

Minutes of a Regular Meeting of the Verona Township Council on Monday, November 10, 2025, beginning at 7:00 p.m. in the Municipal Building, 600 Bloomfield Avenue, Verona, New Jersey, and via Zoom video conferencing.

Call to Order:

The Municipal Clerk reads the notice of Open Public Meetings Act.

Roll Call:

Mayor Tamburro, Deputy Mayor McEvoy, Councilman Roman, Councilwoman McGrath, Township Manager Kevin O'Sullivan, Deputy Township Manager Michael Kraus, Township Attorney Brian Aloia, and Municipal Clerk Jennifer Kiernan are present. Councilwoman Holland is not present.

Mayor's Report:

Mayor Tamburro congratulates Deputy Mayor McEvoy and Councilwoman Holland on being reelected to serve on the Township Council for another four years and thanks the voters of Verona for their continued confidence in his ability to continue to serve as Mayor. He also extends his congratulations to Governor Mikie Sherrill, Al Barlas and Chris Phillips and thanks Municipal Clerk, Jennifer Kiernan for helping to run the election and for coordinating all of the logistics for the voting process. Mayor Tamburro enjoyed his time spent at the Fall-O-Ween festival and thanks all involved for making it a success. He also extends his appreciation to the fire department, rescue squad and police department for handling all recent serious accident calls over the past weekend very professionally. The Planning Board met last month with concerns that will be included in tonight's agenda and the Veteran's Day ceremony is tomorrow at 11:00 am.

Essex County Liaison, Julius Coltre reports on the food assistance distribution taking place on November 13<sup>th</sup> in Irvington and also on November 17<sup>th</sup> at the Cherry Blossom Center. Holiday Lights begin on November 21<sup>st</sup> and the Holiday Pop Up Shop is open through January 26<sup>th</sup>.

A Proclamation is presented to the Garden Committee for the Verona Community Garden.

Manager's Report:

Township Manager Kevin O'Sullivan reports on various updates of projects including the Clarifier Pump Station project, Fairview Avenue Well, Linden Avenue project, Everett Field, Council Chambers AVA project and the Bloomfield Avenue Streetscape project. Various road project updates are given as well as the roof replacement project update.

Dan Gannon, Municipal Auditor for the Township reports on the completed 2024 Municipal Audit. No corrective actions are required.

Motion to move resolution E-1 is made by Councilman Roman; seconded by Deputy Mayor McEvoy.

**RESOLUTION No. 2025-245**

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

**CERTIFICATION OF 2024 ANNUAL AUDIT**

**WHEREAS**, *N.J.S.A.40A:5-4* requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions; and

**WHEREAS**, the Annual Report of Audit for the year 2024 has been filed by David J. Gannon a Registered Municipal Accountant with PKF O'Connor Davies LLP pursuant to *N.J.S.A. 40A:5-6*, and a copy has been received by each member of the governing body; and

**WHEREAS**, *R.S. 52:27BB-34* authorized the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

**WHEREAS**, the Local Finance Board has promulgated *N.J.A.C. 5:30-6.5*, a regulation requiring that the governing body of each municipality shall, by resolution, certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, at a minimum, the sections of the annual audit entitled, “Comments and Recommendations”; and

**WHEREAS**, such resolution of certification shall be adopted by the governing body no later than forty-five days after the receipt of the annual audit, pursuant to *N.J.A.C. 5:30-6.5*; and

**WHEREAS**, all members of governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

**WHEREAS**, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of *R.S. 52:27BB-52*, to wit:

*R.S. 52:27BB-52*: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Division of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000) or imprisoned for not more than one year, or both, in addition shall forfeit his/her office.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council of the Township of Verona, in the County of Essex, New Jersey, hereby affirms compliance *N.J.A.C. 5:30-6.5* and does hereby submit a certified copy of this resolution and the required affidavit to the Local Finance Board to show evidence of said compliance.

**ROLL CALL:**

**AYES:** McGrath, Roman, McEvoy, Tamburro

**NAYS:**

**ABSENT:** Holland

Pool Financial Analysis Presentation is presented – New Gen

Deputy Manager’s Report:

Town Hall improvements, employee insurance options, OPEIU contract, NJ Lead Law and future construction projects are discussed.

