

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





**Township of  
Verona  
420 Bloomfield  
Avenue  
Area in Need of  
Redevelopment  
Preliminary Investigation  
Report**

Date: January 2, 2026

Prepared by:





**Preliminary Investigation for a Determination of an  
Area in Need of Redevelopment Designation  
for 420 Bloomfield Avenue**

**Prepared for:**

Verona Planning Board

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

Greg Mascera, Esq., Planning Board Attorney  
Peter Ten Kate, Township Engineer  
Dee Dee Carpinelli, Planning Board Secretary

**Consultants:**

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

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



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Sanyogita Chavan, AICP, PP #33LI00593300

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## I. Executive Summary

The Township of Verona Mayor and Council authorized the Verona Planning Board to undertake a preliminary investigation to determine whether a specific area satisfies the statutory criteria to qualify as an “area in need of redevelopment” pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq). More specifically:

Resolution 2025-294, included herewith in **Appendix A** of this Report, authorized the Planning Board to conduct a preliminary investigation and public hearing to determine whether the proposed property located at 420 Bloomfield Avenue (“Study Area”) meets the statutory criteria to qualify as an “area in need of redevelopment,” pursuant to N.J.S.A. 40A:12A-5. This redevelopment Study Area is only for the following property:

- o Block 701, Lot 3

Importantly, the Resolution specifies that any redevelopment program in Verona would be through **non-condemnation redevelopment**. If the Study Area, or any portion of the Study Area, qualifies as an area in need of redevelopment, the Township will not be able to exercise the power of eminent domain or involuntary takings.

H2M Associates, Inc. was retained by the Township of Verona to prepare this Study. A summary of the “area in need of redevelopment” determination is presented below.

### ***Redevelopment Criteria Summary***

Block	Lot	Address	Criteria
701	3	420 Bloomfield Ave	d & h

As detailed in the following sections, this area satisfies Criterion “d.” While not relied upon in the property analysis, the entire Study Area also meets redevelopment criteria “h.” The Study Area is located within the State’s Metropolitan Planning Area (PA-1) and moreover, the Township’s land use policy documents, discussed at length in this report, call for a smart growth approach to redevelopment in the area. This Study serves as the “statement setting forth the basis for the investigation,” which is required by Section 6(b) of the LRHL (N.J.S.A. 40A:12A-6).



## II. Introduction

The Local Redevelopment and Housing Law (LRHL), N.J.S.A. 40A:12A-1 et. seq., sets forth steps that a municipality is required to undertake in order to designate a redevelopment area. In that a municipal governing body must first authorize the planning board, by resolution, to determine whether the proposed area meets the statutory criteria pursuant to Section 5 of the LRHL.

The planning board, or its consultant, then conducts the investigation and the planning board holds a public hearing. After completing its hearing on this matter, the planning board makes its recommendation to the governing body. After receiving the recommendation of the planning board, the municipal governing body may adopt a resolution determining whether the entire delineated area, a portion of the delineated area, or no part of the delineated area, is a redevelopment area.

Upon designating an “area in need of redevelopment,” a municipality may then prepare and adopt a redevelopment plan for the designated area(s). Acting as the redevelopment entity, the municipality may then engage in a variety of activities and use the powers of redevelopment granted by the LRHL to stimulate development and effectuate the redevelopment plan’s purposes. The incentives associated with such a designation may stimulate private redevelopment efforts by the property owner, or by a developer who enters into negotiations with the property owner.

This report provides an analysis of existing and historical conditions of the property in the Study Area, including a review of land use, zoning, and master plan policies, building conditions, and environmental conditions. We conducted exterior property inspections and the accessory structures on site, and interior inspections of the building. Based on the findings from the totality of information collected and reviewed, a determination was made as to whether the existing property conditions satisfied one or more of the statutory criteria for redevelopment. The following pages demonstrate a thorough analysis of the existing conditions within the Study Area. In addition to conducting site visits and in-person property inspections, H2M requested records from the tax assessor, building department, planning, and zoning office, code enforcement, police, and the fire departments. This information was gathered in December of 2025. It should be noted that the Study Area is within an area in need of rehabilitation, as shown in **Figure 1**, below.

