

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

ORDINANCE No. 2026-05

**ADOPTING THE REDEVELOPMENT PLAN FOR
420 BLOOMFIELD AVENUE REDEVELOPMENT AREA (BLOCK 701, LOT 3)**

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 9, 2026, the Township Council adopted Resolution 2026-028 declaring the above referenced block and lot as a non-condemnation area in need of redevelopment (the “420 Bloomfield Avenue Redevelopment Area”); 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 701, Lot 3 in the Township (the “Property”) are located within the 420 Bloomfield Avenue Redevelopment Area; and

WHEREAS, N.J.S.A. 40A:12A-7a 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 420 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 701, Lot 3, heretofore designated as an area in need of redevelopment with provisions to enable the construction of a mixed-use building with affordable housing.

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 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 2. 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 3. This ordinance shall take effect 20 days after final passage and publication as prescribed by law.

ATTEST:

JENNIFER KIERNAN
MUNICIPAL CLERK

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 ISSUE OF XXX AND XXX.

**JENNIFER KIERNAN, CMC
MUNICIPAL CLERK**

INTRODUCTION: February 23, 2026 Referred to Planning Board for consistency review

PUBLIC HEARING:

EFFECTIVE DATE:



Township of Verona 420 Bloomfield Ave

Redevelopment Plan

Date: February 16, 2026

Prepared by:



Redevelopment Plan
For The 420 Bloomfield Avenue Redevelopment Area

Verona Planning Board

Christopher Tamburro, Mayor
Jessica Pearson, Chairperson
Jason Hyndman, Vice Chairperson
Kevin O'Sullivan
Jesse Lilley
David Freschi
Tim Camuti
Julie Parker
Jim Day –Alt. #1
Dylan Margarell – Alt. #2

Verona Township Council

Christopher Tamburro, Mayor
Jack McEvoy, Deputy Mayor
Alex Roman, Councilman
Christine McGrath, Councilwoman
Cynthia Holland, Councilwoman
Brian Aloia, ESQ, Township Attorney

Special Thanks to:

Kevin O'Sullivan, Township Manager

Greg Mascera, Esq., Planning Board Attorney
Mr. Peter Ten Kate, Township Engineer
Dolores Carpinelli, Planning Board Secretary
Kathleen Miesch, Zoning Official

Consultants:

H2M Associates, Inc.
119 Cherry Hill Road, Suite 110
Parsippany, NJ 07054

Adopted by Verona Township Council:

_____, 2026

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



Sanyogita Chavan PP, AICP, License Number: 33LJ00593300

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1.0 INTRODUCTION

1.1 BASIS FOR THE PLAN

This redevelopment plan has been prepared for 420 Bloomfield Avenue Area in Need of Redevelopment within the Township of Verona, Essex County, New Jersey (the “Redevelopment Plan” or the “Plan”). The Bloomfield Avenue Redevelopment Area comprises of one lot, which is approximately 0.995 acres. This property is identified as Block 701, Lot 3 (420 Bloomfield Avenue) with frontages along Bloomfield Avenue and Claremont Avenue. The property is developed with one principal structure, a one-story flat roofed, commercial building with an asphalt parking lot to the rear of the property, along Claremont Avenue. The southwesterly side of the building, fronting Bloomfield Avenue, maintains a zero-foot setback, along the westbound side of Bloomfield Avenue. Immediately to the east/southeast of the building is a landscaped patio leading to a brick-paver drive aisle. The drive-aisle provides ingress and egress to the site from Bloomfield Avenue. The main entrance to the building is also along the southeasterly side of the building, facing the brick-paver drive aisle. The main entrance is sheltered by an attached, one-story canopy with a gable roof. Traversing in the northerly direction, just past the canopy, the brick-paver drive aisle transitions into an asphalt parking lot that spans the entire Claremont Avenue frontage. This parking lot is divided into two sections by the main building, which juts into the parking lot. Both sections of the parking lot are connected by an approximately 12- to 15-foot drive aisle.

The interior of the building has a complex configuration. Although the building is only one (1) story, the site slopes downwards from the east to the west. As a result, the building’s ground floor (exclusive of the basement) is partially below grade. The main entrance, on the southeasterly side of the building, is directed away from Bloomfield Avenue and leads to a foyer which is slightly below grade and is accessed by steps. From the foyer, there is access to five event spaces including three ballrooms, a lounge, and a chapel—all of which are located on the ground floor but at staggered levels. On the upper floor, above the main entrance and foyer, is an administrative office space. There are two kitchens in the building, a main service kitchen on the ground floor and Kosher kitchen down a flight of stairs from the main kitchen. The basement is an expansive series of storage rooms and hallways used primarily to store old catering materials. Additionally, the basement contains service hallways that lead outdoors and to the ballrooms and kitchens on the upper floors.

The entirety of the Bloomfield Avenue corridor has been designated as an area in need of rehabilitation pursuant to Resolution 2024-75, which also includes Block 701, Lot 3, as seen in **Figure 1**. Additionally, this property is designated as a non-condemnation area in need of redevelopment pursuant to Resolution 2026-028, which means that the Township **will not use eminent domain** to acquire these properties. The resolutions are included herein in **Appendix A**. This Redevelopment Plan provides the development regulations and other standards to guide the redevelopment of the 420 Bloomfield Avenue Redevelopment Area (“Redevelopment Area”).



Figure 1: 420 Bloomfield Redevelopment Area Map





1.2 PURPOSE/VISION

The 420 Bloomfield Avenue Redevelopment Plan sets forth standards for development and site improvements in the declared area in need of redevelopment. The 420 Bloomfield Avenue Redevelopment Plan (“Redevelopment Plan”) is intended to incentivize property owners to improve their buildings, to create a more vibrant environment for both residents and visitors, and to attract businesses and residential uses along the Bloomfield Avenue corridor while maintaining the small-town charm and character. This Redevelopment Plan is proposed to address several Township’s issues and priorities, such as help stimulate economic development, remove conflicts for mixed-use development, incentivize property and façade improvement, promote walkability by activating the ground floors of structures, and help create a place where people will want to live, work, play, and shop.

The Redevelopment Area is proximate to an assortment of retail and commercial uses, and existing residential uses. To west of the Redevelopment Area are commercial and retail uses. To the north of the Redevelopment Area, along Claremont Avenue, are multi-family condominiums and a parking lot which is owned and used by Richfield Regency. To the south of Redevelopment Area, along Bloomfield Avenue, are multi-family apartments buildings and condominiums. The Redevelopment Area is less than half mile away from the NJ Transit 29 and 105 bus stops, which are located on both sides of Bloomfield Avenue. Both the NJ Transit 29 and 105 bus runs between West Caldwell – Essex Mall, makes stops in Verona, and travels to New York City. The proximity to major bus routes connecting to nearby towns and attractions encourages the use of public transportation and reduces dependency on automobiles, which in turn helps to create a more walkable and attractive downtown.

1.3 NOTE ON PLAN TERMINOLOGY

Throughout the Redevelopment Plan, a conscious distinction is made in the regulations between “shall” and “should.” “Shall” means that a developer is required to comply with the specific regulation, without any deviations. “Should” means that a developer is encouraged to comply but is not required to do so.

1.4 REQUIRED COMPONENTS OF THE REDEVELOPMENT PLAN

The Local Redevelopment and Housing Law (LRHL) pursuant to N.J.S.A 40A:12A-7 requires that a redevelopment plan includes an outline for the planning, development, redevelopment, or rehabilitation of the redevelopment plan area sufficient to indicate the following:

1. Its relationship to definite local objectives as to appropriate land use, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe, and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
4. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
5. Any significant relationship of the redevelopment plan to:
 - a. The master plans of contiguous municipalities.
 - b. The master plan of the county in which the municipality is located.



- c. The State Development and Redevelopment Plan adopted pursuant to the “State Planning Act” P.L. 1985, c.398 (C.52:18A-196 et al.).
6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low- and moderate-income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
 7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the “Fair Housing Act,” P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the “Fair Housing Act,” P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.
 8. Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.
 9. The redevelopment plan may include the provision of affordable housing in accordance with the “Fair Housing Act,” N.J.S.A. 52:27D-301 et seq. and the housing element of the municipal master plan.
 10. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the “Municipal Land Use Law,” P.L.1975, c. 291 (C.40:55D-1 et seq.).
 11. The redevelopment plan must state whether it shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area.
 12. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.



2.0 EXISTING CONDITIONS

2.1 2024 AREA IN NEED OF REDEVELOPMENT INVESTIGATION SUMMARY

On December 15, 2025, the Township Council authorized the Planning Board to undertake a preliminary investigation to determine whether the property, identified in the Township's Tax Maps as Lot 3 on Block 701, qualified as an area in need of redevelopment according to the criteria set forth in Section 5 of the LRHL (N.J.S.A. 40A:12A-5). On January 22, 2026, Verona Township's Planning Board held a public hearing on the findings of the preliminary investigation as set forth within the report entitled "420 Bloomfield Avenue Area in Need of Redevelopment Preliminary Investigation Report ("AINR Report"). The AINR Report found that parcels within the area met criteria "d" and "h." A summary of the necessary criteria as presented in the AINR Report and met by the study area is listed below.

- **Criterion 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. Both parcels in the Redevelopment Area were classified as meeting the "d" criterion, as the properties were found to be inconsistent with modern land use planning standards and practices.
- **Criterion h**
Designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation. Smart Growth Area Classification commonly refers to growth that serves the environment, economy, and community equally. It attempts to concentrate development into already-existing communities, when possible. Additionally, it addresses the inherent interconnections between environmental protection, social equity, public health, and economic sustainability. Selected areas throughout the State of New Jersey are designated as a Smart Growth Area by NJ State's Office for Planning Advocacy, from the spatial data related to the 2025 New Jersey State Development and Redevelopment Plan (SDRP). The SDRP was adopted pursuant to the State Planning Act and contains several smart growth policies and goals and a map that reflects the State's desired growth patterns. The properties in the Redevelopment Area were classified as meeting the "h" criterion, as the properties are located within Planning Area 1 (PA-1) known as the Metropolitan Planning Area. The PA-1 areas contribute to smart growth planning principles, pursuant to the SDRP, under the State Planning Act. The parcel is located within a walkable distance to bus stops and are in an area with existing water and sewer.

The Planning Board recommended that the Township Council designate the said parcels as an area in need of redevelopment. The Township Council accepted the Planning Board's recommendation and pursuant to Resolution No. 2026-028, included herein Appendix A, designated the area as an area in need of redevelopment on February 9, 2026.



2.2 SURROUNDING AREA CONTEXT

The Redevelopment Area is located on the eastern side of Verona, with frontage along Bloomfield Avenue and Claremont Avenue and is located east of the intersection of Bloomfield Avenue and Cumberland Avenue. Bloomfield Avenue, a roadway under Essex County's purview, traverses from Fairfield to Newark. This roadway cuts through the heart of Verona and serves as the Township's traditional downtown. The Redevelopment Area is serviced by the NJ Transit 29 and 105 bus routes, as shown in Figure 2. The NJ Transit 29 bus connects West Caldwell to New York City with 19 stops in Verona, 26 of which are on Bloomfield Avenue. Additionally, it takes less than 15 minutes to walk from the Redevelopment Area to the NJ Transit 105 bus stop at Bloomfield Avenue and Lakeside Avenue. Both the NJ Transit 29 and 105 bus runs between West Caldwell – Essex Mall, makes stops in Verona, and travels to New York City. The optimal walking distance between a transit station or stop and a place of employment/residential use is between $\frac{1}{4}$ mile (1,320 feet) and $\frac{1}{2}$ mile (2,640 feet), which places the redevelopment area within walking distance of a good bus service.

The uses to the east of the Redevelopment Area include residential single-family dwellings and some commercial uses that front along Bloomfield Avenue. To the west of the Redevelopment Area, are commercial and retail uses. Across Claremont Avenue, to the northeast of the property, are condominiums and to the northwest of the property is a parking lot, which is owned and used by Richfield Regency. This parking lot is used to park cars for the events at Richfield Regency. To the south of the property, along Bloomfield Avenue, are multi-family apartments buildings and condominiums.



420 Bloomfield Avenue Non-Condensation Redevelopment Plan
 Township of Verona

Figure 2: 420 Bloomfield Redevelopment Area Existing Public Transportation Map





The redevelopment area is bounded by Bloomfield Avenue to the south and Claremont to the north. The Redevelopment Area, as shown in **Figure 3**, is located within one (1) zoning district - the Township's Town Center ("TC") Zone District. A list of permitted uses allowed in the zone district is provided below. The complete zoning standards can be found in Chapter 150 of the Township Code. As mentioned earlier and shown in **Figure 4**, the surrounding uses include single-family and some commercial to the east and commercial uses to the west. The uses to the south, along Bloomfield Avenue, includes multifamily apartments and condominiums. The uses to the north, along Claremont Avenue, include condominiums, a parking lot used by Richfield Regency, and some commercial uses.

TC – Town Center

§150-17.14 Permitted uses.

Principal permitted uses. No building or premises shall be erected, altered or used except for uses designated for each district as follows:

1. Retail stores and retail service establishments, including stores or shops for retail business conducted entirely within the confines of a building.

Cafeteria.

2. Banks and other financial institutions, excluding drive in uses
3. Theatrical and motion-picture theaters
4. Family day-care centers
5. Personal service establishments

Permitted accessory uses. Any of the following accessory uses may be permitted in conjunction with a permitted principal use:

1. Accessory use customary incidental to the principal or conditional use
2. Outdoor restaurant seating in accordance with § 150-7.23.
3. Sidewalk café in accordance with § 150-7.22.

Conditional uses. The following conditional uses are permitted within the Town Center zone (TC) subject to area, yard and bulk regulations and other controls identified in the conditional uses regulations Chapter 150

1. Mixed residential and retail subject to the mixed-use standards set forth in § 150-8.3.
2. Mixed retail and commercial (nonmedical) subject to the mixed-use standards set forth in § 150-8.3.
3. Mixed retail and professional office (nonmedical) subject to the mixed-use standards set forth in § 150-8.3.
4. Massage parlors subject to the conditional standards set forth in § 150-8.11.



420 Bloomfield Avenue Non-Condemnation Redevelopment Plan
Township of Verona

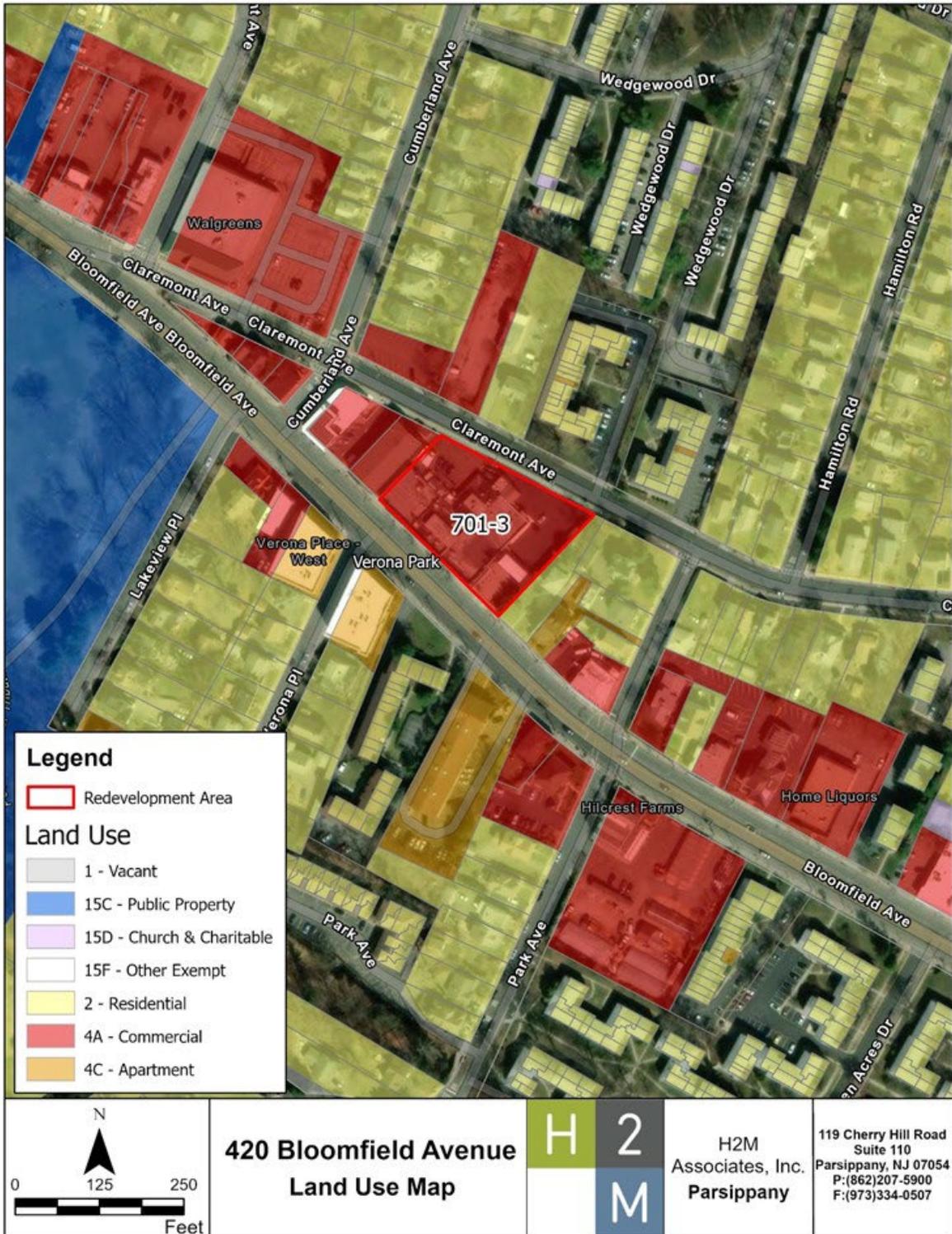
Figure 3: 420 Bloomfield Avenue Redevelopment Area Zoning Map





420 Bloomfield Avenue Non-Condemnation Redevelopment Plan
Township of Verona

Figure 4: 420 Bloomfield Redevelopment Area Land Use Map





2.3 RELATIONSHIP TO MASTER PLAN AND LOCAL GOALS AND OBJECTIVES

The Township’s latest Master Plan was adopted in September 2022. The Master Plan sets forth the goals and objectives for land uses within the Township. The following information from the plans relates to the redevelopment area:

2022 Master Plan.

The Master Plan addresses several planning issues and priorities pertaining to revitalizing Verona’s downtown and commercial corridor along Bloomfield Avenue. These planning issues include stimulating economic development, increasing diversity in housing stock, 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. The Master Plan acknowledges that Verona is a nearly fully built-out community and, thus, future major development would likely be through redevelopment initiatives. The Land Use Element provides guidelines for future development and redevelopment that address planning issues but aims to maintain the character of the Township’s residential neighborhoods. The Economic Development Element addresses these planning issues by encouraging strategic use of infill development and redevelopment to continue to ensure the Bloomfield Avenue corridor is vibrant and attractive to visitors and residents.

The 2022 Master Plan’s goals and objectives address the topic of redevelopment and are listed below:

- Land Use Goal #5:* “Promote growth in appropriate areas that meet current and future land use trends.”
- Land Use Objective #5c:* “Utilize redevelopment designations, where appropriate, to provide greater commercial and housing options.”
- Land Use Objective #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 Goal #7:* “Ensure zoning districts regulations and land uses align with the Township’s development goals.”
- Land Use Objective #7a:* “Incentivize improvements along the Bloomfield Avenue corridor.”
- Economic Development Goal #1* “Continue to ensure Bloomfield Avenue is a vibrant and attractive downtown.”
- Economic Development Objective #1c:* “Utilize incentives for infill development and redevelopment along Bloomfield Avenue commercial corridor.”
- Economic Development Objective #3:* “Maintain attractive and thriving business and commercial districts.”



2.4 REDEVELOPMENT PLAN OBJECTIVES

The Township seeks to promote the redevelopment of the area located at 420 Bloomfield Avenue (Block 701, Lot 3) into an area that is attractive to passersby and improves an underutilized property. The Redevelopment Plan helps to achieve the Township's goals of spurring economic development within the Bloomfield Avenue corridor by capitalizing on the area's proximity to public transportation and existing commercial and retail businesses. This will enable the Township to increase diversity of commercial options and housing types, while maintaining the existing character of the surrounding residential and commercial areas.

The objectives for this Redevelopment Plan are to:

1. Promote investment and economic vitality by encouraging mixed use commercial and residential development that activates the street-level.
2. Enhance and maintain the character of the Township by incorporating contemporary planning and design principles that instill a sense of place and provide an attractive livable environment.
3. Utilize sustainable development principles to improve stormwater management and overall sustainability.
4. Provide a range of market rate and affordable housing options that meet the current and future needs of Township residents.
5. Revitalize an obsolete and underutilized area of the Township with high-quality development.
6. Encourage walkability and public transit use and minimize vehicular dependency.

2.5 RELATIONSHIP TO ZONING ORDINANCE

This Redevelopment Plan shall constitute an overlay to the provisions set forth within the Zoning Ordinance of the Township of Verona (the "Zoning Ordinance"). In all situations where zoning issues are not specifically addressed herein, the Zoning Ordinance shall remain in effect. The Township's Zoning Map shall be amended upon the adoption of this Plan in accordance with N.J.S.A. 40A:12A-7.c to reflect this new classification.



3.0 DEFINITIONS

Any term or definition not addressed in this Redevelopment Plan shall rely on the term or definition set forth within the Zoning Code. In the event of a conflict or contradiction between the terms or definitions of this Redevelopment Plan and the Zoning Code, this Redevelopment Plan shall prevail.

Art Gallery

A room or building devoted to the exhibition and/or sale of works of art.

Art Studio

An artist's workspace, employed for the activities such as painting, pottery (ceramics), sculpture, scrapbooking, photography, graphic design, animation, or creation of music or dance practice.

Artisanal Workshop

Shops of special trade, including the small-scale manufacturing, compounding, assembly, processing, packaging or similar treatment of such products as: baked goods, candy, ceramics, pottery, china, weaving and other textile arts, painting, woodworking and other artistic endeavors and similar trades. Retail sales on the premises of products made on the premises are required.

Bistro

A small-scale restaurant, with or without some food prepared off-site and pre-packaged with seating at tables or counters.

Brewpub

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

Building Height

The vertical distance measured from the mean finished grade at the building line around the full perimeter of the building measured at 10-foot intervals to the building's highest point of a sloped roof. Building height limitations shall not apply to spires, belfries, parapets, towers designed exclusively for ornamental purposes, chimneys, flues, mechanical equipment, or elevator towers.

COWORKING SPACE

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

Commercial Entertainment

The rendering of entertainment, as opposed to products or services, to the general public. Commercial entertainment includes, but is not limited to, theaters and auditoriums, and indoor amusement/entertainment facilities such as a virtual gaming, bowling alley, an ice-skating rink, pool and/or billiard rooms, escape rooms, indoor rock-climbing gyms, indoor tennis or pickleball courts. Commercial entertainment shall not include uses such as dance halls or night clubs.



Commercial Recreation

A recreation facility operated as a business and open to the public for a fee. A commercial recreational facility includes the following uses: health clubs, day spas, yoga studios, pilates studios, gyms, and fitness centers.

Dwelling Unit

One or more rooms, occupied or intended for occupancy as separate living quarters by one family or household, provided, that access is directly from the outside or through a common hall and that separate cooking, sleeping and sanitary facilities are provided for each dwelling for the exclusive use of the occupants thereof.

Fast-Casual Restaurant

Restaurants with a limited menu, limited service, or self-service format, whose food is made to order and is fresher and higher quality and has more complex flavors than Fast-Food Restaurants, and whose décor is more upscale, unique or highly developed.

Fast-Food Restaurant

Restaurants whose emphasis is on convenience and speed of service, that are generally part of a restaurant chain or franchise, and that provide a limited menu and minimum table or fast counter services, and whose meals are typically inexpensive and made from standardized ingredients that are partially or fully cooked in bulk in advance and kept hot and then finished and packaged to order.

Learning Center

A facility at which students are provided with academic enrichment opportunities other than a regular academic program or other traditional schooling, and/or additional activities designed to complement their regular academic program, in consideration for a fee for the services offered in these centers that is the responsibility of a student or parent, guardian or another representative of the applicable student.

Med Spa

A facility that provides non-medical and medical cosmetic services such as infusion therapy, skin laser rejuvenation, laser hair removal, Botox and dermal filler, microneedling, medical weight loss, etc. Such facilities operate under the oversight of a licensed physician or independent practitioner, deliver services through skilled and certified practitioners, and ensure appropriate supervision by a qualified healthcare professional.

Mixed-Use Development

A development with a combination of residential and non-residential uses, with no residential dwelling unit on the first floor.

Personal Services

Establishments primarily engaged in providing nonmedical services involving the care of a person or his or her personal goods or apparel. Examples include salons, day spas, or hair salons.

Restaurant

An establishment where food and drink are preprepared, served and consumed, primarily within an enclosed building. A “restaurant” may include outdoor dining and may include pickup or delivery



services wherein food is prepared on the premises for off-premises consumption. Cafes, coffee shops, ice cream shops and Fast-Casual Restaurants shall be considered “Restaurants.”

Retail Sales

Establishments engaged in the selling or rental of goods or merchandise to the general public for personal or household consumption and in rendering services incidental to the sale of such goods. For the avoidance of doubt, “Retail Sales” shall include “Retail Nursery.”

Retail Services

Establishments selling services to the general public such as drug stores, travel agencies, real estate offices, jewelry repair, shoe repair, and tailors.



4.0 USE AND BULK REGULATIONS

4.1 LAND USES

The purpose of the Redevelopment Plan is to create Mixed-Use Development that will help spur economic growth into Verona's commercial and retail corridor on Bloomfield Avenue. The new commercial or retail uses on the ground floor will add to the commercial options for residents and visitors. The new market rate and affordable rental units, located above the ground floor, will increase the diversity of housing types for current and future Verona residents. The Redevelopment Plan aims to reduce vehicle dependency and promote walkability by taking advantage of its location within walking distance of NJ Transit bus stops and Verona Park. The Redevelopment Area aims to create an attractive and vibrant downtown area that can be enjoyed by residents and visitors. The Redevelopment Area uses, and bulk regulations will supersede the use bulk regulations of the underlying TC Zone District, shown in **Figure 3**:

1. Permitted Uses:

- a. Dwelling Units above the ground floor
- b. Art Gallery
- c. Art Studio
- d. Artisanal Workshop
- e. Bistro
- f. Brewpub
- g. Cafes
- h. Commercial Recreation
- i. Learning Center
- j. Med Spa
- k. Personal Services
- l. Restaurants
- m. Retail Sales
- n. Retail Services

Nothing contained herein shall prohibit two or more principal uses in the Redevelopment Area, provided the principal uses have their own distinct space and are separated from the other principal use(s) by interior walls and have separate entrances either to a common area or to the exterior.

The non-residential uses on the first floor shall be for other patrons and not amenity spaces for the residents living in the residential portion of the development at 420 Bloomfield Avenue Redevelopment Area. Access to the non-residential uses shall be from the street right of way and not the building.

2. Accessory Uses and Structures:

- a. Off-street parking.
- b. Amenity space for use by the occupants of the dwelling units, including but not limited to lobbies, fitness centers, lounges, and storage spaces.
- c. Shared amenity spaces for use by occupants of the Dwelling Units.
- d. Sidewalk café in accordance with Section 150-7.22.
- e. Residential amenity for the enjoyment of the residents.
- f. Utility rooms.
- g. Refuse and recycling enclosures.
- h. Accessory uses and/or structures that are customarily incidental to any of the principal permitted uses set forth within this Redevelopment Plan.



4.2 BULK REGULATIONS

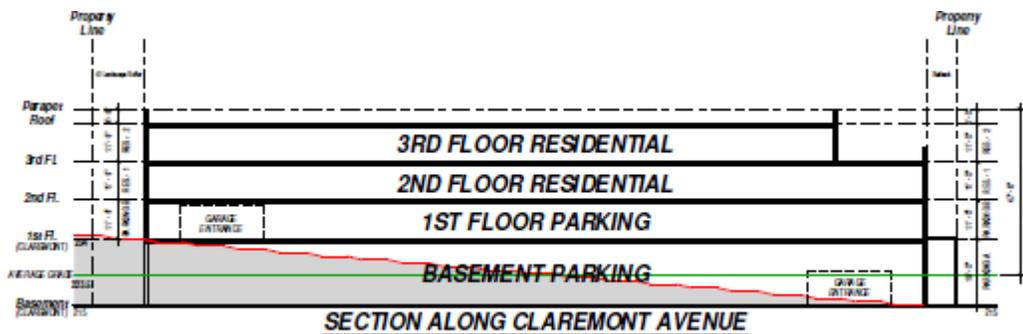
Development in the Redevelopment Area is subject to the requirements in the table below.

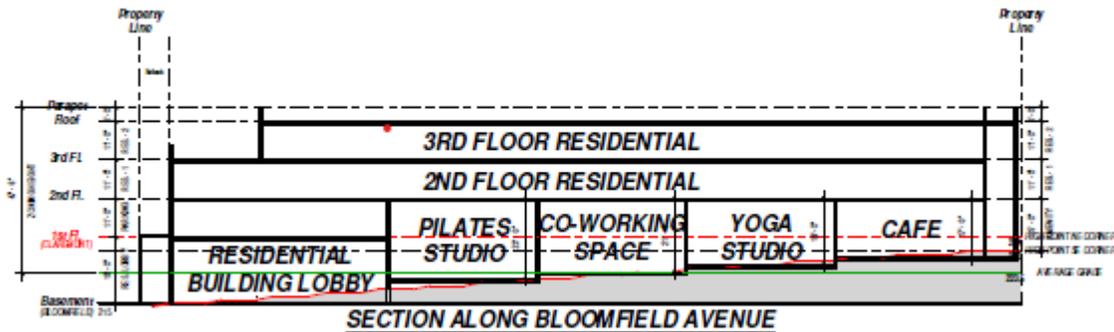
Bulk Standards	Requirements
Min. Lot Area	0.9 acres*
Maximum Number of Units	65 dwelling units
Min Lot Width	200 ft
Min. Front Yard Setback	0 ft
Min. Side Yard Setback (abutting nonresidential zone)	0 ft
Min. Side Yard Setback (abutting residential uses)	15 ft**
Rear Yard Setback	0 ft
Max. Building Coverage	90%
Max. Impervious coverage (%)	90%
Max Building Height (stories/feet)	4 stories/ 50 ft***

*The designated redevelopment area investigation and designation did not include the parking lot along Claremont Avenue (Block 1708, Lot 2), which will continue to be used for parking purposes. However, for lot area and density calculation, this Redevelopment Area Plan considers the total lot area to include both the lots (Block 701, Lot 3 and Block 1708, Lot 2) for a total of +/- 1.42 acres.

**This refers to the portion of the property line of the Redevelopment Area that abuts the residential building on Block 701, Lot 4.

***The total building height shall not exceed 50 feet. Four stories following the change in topography along Bloomfield Avenue from the westerly portion at a lower level than the easterly side of the property, with the fourth floor stepped back to reduce the impact of the massing along Bloomfield Avenue. Please see below images.





4.3 PROHIBITED USES IN REDEVELOPMENT AREA

The prohibited uses as per Section 150-4.3 of the Zoning Ordinance shall apply to the Redevelopment Area. In addition, fast-food restaurants shall not be permitted in the Redevelopment Area.

4.4 BUILDING AND UNIT DESIGN

1. Dwelling unit size: Pursuant to the UHAC regulations, NJAC 5:80-26.5(b)(2)(viii), restricted units, in developments comprising of market rate and restricted rental units, must be of at least the same size as the most common market-rate unit(s) of the same type and bedroom count within the same development, but under no circumstances shall any restricted unit or bedroom be less than 90 percent of the minimum size prescribed by the applicable municipal code or Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4, whichever prescribes the greater minimum size.
2. Affordable Housing is required as per the adopted Housing Element and Fair Share Plan and the pertinent municipal ordinances. The developer shall provide a minimum of ten (10) affordable housing credits within the project consistent with the projections contained in the approved Housing Element and Fair Share Plan contained in the Master Plan. Restricted units shall comply with the pertinent UHAC regulations pursuant to NJAC 5:80-1 et. seq.



4.5 DRIVEWAYS & CURBS

1. Driveway access to the site shall be provided from Claremont Avenue.
2. Two-way driveways shall be a minimum of 24 feet wide; in instances where a center median is proposed, the median shall be a minimum of five feet in width, and the driveway shall be a minimum of 18 feet in width. Depressed curb may be provided to enable circulation of emergency vehicles.
3. Curbs along public rights-of-way shall be poured-in-place concrete or other masonry material such as Belgian block.

4.6 PARKING AND LOADING

1. Off-street parking may be located underneath a building, taking advantage of the natural contours or topography.
2. Adequate fire and emergency access must be provided subject to the Township of Verona Fire Department.
3. All parking spaces shall be at least nine feet by eighteen feet, except that two and one-half feet of the length may be included in any overhang.
4. On-site parking shall not be used for any purpose other than parking. Adequate parking facilities for accessibility to people with mobility impairments shall be provided as required by the Americans with Disabilities Act (ADA).
5. Parking in the Redevelopment Area shall be required based on the following table.

Permitted Uses	Minimum Parking Requirements
Residential Apartments	1.8 parking spaces per unit
Non-residential uses*	1 space per 250 square feet
*Parking for non-residential uses shall be available to the general public and shall not be limited to use by residents.	

- a. Out of the total number of parking spaces required, 10% of the total required parking spaces can be provided through on-site compact car parking spaces. Each compact parking space shall not be less than eight feet wide and 16 feet deep.
- b. All off-street parking must comply with regulations for Make-Ready EV parking spaces set forth by P.L. 2021, c.171 of the Municipal Land Use Law. Each Make-Ready EV space shall count as two parking spaces for the purpose of complying with the minimum parking space requirements but shall not result in a reduction of more than 10% of the required off-street parking.
6. One loading space shall be provided to service the Redevelopment Area. The loading space may be located on-site or on-street subject to appropriate approvals.

4.7 ON-SITE PEDESTRIAN REQUIREMENTS

1. Walks, sidewalks and parking areas shall have lighting as required by Section 5.9 of this Redevelopment Plan.
2. Internal walkways shall be a minimum of four-feet wide and shall be designed to comply with the requirements of the Americans with Disabilities Act (ADA).



3. A designated area within the Redevelopment Area shall be provided for e-bicycle and bicycle racks and storage for e-bicycles and bicycles.

4.8 SIGNAGE

Wall Signs. Defer to the wall signs standards set forth within Section 150-7.9 of the Zoning Code.



5.0 BUILDING AND SITE DESIGN

These design guidelines shall be applied with the relevant use and bulk standards to reinforce the physical and spatial character of the Redevelopment Area. The following guidelines are intended to create a plan that excels at providing comfortable, convenient and aesthetically pleasing mixed-use development for the Township.

5.1 ARCHITECTURE AND RESIDENTIAL STANDARDS

1. **Dwelling Unit Privacy.** Adjacent dwelling units shall be adjoined in such a manner as to provide code required STC values for soundproofing and privacy between such units.
2. **Entrance Lighting.** A minimum of one (1) low-wattage incandescent or LED light fixture shall be provided outside the exterior entrance to the residential portion of the building.
3. **Fire Escapes.** Buildings containing dwelling units located above the second story and requiring a second means of egress pursuant to the Uniform Construction Code shall not utilize an attached external fire escape as one of the required means of egress.
4. **Type of Lighting Source.** Low-wattage lamps shall be used along all sidewalks, walkways, courtyards and plazas and on any building or unit.
5. **Cable Television Utility.** All dwelling units shall be provided with such facilities for potential linkage to cable service.
6. **Common Entrances.** Common entrances, lobbies, elevators and/or stairwells shall be designed to promote safety and security of residents and visitors using such areas.
7. Buildings with residential dwelling units shall provide laundry facilities and central air conditioning for each dwelling unit either in the unit or in common areas accessible only to residents. Window air conditioning units are not permitted. Television connections should be provided for each unit.

5.2 BUILDING MATERIALS

1. Building materials. Stone, masonry, brick, precast, and wood or aluminum framed glass, are preferred primary materials for the base of façades. Stone, masonry, brick, wood, fiber-cement, precast, metal panels, cast iron, steel, aluminum and other types of metal, and wood or aluminum framed glass, are acceptable primary materials for the middle and top of façades. Within the primary materials, variations in colors, textures, and patterns may be employed to further break up the building bulk. Exterior insulated finishing systems (EIFS) and vinyl siding shall not be permitted.
2. Natural materials are encouraged.
3. Nonnatural materials intended to imitate natural materials shall not be permitted.
4. There shall be no blank facades and buildings shall adhere to the standards listed above and in this document.



5.3 BUFFERS AND LANDSCAPING

1. A minimum 15-foot landscaped buffer is required along residential zones and uses, especially in the area abutting a single-family unit.
2. Such buffer shall include a visual screen designed to produce dense cover consisting of evergreen or evergreen-type hedges or shrubs, spaced at intervals of not more than five feet, located and maintained in good condition within 10 feet of the property line. A six-foot high privacy fence shall be provided along with the plantings.
3. Street trees are required 30 feet on center along Claremont Avenue redevelopment area frontage and to fill the gaps along Bloomfield Avenue redevelopment area frontage.

5.4 FAÇADES



View from Bloomfield Avenue looking towards the east.



View from Bloomfield Avenue looking towards the west.

1. The building shall provide scale-defining architectural elements or details, such as windows, spandrels, awnings, porticos, pediments, cornices, pilasters, columns and balconies. These elements should reflect the existing character and scale of Verona and incorporate elements that relate the façade to existing buildings along Bloomfield Avenue, while not imitating the exact elements. The images above are an example of such a design and are for representation purposes.
2. All entrances to a building, except service and emergency egress doors, shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades and other elements, where appropriate. Any such element utilized shall be architecturally compatible with the style, materials, colors and details of the building, as shall the doors.
3. Building exteriors shall have vertical and/or horizontal offsets to create visual breaks on the exterior. Monotonous, uninterrupted walls or roof planes shall be avoided. Building wall offsets, including projections such as balconies, canopies, awnings, and signs, recesses, and changes in floor level, shall be used to add architectural interest and variety and to relieve the visual effect of a simple, long wall. Similarly, roofline offsets, dormers, or gables shall be provided in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.
4. Terraces should be provided to break the massing and monotony of the building and portions of the highest floor should be set back to minimize the impact along Bloomfield Avenue and Claremont Avenue and to maintain the character of the neighborhood. Such terraces must be provided with planting/planters to soften the space as seen in the image below. However,



this shall not be construed to mean that planters containing artificial plants/faux plants or faux greenery are permitted and that all plantings must be live.



5. In any mixed-use building, the difference between ground floor commercial uses and upper-level dwelling units shall be reflected by differences in façade. Ground floor commercial entrances shall be accentuated through the use of cornice lines and can be accentuated further through the use of distinct but comparable materials, signs, and awnings.
6. Articulate the building entrance to the residential lobby in the façade to make it easily identifiable by pedestrians and motorists and to provide architectural interest.
7. The architectural treatment of the front facade shall be continued in its major features around all visibly exposed sides of a building. All sides of a building shall be architecturally designed to be consistent with regard to style, materials, colors and details.
8. There shall be no blank facades along any side, especially the sides that are visible from the street.
9. Fenestration:
 - a. Nonresidential space fronting Bloomfield Avenue should be designed with storefront type display windows. The ground floor shall be comprised of a regular rhythm of storefront bays and window treatments such that the ground floor façade is predominately glazed. The glazing materials shall be highly transparent, with low reflectivity. The area above the storefronts shall be articulated with a sign band area and/or lintel composed of detailed layers of relief that create depth and shadow.
 - b. Upper floor windows should be vertically proportioned and be vertically aligned with the location of windows and doors on the ground floor below.
 - c. Fenestration patterns should utilize large window openings and/or tight groupings of smaller windows.
 - d. Window sizing and spacing shall be consistent with and complementary to the overall façade composition.
 - e. Window types shall be consistent with the building elements.
 - f.



5.5 ROOFS

1. The shape, pitch, and color of a roof should be architecturally compatible with the style, materials, and colors of such building.
2. If the building has a flat roof, a parapet shall project vertically to hide any roof-mounted mechanical equipment. Additionally, a cornice shall project out horizontally from the façade and shall be ornamented with moldings, brackets, or other detailing.
3. Roofline offsets shall be provided along any roof measuring more than 50 feet in length in order to provide architectural interest and articulation to a building.
4. Surfaces of flat roofs must be painted white or constructed with light colored roofing materials.

5.6 MECHANICAL EQUIPMENT SCREENING

1. Screening of rooftop mechanical equipment is required.
2. All rooftop mechanical equipment (HVAC, exhaust systems, etc.) shall be screened from view from all adjacent public streets in all directions and elevations to minimize the negative impact.
3. Screening materials shall be consistent with the architectural detail, color and materials of the building. Wire mesh screening is not permitted.
4. All roof and HVAC systems must meet the building code requirements and be set back a minimum of 15 feet from any street or public open space and screened to not be visible from any adjacent public street or public property within the Redevelopment Area.
5. Any parapet wall to screen mechanicals shall not be counted towards the building height calculation.

5.7 TRASH/TRASH ENCLOSURES/RECYCLING

1. All trash enclosures shall follow all regulations set forth by Section 446-9 of the municipal code.
2. All loading and refuse collection areas must be sufficient to serve the business being conducted on the parcel without using adjacent streets. No such areas shall be visible from any neighboring property or adjacent street and must be set at least 15 feet or more from adjacent streets. The recommended method of screening refuse collection enclosures shall consist of walls and gates compatible in color and texture with the building material, buffered by a landscape strip on two sides that do not abut parking spaces. Buffers shall be planted so as to sufficiently obscure the view of the facilities from public view throughout the year and walls and gates constructed as to minimize any emissions of noise or odor. The screen shall not be less than five (5) feet in height at the time of planting and eight (8) feet in height at the time of maturity.
3. All outdoor refuse enclosures shall be visually screened within a durable, noncombustible enclosure, so as not to be visible from adjacent lots or sites, neighboring properties or streets. Chain-link fencing or wire-mesh screening is not permitted.
4. Collection areas shall be effectively designed to contain all material generated on site and deposited between collections. Deposited materials should not be visible from outside the enclosure.



5. Collection enclosures shall be designed of durable materials with finishes and colors which are unified and harmonious with the overall architectural theme.
6. Collection areas shall be located upon the site so as to provide clear and convenient access to collection vehicles. Refuse collection and recycling areas shall not be located within required landscaped yards and buffers.
7. An option to reduce the visual impact of the collection containers is to store and compact material inside the building, thus eliminating the need to screen outside containers.
8. The owner or occupant of each non-residential establishment shall be responsible for removing or making arrangements for the removal of garbage and recyclable items, such removal to be made at regularly scheduled intervals, not less than once a week.
9. Any internal collection and storage of trash or recycling within the building shall be in an area easily accessible by residents and shall be maintained to prevent any foul odors or spillage and to prevent any condition which may pose a hazard to life, health and safety. A refuse collection room shall be provided at the cellar or lowest story to receive the refuse. Such rooms shall be enclosed with walls and roofs constructed of material having a minimum fire resistive rating of three hours, except that gypsum masonry may not be used for such enclosure walls. Openings to such rooms shall be provided with fireproof, self-closing doors having a minimum fire resistive rating of one and one-half hours.
10. Trash and recycling collection shall be through a private service to be paid by residents and not by the general revenue or tax collections of Township of Verona. A recycling and trash pickup plan shall be submitted. The owner shall be responsible for removing or making arrangements for the removal of garbage and recyclable items, with such removal to be made at regularly scheduled intervals, not less than once a week. The owner shall be provided with credit in accordance with the law.
11. All bulk containers used by non-residential establishments or dwelling units shall at all times be kept in good repair, be structurally sound and leak-proof and constructed to stand firmly upright and shall be equipped with a cover which is secured to the unit or able to be secured. No bulk container shall be filled in excess of its stated capacity, causing overflow and unsanitary conditions. All users of bulk containers shall ensure that such containers are emptied promptly, not less than once a week. All bulk containers shall be maintained to prevent any foul odors or spillage and to prevent any condition which may pose a hazard to life, health and safety.

5.8 UTILITIES

All new utility distribution lines and utility service connections from such lines to any buildings in the Redevelopment Area shall be located underground, except as otherwise required by the utility provider. To the extent possible, existing utility lines should also be relocated underground. Remote readers for all utilities, in lieu of external location of the actual metering devices, are preferred.

5.9 LIGHTING

1. Adequate lighting shall be provided for all parking areas and pedestrian walkways. All outdoor lighting, including streetlamps and accent lighting, should comply with “dark sky” standards intended to reduce light pollution. Dark sky standards require that lighting is downcast, illuminates only the intended areas, and does not cause disabling glare that affects driver safety and reduces the visibility of starry night skies. Lighting for a building must be contained on the property on which the building is located. LED lighting shall be permitted in addition to all of the conditions of the Township ordinance standards for lighting.
2. All lighting shall be serviced by underground wiring.



3. Spotlight-type fixtures attached to buildings are prohibited.
4. Light fixtures attached to the exterior of a building are encouraged and should be architecturally compatible with the style, material, and colors of the building. Exterior light figures attached to the building shall not project more than 24 inches from the building line.
5. Where lights along lot lines will be visible from the interior of adjacent buildings, the lights shall be properly shielded and/or mounting heights reduced.
6. All lighting designs and installations are subject to Township review and approval.
7. All lighting plans shall be accompanied by a point-by-point plan indicating numerical illumination levels. The plan shall indicate the average, minimum, maximum and minimum to maximum illumination levels for maintained foot-candles.

5.10 STORMWATER MANAGEMENT

All developments in the Redevelopment Area shall also comply with all pertinent provisions of the Zoning Code.

5.11 SUSTAINABILITY

The following sustainable development standards and practices are required in the redevelopment area:

1. Landscaping
 - a. Any trees slated for removal shall be replaced in accordance with Chapter 493, Article II.
 - b. Provide landscaping in the required front, rear, and side yard setbacks to the extent practicable and in the required buffer areas.
 - c. Use native species and species that are recommended in Chapter 150, Attachment 3, in the required landscape buffers.
2. Waste Management and Recycling
 - a. Facilitate recycling in common areas within buildings and in outdoor open spaces by providing easily accessible recycling bins.
 - b. Facilitate recycling in dwelling units by adding recycling bins and ensuring that the recycling drop-off location is clear and accessible.

The following sustainable development standards and practices are not mandatory but are strongly encouraged in the redevelopment area:

1. Energy Efficiency
 - a. Ensure refrigerators, washers, dryers, and dishwashers in all dwelling units are ENERGY STAR rated.
 - b. Specify windows with a low-E coating and follow ENERGY STAR guidelines.
 - c. Ensure windows are operable in dwelling units to allow residents to naturally vent or cool space.
 - d. Include digital, programmable and user-friendly thermostats in the dwelling units.
2. Indoor Air Quality
 - a. Incorporate ENERGY STAR rated fans that automatically vent in the bathrooms in dwelling units.
 - b. Protect ducts and HVAC from dust during construction to ensure they are clean before occupancy.



3. Water Efficiency
 - a. Use WaterSense rated fixtures in dwelling unit bathrooms.



6.0 PLAN CONSISTENCY

The Redevelopment Plan carefully considers the needs, issues and opportunities of multiple jurisdictions in an effort to further the goals of existing plans.

6.1 RELATIONSHIP TO MASTER PLANS

Verona Master Plan

This Plan acknowledges and serves to address many of the goals and objectives noted in the 2022 Master Plan associated with redevelopment including:

Goal #5 of the **Land Use Element of the 2022 Master Plan** is to “Promote growth in appropriate areas that meet current and future land use trends.” Furthermore, **Objective #5c** aims to “utilize redevelopment designations, where appropriate, to provide greater commercial and housing options” applies to Township’s efforts to utilize redevelopment to diversify housing stock and increase commercial options within the Township. This is in addition to **Objective #5f** which aims to “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.”

Objective #7a of the **Land Use Element** of the **2022 Master Plan**, which aims to “incentivize improvements along the Bloomfield Avenue corridor.” The Redevelopment Plan inherently aligns this objective as it aims to create attractive, multi-family housing and commercial space on an underutilized lot with property and building conditions that represent dilapidation, faulty arrangement or design, and excessive land coverage.

Goal #1 of the Economic Development Element of the 2022 Master plan, “continue to ensure Bloomfield Avenue is a vibrant and attractive downtown” is a guiding goal for the Redevelopment Plan which aims to improve an area along Bloomfield Ave.

Adjacent Municipalities

The Redevelopment Area is not close to the boundaries of any of the neighboring towns. Nevertheless, in reviewing the master plans for the adjacent municipalities of Essex Fells, North Caldwell, West Orange, Montclair, and Cedar Grove, there are no inconsistencies with the goals and recommendations of this plan.

2025 State Development and Redevelopment Plan (SDRP).

The objectives of the 420 Bloomfield Avenue Redevelopment Plan are consistent with the goals, strategies and policies of the 2025 New Jersey State Development and Redevelopment Plan (SDRP). The entire Plan Area is located within the PA-1 Metropolitan Planning Area, where growth and redevelopment is recommended. The study area, within the PA-1 area, is a location consistent with “Smart Growth” planning principles. 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 and enhance older suburbs; redesign areas of sprawl; and protect the character of existing stable communities. Beyond this, the redevelopment study area meets redevelopment criterion “h” as the Township’s land use policy documents recommend a smart growth redevelopment approach for this area.



7.0 IMPLEMENTATION

7.1 DESIGNATION OF REDEVELOPMENT ENTITY & ITS POWERS

1. The Verona Township Council shall be the designated Redevelopment Entity as permitted under the LRHL (N.J.S.A. 40A: 12A-1 et seq.) and shall for the purposes of this Plan be identified as the Verona Redevelopment Agency (“VRA”).
2. The VRA may designate an entity to implement redevelopment plans and carry out redevelopment projects in the area designated by this Plan, if necessary.
3. When necessary for the implementation of this Plan, VRA, as authorized shall designate and enter into a contract with a redeveloper for any construction or other work forming a part of this Redevelopment Plan (N.J.S.A. 40A: 12A-4(c)).

7.2 GENERAL PROVISIONS

The developer(s) of the Redevelopment Area shall submit a storm water management plan as part of the design submission for review by the Planning Board, which is intended to minimize the quantity of storm water entering the municipal sewer system or flowing directly into any adjacent streams.

7.3 SITE PLAN AND SUBDIVISION REVIEW

1. Pursuant to N.J.S.A. 40A:12A-13, all applications for development governed by this Redevelopment Plan shall be submitted to the Township Planning Board for review and approval.
2. Any subdivision of lots or parcels of land within the Redevelopment Area shall be in compliance with this Redevelopment Plan and reviewed by the Planning Board pursuant to the LRHL and N.J.S.A. 40:55D-1 et seq.
3. All applications for development within the Redevelopment Area shall be processed by the Township of Verona Planning Board in accordance with N.J.S.A. 40:55D-1 et seq.

7.4 ACQUISITION AND RELOCATION

The Redevelopment Plan does not authorize the acquisition of privately-owned property within the Redevelopment Area by the Township of Verona.

7.5 AFFORDABLE HOUSING REQUIREMENTS

The Redevelopment Area contains no existing housing units affordable to **low- and moderate-income** households, as defined pursuant to section 4 of P.L. 1985, c.222 (C.52:27D-304). Any proposed residential development of five (5) or more units within the Plan Area shall provide the required percentage of affordable housing as per the Township’s Adopted Housing Element and Fair Share Plan. Such residential developments will comply with accepted UHAC standards and be otherwise subject to all laws and regulations governing affordable housing in the Township of Verona and the State of New Jersey.

7.6 REQUESTS FOR DEVIATIONS AND DESIGN EXCEPTIONS

The Planning Board shall have the power to grant deviations from the requirements contained within this Redevelopment Plan to the same extent as the Board may grant relief from bulk and dimensional requirements pursuant to N.J.S.A. 40:55D-70c and the power to grant waivers from the standards of the



Plan to the same extent as the Board may grant relief from site plan regulations pursuant to N.J.S.A. 40:55D-51.

Any deviation from the Redevelopment Plan standards which would typically result in a “d” variance, shall be addressed as an amendment to the Redevelopment Plan. Neither the Planning Board nor the Board of Adjustment shall have authority to allow deviations, which would result in a “d” variance pursuant to N.J.S.A. 40:55D-70d.

7.7 ADVERSE INFLUENCES

No use shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to public health, safety or general welfare.

7.8 PROCEDURES FOR AMENDING THE PLAN

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of state law. A non-refundable application fee of \$5,000 shall be paid by the party requesting such amendment, unless the request is issued from the Township of Verona. The municipal governing body, at their sole discretion, may require the party requesting the amendments to prepare a study of the impact of such amendments, which study shall be prepared by a professional planner licensed in the State of New Jersey.

7.9 DURATION OF THE PLAN

Provisions of this Redevelopment Pan specifying redevelopment of the Redevelopment Area and requirements and restrictions with respect to thereto shall be in effect for a period of 30 years from the date of adoption of this Plan by the Township of Verona or the date of the last amendment thereof.

7.10 COMPLETION OF REDEVELOPMENT

Upon the inspection and verification and approval by the VRA that the redevelopment within the Redevelopment Area has been completed, certificates of completion shall be issued to the developer, in recordable form, and such area shall no longer be deemed an area in need of redevelopment. At such time, the development may request that the zoning for the Redevelopment Area as provided in this Redevelopment Plan be incorporated into the Zoning Ordinance to ensure that the standards remain applicable.

7.11 SEVERABILITY

If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.



8.0 APPENDICES

APPENDIX A

**RESOLUTION 2024-075 DECLARING BLOOMFIELD AVENUE
AS AN AREA IN NEED OF REHABILITATION**

**RESOLUTION 2026-028 DESIGNATING CERTAIN PROPERTY
KNOWN AS 420 BLOOMFIELD AVENUE (BLOCK 701, LOT 3)
AS AN AREA IN NEED OF REDEVELOPMENT**

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

RESOLUTION No. 2024-075

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

**DECLARING BLOOMFIELD AVENUE AS AN AREA IN NEED OF
REHABILITATION**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.* (the "Redevelopment Law") provides a mechanism to empower and assist local governments to promote the advancement of community interests through programs of redevelopment for the expansion and improvement of commercial, industrial, residential, and civic facilities; and

WHEREAS, the Redevelopment Law empowers the Township of Verona ("Township"), by and through its Township Council (the "Governing Body"), to delineate an area within the Township as an area in need of rehabilitation if the area qualifies under one of the criteria enumerated under *N.J.S.A. 40A:12A-14*; and

WHEREAS, Township Manager directed the Township's planning firm, H2M Associates, Inc. ("H2M"), to conduct a preliminary investigation to determine if the Bloomfield Avenue corridor ("Study Area"), as described in the attached boundary map, and which is generally bounded by Sunset Avenue to the east, White Rock Road to the west and an irregular boundary along properties fronting on Bloomfield Avenue, qualifies as an area in need of rehabilitation pursuant to *N.J.S.A. 40A-12A-14*; and

WHEREAS, H2M's findings, presented in a revised report entitled "*Area in Need of Rehabilitation Study Bloomfield Avenue Corridor*" dated March 15, 2024, attached herewith as **Exhibit A** ("H2M Report"); and

WHEREAS, the H2M report concludes that because (a) more than half of the housing stock were built before 1974 and, therefore, are at least 50 years old and (b) a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance, the Study Area qualifies as an area in need of rehabilitation under the Redevelopment Law; and

WHEREAS, on February 26, 2024, the Governing Body referred the Study Report and this Resolution in draft form to the Planning Board for review and comment; and

WHEREAS, on April 16, 2024, the Planning Board returned this resolution and H2M Report with a recommendation that the Study Area be delineated as an area in need of rehabilitation; and

WHEREAS, the Township Council finds it to be in the best interest of the property owners and business owners within the Study Area to delineate the Study Area as an area in need of rehabilitation, and that based upon the H2M report and the Planning Board's recommendation, finds that the Study Area meets the criteria of *N.J.S.A. 40A:12A-14* of an area in need of rehabilitation.

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

1. Based upon the facts reported in the H2M report and the recommendation of the Planning Board, the Township Council find that the Study Area, consisting of the Bloomfield Avenue Corridor, meets the eligibility criteria of *N.J.S.A. 40A:12A-14* for designation as an area in need of rehabilitation in that (a) a majority of water and sewer infrastructure in the Study Area is at least 50 years old and is in need of repair or substantial maintenance and (b) more than half of the housing stock in the Study Area is at least 50 years old. The Township Council further find that the designation of the Study Area as an area in need of rehabilitation is expected to prevent further deterioration and promote the overall

development of the Township of Verona in accordance with the requirements of *N.J.S.A. 40A:12A-14*.

2. The Township Council hereby delineates the Study Area and all of the properties therein as an area in need of rehabilitation (hereinafter, the Study Area shall be the "Rehabilitation Area"), which delineation allows the Township Council to, among other things, adopt redevelopment plans for all or part of the Rehabilitation Area, enter into redevelopment agreements with redevelopers within the Rehabilitation Area, and adopt an ordinance pursuant to *N.J.S.A. 40A:12A-21, et seq.*, authorizing short-term tax exemptions and/or abatements to properties located within the Rehabilitation Area. Furthermore, the Township Council may further direct the Planning Board to conduct investigations to determine whether specific properties within the rehabilitation area meet the redevelopment criteria, pursuant to *N.J.S.A. 40A:12A-5*.
3. The Township Council hereby directs the Municipal Clerk to transmit a copy of this Resolution to the Commissioner of the Department of Community Affairs in accordance with the Redevelopment Law.
4. All Township officials and employees are hereby authorized and directed to take all action necessary and appropriate to effectuate the terms of this Resolution.
5. This Resolution shall take effect immediately.

ROLL CALL:

AYES: Holland, McGrath, Roman, McEvoy, Tamburro

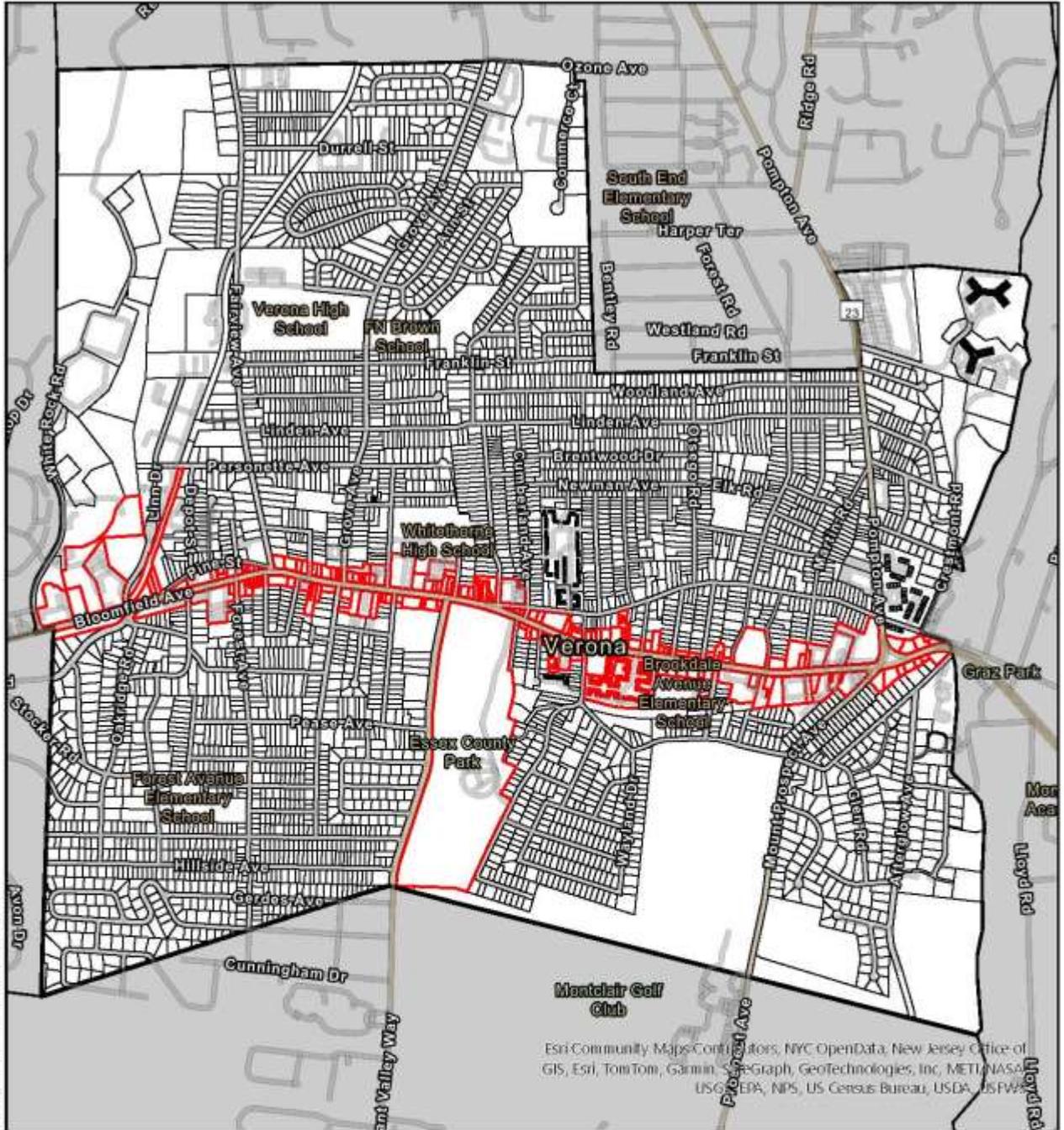
NAYS:

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 MAY 6, 2024.


JENNIFER KIERNAN
MUNICIPAL CLERK



EXHIBIT A

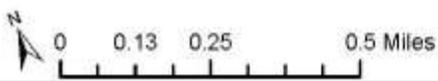


Esri Community Maps Contributors, NYC OpenData, New Jersey Office of GIS, Esri, TomTom, Garmin, GeoGraph, Geotechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Document Path: X:\PROT (Township of Verona)\PROT2101 - Master Plan and Community Outreach\ES2001-1302_VR017.VA_x.mxd

Legend

- Parcels fronting along Bloomfield Avenue
- Parcels



Township of Verona

Rehabilitation Area Map

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

TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY

RESOLUTION No. 2026-028

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

A RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA DESIGNATING AND DECLARING THAT CERTAIN PROPERTY LOCATED AT 420 BLOOMFIELD AVENUE AND IDENTIFIED AS BLOCK 701, LOT 3 BE DECLARED A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the "Redevelopment Law"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment or as areas in need of rehabilitation; and,

WHEREAS, by Resolution 2025-294, the Township Council (the "**Township Council**") of the Township of Verona (the "**Township**") authorized and directed the Planning Board of the Township of Verona (the "**Planning Board**") to conduct a preliminary investigation of the property identified as 420 Bloomfield Avenue, Block 701, Lot 3 on the tax map of the Township (the "**Study Area**") to determine whether all or a portion of the Study Area meets the criteria set forth in the Redevelopment Law to be designated as an area in need of redevelopment without condemnation powers ("**Non-Condemnation Redevelopment Area**"); and,

WHEREAS, in accordance with the Redevelopment Law, a study was performed by Sanyogita Chavan, AICP, PP of H2M Associates, the Planning Board's Professional Planner (the "**Planner**") to determine whether the Study Area should be designated an area in need of redevelopment; and,

WHEREAS, the Planner conducted an investigation and prepared a report with a map of the Study Area depicting the proposed redevelopment area and the location of the parcel under consideration which included a statement of the basis for the investigation and other information, in a report entitled "Township of Verona, 420 Bloomfield Avenue, Area in Need of Redevelopment Preliminary Investigation Report", dated January 2, 2026 (the "**Study**"), memorializing findings and recommendations; and,

WHEREAS, the Study concluded that the Study Area satisfies the criteria set forth in N.J.S.A. 40A:12A-5(d) and 5(h), including but not limited to dilapidation, obsolescence and the designation is consistent with smart growth principles to be designated as a Non-Condemnation Redevelopment Area under the Redevelopment Law; and,

WHEREAS, pursuant to the Redevelopment Law, the Planning Board held a duly noticed public hearing concerning the Study ("**Public Hearing**") and gave an opportunity to be heard to all persons interested in or affected by a determination that the Study Area is a Non-Condemnation Redevelopment Area; and,

WHEREAS, at the Public Hearing the Planning Board reviewed the findings of the Planner set forth in the Study, heard expert testimony from the Planner (Sanyogita Chavan, AICP, PP) concerning the potential designation of the Study Area as an area in need of redevelopment using the criteria set forth in the Redevelopment Law, and opened the Public Hearing to members of the public for comment and to present their own evidence and/or to address questions to the Planning Board and its representatives concerning the potential designation of the Study Area as an area in need of redevelopment with no member of the public appearing; and,

WHEREAS, on January 22, 2026, based on its review of the Study and the testimony presented at the Public Hearing, the Planning Board voted to recommend to the Council that the Study Area be designated a Non-Condemnation Area in Need of Redevelopment (the "**Planning Board Recommendation**"), accepting and adopting the recommendations contained in the Study, and recommending that the Study Area be declared a Non-Condemnation Redevelopment Area for the reasons set forth therein; and,

WHEREAS, after careful consideration of the Study, the Planning Board Recommendation, and all of the relevant facts and circumstances concerning this matter, the Township of Verona seeks to designate the Study Area as a non-condemnation area in need of redevelopment.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Verona as follows:

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

SECTION 2. Based upon the evidence and the recommendation of the Planning Board, the property in the Study Area satisfies the criteria for designation as an area in need of redevelopment set forth in N.J.S.A. 40A:12A-5(d) and 5(h), and such property is hereby designated as an area in need of redevelopment without condemnation powers.

SECTION 3. In connection with the redevelopment of the Study Area, the Township shall be authorized to use all the powers provided under the Redevelopment Law for use in a redevelopment area, other than the power of eminent domain.

SECTION 4. The Township Council hereby directs the Township Clerk to transmit a certified copy of this Resolution forthwith to the Commissioner of the Department of Community Affairs for review pursuant to Section 6(b)(5)(c) of the Redevelopment Law.

SECTION 5. The Township Council hereby directs the Township Clerk to serve, within ten (10) days hereof, a copy of this Resolution upon (i) all record owners of property located within the Study Area, as reflected on the tax assessor's records, and (ii) each person who filed a written objection prior to the Public Hearing, service to be in the manner provided by Section 6(b)(5)(d) of the Redevelopment Law.

SECTION 6. This Resolution shall take effect immediately.

ROLL CALL:

AYES: Holland, McGrath, Roman, McEvoy, Tamburro

NAYS:

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 FEBRUARY 9, 2026.


JENNIFER KIERNAN, RMC, CMC
MUNICIPAL CLERK

