

First Amendment to the Fourth Round Housing Plan Element and Fair Share Plan

**Township of Verona
Essex County, New Jersey**

Prepared:
February 17, 2026

Prepared for:
Township of Verona Planning Board

Prepared by:



T&M Associates
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SIGNED AND SEALED COPY TO BE FILED WITH THE TOWNSHIP CLERK

Adopted on March 3, 2026 by the Township of Verona Planning Board.
Endorsed on March 11, 2026 by the Verona Township Council.

TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY

RESOLUTION No. 2026-061

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

**ENDORISING THE PLANNING BOARD'S APPROVAL OF THE FIRST
AMENDMENT TO THE 4TH ROUND HOUSING ELEMENT AND
FAIR SHARE PLAN**

WHEREAS, the State Legislature of the State of New Jersey passed and, on March 18, 2024, Governor Phil Murphy signed, a Bill commonly known as A4/S50 or P.L. 2024, c.2, hereinafter referred to as the 4th Round Rules; and

WHEREAS, the 4th Round rules abolished the Council on Affordable Housing, also known as COAH, and delegated its responsibilities to the New Jersey Department of Community Affairs ("DCA"), the New Jersey Housing and Mortgage Finance Agency, and the Affordable Housing Dispute Resolution Program (the "**Program**"), ordered to be formed by the same law; and

WHEREAS, the 4th Round rules ordered the DCA to calculate and publish, not later than October 20, 2024, the "Prospective Need" and "Present Need" housing obligations for each municipality in the State of New Jersey according to a methodology based largely upon the methodology approved by the Honorable Mary C. Jacobsen, A.J.S.C. of Mercer County on March 8, 2018 for the 3rd Round; and

WHEREAS, the Prospective Need obligation represents the need for newly constructed or preserved affordable housing units projected over the next 10 years, calculated for "regions" consisting of three to four counties and allocated to each municipality based upon factors that consider their available vacant land, median household income, and growth in equalized assessed non-residential property value relative to their region; and

WHEREAS, the Township of Verona (the "**Township**") is located in Region 2, identified in the 4th Round rules as consisting of all municipalities in Essex, Union, Morris, and Warren Counties; and

WHEREAS, the Present Need obligation represents the need for rehabilitation of substandard homes in the municipality, occupied by low- and moderate-income households, based upon publicly available local estimates of housing that lacks adequate plumbing or kitchens, is overcrowded, is more than 50 years old, and is likely to be occupied by low- and moderate-income households; and

WHEREAS, on October 18, 2024, the DCA published its calculations of the Prospective and Present Need obligations for every municipality in New Jersey, which included, for the Township of Verona, a Prospective Need of 173 units and a Present Need of 0 units; and

WHEREAS, on January 20, 2025, the Verona Township Council (the "**Township Council**") adopted Resolution 2025-25 (the "**Binding Resolution**"), proposing to establish the Township's Fourth Round Present and Prospective Need obligations pursuant to the amended Fair Housing Act, N.J.S.A. 52:27D-301 et seq. (the "**Amended Act**"); and

WHEREAS, on January 22, 2025, the Township filed the necessary complaint, with the Resolution annexed thereto as Exhibit A, with the Superior Court of New Jersey initiating a declaratory judgment action bearing Docket No. ESX-L-594-25 (the "**DJ Action**") before the Affordable Housing Dispute Resolution Program (the "**Program**"), established pursuant to N.J.S.A. 52:27D-313.2 of the Amended Act, in accordance with the requirements of the Amended Act, and the timeframes set forth in Directive #14-24 issued December 13, 2024 by the Administrative Office of the Courts (the "**Directive**"); and

WHEREAS, the filing of the DJ Action, in accordance with the Act and the Directive, gave the Township immunity from Builder's Remedy lawsuits, which immunity continues to be in full force and effect; and

WHEREAS, Fair Share Housing Center ("FSHC") and New Jersey Builders Association ("NJBA") each filed a challenge to the DJ Action; and

WHEREAS, a settlement agreement (the "**Settlement Agreement**") was executed by and between the Township and FSHC, with NJBA presenting no objection thereto, determining a Fourth Round Present Need obligation for the Township of 0 units and a Fourth Round Prospective Need obligation for the Township of 155 units (the "**Settlement**"); and

