

HILLTOP REDEVELOPMENT PLAN



**2005 Township of Verona New Jersey
Hilltop Redevelopment &
Master Plan Update**

PREPARED FOR
THE MAYOR & COUNCIL AND
THE PLANNING BOARD
OF THE
TOWNSHIP OF VERONA, NJ

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July 22, 2005
Updated through September 15, 2005
Adopted September 15, 2005

The original document was signed and sealed on September 15, 2005 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

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Executive Summary

This report is an update to the report entitled “Verona Redevelopment Plan Hilltop Property” dated August 23, 2000. In the past five years, certain facts, issues, and desires have resulted in the need to modify the Redevelopment Plan. The original Redevelopment Plan was authored by The RBA Group of Morristown, New Jersey. The portions of the Redevelopment Plan that have remained unaltered are represented in this font. The modified portions of the report are italicized in this current font. This will allow the reader to understand what portions of the report have been modified and what portions have been left unaltered. The work product of the RBA Group, if unaltered, represents the work product of the RBA Group and not that of Kasler Associates, PA.

The following represents a summary of the minor modifications that have been updated:

- *Page 3 indicates that the plans will comport to the Residential Site Improvement Standards. The modification indicates that if de minimus exceptions are requested, the approving authority may entertain granting such exceptions pursuant to RSIS regulations. Page 3 also indicates additional land from north Caldwell will be annexed and said land is currently vacant.*
- *Page 5 indicates that all wetlands regulations established by the New Jersey Department of Environmental Protection (DEP) will be followed to ensure protection of these environmentally sensitive lands.*
- *Page 6 indicates the addition of age restricted housing as a permitted use in this redevelopment area. Furthermore, page 6 indicates that traffic generated from the modified land uses will slightly increase from the previous accepted Redevelopment Plan. This increase is considered minor and will not have a substantial negative impact to the plan.*
- *Page 10 indicates that there will be a slight increase in water and sewer demand from the proposed change in land uses. This increase is considered minor and will not have a substantial negative impact to the plan.*
- *Page 14 indicates the proposed changes in bulk standards resulting from the change in proposed land uses.*
- *Page 20 indicates that the modifications to the Redevelopment Plan are in conformance with the proposed State Development and Redevelopment Plan (SDRP)*

I. INTRODUCTION

A. General

The Essex County Improvement Authority (the "Authority") proposes this Redevelopment Plan for certain property in the Township of Verona, Essex County, New Jersey. The Verona property is approximately 24 percent of a larger tract proposed for development and redevelopment. The entire tract (the "Tract") consists of 618 acres of contiguous and primarily unimproved land that spans four municipalities including the Township of Cedar Grove, the Township of Verona, the Borough of Caldwell and the Borough of north Caldwell. The Authority owns the 311 - acre Hilltop portion of the Tract (the "Hilltop") and the County of Essex (the "County") owns the 307 adjoining acres (the "Adjoining Property"). The Verona portion of the Tract is approximately 145 acres, of which 89 acres on the Hilltop will be preserved as part of this Redevelopment Plan.

The land uses recommended in this Redevelopment Plan are derived from the Hilltop Master Plan Study, Final Master Plan ("FMP"), which was finalized in February 2000, and endorsed by the governing bodies of Cedar Grove, Verona, north Caldwell and Caldwell. Maps, figures and statistics referred to herein may be found in the FMP, which is incorporated herein by reference. See Exhibit A. (*Not Attached*) The Authority will act as the redeveloper of the Hilltop and the Adjoining Property pursuant to N.J.S.A. 37A:55.1.

The Verona Township Redevelopment Plan (the "Redevelopment Plan") includes the following properties in Verona: Block 128, Lots 30, 31, 32, 33 and Lot 21.02. This contiguous tract generally is bounded by Bloomfield Avenue to the south, Fairview Avenue to the east, Cedar Grove to the north, and north Caldwell to the west. The tract *was occupied* by a portion of the Essex County Jail Annex. The Jail Annex *has* ceased *its* operations *as* the new Essex County correctional facility in Newark is complete. Most of the Verona portion of the Tract is undeveloped.

