

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

RESOLUTION No. 2026-060

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

**DESIGNATING A&R SKYLINE PROPERTIES URBAN RENEWAL LLC AS
REDEVELOPER OF BLOCK 2205, LOT 6 ON THE TAX MAP OF THE
TOWNSHIP, COMMONLY KNOWN BY THE STREET ADDRESS 885
BLOOMFIELD AVENUE, AND AUTHORIZING THE EXECUTION OF A
REDEVELOPMENT AGREEMENT WITH RESPECT THERETO**

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

WHEREAS, on January 7, 2019, the Township Council (the "Township Council") of the Township of Verona (the "Township") adopted Resolution No. 2019-31 authorizing and directing the Planning Board of the Township (the "Planning Board") to conduct a preliminary investigation to determine whether Block 2205, Lot 6, more commonly known as 885 Bloomfield Avenue (the "Project Site"), met criteria set forth in the Redevelopment Law to be designated as a non-condemnation redevelopment area; and

WHEREAS, on February 5, 2019, the Planning Board, after providing due notice, conducted a public hearing in accordance with the Redevelopment Law, at which hearing it determined that the Project Site qualified as an area in need of redevelopment and recommended that the Township Council designate the Project Site as a non-condemnation redevelopment area; and

WHEREAS, on February 11, 2019, by Resolution No. 2019-56, the Township Council designated the Project Site as a non-condemnation area in need of redevelopment; and

WHEREAS, the Parties entered into a Memorandum of Agreement on December 15, 2025 (the "MOA") providing for the development on the Project Site of four two-story buildings, consisting of a twenty-eight (28) unit for sale townhouse project, of which twenty-four (24) townhouse units shall be market rate townhouse units, three (3) townhouse units shall be affordable housing townhouse units, and one (1) townhouse unit shall be a group home townhouse unit for special need occupants, as well as approximately seventy-nine (79) parking spaces as set forth herein (the "Project"); and

WHEREAS, on March 9, 2026, pursuant to Ordinance No. 2026-06, the redevelopment plan entitled "Township of Verona 885 Bloomfield Ave Redevelopment Plan" was adopted by the Township Council for the Project Site (the "Redevelopment Plan"); and

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

WHEREAS, A&R Skyline Properties Urban Renewal, LLC (and its successors and assigns, the "Redeveloper") is the owner of the Project Site; and

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

WHEREAS, in order to effectuate the redevelopment of the Project Site, the Township has determined to enter into a redevelopment agreement with the Redeveloper, a copy of which is on file with the Township Clerk, which shall establish the Redeveloper as the redeveloper of

the Project Site and the terms and conditions for the development of the Project (the "Redevelopment Agreement").

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

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

SECTION 2. A&R Skyline Properties Urban Renewal, LLC is hereby designated as the redeveloper of the Project Site.

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

SECTION 4. This resolution shall take effect immediately.

ROLL CALL:

AYES: Roman, McEvoy, Tamburro

NAYS:

ABSTAIN: Holland, McGrath

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 MARCH 9, 2026.


JENNIFER KIERNAN, RMC, CMC
MUNICIPAL CLERK

