

TOWNSHIP COUNCIL AGENDA

DECEMBER 15, 2025

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY



TOWNSHIP COUNCIL AGENDA

REGULAR MEETING

7:00 P.M.

DECEMBER 15, 2025

MUNICIPAL BUILDING, 600 BLOOMFIELD AVENUE

Via the internet, please click the link below to join the meeting:

<https://zoom.us/j/95262662770>

Via telephone, please dial 1(312)626-6799 or 1(646)558-8656

Use Zoom Meeting ID: 952-6266-2770, when prompted for a Participant ID, press #

A. CALL TO ORDER

The notice requirements of the Open Public Meetings Act have been satisfied with respect to this meeting of the Township Council. The meeting time and date were included in the public meeting notice along with the public internet link and telephone call-in information. Said notice and the meeting agenda was posted in the Municipal Building, and sent to the official newspapers of the Township, the Verona-Cedar Grove Times and the Star Ledger at least 48 hours preceding the start time of this meeting. The agenda and public handouts can be viewed online at www.veronanj.org/councilmeetings. A public comment period will be held in the order it is listed on the meeting agenda and instructions on how to comment will be provided at the appropriate time.

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. REPORT OF THE MAYOR

1. Julius Coltre, Essex County Liaison
2. Certificate of Recognition Presented to the 2025 Girls Suburban Volleyball Team
3. Chief Christopher Kiernan - recognition of Verona Police Department and Verona Rescue Squad Personnel

E. REPORT OF THE TOWNSHIP MANAGER

1. Resolution No. 2025- Authorizing the Execution of an Agreement with Skyline Properties, LLC for Affordable Housing 4th Round Obligations
2. Resolution No. 2025- Authorizing the Execution of a Memorandum of Understanding Between the Township of Verona and the Fair Share Housing Center
3. Deputy Manager's Report

F. COUNCILMEMBERS' REPORTS

G. PUBLIC COMMENT

H. HEARING ADOPTION OR AMENDMENT OF ORDINANCES

1. Ordinance No. 2025-23 Amending Chapter 150 "Zoning" Article XII "Non-Conforming Uses and Structures," Section 13.3 "Extensions, Enlargements or Changes", Paragraph (B)
2. Ordinance No. 2025-24 Setting the 2026 Community Pool Fees
3. Ordinance No. 2025-25 Establishing the Community Pool Non-Resident Membership

TOWNSHIP COUNCIL AGENDA **DECEMBER 15, 2025**

- 4. Ordinance No. 2025-26 Setting the 2026 Community Pool Membership Fees
- 5. Ordinance No. 2025-27 Setting the 2026 Seasonal Salaries of the Community Pool Employees
- 6. Ordinance No. 2025-28 Setting Pool Membership Exemptions
- 7. Ordinance No. 2025-29 Amending Chapter 501 of the Township Code, “Flood Advisory Control Board”

I. ORDINANCES FOR INTRODUCTION

J. PUBLIC COMMENT ON CONSENT AGENDA ITEMS

CONSENT AGENDA

- ### K. MINUTES**
- 1. November 10, 2025
 - 2. December 1, 2025

L. PROPOSED RESOLUTIONS

- 1. Resolution No. 2025- Budget Transfers ***'
- 2. Resolution No. 2025- Authorize Change Order #1 for Contract 2024-20 Claridge Booster Pumping Station
- 3. Resolution No. 2025- Amending Professional Service Contract with T&M Associates for Affordable Housing Planning Services
- 4. Resolution No. 2025- Authorizing a Contract with George S. Coyne Chemical
- 5. Resolution No. 2025- Authorize an Increase in the Contract with Verona Heating and Cooling
- 6. Resolution No. 2025- Permitting Removal of an Extraordinary Tree – Block 2209, Lot 16
- 7. Resolution No. 2025- Permitting Removal of an Extraordinary Tree – Block 609, Lot 41
- 8. Resolution No. 2025- Cancellation of Funded Balances of Ordinances
- 9. Resolution No. 2025- Cancellation of Stale Outstanding Checks
- 10. Resolution No. 2025- Tax Lien Redemption, Block 201, Lot 5
- 11. Resolution No. 2025- Authorizing the Execution of a Certificate of Completion for Verona Flats
- 12. Resolution No. 2025- Authorizing the Planning Board to Conduct a Preliminary Investigation to Designate 420 Bloomfield Avenue as an Area in Need of Redevelopment
- 13. Resolution No. 2025- Executive Session

M. LICENSES AND PERMITS

N. ADDENDUM

O. NEW/UNFINISHED BUSINESS

- 1. Appointments of Board, Committees and Commissions
 - a. Board of Adjustment
 - i. Public Member **Term Expiring**
1/15/2029
 - ii. Public Member 1/15/2029
 - b. Environmental Commission
 - i. Public Member 1/15/2028
 - ii. Public Member 1/15/2028
 - iii. Alternate #2 1/15/2027
 - c. Green Team
 - i. Public Member 1/15/2026
 - ii. Public Member 1/15/2026
 - iii. Public Member 1/15/2026
 - iv. Public Member 1/15/2026
 - v. Public Member 1/15/2026
 - vi. Public Member 1/15/2026
 - vii. Public Member 1/15/2026

TOWNSHIP COUNCIL AGENDA

DECEMBER 15, 2025

- d. Historical Preservation Commission
 - i. Public Member 1/15/2029
 - ii. Public Member 1/15/2029
 - iii. Alternate #1 1/15/2027
- e. Library Board of Trustees
 - i. Public Member 1/15/2030
 - ii. Mayor's Alternate 1/15/2027
- f. Multicultural Inclusive Accessibility Advisory Committee
 - i. Public Member 1/15/2028
 - ii. Public Member 1/15/2028
 - iii. Public Member 1/15/2028
- g. Neighborhood Traffic & Safety Advisory Committee
 - i. Public Member 1/15/2027
 - ii. Public Member 1/15/2027
 - iii. Public Member 1/15/2027
- h. Open Space Advisory Committee
 - i. Public Member 1/15/2028
 - ii. Public Member 1/15/2028
 - iii. Public Member 1/15/2028
- i. Parks & Recreation Advisory Committee
 - i. Public Member 1/15/2028
 - ii. Public Member 1/15/2028
 - iii. Public Member 1/15/2028
- j. Planning Board
 - i. Public Member 1/15/2029
 - ii. Public Member 1/15/2029
 - iii. Alternate #1 1/15/2027
- k. Rent Control Board
 - i. Public Member 1/15/2029
- l. Shade Tree Commission
 - i. Public Member 1/15/2030
 - ii. Alternate #2 1/15/2029
- m. Verona Municipal Alliance
 - i. Public Member 1/15/2028
 - ii. Public Member 1/15/2028
 - iii. Public Member 1/15/2028
 - iv. Public Member 1/15/2028
- B. PUBLIC COMMENT**
- C. EXECUTIVE SESSION**
- D. ADJOURNMENT**

DUE TO THE ENACTMENT OF DANIEL'S LAW, PLEASE PROVIDE
ONLY YOUR NAME & TOWNSHIP DURING PUBLIC COMMENT & PUBLIC HEARINGS
The public may speak on any matter during Public Comment, as listed on the agenda. At that time,
anyone from the public wishing to speak will be recognized.
Your comments shall be limited to four (4) minutes.

TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY

RESOLUTION No. 2025-

A motion was made by ; seconded by that the following resolution be adopted:

AUTHORIZING THE EXECUTION OF THE MEMORANDUM OF
AGREEMENT WITH A&R SKYLINE PROPERTIES, LLC TO RESOLVE THE
TOWNSHIP’S AFFORDABLE HOUSING FOURTH ROUND PROSPECTIVE
NEED OBLIGATIONS

LEFT

INTENTIONALLY

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under counsel review

ROLL CALL:
AYES:
NAYS:
ABSENT:
ABSTAIN:

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 DECEMBER 15, 2025.

JENNIFER KIERNAN, RMC, CMC
MUNICIPAL CLERK

TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY

RESOLUTION No. 2025-

A motion was made by ; seconded by that the following resolution be adopted:

AUTHORIZING THE EXECUTION OF THE MEMORANDUM OF
AGREEMENT WITH FAIR SHARE HOUSING CENTER FOR THE
TOWNSHIP’S AFFORDABLE HOUSING FOURTH ROUND PROSPECTIVE
NEED OBLIGATIONS

LEFT

INTENTIONALLY

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under counsel review

ROLL CALL:
AYES:
NAYS:
ABSENT:
ABSTAIN:

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 DECEMBER 15, 2025.

JENNIFER KIERNAN, RMC, CMC
MUNICIPAL CLERK

TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY

ORDINANCE No. 2025-23

AMENDING CHAPTER 150 ZONING, ARTICLE XIII “NON-CONFORMING USES
AND STRUCTURES”, SECTION 13.3 “EXTENSIONS, ENLARGEMENTS OR
CHANGES”, PARAGRAPH (B)

BE IT ORDAINED by the Township Council of the Township of Verona, County of Essex, New Jersey, as follows:

SECTION 1: Chapter 150-13.3(B) of the Township Code is amended as follows: [Added text is **emboldened**, and text being eliminated is shown in *strikethrough italics*.]

§ 150-13.3 Extensions, enlargements or changes.

~~B. A one or two family residential building which complies with the use requirements of this chapter and is nonconforming because of the yard regulations may be enlarged; provided, that any violation of any setback may be expanded; provided, that the expansion does not encroach further into such violated setback and no other setback regulations are violated.~~

B. A residential building which complies with the use requirements of this Ordinance, and which violates a setback regulation may be expanded, provided that such expansion complies with all current bulk regulations and does not enlarge the extent of the existing setback violation, whether by height or by extension.

SECTION 2: REPEAL OF INCONSISTENT PROVISIONS

All ordinances or parts thereof in conflict or inconsistent with this Ordinance are hereby repealed, but only to the extent of such conflict or inconsistency, it being the legislative intent that all such ordinances or part of ordinances now existing or in effect unless the same are in conflict or inconsistent with any provision of this Ordinance shall remain in effect.

SECTION 3: SEVERABILITY

The provisions of this Ordinance are declared to be severable and if any section, subsection, sentence, clause or phrase thereof for any reason be held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, subsections, sentences, clauses and phrases of this Ordinance, but shall remaining in effect; it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 4: EFFECTIVE DATE

This Ordinance shall take effect immediately upon passage and publication as provided by law.

SECTION 5: CODIFICATION

The Municipal Clerk and the Township Attorney are authorized and directed to change any Chapter, Article and/or Section number of the Code of the Township of Verona in the event that the codification of this Ordinance reveals that there is a conflict between the numbers and the existing Code, and in order to avoid confusion and possible accidental repealers of existing provisions not intended to be repealed.

ATTEST:

JENNIFER KIERNAN, CMC
MUNICIPAL CLERK

I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED IN THE STAR LEDGER, A NEWSPAPER PUBLISHED IN THE COUNTY OF ESSEX AND CIRCULATED IN THE TOWNSHIP OF VERONA, IN THE ISSUE OF DECEMBER 5, 2025 AND XXX.

JENNIFER KIERNAN, CMC
MUNICIPAL CLERK

INTRODUCTION: December 1, 2025
PUBLIC HEARING: December 15, 2025
EFFECTIVE DATE:

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY

ORDINANCE No. 2025-24

AN ORDINANCE TO AMEND CHAPTER A565-7 OF THE CODE OF THE
TOWNSHIP OF VERONA - “POOL FEES”

BE IT ORDAINED by the Township Council of the Township of Verona, County of Essex, New Jersey as follows:

SECTION 1. Chapter A565-7 entitled “Verona Community Pool; membership and other fees” of the Code of the Township of Verona, Paragraph A. “Membership Fee Schedule” is hereby amended and replaced to read as follows:

Category	2026 Fee
Gazebo Rental (2 Hour Rental)	\$105
Rec Tent Rental Sat. & Sun. Only (2 Hour Rental)	\$105
Rain Date	\$50
Gazebo & Rec Tent Extended Rental (2 hour increments)	\$105
Adult Guest Pass	\$21
Child Guest Pass	\$16
Adult Resident Day Pass	\$46
Child Resident Day Pass	\$31
Pre-Season Guest Book	\$108
Guest Book (12 passes)	\$230
Pool Party – Non-Profit Organizations	\$306 / hr + Labor Cost
Pool Party - For Profit Organizations	\$3,450 / hour
Pool Membership Late Fee after 5/1	\$50
Individual Swim Lesson	\$30 / Half Hour
Replacement Badge (per membership)	\$20
Verona Waves & Mini Waves	\$125
Morning Water Aerobics	\$125
Twilight Water Aerobics	\$125
Family Night - non-member resident	\$10
Pre-Season Concert - Resident	\$20
Pre-Season Concert – Non-Resident	\$40
Summer Playgrounds Trips	\$25 (all trips)
Cougars Rental	\$15,500
Gold Sponsor	\$2,500
Silver Sponsor	\$1,500
Bronze Sponsor	\$750
Individual Sponsor	\$500
Special Event Sponsorship	Up to \$10,000
Fire/Rescue Member Sponsorship	Up to \$15,000

SECTION 2. If any section, sub-section, paragraph, sentence or any other part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance.

SECTION 3. All ordinances or parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4. This ordinance shall take effect 20 days after final passage and publication as prescribed by law.

ATTEST:

JENNIFER KIERNAN, CMC
MUNICIPAL CLERK

I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED IN THE STAR LEDGER, A NEWSPAPER PUBLISHED IN THE COUNTY OF ESSEX AND CIRCULATED IN THE TOWNSHIP OF VERONA, IN THE ISSUE OF DECEMBER 5, 2025 AND XXX.

JENNIFER KIERNAN, CMC
MUNICIPAL CLERK

INTRODUCTION: December 1, 2025
PUBLIC HEARING: December 15, 2025
EFFECTIVE DATE:

TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY

ORDINANCE NO. 2025-25

AMENDING THE CODE OF THE TOWNSHIP OF VERONA, CHAPTER
A565, "FEES", A565-7 "VERONA COMMUNITY POOL; MEMBERSHIP AND
OTHER FEES". SECTION B., "MEMBERSHIP TYPES" TO ESTABLISH A
NON-RESIDENT MEMBERSHIP CATEGORY AND TO REVISE OTHER
CATEGORIES

WHEREAS, the Township Council deems it appropriate to establish a new membership category at the Verona Community Pool for non-resident memberships; and

WHEREAS, non-resident memberships will be made available to individuals that reside in an Essex County municipality within 1.25 miles of a Verona border or **to individuals and families referred by a current pool member regardless of where they reside**; and

WHEREAS, the following municipalities are within 1.25 miles of a Verona border – Caldwell, North Caldwell, West Caldwell, Cedar Grove, Fairfield, Essex Fells, Roseland, Montclair and West Orange; and

WHEREAS, other membership categories are also being revised.