B. Statutory Requirements

This Redevelopment Plan is presented to Verona in order to provide a comprehensive review of the redevelopment needs of the Verona portion of the Hilltop and the Adjoining Property as it relates to the entire Tract. This Plan represents the initial step in the redevelopment process pursuant to N.J.S.A. 40A:12A - 1 et seq. (Redevelopment and Housing Law). This Plan addresses the following issues as required by the Redevelopment Law:

- The relationship to defined local objectives as to appropriate land uses, density of population, improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
- Proposed land uses and building requirements in the project area;
- Identification of any property within the redevelopment area which is proposed to be acquired in accordance with the Redevelopment Plan; and

- Any significant relationship of the redevelopment to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L. 1985, c. 398 (C.52:18A - 196 et al).

The Hilltop and the Adjoining Property will be redeveloped in accordance with the Residential Site Improvement Standards, N.J.A.C. 5:21. *Deminimus exceptions from the Residential Site Improvement Standards may be granted if determined by the approving authority that they meet the requirements of section 5:21-3.1.*

C. Area Description

Verona is located in the northernmost portion of Essex County, approximately 15 miles west of mid - town Manhattan. Verona adjoins four other municipalities including west Orange to the south, Essex Fells to the west, north Caldwell to the northwest, Cedar Grove to the *north*, and Montclair to the east.

Verona is situated between the first and second mountain chains of the Watchung Mountains, which extend in a north - south direction in the eastern and western portions of Verona. The Peckman River runs from Verona Lake through the valley between the first and second mountain chains. Verona is located within the Passaic River basin. Bloomfield Avenue traverses the Township from east to west.

The Verona portion of the Tract is bound by Bloomfield Avenue to the south, Fairview Avenue to the east, Cedar Grove to the north, and north Caldwell to the west.

D. Existing Land Use

The existing land use consists of the *former* Essex County Jail Annex. Most of the Verona portion of the Tract is undeveloped. The uses identified by Block and Lot are:

Block 128, Lot 30:	This parcel is vacant.
Block 128 Lot 31:	This parcel contains a few vacant buildings associated with the former Essex County Sanatorium.
Block 128, Lot 32:	This parcel is vacant.
Block 128, Lot 33:	This parcel is vacant.
Block 128, Lot 21.02:	This parcel contains a few vacant buildings associated with the <i>former</i> Essex County Jail Annex.

Adjacent land in N. Caldwell *Land is vacant and includes portions of the former Essex County Jail Annex.*

E. Redevelopment Parcels

The Verona parcels listed above are included in this Redevelopment Plan. The Cedar Grove, north Caldwell and Caldwell parcels are illustrated in the FMP "Land Use Plan" and "Zoning Map," and also in the Redevelopment Plans specific to those municipalities.

F. Environmental

1. Site Contamination

A formal investigation pursuant to the State of New Jersey Requirements for Site Remediation, N.J.A.C. 7:26E et seq. will be necessary to accurately identify the type and extent of on-site contamination and the remedial efforts required. A preliminary investigation for the presence or suspected presence of on-site contamination was conducted in 1996 by Eco Sciences, Inc. Certain areas of the Verona property were identified by the 1996 investigation as requiring further reconnaissance to determine the type and extent of suspected contamination. These specific areas are listed below based upon their general location and additionally are depicted in the FMP. See FMP, Environmental Impacts Site Contamination.

(Not attached)

Essex County Jail Annex Property:

- Solid waste dump sites.
- Former Essex County Sanatorium Property:
 - Closed compost area; Former landfill compost area;
 - Remediated illegal dump site (petroleum products and base neutral compounds);
- Known area of un-remediated PCB spill, remedied UST oil spill, former USTs, petroleum stained flooring in laundry and boiler house, 2 ASTs in boiler house (contents unknown), and former coal bin with fill of unknown origin;
 - Vent pipe, potential UST location;
 - Fill material from demolished Sanatorium buildings.

2. Wetlands, Steep Slopes, Tree Cover

A preliminary wetlands assessment was conducted during the Planning and Analysis phase of the Hilltop Master Plan Study. The wetlands that were found scattered throughout the property were primarily associated with on - site watercourses. Areas of isolated wetland pockets were also present during the site inspection.

