

**RESOLUTION 2025-03**  
**PLANNING BOARD OF THE TOWNSHIP OF VERONA**

WHEREAS, by resolution 2024-147 the governing body of the Township of Verona requested that the Verona Planning Board determine whether 383 Bloomfield Avenue, (Block 708, Lot 1) (the “Property”) qualifies as an area in need of Redevelopment in accordance with the criteria set forth in NJSA 40A:12A-1 et seq; and

WHEREAS, the Planning Board considered the study and heard the presentation of Sanyogita Chavan, AICP, PP of H2M Associates, the Planning Board’s Professional Planner, during its January 23, 2025 meeting; and

WHEREAS, based upon the information presented to it, the Planning Board determined that the Property is in need of redevelopment pursuant to the criteria set forth in NJSA 40A:12A-5(d), including but not limited to site functionality and obsolescence; and, that designation of the Property as an area in need of redevelopment is consistent with smart growth planning principles adopted pursuant to law or regulation, the criteria contained in NJSA 40A:12A-5(h).

NOW, THEREFORE, BE IS RESOLVED, by the Planning Board of the Township of Verona, Essex County, New Jersey, that the Planning Board finds that the property known as 383 Bloomfield Avenue (Block 708, Lot 1) is in need of redevelopment; and

NOW THEREFORE, BE IT FURTHER RESOLVED that a copy of this resolution be provided to the Township Manager, Township Council and Township Clerk.

MOTION: **Mayor Tamburro**

SECONDED: **Vice Chair Freschi**

**VOICE VOTE HELD ON FEBRUARY, 27 2025:**

	<b>Y</b>	<b>N</b>	<b>Abstain</b>	<b>Absent</b>	<b>NE</b>			<b>Y</b>	<b>N</b>	<b>Abstain</b>	<b>Absent</b>	<b>NE</b>
Ms. Parker (Alt. 2)					<b>X</b>		Mr. O’Sullivan	<b>X</b>				
Mr. Katzeff (Alt. 1)				<b>X</b>			Councilman Roman				<b>X</b>	
Mr. Lilley					<b>X</b>		Mayor Tamburro	<b>X</b>				
Mr. Hyndman	<b>X</b>						Vice Chair Freschi	<b>X</b>				
Mr. DeOld	<b>X</b>						Chair Pearson	<b>X</b>				
Mr. Camuti					<b>X</b>							

I hereby certify that the within is a true copy of the Resolution adopted by the Planning Board of the Township of Verona at its meeting on the 27<sup>th</sup> day of February, 2025.

  
**KATHLEEN MIESCH**

Acting Board Secretary

  
**JESSICA PEARSON,**  
Chairperson, Verona Planning Board