NOW THEREFORE BE IT ORDAINED by the Township Council of the Township of Verona, County of Essex, New Jersey that Chapter A565, Fees, A565-7 "Verona Community Pool; membership and other fees" Section B. "Membership Types" is amended to read as follows [Added text is **emboldened**]:

SECTION 1: Membership types:

1. Family: One or two adults, **children 26 years of age or younger, or disabled adult dependents** that reside at the same residence within the Township.
2. Caregiver: Caregiver membership can be added to another membership type to allow for pool entry for a caregiver that provides a member assistance/care (examples include sitter for children or assistant for disabled or older adult).
3. Couple: Two adults that reside at the same residence within the Township.
4. Parent-guardian/child: One adult and one **child 26 years of age or younger or disabled adult dependent that reside at the same residence within the Township**.
5. Individual: An adult 18 years of age or older who resides within the Township.
6. Senior: An adult 62 years of age or older who resides within the Township.
7. **Non-Resident: Individuals or Families residing in a municipality that is within 1.25 miles of a Verona Border or an individual or family who is refereed by a current CY2026 pool member regardless of where they reside.**
8. Adult guest: An adult 18 years of age or older that enters the pool with an adult member.
9. Child guest: A child 17 years of age or younger that enters the pool with an adult member.
10. Adult individual twilight membership: Member is permitted to enter the pool every day of the week beginning at 4:00 p.m.
11. Adult day pass: Verona residents only Mondays through Fridays - Limit 3 per season (excludes Memorial Day, Fourth of July and Labor Day).
12. Child day pass: Verona residents only Mondays through Fridays. Limit 3 per season (excludes Memorial Day, Fourth of July and Labor Day).

SECTION 2. In case any one or more of the provisions of this Ordinance shall, for any reason, be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Ordinance shall be construed and enforced as if such illegal or invalid provision had not been contained herein.

SECTION 3. If any section, sub-section, paragraph, sentence or any other part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance.

SECTION 4. All ordinances or parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 5. This ordinance shall take effect 20 days after final passage and publication as prescribed by law.

ATTEST:

JENNIFER KIERNAN, CMC
MUNICIPAL CLERK

I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED IN THE STAR LEDGER, A NEWSPAPER PUBLISHED IN THE COUNTY OF ESSEX AND CIRCULATED IN THE TOWNSHIP OF VERONA, IN THE ISSUE OF DECEMBER 5, 2025 AND XXX.

JENNIFER KIERNAN, CMC
MUNICIPAL CLERK

INTRODUCTION: December 1, 2025
PUBLIC HEARING: December 15, 2025
EFFECTIVE DATE:

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY

ORDINANCE No. 2025-26

AN ORDINANCE TO AMEND CHAPTER A565-7 OF THE CODE OF THE
TOWNSHIP OF VERONA – “POOL MEMBERSHIP FEES”

BE IT ORDAINED by the Township Council of the Township of Verona, County of Essex, New Jersey as follows:

SECTION 1. Chapter A565-7 entitled “Verona Community Pool; membership and other fees” of the Code of the Township of Verona, Paragraph A. “Membership Fee Schedule” is hereby amended and replaced to read as follows:

A: Membership Fee Schedule

Membership Type	2026
Family	\$ 710.00
Caregiver	\$ 177.00
Couple	\$ 642.00
Parent / Child	\$ 608.00
Individual	\$ 467.00
Individual (Twilight	\$ 277.00
Senior	\$ 228.00
Non-Resident*	\$1,000.00

*Up to 100 Non-Resident memberships may be sold

SECTION 2. If any section, sub-section, paragraph, sentence or any other part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance.

SECTION 3. All ordinances or parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4. This ordinance shall take effect 20 days after final passage and publication as prescribed by law.

ATTEST:

JENNIFER KIERNAN, CMC
MUNICIPAL CLERK

I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED IN THE STAR LEDGER, A NEWSPAPER PUBLISHED IN THE COUNTY OF ESSEX AND CIRCULATED IN THE TOWNSHIP OF VERONA, IN THE ISSUE OF DECEMBER 5, 2025 AND XXX.

JENNIFER KIERNAN, CMC
MUNICIPAL CLERK

INTRODUCTION: December 1, 2025
PUBLIC HEARING: December 15, 2025
EFFECTIVE DATE:

TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY

ORDINANCE # 2025-27

FIXING THE SALARIES AND COMPENSATION OF THE
SEASONAL EMPLOYEES OF THE VERONA COMMUNITY POOL

BE IT ORDAINED by the Township Council of the Township of Verona, in the County of Essex, State of New Jersey as follows:

SECTION 1: As of the calendar year 2026, the salaries and compensations of the seasonal employees of the Township of Verona shall be at the following rates:

HOURLY EMPLOYEES*	
Position	Base Hourly Rate
Office, Maintenance, & Rec Tent	\$15.23
Lifeguards	\$16.23
Assistant Swim Coach	\$16.73
SUPERVISORY STIPENDS**	
Position	Range
Head Pool Manager	\$8,500 - \$20,000
Assistant Pool Manager	\$8,000 - \$11,000
Office Manager	\$8,000 - \$11,000
Head Swim Coach	\$4,000 - \$7,000
CERTIFICATION STIPENDS	
Certified Pool Operator - Pool Manager & Assistant Pool Manager	\$750
Lifeguarding with CPR/AED for Professional Rescuers and First Aid - Pool Manager, Assistant Pool Manager	\$250
Water Safety Instructor - Pool Manager, Assistant Pool Manager, Head Swim Coach	\$500
Lifeguard Management - Pool Manager, Assistant Pool Manager	\$500
Safety Training for Swim Coaches - Head Swim Coach, Assistant Swim Coach	\$250
Emergency Medical Technician - Pool Manager, Assistant Pool Manager, Lifeguard	\$750 of \$1.00/hr for Lifeguard
*Returning staff will have their hourly rates increased based on years of service - \$0.25 per year for years 1 - 3, \$1.00 in year 4, and \$0.25 for each year after 5 years	
**Returning Staff will receive a \$500 increase from the prior year	

SECTION 2: Salaries recorded above are base salaries.

SECTION 3: The salaries herein fixed shall be paid as follows: All employees monthly or semi-monthly unless the method of payment is changed by resolution of the Township Council.

SECTION 4: Such salaries respectively shall be in lieu of any and all fees to which the respective incumbents of said officers might be otherwise entitled to by statute of ordinance which fee immediately upon collection thereof shall be paid over to the Township Treasurer for the use of the Township.

SECTION 5: This ordinance shall take effect after final adoption and publication and otherwise as provided by law.

ATTEST:

JENNIFER KIERNAN, CMC
MUNICIPAL CLERK

I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED IN THE STAR LEDGER, A NEWSPAPER PUBLISHED IN THE COUNTY OF ESSEX AND CIRCULATED IN THE TOWNSHIP OF VERONA, IN THE ISSUE OF DECEMBER 5, 2025 AND XXX.