Councilmember’s Reports:

Deputy Mayor McEvoy congratulates Councilwoman Holland and Mayor Tamburro on their re-election and acknowledges the other candidates for running. He attended Fall-O-Ween and encourages members of the public to attend the West Orange Planning Board hearing for the Highlands which had a meeting tonight with another one in the future.

Councilman Roman also congratulates his fellow councilmembers on their re-election and all other candidates for participating and running. He also extends his congratulations to Al Barlas, Christina Phillips and Governor Mikie Sherrill and expresses his gratitude to Municipal Clerk Jennifer Kiernan and all poll workers for making the election process run smoothly. He lastly expresses his contentment for the well-executed and well attended Fall-O-Ween event.

Councilwoman McGrath echoes the congratulates for her colleague’s re-election and thanks the other candidates for participating. She also expresses her happiness and congratulates to

Christina Phillips, Al Barlas and Governor Mikie Sherrill. She thanks Municipal Clerk, Jennifer Kiernan for the successful voting process and was able to attend the county's Veteran's Day event on Friday. The MIAAC met and discussed their event planning through early 2026 and the Shade Tree Committee met and discussed their many current projects.

Public Comment:

Corey Schorr, Verona, New Jersey

**ORDINANCE No. 2025-17**

**AN ORDINANCE ADOPTING THE REDEVELOPMENT PLAN FOR  
383 BLOOMFIELD AVENUE REDEVELOPMENT AREA**

A motion was made by Councilman Roman; seconded by Deputy Mayor McEvoy.

Public Hearing:

None.

**ROLL CALL:**

**AYES:** McGrath, Roman, McEvoy, Tamburro

**NAYS:**

**ABSENT:** Holland

Ordinance 2025-17 is adopted by a vote of 4-0. It will be published according to law.

**ORDINANCE No. 2025-18**

**AMENDING THE CODE OF THE TOWNSHIP OF VERONA TO REPEAL  
CHAPTER 150-8.11 "MASSAGE PARLORS, MASSEURS AND MASSEUSES"  
OF THE ZONING CODE IN ITS ENTIRETY AND CREATE A NEW  
CHAPTER 330 ENTITLED "MASSAGE PARLORS, BARBERSHOPS,  
HAIRSTYLING, COSMETOLOGY AND NAIL SALONS" IN THE  
TOWNSHIP CODE**

A motion is made by Councilwoman McGrath; seconded by Councilman Roman.

Public Comment:

None.

**ROLL CALL:**

**AYES:** McGrath, Roman, McEvoy, Tamburro

**NAYS:**

**ABSENT:** Holland

Ordinance 2025-18 is adopted by a vote of 4-0. It will be published according to law.

**ORDINANCE No. 2025-19**

**AN ORDINANCE TO AMEND CHAPTER A565-4 "HEALTH DEPARTMENT  
FEES" OF THE TOWNSHIP CODE**

A motion is made by Councilman Roman; seconded by Councilwoman McGrath.

Public Comment:

None.

**ROLL CALL:**

**AYES: McGrath, Roman, McEvoy, Tamburro**  
**NAYS:**  
**ABSENT: Holland**

Ordinance 2025-19 is adopted by a vote of 4-0. It will be published according to law.

**ORDINANCE No. 2025-20**

**BOND ORDINANCE PROVIDING A SUPPLEMENTAL APPROPRIATION  
OF \$325,000 FOR PRELIMINARY PLANNING EXPENSES AND  
IMPROVEMENT OF EVERETT FIELD IN AND BY THE TOWNSHIP OF  
VERONA, IN THE COUNTY OF ESSEX, NEW JERSEY, AND  
AUTHORIZING THE ISSUANCE OF \$325,000 BONDS OR NOTES OF THE  
TOWNSHIP TO FINANCE PART OF THE COST THEREOF.**

A motion is made by Councilman Roman; seconded by Mayor Tamburro.

**ROLL CALL:**

**AYES: McGrath, Roman, McEvoy, Tamburro**  
**NAYS:**  
**ABSENT: Holland**

Ordinance I-1 will be numbered 2025-20 and will be published according to law and a public hearing will be held on December 1<sup>st</sup>.

**ORDINANCE No. 2025-21**

**AMENDING CHAPTER 140 OF THE TOWNSHIP CODE ENTITLED,  
“VEHICLES & TRAFFIC” TO CREATE A NEW ARTICLE XV ENTITLED,  
“TRAFFIC CONTROL AT THE COMMUNITY CENTER LOTS INCLUDING  
THE PARKING LOTS OF LIBERTY AND FREEDOM FIELD  
PARKING LOTS”**

A motion is made by Deputy Mayor McEvoy; seconded by Councilman Roman.

