in a potential Sunset or Afterglow Residential Historic District.

# 4 Recommendations

The Township of Verona has a wealth and wide-array of architectural housing stock from a myriad of design styles and historic periods. In order to protect the quaint quality and small town feel, Verona needs to first put the legal infrastructure in place to combat the threat of teardowns, municipal redevelopment, and destructive over-development. This would include periodic (6-10 years) Re-Examinations and updates to the Historic Preservation Element of the Master Plan as a guiding or strategic document. The Element needs to list every potential historic resource in the township, including every property surveyed through this project. The town then needs to strengthen the Landmarks Preservation Commission's mission and responsibilities to include the ability to designate local historic sites and districts with the ability to regulate improvements to these properties. Finally, the town should try and place a significant number of properties on the state and national registers of historic places to protect Verona from large scale projects involving the State of New Jersey or funded by the Federal government (examples could include cell towers, pipelines, highways, solar arrays, DEP cleanups, NJ Transit infrastructure, etc.).

## CREATE A HOME FOR THE VERONA HISTORICAL SOCIETY

The Township of Verona should purchase the Brower-Hathaway House property for use as a meeting/gathering place and repository of the town's history. Because Verona is a Certified Local Government, a grant could be used to pay for a historic structure report with a preservation plan for the home's restoration and adaptive reuses. The property is an oversized, nonconforming lot, meaning it is in danger of a developer teardown/subdivision proposal in the near future. It also means that the property is an opportunity to create a town gathering location with off-street parking for visitors. The house could be leased to the Verona Historical Society for \$1/year. There is enough space to one day have an interpretive learning center for local architectural history, plant local gardens, entertain school field trips, host meetings, and possibly house a new research center building on the site (see Summit Historical Society). It would also provide a much needed tangible community and public service location to protect and interpret local history, as most other municipalities already have.

*"Why pursue historic preservation? Try to think beyond preserving individual landmarks, but instead protecting the character of your community. Today there is a great desire to protect the uniqueness of a town or neighborhood, before our communities are engulfed in suburban sameness." Ron Emrich, Former Executive Director, Preservation New Jersey*

## STATE & NATIONAL REGISTER NOMINATIONS

The following properties should be listed on the State and National Registers of Historic Places:

Verona Lake Park  
Verona Civic Center

Kip's Castle & Park  
 Methodist Church, Montrose Avenue  
 Congregationalist Church & Rectory, Church Street  
 The White Rock, archaeological

#### POTENTIAL INDIVIDUAL HISTORIC SITES:

The following properties should be locally designated by the Township of Verona as they possibly fall outside the boundaries of any proposed historic district but are of such cultural value that the Township could not afford to lose these buildings:

The Enos Martin House, 42 Martin Road  
 The Brower House, 190 Grove Avenue  
 The Priest House, 110 Claremont Avenue  
 Idle Woods, 14 Manor Road  
 The Johnson House, 16 Grove Avenue  
 Dr. Personett House, 30 Grove Avenue

#### POTENTIAL HISTORIC DISTRICTS

In addition to the individual sites, there are several areas with a concentration of resources that are best described as historic districts. A historic district is often described as a resource where “the whole is greater than the sum of its parts”. Individual buildings may lack distinction, and there are nearly always some “intrusions” or more modern buildings inserted, but on the whole, these historic districts present a coherent environment and streetscape reflective of a particular period of architectural significance.

Verona’s residential neighborhoods present several likely historic districts, from different decades, expressed in varied architectural styles. The boundaries are not precisely defined in this initial examination, but the reader even casually familiar with Verona should recognize the distinctive characteristics of the districts. Some of these residential environments are so familiar, it may come as a surprise to consider them “historic resources”. But they are an important part of Verona’s historic development pattern, and need to be legally recognized soon to prevent property owners from replacing them with something new and eroding the tax base.