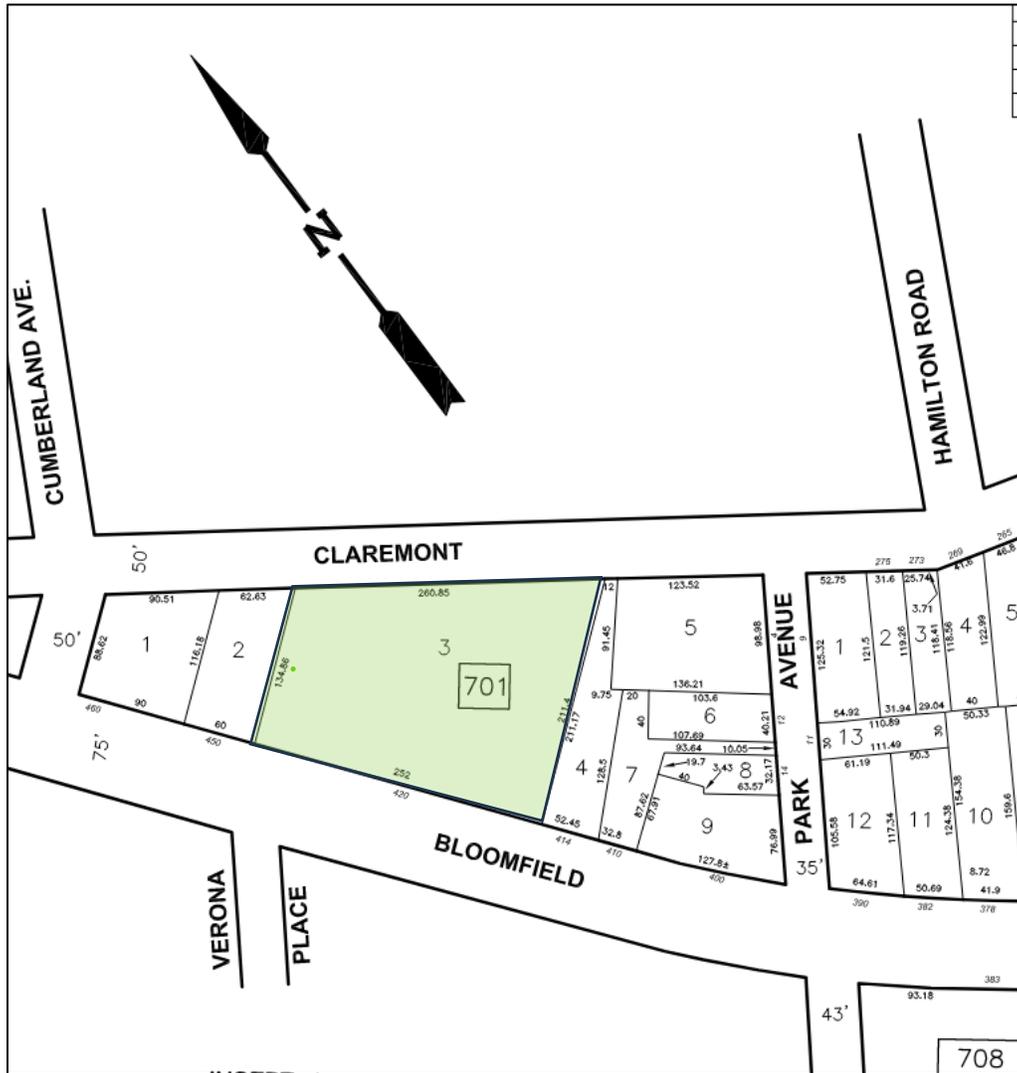


Figure 1: Redevelopment Study Area Context Map





Figure 2: Redevelopment Study Area Tax Map





### III. Criteria for Redevelopment Area Determination

The property in this Study was evaluated according to the criteria contained in Section 5 of the LRHL. To qualify as an area in need of redevelopment the properties in the study must exhibit at least one of the following statutory conditions:

- (a) The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- (b) The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- (c) Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- (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.
- (e) A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- (f) Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- (g) In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.
- (h) The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.



In addition, **Section 3** of the LRHL allows the inclusion of parcels necessary for the effective redevelopment of the area by stating:

“...A redevelopment area may include land, buildings or improvement which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.”



## IV. Redevelopment Study Area in Context

### Overview

The following report evaluates the property for non-condemnation redevelopment as per the LRHL. The actions of the Mayor and Council to authorize the Planning Board to conduct the Study is in accordance with the 2022 Master Plan. The entirety of the Bloomfield Avenue corridor has been designated as an area in need of rehabilitation. The goal of the rehabilitation designation is to incentivize property owners to improve their buildings and to create a more vibrant environment for both residents and visitors. The designation of this Study Area as an area in need of redevelopment aligns with the Township's goals to attract businesses, residents, and visitors to its local commercial corridors, while maintaining the Township's "small-town charm" and character. With the tools afforded to Verona through the LRHL, a comprehensive approach that balances the need to address private property rights and overall civic interests can be undertaken.

The 2022 Master Plan's Land Use Element sets forth the goal of promoting growth in appropriate areas that meet the current and future land use trends and in that one of the objectives is to "utilize redevelopment designations, where appropriate, to provide greater commercial and housing options." The Master Plan also sets forth the goal of ensuring zoning district regulations and land uses align with the Township's development goals and in that one of the objectives is to "incentivize improvements along the Bloomfield Avenue corridor." Furthermore, the Economic Development Element sets forth the goal of continuing to ensure that Bloomfield Avenue is a vibrant and attractive downtown, and in that one of the objectives is to "utilize incentives for infill development and redevelopment along Bloomfield Avenue commercial corridor." Thus, the redevelopment investigation is being undertaken with the intent to comprehensively revitalize the Study Area to address a number of Township issues and priorities, such as stimulating economic development, 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.



## Land Use

The Study Area has frontage along Bloomfield Avenue and Claremont Avenue and is located to the east of the intersection of Bloomfield Avenue and Cumberland Avenue. The Study Area parcel is located in the Township's TC – Town Center Zone District. A detailed description of the permitted uses and bulk standards for the TC zone can be found in **Section V** of this document.

The Study Area is comprised of one through lot, identified in Verona Township's tax maps as Block 701, Lot 3 at 420 Bloomfield Avenue. As per the property record, included herein within **Appendix B**, the lot contains an area of approximately 0.995 acres. The Study Area is developed with a commercial building, which is used as a banquet hall and an event venue. The property is located along Bloomfield Avenue with a rear parking lot along Claremont Avenue. Ingress and egress to the site is provided from Bloomfield Avenue, which connects to the parking lot along Claremont Avenue, which in turn has four ingress and egress points from Claremont Avenue. Although the building is only about 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 southwesterly side of the building is built up to the right-of-way along Bloomfield Avenue and extends from the northwest property line to a patio and brick-paver drive aisle on the southeasterly side of the building. The brick-paver drive-aisle itself spans about 20 feet along the right-of-way and terminates at a landscaped buffer that abuts a retaining wall along the easterly property line. The uses to the east of the Study Area are residential, single-family dwellings and some commercial uses that front along Bloomfield Avenue. To the west of the Study Area, are commercial and retail uses. Across Claremont Avenue, to the northeast of the property, is a condominium complex, and to the northwest of the property is a parking lot, which is owned and used by Richfield Regency. To the south of the property, along Bloomfield Avenue, are multi-family apartments buildings and condominiums, as shown below in **Figure 3**. As seen in **Figure 4**, the parcel in question is in the Town Center TC Zone District and is surrounded by parcels in the TC zone to the east and west. Properties to the south, along Bloomfield Avenue, are in the TC and A-1 Multifamily Low Rise Zone. The properties to the north, along Claremont Avenue, are in the R-50 High Density Single Family and A-1 Multifamily Low Rise zone districts.



Figure 3: Redevelopment Study Area Existing Land Use Map





Figure 4: Redevelopment Study Area Zoning Map





## Circulation

The property in the Study Area, as mentioned in the prior section, has frontage along Bloomfield Ave to the south and also along Claremont Avenue to the north. The former is a major thoroughfare, while the latter is a local road leading to Bloomfield Avenue from the residential neighborhoods. Bloomfield Ave (CR-506) is a county roadway that runs in an east-west direction. It is a major travel route that connects multiple municipalities in Essex County from Newark to West Caldwell. Claremont Avenue is a local road that serves as a collector that transverses between Verona to Montclair.