**JENNIFER KIERNAN, CMC
MUNICIPAL CLERK**

INTRODUCTION: December 1, 2025
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INTRODUCTION:
PUBLIC HEARING:
EFFECTIVE DATE:

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY

ORDINANCE No. 2025-28

**AMENDING THE CODE OF THE TOWNSHIP OF VERONA, CHAPTER
A565, "FEES", § A565-7.1 "VERONA COMMUNITY POOL: EXEMPTION
FROM FEES", TO REQUIRE THE TOWNSHIP'S CHIEF FINANCIAL
OFFICER TO ANNUALLY TRANSFER THE VALUE OF POOL
MEMBERSHIPS THAT ARE EXEMPT FROM FEES UNDER THIS SECTION
FROM THE GENERAL FUND TO THE POOL UTILITY**

WHEREAS, the Township Council finds it appropriate to make an annually deposit the value of the pool memberships that were exempt from fees under this section for the previous pool season into the pool utility from the general fund.

NOW THEREFORE BE IT ORDAINED by the Township Council of the Township of Verona, County of Essex, New Jersey that Chapter A565, "Fees", § A556-7.1 "Verona Community Pool: Exemption from Fees" is amended to read as follows: [Added text is **emboldened**.]

§ A565-7.1 Verona Community Pool: exemption from fees.

Active members of the Verona Fire Department and/or Verona Rescue Squad. Members of the regular, life, auxiliary and probationary membership classes of the Verona Fire Department and active, life and probationary membership classes of the Verona Rescue Squad are exempt from the fees established in § A565-7, Subsection A, entitled "Verona Community Pool; membership and other fees." To be eligible for an exemption under this section, a member must be 18 years of age and older with a minimum of one year of service to the organization; members of their families who reside in their household shall be construed to mean their spouse and dependents for members 24 years of age and older as of May 1; and parents, brothers and sisters for members under 24 years of age as of May 1. **On or before December 31 of each calendar year the Chief Financial Officer shall calculate the reasonable value of the pool memberships that were exempt from fees under this section for the pool season just ended and the Chief Financial Officer shall make a deposit into the pool utility from the general fund the value of those memberships.**

SECTION 1: REPEAL OF INCONSISTENT PROVISIONS

All ordinances or parts thereof in conflict or inconsistent with this Ordinance are hereby repealed, but only to the extent of such conflict or inconsistency, it being the legislative intent that all such ordinances or part of ordinances now existing or in effect unless the same are in conflict or inconsistent with any provision of this Ordinance shall remain in effect.

SECTION 2: SEVERABILITY

The provisions of this Ordinance are declared to be severable and if any section, subsection, sentence, clause or phrase thereof for any reason be held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, subsections, sentences, clauses and phrases of this Ordinance, but shall remaining in effect; it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3: EFFECTIVE DATE

This Ordinance shall take effect immediately upon passage and publication as provided by law.

SECTION 4: CODIFICATION

This ordinance shall be a part of the Code of the Township of Verona as though codified and fully set forth therein and shall be added to the Code at Chapter 5, Article II, Township Council, by the creation of §5-34. The Municipal Clerk shall have this ordinance codified and incorporated in the official copies of the Code. The Municipal Clerk and the Township Attorney are authorized and directed to change any Chapter, Article and/or Section number of the Code of the Township of Verona in the event that the codification of this Ordinance reveals that there is a conflict between the numbers and the existing Code, and in order to avoid confusion and possible accidental repealers of existing provisions not intended to be repealed.

ATTEST:

JENNIFER KIERNAN, CMC
MUNICIPAL CLERK

I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED IN THE STAR LEDGER, A NEWSPAPER PUBLISHED IN THE COUNTY OF ESSEX AND CIRCULATED IN THE TOWNSHIP OF VERONA, IN THE ISSUE OF DECEMBER 5, 2025 AND XXX.

JENNIFER KIERNAN, CMC
MUNICIPAL CLERK

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PUBLIC HEARING: December 15, 2025
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INTRODUCTION:
PUBLIC HEARING:
EFFECTIVE DATE:

TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY

ORDINANCE No. 2025-29

AMENDING CHAPTER 501 OF THE TOWNSHIP CODE
"FLOOD CONTROL ADVISORY BOARD"

BE IT ORDAINED by the Township Council of the Township of Verona, County of Essex, New Jersey, as follows:

SECTION 1: Chapter 501 of the Township Code is amended as follows: [Added text is **emboldened**, and text being eliminated is shown in *strikethrough italics*.]

SECTION 1:

§ 501 - Establishment.

There is hereby created The ~~Verona-Cedar Grove~~ **Verona, Cedar Grove, Little Falls and Woodland Park** Flood Control Advisory Board. In order to effectuate the establishment of the Board, the Township of Verona authorizes, upon the adoption of requisite like ordinance by the Township of Cedar Grove the creation of the Board, as set forth below.

§ 501 - Membership; appointment; terms.

A. The ~~Verona-Cedar Grove~~ **Verona, Cedar Grove, Little Falls and Woodland Park** Flood Control Advisory Board shall consist of ~~eight (8)~~ **twenty (20)** members, ~~four (4)~~ **five (5)** from each Township, and shall include the following appointments from each Township:

1. Township Manager, **Township Administrator, Borough Administrator** or ~~the Manager's~~ **their** designee in **their absence**. ~~the absence of the Manager;~~
2. Township/Borough Engineer or the Engineer's designee in the absence of the Engineer;
3. **The Township/Borough OEM Coordinator or Deputy Coordinator**
4. A member of the ~~Council~~ **governing body** to be appointed by it; and
5. A member of the public.

The term of the Township Manager **Township Administrator, Borough Administrator** and Township/**Borough** Engineer shall correspond to their respective tenure or if the member is the respective official's designee in the absence of the respective official, the designee shall serve at the pleasure of the official during the official's tenure. The term of the ~~Council~~ **governing body** member shall be for one year or terminate at the completion of their respective terms of office, whichever occurs first. Public members shall be appointed by the ~~Council~~ **governing body** and shall serve for terms of two years, except that the term of the members first appointed pursuant to this section shall be two years for the Township of Verona appointment and 3 years for the Township of Cedar Grove appointment so that the term of not more than one public member shall expire in any one year. Any vacancy occurring by reason of the death, resignation or removal for cause of any public member shall be filled by the ~~Council~~ **governing body** for the unexpired term of such member.

§ 501 - Duties and responsibilities.