WHEREAS, both the assigned Program Member, the Honorable Julio L. Mendez, J.S.C. (Ret.), and the appointed Special Adjudicator, Elizabeth McManus, recommended the acceptance of the Settlement, and by Order filed April 7, 2025 (the "**Obligation Order**"), Essex County Vicinage Designated Mt. Laurel Judge, the Honorable Aldo J. Russo, J.S.C., accepted and adopted the Report and Recommendations for approval of the Settlement submitted by the Program Member, fixing the Township's Fourth Round Present Need obligation at 0 units and Fourth Round Prospective Need obligation of 155 units, consistent with the Settlement terms; and

WHEREAS, in accordance with the Act, the Binding Resolution, the Settlement Agreement and the Order, the Township's affordable housing planning consultant (the "**Township Affordable Housing Planner**") prepared a Housing Element and Fair Share Plan, dated June 9, 2025 addressing the Township's Present Need and Prospective Need Obligations for the Fourth Round ("**HEFSP**"); and

WHEREAS, by the adoption of Resolution 2025-10 following a public hearing during a duly noticed public meeting on June 19, 2025, pursuant to N.J.S.A. 40:55D-28 and as authorized by order filed April 7, 2025 by the Court in the DJ Action, adopted the HEFSP prepared by the Township Affordable Housing Planner addressing the Township's satisfaction of its Fourth Round Prospective Need and Present Need affordable housing obligations as determined by the Court in the DJ Action and in accordance with applicable law including the Amended FHA; and

WHEREAS, the Township Council, pursuant to the Amended FHA and as authorized by the Obligation Order filed by the Court in the DJ Action, by Resolution 2025-127 adopted during a duly noticed public meeting on June 23, 2025, endorsed the HEFSP as adopted by Resolution 2025-10 of the Planning Board of the Township of Verona; and

WHEREAS, through participation in the Program, the Township amicably resolved by settlement (the "**Program Settlements**") all challenges (the "**DJ Action Challenges**") filed concerning the Township's HEFSP, and the Court, by order filed February 18, 2026 in the DJ Action, approved the Program Settlements resolving all DJ Action Challenges, approved the HEFSP as previously adopted by the Township of Verona Planning Board and endorsed by the Township Council, and authorized the adoption of those amendments to HEFSP as were required by the Program Settlements; and

WHEREAS, following the Township entering into the Program Settlements resolving the DJ Action Challenges, pursuant to and as required by the Amended FHA and the Program Settlements and order of the Court in the DJ Action and as directed by the Township, the Township's Affordable Housing Planner prepared the First Amendment to the Fourth Round HEFSP dated February 17, 2026 (the "**Amended Fourth Round HEFSP**"), making those revisions to the HEFSP as were required by the Program Settlements; and

WHEREAS, by the adoption of Resolution 2026-14 following a public hearing during a duly noticed public meeting on March 3, 2026, pursuant to N.J.S.A. 40:55D-28 and as authorized by the order filed February 17, 2026 by the Court in the DJ Action, adopted the Amended Fourth Round HEFSP prepared by the Township Affordable Housing Planner addressing the Township's satisfaction of its Fourth Round Prospective Need and Present Need affordable housing obligations as determined by the Court in the DJ Action and in accordance with applicable law including the Amended FHA; and

WHEREAS, a true and correct copy of the Amended Fourth Round HEFSP is annexed hereto as Exhibit A; and

WHEREAS, a true and correct copy of Planning Board Resolution 2026-14 adopting the Amended Fourth Round HEFSP is annexed hereto as Exhibit B.

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

1. The Township Council hereby endorses the Amended Fourth Round HEFSP as adopted by the Planning Board on March 3, 2026 by Resolution 2026-14.
2. The Township's professionals are directed to continue to take all actions deemed necessary to continue participating in the Program.
3. The Township reserves the right to further amend the Amended Fourth Round HEFSP should that be necessary.

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



VERONA TOWNSHIP

Mayor and Council

Christopher Tamburro, Mayor
Jack McEvoy, Deputy Mayor
Alex Roman, Councilman
Christine McGrath, Councilwoman
Cynthia Holland, Councilwoman

Planning Board

Mayor Christopher Tamburro, Class I
Kevin O'Sullivan, Class II, Township Manager
Deputy Mayor Jack McEvoy, Class III
Jessica Pearson, Class IV, Planning Board Chairperson
Jason Hyndman Class IV, Planning Board Vice Chairperson
Tim Camuti, Class IV, Planning Board Member
Jesse Lilley, Class IV, Planning Board Member
David Freschi, Class IV, Planning Board Member
Julie Parker, Class IV, Planning Board Member
Jim Day, Alternate Member #1
Dylan Magarrell, Alternate #2