Due diligence was performed to assess the resource classification that may be assigned to the discovered wetlands by the New Jersey

Department of Environmental Protection ("NJDEP"). Due diligence consisted of investigating surface water classifications of the on-site watercourses as well as reviewing data regarding the potential presence of endangered and/or threatened species or their habitat.

The due diligence revealed that the on - site watercourses are classified as "non-trout" producing. In addition, records were not found substantiating the presence of, or suitable habitat for, endangered and/or threatened species. Therefore, for planning purposes, the resource classification of the wetlands was assumed as intermediate resource value, requiring a 50 - foot wide transition area. As with any proposed activities within a wetland, activities within the 50 - foot wetland transition area would be subject to State review and approval.

The wetland assessment was preliminary in nature and not field delineated, surveyed or verified by the NJDEP. Formal wetland delineation and NJDEP verification would be necessary to implement redevelopment actions. The estimated area of wetlands and transition areas located within Verona is 17 acres. *All wetlands will be protected in accordance with the regulations promulgated by the Department of Environmental Protection under NJAC 7:7A.*

The estimated area of steep slopes within the tract is fifteen (15) acres, which are scattered throughout the site. Tree cover is estimated at 89 acres and primarily located in the southern and northern region of the site.

II. REDEVELOPMENT OPPORTUNITIES

A. Plan Goals

Through the extensive planning process that led to the development of the FMP, including nearly three dozen public hearings, discussions with the officials of the Verona (as well as Cedar Grove, north Caldwell and Caldwell) and local residents, specific goals for the Tract evolved and were clarified. Realization of the goals will result in the establishment of viable residential development, which will enhance the surrounding residential and recreational uses while preserving a significant portion of the Hilltop as open space. The basic goals of this Redevelopment Plan include the following:

- Development and Redevelopment Activity - Provide a balance of new development and redevelopment activity that serves the diverse local markets, including existing neighborhoods and the regional downtown areas.
 - Circulation - Provide enhanced circulation that will not negatively impact the existing level of service of existing roadways.
 - Physical Enhancements - create a more cohesive development environment, which minimizes impact and enhances the overall aesthetic appearance of the property.
 - Linkages - Create linkages between existing neighborhoods and proposed neighborhoods.
 - Enhanced Land Uses - Remove undesirable land uses that are not consistent with the overall community vision and do not represent the highest and best use of the land.
 - Community Services - Provide essential community services that are needed within the area, e.g., *age restricted housing*, municipal open space and municipal recreation space.

B. Infrastructure

1. Circulation

An examination of the 1999 traffic volumes and the estimated development site generated traffic volumes were completed to determine the future build conditions of the roadway network. None of the existing key intersections experienced more than an 11 percent increase in traffic due to the proposed development of the site *based on 1999 traffic volumes*. Although the proposed Master Plan eliminates the Tract's existing traffic generators (i.e., Essex County Jail, Essex County Hospital, Essex County DPW, etc.), the background traffic includes their traffic volumes in the analysis. *The amendments to the proposed land uses will generate a slightly higher traffic volume than the previous proposed land uses. The previous plan with 42 single-family homes and 18 townhomes would have generated 52 AM trips and 65 PM trips based upon the Institute of Transportation Engineers (ITE) trip generation. Utilizing the same resource, 100 senior apartments and 95 apartments will generate 67 AM trips and 95 PM trips. The minor modifications to this redevelopment plan also require a shift of the*

entrance to the redevelopment site. The expected additional traffic volume from the modified plan will have a diminous effect on the adjoining roadway network. This modification will cause additional lands from north Caldwell to be annexed to the Township of Verona resulting in a municipal boundary modification. The actual site plan that will be submitted will necessarily provide traffic studies and information for the board to consider and review.

Intersection capacity analyses were completed for the proposed build conditions. The following is a brief description of the build conditions at each of the existing and proposed key intersections located within or in close proximity to Verona:

Elm Road and Linwood Terrace - Modifications are not anticipated to be required for this unsignalized intersection. The overall Level-of Service (LOS) is A during both the a.m. and p.m. peak hours. The overall volume increase to the intersection is estimated at less than 1 percent (a.m.) peak hour and 4.2 percent (p.m.) peak hour.