The ~~Verona-Cedar Grove~~ **Verona, Cedar Grove, Little Falls and Woodland Park** Flood Control Advisory Board is hereby charged with the following duties and responsibilities:

- A. Work together with residents, elected and appointed officials to study, propose solutions and plan for the finance, acquisition, construction, maintenance, operation or improvement of works for the collection, diversion, impoundment, transportation and disposal of surface water in order to foster flood control and promote a basin-wide or sub-basin-wide approach to controlling floods, thereby protecting the public from the adverse effects of uncontrolled storm water drainage and conditions of flooding;
- B. Make recommendations to the governing body that will contribute to the overall management of the surface water of the Passaic River and the Peckman River basins,

insofar as those basins impact upon the properties located within the Township/**Borough**;

- C. Make, or cause to be made any necessary surveys, investigations, studies, borings, maps, plans, drawings and estimates of costs and revenues relating to the provision of flood control facilities, provided, however, the Board (or the Township of Verona on behalf of the Board) first secures or approves the full funding by way of budgetary appropriations or grants for such surveys, investigations and the like.
- D. Subject to the approval of the governing body of each of the member local units, the "~~Verona-Cedar Grove~~ **Verona, Cedar Grove, Little Falls and Woodland Park** " shall jointly receive and accept, on behalf of its member local units, from the federal or State government or any agency thereof, grants for the planning, acquisition, purchase, construction, extension, enlargement, reconstruction, improvement or financing of any of these facilities and to receive and accept contributions from any source of either money, property, labor or other things of value to be held, used and applied for the purposes for which these grants and contributions may be made.
- E. To provide the ~~Council~~ **governing body** with periodic reports (at least bi-annually) with updates on actions and recommendations on flood control measures that should be considered in accordance with the Board's responsibilities.

§ 501 - Organization; officers.

The Board shall elect a Chairperson and Secretary annually at its first organizational meeting. The Chair of the Board shall be elected by the members of the Board each year; however, a member from each of the member local units may serve as Chair only every other year. The Secretary may be a member of the Committee or a municipal employee of either Township/**Borough**. If a municipal employee is appointed with the approval of the respective Township Manager/**Township Administrator/Borough Administrator**, the cost of which, if any, shall be split evenly between the local units. However, an employee of from each of the member local units may serve as secretary only every other year.

The Secretary shall keep minutes of all the meetings of the Board, which minutes and copies of official correspondence of the Board shall be kept on file in the office of the Municipal Clerk.

§ 501 - Meetings.

The Board shall organize within 30 days after the first appointment of its members and then within the first 30 days each calendar year thereafter. The Committee shall hold regular meetings at least monthly. Special meetings may be called by the Chairperson. The Committee may make and amend rules and regulations concerning the conduct of its meetings.

SECTION 2: REPEAL OF INCONSISTENT PROVISIONS

All ordinances or parts thereof in conflict or inconsistent with this Ordinance are hereby repealed, but only to the extent of such conflict or inconsistency, it being the legislative intent that all such ordinances or part of ordinances now existing or in effect unless the same are in conflict or inconsistent with any provision of this Ordinance shall remain in effect.

SECTION 3: SEVERABILITY

The provisions of this Ordinance are declared to be severable and if any section, subsection, sentence, clause or phrase thereof for any reason be held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, subsections, sentences, clauses and phrases of this Ordinance, but shall remaining in effect; it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 4: EFFECTIVE DATE

This Ordinance shall take effect immediately upon passage and publication as provided by law.

SECTION 5: CODIFICATION

This ordinance shall be a part of the Code of the Township of Verona as though codified and fully set forth therein. The Municipal Clerk shall have this ordinance codified and incorporated in the

official copies of the Code. The Municipal Clerk and the Township Attorney are authorized and directed to change any Chapter, Article and/or Section number of the Code of the Township of Verona in the event that the codification of this Ordinance reveals that there is a conflict between the numbers and the existing Code, and in order to avoid confusion and possible accidental repealers of existing provisions not intended to be repealed.

ATTEST:

JENNIFER KIERNAN, CMC
MUNICIPAL CLERK

I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED IN THE STAR LEDGER, A NEWSPAPER PUBLISHED IN THE COUNTY OF ESSEX AND CIRCULATED IN THE TOWNSHIP OF VERONA, IN THE ISSUE OF DECEMBER 5, 2025 AND XXX.

JENNIFER KIERNAN, CMC
MUNICIPAL CLERK

INTRODUCTION: December 1, 2025
PUBLIC HEARING: December 15, 2025
EFFECTIVE DATE:

TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY

RESOLUTION No. 2025-

A motion was made by ; seconded by 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;

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:
Zoning- Salary and Wages	10,000.00	
Legal - Other Expenses	15,000.00	
Police - Salary and Wages	25,000.00	
S&H - Salary and Wages	25,000.00	
B&G - Salary and Wages	5,000.00	
Recreation - Operation Expenses	1,800.00	
Administration - Salary and Wages		15,000.00
Clerk - Salary and Wages		10,000.00
Assessor - Salary and Wages		10,000.00
Construction Code - Salary and Wages		30,000.00
IT - Salary and Wages		5,000.00
Solid Waste - Other Expense		10,000.00
Court - Operating Expenses		1,800.00
TOTALS	\$81,800.00	\$81,800.00

ROLL CALL:
AYES:
NAYS:
ABSENT:
ABSTAIN:

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 DECEMBER 15, 2025.

JENNIFER KIERNAN, RMC, CMC
MUNICIPAL CLERK

TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY

RESOLUTION No. 2025-

A motion was made by ; seconded by that the following resolution be adopted:

APPROVING CHANGE ORDER #1 FOR CONTRACT No. 2024-20
CLARIDGE DRIVE BOOSTER PUMPING STATION

WHEREAS, the Township Council of the Township of Verona awarded Contract No. 2024-20, Claridge Drive Booster Pumping Station to Sovereign Consulting with Resolution 2025-076; and

WHEREAS, Sovereign Consulting has requested a time extension to accommodate the lead time for the prefabricated pump station building; and

WHEREAS, the Consulting Engineer has reviewed the modification proposal and recommends that Change Order #1, extending the schedule of completion of the project at no cost be approved.

NOW, THEREFORE BE IT RESOLVED by the Township Council of the Township of Verona, in the County of Essex, New Jersey that Changer Order #1 for Contract No. 2024-20 be approved, extending the scheduled completion time of the project.


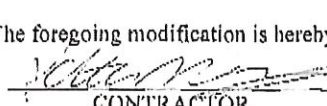


ROLL CALL:

- AYES:
- NAYS:
- ABSENT:
- ABSTAIN:

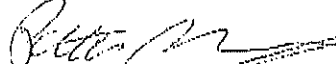
THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT A REGULAR MEETING HELD ON DECEMBER 15, 2025.