Dee Dee Carpinelli, Planning Board Secretary

Township Officials

Kevin O'Sullivan, Township Manager
Michael Kraus, Deputy Township Manager
Kristine Gould, Executive Assistant

Jennifer Kiernan, RMC, CMC, Township Clerk

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Amended Housing Element and Fair Share Plan Introduction

The Township of Verona (“Township”), Essex County, adopted a Fourth Round Housing Element and Fair Share Plan (“Adopted Plan” or “HEFSP”) on June 19, 2025 as an amendment to the municipal master plan in accordance with the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq., as amended by P.L. 2024, c.2, hereinafter “FHA2”). In accordance with an Order of April 7, 2025 by the Honorable Aldo J. Russo, J.S.C., the Township’s Adopted Plan addressed a fourth round prospective need obligation of 155 new affordable housing units and a fourth round present need obligation of zero (0) rehabilitation units. It also reaffirmed the Township’s strategy for addressing its prospective need obligations from the first, second, and third affordable housing rounds (hereinafter “Prior Rounds”). Furthermore, in accordance with FHA2, the Adopted Plan adjusted the 155-unit prospective need to a 58-unit “realistic development potential”, or “RDP”, to reflect the limited vacant and developable land in Verona. This left a 97-unit “unmet need” (the difference between the prospective need and the RDP), of which the Township was required by FHA2 to satisfy a minimum of 25%, or 25 units.

The Township’s Plan satisfied the 58-unit RDP with proposed redevelopment projects and existing age-restricted units, and the 25 units of unmet need with proposed zoning amendments in the “TC” Town Center zoning district.

The Plan was challenged by:

- A&R Skyline (“A&R”) by way of submittal to the Affordable Housing Dispute Resolution Program (“Program”) dated August 29, 2025;
- DMH2, LLC. (“DMH2”) by way of submittal to the Program on August 31, 2025;
- JMF Properties, LLC (“JMF”) by way of submittal to the Program on August 29, 2025; and
- By Fair Share Housing Center (“FSHC”) by way of a submittal to the Program dated August 30, 2025 (collectively, “Parties”).

Multiple mediation sessions took place between the Parties and the Township from October 21 through December 22, 2025, with Program Judge Honorable Julio L. Mendez, JSC (Retired) and Special Adjudicator Elizabeth K. McManus in order to attempt to resolve the challenges to the Plan.

The challenges were resolved as follows:

A&R Challenge

A&R is the owner of a vacant 1.77-acre tract of land consisting of Lot 6 on Block 2205, which was previously a tunnel entrance for a railway running parallel to Bloomfield Avenue. As the Township was still considering, but had not yet agreed to, conceptual designs provided by A&R at the time of the June 19, 2025 adoption of its 4th Round Plan, the Township included the site in the Adopted HEFSP with a *minimum* of 19 total units and 4 affordable units, plus bonus credits. This was done to allow the Township to include the property in its HEFSP while still allowing the Township and its professionals time to fully vet the concepts provided by A&R and finalize negotiations.

A&R challenged the HEFSP, claiming that the 19-unit yield identified in the Adopted HEFSP was not economically viable for the site and that it would not present a realistic opportunity for the creation of affordable housing. They requested, in their challenge, that the property be included in the Plan with between 38 and 60 units.

The Township negotiated with A&R and arrived at an agreement that the HEFSP will be amended to include the property with 28 total townhouse units, of which three (3) would be affordable and available to families, and one (1) would be used as a home for the developmentally disabled with a minimum of three (3) bedrooms for the disabled population, for a total of six (6) affordable housing units.

JMF Challenge

JMF is the contract purchaser of 251-½ Grove Avenue, also known as Block 1201, Lot 12, which is a former industrial site having an area of 5.54 acres. The property is in the C-2 zone, which the Township had amended in 2024 to permit up to 165 assisted living beds on the property, including 25 beds for low- and moderate-income residents. The Township included the property in its 4th Round HEFSP; however, some weeks following the adoption of the HEFSP the property owner indicated that assisted living was no longer a viable option on the site. JMF, despite not making the Township aware of its interest in the property, filed a challenge to the HEFSP which sought to have the site rezoned to allow between 160 and 180 affordable independent senior living units.

Because the Township would be ineligible to receive any additional credits from the development of age restricted units at the 251-½ Grove Avenue site, due to the surplus of affordable senior units at the existing Hillwood Senior Housing site off-of Fairview Avenue, the Township and JMF settled the challenge to amend their challenge to a family townhouse project of 84 units of which 17 units, a 20% set-aside, would be affordable.