#### **Claremont Avenue Area**

In the mid-to-late 19th century, this neighborhood was developed with fashionable middle-class houses. The earliest in date are located at the southern end of the road, and 93 and 110 are



recommended for individual landmark listing. A historic district extending along Claremont Avenue from Westview Road north to Hamilton Road, and along some of the cross streets for about a block in either direction, such as Elmwood Road, and Hillcrest Terrace, would include houses from the Romantic Revival style

periods and the later Queen Anne style. Most of these houses are altered to some extent, and none appears to be eligible for individual landmark listing. However, as a group, they reinforce each other's character and context, and district designation may be effective in stimulating individual homeowners to restore their homes with more authentic materials and designs.

A potential Claremont Avenue Historic District is located in the southeast quadrant of the town. It is bounded on the north by the rear property line of the lots on Claremont Avenue, on the east by the rear property line of the lots on Elmwood Road, on the south by Bloomfield Avenue, and on the west by Church Street. One Colonial Revival residence located at 37-39 Hillcrest Terrace could also be included in the district. Of the 10 surveyed buildings, 1 is ecclesiastical and 9 are residential. Although most of the structures have maintained a relatively high level of integrity, some have been altered to a degree that most original features have been obscured. Architectural styles represented by the surveyed buildings include the Queen Anne, followed by Colonial Revival, eclectic vernacular, and Victorian Gothic in descending order of frequency. 27 Elmwood Road, built circa 1885, is another representative example of Queen Anne residential architecture, and includes most of the stylistic features generally associated with the style. The United Church of Christ, built circa 1880 at 19 Church Street, is significant as the district's only example of Victorian Gothic ecclesiastical architecture. The district is distinct from surrounding neighborhoods by virtue of its age and architectural quality of its surveyed buildings. Nearby structures are generally smaller in scale, less well maintained, more recent, and/or commercial.

**Significance:**

The surveyed architectural stock of the potential Claremont Avenue Historic District represents approximately 165 years in the history of Verona's settlement patterns, architectural tastes, and building techniques. Although its features have been masked by alterations, the earliest house in the district is thought to date from circa 1780 (Priest House), and is a tangible link to the Revolutionary War Era. Three early 20th century houses (located at 181, and 191 Claremont Avenue, and at 37-39 Hillcrest Terrace, respectively) are evidence of the continued vitality of the district into the 1920s. The district is located primarily on Claremont Avenue, a road that links Bloomfield and Pompton Avenues, two of the earliest and most important trade and travel routes of western Essex County.



**Forest Avenue, between Bloomfield and Pease Avenues**

This neighborhood of houses from the late 19th and early 20th centuries retains a particularly attractive quality. The houses are well-kept and well-preserved, presenting the best of traditional streetscapes; a flat, tree-shaded street; a repetition of porches opening onto the street, and a regular spacing of houses in deep lots. The district needs to be properly surveyed in the future to yield further architectural information.

### **Sunnyside Heights**

This is the historic name of a development established by Gilbert Pease and Clinton Baldwin in the 1910s, running north and south of Forest Avenue along, Hillside Avenue and Morningside Avenue. The Bungalow and Eclectic revival styles popular in the 1910s and '20s are prevalent here. Sunnyside marks both a new style of house and a new type of suburban development. The district could be combined with the Forest Avenue area but needs to be properly surveyed in the future to yield further usable information.

### **Kip's Castle Historic District**

On the opposite side of town from Sunnyside Heights, and at a nearly opposite social and economic position, the area along Crestmont Avenue was also developed early in the 20th century with residences. Here, the lots were large, and traditional Colonial Revival style architecture predominated. The houses remain in good condition and with a high degree of



architectural integrity. Similar in style, and in location just below the ridge of the First Mountain, lies another potential historic district centered on Belleclaire Place and Afterglow Way. These two areas are not contiguous, but share many characteristics of wealthier development and history.