JENNIFER KIERNAN, RMC, CMC
MUNICIPAL CLERK

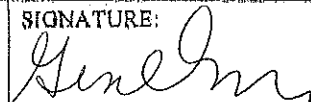
CONTRACT MODIFICATION PROPOSAL AND ACCEPTANCE

1. ISSUING OFFICE NJ Infrastructure Bank	2. PROJECT NO. 0720001-008	3. CONTRACT NO. 1	4. MODIFICATION NO. 1										
5. TO (CONTRACTOR) Sovereign Consulting, Inc 111-A North Gold Drive Robbinsville, NJ 08691		6. PROJECT LOCATION AND DESCRIPTION Claridge Drive Booster Pumping Station Township of Verona, NJ 07068											
<p>7. A proposal is required for making the hereinafter described change in accordance with specification and drawing revisions cited herein or listed in attachment hereto. Submit your proposal in space indicated on page 2, attach detailed breakdown of prime and sub-contract costs (See the clause of this contract entitled, "Changes". DO NOT start work under this proposed change until you receive a copy signed by the Contracting Officer or a directive to proceed).</p> <p>12/4/2025 Giselle Diaz, P.E. Boswell Inc </p> <p>_____ Date _____ Type Name and Title _____ Signature</p>													
<p>8. DESCRIPTION OF CHANGE: Pursuant to the clause of this contract covering changes, the contractor shall furnish all labor and material, and all work necessary to accomplish the following described work:</p> <p>The contractor has requested an extension of time of 119 calendar days from the existing contract deadline of 2/2/2026 to 6/1/2026</p>													
<p>As a result of the above, the contract price is revised as follows:</p> <table border="1"> <thead> <tr> <th>ITEM NO.</th> <th>ITEM DESCRIPTION</th> <th>UNIT PRICE</th> <th>ESTIMATED QUANTITY</th> <th>TOTAL COST</th> </tr> </thead> <tbody> <tr> <td colspan="5">No change in contract price associated with this time extension.</td> </tr> </tbody> </table>				ITEM NO.	ITEM DESCRIPTION	UNIT PRICE	ESTIMATED QUANTITY	TOTAL COST	No change in contract price associated with this time extension.				
ITEM NO.	ITEM DESCRIPTION	UNIT PRICE	ESTIMATED QUANTITY	TOTAL COST									
No change in contract price associated with this time extension.													
<p>TOTAL COST OF THIS MODIFICATION \$ 0.00</p>													
<p>The contract time is hereby: Increase <input checked="" type="checkbox"/> decrease <input type="checkbox"/> or remains the same <input type="checkbox"/> by 119 calendar days as a result of this modification.</p>													
<p>The foregoing modification is hereby accepted:</p> <p>  </p> <p>CONTRACTOR OWNER (NJPE SEAL) ENGINEER</p> <p>BY: <u>Robert Moraglio</u> BY: Kevin O'Sullivan, P.E. BY: Giselle Diaz, P.E.</p> <p>DATE: <u>12/4/25</u> DATE: <u>12/4/25</u> DATE: <u>12/4/2025</u></p>													
<p>APPROVAL:</p> <p>_____ STATE OF NEW JERSEY _____ DATE _____</p>													

CONTRACT MODIFICATION PROPOSAL AND ACCEPTANCE

9. ISSUING OFFICE NJ Infrastructure Bank	10. PROJECT NO. 0720001-008	11. CONTRACT NO. 1	12. MODIFICATION NO. 1
13. CONTRACTOR'S PROPOSAL - CHANGE IN CONTRACT PRICE (Detailed breakdown, attach additional sheets as necessary)			
(Proposed)			
<p>The contractor has requested a time extension of 119 calendar days to accomodate the lead time for the prefabricated pump station building. The lead time is now estimated at 18-weeks, putting the expected delivery in the first week of March, 2026. After delivery of the building, the contractor will require until 6/1/2026 for final completion. Please see the attached updated progress schedule as provided by the contractor.</p>			
NET INCREASE \$ 0.00		NET DECREASE \$ 0.00	CALENDER DAYS INCREASE 119 DAYS
DATE: 12/4/25	TYPE NAME AND TITLE: Patrick McLaughlin Sr. Dist. Engineer		SIGNATURE: 

CONTRACT MODIFICATION PROPOSAL AND ACCEPTANCE

14. ISSUING OFFICE & PROJECT NO. NJ Infrastructure Bank 0720001-008	15. CONTRACT NO. 1	16. MODIFICATION NO. 1
17. ORIGINAL CONTRACT BID PRICE \$ 1,894,400.00 TOTAL OF PREVIOUS CHANGE ORDERS \$ 0.00 TOTAL CONTRACT COST INCLUDING CHANGE ORDERS ... \$ 1,894,400.00		
18. NECESSITY FOR CHANGE AND REASON FOR OMISSION FROM PLANS AND SPECIFICATIONS: Updated lead time provided by the manufacturer for pre-fabricated building.		
19. OTHER IMPACTS RESULTANT OF THIS CHANGE: NA		
20. RESUME OF NEGOTIATIONS OR RECOMMENDATIONS (Loanee's Representative) : NA		
DATE: 12/4/2025	TYPE NAME AND TITLE OF LOANEE'S REPRESENTATIVE: Giselle Diaz, P.E. Boswell Engineering	SIGNATURE: 

CONSTRUCTION POTENTIAL CHANGE ORDER FORM

Sovereign Consulting Inc.

111A North Gold Drive
Robbinsville NJ, 08691
(609) 259-8200



PROJECT NAME
Claridge Drive Booster Station

DATE OF SUBMISSION
12/3/2025

SUBMITTED BY:
Patrick Mercogliano

CHANGE ORDER TITLE
PCO No. 2 - Time Extension

TRANSMITTED TO: Boswell

Reference Specification :

Reference Drawing :

Description

No cost time extension to the contract due to unforeseen delays in the manufacturing of the precast building.

Change Order Breakdown

MW building lead time is approximately 18 weeks from release of approved shop drawings. The release of the shop drawing was on 10/23/2025 immediately following the approval of the submitted building. The anticipated delivery date of the building will be the first week of March. As noted on the original schedule submitted under shop drawing cover 01500-001 A Preliminary Schedule, the generator is also not expected to arrive until mid April.

Per the contract, the NTP is dated July 17,2025 with a 200 day project length. This would put the contract substantial completion date at 02/2/2025. A no cost time only extension to the project is being requested due to the long lead times for critical path items.

A project extension of 119 calendar days and a new contract substantial completion date of June 1, 2026 is being requested.

Impact to Schedule
Yes ☒ No ☐

Impact to Cost
Yes ☐ No ☒

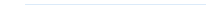


















Sub Total:	
Overhead (XX%):	
Profit (XX%):	
Total Change Order Cost:	

OWNER
Sovereign Consulting Inc.