Elm Road and Mountain Avenue - Modifications are not anticipated to be required for this intersection, which is controlled by a flashing signal. The northbound and southbound movements will continue to operate at a LOS A, while the eastbound and westbound movements will continue to operate at a LOS E and B during both the a.m. and p.m. peak hours, respectively. The overall volume increase to the intersection is estimated at 1.3 percent (a.m.) and 1.9 percent (p.m.)

Bloomfield Avenue and Linwood Terrace/Ryerson Avenue - Modifications are not anticipated to be required at this signalized intersection which will continue to run at an overall LOS D during the a.m. and p.m. peak hours. The overall volume increase to the intersection is estimated at 5.6 percent (a.m.) and 7.2 percent (p.m.). The County is currently developing improvement plans for this intersection.

Bloomfield Avenue and Proposed Hilltop Road - The proposed Hilltop Road will intersect Bloomfield Avenue near the *westerly side* Essex County DPW building. The southbound Hilltop Road approach will consist of one left turn lane and one right turn lane. The eastbound Bloomfield Avenue approach will require the addition of a left turn lane, however, sufficient roadway width eliminates the need to widen. The proposed 90 second cycle will require two phases: the eastbound and westbound movements, and the southbound movement. The intersection will operate at an overall LOS B during both the a.m. and p.m. peak hours.

Mountain Avenue and Courtier Lane - Courtier Lane currently traverses Hilltop. Courtier Lane's unsignalized intersection with Mountain Avenue will serve as a western access point *to the properties in north Caldwell*. The number of site generated vehicles accessing Mountain Avenue from Courtier Lane is estimated at 34 (a.m.) and 21 (p.m.). The intersection should operate at an acceptable LOS during both the a.m. and p.m. peak hours.

Recommendations

The minor improvements suggested for the key intersections surrounding the development site are required due to the existing conditions and not necessarily due to the additional load caused by the development site-generated traffic. Moreover, these minor improvements will result in more efficient operation at the intersections despite the additional traffic resulting from the site development. The minor traffic signal improvements recommended within Verona and within close proximity include:

- Adding a *signalized traffic signal* at Bloomfield Avenue and the proposed Hilltop Road.
- A timing change at the intersection of Bloomfield Avenue/Pine Street/west Lincoln Avenue.
- A phasing change at the intersection of Bloomfield Avenue and Grove Avenue/ south Prospect Street.
- Re-routing Elm Road east of Mountain Avenue to connect to the new road accessing the proposed development on the ridge and eliminate the acute angle intersection between Bloomfield Avenue and Elm Road. The new road would then intersect Bloomfield Avenue at a new signalized intersection.
- Extend the proposed east/west road north of Dill Drive to Fairview Avenue. This would provide a crossover road between Grove Street and Fairview Avenue, decreasing traffic on similar roads in Verona and Cedar Grove.

The site-generated traffic summary identifies that the largest travel demand would be for Bloomfield Avenue. However, no direct access to Bloomfield Avenue currently exists from the redevelopment site. Therefore, the FMP proposes a "T" type intersection at the redevelopment site's "front door" near the intersection of Elm Road and Bloomfield Avenue. This proposed signalized intersection at the site's "front door" would not require widening and can satisfy as many vehicles as the Bloomfield Avenue corridor would allow under current and future constraints.

The ability of the surrounding roadway network to accommodate the redevelopment site-generated traffic was critical in identifying both the types and locations of the proposed land uses. Single-family dwellings and senior citizen housing were chosen due to their balance between economic feasibility and low traffic generation.

Non-Vehicular Access and Circulation

The proposed circulation plan offers trailway linkages throughout the Tract, providing opportunities for access in an area that has been predominantly automobile dependent. The on-site routes would enable local residents to reach shopping and service destinations along Route 23 and Bloomfield Avenue without spending the bulk of the trip on busy and congested roads such as Mountain Avenue, Fairview Avenue and Grove Avenue.