The potential Kip's Castle Historic District is located in the southeast quadrant of the city. Its approximate boundaries are the rear property lines of the lots off Cambridge Road to the north, the Verona border to the east, Westover Road to the south, and Pompton Avenue to the left. Included in the district are properties on Cambridge, Crestmont, and Nassau Roads. Of the 9 surveyed buildings, 1 is a monastery, 1 is a residence now used as county office space, and the remaining 7 are residential. All are in excellent condition. Architectural styles found in the district include Tudor Revival, Medieval Revival, Colonial Revival, and eclectic vernacular. Although no style predominates, the character of the area is established by its monumental, medieval revival structures. Kip's Castle built circa 1903 at 22 Crestmont Road, is a massive, fortress-like, stone former residence, now occupied by Essex County offices. Similar in scale, and style is the brick and stone monastery located at 23 Crestmont Road. Built in 1929 within view of Kip's Castle, it is an example of the enduring popularity of medieval influences, and is an indicator of the builder's desire for contextualism. The district is distinct from the surrounding area by virtue of its age and architectural quality. The surrounding residences are generally smaller in scale, less well maintained, and made of more recent, inferior materials.

#### Significance:

The potential Kip's Castle Historic District is significant as a small grouping of historical revival residences. The surveyed structures were built between the years circa 1880 and circa 1930, thus encompassing both the area's boom period, when the extension of the railroad brought New York businessmen to the area, and the beginning of the area's decline, following the Great Depression.

The building from which the district takes its name was built by the Kip family, whose ancestor's are thought to have come to the New World on "The Half Moon" with Henry Hudson. It is individually significant as an example of the extreme efforts that were often made by wealthy families of the late 19th and early 20th century to duplicate or imitate European baronial estates in order to give themselves an aura of nobility. Beyond the eastern border of the district is a Montclair National Register neighborhood that contains buildings similar in age, scale, and style.

### **Afterglow Historic District**

The potential Afterglow Historic District is located in the southeast quadrant of the city. It is bounded on the north by Bloomfield Avenue, on the east by the Verona border, on the south by Gordon Place, and on the west by Mt. Prospect Avenue. Other streets in the district include Afterglow Avenue, Afterglow Way, Belleclaire Place, Cole Road, Glen Road, Summit Road, and Sunset Avenue. The north side of Sunset Avenue includes an unparalleled collection of Colonial Revival houses built in the 1920s. Relatively large houses on uniform lots, no two are alike, but they share in their materials, overall design, and proportion. In good condition, the streetscape is one of the archetypal suburban visions of the first half of the 20th century. All of the 27 surveyed buildings are large scale residences in excellent condition. More than half of the residences are in the Tudor Revival style. Other architectural styles present are eclectic vernacular, Colonial Revival, Spanish Renaissance Revival, Italian Renaissance Revival, Queen Anne, and Craftsman, in descending order of frequency.



Typical of the most common style, 37 Afterglow Avenue is a Tudor Revival house, built circa 1910. The most recent building, 35 Belleclaire Place, built circa 1930 in the Tudor Revival style, has been included because it is an example of the popularity of a historicizing style and is an indication of the builder's desire for contextualism. Perhaps the most unusual structure in the district is

the elaborate Spanish Renaissance villa located at 73 Mt. Prospect Avenue. Its ornamentation includes quatrefoil windows and a tiled frieze band spanning the facade.

**Significance:** The district is distinct from the surrounding area by virtue of its age and architectural quality. On the streets surrounding the potential district are smaller scale residences which are less maintained, and/or more recent, non-contributing buildings. The potential Afterglow Historic District is a significant group of elaborate, large scale, historical revival residences that demonstrates the architectural tastes and building techniques of the late 19th and early 20th century. Beyond its eastern border, is a Montclair neighborhood that is similar in age and architectural quality. The houses on Mt. Prospect Avenue face the Montclair Golf Club, one of the oldest and most fabled golf courses in the world.



