

Township of Verona

383 Bloomfield Avenue

AREA IN NEED OF REDEVELOPMENT

PRELIMINARY INVESTIGATION REPORT

Date: November 2024

Prepared by:

PRELIMINARY INVESTIGATION FOR A DETERMINATION OF AN AREA IN NEED OF REDEVELOPMENT DESIGNATION FOR 383 BLOOMFIELD AVENUE

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



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I. Executive Summary

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

> Resolution 2024-147, included herewith in **Appendix A** of this Report, authorized the Planning Board to conduct a preliminary investigation and public hearing to determine whether the proposed property located at 383 Bloomfield Avenue ("Study Area") meets the statutory criteria to qualify as an "area in need of redevelopment," pursuant to N.J.S.A. 40A:12A-5. This redevelopment Study Area is only for the following property:
>
> - Block 708, Lot 1
>
> Importantly, the Resolution specifies that any redevelopment program in Verona would be through **non-condemnation redevelopment**. If the Study Area, or any portion of the Study Area, qualifies as an area in need of redevelopment, the Township **will not** be able to exercise the power of eminent domain or involuntary takings.

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

Redevelopment Criteria Summary

Block	Lot	Address	Criteria
708	1	383 Bloomfield Ave	d, h

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

II. Introduction

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

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

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

This report provides an analysis of existing and historical conditions of the property in the Study Area, including a review of land use, zoning, and master plan policies, building conditions, utilities, and environmental conditions. The analysis required a thorough review of records from the municipal tax assessor, building department, fire department, code enforcement, and police department. We conducted exterior property inspections and, interior inspections of the building and the accessory buildings on site. Based on the findings from the totality of information collected and reviewed, a determination was made as to whether the existing property conditions satisfied one or more of the statutory criteria for redevelopment. The following pages demonstrate a thorough analysis of the existing conditions within the Study Area. In addition to conducting site visits and in-person property inspections, H2M requested records from the tax assessor, building department, planning, and zoning office, code enforcement, and police departments. This information was gathered in September 2024. It should be noted that the Study Area is within the recently designated area in need of rehabilitation, as shown in **Figure 1**, below.

Figure 1: Redevelopment Study Area Context Map

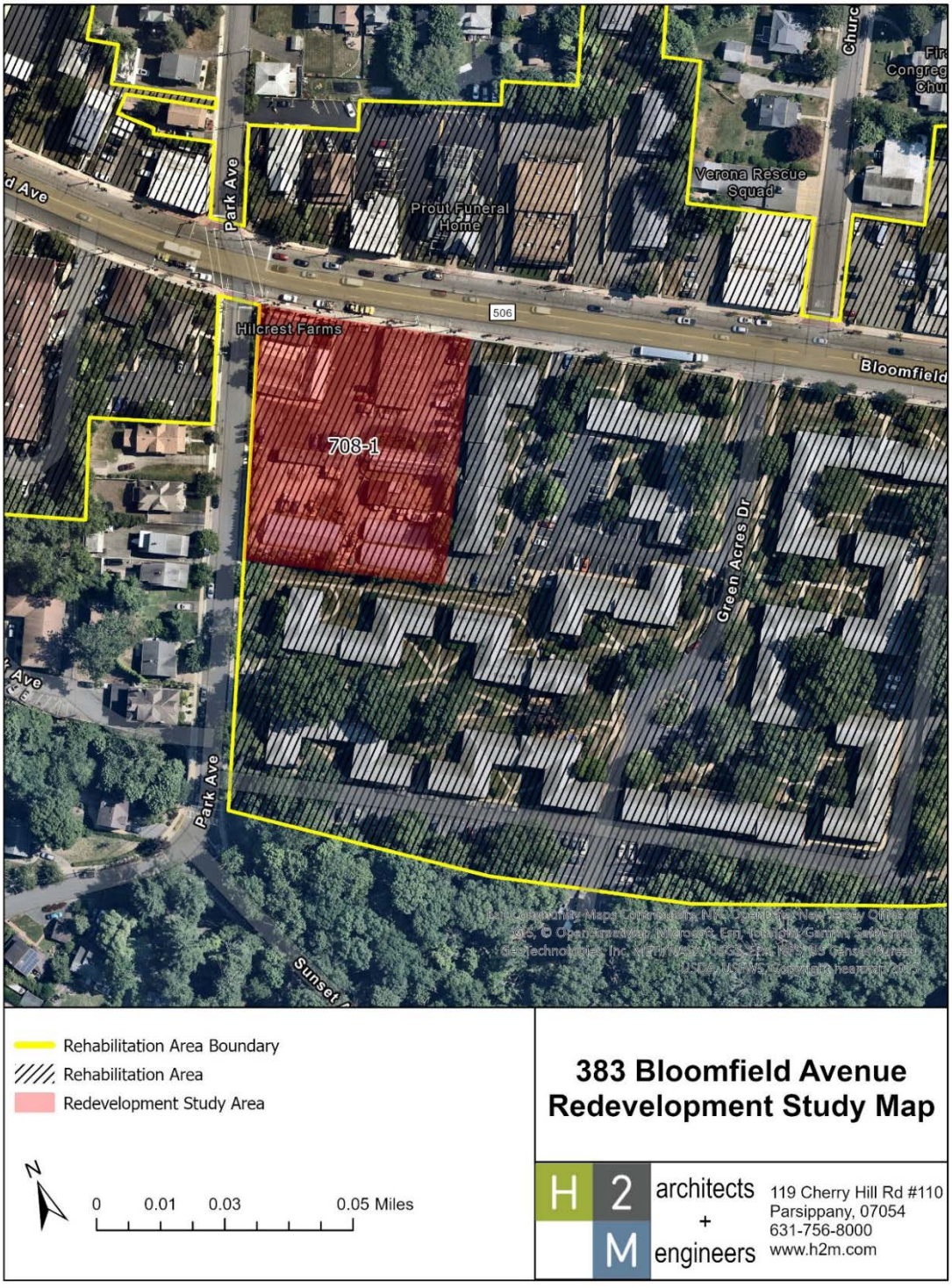


Figure 2: Redevelopment Study Area Tax Map



III. Criteria for Redevelopment Area Determination

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

(a) The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.

(b) The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenantable.

(c) Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.

(d) Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

(e) A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.

(f) Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.

(g) In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by

the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

(h) The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

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

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

IV. Redevelopment Study Area in Context

Overview

The following report evaluates the property for non-condemnation redevelopment as per the LRHL. The actions of the Mayor and Council to authorize the Planning Board to conduct the Study is in accordance with the 2022 Master Plan. The entirety of the Bloomfield Avenue corridor has been designated as an area in need of rehabilitation. The goal of the rehabilitation designation is to incentivize property owners to improve their buildings and to create a more vibrant environment for both residents and visitors. The designation of this Study Area as an area in need of redevelopment aligns with the Township's goals to attract businesses, residents, and visitors to its local commercial corridors, while maintaining the Township's "small-town charm" and character. With the tools afforded to Verona through the LRHL, a comprehensive approach that balances the need to address private property rights and overall civic interests can be undertaken.

The 2022 Master Plan's Land Use Element sets forth the goal of promoting growth in appropriate areas that meet the current and future land use trends and in that one of the objectives is to "utilize redevelopment designations, where appropriate, to provide greater commercial and housing options." The Master Plan also sets forth the goal of ensuring zoning district regulations and land uses align with the Township's development goals and in that one of the objectives is to "incentivize improvements along the Bloomfield Avenue corridor." Furthermore, the Economic Development Element sets forth the goal of continuing to ensure that Bloomfield Avenue is a vibrant and attractive downtown, and in that one of the objectives is to "utilize incentives for infill development and redevelopment along Bloomfield Avenue commercial corridor." Thus, the redevelopment investigation is being undertaken with the intent to comprehensively revitalize the Study Area to address a number of Township issues and priorities, such as stimulating economic development, removing conflicts for mixed-use development, incentivizing property and façade improvement, promoting walkability by activating the ground floors of structures, and being a place where people will want to live, work, play, and shop.

Land Use

The Study Area is located along Bloomfield Avenue to the east of Park Avenue. The Study Area parcel is located in the Township's ETC – Extended Town Center Zone District. A detailed description of the permitted uses and bulk standards for the ETC zone can be found in **Section V** of this document.

The Study Area is comprised of one corner lot, identified in Verona Township's Tax Maps as Block 708, Lot 1 (383 Bloomfield Avenue). As per the property record, included herein within **Appendix B,** the lot contains an area of approximately 1.26 acres. The property is developed with a two-story, wood-frame commercial building ("principal building") on the north side of the property, proximate to the intersection of Bloomfield Avenue and Park Avenue. The front of the principal building is along Bloomfield Avenue, with greenhouses attached to the rear, and a wood trellis over the plant display area attached to the side (east). Beyond the principal building, there is an asphalt parking lot to the side (east) and rear (south). The asphalt parking lot to the east of the principal building is split into two areas by a standalone plant display area with a wood trellis. There is a gazebo to the south of this plant display area. Ingress and egress to the site is provided from Bloomfield Avenue and Park Avenue; three ingress and egress points from Bloomfield Avenue and one ingress and egress point from Park Avenue. The area to the rear of the principal building, to the south of the rear parking lot, contains a five-door garage. The property also contains several accessory structures such as a glass greenhouse with a wood frame in the rear yard, which is located to the southeast of the principal building and east of the five-door garage. Immediately to the south of this is a one-story wooden frame building with an attached greenhouse, and a trailer along the easterly property line. There are three greenhouses along the southerly property line. This can be seen in Figure 3 and Figure 4.