The Tract is transected by old Erie rail lines along the Peckman River, which have been removed and converted to a rails-to-trail recreational path called the west Essex Bikeway. Under the proposed circulation plan, the west Essex Bikeway would be connected with on-site paths that would connect greenways. Over four miles of trailways would allow connections from the west Essex Bikeway in Cedar Grove into Verona, Caldwell and north Caldwell. Users will be able to travel to destinations such as shopping on Bloomfield Avenue or swimming at the Verona pool via the trailway.

2. Utilities

- (a) Sewer - Wastewater in Verona is sent to the Verona Wastewater Treatment Plant (WWTP) located on Ozone Avenue and Grove Avenue along the Peckman River. This plant was upgraded recently and has a capacity of 3 million gallons per day (MGD). The WWTP currently operates at 2.2 MGD.

Under a recently approved 208 Plan, the Verona WWTP accepts sanitary flows from the jail Annex and Hospital Center. The area west of the Hospital Center remains in the Cedar Grove 208 district. The current Verona 208 Plan accounts for all of the capacity of the WWTP. The Plan allocates flow for 75 additional single-family homes proposed for Verona in the FNM. Further increases in flow would require an upgrading of the plant rating.

The existing sanitary lines are primarily 8" diameter and owned and maintained by Verona. The sanitary lines in the vicinity of Hilltop are 8" and a 10" line is present to handle the flows from the jail Annex.

- (b) Water - Verona uses 1.7 MGD of water supplied by the Passaic Valley Water *Commission*(PVWC) *as well as the Verona township wells*. Verona owns and maintains the water lines and tanks within its borders. Under the recently approved 208 Plan, Verona is required to transfer 0.5 MGD of water from the Upper Passaic Valley Basin to the Lower Passaic Valley Basin. It is likely that this will be accomplished by transferring well water from Verona to Essex Fells. Alternatively, water from County wells could be transferred to Essex Fells. *Under the formulas found within the Residential Site Improvement Standards, it is expected that the proposed development results in 166 Gallons Per Day (GPD) per unit.*
- (c) Stormwater- Redevelopment of the Tract would require compliance with current stormwater standards promulgated by the State of New Jersey, Essex County or any other relevant governmental agency. The actual location of stormwater management facilities would be determined in connection with site engineering and layout.
- (d) *Electricity and Natural Gas* - Currently Verona is served by Public Service Electric & Gas (PSE&G).
- (e) *Voice and Data Transmission* - Verona is currently served by Bell Atlantic - New Jersey.

III. LAND USE PLAN

A. General

The Land Use Plan, as identified in the FMP, will allow for the consolidation and subdivision of lots on the Tract to accommodate a mixed-use environment. The mixed uses are intended to complement the mixed-uses proposed within Cedar Grove, Caldwell and north Caldwell. The recommendations set forth regarding land use within the Verona portion of the Tract consist of the following: Hilltop Reservation, Municipal Open Space, Municipal Recreation, *Apartments and Age restricted housing*.

B. Parcel Standards

Unless specifically *superseded* in this Redevelopment Plan the design standards outlined in Chapter 150 from the Code of the Township of Verona shall be complied with.

1. Hilltop Reservation/Conservation

The Hilltop Reservation comprises 240 acres, which is 77 percent of the Hilltop. Approximately 90 acres of the Hilltop Reservation are located in Verona.

The conservation area, a.k.a., Hilltop Reservation, shall be considered public lands with the intent of preservation that includes low-impact recreation and public educational uses. The intent of this zone is:

- (a) To prohibit residential, commercial and industrial uses of the land, commercial recreational uses of the land; and any use of the land that would diminish its value in serving the recreational needs of Verona, Cedar Grove, north Caldwell and Caldwell.
- (b) To remove existing buildings.
- (c) To maintain existing water supply systems.
- (d) To construct an emergency access road.
- (e) To construct a parking area for 15 - 20 vehicles.

2. Municipal Open Space

The Municipal Open Space Zone shall be considered public lands to be used for public passive recreation and education. The intent of this zone is:

- (a) To encourage the continued use of the land for public recreational and educational uses.
- (b) To prohibit residential, commercial and industrial uses of the land; commercial recreational uses of the land; and any use of the land that would diminish its value in serving the education and recreational needs of Verona.
- (c) To prohibit development of any type.