### **Fairview Avenue Historic District**

The potential Fairview Avenue Historic District is located in the northwest quadrant of the city. Its boundaries are formed by the rear property lines of the lots on both sides of Fairview Avenue as far as Orchard Street on the south and Franklin Street on the north. Of the surveyed buildings, five homes have recently been lost to teardown development. Architectural styles included in the district are Queen Anne, Shingle Style, Colonial Revival, Stick Style, Prairie, and eclectic in descending order of

frequency. The oldest of the surveyed structures, located at 83 Fairview Avenue was built circa 1875. The only example of the Stick Style in the district, it provides an interesting contrast to 43 Fairview Avenue, a Colonial Revival residence constructed circa 1920. The circa 1890 frame house located at 100 Fairview Avenue was a particularly outstanding example of the Shingle Style, while 87-89 Fairview Avenue is a circa 1910 vernacular Prairie influenced duplex residential building. Its successively larger hipped roofs are an unusual feature. The district is distinct from the surrounding area by virtue of its age and architectural quality. The immediately surrounding neighborhoods are more recent, less affluent, and/or commercial in nature.

**Significance:** The potential Fairview Avenue Historic District is a significant group of large scale late 19th and early 20th century houses. Located within its boundaries are examples of the most popular styles of the period, each a tangible reminder of the architectural tastes and building techniques of the era when the extension of train service to the area enabled New York businessmen, attracted by the semi-rural atmosphere, to settle in the area. Unfortunately the potential Fairview Avenue district has been especially susceptible to teardown development over the past few years and has lost almost half of its contributing structures.

Other areas of Verona that should be architecturally surveyed and evaluated in the future include the downtown, commercial corridor of **Bloomfield Avenue**. Though not a contiguous grouping of the type of Main Street masonry buildings common in many towns, Verona has its share of contributing structures which could lend well to quality redevelopment and harmonious modern architecture. This would be a boost for Verona's mercantile sector and lead to increased pedestrian presence and town walkability.

Other residential districts could be centered on the post-war **Linden Avenue** development to the north of Bloomfield Avenue, the heavily shaded **Mountainview Road** neighborhood around the lake, and/or a **Brookdale Avenue** historic district centered on the well preserved elementary school. Because of their proximity to certain districts, some of these identified streets or pockets of historic buildings could always be surveyed, annexed and/or combined into a larger, preexisting historic district area at a future date.

# 5

## Further Information

### HISTORIC PROPERTY SURVEY - Sample Scope of Work

Architectural surveys provide information needed to make informed planning decisions, prioritize preservation goals and objectives, develop and implement land use policies, develop heritage tourism initiatives, and educate the public and increase the understanding of and appreciation for the built environment as a tangible reminder of the community's history. Surveys also aid in the identification of resources worthy of designation at the local, state, and/or federal levels.

The Consultant shall prepare an intensive-level survey report in accordance with Section 3.5 of the Guidelines for Architectural Survey. The report will be comprised of at least 30 pages of typewritten text (12 point font in a single spaced format), not including survey forms, maps, photos and illustrations.

- Conduct all primary and secondary source research to document and illustrate the historical and architectural significance of each building. The description of the resource will address the significance of the site and identify and comment on the character defining features and will be accompanied by exterior and interior photographs. In addition to overall photographs, there will be shown details of significant moldings, decorative features, stairs, windows, fireplaces, hardware, and mechanical elements, etc. The historic context will be footnoted and include a bibliography. Historical material, such as maps and photographs, will be referenced as to their source. Voids and deficiencies in the known historical record will be noted as well as possible inaccuracies, with recommendations for the future research.
- Prepare a New Jersey Inventory of Historic Properties form for each site visited by the field surveyor. All inventory forms include a capsule summary, current photographs, a photo log, copy of a USGS map showing the location of the property, a tax map showing the location of the property, and if warranted, floor plans of a structure. Include preparation of attachments and eligibility worksheets for those properties identified as potentially individually eligible. Include assessment of "key-contributing" (i.e. individually eligible), "contributing" and "non-contributing" status for all properties surveyed as part of the two historic districts.
- Survey photography shall include at least one digital color photograph of the entire principal elevation or view for every historic property in the intensive-level survey (this photograph shall appear on the Base Survey Form for the subject property). Additional photographs, which clearly contribute to an understanding of the property's significance, are strongly recommended. These photographs shall appear on continuation sheets following the survey form for the subject property. Survey photographs shall be submitted as color digital images in JPEG format with a minimum pixel array of 1200 by 1800 (approximately 4" by 6" at 300dpi).