The uses in the proximity include multi-family residential to the south and to the east, single-family residential to the west, and commercial uses to the north and west, along Bloomfield Avenue, as shown in **Figure 4.**

Figure 3: Redevelopment Study Area Zoning Map

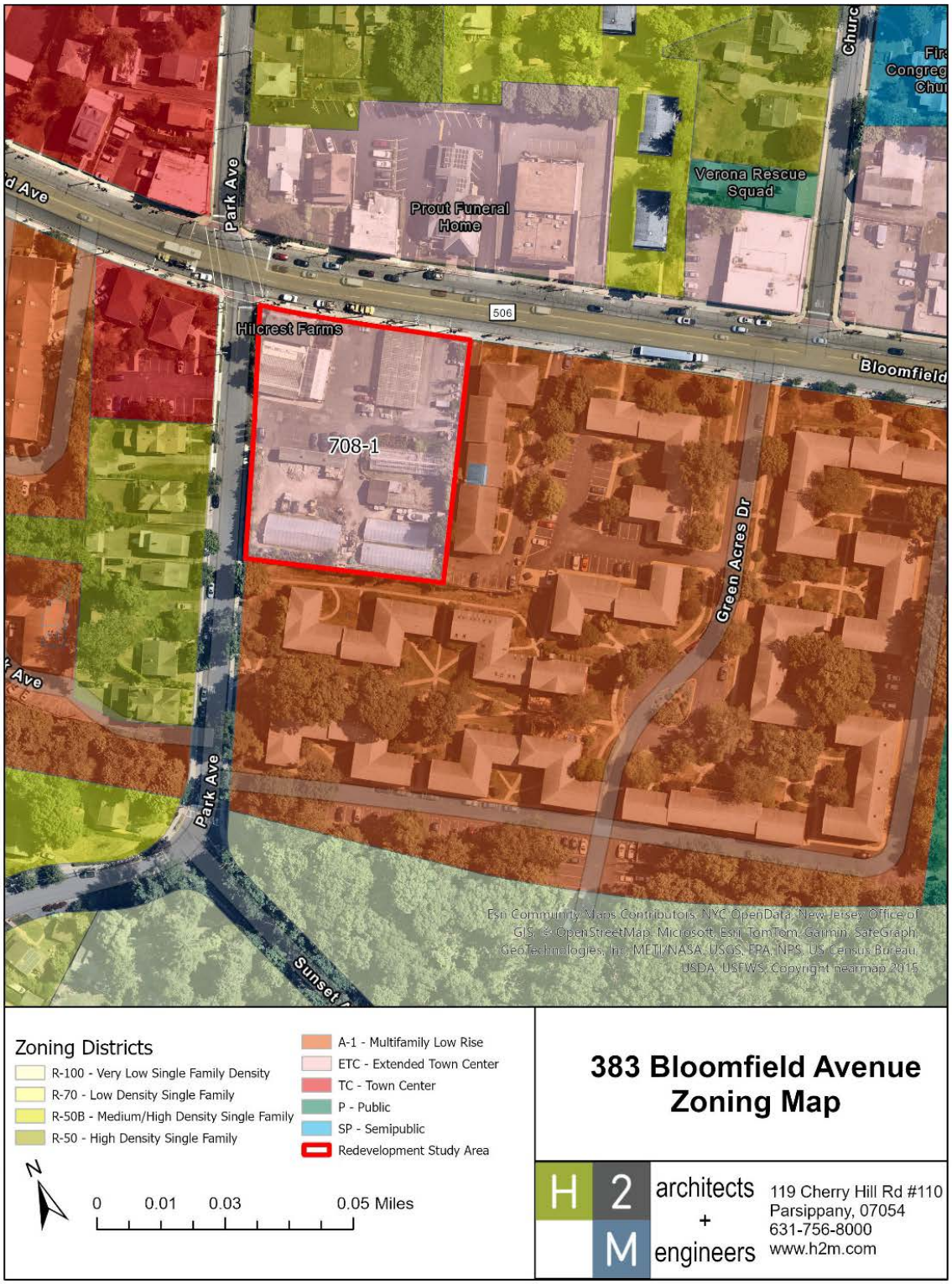
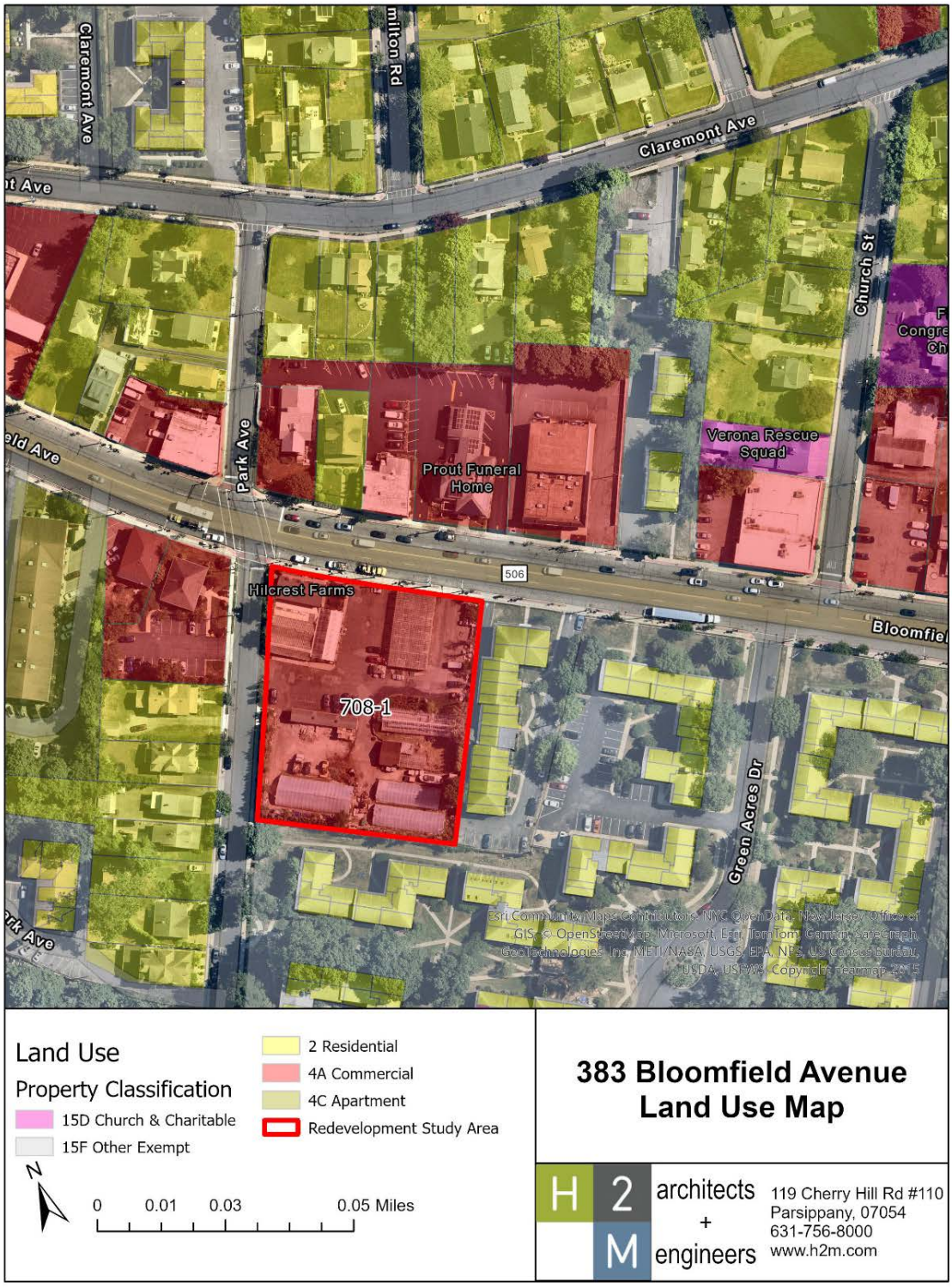


