

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

**RESOLUTION No. 2024-151**

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

**DESIGNATING THE PROPERTIES KNOWN AS 320 BLOOMFIELD  
AVENUE (BLOCK 704, LOT 18) AND 11 CHURCH STREET, (BLOCK 704,  
LOT 20) AS AN 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 adopted on January 22, 2024, 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 properties identified as 320 Bloomfield Avenue, (Block 704, Lot 18) and 11 Church Street, (Block 704, Lot 20) 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 parcels under consideration which included a statement of the basis for the investigation and other information, in a report entitled "Township of Verona, 320 Bloomfield Avenue and 11 Church Street, Area in Need of Redevelopment Preliminary Investigation Report" (the "Study"), memorializing its 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 faulty design creating a hazardous condition and a negative impact on public health, safety, and welfare 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; and

**WHEREAS**, on July 25, 2024, based on its review of the Study and the testimony presented at the Public Hearing, the Planning Board adopted a resolution (the "Planning Board Resolution"), in the form introduced to it at the Public Hearing, 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 Resolution, and all of the relevant facts and circumstances concerning this matter, the Township of Verona seeks to designate the Study Area as an 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 properties in the Study Area satisfy 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 properties are 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 THE REGULAR MEETING HELD ON SEPTEMBER 9, 2024.**

  
**JENNIFER KIERNAN, CMC**  
**MUNICIPAL CLERK**