- GIS Mapping must be based existing digital parcel maps, or an HPO approved alternate, such as Global Positioning System (GPS) data. Digital submissions must include separate ArcView shapefiles in the data structure provided by the HPO: Historic District boundaries (polygons). Where the Historic District boundary coincides with a municipal boundary, the Historic District Boundary must overlay the municipal boundary exactly. Property locations (points); Geospatial metadata sufficient to satisfy the metadata reporting requirements of the NJDEP Mapping and Digital Data Standards (2013) available online at [http://www.nj.gov/dep/gis/NJDEP\\_GIS\\_Spatial\\_Data\\_Standards\\_2013.pdf](http://www.nj.gov/dep/gis/NJDEP_GIS_Spatial_Data_Standards_2013.pdf). All digital data shall be submitted on CD-ROM in the formats referenced above. The GIS data shall serve as the basis for creating the 2" x 3" location map for each surveyed property. The location map shall be saved as a digital image in JPEG format that will be included on the hard copy survey forms provided by the HPO.
  - Begin development of historic contexts for different geographical areas within the Districts. Consultant will create a preliminary list of thematic units and property types for resources identified.
- Compile and prepare final survey report booklet which will include the following:
    1. Research Design;
    2. Brief discussion of methodology utilized;
    3. Discussion of area of coverage for survey;
    4. Results of survey and location of survey data;
    5. A survey index of all properties surveyed under the Grant Agreement. The list will include: survey number, building name, specific address or location, and town;
    6. List of historic property types for the City, discussing the significant characteristics of each type and identifying examples from the properties surveyed;
    7. List of sites considered eligible for listing in the State and National Register of Historic Places with recommendations for documentation and nomination;
    8. Nomination reports for each district expansion including lists of each block/lot to be used for Local Designation by the City Council;
    9. Location of final products; and
    10. Recommendations for additional work.

The historic significance of the building, site, structure or object identified in the evaluation process will be conveyed by the drawings, photographs and other materials that comprise documentation. The historical, architectural, engineering or cultural values of the property, together with the purpose of the documentation activity, determine the level and methods of documentation. The Surveys will be performed in accordance with the Department of the Interior Secretary's Standards and Guidelines for Archeology and Historic Preservation and the Standards for Architectural Survey investigations in New Jersey. Documentation prepared for submission to the Library of Congress must meet the HABS/HAER Guidelines.

## HISTORIC PRESERVATION ELEMENT of the MASTER PLAN - Sample Scope of Work

The selected vendor will provide consulting services to the municipality culminating in the creation of a comprehensive Historic Preservation Plan that builds on the municipality's existing planning documents. Wherever appropriate, the Consultant should use maps, charts, tables, photographs, and illustrations to convey information. The formatting of the Plan should be consistent with other municipal planning documents.

The Plan should include the following or similar sections, not necessarily in this order:

### I. Executive Summary

A one to two page summary of the document's purpose, contents, findings and recommendations.

### II. Introduction

The HPE should not assume that the reader knows about historic preservation issues. Basic terms should be explained. The values and benefits of historic preservation should be stressed.

### III. Context - Historic and Architectural

Don't assume that the reader knows the local context. Give the reader a broader understanding of the value of surviving cultural resources within the community. Summarize the municipality's local history and historic themes, development patterns, and architectural patterns. For additional information and details include cultural resource survey forms as well as copies of New Jersey and National Register nominations as appendices.