Figure 4: Redevelopment Study Area Existing Land Use Map

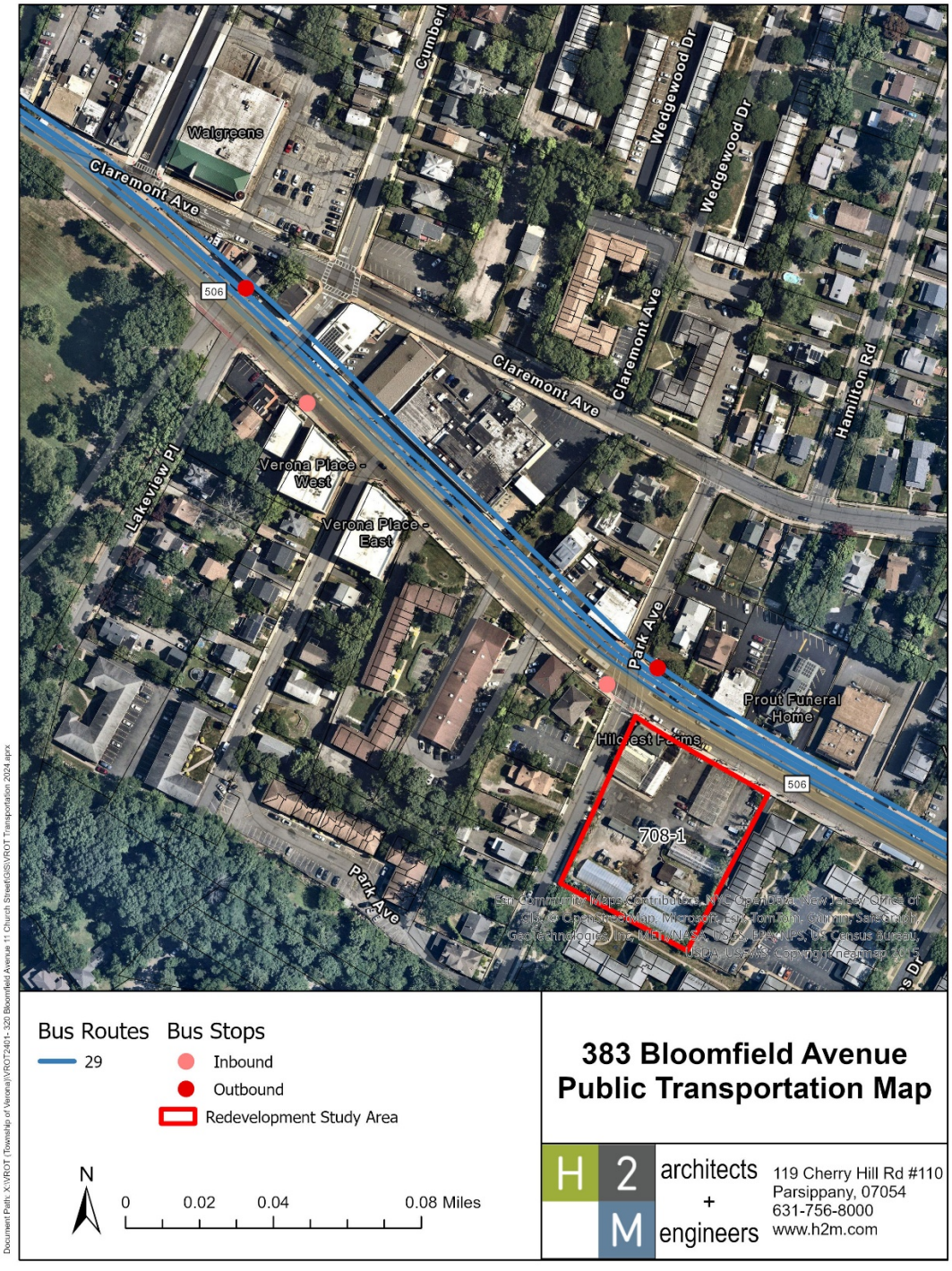


Circulation

The property in the Study Area, as mentioned in the prior section, has frontage along Bloomfield Ave to the north and also along Park Avenue to the west. The former is a major thoroughfare, while the latter is a local road leading to Bloomfield Avenue from the residential neighborhoods. Bloomfield Ave (CR-506) is a county roadway that runs in an east-west direction. It is a major travel route that connects multiple municipalities in Essex County from Newark to West Caldwell.

The Study Area is accessed by driveways along Bloomfield Avenue and Park Avenue. Public transportation is provided via the NJ Transit 29 bus route with stops along Bloomfield Ave, proximate to the Study Area, as illustrated in **Figure 5**. This bus connects West Caldwell to downtown Newark with 28 stops in Verona, 25 of which are on Bloomfield Avenue. The Study Area is about a half mile away from the NJ Transit 11 bus stops, which are located at the intersection of Pompton Avenue and Claremont Avenue. The NJ Transit 11 bus runs between Willowbrook Mall in Wayne Township and the City of Newark.

Figure 5: Redevelopment Study Area Existing Public Transportation Map



V. Relevant Planning & Zoning

Relevant Policies, Plans & Studies

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

2022 Master Plan

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

Land Use Element Goal 5:

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

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

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

5f: *Guide the future development and/or redevelopment of land within the Township so as to incorporate new construction without undue disruption to the established character of the Township.*

Land Use Element Goal 7:

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

7a: *Incentivize improvements along the Bloomfield Avenue corridor.*

Economic Development Element Goal 1:

Continue to ensure Bloomfield Avenue is a vibrant and attractive downtown.

1c: *Utilize incentives for infill development and redevelopment along Bloomfield Avenue commercial corridor.*

Economic Development Element Goal 3:

Maintain attractive and thriving business and commercial districts.

3a: *Review district regulations to ensure compatibility with current uses and trends.*

The Land Use Plan Element recommends that the Township "consider utilizing redevelopment tools on existing underutilized sites in commercial areas." Similarly, the Economic Development Element recommends to "continue to explore the use of the Local Housing and Redevelopment Law (LHRL) as an economic development tool where feasible" and "review zoning regulations to ensure that Bloomfield Avenue corridor can create a Live, Work, Play environment."

The Economic Development Element notes that "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 downtown 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. Moreover, the Study Area is at an opportune location within the ETC Zone and across the street from the easterly edge of the TC zone. Through redevelopment, the Study Area can link the two zones together and may serve as an attractive gateway to the TC Zone.

State Planning

2001 State Development and Redevelopment Plan (SDRP)

In 1986, the New Jersey Legislature passed the New Jersey State Planning Act, which created the State Planning Commission and required the preparation and adoption of the State Development and Redevelopment Plan (the "State Plan"). The most current adopted plan is dated 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 is almost fully located within the Planning Area 1-Metropolitan Planning (PA1). The intent of the PA1 area of the SDRP is to:

- Provide for much of the state's future redevelopment;
- Revitalize cities and towns;

- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

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

2025 SDRP

The 2001 SDRP is in the process of being updated. This update is being overseen by the Office of Planning Advocacy (OPA) staff and the State Planning Commission (SPC). As per the State's website, this will be reviewed in phases through a process called cross-acceptance.[1] Furthermore, the website states the following:

> *Cross-acceptance is a process of comparing statewide planning policies at government levels with the purpose of attaining a high level of consistency among municipal, county, regional, and State plans and the State Plan. Through this process, the various stakeholders are able to partner to create a more meaningful and viable State Plan. To accomplish this, municipal, county, and regional master plans must be coordinated regionally with each "local vision" of growth and the community taken into consideration during the process. The State Plan aims to reflect current planning principles and best practices in the areas of land use, transportation, housing, environmental protection and enhancement, economic development, provision of public infrastructure, historic preservation, social justice and adaptation to global climate change.*
>
> *Once it is finalized, State agencies will implement the SDRP through their functional plans, investment priorities, and administrative rules, while local governments will implement it through their own planning objectives. The State Plan is not designed to overrule, negate, or interfere with existing plans or regulations in communities, but it is intended to provide guidance and foster collaboration among stakeholders.*
>
> *The Goals of the 2025 SDRP are:*
> - *Reverse the Concentration of Adverse Environmental and Public Health Impacts in Overburdened Communities and Redress Inequities Resulting from Past Planning Actions*
> - *Effectively Address the Adverse Impacts of Global Climate Change*
> - *Protect, Maintain, and Restore the State's Natural and Water Resources and Ecosystems*
> - *Protect the Environment; Prevent and Clean Up Pollution*
> - *Revitalize and Recenter the State's Underutilized Developed Areas*
> - *Promote Economic Growth that Benefits all Residents of New Jersey*

[1] Update to State Development and Redevelopment Plan. (n.d.). https://www.nj.gov/state/bac/planning/state-plan/development/index.shtml; accessed on September 11, 2024.

- *Provide an Adequate Supply of Housing For Residents of All Ages and Incomes, In Location-Efficient Places with Ready Access to the Full Range of Supportive Goods and Services*
- *Provide Affordable and Effective Public Facilities and Services*
- *Protect, Enhance, and Improve Access to Areas with Exceptional Archeological, Historic, Cultural, Scenic, Open Space and Recreational Value*
- *Ensure Sound and Integrated Planning and Implementation at all Levels Statewide*

EXISTING ZONING

The Study Area is located in one (1) zoning district - the Township's **"ETC" Extended Town Center.** A listing of permitted uses allowed in the zone district is provided below. Complete zoning standards for each District are located in Chapter 150 of the Township Code.

ETC – Extended Town Center

§150-17.15 Permitted uses.

In District ETC, only the following uses are permitted:

1. Retail stores and retail service establishments, including stores or shops for retail business conducted entirely within the confines of a building.
2. Cafeteria.
3. Full-service restaurant.
4. Snack and nonalcoholic beverage bar.
5. Confectionery and nut store.
6. Baked goods store.
7. Retail bakery.
8. Caterer, off site.
9. Caterer, on site.
10. Limited-service restaurant.
11. Banks and other financial institutions.
12. Commercial and professional offices.
13. Wholesale trade.
14. Family day-care centers.
15. Personal service establishments.

Conditional uses within the ETC District subject to area, yard and bulk regulations and other controls identified in the conditional use regulations within the Township Code:

1. Automobile sales subject to the conditional uses standards set forth in § 150-8.4.
2. Mixed residential and retail subject to the mixed use standards set forth in § 150-8.3.
3. Mixed retail and commercial (nonmedical) subject to the mixed use standards set forth in § 150-8.3.
4. Mixed retail and professional office (nonmedical) subject to the mixed use standards set forth in § 150-8.3.
5. Automobile service stations subject to the conditional uses standards set forth in § 150-8.5.
6. Massage parlors subject to the conditional use standards set forth in § 150-8.11

VI. Methodology

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

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

Site Visits

H2M physically inspected the property on September 11, 2024. The exterior and interior of the buildings, accessory structures, and the existing site conditions were examined. The adjacent properties were reviewed from the sidewalk for general context of the Study Area with respect to its immediate vicinity.

VII. Property Analysis

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

383 Bloomfield Avenue
Block 708, Lot 1



Owner(s): Filoso Family, LLC

Business Name(s)

Hillcrest Farms

Acreage	1.26
Year Built	1949
Tax Class	4A – Commercial
Building Type	Two-story commercial building with several one-story accessory structures
Zone District	ETC – Extended Town Center
Permitted Use	Residential, Retail and retail services are principally permitted.



Property Description

The lot contains the principal structure - a two-story masonry and wood frame commercial building (Hillcrest Farms) - located in the northern corner of the property. The property is a corner lot which fronts the eastbound side of Bloomfield Avenue and is bounded by Park Avenue to the west. There is a gradual drop in grade from the northeast corner of the property (along Bloomfield Avenue) to southwest corner of the property (along Park Avenue). A masonry retaining wall is located on the property line along Park Avenue and along the southern property line.

The front half of the property is characterized by an asphalt parking lot which surrounds the principal building on two sides, the south and east. Attached to the principal building, to the south, are greenhouses used to display plants and other garden products for sale. In addition, there is a wood trellis attached to the easterly side of the principal building, under which is another plant display area. To the east of the principal building, is a much larger standalone wood trellis used for plant display. This structure divides the parking lot into two areas, with undefined parking spaces on either side of it. Behind the wooden trellis is a decorative wooden gazebo. The parking lot along Bloomfield Avenue has three ingress and egress points.

Behind the principal building, there is a one-story, five-door garage used for storage of chemicals and contractor materials. The property is used as a garden center business. An access drive in front of the garage leads to a point of egress and ingress along Park Avenue. There are additional undefined parking spaces in front of the garage.

