



TOWNSHIP OF VERONA PLANNING BOARD

RESOLUTION No. 2025-10

WHEREAS, pursuant to N.J.S.A. 52:27D-301 et seq. (the "**Act**"), and in accordance with Administrative Directive #14-24, dated December 13, 2024 (the "**Directive**") implementing the Affordable Housing Dispute Resolution Program (the "**Program**"), on January 22, 2025, the Township of Verona (the "**Township**") filed a declaratory judgment action, with the Township's binding Resolution of participation adopted January 20, 2025 by the Township Council attached thereto as Exhibit A (the "**Binding Resolution**"), with the Superior Court of New Jersey, Essex County Vicinage, bearing Docket No. ESX-L-594-25 (the "**DJ Action**"); 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. Mendz, 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 "**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, Dan Hauben, PP, AICP, of DMR Architects, (the "**Township Affordable Housing Planner**") prepared a Housing Element and Fair Share Plan, dated June 9, 2025, which is on file with the Township's Municipal Clerk which addresses the Township's Present Need and Prospective Need Obligations for the Fourth Round ("**HEFSP**"); and

WHEREAS, pursuant to N.J.S.A. 40:55D-28, the Planning Board of the Township (the "**Planning Board**") is charged with the preparation and adoption of the Township's Master Plan, which includes the HEFSP; and

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WHEREAS, on June 19, 2025, after providing notice in accordance with the Municipal Land Use Law, specifically N.J.S.A. 40:55D-13, the Planning Board held a public hearing at a Special Meeting to review the HEFSP prepared by the Township Affordable Housing Planner; and

WHEREAS, after review and consideration of the HEFSP and presentation by the Township Affordable Housing Planner, the Planning Board has determined the HEFSP is consistent with the goals and objectives of the Township's current Master Plan, and further determined adoption of the same is in the best interest of the Township.

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

1. The foregoing recitals are incorporated herein and made a part hereof as though fully restated.
2. The HEFSP shall be and is hereby approved and adopted.
3. The Planning Board Secretary is hereby directed to transmit the same to the Municipal Clerk of the Township for consideration of endorsement by the Township Council

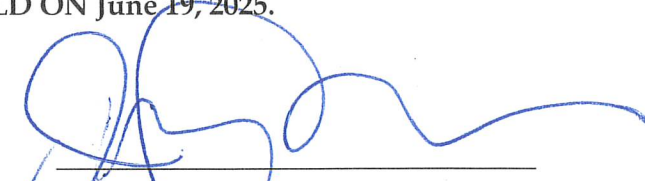
NOW THEREFORE, BE IT FURTHER RESOLVED that a copy of this resolution be provided to the Township Manager, Township Council and Township Clerk.

ROLL CALL: MOTION: Jason Hyndman SECOND: Mayor Tamburro

	AYES	NAYS	RECUSED	NOT ELIGIBLE	ABSENT
Mrs. Parker (Alt #2)					X
Mr. Katzeff (Alt #1)	✓				
Mr. Lilley	✓				
Mr. Hyndman	✓				
Mr. Camuti	✓				
Township Manager O'Sullivan	✓				
Councilman Roman					X
Mayor Tamburro	✓				
Vice Chair Freschi	✓				
Chair Pearson	✓				

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE PLANNING BOARD OF THE TOWNSHIP OF VERONA AT THE REGULAR MEETING HELD ON June 19, 2025.


Kathleen Miesch
Acting Board Secretary


Jessica Pearson
Chairperson