DMH2 Challenge

DMH2 withdrew its Challenge due to the Township finalizing a settlement agreement on November 25, 2025 related to the development of their property on Bloomfield Avenue. As a result of the withdrawal, no changes are required to the HEFSP in relation to DMH2.

FSHC Challenge

Fair Share Housing Center is a non-profit organization with a stated mission of mission of reducing barriers to safe, healthy, and affordable housing in New Jersey. Following the statutory June 30, 2025 deadline for municipalities to adopt their 4th Round HEFSPs, FSHC challenged the Plans of hundreds of municipalities in New Jersey, either seeking additional information about plan components or challenging the substance and constitutionality conformity of the Plans. In the case of the Township of Verona's 4th Round Plan, the core of FSHC's challenge was a disagreement over the methodology used to achieve the 58-unit RDP adjustment of the Township's 4th Round Prospective need. The Township addressed FSHC's challenge with an amended vacant land adjustment analysis that increased the RDP to 67 units, reducing the unmet need to 88 units. The remaining aspects of the FSHC challenge concerned verification of prior round credits and clarification of, and suggested enhancements to, the Township's proposed unmet need mechanisms.

Amending the 4th Round HEFSP

Pursuant to agreements entered into between the Township of Verona, FSHC, A&R, JMF, and DMH2, the Township hereby amends the June 19, 2025 adopted HEFSP as follows:

- The Township revises its RDP from 58 units to 67 units, and revises its Unmet Need from 98 units to 88 units, and the portion required by statute to be satisfied in the plan shall be 25% of that, or 22 units (down from 25 units);
- The Township updates its 4th Round compliance plan based on settlements with A&R and JMF, and Fair Share Housing Center;
- The Township updates the 4th Round Spending Plan to reflect newly adopted regulations.

Additionally, the Township will adopt all necessary ordinances or ordinance amendments necessary to implement the Amended HEFSP, including zoning ordinances, redevelopment plans, and ordinances concerning the administering of affordable housing and the collection and spending of affordable housing trust funds.

Amended Fair Share Plan

Affordable Housing Obligation

A municipality's affordable housing obligation is made up of both a present need (rehabilitation obligation) and a prospective need obligation (new construction obligation). Obligations are calculated in time periods known as "rounds." Whereas present need obligations reset each round, prospective need obligations accumulate overtime.

The Township adopted a Third Round Housing Element and Fair Share Plan in June of 2023 which addressed its affordable housing obligations from the first, second, and third rounds, accumulated between 1987 to 2015 and projected from 2015 to 2025 in accordance with a settlement agreement between the Township and Fair Share Housing Center executed on March 10, 2021.

Pursuant to an agreement between the Township and Fair Share Housing Center dated April 2, 2025, and an April 7, 2025 order of the Honorable Judge Aldo J Russo, JSC, the Township has a 4th Round prospective need obligation of 155 units and a present need obligation of 0 units.

Consequently, the Township's cumulative and current affordable housing obligations are as follows:

- Prior Round (Rounds 1 & 2, from 1987-1999) Obligation: 24 units
- Round 3 (from 1999-2025) Prospective Need Obligation: 215 Units
- Round 4 (from 2025-2035) Present Need (Rehabilitation Obligation): 0 units
- Round 4 (from 2025-2035) Prospective Need Obligation: 155 Units

Vacant Land Adjustment & Realistic Development Potential (RDP)

As a mostly built-out municipality, the Township was eligible to adjust its 155-unit 4th Round prospective need based upon a lack of vacant land in order to reduce the portion of its prospective need that is required to be created by 2035, when the fourth round ends. The adjustment is determined through an analysis of geospatial data, in which the Township is statutorily required to identify all properties in the Township that are "vacant" and "available", determine the portion of those properties that are not environmentally constrained or legally encumbered, and calculate the number of affordable units that could hypothetically be produced on the unconstrained portions of those properties based upon a suitable density and a presumption that 20% of the housing units produced on the properties would be set-aside for low- and moderate-income households. In order to settle the challenge from FSHC, the Township has also

included properties that are not vacant and available¹ but which are expected to be redeveloped and included in the housing plan.

The analysis concluded that the vacant and redevelopable lands in the Township could produce **67 affordable units** if zoned for inclusionary development with a 20% set-aside. This is referred to as the realistic development potential, or RDP.