The rear half of the property is characterized by gravel and bare soil ground cover and contains several accessory structures such as a wood-frame greenhouse with glass panels to the southeast of the principal building and east of the five-door garage. Immediately to the south of the glass paneled greenhouse is a one-story wooden frame building with an attached greenhouse and a trailer along the easterly property line. There are three greenhouses along the southerly property line. The principal building and the wood trellis along Bloomfield Avenue visually appear to be in a good condition. However, all the accessory buildings to the rear are in a dilapidated condition. Based upon our conversation with the property owner, we were informed that there are two abandoned 550 gallons underground storage tanks under the glass paneled greenhouse and under the principal building. Additionally, there are two 275 gallons above ground fuel storage tanks associated with the business located on the property. The property owner intends to remove this as part of the redevelopment.

Zoning

As mentioned earlier in this report, the existing use occupying this property is Hillcrest Farm, a garden center and farmer's market which provides landscape contracting services.

Recent Investment

As per the Township records, there are no development applications associated with the site.

Building Department

There are no building permits, correspondence, and violations associated with this site.

Health Department

There are no health department records associated with this site.

Environmental

As per the currently available online NJDEP data there are no records associated with the site.

Police & Fire Records

We received one fire department record for the address. The Fire Department responded to the following call:

- 2/13/2019 – Smell of gas reported by PSE&G

Since 2019, the police responded to the following calls at the address:

- 2/13/2019 – Fire department dispatch, provided back-up another officer
- 2/15/2019 –Welfare Check
- 7/01/2019—Property Found
- 9/07/2019—Building Check Private Property
- 11/24/2019—Traffic Assist
- 12/15/19—Community Outreach Event
- 2/18/2020—Traffic Assist
- 3/17/2020—Traffic Assist
- 5/18/2020—Building Check Private Property
- 6/16/2020—Noise Complaint
- 8/26/2020—Building Check Private Property
- 10/30/2020—Traffic Assist
- 11/16/2020—Traffic Assist
- 11/19/2020—Assistance
- 11/20/2020—Traffic Assist
- 11/23/20—Building Check Private Property
- 2/26/2021—Traffic Assist
- 5/26/2021—Welfare Check

- 10/28/2021—Fraud
- 11/07/2021—Vehicle Check (light on, Door)
- 11/15/2021—Traffic Assist
- 11/22/2021—Traffic Assist
- 11/30/2021—Traffic Assist
- 12/04/2021—Building Check Private Property
- 12/05/2021—Community Outreach Event
- 1/09/2022—Building Check Private Property
- 5/24/2022—Assistance
- 11/24/2022—Notification to Other Agency
- 1/07/2023—Motor Vehicle Suspicious
- 3/07/2023—Fraud
- 3/21/2023—Building Check Private Property
- 6/30/2023—Theft
- 7/06/2023—Shoplifting
- 09/27/2024—Verona Rescue Squad
- 11/22/2023—Traffic Assist
- 4/14/2923—Suspicious Motor Vehicle
- 5/11/20—Motor Vehicle Accident on Park Avenue (Verona Rescue Squad dispatched)
- 5/18/2024—Welfare Check
- 6/03/2024—Traffic Assist

Out of all the calls mentioned above, a report was filed for four incidents as noted below:

- 3/07/2023—Fraud. The police responded to an incident of telephone fraud in which an individual posed as an PSE&G technician and defrauded Hillcrest Farms staff to steal $750.
- 10/28/2021—Fraud. The police responded to an incident in which an individual intercepted a business check from Hillcrest Farms and fraudulently deposited the check in their personal account. Case was resolved with the bank.

- 6/30/2023—Theft. The police responded to an incident of petty theft and shoplifting. Suspect was arrested for shoplifting 7/06/2023 but was charged for shoplifting on both dates.
- 7/06/2023—Shoplifting. The police responded to an incident of petty theft and shoplifting. Suspect was arrested and charged for shoplifting on this day and for a past incident on 6/30/2023.

It should be noted that the police records list the address of the property as "377 Bloomfield Avenue." Based upon the email from the Police Chief, the mailing address is "383 Bloomfield Avenue" but all the records within the Police Department identifies the business at "377 Bloomfield Avenue."

Criteria Recommendation

The property meets redevelopment criteria "d" and should be designated as an Area in Need of Redevelopment.

Criteria Applicability

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

There must be a showing that the current arrangement and conditions of the buildings and improvements on site exhibit conditions listed within Section 5.d of the LRHL. This can include either dilapidation; obsolescence; overcrowding; faulty arrangement or design; lack of ventilation; light and sanitary facilities; excessive land coverage; deleterious land use; or obsolete layout. Furthermore, greater the number of these conditions and consequently more significant the problems created by these conditions, the stronger is the finding that the Study Area meets the "d" criterion.

The Study Area was found to meet criterion "d," which relates to a site's physical layout and arrangement or conditions. More specifically, this condition was satisfied due to the deterioration of the accessory structures on the property, dilapidation, obsolete site layout, poor site circulation, overcrowding, and excessive land coverage. As shown in the following photographs, although the

principal building, as seen from Bloomfield Avenue, is in good condition, the rest of the property and the accessory structures are in a dilapidated condition and exhibit lack of maintenance.

To the southeast of the principal commercial building, there is a 120-year-old glass paneled greenhouse that was moved from another location and was relocated to the property in the 1980s as per the property owners. The greenhouse is located on the former footing of a house that was demolished. Based on the discussions with the property owner, the greenhouse is not regularly used because it was constructed with antique non-tempered glass panels which are functionally obsolete and difficult to replace. The original water connections for the demolished house are still present beneath the glass paneled greenhouse but have been abandoned. The glass greenhouse shows signs of deterioration such as peeling paint, missing glass panels, water infiltration, and rotting wood. The other greenhouses and structures on the property have collapsed roofs, damaged flooring, overgrown vegetation, and exhibit an overall lack of maintenance. The principal building along Bloomfield Avenue is attractive, which is misleading as this is a small portion of the property. Overall, the majority of the site shows signs of deterioration with dilapidated accessory buildings, improperly stored materials and debris, discarded equipment, lack of proper loading areas, and cracks and potholes in the parking areas.

The site is almost entirely covered by impervious surface, which appears to exceed the maximum impervious lot coverage permitted in the ETC zone. Of all the structures on the property, only the gazebo and the garage meet the minimum setback requirements of the zone district. The most egregious noncompliance with the zoning requirements is a trailer which maintains a setback of about two feet from the eastern property line. This trailer, as can be seen in the photographs included herein, is in a deteriorated condition.

The property lacks stormwater management. It appears that there is only one stormwater drain located in the southwestern corner of the property. From our discussion with the property owner, the rear of the property floods periodically due to the inadequate drainage. The excessive impervious coverage on the property exacerbates the drainage and stormwater management issues. As mentioned earlier in the Study, there are abandoned underground storage tanks and above ground storage tanks that will be removed as part of the redevelopment.

Parking on the property is undefined and contributes to the poor circulation on the site. There are three points of ingress and egress on Bloomfield Avenue and one ingress and egress point on Park Avenue which lead to the parking lot. However, there is no clear differentiation between the access drives and parking spaces. As mentioned earlier, the parking area is undefined. Furthermore, there is no signage indicating the direction of traffic on the property. Additionally, there is no designated loading area. The configuration of parking lot does not conform to standards and requirements set forth by §150.12 (Off-Street Parking, Loading and Performance Standards and Design Criteria) of the municipal ordinance.

In general, the site is characterized by deteriorated accessory structures, excessive impervious land coverage, lack of loading areas that impact parking, improper storage of materials, poor onsite circulation, undefined parking areas, and a lack stormwater management. The property

represents an obsolete layout, deleterious land uses, overcrowding, and overall disrepair. Collectively, these conditions result in a faulty arrangement or design, thereby creating a hazardous condition and a negative impact on public health, safety, and welfare. Therefore, redevelopment of this area is necessary to correct above-referenced negative impacts.

383 Bloomfield Avenue

Photos





View of the principal building from Bloomfield Avenue (above left). View of the wood trellis plant display from Bloomfield Avenue (above right).



View of the two ingress and egress points from Bloomfield Avenue, and the parking between the principal building and the plant display area under the wood trellis. The parking lot shows lack of repair and is undefined.



View looking towards the two ingress and egress points from Bloomfield Avenue. This lacks a designated loading area, with a tractor trailer parked proximate to the ingress point.



View of the parking lot looking inwards from Bloomfield Avenue, with the principal building to the right (not seen in the image) and the standalone plant display to the left. The parking lot is undefined as there is no differentiation between the access drive and the parking spaces. Lack of a loading space as seen by the truck parked to the right, proximate to the vehicles parked in the undefined parking spaces.



View of the third ingress and egress point along Bloomfield Avenue. This access drive and parking area is on the eastern side of the large wood trellis that divides the parking lot into two areas. Like the other parking areas, the parking spaces are undefined.



View from the rear of the standalone plant display area with a wood trellis, looking towards Park Avenue. The driveway, to the right, leads to the third ingress/egress point on Bloomfield Avenue.



View of the ingress and egress along Park Avenue and the parking lot.



View from the five-door garage (to the left), behind the parked cars, looking towards Park Avenue.



View from the five-door garage (to the left) looking towards Park Avenue.





View of the front and side of the glass paneled greenhouse showing visible signs of deterioration.



View of the glass paneled greenhouse located to the east of the five-door garage and south of the standalone plant display under a wood trellis.



View of the rear yard with the glass greenhouse and five-door garage in the foreground and overlooking the backyard containing an assortment of greenhouses, shed, trailer, and storage materials.



View of the parking lot, proximate to the glass paneled greenhouse, showing signs of decline with cracked pavement and potholes.



View to the rear of the five-door garage looking towards the greenhouses and the southeasterly portion of the rear property.



View looking towards the rear of the five-door garage. The site is strewn with debris.



View of the yard between the five-door garage and the greenhouse on the southwestern portion of the site showing open storage and debris.





View of the southwestern corner of the property (above left), which is the lowest point from the highest along the northeastern corner. It appears that water has eroded a channel into the gravel and soil over time. There is only one storm drain on the property (above right) which is partially obscured by junk and equipment. Based on our discussions with the property owner, this area floods periodically due to insufficient drainage.