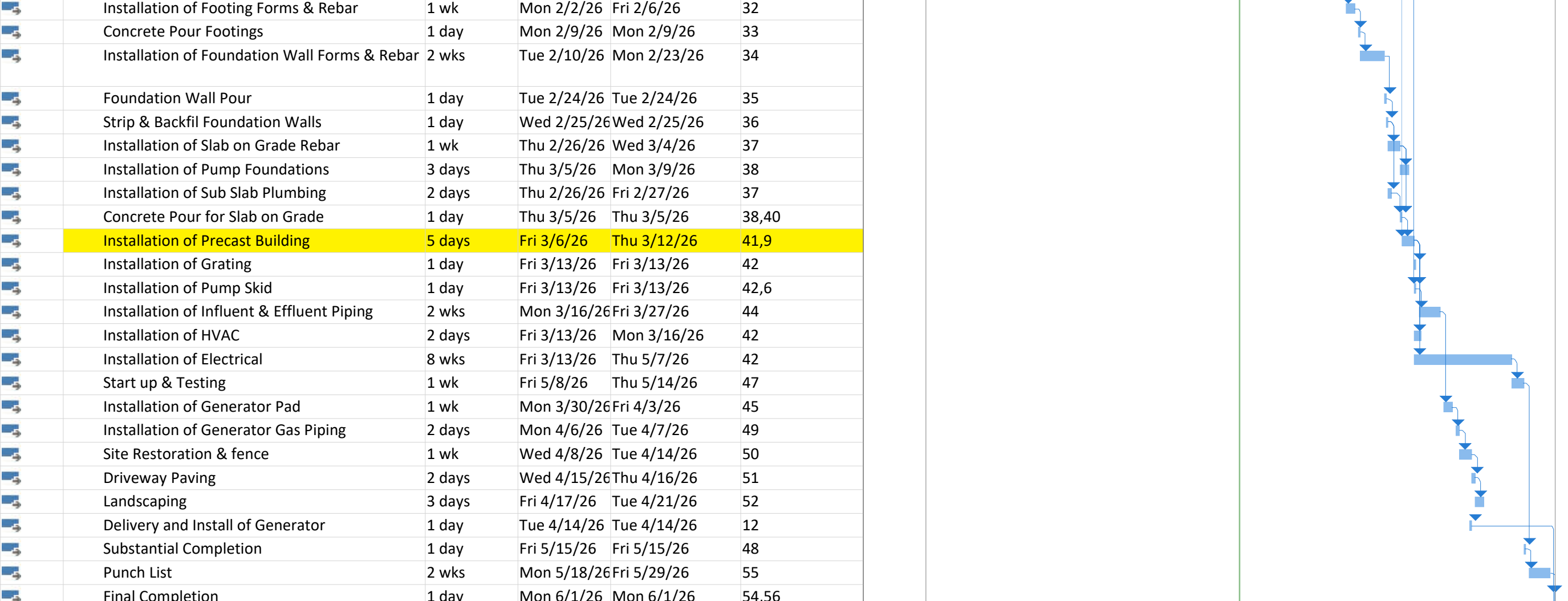

























SIGNATURE
Patrick Mercogliano

Claridge Drive Booster PS - Schedule Update 12/3/2025

ID		Task Name	Duration	Start	Finish	Predecessors	Qtr 3, 2025					Qtr 4, 2025			Qtr 1, 2026			Qtr 2, 2026		Qtr 3, 2026	
							May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
1		Overall Project	257 days	Fri 6/6/25	Mon 6/1/26																
2		Notice to Proceed	1 day	Tue 6/10/25	Tue 6/10/25																
3		Preconstruction Meeting	1 day	Fri 6/6/25	Fri 6/6/25																
4		Submit Booster Pump Submittal	1 day	Fri 8/8/25	Fri 8/8/25																
5		Receive Booster Pump Approval & Release	1 day	Mon 8/25/25	Mon 8/25/25	4FS+2 wks															
6		Pump Lead Time & Delivery	1 day	Tue 12/30/25	Tue 12/30/25	5FS+18 wks															
7		Submit Prefabricated Building Submittal	1 day	Fri 8/8/25	Fri 8/8/25																
8		Receive Prefabricated Building Submittals & Release	1 day	Thu 10/23/25	Thu 10/23/25	7FS+2 wks															
9		Prefabricated Building Lead Time & Delivery	18 wks	Fri 10/24/25	Thu 2/26/26	8															
10		Submit Generator Submittal	1 day	Fri 8/15/25	Fri 8/15/25																
11		Receive Generator Submittal Approval & Release	1 day	Mon 9/1/25	Mon 9/1/25	10FS+2 wks															
12		Generator Lead Time & Delivery	32 wks	Tue 9/2/25	Mon 4/13/26	11															
13		Submit Pipe & Fittings Submittal	1 day	Fri 8/8/25	Fri 8/8/25																
14		Receive Pipe & Fittings Approval & Release	1 day	Mon 8/25/25	Mon 8/25/25	13FS+2 wks															
15		Pipe Lead time & Delivery	3 wks	Tue 8/26/25	Mon 9/15/25	14															
16		Submit Building RFI for Foundation Revisions	1 day	Fri 8/8/25	Fri 8/8/25																
17		Receive Building Foundation Revisions From RFI Response	1 day	Mon 8/25/25	Mon 8/25/25	16FS+2 wks															
18		Rebar Drawing Lead Time	3 wks	Tue 8/26/25	Mon 9/15/25	17															
19		Submit Rebar Drawing	1 day	Tue 9/16/25	Tue 9/16/25	18															
20		Receive Rebar Approval & Release	1 wk	Wed 10/1/25	Tue 10/7/25	19FS+2 wks															
21		Rebar Lead Time & Delivery	3 wks	Wed 10/8/25	Tue 10/28/25	20															
22		Electrical Utility Request for Service by Boswell	1 day	Mon 8/11/25	Mon 8/11/25																
23		On Site Work	181 days	Mon 9/22/25	Mon 6/1/26																
24		Mobilization	1 day	Mon 9/22/25	Mon 9/22/25	15FS+4 days															
25		Saw Cut & Excavation of 8" Main	2 days	Tue 9/23/25	Wed 9/24/25	24															
26		Installation of Wet Taps	1 day	Thu 9/25/25	Thu 9/25/25	25															
27		Installation of Insertion Valve	1 day	Fri 9/26/25	Fri 9/26/25	26															
28		Installation of Influent & Effluent DIP In Road	2 days	Mon 9/29/25	Tue 9/30/25	27															
29		Installation of Sanitary Manhole & Sewer Pipe	2 days	Thu 9/25/25	Fri 9/26/25	25															
30		Temp Paving	1 day	Fri 9/26/25	Fri 9/26/25	29FS-1 day															
31		Survey Building Location	1 day	Tue 9/23/25	Tue 9/23/25	24															
32		Excavation for Building Foundation	1 wk	Mon 1/26/26	Fri 1/30/26																

Project: Claridge Drive Booster Date: Wed 12/3/25	Task		Project Summary		Manual Task		Start-only		Deadline	
	Split		Inactive Task		Duration-only		Finish-only		Progress	
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
	Summary		Inactive Summary		Manual Summary		External Milestone			

Claridge Drive Booster PS - Schedule Update 12/3/2025

ID		Task Mode	Task Name	Duration	Start	Finish	Predecessors	25		Qtr 3, 2025			Qtr 4, 2025			Qtr 1, 2026			Qtr 2, 2026			Qtr 3, 2026
								May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	
33			Installation of Footing Forms & Rebar	1 wk	Mon 2/2/26	Fri 2/6/26	32															
34			Concrete Pour Footings	1 day	Mon 2/9/26	Mon 2/9/26	33															
35			Installation of Foundation Wall Forms & Rebar	2 wks	Tue 2/10/26	Mon 2/23/26	34															
36			Foundation Wall Pour	1 day	Tue 2/24/26	Tue 2/24/26	35															
37			Strip & Backfil Foundation Walls	1 day	Wed 2/25/26	Wed 2/25/26	36															
38			Installation of Slab on Grade Rebar	1 wk	Thu 2/26/26	Wed 3/4/26	37															
39			Installation of Pump Foundations	3 days	Thu 3/5/26	Mon 3/9/26	38															
40			Installation of Sub Slab Plumbing	2 days	Thu 2/26/26	Fri 2/27/26	37															
41			Concrete Pour for Slab on Grade	1 day	Thu 3/5/26	Thu 3/5/26	38,40															
42			Installation of Precast Building	5 days	Fri 3/6/26	Thu 3/12/26	41,9															
43			Installation of Grating	1 day	Fri 3/13/26	Fri 3/13/26	42															
44			Installation of Pump Skid	1 day	Fri 3/13/26	Fri 3/13/26	42,6															
45			Installation of Influent & Effluent Piping	2 wks	Mon 3/16/26	Fri 3/27/26	44															
46			Installation of HVAC	2 days	Fri 3/13/26	Mon 3/16/26	42															
47			Installation of Electrical	8 wks	Fri 3/13/26	Thu 5/7/26	42															
48			Start up & Testing	1 wk	Fri 5/8/26	Thu 5/14/26	47															
49			Installation of Generator Pad	1 wk	Mon 3/30/26	Fri 4/3/26	45															
50			Installation of Generator Gas Piping	2 days	Mon 4/6/26	Tue 4/7/26	49															
51			Site Restoration & fence	1 wk	Wed 4/8/26	Tue 4/14/26	50															
52			Driveway Paving	2 days	Wed 4/15/26	Thu 4/16/26	51															
53			Landscaping	3 days	Fri 4/17/26	Tue 4/21/26	52															
54			Delivery and Install of Generator	1 day	Tue 4/14/26	Tue 4/14/26	12															
55			Substantial Completion	1 day	Fri 5/15/26	Fri 5/15/26	48															
56			Punch List	2 wks	Mon 5/18/26	Fri 5/29/26	55															
57			Final Completion	1 day	Mon 6/1/26	Mon 6/1/26	54,56															