The Study Area is accessed by driveways along Bloomfield Avenue and Claremont Avenue. Public transportation is provided via the NJ Transit 29 and 105 bus routes with stops along Bloomfield Ave, proximate to the Study Area, as illustrated in **Figure 5**. The NJ Transit 29 bus connects West Caldwell to New York City with 19 stops in Verona, 26 of which are on Bloomfield Avenue. There is one stop in Verona for NJ Transit 105, at Bloomfield Avenue and Lakeside Avenue. The Study 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.



Figure 5: Redevelopment Study Area Existing Public Transportation Map





## V. Relevant Planning & Zoning

### Relevant Policies, Plans & Studies

H2M reviewed the Township's 2022 Master Plan to understand the existing issues, as well as the goals, policies and recommendations for land use and development that are relevant to the Study Area. The Study Area is located in the TC Zone District along the Bloomfield Avenue corridor. The Master Plan recognized that opportunities to expand housing and commercial uses exist along the Bloomfield Avenue corridor. The 2022 Master Plan sets forth goals and objectives and includes a Land Use Plan Element along with other plan elements such as Circulation Element, Economic Development Element, Sustainability Element, Community Facilities Element, and Historic Preservation Element.

#### 2022 Master Plan

The following section identifies the goals and objectives in the Land Use Element and Economic Development Element of the 2022 Master Plan that are relevant to this redevelopment investigation:

##### ***Land Use Element Goal 5:***

Promote growth in appropriate areas that meet current and future land use trends.

In that the following objectives are relevant to the Study Area:

*5c: Utilize redevelopment designations, where appropriate, to provide greater commercial and housing options.*

*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 Element Goal 7:***

Ensure zoning districts regulations and land uses align with the Township's development goals.

*7a: Incentivize improvements along the Bloomfield Avenue corridor.*

##### ***Economic Development Element Goal 1:***

Continue to ensure Bloomfield Avenue is a vibrant and attractive downtown.

*1c: Utilize incentives for infill development and redevelopment along Bloomfield Avenue commercial corridor.*

##### ***Economic Development Element Goal 3:***

Maintain attractive and thriving business and commercial districts.

*3a: Review district regulations to ensure compatibility with current uses and trends.*

The Land Use Plan Element recommends that the Township "consider utilizing redevelopment tools on existing underutilized sites in commercial areas." Similarly, the Economic Development Element recommends to "continue to explore the use of the Local Housing and Redevelopment Law (LHRL) as an economic development tool where feasible" and "review zoning regulations to ensure that Bloomfield Avenue corridor can create a Live, Work, Play environment."

The Economic Development Element notes that "commercial districts are trying to generate activity nodes in the commercial downtowns through attracting residents to live in the area. There is a current trend to live downtown as more people are choosing to live in core neighborhoods with walkable amenities. Given the Township's compact character, it would be possible to attract residents in nearby residential districts to the Bloomfield Avenue corridor if the corridor became a more attractive and utilized space. In order to improve



upon the underutilized corridor, the Township should look at its zoning code and regulations to ensure that Bloomfield Avenue is a corridor that can attract investment in new buildings, restaurants and services as well as new residents that want to live, work and play in an interesting environment. This review should include a focus on design standards for development along the corridor to ensure an attractive and distinctive feel for Verona's downtown. Moreover, the Study Area is located in the TC zone and fronts along both Bloomfield Avenue and Claremont Avenue, making it an opportune location for redevelopment.

## **2025 State Development and Redevelopment Plan (SDRP)**

In 1986, the New Jersey Legislature passed the New Jersey State Planning Act, which created the State Planning Commission and required the preparation and adoption of the State Development and Redevelopment Plan (the "State Plan"). The most current adopted plan is dated December 17, 2025, which supersedes the previous State Plan that was adopted in 2001. The purpose of the State Plan is to:

Coordinate Planning Activities and establish statewide planning objectives in the following area: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services and intergovernmental coordination (N.J.S.A. 52:18A-200(f), the State Planning Act).

The 2025 SDRP sets forth the following ten goals:

1. *Promote economic growth that benefits all residents of New Jersey.*
2. *Provide an adequate supply of housing for residents of all ages and incomes in communities of their Choosing that meet their needs and offer ready access to the full range of supportive goods and services.*
3. *Economic opportunity through nation-leading infrastructure.*
4. *Revitalize and recenter the State's underutilized developed areas.*
5. *Effectively address the adverse impacts of global climate change.*
6. *Protect, maintain, and restore the State's natural and water resources and ecosystems.*
7. *Protect the environment; prevent and clean up pollution.*
8. *Protect, enhance, and improve access to areas with exceptional archeological, historic, cultural, scenic, open space, and recreational value.*
9. *Implement equitable planning practices to promote thriving communities for all New Jerseyans.*
10. *Foster sound and integrated planning and implementation at all levels Statewide.*

The State Plan uses a policy map to differentiate areas from highest growth to lowest growth based on information, such as natural resources, sewer availability, etc. These differentiations are called planning areas, which range from PA1-Metropolitan to PA5-Environmentally Sensitive Planning Area. The Township of Verona is almost fully located within the Planning Area 1-Metropolitan Planning (PA1).

The intent of the PA1 area of the SDRP is to:

- Provide for much of the state's future growth in compact development and redevelopment;
- Revitalize cities and towns and neighborhoods;
- Promote growth in compact forms;
- Stabilize and enhance older suburbs;
- Promote growth that occurs in appropriate areas that are pedestrian friendly, and compact transit oriented forms;



- Redesign and revitalize auto-oriented areas;
- Protect and enhance the character of existing stable communities.

The Study Area, within the PA-1 area, is a location consistent with “Smart Growth” planning principles. Beyond this, the Study Area meets redevelopment criteria “h” as the Township’s land use policy documents recommend a smart growth redevelopment approach for this area.



## Existing Zoning

The Study Area is within one (1) zoning district, which is the Township's "TC" Town Center. A list of permitted uses allowed in the zone district is provided below. The complete zoning standards for each District can be found in Chapter 150 of the Township Code.

### *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.
2. Cafeteria.
3. Banks and other financial institutions, excluding drive in uses
4. Theatrical and motion-picture theaters
5. Family day-care centers
6. 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.



## VI. Methodology

The information obtained to prepare this Study came from a variety of sources such as municipal records, planning documents, NJDEP data, and in-person property inspections. H2M requested and reviewed the following records, documents, and available online data.