View of the greenhouse located to the southwestern portion of the property. As seen in the above four photographs, the greenhouse is in a decrepit condition. The informal storage of building materials, gardening materials, and accumulation of dirt indicate lack of maintenance.




More views of the greenhouse in the southwestern corner. Trash and equipment are stored on the side of the greenhouse along the southerly property line.



View towards the southeasterly portion of the property, showing the two greenhouses in the background. The property is strewn with debris.



View towards the southerly property line showing the area between the three greenhouses to the rear.



View of the dilapidated wooden storage shed to the rear of the greenhouse in the southwest corner of the property and the surrounding debris.



To the southeast corner of the property are two greenhouses parallel to the southerly property line. Pictured above is the entrance to one of the these greenhouses. The area surrounding these green houses is characterized by overgrowth.



View of the interior of one of the green houses. There are large weeds growing through warped, make-shift plywood flooring. This indicates lack of maintenance.



The condition of the exterior of the two greenhouses indicate issues caused by lack of maintenance. As seen above, junk and work equipment are strewn around haphazardly.




The area in between the the greenhouses is overgrown (above left). Behind the greenhouse closest to the property line are heaps of equipment and junk (above right).




In the image above (left), vines have grown over wooden pallets that are piled against the fence that separates the site from a neighboring condominium complex. In both images, machinery and equipment is stored in between the greenhouses and the property line. The below photos, show a view of a one-story wood frame building with an attached greenhouse located to the south of the glass paneled greenhouse.








Photographs of the one-story wood frame building with an attached greenhouse located to the south of the glass paneled greenhouse (above left and right). Currently, this structure is used as a storage shed. Based on conversations with the property owner, this structure is one of the original ones on the property and predates many of the other existing structures. As illustrated in the above photos, the structure has significant deterioration—the wooden-shingle siding is warped and rotting; the roof of the structure is sagging; the exterior paint has peeled to expose bare wood; and windowpanes are missing or boarded up. Wooden pallets, junk, and equipment are improperly stored around it.





The area to the rear of the wood-frame building also shows lack of maintenance with improperly stored materials and vehicles. A boat is parked in front of the trailer located along the easterly property line (left). The grassy area to the rear of the structure is overgrown (right).





View of the trailer located to the rear of the property along the easterly property line (above left and right). The trailer is set about two feet from the property line and is in a derelict condition. The roof has collapsed (below left) and animal traps indicate that pests, rodents, or racoons may be an issue in this part of the property (below right). Based on discussion with the property owner, this trailer has been on the property since 1985 and is currently used for storage.





VIII. REDEVELOPMENT RECOMMENDATIONS SUMMARY

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

Area in Need of Redevelopment Summary Determination

Block	Lot	Location	Use	AINR Criteria
708	1	383 Bloomfield Avenue	Commercial and Retail	d, h

The review of the existing conditions on site, as depicted in the photographs, helps support the determination that the Study Area is eligible to satisfy the "d" criterion due to the obsolescence in site design and overall deterioration. As mentioned earlier, this criterion focuses on both buildings as well as other site improvements and addresses how the site functions in terms of the layout and overall design. Conditions that could lead to this conclusion include undefined or poorly defined parking area and circulation aisles, limited vehicular access or available on-site loading areas, inadequate onsite parking, properties with brownfield condition, inadequate buffer and screening, unsafe and improper storage of materials, and land uses that may have an adverse impact on surrounding areas such as industrial uses, junkyards, etc. Furthermore, greater the number of these conditions and consequently more significant the problems created by these conditions, the stronger is the finding that the Study Area meets the "d" criterion.

The site and the existing accessory structures have ongoing maintenance issues in terms of lack of maintenance, dilapidated structures, improper storage of materials, lack or absence of stormwater management system, obsolete parking and site layout. The parking and driveway design is not in accordance with the current engineering standards. The property exhibits conditions of obsolescence, overcrowding, and faulty arrangement or design and thus satisfies the "D" criterion. Redevelopment of this area is necessary to correct the concerns of safety, welfare and the detriment posed to the safety and health of the community.

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

Conclusion

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

IX. Next Steps

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

X. Appendices

APPENDIX A

RESOLUTION 2024-147 AUTHORIZING THE PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION FOR A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT

TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY

RESOLUTION No. 2024-147

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

A RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AUTHORIZING THE TOWNSHIP OF VERONA PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER PROPERTY LOCATED 383 BLOOMFIELD AVENUE AND DESIGNATED AS BLOCK 708, LOT 1 IS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT

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

WHEREAS, the Township Council of the Township of Verona (the "Township Council" or the "Council") considers it to be in the best interest of the Township of Verona (the "Township") to have the Township of Verona Planning Board (the "Planning Board") conduct such an investigation of property located 383 Bloomfield Avenue and designated as Block 708, Lot 1 on the official Tax Maps of the Township (the "Property"), to determine whether such Property, qualifies as a non-condemnation redevelopment area; and

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

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

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

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

1. The Planning Board is hereby directed to conduct a preliminary investigation to determine whether property located at 383 Bloomfield Avenue and designated as Block 708, Lot 1 on the Tax Maps of the Township of Verona, qualifies as a "non-condemnation area in need of redevelopment" as described in N.J.S.A. 40A:12A-6.a, according to the criteria set forth in N.J.S.A. 40A:12A-5 of the Local Redevelopment and Housing Law; and

2. The Planning Board is hereby further directed to study the property located at 383 Bloomfield Avenue and identified as Block 708, Lot 1 on the Tax Maps of the Township of Verona; to develop a map reflecting the boundaries of the proposed non-condemnation redevelopment area; to draft a preliminary investigation/report; and to provide public notice and to conduct public hearings pursuant to N.J.S.A. 40A:12A-6; and

3. The Planning Board shall, after completing its public hearing as referenced in Paragraph 2 immediately above, recommend that the delineated area, or any part thereof, be determined or not be determined, by the Township Council, to be a non-condemnation area in need of redevelopment.

ROLL CALL:

AYES: Holland, Roman, McEvoy, Tamburro
NAYS:
ABSENT: McGrath

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT A REGULAR MEETING HELD ON AUGUST 19, 2024.

JENNIFER KIERNAN
MUNICIPAL CLERK

APPENDIX B

PROPERTY ASSESSMENT RECORDS

Essex Verona Twp Property Record Card 09/27/24 05:57 PM

Block: 708 Lot: 1 Qualifier: Card: 1 Last Sale: 05/31/07 for $

FILOSO FAMILY LLC
383 BLOOMFIELD AVE
VERONA, NJ 07044

383 BLOOMFIELD AVENUE

Units:	1	Nbhd:		Model:		VCS:	C101
SFLA:	0	Floor:		Bldg Name:		Map Page:	7
Prop Class:	4A	Occupancy:		Zoning:		Year Built:	1949/1949
Bldg Class:	10			Addtl Lot:		NC Interior	GOOD
Bldg Desc:				Land Dim:	217.28X253	NC Exterior	GOOD
Info By:	OWNER			Style:		NC Layout	GOOD

Main Building	0
Attached Items Value	0
Add/Deduct Value	0
Base Replacement Cost	0
Cost Conversion Factor	1.45
Replacement Cost New	0
Net Condition	0.70
Market Adjustment	1.0000
Appraised Value	0
Detached Items Value	0
Total Land Value	1,062,500
Total Improvement Value	0
Total Value	1,062,500

(no sketch thumbnail)



Room Count

	B	1	2	3	4	T
Living	0	0	0	0	0	0
Dining	0	0	0	0	0	0
Kitchen	0	0	0	0	0	0
Bath	0	0	0	0	0	0
Bed	0	0	0	0	0	0
Rec	0	0	0	0	0	0
Den	0	0	0	0	0	0
Total	0	0	0	0	0	0

Valuation Summary

	Computed	Override	Summary
Land	1,062,500	1,062,500	1,062,500
Improv		562,300	562,300
Total	1,062,500		1,624,800

Floor Area (footprint)

Item	Bsmnt	First Floor	Uppr Floor	Half Story	Attic
Totals	0	0	0	0	0

SqFt Living Area

Item	Area
First Floor	0
Upper Floor	0
Half Story	0
Fin Attic	0
Living Bsmnt	0
Unfin Area (-)	0
Total Area	0

Sketch Areas

Description	Sq Ft

Attached Items

Seg	Item	Area
Total Area		0

Detached Items

Desc	Area	Rate	Const	QF	Cond	Value

Miscellaneous

Desc	Number

Write Ins

Desc	Value

Dwelling Detail

Element	Description
Bldg Class	10
Type	
Yr Built	1949/1949
Height	
Style	
Roof Type	
Roof Mat.	
Bsmnt/Fin	
Fireplace	NONE

Sales History

Owner	Date	Book-Page	Price	NU
FILOSO FAMILY LLC	05/31/07	12063-04878		10

Assessment History

Year	Class	Land	Improv	Net
2024	4A	1,062,500	562,300	1,624,800
2023	4A	1,062,500	562,300	1,624,800
2022	4A	1,062,500	562,300	1,624,800
2021	4A	1,062,500	562,300	1,624,800