Historically, the difference between the prospective need and the RDP has been referred to as the “unmet need”, and has been addressed in part or in whole through mechanisms like overlay zoning or accessory apartment incentive programs which create opportunities for affordable housing, but which are not required to create that housing during the 10-year affordable housing round. The unmet need from an RDP of 67 and a prospective need of 155 units is **88 units**. FHA2 requires towns that receive a vacant land adjustment to provide for zoning or other mechanisms that provide a realistic opportunity for at least 25% of the unmet need to be created during the 4th Round. For Verona Township, that number is **22 units**.

Prior Round and Round 3 Obligations

Verona Township adopted a Third Round Housing Element and Fair Share Plan in June of 2023 that addressed the Township’s **24-unit** first and second round prospective need and **215-unit** third round prospective need obligations. The Adopted 4th Round HEFSP identified and reaffirmed the creditworthiness of the housing units addressing the obligations of the prior rounds. Documentation of those housing units can be found in the appendices of the Township’s Third Round Housing Element and Fair Share Plan and in the appendices of this 4th Round HEFSP Amendment. No changes are required to the compliance plan for the Prior Rounds.

Round 4 Prospective Need

Verona’s fourth round prospective need of **155 units** is adjusted to a **67-unit** RDP and an **88-unit** unmet need, due to a lack of vacant and available land. Pursuant to FHA2, the HEFSP must address the entire RDP and at least 25% of the unmet need with compliance mechanisms that have a realistic probability of producing affordable housing during the round ending on June 30, 2035. This amendment to the 4th Round HEFSP reaffirms and expands upon the compliance strategy in the Adopted 4th Round HEFSP based upon the settlements between the Township and FSHC, JMF, and A&R, as follows:

Satisfaction of the 67-unit RDP

Hillwood/Verona Senior Housing. This **159-unit**, 100% affordable senior living facility at 100 Hillwood Terrace (Block 2701, Lot 23) was utilized to satisfy a portion of the prior round obligations with 59 units. An additional **12 units** will be applied

¹ As defined by the Council on Affordable Housing at N.J.A.C. 5:93-1.3

toward the fourth round, which is within the 30% cap on age-restricted units identified at N.J.S.A. 52:27D-311(l).

320 Bloomfield Avenue. The adopted 4th Round HEFSP indicated that a redevelopment plan was prepared for this project at Block 704, Lots 18 and 20, but the originally intended redeveloper asked the Township to delay its adoption. The Township will proceed with adoption of the redevelopment plan for the property, with the same **12-unit** yield and 20% (**2-unit**) set-aside stated in the Adopted plan. The suitability criteria for this site were addressed in the adopted HEFSP and are unchanged for the purposes of this amendment.

Hillcrest Farms / 383 Bloomfield Avenue. The Township is proceeding with adopting a redevelopment plan that allow for a yield of **33 units** at Block 708, Lot 1, including at least **five (5) affordable housing units**, consisting of one (1) 3-bedroom affordable family unit and a minimum of four (4) special needs bedrooms. This is unchanged from the adopted HEFSP. The suitability criteria for this site were addressed in the adopted HEFSP and are unchanged for the purposes of this amendment. As a site with an interested developer, the five affordable units can produce **4.5 bonus credits**, consisting of one (1) bonus credit for each of the four (4) special needs bedrooms and 0.5 redevelopment bonus credits for the one (1) family affordable apartment. This results in a combined **9.5 credits** toward the 4th Round RDP.

Richfield Regency / 420 Bloomfield Avenue. The Township will adopt a redevelopment plan for Block 710, Lot 3, which will permit the mixed-use development having up to **65 residential units** including **10 affordable units**. The suitability criteria for this site were addressed in the adopted HEFSP and are unchanged for the purposes of this amendment. As the property has an interested developer, it is eligible for 0.5 redevelopment bonus credits per affordable unit, or **five (5) bonus credits** for a total of **15 credits** toward the 4th Round RDP.

DMH2 / 176 Bloomfield Avenue. Unchanged from the adopted 4th Round HEFSP, the Township will proceed with a redevelopment plan permitting **28 residential units** on Block 202, Lots 1 and 23, including **four (4) affordable units**. As a redevelopment project, the project is eligible for 0.5 bonus credits for each affordable unit, or **two (2) bonus credits** for a total of **six (6) credits** toward the 4th Round RDP. The suitability criteria for this site were addressed in the adopted HEFSP and are unchanged for the purposes of this amendment.