**ROLL CALL:**

**AYES: McGrath, Roman, McEvoy, Tamburro**  
**NAYS:**  
**ABSENT: Holland**

Ordinance I-2 will be numbered 2025-21 and will be published according to law and a public hearing will be held on December 1<sup>st</sup>.

**ORDINANCE NO. 2025-22**

**AMENDING CHAPTER 222, ARTICLE I ENTITLED “DISPLAY OF FLAGS”  
OF THE CODE OF THE TOWNSHIP OF VERONA**

A motion is made by Mayor Tamburro; seconded by Deputy Mayor McEvoy.

**ROLL CALL:**

**AYES: McGrath, Roman, McEvoy, Tamburro**  
**NAYS:**  
**ABSENT: Holland**

Ordinance I-3 will be numbered 2025-22 and will be published according to law and a public hearing will be held on December 1<sup>st</sup>.

Consent Agenda:

**RESOLUTION No. 2025-246**

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

**AUTHORIZE BUDGET TRANSFERS BETWEEN APPROPRIATION  
ACCOUNTS PURSUANT TO NJSA 40a:40-1**

**WHEREAS**, certain transfers of funds for various 2025 budget appropriations are necessary to cover anticipated expenditures; and,

**WHEREAS**, N.J.S.A. 40a:4-58 provides for transfer of appropriations with an excess over and above the amount deemed necessary to fulfil their purposes to those appropriations deemed to be insufficient; and,

**WHEREAS**, the appropriations subject to fund transfers hereby are not within those restricted by N.J.S.A. 40a:4-58 for transfer purposes.

**NOW, THEREFORE BE IT RESOLVED**, by the Township Council of the Township of Verona that the Chief Financial Officer shall and is hereby authorized to make transfers between appropriations accounts of the 2025 Municipal Budget as follows:

	TO	FROM
Finance – Salary and Wages	\$10,000.00	
Planning Board - Salary and Wages	\$15,000.00	
Health Waivers	\$5,000.00	
Police – Salary and Wages	\$30,000.00	
Pool – Operating	\$15,000.00	
Water and Sewer – Other Expenses	\$100,000.00	
Finance – Other Expenses		\$8,000.00
Assessor – Salary and Wages		\$2,000.00
Planning Board – Other Expenses		\$6,000.00
Clerk – Salary and Wages		\$9,000.00
Engineer – Other Expenses		\$5,000.00
IT – Salary and Wages		\$30,000.00
Pool- Salary and Wages		\$15,000.00
Water and Sewer – Salary and Wages		\$100,000.00
TOTALS	\$175,000.00	\$175,000.00

**RESOLUTION No. 2025-247**

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

**APPROVING CHANGE ORDER #4 AND CONTRACT CLOSE-OUT FOR  
CONTRACT No. 2023-07 LINN DRIVE WELL FACILITY PFAS AND  
ARSENIC TREATMENT**

**WHEREAS**, Resolution No. 2024-015 awarded Contract 2023-07 – Linn Drive Well Facility PFAS and Arsenic Treatment to Sovereign Consulting, Inc. Robbinsville, New Jersey in the base bid amount of \$1,711,000.00; and

**WHEREAS**, Change Orders No. 1, 2 and 3 totaling an overall increase of \$85,557.44 were previously approved by the Township Council; and

**WHEREAS**, the Township has received Contract Change No. 4 to extend the contract time to September 23, 2025 with no change in project costs; and

**WHEREAS**, Contract Change No. 4 is in the best interests of the Township of Verona.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Verona, in the County of Essex, New Jersey that Contract Change No. 4 be approved for a final contract amount of \$1,796,557.44, resulting in an overall increase of 5%, be approved.

**BE IT FURTHER RESOLVED** that the Township Manager, the Township Clerk and any other officer as may be deemed appropriate are hereby authorized to execute Contract Change No. 4 and Close-Out Contract No. 2023-07 on behalf of the Township.