Open Permits

Date	Number	Description	Value
04/04/2011	11-080	ADDIT/ALTS	49,300

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APPENDIX C
VERONA POLICE AND FIRE DEPARTMENT RECORDS

Verona Police Department Dispatch Log

Date	CAD #	Officer	Veh.	Incident / Call Type	St. #	Street Name	Time	Disp.	Arr.	Clear	Disp. By
02/27/18	18-04671	Ofcr. Gerard Barone 5300	7	Traffic Assist	377	Bloomfield Ave	09:21	09:21	09:21	09:22	
02/28/18	18-04860	Ofcr. Steven Young 5872	10	Notification to Other Agency	377	Bloomfield Ave	20:21	20:21	20:22	20:38	
03/02/18	18-04967	Ofcr. Joseph Pami 9051	9	Building Check Private Property	377	Bloomfield Ave	03:34	03:35	03:35	03:35	
03/06/18	18-05244	Ofcr. Gerard Barone 5300	7	Traffic Assist	377	Bloomfield Ave	10:01	10:01	10:01	10:10	
04/18/18	18-08838	Lt. David Wardrope 5317	4	MV Suspicious	377	Bloomfield Ave	03:19		03:19	03:27	
04/18/18	18-08838	Ofcr. Brian McMahon 8616	2	Back-up Other Officer	377	Bloomfield Ave	03:19	03:19	03:19	03:27	
04/20/18	18-09101	Ofcr. Justin Nielsen 3373	8	Property Damaged	377	Bloomfield Ave	09:30	09:30	09:39	10:00	
05/26/18	18-12098	Ofcr. Aaron Seubert 6130	7	Suspicious Package	377	Bloomfield Ave	00:21	00:21	00:22	00:33	
05/26/18	18-12098	Ofcr. Brian McMahon 8616	3	Back-up Other Officer	377	Bloomfield Ave	00:26	00:26	00:26	00:29	
06/13/18	18-13338	Sgt. Daniel Greco 1322	7	9-1-1 Hang up/Abandoned	377	Bloomfield Ave	09:35	09:35	09:39	09:45	
09/03/18	18-18665	Ofcr. Gerard Barone 5300	7	9-1-1 Hang up/Abandoned	377	Bloomfield Ave	11:08	11:12	11:16	11:26	
09/21/18	18-19834	Ofcr. Robert Maguire 9722	9	Vehicle Check (light on, Door	377	Bloomfield Ave	01:52	01:52	01:52	02:04	
09/21/18	18-19834	Ofcr. Joseph Pami 9051	8	Back-up Other Officer	377	Bloomfield Ave	01:52	01:52	01:52	02:04	
09/21/18	18-19834	Lt. David Wardrope 5317	4	Back-up Other Officer	377	Bloomfield Ave	01:57	01:57	01:58	02:04	
09/21/18	18-19834	Sgt. Anthony Condorelli 9615	7	Back-up Other Officer	377	Bloomfield Ave	01:57	01:57	01:59	02:04	
02/13/19	19-03827	Ofcr. Giovanni DeSomma 1774	9	Fire Department - Verona	377	Bloomfield Ave	10:15	10:17	10:18	10:15	
02/13/19	19-03827	VFD	VFD	Back-up Other Officer	377	Bloomfield Ave	10:17	10:17	10:21	10:27	
02/15/19	19-04017	Ofcr. Brendan Huber 8124	3	Welfare Check	377	Bloomfield Ave	08:53	08:53	08:57	09:14	
02/15/19	19-04017	Ofcr. Edward Ruff III 2912	9	Back-up Other Officer	377	Bloomfield Ave	08:57	08:57	08:58	09:11	
02/15/19	19-04017	Ofcr. Gerard Barone 5300	7	Back-up Other Officer	377	Bloomfield Ave	08:59	08:59	08:59	09:11	
07/01/19	19-13917	Ofcr. Edward Ruff III 2912	9	Property Found	377	Bloomfield Ave	08:56	09:37	09:41	10:07	
09/07/19	19-18434	Ofcr. Robert Maguire 9722	2	Building Check Private Property	377	Bloomfield Ave	03:32	03:32	03:33	03:44	
09/07/19	19-18434	Sgt. John Lecreux 8776	5	Back-up Other Officer	377	Bloomfield Ave	03:32	03:32	03:37	03:44	
09/07/19	19-18434	Ofcr. Aaron Seubert 6130	8	Back-up Other Officer	377	Bloomfield Ave	03:32	03:32	03:34	03:35	
09/07/19	19-18434	Ofcr. Stephanie Colon 7510	7	Back-up Other Officer	377	Bloomfield Ave	03:33	03:33	03:33	03:40	
09/25/19	19-19746	Ofcr. Giovanni DeSomma 1774	3	9-1-1 Hang up/Abandoned	377	Bloomfield Ave	14:53	14:54	14:57	15:08	
11/24/19	19-23870	Ofcr. Joseph Pami 9051	5	Traffic Assist	377	Bloomfield Ave	03:26	03:26	03:26	03:29	
12/15/19	19-25100	Ofcr. Justin Nielsen 3373	2	Community Outreach Event	377	Bloomfield Ave	09:30	09:30	09:30	10:13	
12/15/19	19-25100	Lt. Paul Watkins 3219	10	Back-up Other Officer	377	Bloomfield Ave	09:30	09:30	09:30	10:13	
02/18/20	20-03025	Ofcr. Giovanni DeSomma 1774	3	Traffic Assist	377	Bloomfield Ave	14:38	14:38	14:38	14:56	
03/17/20	20-04600	Ofcr. Erin McGarrity 8426	5	Traffic Assist	377	Bloomfield Ave	09:18	09:18	09:18	09:34	
05/18/20	20-06527	Ofcr. Aaron Seubert 6130	8	Building Check Private Property	377	Bloomfield Ave	22:14	22:14	22:15	22:42	
05/18/20	20-06527	Ofcr. Brian McMahon 8616	2	Back-up Other Officer	377	Bloomfield Ave	22:17	22:17	22:19	22:39	
06/16/20	20-07786	Ofcr. Aaron Seubert 6130	8	Noise Complaint	377	Bloomfield Ave	21:43	21:44	21:47	21:53	
06/16/20	20-07786	Ofcr. Brian McMahon 8616	2	Back-up Other Officer	377	Bloomfield Ave	21:44	21:44	21:46	21:53	

Verona Police Department Dispatch Log

Date	CAD #	Officer	Veh.	Incident / Call Type	St. #	Street Name	Time	Disp.	Arr.	Clear	Disp. By
07/13/20	20-09084	Ofcr. Edward Ruff III 2912	5	9-1-1 Hang up/Abandoned	377	Bloomfield Ave	11:31	11:33	11:34	11:34	
08/26/20	20-11282	Ofcr. Stephen Saldutto 1405	7	Building Check Private Property	377	Bloomfield Ave	20:24	20:25	20:33	20:46	
08/26/20	20-11282	Ofcr. Joseph Pami 9051	10	Back-up Other Officer	377	Bloomfield Ave	20:25	20:25	20:34	20:34	
10/30/20	20-14771	Ofcr. Giovanni DeSomma 1774	3	Traffic Assist	377	Bloomfield Ave	11:38	11:38	11:38	11:40	
10/30/20	20-14771	Sgt. Anthony Condorelli 9615	7	Back-up Other Officer	377	Bloomfield Ave	11:39	11:39	11:39	11:40	
11/16/20	20-15696	Ofcr. Gerard Barone 5300	7	Traffic Assist	377	Bloomfield Ave	11:32	11:32	11:32	11:37	
11/19/20	20-15853	Ofcr. Joseph Pami 9051	2	Assistance	377	Bloomfield Ave	20:46	20:47	20:47	20:48	
11/20/20	20-15873	D/Lt. Timothy Banta 1443	11	Traffic Assist	377	Bloomfield Ave	11:39	11:39	11:39	11:42	
11/23/20	20-15994	Ofcr. Aaron Seubert 6130	7	Building Check Private Property	377	Bloomfield Ave	02:38	02:39	02:39	02:50	
02/26/21	21-02502	Ofcr. Gerard Barone 5300	7	Traffic Assist	377	Bloomfield Ave	09:44	09:44	09:45	09:45	
05/26/21	21-07295	Ofcr. Anthony Huber 4510	3	Welfare Check	377	Bloomfield Ave	15:46	15:47	15:49	16:17	
05/26/21	21-07295	Ofcr. Edward Ruff III 2912	5	Back-up Other Officer	377	Bloomfield Ave	15:47	15:47	15:52	16:18	
09/07/21	21-13946	Ofcr. Anthony Huber 4510	3	9-1-1 Hang up/Abandoned	377	Bloomfield Ave	10:43	10:44	10:46	10:49	
10/28/21	21-17817	D/Lt. Timothy Banta 1443	13	Fraud	377	Bloomfield Ave	10:23	10:24	10:24	11:11	
11/07/21	21-18567	Ofcr. Robert Maguire 9722	10	Vehicle Check (light on, Door	377	Bloomfield Ave	00:50	00:50	00:50	00:57	
11/07/21	21-18567	Ofcr. Joseph Clark 4903	8	Back-up Other Officer	377	Bloomfield Ave	00:52	00:52	00:52	00:57	
11/15/21	21-19097	Ofcr. Gerard Barone 5300	7	Traffic Assist	377	Bloomfield Ave	08:51	08:51	08:51	09:31	
11/22/21	21-19582	Sgt. Robert Juliano 4344	3	Traffic Assist	377	Bloomfield Ave	11:59	11:59	11:59	12:01	
11/30/21	21-20089	Ofcr. Gerard Barone 5300	7	Traffic Assist	377	Bloomfield Ave	09:36	09:36	09:36	09:47	
12/04/21	21-20354	Ofcr. Brian McMahon 8616	2	Building Check Private Property	377	Bloomfield Ave	02:29	02:29	02:29	02:33	
12/05/21	21-20440	Ofcr. Gerard Barone 5300	7	Community Outreach Event	377	Bloomfield Ave	09:55	09:55	09:55	10:19	
12/05/21	21-20440	Ofcr. Anthony Huber 4510	8	Back-up Other Officer	377	Bloomfield Ave	09:55	09:55	09:55	10:19	
01/09/22	22-00499	Ofcr. Joseph Clark 4903	10	Building Check Private Property	377	Bloomfield Ave	00:15	00:15	00:16	00:21	
05/24/22	22-10376	Ofcr. Edward Ruff III 2912	5	Assistance	377	Bloomfield Ave	13:12	13:13	13:15	13:21	
07/22/22	22-14739	Ofcr. Edward Ruff III 2912	5	9-1-1 Hang up/Abandoned	377	Bloomfield Ave	15:47	15:47	15:49	15:50	
08/31/22	22-17062	Ofcr. Giovanni DeSomma 1774	2	9-1-1 Hang up/Abandoned	377	Bloomfield Ave	10:59	11:01	11:02	11:04	
11/24/22	22-22225	Ofcr. Aaron Seubert 6130	5	Notification to Other Agency	377	Bloomfield Ave	18:24	18:25	18:25	18:33	
01/07/23	23-00463	Ofcr. Joel Martin 7979	8	Building Check Private Property	377	Bloomfield Ave	06:58	06:59	06:59	07:07	
01/07/23	23-00463	Ofcr. Edward Ruff III 2912	5	Back-up Other Officer	377	Bloomfield Ave	06:59	06:59	07:01	07:07	
01/29/23	23-02204	Ofcr. Aaron Seubert 6130	5	MV Suspicious	377	Bloomfield Ave	05:13	05:13	05:13	05:14	
03/07/23	23-04927	Det. Thomas Conroy III 3710	2	Fraud	377	Bloomfield Ave	14:52	14:52	14:52	14:52	conroyt
03/21/23	23-05719	Sgt. Christopher Scheper 3048	8	Building Check Private Property	377	Bloomfield Ave	02:14	02:14	02:14	02:29	conlong
03/21/23	23-05719	Ofcr. Joseph Clark 4903	2	Back-up Other Officer	377	Bloomfield Ave	02:14	02:14	02:15	02:29	conlong
03/21/23	23-05719	Ofcr. Aaron Seubert 6130	5	Back-up Other Officer	377	Bloomfield Ave	02:15	02:15	02:15	02:29	conlong
06/30/23	23-12809	D/Lt. Timothy Banta 1443	11	Theft 2C:20-3	377	Bloomfield Ave	14:39	14:39	14:39	14:39	bantat

