

**TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY**

ORDINANCE No. 2025-17

**AN ORDINANCE ADOPTING THE REDEVELOPMENT PLAN FOR
383 BLOOMFIELD AVENUE REDEVELOPMENT AREA**

WHEREAS, on May 6, 2024, the Township Council (“the “Township Council”) of the Township of Verona, in the County of Essex, New Jersey (the “Township”) adopted Resolution 2024-075 declaring the entirety of Bloomfield Avenue Corridor, which includes the above referenced property, as an Area in Need of Rehabilitation; and

WHEREAS, on February 3, 2025, the Township Council adopted Resolution 2025-049 declaring the above referenced block and lot as an Area in Need of Redevelopment (the “383 Bloomfield Avenue Redevelopment Area”); and

WHEREAS, more than 45 days have passed since said Resolution was adopted, and no actions have been filed challenging such action; and

WHEREAS, N.J.S.A. 40A:12A-7 provides for a procedure for the adoption of a redevelopment plan for all or a portion of a duly designated redevelopment area; and

WHEREAS, Block No. 708, Lot 1 in the Township (the “Property”) is located within the 383 Bloomfield Avenue Redevelopment Area; and

WHEREAS, N.J.S.A. 40A:12A-7.a., provides that “No redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, ...”; and sets forth statutory requirements for the contents of a Redevelopment Plan; and

WHEREAS, the Township Council directed its planning consultant, H2M engineers and architects (the “Professional Planner”) to prepare a draft redevelopment plan concerning the 383 Bloomfield Avenue Redevelopment Area; and

WHEREAS, the Township Council is desirous of enacting a redevelopment plan to guide the future use, development and redevelopment of Block 708, Lot 1, heretofore designated as an area in need of redevelopment with provisions to enable the construction of a mixed-use building with affordable housing; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7(e), the Township Council shall refer the redevelopment plan to the Planning Board prior to final adoption of same; and

WHEREAS, the Planning Board shall within 45 days after referral prepare a report containing its recommendation concerning the redevelopment plan, which report shall identify any inconsistencies with the Township Master Plan and recommendations concerning any inconsistencies and any other matters deemed appropriate by the Planning Board; and

WHEREAS, in accordance with N.J.S.A. 40A:12A-7.e, the Township Council shall review the report of the Planning Board and may approve or disapprove or change any recommendation by a vote of the full authorized membership and shall record in its minutes the reasons for not following the recommendations. .

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Verona, County of Essex and State of New Jersey as follows:

SECTION 1. The aforementioned recitals are incorporated herein as though fully set forth.

SECTION 2. The Redevelopment Plan, as filed in the Office of the Township Clerk and attached hereto as Exhibit A and by the reference made a part hereof is hereby approved and adopted pursuant to N.J.S.A. 40A-12A-1 et. seq.

SECTION 3. The zoning district map in the zoning ordinance of the Township is hereby amended to include the Property per the boundaries described in the Redevelopment Plan and the provisions thereon.

SECTION 4. If any section, sub-section, paragraph, sentence or any other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance.

SECTION 5. A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the Township Clerk during regular business hours.

SECTION 6. The Township Clerk shall publish notice of the Ordinance in accordance with applicable law.

SECTION 7. This Ordinance shall take effect after final passage and publication as prescribed by law.

ATTEST:

JENNIFER KIERNAN
MUNICIPAL CLERK

NOTICE

I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED IN THE STAR LEDGER, A NEWSPAPER PUBLISHED IN THE COUNTY OF ESSEX AND CIRCULATED IN THE TOWNSHIP OF VERONA, IN THE ISSUES OF XXX AND XXX.

JENNIFER KIERNAN, CMC
MUNICIPAL CLERK

INTRODUCTION: October 6, 2025
PUBLIC HEARING:
EFFECTIVE DATE: