

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

**RESOLUTION No. 2026-023**

A motion was made by Deputy Mayor McEvoy; seconded by Councilwoman McGrath hat the following resolution be adopted:

**AUTHORIZING THE TOWNSHIP OF VERONA PLANNING BOARD TO  
CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE  
WHETHER PROPERTY LOCATED 251 1/2 GROVE AVENUE AND  
DESIGNATED AS BLOCK 1201, LOT 12 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 at 251 1/2 Grove Avenue and designated as Block 1201, Lot 12 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 Township of Verona that:

1. The Planning Board is hereby directed to conduct a preliminary investigation to determine whether property located at 251 1/2 Grove Avenue and designated as Block 1201, Lot 12 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.

2. The Planning Board is hereby further directed to study the property located at 251 1/2 Grove Avenue and identified as Block 1201, Lot 12 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.
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, 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 JANUARY 19, 2026.**

  
JENNIFER KIERNAN, RMC, CMC  
MUNICIPAL CLERK