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

**RESOLUTION No. 2025-248**

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

**AWARDING CONTRACT No. 2024-15  
IMPROVEMENTS TO THE COMMUNITY POOL**

**WHEREAS**, Resolution No. 2024-230 awarded Contract 2024-15 – Improvements to the Community Pool to Tsvicos Enterprises, Neptune, New Jersey in the base bid amount of \$423,000; and

**WHEREAS**, the Township approved Change No. 1 with Resolution No. 2025-104 for as-built quantities in the amount of +\$54,000.00.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Verona, in the County of Essex, New Jersey that the Township Manager, Township Clerk and any other officer as may be deemed appropriate are hereby authorized to Close-Out Contract No. 2024-15 with a final contract amount of \$477,000 on behalf of the Township.

**RESOLUTION No. 2025-249**

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

**AWARDING CONTRACT No. 2025-06  
ROOF REPLACEMENT AT THE TOWNSHIP OF VERONA**

**WHEREAS**, the Township of Verona received bids for roof replacements at the Township of Verona – Contract No. 2025-06 on October 3, 2025; and

**WHEREAS**, Resolution No. 2025-240 was adopted by the Township Council at the October 20, 2025 meeting but the award amount and spelling of the contractor was incorrect; and

**WHEREAS**, this resolution will ratify the Township Council's adoption of Resolution 2025-240 and awards contract 2025-06 to the Mak Group LLC, Saddle Brook, New Jersey in the correct amount of \$788, 032.

**NOW THEREFORE, BE IT RESOLVED**, that \$788,032 shall be charged to Ordinance No. 2025-10A(t) or any account that may be deemed appropriate by the Chief Financial Officer or her designee and shall be charged against and the availability of funds has been certified by the Chief Financial Officer.

**BE IT FURTHER RESOLVED** that the Township Manager or his designee is hereby authorized to enter into an agreement or any other required documents for the aforementioned services a copy of which shall be available for public inspection in the Office of the Municipal Clerk.

#### **RESOLUTION No. 2025-250**

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

#### **AUTHORIZING A SHARED SERVICES AGREEMENT BETWEEN THE TOWNSHIP OF VERONA AND THE VERONA BOARD OF EDUCATION FOR THE TREES FOR SCHOOLS GRANTS PROGRAM**

**WHEREAS**, the Board of Education applied for and was awarded a grant under the Trees for Schools Grants Program and needs the Township to provide for the labor, equipment and services to implement the program; and

**WHEREAS**, the Township is willing to assist the Board of Education by providing Township personnel and contract professionals to provide the labor and equipment to help the Board of Education perform under the Trees for Schools Grants Program; and

**WHEREAS**, in the spirit of intra-municipal cooperation and furtherance of the principles underlying the Act, the Township and the Board of Education have negotiated an Agreement for the shared execution of the Trees for Schools Grants Program which will benefit the Township by covering the cost of planting approximately 45 trees in the community.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Verona, in the County of Essex, State of New Jersey, that the Township Manager and Municipal Clerk are authorized to execute the attached agreement and take any other necessary measures to carry out the intent of this Resolution.

#### **RESOLUTION No. 2025-251**

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

#### **RESOLUTION OF THE TOWNSHIP OF VERONA, COUNTY OF ESSEX, STATE OF NEW JERSEY, CANCELLING FUNDED APPROPRIATION BALANCES UNDER CERTAIN BOND ORDINANCES PREVIOUSLY ADOPTED BY THE TOWNSHIP OF VERONA FOR VARIOUS GENERAL CAPITAL IMPROVEMENT PROJECTS IN THE TOTAL AMOUNT OF \$28,851.69**

**WHEREAS**, the Township of Verona, Essex County, New Jersey previously adopted Bond Ordinances for the purpose of funding various capital projects and improvements of the Township as more fully specified in the Bond Ordinances and

**WHEREAS**, as of the date hereof, the projects have been completed.

**NOW THEREFORE BE IT RESOLVED**, the Township now desires to cancel such appropriations and transfer the funded balances to their respective fund surplus:

ORDINANCE	DESCRIPTION	AMOUNT TO BE CANCELLED
<b>General Capital</b>		
18-16	Various Improvements- Phase II Security	\$1.75
19-21A	Various Improvements- GPS Surveying Equipment	\$848.24
19-21H	Various Improvements- Fire Department Equipment	\$1.70
2020-05	Install Comm Center HVAC	\$28,000.00
	<b>Total General Capital</b>	<b>\$28,851.69</b>