A&R Skyline / 885 Bloomfield Avenue. Pursuant to the settlement agreement between A&R and the Township Council, the Township will adopt a redevelopment plan that will permit a **28-unit** townhouse development on Block 2205, Lot 6, of which three (3) townhouse units will be affordable family townhouses and one (1) townhouse unit will contain three (3) bedrooms for individuals with developmental disabilities, for a total of **six (6) affordable units**, representing a 20% set-aside. The three family affordable units are eligible for 0.5 transit-oriented bonus credits each

and the three special needs bedrooms are eligible for 1 bonus credit each, for a total of 4.5 bonus credits. However, due to the cap of 16 bonus credits for a 67-unit RDP, the Township is only claiming **3.5 bonus credits** from this project, for a total of **9.5 credits and units**. The suitability criteria for this site were addressed in the adopted HEFSP and are unchanged for the purposes of this amendment.

JMF Properties / 251 ½ Grove Avenue. Pursuant to the settlement agreement between JMF and the Township Council, the Township will undergo the process of designating Block 1201, Lot 12 as an area in need of redevelopment and immediately thereafter adopt a redevelopment plan that will permit up to **84 stacked townhouse units** inclusive of **17 family affordable units** (a 20% set-aside). The suitability criteria for this site were addressed in the adopted HEFSP and continue to be applicable notwithstanding the change in the intended development type from assisted living to family townhouses.

21-25 Grove Avenue. The 4th Round HEFSP will be amended to include this project. An application is before the Zoning Board of Adjustment at the time of this writing to construct an **eleven (11) unit** townhouse development on Block 1702, Lot 22, which would include **two (2) affordable units** in accordance with the Township's mandatory set-aside ordinance. The two affordable units are eligible for 0.5 redevelopment and transit oriented bonus credits each, for a total of **one (1) bonus credit** and a combined three **(3) credits** towards the 4th Round RDP. The property is suitable for inclusion in the HEFSP as follows:

- *“Available site” means a site with clear title, free of encumbrances which preclude development for low and moderate income housing.*

The Township is not aware of any conditions of title or any legal encumbrances which would preclude production of affordable housing on this property.

- *“Suitable site” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.*

The property in question is located on the periphery of the Town Center Zone that fronts Bloomfield Avenue, and directly neighbors commercial uses to the south and single-family residential uses to the north. There are no significant environmental constraints that would preclude the site from producing affordable housing. Additionally, the site has access to appropriate streets and is adjacent to compatible uses.

- *“Developable site” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP.*

The site has access to existing water and sewer infrastructure and is within an existing approved sewer service area.

- *“Approvable site” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing.*

The Township is not aware of any conditions which would preclude the site from being developed consistent with applicable State regulations.

The Township will satisfy its 67-unit RDP with **58 units and 16 bonus credits**, for a total of **74 credits**, leaving a **seven (7) unit** surplus that will be applied toward future affordable housing rounds.