3. Municipal Recreation

The Municipal Recreation Zone shall be considered public lands to be used for public recreation. The intent of the zone is:

- (a) To limit use to active and passive recreation including pedestrian paths, and playfields for activities such as baseball, softball, football, soccer, lacrosse and track.
- (b) To provide parking *necessary to support recreational facility*.
- (c) To encourage the continued use of the land for public recreational and public educational uses.

4. Residential

(a) Single-family R-2A

- Minimum Lot Area 18,000 SF
- Permitted Uses

Principal Uses:

Single-family dwellings with attached or detached garage

Accessory Uses:

Swimming Pool and Related Facilities
Sheds up to 100 square feet in floor area

- Minimum Lot Width - 100 feet
- Front Yard - 40 feet
- Side Yard - Minimum One Side 15 feet
- Side Yards - Combined total 25 feet but not less than 25'/'0 of the lot width
- Minimum Rear Yard - 40 feet
- Maximum Lot Coverage - 25%
- Building Height - 2.5 stories, not to exceed 30 feet
- Parking Spaces - *As promulgated by the Residential Site Improvement Standards (RSIS)*

(b) Single-family R-1A

- Minimum Lot Area 30,000 SF
- Permitted Uses

Principal Uses:

- Single-family dwellings with attached or detached garage
- Accessory Uses:

- Swimming Pool and Related Facilities
- Sheds up to 100 square feet in floor area
 - Minimum Lot Width - 150 feet

Front Yard - 45 feet

Side Yard - Minimum One Side 15 feet

Side Yards - Combined total 38 feet but not less than 25% of the lot width

Minimum Rear Yard - 50 feet

Maximum Lot Coverage - 20%

Building Height - 2.5 stories, not to exceed 30 feet

- Parking Spaces - *As promulgated by the Residential Site Improvement Standards (RSIS)*

5. Luxury Townhomes

A maximum of 18 townhomes on a minimum tract size of 3 acres can be developed with generous setback dimensions.

6. Apartments and Age restricted housing (Alternative to the R-2A, R1-A, and Luxury Townhouse standards as applied to the Hilltop Property except properties fronting on Fairview Avenue)

(a) *Tract Area: Minimum of 15 acres, and maximum of 20 acres, except that, subject to the Planning Board's approval, necessary storm water management and utility facilities need not be wholly encompassed within the maximum tract area. Bulk standards shall be applied to the overall tract area and shall not be applied to any individual lot resulting within the tract despite that such lots may not be in common ownership.*

(b) *Maximum Number of Units:*

- 1) *Maximum Number of Dwelling Units: 195 units.*
- 2) *Minimum Number of Age-Restricted Housing Units: 96 units.*
- 3) *Minimum Number of Non-Age Restricted Housing Units: 90 units.*
- 4) *Maximum Number of Non-Age Restricted Housing Unit Bedrooms: 156 bedrooms.*

(c) *Maximum Building Height:*

- 1) *Principal Building: 55 feet.*
- 2) *Accessory Building: 26 feet.*

(d) *Minimum Building Setbacks:*

- 1) *Minimum Front Yard: 50 feet.*
- 2) *Minimum Side Yard: 25 feet.*
- 3) *Minimum Rear Yard: 25 feet.*

(e) *Maximum Coverage: 18 percent for all principal and accessory buildings; 45 percent for total impervious coverage based on overall tract area.*

(f) *Maximum Floor Area Ratio: 0 .50*

(g) *Minimum Distances Between Principal Buildings:*

- 1) *End to End: 50 feet.*
- 2) *Front to Front: 70 feet.*
- 3) *Rear to Rear: 70 feet.*
- 4) *Rear to Front or Front to Rear: 70 feet.*

(h) *Maximum Number of Buildings; Maximum Units per Building:*

- 1) *Age-Restricted Housing: maximum of 100 units and minimum of 20 units in a maximum of 4 buildings.*
- 2) *Non-Age Restricted Housing: maximum of 50 units per building.*

7. Senior Housing (Lot 1 in Block 129)

(a) Assisted Living

- Permitted Uses:

Principal uses:

- Housing provided for senior citizens requiring some type of assistance in normal daily living activities.