- Official Tax Maps
- Tax Assessor records
- Accident reports, summons, and crime data from the police records
- Fire Department reports
- Code violations
- Inspection reports
- Recent development applications and approvals
- Recent building department permits
- NJDEP Known Contaminated Sites information
- NJDEP Data Miner
- Master Plan documents
- Zoning Map and Zoning Ordinance

### Site Visits

H2M physically inspected the property on December 22, 2025, and December 24, 2025. The exterior and interior of the buildings, accessory structures, and the existing site conditions were examined. The adjacent properties were reviewed from the sidewalk for general context of the Study Area with respect to its immediate vicinity.

## VII. Property Analysis

The following pages provide an evaluation of the property in the Study Area to determine if it meets one or more of the eight statutory redevelopment criteria. In making the determination, the analysis considers site issues and the Township's policy recommendations for the Study Area discussed in the prior sections.



## 420 Bloomfield Avenue Block 701, Lot 3



**Owner(s):** V & J Realty Associates, LLC

**Business Name(s)**

Richfield Regency

**Acreage** 0.995

**Year Built** 1960

**Tax Class** 4A – Commercial

**Building Type** One-story banquet hall and event space

**Zone District** TC – Town Center

**Permitted Use** Restaurant – Other





## Property Description

Block 701, Lot 3 is a through lot or a lot with reserve frontage, extending from the right-of-way along the westbound side of Bloomfield Avenue with its rear (southerly) property line along 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. The exterior of the property, particularly the portion visible from Bloomfield Avenue, appears to be well-maintained. However, the rear of the building and areas within the building exhibit signs of deterioration.

The southwesterly side of the building, fronting along Bloomfield Avenue, appears to maintain a zero-foot setback or in other words is built up to the right-of-way 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. This side of the building, facing Bloomfield Avenue, is characterized by a stucco façade with an ornamental arch-shaped molding to break the blank wall. Although there are no windows on this part of the façade, there are three doors with dome-shaped awnings that serve as emergency exits for the interior ballrooms. The parapet of this side of the building is decorated with ornamental cornices, columns, and pilasters.

The main entrance to the building is along the southeasterly side of the building, facing the brick-paver drive aisle. The area surrounding the main entrance has landscaping and includes features such as a patio, outdoor furniture, and an outdoor fireplace. As depicted in the photos below, the main entrance is sheltered by an attached, one-story canopy with a gable roof that bears a similar design scheme as the rest of the building with a stucco façade and ornamental cornices and pillars. However, traversing in the northerly direction, just past the canopy towards the rear of the property, the brick-paver drive-aisle transitions into an asphalt parking lot along 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, which is rather narrow. As illustrated by the pictures below, the rear parking lot and the rear of the building exhibit lack of maintenance. The entirety of the asphalt parking lot is cracked, and some areas have large potholes. The parking spaces are poorly defined with faded striping, and the direction of circulation is undefined. This is especially pertinent given the inadequate connectivity between the two parking areas and overall lack of adequate on-site parking.

The northeasterly section of the parking lot has four points of ingress and egress from Claremont Avenue and serves as the main parking lot for the banquet hall guests. The northeasterly section of the parking lot abuts residential uses, which are at a higher elevation than the parking lot and are separated by a retaining wall along the easterly property line. As described above in **Section IV**, the property slopes downwards from the east to the west. As such, the residential properties to the east are about 10 to 15 feet above the parking lot. There is no buffer from the parking lot to the property line shared with the residential use. The northerly section of the parking lot, to the rear of the building, contains outdoor storage, loading areas, a trash compactor, and service entrances to the building. These areas are partially screened by fencing, which exhibits signs of decline. The patio area to the northeast and northwest, behind the trash compactor, contains outdoor storage and loading area. This area is covered by a flat roof supported by posts. This roof appears to be sagging, with rotting wood, and partially detached gutters. During the site visit, H2M noticed materials such as tables, boxes, and carbon-dioxide gas cylinders stored under the roofed area, in front of the service entrance.

The interior of the building has a complex configuration. During the site visit, the property owner disclosed that the banquet hall was once comprised of two buildings, a grocery store and a flower shop, which were gutted and joined together. 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, many of which are packed with old, unused catering materials. There are also service hallways that lead outside and to the ballrooms and kitchens on the upper



floors. Additionally, the basement and the kitchens contain multiple walk-in refrigerators. A few of these walk-in refrigerators are nonfunctional.

### **Zoning**

As mentioned earlier in this report, the existing use occupying this property is Richfield Regency, a banquet hall and event venue.

### **Recent Investment**

In 2018 there was an application to build a 92-unit assisted living facility at the subject site. As assisted living facilities are not permitted in the TC Zone District, the proposal required a use variance or variance relief pursuant to N.J.S.A. 40:55D-70(d)(1). This application was denied by the Zoning Board on January 10, 2019. This was more than five years ago and there have been no development applications since then.

### **Building Department**

There is one building department record associated with this site. As per the Township staff, a permit (#2023-081) was issued in 2023 for canopy repairs. As of the date of writing this report, no inspections have been scheduled with the Building Department; therefore, the permit remains open.

### **Health Department**

There are no health department records associated with this site.

### **Environmental**

As per the currently available data from the NJDEP, there are no records associated with the site.

### **Police Records**

As per the police department, calls answered by the police were mostly service-related.

### **Fire Records**

1. 03/26/2025 –Bureau of Fire Code Enforcement (NJ Department of Community Affairs) sent a notice to Richfield Regency for the outstanding payment of Life Hazard Use Registration fee, specifically, the Fire Registration Renewal fee. As per the correspondence, this fee was negotiated to a reduced amount.
2. 01/08/2025 – Fire alarm system inspected by Effective Alarm Systems, Inc. As per the report, these fire alarms failed inspection: the horn strobe in first floor kitchen; the pull station on first floor; and the smoke detector near the main entrance. However, the building's carbon monoxide detectors, ANSUL system, heat detector, annunciator, and fire strobe passed inspection.
3. 11/19/2024 – Richfield Regency Caterers were issued another reminder/order from the Bureau of Fire Code Enforcement (NJ Department of Community Affairs) to pay the penalty fee and outstanding Fire Registration Renewal Fee for 2024.
4. 09/24/2024 –Violation Notice & Order to Pay was issued by the Verona Fire Prevention Bureau for improper storage of combustible materials in an exit pathway and for the lack of records regarding cleaning/inspection of ventilation and hood systems.
5. 8/06/2024 – Richfield Regency Caterers were issued an order from the Bureau of Fire Code Enforcement (NJ Department of Community Affairs) to pay the penalty fee and outstanding Life Hazard Use registration fee, specifically, the Fire Registration Renewal Fee for 2024.
6. 09/05/2022 – Richfield Regency were issued a Life Hazard Use Certificate of Registration from the Bureau of Fire Code Enforcement (BFCE) with an expiration date of 09/05/2023.
7. 08/06/2022 – Richfield Regency Caterers were issued an invoice with a due date of 9/05/2022 to renew the facility's Bureau of Fire Code Registration Renewal. On that date, they were also issued a penalty fee from the BFCE for the outstanding payment for a Life Hazard Use Registration Renewal fee, specifically for a BFCE Registration Renewal Fee. Due date for payment of the invoice and fine was set for 11/22/2022.