### IV. Inventory

Describe what an inventory is; describe which properties currently have inventory forms, which inventory forms need to be updated, and which properties should be documented on inventory forms; recommend a realistic and efficient strategy for developing a broad understanding of the municipal historic resources by neighborhood. Cite existing sources of information about historic resources in the community. These may include, but should not be limited to:

- Municipal cultural resource surveys
- County cultural resource surveys
- State Historic Preservation Office (SHPO) files
- New Jersey and National Register nominations
- Collections of the Historic American Buildings Survey (HABS), the Historic American Engineering Record (HAER), and Historic American Landscape Survey (HALS)
- Files and collections of local historical societies

### V. Significance

Not all old buildings are significant. Explain why properties are "historic." What are the evaluation criteria? The National Parks Service has promulgated the National Register Criteria for Evaluation <http://www.cr.nps.gov/nr/publications/bulletins/nrb15/>. How old do they need to be? The National Register Program imposes additional hurdles for properties less than 50 years of age. What level of significance must they have -local, state, or national? What does significance mean? Include what is currently listed on the National and State Registers of Historic Places and

what may be eligible for listing; explain investment tax credits and applicable grant programs.

#### VI. Public Policy Review

Review the Master Plan's impact on historic resources. Briefly describe the town's other planning documents and summarize their discussion, if any, of historic preservation. Review the existing municipal regulations that impact historic preservation including but not limited to zoning, local historic districts, demolition delay, minimum maintenance regulations, subdivision regulations, signage regulations, and site plan review; recommend changes to existing regulations or additional bylaws that could help to promote the preservation, adaptive reuse, and sensitive rehabilitation of historic resources. Include a list of all historic municipally-owned properties such as school buildings, libraries, or parks; assess their historic significance and architectural quality; describe current management practices and whether changes should be made to better protect these resources; investigate future capital improvement projects such as transportation projects, new municipal buildings, and sewer line extensions for their impact on historic resources.

Discuss the role of the Historic Preservation Commission (if any); summarize and quantify the municipality's historic preservation efforts to date, including but not limited to local historic districts, easements, and National Register properties; describe the historic resources the municipality has lost, historic resources the municipality still has, and historic resources that are at risk; describe how the municipality can better protect its historic resources. Compare the local government's historic preservation policies to county and state historic preservation policies.

#### VII. Integrity & Existing Conditions/Issues

Integrity represents the authenticity of a property's historic identity. It enables a property to illustrate significant aspects of its past. It is the survival of the physical characteristics that existed during the temporal period during which the property achieved its significance. The National Register Program describes it as composed of the following seven qualities: location, design, setting, materials, workmanship, feeling and association.

Identify existing conditions and issues. Equally identify what is going right ("successes") and what is going wrong ("threats"). What are the current and projected future demographic and market forces at work in the community? Are household size and housing expectations changing? Are teardowns an issue in your community? Is demolition by neglect a significant issue? An explanation of private sector threats to the above identified historic resources that may warrant public sector actions including, but not limited to, trends in deferred maintenance, abandonment, change of use and increased permitting for building demolitions, alterations, and additions.

Analyses of the potential direct and indirect threats that current local public sector (municipal, county, state, and federal) policies have on the municipality's historic resources, including those policies and plans in the municipality's land use plan and land development ordinances, redevelopment plans, circulation and utility plans, open space conservation and farmland preservation plans, and other elements of the municipal master plan.

### VIII. Local Historic Preservation Goal and Objectives

Investigate how local residents feel about their historic resources. For example, do they appreciate the existing historic properties? Are there historic resources that are not well-protected, do residents understand how vulnerable they are to loss? Do they understand what can happen to their historic resources under current zoning? An explanation of the community values that historic preservation may bring to a municipality, which values should inform the development of the municipality's historic preservation goal and objectives. What does the community want? There should be just one goal. An example might be: To protect, enhance and rehabilitate historic resources by identifying, evaluating, and designating significant places and ensuring that new growth and development is compatible with the municipality's historic and cultural values.