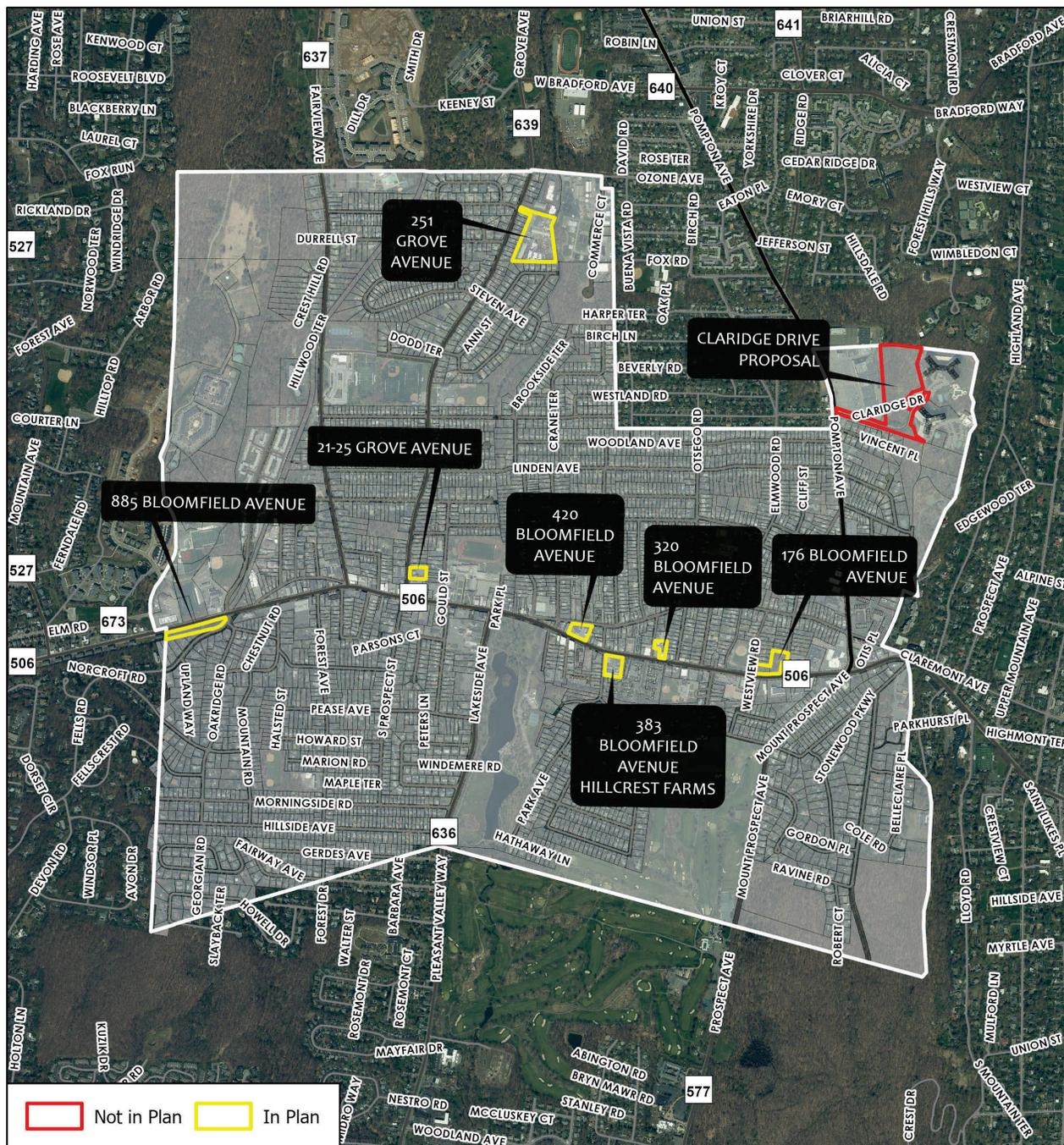
The Township will satisfy the Unmet Need with the following projects:

Town Center Mixed Use (TCMU) Overlay Zone District. This overlay zone was included in the adopted 4th Round HEFSP as a compliance mechanism for addressing the RDP. However, for the purposes of this Amended HEFSP, it will be utilized to address a portion of the Unmet Need. As stated in the Adopted HEFSP, the overlay zone permits up to 70 units across the affected area. The ordinance will be amended to require that any development undertaken in accordance with the overlay zoning shall provide a 20% set-aside, creating an opportunity for up to **14 affordable housing** units. The Township agrees in its Settlement with Fair Share Housing Center that if the TCMU overlay zone does not result in inclusionary development by June 30, 2030, the Township will amend or replace the overlay zone to provide a more realistic opportunity for the creation of affordable housing.

Town Center (TC) Zone Amendment. As stated in the Adopted HEFSP, the Township will amend the Town Center zone to remove an existing provision that requires that any mixed-use development include an equal amount of floor area dedicated to residential and non-residential uses, in order to not only increase the likelihood of mixed-use inclusionary development in the TC zone but to also increase the amount of floor area that could be dedicated to the creation of affordable housing. Whereas the Adopted HEFSP made reference to an illustrative density of 10 units per acre that could be developed in the zone, the amendment to the TC zone will include a sliding scale density that permits up to 20 housing units per acre depending on lot size. This would create a realistic opportunity for at least **33 affordable units** in the TC zone, excluding 420 Bloomfield Avenue which is included in this plan as an RDP compliance mechanism.

The two unmet need mechanisms identified above produce a realistic opportunity for **47 affordable units**, more than double the requirement of 22 units under FHA2.

First Amendment to the 4th Round Housing Element and Fair Share Plan
Township of Verona — Adopted: March 3, 2026




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0 800 1,600 3,200
 Feet



**Fourth Round Affordable Housing Sites
And Lands Considered
Verona Township
Essex County, NJ**

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

Prepared by: DLH, 02.13.2026
 Source: NJDEP, NJOGIS
 File Path: G:\Projects\VRNA\G2501\GIS\Verona General Map\VeronaAffordableHousing.aprx

Satisfaction of the 67 Unit RDP: Verona's Fourth Round HEFSP	Total Units	Affordable Units	Credits
Hillwood Terrace (30% Cap)	12	12	12
320 Bloomfield Avenue	12	2	2
383 Bloomfield Avenue	33	5	9.5
420 Bloomfield Avenue	65	10	15
176 Bloomfield Avenue	28	4	6
885 Bloomfield Avenue	28	6	9.5
251.5 Grove Avenue	84	17	17
21-25 Grove Avenue	11	2	3
	273	58	74