8. 05/02/2022— Verona Fire Prevention Bureau issued a violation notice to Richfield Regency. The notice identified issues with the hood system; excessive grease accumulation on the fire suppression system caps in both kitchens; use of extension cords as permanent wiring; lack of records of sprinkler inspections; linens stored close to the ceiling; missing ceiling tiles; compressed gas cylinders stored in unsecured area to the rear of building; and propane tanks stored in unvented storage shed with combustibles.
9. 3/31/2021— A violation notice and order to correct was issued by the Verona Fire Prevention Bureau. The violations identified were related to issues with the emergency exit lights, an unpermitted open junction box, and testing and inspecting the sprinkler system and the hood system in the main and downstairs (Kosher) kitchen.
10. 08/06/2020 – BFCE issued an invoice to pay the Life Hazard Use Registration Renewal fee, specifically the BFCE Registration Renewal Fee. Due date for payment was set for 09/05/2020.
11. 09/18/2019 –Inspection Report and a Notice of Violations were issued from the Verona Fire Prevention Bureau. This identified violations regarding the carbon monoxide detector, the hood and suppression nozzles in the Kosher Kitchen, the ceiling tiles in the Blue Room, the emergency exit signs and emergency lighting in the building needing repairs or replacement.

### **Criteria Recommendation**

The property meets redevelopment criteria “d” and “h” and should be designated as an Area in Need of Redevelopment.

### **Criteria Applicability**

**Criterion “d”:** This criterion expands upon the analysis of buildings in the Study Area under criteria “a” and “b”. Whereas analysis of the property under criteria “a” and “b” is limited to just focusing on the condition of the principal buildings on site. Criterion “d” expands the analysis to also include a review of the existing site conditions in order to assess how a site functions. This review of the site improvements includes accessory structures, loading areas or lack thereof, driveways, and parking lots. In general, properties that meet this criterion are used in a manner that is not consistent with modern land use planning standards and practices. Some of the factors to be reviewed include the location and relationship of buildings, accessory structures, on-site circulation and parking, land use conflicts, environmental contamination resulting from the previous and current site operations, as well as lot and building coverage. Properties that meet the “d” criterion are being used in a manner inconsistent with modern land use planning standards and practices.

There must be a showing that the current arrangement and conditions of the buildings and improvements on site exhibit conditions listed within Section 5.d of the LRHL. This can include either dilapidation; obsolescence; overcrowding; faulty arrangement or design; lack of ventilation; light and sanitary facilities; excessive land coverage; lack of adequate buffering; deleterious land use; or obsolete layout. Furthermore, greater the number of these conditions and consequently more significant the problems created by these conditions, the stronger is the finding that the Study Area meets the “d” criterion.

The Study Area was found to meet criterion “d,” which relates to a site’s physical layout and arrangement or conditions. More specifically and as shown in the photographs, this condition is satisfied as the site and the buildings on the property exhibit signs of deterioration. The site is characterized by poorly defined ingress and egress, poor onsite circulation, inadequate parking, lack of buffers, deteriorating parking areas, and poor drainage. As shown in the following photographs, some of the property appears to be in good condition, specifically the portion of the property that is visible from Bloomfield Avenue and the interior event space that can be accessed by the guests. However, upon closer inspection, the property exhibits lack of maintenance, faulty design, obsolescence, and deteriorating conditions. Based upon review of the records submitted by the Fire Department and study of the site, any semblance of maintenance appears to be cosmetic at the best.

The property contains one principal building which has served as a banquet hall and event venue since the 1960s. The exterior of the property has a faulty arrangement and design that do not conform with the current standards and regulations. The rear parking lot is comprised of two sections, which are separate areas due



to the main building jutting into the parking lot. These two parking areas are connected by a narrow drive aisle which is not wide enough to be a two-way lane. Additionally, there is no directional signage indicating the direction of traffic and there are no designated loading areas. Moreover, there is inadequate off-street parking on the site and additional parking is provided in a separate parking lot to the north along Claremont Avenue. Overall, configuration of the parking lot does not conform to standards and requirements set forth within §150.12 (Off-Street Parking, Loading and Performance Standards and Design Criteria) of the municipal ordinance. Finally, there is no buffer between the parking lot and the residential use that abuts the property to the east.

Other parts of the exterior are characterized by improper and unsafe storage of materials and lack of maintenance. As depicted in the photographs included herein, accessory structures to the rear of the property, containing the attached shed storing high voltage equipment and the covered unenclosed roof, are in a dilapidated condition. The area beneath the roof is used as an outdoor storage area with items almost stacked up to the ceiling. The roof itself is in a state of disrepair with rotting wood and partially detached gutters. Upon site visit, H2M noticed materials such as tables, boxes, and carbon-dioxide gas cylinders stored under this unenclosed roofed area. This storage area continues up to the front of the service entrance thereby obstructing the walkway. Loading areas, and service entrances and exits are not clearly defined.

The entirety of the site is covered by impervious surface and typical to older developments, the property lacks stormwater management. The excessive impervious coverage on the property exacerbates the drainage and stormwater management issues. This can be seen in the attached photographs showing water damage and warped floor tiles. As mentioned in this section, parking on the property is undefined, inadequate, and most importantly exhibits deterioration. This is compounded by the fact that there are no loading areas, and the two separate sections of the rear parking lot are linked by a narrow driveway. This contributes to the poor circulation on the site.