Verona Police Department Dispatch Log

Date	CAD #	Officer	Veh.	Incident / Call Type	St. #	Street Name	Time	Disp.	Arr.	Clear	Disp. By
07/06/23	23-13149	D/Lt. Timothy Banta 1443	11	Shoplifting 2C:20-11	377	Bloomfield Ave	08:49	08:50	08:50	09:17	dorseyh
07/06/23	23-13149	Ofcr. Joseph Pami 9051	5	Back-up Other Officer	377	Bloomfield Ave	08:50	08:50	08:51	09:17	dorseyh
07/06/23	23-13149	Ofcr. Sean McMahon 9298	5	Back-up Other Officer	377	Bloomfield Ave	08:51	08:51	08:53	09:17	dorseyh
09/06/23	23-17381	Ofcr. Anthony Huber 4510	10	Follow Up	377	Bloomfield Ave	09:36	09:36	09:36	09:40	scheerer
09/27/23	23-18990	Ofcr. Giovanni DeSomma 1774	2	Rescue Squad - Verona	377	Bloomfield Ave	10:48	10:51	10:51	11:04	dorseyh
09/27/23	23-18990	VRS	VRS	Back-up Other Officer	377	Bloomfield Ave	10:51	10:51	10:52	11:09	dorseyh
09/27/23	23-18990	Sgt. Robert Juliano 4344	9	Back-up Other Officer	377	Bloomfield Ave	10:55	10:55	10:55	10:55	dorseyh
11/22/23	23-23063	Ofcr. Brian McMahon 8616	2	Traffic Assist	377	Bloomfield Ave	18:12	18:12	18:25	18:25	dorseyh
11/22/23	23-23063	Sgt. Robert Juliano 4344	8	Back-up Other Officer	377	Bloomfield Ave	18:17	18:17	18:17	18:25	dorseyh
04/14/24	24-08430	Ofcr. Thomas Conroy III 3710	7	MV Suspicious	377	Bloomfield Ave	08:27	08:27	08:27	08:32	scheerer
05/18/24	24-11233	Ofcr. Stephen Saldutto 1405	10	Welfare Check	377	Bloomfield Ave	15:02	15:04	15:04	15:24	PinedaL
06/03/24	24-12528	Ofcr. Thomas Conroy III 3710	7	Traffic Assist	377	Bloomfield Ave	09:56	09:56	09:59	09:59	scheerer
06/03/24	24-12528	Sgt. John Lecreux 8776	2	Back-up Other Officer	377	Bloomfield Ave	09:56	09:56	09:59	09:59	scheerer

New MCS | Search

Enter Criteria Then Click "GO"

Case Number [Go] | Name (Lastname, Firstname) [Go] | Contact Address (May use p
377 Bloomfield Ave,

SSN [Go] | DOB [Go] | Phone [Go] | Keyword (Enter any keywo

Total Found: 9

Case #		Date	Time	Location		Incident
18-09101		04/20/18	09:30	377	Bloomfield Ave	MV Accident
20-02619		02/10/20	13:03	20	Sylvan Rd	Criminal Mischief 2C:17-3
20-06284		05/11/20	06:37		Park Ave	MV Accident - VRS
21-17817		10/28/21	10:23	377	Bloomfield Ave	Fraud
23-04927		03/07/23	14:52	377	Bloomfield Ave	Fraud
23-05112		03/11/23	12:18		Pompton Ave	MV Accident
23-12628		06/28/23	08:36	57	Wayland Dr	Lockout
23-12809		06/30/23	09:38	377	Bloomfield Ave	Shoplifting 2C:20-11
23-13149		07/06/23	08:49	377	Bloomfield Ave	Shoplifting 2C:20-11

Verona Police Department

600 Bloomfield Avenue, Verona, NJ 07044

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

Incident Report

Incident Details:

Case Number	Time Reported	Date Reported	Time Occurred	Date Occurred	Occurrence Between Date / Time of	Time Occurred	Date Occurred	911	Completed
21-17817	10:23	10/28/21							X

Incident Type:

Fraud
Theft 2C:20-3
Forgery 2C:21-1

Incident Location:

Street #	Street Name	Apt #	Intersection / Cross Street of:
377	Bloomfield Ave		Park Ave / Bloomfield Ave

Business / Common Location Name: Hillcrest Farms Greenhouse

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

Code	Contact Name	MI	Suffix	Age	Sex	Race	DOB	SSN	Phone / Email	Other Phone
R	Filoso, Patrick	A	SR	45	M	1B				
V	Hillcrest Farms Inc				N					
S	[redacted]	M		27	M					

Address:

Code	Contact Name	MI	Suffix	Age	Sex	Race	DOB	SSN	Phone / Email Address	Other Phone

Address:

Code	Contact Name	MI	Suffix	Age	Sex	Race	DOB	SSN	Phone / Email Address	Other Phone

Address:

Code	Contact Name	MI	Suffix	Age	Sex	Race	DOB	SSN	Phone / Email	Other Phone

Address:

Code	Contact Name	MI	Suffix	Age	Sex	Race	DOB	SSN	Phone / Email Address	Other Phone

Address:

Property Information:

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

Automobile Information:

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

D/Lt. Timothy Banta 1443	10/28/21	bantat	21-17817

Verona Police Department

600 Bloomfield Avenue, Verona, NJ 07044
Phone: 973-239-5000 Fax: 973-857-5755 Mun. Code: 0720

Incident Report

Mr. Filoso reported that on 10/19/2021 his business issued check # 16184 to EL Congdon and Sons Lumber. The check was dropped in the mailbox on either Bloomfield Ave. and Park Ave. or Wayland Ave. and Winding Way in Verona. On this date he was made aware that at some point the check was intercepted, washed and issued to Isaiah Hargrove, 484 William St. East Orange, NJ. The check was deposited and cashed.

Both of the mailboxes listed above are the new " tamper proof" style. Mr. Filoso was in contact with Chase Bank who reported his account would be refunded in the next 90 days.
A check of the NJ MVC showed [redacted]. The name and address matches the payee of the check.

I made contact with Lindsay Nally, U.S Postal Inspector and advised her of the pattern of mail thefts. The investigation is ongoing.

D/Lt. Timothy Banta 1443	10/28/21	bantat	21-17817

Verona Police Department

600 Bloomfield Avenue, Verona, NJ 07044

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

Incident Report

Incident Details:

Case Number	Time Reported	Date Reported	Time Occurred	Date Occurred	Occurrence Between Date / Time of	Time Occurred	Date Occurred	911	Completed
23-04927	14:52	03/07/23	14:52	03/07/23					X

Incident Type:

Fraud

Incident Location:

Street #	Street Name	Apt #	Intersection / Cross Street of:
377	Bloomfield Ave		

Business / Common Location Name: Hillcrest Farms Greenhouse

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

Code	Contact Name #1	MI	Suffix	Age	Sex	Race	DOB	SSN
R	Filoso, Patrick	A	JR	47	M	1B		

Phone / Email: | Other Phone:

Code	Contact Name #2	MI	Suffix	Age	Sex	Race	DOB	SSN
V	[redacted]	B		[redacted]	[redacted]			

Address: | Phone / Email Address: | Other Phone:

Code	Contact Name #3	MI	Suffix	Age	Sex	Race	DOB	SSN
I	Hillcrest Farms Inc				N	N		

Address: | Phone / Email Address: | Other Phone:

Code	Contact Name #4	MI	Suffix	Age	Sex	Race	DOB	SSN

Address: | Phone / Email Address: | Other Phone:

Code	Contact Name #5	MI	Suffix	Age	Sex	Race	DOB	SSN

Phone / Email Address: | Other Phone:

Code	Contact Name #6	MI	Suffix	Age	Sex	Race	DOB	SSN

Phone / Email: | Other Phone:

Code	Contact Name #7	MI	Suffix	Age	Sex	Race	DOB	SSN

Address: | Phone / Email Address: | Other Phone:

Code	Contact Name #8	MI	Suffix	Age	Sex	Race	DOB	SSN

Address: | Phone / Email Address: | Other Phone:

Property Information:

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

Automobile Information:

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

Det. Thomas Conroy III 3710	03/07/23	bantat	23-04927

Verona Police Department

600 Bloomfield Avenue, Verona, NJ 07044
Phone: 973-239-5000 Fax: 973-857-5755 Mun. Code: 0720

Incident Report

On the above date and time, Det/Lt Banta was contacted by owner of Hillcrest Farms, Pat Filoso who reported fraudulent activity. I responded to the above location where I met with Hillcrest Farm's bookkeeper, [redacted]

[redacted] advised that they were recently provided with a unexpectedly large PSE&G bill that prompted her to contact PSE&G, who were able to put a hold on the account until they could get a physical meter reading.