Other Amendments and Agreement Terms

Pursuant to the agreement to be executed by the Township of Verona and the Parties, the Township will amend its Affordable Housing Ordinance, at Article XIX, “Affordable Housing”, and Development Fee Ordinance, at Article XXI, “Development Fee”, of Chapter 150, “Zoning”, of the Township Code, to reflect changes to the Fair Housing Act pursuant to P.L. 2024, c.2, amendments to the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq., and newly adopted rules at N.J.A.C. 5:99, which amend and replace portions of COAH’s rules at N.J.A.C. 5:93 and N.J.A.C. 5:97.

The Township also agrees to the following terms:

Zoning and Redevelopment Plans

Not later than March 15, 2026, the Township will adopt redevelopment plans and zoning ordinances for 176, 320, 383, 420, and 885 Bloomfield Avenue, as well as 251-½ Grove Avenue. The Township will also amend its Township-wide mandatory set-aside ordinance to require a 20% affordable housing set-aside with rounding to the nearest whole number, with exceptions for the redevelopment of 383 and 420 Bloomfield Avenue.

Spending Plan

Consistent with the Township’s agreement with FSHC, the Township amends its Spending Plan based upon N.J.A.C. 5:99.

Minimums & Maximums

The FHA2 stipulates certain requirements within C.52:27D-311.k(10)1 which the Verona plan meets. The following is noted:

- A maximum of 30% of the affordable housing units, exclusive of any bonus credits, to address its prospective need affordable housing obligation, may be addressed with age restricted housing. The fourth round obligation is being partially addressed with 12 existing age-restricted units at Hillwood Verona Senior Housing, which is less than the 30% cap of 17 units based on 58 units in the plan.
- A minimum of 50% of the actual affordable housing units, exclusive of bonus credits, created to address its prospective need obligation must be satisfied with the creation of housing available to families with children. More than 50% of units in the Township's compliance plan - 39 units compared to the minimum of 29 units - are family units.
- A minimum of 25% of the actual affordable housing units, exclusive of bonus credits, created to address the Township's prospective need obligation, must be satisfied with the creation of rental housing. Half of the rental units must be available to families with children. Thirty-eight (38) of the 58 affordable units in the plan are rentals, and 19 of them (50%) are family units.
- A minimum of 13% percent of all affordable units referenced in this HEFSP addressing the Township's fourth round prospective need obligation shall be very low-income units for households earning 30 percent or less of the regional median income. The very-low income requirement will be satisfied through the creation of special needs housing units at 383 and 885 Bloomfield as well as the creation of family very-low income units at the developments proposed in the plan in accordance with the 13% very-low income requirement under the Township's affordable housing ordinance. Additionally, 117 of the 159 senior units at Verona Senior Housing are age-restricted very-low income units.

The Township will ensure to the best of its ability that all affordable housing units satisfying the prior round obligations will continue to meet the applicable minimums and maximums set forth in the third round settlement agreement with FSHC as well as any applicable regulatory or statutory requirements.

Conclusion

The adoption of this document by the Verona Planning Board and its endorsement by the Verona Mayor and Council shall constitute an amendment to the Fourth Round HEFSP adopted on June 19, 2025 to address the terms of the agreements between the Township and the Parties with respect to the satisfaction of the

Township's fourth round obligation and its compliance the constitutional obligation to produce a realistic opportunity for affordable housing.

Appendices

This report contains the following appendices.

Appendix A: Agreements with FSHC, A&R, DMH2, and JMF

Appendix B: Amended Vacant Land Adjustment

Appendix C: Amended Development Fee & Affordable Housing Ordinances

Appendix D: Amended Spending Plan

Appendix E: 320 Bloomfield Redevelopment Plan

Appendix F: 383 Bloomfield Redevelopment Plan

Appendix G: 420 Bloomfield Redevelopment Plan

Appendix H: 885 Bloomfield Redevelopment Plan

Appendix I: 251 ½ Grove Redevelopment Plan

Appendix J: TC Town Center Zone Amendment & TCMU Overlay Zone Amendment

Appendix K: Amended Administrative Manuals and Affirmative Marketing Plan

Appendix L: Updated Third Round Documentation

Appendix M: 176 Bloomfield Avenue

Appendix N: June 2025 Adopted Fourth Round Housing Element and Fair Share Plan