The interior event spaces, such as the ballrooms and chapel, appear to be well maintained but upon inspection they revealed signs of disrepair and deterioration. During the site visit the property owner informed H2M that the ceiling and flooring of interior event spaces are frequently repaired and patched to address water infiltration from roof leakage and groundwater upswell. The interior spaces which are not accessible to guests, such as the kitchens, basement, offices, etc., exhibit lack of maintenance, improper storage of materials, and overall deterioration. The basement storage areas are stacked nearly up to the ceiling with discarded items. Several areas in the basement also had corners with crumbling walls, evidence of water infiltration, exposed wiring, and obsolete and non-functional equipment. The kitchen and storage areas on the upper floors also had areas with improper storage of materials, damaged ceiling and floor tiles, water infiltration, and broken or obsolete equipment. This is corroborated by the photographs and records included within **Section VII**, "Fire Records" documenting violations and maintenance issues.

In general, the site is characterized by improper storage of materials, poor onsite circulation, inadequate parking, and deteriorated exterior and interior conditions. The property represents an obsolete layout, deleterious land uses, and overall disrepair. Collectively, these conditions result in a faulty arrangement or design, thereby creating a hazardous condition and a negative impact on public health, safety, and welfare. Therefore, redevelopment of this area is necessary to correct above-referenced negative impacts.



## Photos

### Exterior Photos



*Above Left: Main entrance to Richfield Regency. Also pictured are the ingress and egress from Bloomfield Avenue which leads to a brick-paved driveway.*



*Above Right: View of the building from Bloomfield Avenue showing the blank façade.*



*Above: Another view of the building from Bloomfield Avenue. The main entrance of the building is along the southeasterly side of the building beneath the canopy.*



*Above Left: View of southeasterly side of the building. The canopy is over the main entrance to the building. Traversing towards the rear of the building, beyond the canopy, the brick-paver drive-aisle transitions into an asphalt parking lot.*



*Right: Another view of the northeasterly section of the parking lot. The lot is in poor condition with cracks and potholes throughout its entirety.*



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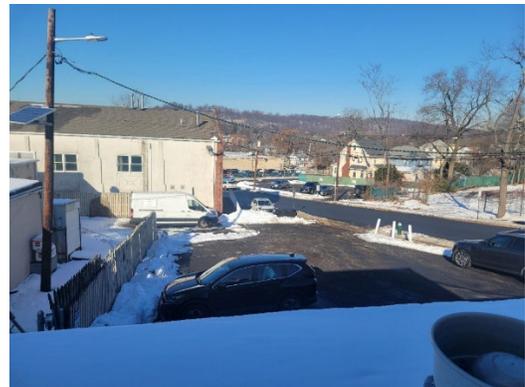


Above: View of the retaining wall along the easterly property line. There is a lack of adequate buffer to the residential use abutting the property. The residential house is at a higher elevation than the parking lot.



Above Left: Rear Parking lot (northeasterly side of building). Also pictured are two points of ingress and egress onto Claremont Avenue. Parking lot has cracked asphalt and undefined parking spaces.

Above Right: Another view of the northeasterly side of the parking lot. The asphalt is cracked throughout the entirety of the lot, and the parking spaces lack stripping in some areas or have faded.



Above Left: A view of northwesterly section of the parking lot.

Above Right: View of the northwesterly side of the rear parking area from the offices. Pictured are the two points of ingress and egress from Claremont Avenue. One entrance, to the right of the photo, is partially obscured by a vehicle and snowfall. The snow-covered structure is the top of the unenclosed roof over the outdoor storage area.



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As seen in the above pictures, the parking lot is ill maintained with potholes and lack of defined parking spaces.



Above: View of the rear building facade. Pictured to the left is the utility shed containing high-voltage equipment and the narrow drive aisle connecting the two sides of the rear parking lot. Above right is another view of the building and the utility shed containing high-voltage equipment.



Above Left: A closeup view depicting the rotting wood and damage at the base of the utility shed storing the high voltage equipment. Above Right: A closeup view of the narrow drive-aisle that connects the two sections of the rear parking lot. The drive aisle exhibits significant wear and tear with large cracks and potholes. Also pictured is the fence-screening the trash compacter and outdoor storage/loading area from Claremont Avenue.



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*Above Left and Right: Another view of the parking lot in the northwesterly section of the property. No clear signage for parking or loading areas is visible. The parking lot is in a state of disrepair.*



*Above: A view of the rear of the building from Claremont Avenue (northern façade). As seen above, a portion of the building projects into the rear parking lot, splitting the parking lot into two sections with a narrow drive aisle connecting the northeasterly and northwesterly sections of the parking lot.*



*Above: Another view of the northwesterly side of parking lot from Claremont Avenue. An outdoor trash compactor and storage/loading area against the building (left) is partially screened with a masonry wall and a chain link fence with privacy slats. A loading area and walkway (right) are screened by a fence. Also pictured are two of the four ingress and egress points along Claremont Avenue.*



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*Above Left: Close up view of the trash compactor located behind the masonry wall & fence screening.*

*Above Right: View from the trash compactor looking in the southerly direction towards the area partially covered by an unenclosed roof. There is some screen by way of a six-foot chain-link fence with slats as seen in the photographs below.*



*Above Left: View of the unenclosed roofed patio with fencing. Trash receptacles are in the open without screening.*

*Above Right: Close up view of the unenclosed roof and the storage area underneath it. The service entrance/walkway and storage are screened by a chain-link fence with privacy slats. The roof exhibits signs of disrepair.*



*Above Left: Close-up view of the roof above the storage and loading area. There is missing siding, and the gutters are partially detached.*

*Above Right: View of the rear outdoor storage area under the unenclosed roof and behind the fence. Discarded items and boxes are piled up to the roof, obstructing the walkway leading to the trash compactor and exterior.*



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*Above Left: View of carbon dioxide cannisters stored near the service entrance to the rear of the building.*

*Above Middle: Another view of the northwesterly section of parking lot showing the storage areas to the northwest of the building.*



*Above Left: View of the rear service entrances and loading areas. These entrances lead to a storage room on the ground floor. There is a storage trailer as seen above.*

*Above Right: Another close-up view of the loading area and service entrances in northwesterly section of parking lot. The catering van is parked in the no parking area.*



### Interior Photos



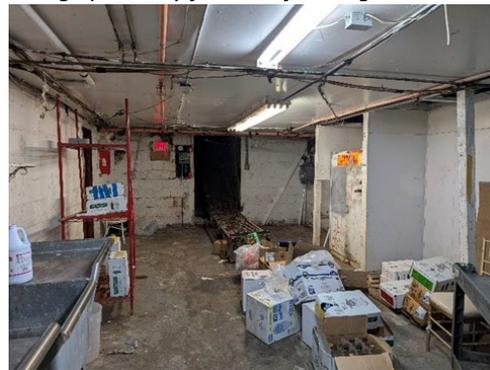
Above: View (left and right) of an interior storage area, located on the ground floor towards the rear of the building. According to the property owner, items in this storage area are still used by staff.