Accessory Uses:

Facilities normally associated with this function including but not limited to:

Nursing Unit

Common Spaces including Dining, Lounges, Clinic, Lobby

Support Spaces including Kitchen, Laundry, Utility Areas, Administrative Areas

- Density - 10 Dwelling units/acre
- Building Set Backs
- Front Yard - 250 feet
- Side Yard - Minimum One Side 100 feet
- Side Yards - Combined 300 feet
- Rear Yard - 150 feet
- Building Height - 3.5 stories, 44 feet maximum
- *Site Building Coverage - maximum 4%*
- *Impervious Surface Cover - 13%*
- *Parking Spaces - 0.5 per Dwelling Unit*
- *Storage, Service and Loading Areas - 1,000 square feet, or one area per building*

(b) Age Restricted Housing (alternate use)

- Permitted Uses:

Principal Uses:

- Housing for adults 55 years of older

Accessory Uses:

- Swimming Pool and Related Facilities
- Tennis Court

- *Clubhouse for Residents with Administrative Areas*
 - *Density - 10 Dwelling units/acre*
 - *Building Set Backs*
- *Front Yard - 1,250 feet*
- *Side Yard - Minimum One Side 100 feet*
- *Side Yards - Combined 250 feet*
- *Rear Yard - 100 feet*
 - *Building Height - 3.5 stories, 44 feet maximum*
 - *Site Building Coverage - maximum 30%*
 - *Impervious Surface Coverage - 58%*
 - *Parking Spaces - As promulgated by the Residential Site Improvement Standards (RSIS)*

IV. PLAN OF ACTION

A. Municipal Approval

Following Planning Board review of the Redevelopment Plan, and the Board's report thereon to the Mayor and Council, the Mayor and Council must act on the Redevelopment Plan. For the Plan to proceed, the Mayor and Council must adopt an ordinance amending the Verona Master Plan to reflect the redevelopment zone within the designated area. N.J.S.A 40A:12A-7(c).

Any deviation from standards of this plan that would result in a variance pursuant to N.J.S.A 40:55D-70(d) shall be addressed as an amendment to the Redevelopment Plan rather than as a variance. Deviation from standards of this plan that would result in a variance pursuant to N.J.S.A 40:55D-70(c) may be addressed through the Planning Board as set forth in N.J.S.A 40:55D-70(c) during the development application process. All developers shall submit development and site plans to the planning board in accordance with procedures set forth in N.J.S.A 40:55D and the Verona Site Plan Ordinance. The Planning Board shall be governed by this Redevelopment Plan and Redevelopment Ordinance when considering the substance of an application for site plan or subdivision approval.

B. Relocation

The Authority has not identified any private tenants, landowners or businesses that will be displaced by the marketing and sale of the Tract so as to require the Authority to engage in relocation assistance. The Adjoining Property is home primarily to the Essex County Hospital Center and the *former* Essex County Jail Annex. There are also some underutilized *and abandoned* office buildings located on Fairview Avenue in Cedar Grove, and the County's Fleet Management Division is located on Bradford Avenue in Cedar Grove. Essex County *has constructed* a new jail in the City of Newark. The jail Annex in north Caldwell *has been* decommissioned. *The hospital that was proposed to be developed in Newark has been relocated to Cedar Grove and is currently under construction.* County functions located in the Fairview Avenue office buildings will be transferred to space that is more convenient to Essex County administrative offices *located at 900 Bloomfield Avenue and other County owned lands.* The Division of Fleet Management's 18-acre (plus or minus) *site, that was to be discontinued, has in fact been continued for the County's Fleet Management.*

C. Redevelopment Schedule

One or more redevelopers may be involved in the development and redevelopment of the Hilltop and the Adjoining Property. Each phase of redevelopment may consist of a single land use parcel or a mixture of uses, but at all times, redevelopment will remain consistent with the FMP and the Redevelopment Plan as approved by the Verona governing body. Each phase of redevelopment shall occur in a manner consistent with the intent and purpose of the FMP, the Redevelopment Plan, and the Verona Master Plan.

