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[Back](#)

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Notice Content

TOWNSHIP OF VERONA PLANNING BOARD PUBLIC NOTICE OF HEARING PLEASE TAKE NOTICE that on August 18, 2020 at 7:30 p.m., PIRHL Developers, LLC (the "Applicant") will appear before the Township of Verona Planning Board (the "Board") by virtual meeting, which can be accessed using the instructions provided below, for a public hearing concerning its application for minor subdivision, preliminary major site plan and variance approval, as described below, on property located at the intersections of Bloomfield Avenue and Pine Street and Bloomfield Avenue and Linn Drive, designated as Block 2301, Lots 11, 12, and 14, 15, 16, 17, 18 and 19 on the official tax map of the Township of Verona (collectively, the "Property"). The Property is subject to The Depot and Pine Redevelopment Area Redevelopment Plan as last amended by the Township Council via Ordinance No. 2020-14 on June 29, 2020 (the "Redevelopment Plan"). The Redevelopment Plan sets forth an overlay zone called the Multi Family-Mid Rise Redevelopment Overlay Zone that applies to the Property. The Property consists of approximately 5.1 acres. The Applicant seeks to construct a multi-family residential development consisting of three residential buildings containing ninety-five (95) very low, low and moderate income housing units together with associated common and amenity space, surface parking spaces, stormwater management structures and related improvements. The Applicant is proposing to construct one-bedroom units, two-bedroom units and three-bedroom units to be distributed among the three residential buildings. The Applicant is also proposing to install a shed for use by the development's management and a sign to identify the development. The Applicant is requesting a variance from the front yard setback requirement for the proposed accessory shed, which is governed by the underlying zoning because the Redevelopment Plan does not provide a front yard setback requirement for accessory structures. The shed is proposed to be set back 10 feet from the Linn Drive property line, where a setback of 20 feet is required. The Applicant will also seek such variances, waivers, exceptions and/or relief that may be required upon a review of the plans, testimony and other materials at the public hearing whether requested by the Applicant, the Board or otherwise. In recognition of the declared COVID-19 public health emergency, the Board is utilizing the Zoom meetings program, a cloud platform for video and audio conferencing across mobile devices, desktop computers, laptop computers and telephones, to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act. During the public hearing, any interested party, or its agent or attorney, will have an opportunity to view the hearing in its entirety and be heard by logging in to the virtual meeting. To log into the meeting, please use the following website link: <https://zoom.us/j/97814302826>. The meeting identification number is 978-1430-2826. You may also participate in the virtual meeting telephonically by dialing one of the following numbers at the time of the meeting: 1(312)626-6799 or 1(646)558-8656. Participating via online/virtual means or telephonically is free of charge to the public. The virtual meeting information will also be provided within the Planning Board Agenda document on the Planning Board Agenda page of the Township of Verona website, <https://www.veronanj.org/planningagendas>, prior to the public hearing. Members of the public interested in asking questions, providing comments, or offering evidence concerning the application can do so during the public hearing. If a member of the public wishes to submit an exhibit or other materials, said member can do so by e-mailing the material(s) to PlanningBoardSubmissions@VeronaNJ.org. Paper copies of the application, documents, map and plans for which approval is being sought are on file with the acting Board Secretary, Jennifer Kiernan, also the Township Clerk, who can be reached during current business hours, Monday through Friday, and are available for public

inspection in the Planning Board office located at Verona Town Hall, Bloomfield Ave, Verona, NJ 07044. The application, documents, maps and plans for which approval is being sought are also available on the following Township of Verona website: www.VeronaNJ.org/planningboarddocuments. In addition, all exhibits (pre-marked) that will be relied upon during the public hearing, together with the review letters of the Board's consultants received to date, will be available for inspection at least forty-eight (48) hours before the public hearing on the following Township of Verona website: www.VeronaNJ.org/planningboarddocuments, or by contacting the acting Board Secretary by telephone or e-mail, as provided herein. Individuals lacking the resources or know-how for technological access to the application, plans and other documents or access to the virtual meeting should contact the acting Board Secretary by telephone at (973) 857-4770, or by e-mail at jkiernan@veronanj.org for assistance in accessing the application, plans and other documents and the virtual meeting. In the event the virtual meeting information provided above in this notice does not work on the evening of the public hearing, please refer to the Township of Verona website, <https://www.veronanj.org/>, for new virtual meeting access information. The public hearing may be continued without further notice on such additional or other dates as the Board may determine. By: Katharine A. Coffey, Esq. Day Pitney LLP Attorney for Applicant 8/7/2020 \$283.36

[Back](#)