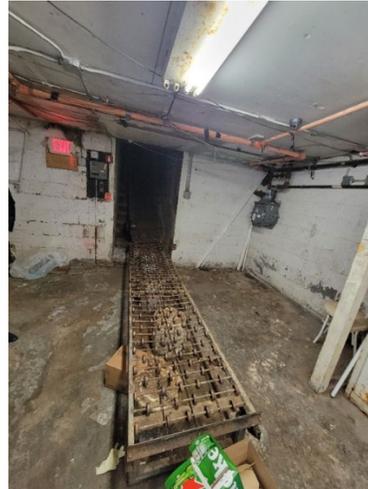
Above Left: Another view of ground floor storage area. Above Right: A closeup view of the ceiling in the ground floor storage area with missing tiles. Water stains show water damage probably from roof leakage.



View of the doorway connecting the ground floor storage area to the basement storage area.



View of the basement storage area.



Left: View of the basement loading area. An old skate-wheel conveyor resting on buckets, is used to bring items indoors from a stairway that leads outside, to the rear of the building. There is wear and tear to the floors and to the cabinet used to store flammable items.

Right: A close-up of the loading area in the basement.



View of a built-in freezer from the 1960s (left) and close-up view of its motor (right). Property owner informed H2M that this freezer is no longer functional and is used for storage (bottom left). Also pictured (bottom right), in the hallway in this part of the basement where there are two more non-functional freezer/refrigerators that are currently used for beverage storage.



View of the corners in the basement hallways with exposed wiring as well as piled-up crumbling brick and concrete (above left and right).



*Above Left: View of rough, patchwork repair on the ceiling in the basement. Above Right: In addition to a large hole and exposed wiring, this area exhibits staining and possible mold from water infiltration. Also pictured (below left), in a separate area within the basement, water stains along at the base of the walls which are indicative of water infiltration.*



*Above left: View of a non-functional freezer (left) in basement and a hallway leading to a service entrance to an upstairs ballroom. As per the property owner, this service entrance is not being used.*



*Pictured above is the entrance to a storage room in the basement. Peeling and warped ceiling tiles, water staining, exposed wiring, and aging plumbing indicate obsolescence and lack of maintenance.*



View of separate storages rooms in the basement (above left and above right). As per the property owner, the storage rooms are for old, discarded items. Old equipment and other items are also being stored in hallways (below left and below right).



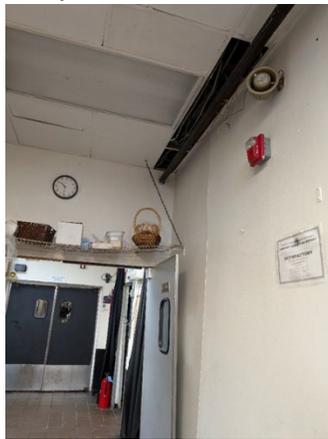
Pictured above (left) is a functional built-in refrigerator used for beverage storage in the basement. Located within the same hallway, there is another built-in refrigerator that was previously used to store beverages but is no longer functional (right).



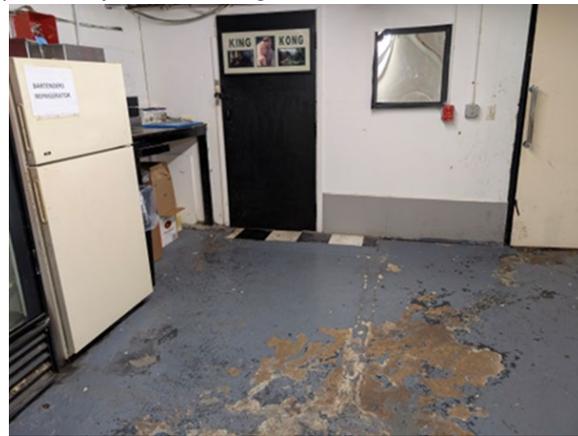
*Above Left: View of the basement floor. The gap between the foundation and concrete floor in this area is filled with stones and dirt.*



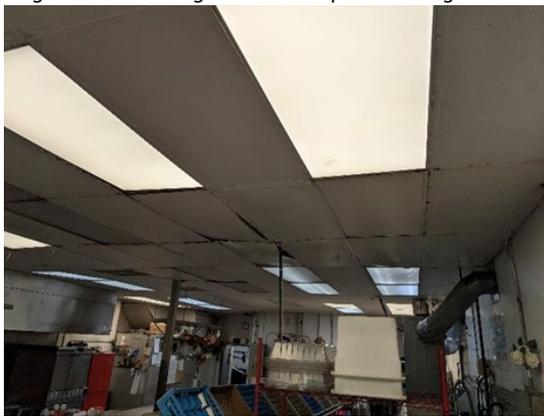
*Above Right: A view of the basement kitchen. Although the equipment and working areas are in good condition, there is evidence of a lack of maintenance and wear and tear, particularly with the floors and ceiling.*



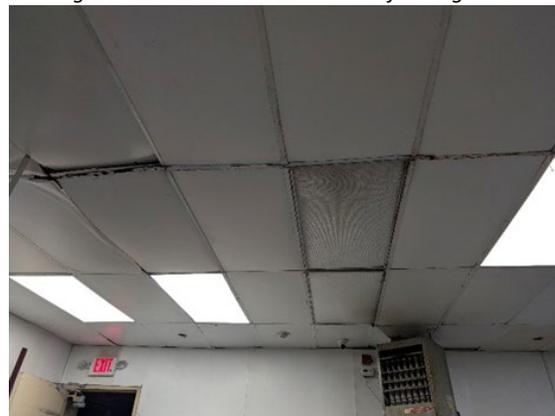
*A view of the entrance to the kitchen is pictured above. Ceiling tiles are missing and show exposed wiring.*



*A view of the kitchen space with bartender's refrigerator exhibiting wear and tear on the concrete flooring.*



*A close-up view of the water damaged, warped ceiling tiles in the kitchen.*





*A view of the staircase leading from the kitchen to the upper level. Stairs are missing tiles and show significant wear and tear.*