On March 6th, 2023 [redacted] received a phone call from [redacted] and spoke with a male who informed that he was a PSE&G technician and was en-route to Hillcrest Farm's to turn their power off due to an outstanding payment. Figuring the outstanding payment was in direct relation to the legitimate issue with PSE&G, [redacted] spoke with the individual who instructed her to contact [redacted] while referencing PSE&G case #[redacted].

[redacted] contacted the number and spoke with " Alex White" who explained that in order to stop the power from being shut off, she would have to pay the outstanding bill immediately via Zelle. After several attempts, [redacted] was able to send two(2) Zelle payments from her mothers account, which she has power of attorney over, to [redacted] at [redacted] for $500 and $250 respectively. Following payment, "Alex White" advised that they would need additional payments, which led [redacted] to believe that she was being scammed.

[redacted] has since notified her bank and Zelle of the fraudulent transaction.

Det. Thomas Conroy III 3710	03/07/23	bantat	23-04927

Verona Police Department

600 Bloomfield Avenue, Verona, NJ 07044

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

Incident Report

Incident Details:

Case Number	Time Reported	Date Reported	Time Occurred	Date Occurred	Occurrence Between Date / Time of	Time Occurred	Date Occurred	911	Completed
23-12809	09:38	06/30/23	09:38	06/30/23		08:38	06/30/23		X

Incident Type:

Shoplifting 2C:20-11

Incident Location:

Street #	Street Name	Apt #	Intersection / Cross Street of:
377	Bloomfield Ave		Park Ave / Bloomfield Ave

Business / Common Location Name: Hillcrest Farms Greenhouse

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

Code	Contact Name	MI	Suffix	Age	Sex	Race	DOB	SSN	Phone / Email	Other Phone
R	Filoso, Patrick	A	JR	47	M	1B				
V	Hillcrest Farms Inc				N	N				
S	[redacted]			53	F	4B				

Address / Phone / Email Address:

Code	Address	Phone / Email Address	Other Phone
V			
S			

Property Information:

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

Automobile Information:

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

D/Lt. Timothy Banta 1443	06/30/23	bantat	23-12809

Verona Police Department

600 Bloomfield Avenue, Verona, NJ 07044
Phone: 973-239-5000 Fax: 973-857-5755 Mun. Code: 0720

Incident Report

On Friday, June 30, 2023 Mr. Filoso reported that at 0838 hours an unknown female took approximately $ 50.00 in produce from the front of his store. Mr. Filoso showed me a video that captured the incident which shows the following.

Upon reviewing the video I observed that at approximately 0830 hours the woman, who appears to be of Indian decent, approximately 55 years old, approaches the stand in front of the store with an empty bag and fills the bag with 2 watermelons, tomatoes, peaches, cherries and other produce before walking west on Bloomfield Ave.

Mr. Filoso reported that on Wednesday, June 28 the same woman took 2 watermelons from the same stand in front of his store. This incident was unreported at the time.

On 07/05/2023 Mr. Filoso reported the same individual arrived at this store at approximately 0842 and took another watermelon and additional produce. Mr. Filoso shared he video with me which captured the same female described above walking westbound on Bloomfield Ave. She is observed stopping at the business and taking a watermelon and fruit basket. She then walks east bound out of camera view.

The videos was saved in the DB Pics Media file.

On 07/06/2023 the suspect was identified as [redacted] under CC# 23-13149. [redacted] was charged on summons 2023000033 with shoplifting for the 06/30/2023 incident, and summons 2023000034 with shoplifting for the 07/05/23 incident.

See CC# 23-13149 for details.

D/Lt. Timothy Banta 1443	06/30/23	bantat	23-12809

Verona Police Department

600 Bloomfield Avenue, Verona, NJ 07044
Phone: 973-239-5000 Fax: 973-857-5755 Mun. Code: 0720

Incident Report

Incident Details:

Case Number	Time Reported	Date Reported	Time Occurred	Date Occurred	Occurrence Between Date / Time of	Time Occurred	Date Occurred	911	Completed
23-13149	08:49	07/06/23	08:49	07/06/23					X

Incident Type:

Shoplifting 2C:20-11

Incident Location:

Street #	Street Name	Apt #	Intersection / Cross Street of:
377	Bloomfield Ave		Park Ave / Bloomfield Ave

Business / Common Location Name: Hillcrest Farms Greenhouse

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

Code	Contact Name #1	MI	Suffix	Age	Sex	Race	DOB	SSN
V	Hillcrest Farms Inc				N	N		

Phone / Email	Other Phone

Code	Contact Name #2	MI	Suffix	Age	Sex	Race	DOB	SSN
I	Filoso, Patrick	A	JR	47	M	1B		

Address	Phone / Email Address	Other Phone

Code	Contact Name #3	MI	Suffix	Age	Sex	Race	DOB	SSN
S	[redacted]			54	F	4B		

Address	Phone / Email Address	Other Phone

Code	Contact Name #4	MI	Suffix	Age	Sex	Race	DOB	SSN
I	[redacted]			26	F			

Address	Phone / Email Address	Other Phone

Code	Contact Name #5	MI	Suffix	Age	Sex	Race	DOB	SSN
Z1	[redacted]	R		58	M			

[redacted]	Phone / Email Address	Other Phone

Code	Contact Name #6	MI	Suffix	Age	Sex	Race	DOB	SSN
I	[redacted]	T		22	M	1B		

[redacted]	Phone / Email	Other Phone

Code	Contact Name #7	MI	Suffix	Age	Sex	Race	DOB	SSN

Address	Phone / Email Address	Other Phone

Code	Contact Name #8	MI	Suffix	Age	Sex	Race	DOB	SSN

Address	Phone / Email Address	Other Phone

Property Information:

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

Automobile Information:

	Vehicle Code	Year	Make	Body Type	Model	Color	Registration	State	VIN
1	Suspect	20	Honda	WAGON	CRV	Grey			
2									
3									
4									

D/Lt. Timothy Banta 1443	07/06/23	bantat	23-13149

Verona Police Department

600 Bloomfield Avenue, Verona, NJ 07044
Phone: 973-239-5000 Fax: 973-857-5755 Mun. Code: 0720

Incident Report

On Thursday, July 6, 2023 at approximately 0849 hours I was in the area of 307 Bloomfield Ave, Hillcrest Farms, after three reports of shoplifting in the past 9 days (CC# 23- 12809) While in the area, I observed the suspect, later identified as [redacted], walking east on Bloomfield Ave. from Park Ave. She has several bags in her possession and began filling them with produce. While watching [redacted] fill the bags I observed Hillcrest Farms employee, [redacted], exit the store and approach [redacted] immediately began to remove the items from her bag and placed them back on the counter. At this point I made my way over to [redacted].

I exiting my vehicle at which time [redacted] made a phone call and advised the individual on the other line that the police had arrived. [redacted] reported that she did not speak English and that her daughter was on the phone. A advised her to have her daughter respond to the scene to assist with translating. I then asked [redacted] to take several steps up the sidewalk so I can move my vehicle out of traffic.

Once I moved my vehicle, I introduced myself to [redacted] and advised her that my body worn camera was recording.

Officer's Pami and S. McMahon arrived as back up.

Moments later, [redacted] daughter, [redacted], arrived on scene. She reported that she was waiting in her vehicle around the corner. While speaking with [redacted] she reported that she brought her mother to Verona from Bloomfield because they thought the fruit was free.

On each occasion that [redacted] came to the business she never used the business parking lot and always came from around the corner. Once confronted by Hillcrest Farms staff she immediately began to return the items. Additionally, the business has numerous signs along Bloomfield Ave. advertising goods for sale. For these reasons I believe that she was not being truthful and I believe that [redacted] was knowingly shoplifting.

At this point both individuals were sent on their way until I could discuss the incident with Mr. Filoso. As [redacted] pulled away in her vehicle she was traveling east on Bloomfield Ave. When she reached the area of 365 Bloomfield Ave. she made a U-turn, crossing over the double yellow lines at the crest of the hill on Bloomfield Ave. in violation of 39:4-125.

After speaking with Mr. Filoso it was decided that [redacted] would be charged with shoplifting for each date.

[redacted] was charged on complainant summons 2023000035 with 2C:20-11B(1) shoplifting. A copy of the summons was mailed to her home address.

[redacted] was issued summons 0720 E23002357 for 39:4-125. A copy of the summons was sent to her home address.

BWC.

D/Lt. Timothy Banta 1443	07/06/23	bantat	23-13149

Verona Fire Department Station Two Call # 61

Alarm Type ☒ Regular ☐ Special ☐ Mutual Aid ☐ Drill ☐ Meeting

Date 2/13/19 **Time of Alarm** 1018 **On Scene** 1022 **Clear from Alarm**

Address 377 Bloomfield Ave **Apt or Room Number**

Occupant Hillcrest Farms **Telephone number**

Owner

Incident Type Odor of Natural Gas **Action Taken** Investigation only **Special Actions** Choose an item.

Weather Choose an item. **How call was received** Choose an item.

2 CVM

Roll Call

☐ 135 Zipf	☐ 286 Poliseno	☐ 329 Maguire	☐
☒ 196 Charlie Magatti	☒ 300 Valentine	☐ 331 Van Wagner	☐
☐ 216 Goodman	☐ 313 Deyoung	☐ 336 Clark	☐_____
☐ 241 Pope	☐ 319 Toscano	☐ 339 Kubacki	☐__ _
☐ 264 Antolino	☐ 325 Festa	☐340 Herko	☐__Niler__
☐ 284 C.T. Magatti	☐ 327 Mortimer	☐	

Apparatus ☒ **Truck 12** 196 Charlie Magatti ☐ **Generator** ☐ **Aerial**
☐ **FANS** ☐ **Apartment packs**
☐ **Ground ladders** ☐ **Water cans**
Other

☐ **Engine 14** choose an item ☐ **Pump** ☐ **Generator**
☐ **Fans** ☐ **Heavy Rescue Tools**
☐ **Ground ladders** ☐ **Water Cans**
Other

☐ **Utility 15** chose an item **Other**

Remarks Smell of vgas reported by PSE&G

Incident Commander 102 **Report Writer** 196 Charlie Magatti