

TOWNSHIP OF VERONA  
COUNTY OF ESSEX, STATE OF NEW JERSEY

RESOLUTION No. 2026-208

A motion was made by Councilman Roman; second by Deputy McEvoy that the following resolution be adopted:

**DESIGNATING 383 BLOOMFIELD AVENUE URBAN RENEWAL LLC AS  
THE REDEVELOPER OF BLOCK 708, LOT 1 ON THE TAX MAP OF THE  
TOWNSHIP, COMMONLY KNOWN BY THE STREET ADDRESS 383  
BLOOMFIELD AVENUE, AND AUTHORIZING THE EXECUTION OF A  
REDEVELOPMENT AGREEMENT WITH RESPECT THERETO**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (as amended and supplemented, the “**Redevelopment Law**”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute “areas in need of redevelopment,” as such term is defined in the Redevelopment Law, and to adopt redevelopment plans for areas so designated; and

**WHEREAS**, the Township Council (the “**Township Council**”) of the Township of Verona (the “**Township**”), by Resolution No. 2024-147, authorized and directed the Planning Board of the Township (the “**Planning Board**”) to conduct a preliminary investigation to determine whether Block 708, Lot 1, more commonly known as 383 Bloomfield Avenue (the “**Project Site**”), met criteria set forth in the Redevelopment Law to be designated as a redevelopment area; and

**WHEREAS**, the Planning Board, after providing due notice, conducted a public hearing in accordance with the Redevelopment Law, at which hearing it determined that the Project Site qualified as an area in need of redevelopment and recommended that the Township Council designate the Project Site as a non-condemnation redevelopment area; and

**WHEREAS**, by Resolution No. 2025-049, the Township Council designated the Project Site as a non-condemnation area in need of redevelopment; and

**WHEREAS**, 383 Bloomfield Avenue Urban Renewal LLC (the “**Redeveloper**”) is the owner of the Project Site and has submitted to the Township a proposal to undertake the development of a four story mixed-use project including approximately 4,000 square feet of ground floor retail/commercial space, approximately thirty-three (33) residential rental units, two (2) of which shall be supportive units for adults with special needs, and one (1) of which shall be a 3-bedroom moderate income affordable unit (the “**Affordable Housing Unit**”), as well as approximately 60 parking spaces and other improvements included in the Redevelopment Agreement (the “**Project**”)

**WHEREAS**, on November 10, 2025, pursuant to Ordinance No. 2025-17, the redevelopment plan entitled “Township of Verona 383 Bloomfield Ave Redevelopment Plan” was adopted by the Township Council for the Property (the “**Redevelopment Plan**”); and

**WHEREAS**, pursuant to *N.J.S.A. 40A:12-4*, the Township has determined to act as the “redevelopment entity” (as such term is defined at *N.J.S.A. 40A:12A-3* of the Redevelopment Law) for the Project Site; and

**WHEREAS**, the Township has determined that Redeveloper meets all necessary criteria, including financial capabilities, experience, and expertise, and, as a result, has determined to designate Redeveloper as the exclusive “redeveloper” (as such term is defined at *N.J.S.A. 40A:12A-3* of the Redevelopment Law) of the Project Site; and

**WHEREAS**, in order to effectuate the redevelopment of the Project Site, the Township has determined to enter into a redevelopment agreement with the Redeveloper, a copy of which is on file with the Township Clerk, which shall establish the Redeveloper as the redeveloper of the Project Site and the terms and conditions for the development of the Project (the “**Redevelopment Agreement**”),

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

**SECTION 1.** The foregoing recitals are hereby incorporated by reference as if fully set forth herein.

**SECTION 2.** 383 Bloomfield Avenue Urban Renewal LLC is hereby designated as the redeveloper of the Project Site.

**SECTION 3.** The Township Manager of the Township is hereby authorized to execute the Redevelopment Agreement, subject to such additions, deletions, modifications or amendments deemed necessary by the Township in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate action to effectuate the Redevelopment Agreement.

**SECTION 4.** This resolution shall take effect immediately.

**ROLL CALL:**

**AYES:** McGrath, Roman, McEvoy, Tamburro

**NAYS:** Schor

**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 SEPTEMBER 14, 2026.**

  
JENNIFER KIERNAN, RMC, CMC  
MUNICIPAL CLERK