*A view of a non-functional built-in deep freezer within the kitchen. The floor around the freezer has missing tiles.*



*A view of the ceiling above the non-functional freezer pictured above. A hole in the ceiling is covered by a make-shift patch.*



### Office Space Photos (Upper Floor)



*A view of the stairway leading from the ballrooms on the ground floor to the offices at the upper level (left). A close-up view of the water damage from the leaking roof can be seen (right).*



*Water damage from the leaking roof is more evident in the offices that are on the upper floor. Seen above is water damage and warped ceiling tiles in the main office.*



*A view of warped drop ceiling tiles in an office (left). Another office space with patched ceiling and water stains from roof leaks (right).*



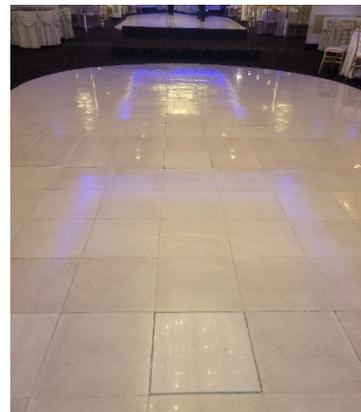
### Event Spaces Photos (Ballrooms and Chapel)



View of "Gold Room" ballroom with decorative lighting. Although room appears to be in good condition, water damage and wear and tear are apparent upon close inspection.



Above Left: View of the ceiling. Above Right: Closeup view of the ceiling in Gold Room where water damage from roof leakage has been patched and painted over.



View of the "Regency Room" ballroom with decorative lighting (left). Like the Gold Room, the room appears to be well maintained but exhibits water damage and wear and tear that is apparent upon close inspection. Pictured above (right) are the room's uneven dance floor tiles.



*A view of the ceiling and pillar in Regency Room showing warping and water damage from roof leaks that have been painted over to hide it.*



*View of the lounge on lower level (below ballrooms). As reported by the property owner, the uneven tiles are due to uplift from water infiltration and frequent repairs.*



*View of chapel room with dated décor and wall to wall carpeting.*



*A closeup of the warped drop ceiling tile in the chapel on ground floor of building. Although frequently patched, as per the property owner, water infiltration is also an issue in this room.*



## VIII. Redevelopment Recommendations Summary

The statutory charge for a positive determination of redevelopment eligibility requires a demonstration, on an area wide basis or for an individual property, that existing conditions meet the redevelopment criteria. The preceding analysis looks at the property and considers it within the context of the entire area, as well as the area’s history of development and its future needs. As per the table below, the Study Area should be declared an Area in Need of Redevelopment.

### *Area in Need of Redevelopment Summary Determination*

Block	Lot	Location	Use	AINR Criteria
701	3	420 Bloomfield Avenue	Banquet hall/Event Space	d, h

The review of the existing conditions on site, as depicted in the photographs, helps support the determination that the Study Area is eligible to satisfy the “d” criterion due to the obsolescence in site design and layout, lack of maintenance, and overall deterioration. As mentioned earlier, this criterion focuses on both buildings as well as other site improvements and addresses how the site functions in terms of the layout and overall design. Conditions that could lead to this conclusion include undefined or poorly defined parking area and circulation aisles, limited vehicular access or available on-site loading areas, inadequate onsite parking, properties with brownfield condition, inadequate buffers and screening, unsafe and improper storage of materials, and land uses that may have an adverse impact on surrounding areas such as industrial uses, junkyards, etc. Furthermore, greater the number of these conditions and consequently more significant the problems created by these conditions, the stronger is the finding that the Study Area meets the “d” criterion.

The site and the existing accessory structures have ongoing maintenance issues in terms of lack of maintenance, dilapidated structures, improper storage of materials, lack or absence of stormwater management system, obsolete parking and site layout. The parking and driveway design is not in accordance with the current engineering standards. The property exhibits conditions of obsolescence, deleterious land use, and faulty arrangement or design and thus satisfies the “D” criterion. Redevelopment of this area is necessary to correct the concerns of deleterious land use and other factors that are detrimental to the economic well-being and welfare of the community.

In addition to the abovementioned criteria, it is important to reiterate that the Study Area is located within the Metropolitan Planning PA-1 Area, where the State Plan’s intention is to provide for much of the State’s future redevelopment, revitalize cities and towns, promote growth in compact forms, stabilize older suburbs, redesign areas of sprawl, and protect the character of existing stable communities. The Study Area is located in the area which is designated as the State’s preferred vehicle for redevelopment in order to accommodate growth and development in a compact form to accommodate diverse uses. Consequently, the Study Area satisfies the criterion “h” as it has attributes to permit the kind of smart growth development advocated by the SDRP.

### **Conclusion**

The Study was prepared on behalf of the Township of Verona to determine whether an area located within the municipality qualifies as “an area in need of redevelopment” in accordance with N.J.S.A. §40A:12A-5. Based on the findings above, the area meets redevelopment criteria “d” and “h.” Further, a program of redevelopment would promote the overall development of the area and the broader community. Therefore, the Study Area meets the statutory criteria for designation as “an area in need of redevelopment” in accordance with the LRHL.



## **IX. Next Steps**

1. A duly noticed public hearing must be held by the planning board to discuss the findings of the redevelopment investigation report for the purpose of hearing persons who are interested in or would be affected by a determination that the delineated area is a redevelopment area. Notice must be sent in strict accordance with the LRHL requirements. The results and recommendations of the hearing are then referred to the governing body.
2. Upon receipt of the recommendation from the planning board, the governing body may act to adopt a resolution designating the area in question, or any part thereof, as an area in need of redevelopment.
3. Upon designation, the planning board or governing body then prepares a redevelopment plan, which establishes the land development goals and objectives of the municipality and outlines the actions to be taken to accomplish these goals and objectives. The redevelopment plan, after review by the planning board, is referred to the governing body for adoption.
4. Upon receipt of the redevelopment plan from the planning board, the governing body may act to adopt the plan by ordinance. The adopted redevelopment plan may become an amendment to the municipality's zoning district map and zoning ordinance or may be treated as an overlay to existing zoning. Only upon the completion of the required public process and adoption of the redevelopment plan, a municipality can exercise the powers granted under the LHRL at 40A:12A-8, and which include entering into agreements with redevelopers and effectuating the redevelopment plan.



## **X. Appendices**