The Authority will act pursuant to its redevelopment powers, N.J.S.A. 40:37A-56.1, in connection with the development and redevelopment of the Tract.

D. Redeveloper Agreements

All agreements, including deeds, between the Authority and a redeveloper shall include covenants running with the land, which shall require that the owner of the property shall construct only the uses established in the FMP and the Redevelopment Plan approved and adopted by the governing body of Verona *and the Planning Board of Verona*. The redeveloper(s) will be obligated to carry out the improvements as specified herein and in the FMP. The land conveyed to the State as a reservation and the municipalities as open space will be subject to deed restrictions that will limit the use of such properties in perpetuity.

V. PLAN RELATIONSHIP TO DEFINITIVE LOCAL OBJECTIVES

A. Relationship to Municipal Master Plan

The Verona Master Plan recommends that the Hilltop "be maintained as a public resource, and if the buildings are no longer needed for public purposes, that then be demolished and the land dedicated as an open-space or conservation area, as shown on the Conservation and Recreation Plan of this Master Plan. In the event that the land cannot continue in conservation or open space, the Zoning Ordinance should be modified to anticipate the possible development of this parcel by private interests. The land is now owned by Essex County and access is available, for the most part, only through north Caldwell and Cedar Grove because of very steep slopes which separate the flatter upper portions of the site from the Verona road system. The openness and the unique characteristics of the site combined with the need for additional open recreational space in the crowded urban environment of Essex County lend the use of the large tract of land to passive recreational use in its natural and undisturbed state. If the site is offered for private development, then its use should be restricted to large lot residential development with overall permitted density of one unit for every two acres of gross site area, and that the standards for individual lots be based on lot sizes which are no smaller than those required in the R-1 zone."

The Redevelopment Plan for Verona is consistent with the Verona Master Plan. The Verona 2000 Reexamination Report (the "Report") adopted by the Verona Planning Board on May 25, 2000, states that the "ECIA's final Master Plan is substantially consistent with the alternative presented in the 1995 addendum to the Verona Master Plan for private development of the Hilltop property, so no amendment is necessary to proceed with the proposed redevelopment." 2000 Reexamination Report p. 23.

The Report further states that "the Planning Board finds the ECIA's plan for the redevelopment of the Hilltop property to be substantially consistent with the Land Use Plan element of the Verona Master Plan, as amended through February of 1995, and hereby recommends the implementation of the ECIA's Final Master Plan." *Id.*, at 27.

The Verona Redevelopment Plan is also substantially consistent with the Report in that active recreation areas are available for the municipality to purchase. The Report states that "the County's intentions to redevelop the Hilltop Property have opened up an opportunity to expand the active recreation areas and facilities available to Verona residents..." *Id.*, at 16. There are 3.5 acres available for active recreation in Verona that could be utilized for "youth baseball and soccer" as noted in the Report. *Id.*

B. Relationship to County Master Plan

This Redevelopment Plan intends to comply with the goals and objectives of the County regarding the use of land as well as other relevant County plans such as transportation, recreation and pedestrian access.

C. Relationship to State Development and Redevelopment Plan (SDRP)

The ridge area of the Hilltop is located within Planning Area 5. This is the Environmentally Sensitive Planning Area. The SDRP states as a general description of this planning area the following:

"The future environmental and economic integrity of the State rests in the Protection of these irreplaceable resources. "

The Redevelopment Plan proposes no development of the land within this environmentally sensitive area (PA5). The rest of the Tract is located within Planning Area 1 (*which is where the redevelopment will occur*) the Metropolitan Planning Area. The SDRP states, among other goals, that the following should be done:

Stabilize a threatened environmental base; Protect the existing community character of stable communities; and Manage traffic effectively.

The Office of Smart Growth (OSG) is in the process of cross-examination of the State Development and Redevelopment Plan (SDRP). The Township of Verona participated in this cross-acceptance process between Essex County and the municipality. The proposed SDRP map indicates the redevelopment area in both the Planning Area 5 (PA5) Environmentally Sensitive Planning Area as well as Planning Area 1 (PA1) Metropolitan Planning Area. The proposed Redevelopment Plan is consistent with the goals and objectives of the proposed SDRP.