**RESOLUTION No. 2025-252**

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

**RESOLUTION OF THE TOWNSHIP OF VERONA, COUNTY OF ESSEX,  
STATE OF NEW JERSEY, CANCELLING FUNDED APPROPRIATION  
BALANCES UNDER CERTAIN BOND ORDINANCES PREVIOUSLY  
ADOPTED BY THE TOWNSHIP OF VERONA FOR VARIOUS WATER  
SEWER CAPITAL IMPROVEMENT PROJECTS IN THE TOTAL AMOUNT  
OF \$1,180.89**

**WHEREAS**, the Township of Verona, Essex County, New Jersey previously adopted Bond Ordinances for the purpose of funding various capital projects and improvements of the Township as more fully specified in the Bond Ordinances and

**WHEREAS**, as of the date hereof, the projects have been completed.

**NOW THEREFORE BE IT RESOLVED**, the Township now desires to cancel such appropriations and transfer the funded balances to their respective fund surplus;

ORDINANCE	DESCRIPTION	AMOUNT TO BE CANCELLED
<b>Water/Sewer Capital</b>		
5-14	Lab Equipment	1,180.89
	<b>Total Water/Sewer Capital</b>	<b>\$1,180.89</b>

**RESOLUTION No. 2025-253**

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

**CANCEL TAXES BLOCK 1102 LOT 44 TOTALLY EXEMPT VETERAN**

**WHEREAS**, the Tax Collector was notified from the Tax Assessor’s office that Block 1102 Lot 44, property known as 46 Ann Street, as of October 22, 2025 should be totally exempt due to the owner being a totally disabled veteran.



**NOW, THEREFORE, BE IT RESOLVED**, that the Tax Collector be authorized to cancel a portion of the 4<sup>th</sup> quarter billing on Block 1102 lot 44.

**RESOLUTION No. 2025-254**

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

**REFUNDING TAX LIEN REDEMPTION**

**WHEREAS**, property located at 349 Bloomfield Avenue Unit 18, Block 712 Lot 1 Qualifier C0018, owned by Gabriella Minkov, has been held in tax lien since December 5, 2024; and

**WHEREAS**, payment was received, in the amount of \$13,531.09 from Meyerson Fox & Conte, clearing the lien as follows:

Certificate #24-00003	
Certificate	\$1,578.52
2% Redemption Penalty	\$ 31.57
Recording Fee	\$ 55.00
Search Fee	\$ 12.00
2024 Taxes plus Interest and Penalty	\$7,168.39
2025 Taxes plus Interest and Penalty	<u>\$4,685.61</u>
Total Redemption	\$13,531.09
 Premium	 \$18,000.00
 <b>Total</b>	 <b>\$31,531.09</b>

**WHEREAS**, this certificate has been held by the Township of Verona and the certificate has been received and properly signed for cancellation.

**NOW, THEREFORE, BE IT RESOLVED**, that the Chief Financial Officer and Tax Collector be authorized to refund, from Trust, \$31,531.09 to:

Dianne Clemente  
PO Box 141  
Wyckoff, NJ 07481

**RESOLUTION No. 2025-255**

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

**PERMITTING ITEMS TO BE DISCUSSED IN EXECUTIVE SESSION**

**WHEREAS**, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975, permits the exclusion of the Public from a meeting in certain circumstances; and

**WHEREAS**, this public body is of the opinion that such circumstances presently exist.

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

The public shall be excluded from discussion of an action upon the hereinafter specified subject matter.

1. Purchase, Lease or Acquisition of Real Property pursuant to *N.J.S.A. 10:4-12 (5)*
2. Pending, Ongoing, or Anticipated Litigation and Contract Negotiations pursuant to *N.J.S.A. 10:4-12 (7)*

K-1 and L-1 and L-3 through L-11 is moved by Councilman Roman; seconded by Councilwoman McGrath.

Public Comment on Consent Agenda:

Corey Schorr, Verona, New Jersey

**ROLL CALL:**

**AYES:** McGrath, Roman, McEvoy, Tamburro

**NAYS:**

**ABSENT:** Holland

Public Comment:

Corey Schor, Verona, New Jersey


Council enters into Executive Session at 9:27 p.m. Council re-enters Public Session at 10:26 p.m.

Motion to adjourn is made by Councilman Roman; seconded by Deputy Mayor McEvoy at 10:27 p.m.

The next meeting is December 1, 2025.

Respectfully submitted,

  
Jennifer Kiernan, Municipal Clerk

  
Christopher Tamburro, Mayor

APPROVED: December 15, 2025