But there may be reasons that goal is desirable - these are objectives. Some will be tangible, some intangible. They may include: education, pleasure, fostering pride, community revitalization, beauty, reduction of carbon footprint, or discouraging unnecessary demolition.

### IX. Evaluation of Public Policy Choices

A review of alternative public policy measures the municipality should consider to address private and public sector threats, including, but not limited to, designation as a local historic site or district, amendment of an existing historic district, amendment of the existing historic preservation ordinance or ordinance guidelines, and amendment of the municipal land use plan and ordinance, redevelopment plan(s) and other elements of the municipal master plan.

Include an evaluation of public policy choices, including, but not limited to:

- Complete an architectural survey. Consider conforming to the NJ Guidelines for Architectural Survey: <http://www.state.nj.us/dep/hpo/identify/survarcht.htm>
- Educate residents and business owners about historic preservation
- Consider variances that support historic preservation
- Consider establishing historic preservation overlays in the municipality's zoning
- Complete preservation plans for municipally owned historic properties
- Comply with the requirements of the New Jersey Register of Historic Places Act: <http://www.state.nj.us/dep/hpo/protection/njsa13.htm>
- Promotion of the NJ Rehabilitation Subcode: <http://www.state.nj.us/dca/divisions/codes/offices/rehab.html>
- Establish an awards program recognizing local historic preservation achievements
- Provide constituents with technical assistance resources

### X. Action Plan/Agenda

Provide recommended municipal private and public sector historic preservation strategies included in an implementation agenda. Outline a realistic year-by-year schedule for implementing all of the above recommendations, including the name of the organization or board responsible for implementation; could include ongoing and long-term goals. This should be:

- Relatively easy to understand
- Relatively low/moderate in cost
- Accomplish multiple objectives
- Have a short turnaround time
- Be legally and politically viable
- Be publicly supportable/favorable

Recommend organizing the Action Plan/Agenda by:

- Resource Commitments (time, labor, money)
- Scheduling (short, medium, long-term)
- Responsible parties/Stakeholders (government offices or agencies, institutions, private sector)

#### XI. Suggested Appendices

- Copies of Completed Inventory/Survey forms
- Copies of New Jersey/National Register nominations
- The Secretary of the Interior's Standards for Rehabilitation:  
<http://www.cr.nps.gov/tps/standards/four-treatments/treatment-rehabilitation>
- NJ Office of State Planning Memo on Historic Preservation:  
[http://www.nj.gov/dep/hpo/hpo\\_article.pdf](http://www.nj.gov/dep/hpo/hpo_article.pdf)
- A Five Minute Look at the New Jersey Register of Historic Places Act:  
[http://www.state.nj.us/dep/hpo/2protection/sr\\_5minlook\\_b.pdf](http://www.state.nj.us/dep/hpo/2protection/sr_5minlook_b.pdf)
- NJ Municipal Land Use Law, Historic Preservation Related Sections:  
[http://www.nj.gov/dep/hpo/3preserve/mlul\\_7\\_07.pdf](http://www.nj.gov/dep/hpo/3preserve/mlul_7_07.pdf)
- NJ Certified Local Government Program Guidelines:  
[http://www.nj.gov/dep/hpo/3preserve/clgguides8\\_07.pdf](http://www.nj.gov/dep/hpo/3preserve/clgguides8_07.pdf)

The completed plan element will be a typewritten (12 point font) document of at least twenty-five (25) pages of text accompanied by maps and at least one photograph of each identified individually listed or eligible historic resources and each listed or eligible "contributing" historic resource in an identified district. The consultant shall produce the maps for the plan element utilizing Geographic Information System (GIS) maps to delineate any existing and proposed historic districts and historic preservation overlay zones.

# 6

## References

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- Sanborn Insurance Company Map, Princeton University scanned online archives, 1907.
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# 7 Appendices