Project: Claridge Drive Booster
Date: Wed 12/3/25

The legend defines the symbols used in the project plan:

- Task:** Solid blue bar
- Split:** Dotted blue bar
- Milestone:** Solid black diamond
- Summary:** Solid black bar
- Project Summary:** Solid blue bar with a vertical line at the end
- Inactive Task:** Dotted blue bar
- Inactive Milestone:** Dotted black diamond
- Inactive Summary:** Dotted black bar
- Manual Task:** Solid grey bar
- Duration-only:** Solid grey bar with a vertical line at the end
- Manual Summary Rollup:** Solid grey bar with a vertical line at the end
- Manual Summary:** Solid grey bar
- Start-only:** Solid teal bar
- Finish-only:** Solid teal bar with a vertical line at the end
- External Tasks:** Solid teal bar
- External Milestone:** Solid black bar with a vertical line at the end
- Deadline:** Teal bar with a green downward arrow
- Progress:** Teal bar with a blue progress line
- Manual Progress:** Solid grey bar with a teal progress line

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

RESOLUTION No. 2025-

A motion was made by _____ ; seconded by _____ that the following resolution be adopted:

**AUTHORIZING AN AMENDMENT TO THE PROFESSIONAL SERVICE
CONTRACT WITH T&M ASSOCIATES FOR AFFORDABLE HOUSING
PLANNING SERVICES**

WHEREAS, the Township Council adopted Resolution No. 2025-215, awarding a contract to T&M Associates for Affordable Housing Planning Services; and

WHEREAS, the Township Manager has determined that the contract with T&M Associates requires amending to incorporate further scopes of services in an amount not to exceed \$15,000; and

WHEREAS, the services provided shall be charged to account 501-20-155-028 or any account that may be deemed appropriate by the Chief Financial Officer or her designee, and the availability of funds have been contingently certified by the Chief Financial Officer.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Verona, in the County of Essex, New Jersey that T&M Associates is hereby awarded an amending contract for providing professional services as the Township's Affordable Housing Planner through December 31, 2025.

BE IT FURTHER RESOLVED that the Township Manager and the Municipal Clerk are hereby authorized to enter into an agreement for the aforementioned services a copy of which shall be available for public inspection in the Office of the Municipal Clerk.

ROLL CALL:

AYES:

NAYS:

ABSENT:

ABSTAIN:

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 DECEMBER 15, 2025.

**JENNIFER KIERNAN, RMC, CMC
MUNICIPAL CLERK**

TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY

RESOLUTION No. 2025-

A motion was made by ; seconded by that the following resolution be adopted:

AUTHORIZING A CONTRACT WITH
GEORGE S. COYNE CHEMICAL CO., INC.

WHEREAS, there exists a need for chemicals at the waste water treatment facility; and

WHEREAS, the Township of Verona has a need to acquire such services pursuant to *N.J.S.A. 19-44A-20.5*; and

WHEREAS, the Qualified Purchasing Agent has determined that the value of said services will exceed \$17,500.00; and

WHEREAS, this expenditure shall be charged to Budget Account No. 5-05-55-502-342 or any other account that may be deemed appropriate by the Chief Financial Officer or her designee, and the availability of funds have been contingently certified by the Chief Financial Officer; and

WHEREAS, the Township Manager has recommended that George S. Coyne Chemical Co., Inc. be awarded a contract to provide chemicals for the waste water treatment facility.

THEREFORE, BE IT RESOLVED by the Township Council of the Township of Verona, in the County of Essex, New Jersey that George S. Coyne Chemical Co., Inc., 3015 State Road, Croydon, PA 19021 is hereby awarded a contract for providing sewer services not to exceed \$28,000.00 without further authorization of the Governing Body.

BE IT FURTHER RESOLVED that the Township Manager and the Municipal Clerk are hereby authorized to enter into an agreement for the aforementioned services a copy of which shall be available for public inspection in the Office of the Municipal Clerk.

ROLL CALL:

AYES:

NAYS:

ABSENT:

ABSTAIN:

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 DECEMBER 15, 2025.

JENNIFER KIERNAN, RMC, CMC
MUNICIPAL CLERK

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY



VERONA COMMUNITY CENTER
880 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044

MUNICIPAL BUILDING
600 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044
(973) 239-3220
WWW.VERONANJ.ORG

DEPARTMENT OF PUBLIC WORKS
10 COMMERCE COURT
VERONA, NEW JERSEY 07044

REQUEST FOR RESOLUTION TO AWARD A CONTRACT

1. Department W/S department
2. Name of Vendor George S. Coyne Chemical Co., Inc
3. Description of services to be provided by the vendor
chemicals for waste water treatment plant

4. Are quotes required? (Note: You should obtain 2 quotes if the Not to Exceed amount is greater than \$7,950 unless not required or practical (see below)
4 ☒ YES – quotes are submitted with this form ☐ NO – not required* ☐ NO – not practical*
*Explain why quotes are not required or not practical:

5. Award Amount (NTE) \$ 28,000
6. Budget Line to be Paid From 5-05-55-502-342
7. Form Completed By Agnieszka Brynczka
8. Date Submitted 12/10/25

**ALL DOCUMENTATION MUST BE SUBMITTED TO THE QPA
AT LEAST 10 DAYS BEFORE THE NEXT COUNCIL MEETING. (N.J.S.A. 19:44A-20.26)**

FOR OFFICE:

CFO Certification of Funds: _____

Signature

Date

May 2025

**PAY TO PLAY
POLITICAL CONTRIBUTION DISCLOSURE**

George S. Coyne Chemical Co., Inc.

Company Name

<i>Required by Township of Verona</i>	<i>Item</i>	<i>Page</i>	<i>Initial each entry, and submit the required form if the box contains an <input checked="" type="checkbox"/></i>
<input checked="" type="checkbox"/>	Document Checklist - COMPLETE	2	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Vendor Information Sheet - COMPLETE	2	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Business Registration Certificate - READ AND SUBMIT	3	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Business Entity Disclosure Certification - SIGN AND NOTARIZE	4-5	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Political Contribution Disclosure Certification Form - SIGN	6-7	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Ownership Disclosure Certification Form - SIGN AND NOTARIZE	8-11	<input checked="" type="checkbox"/>

Corporate Name: George S. Coyne Chemical Co., Inc.

Signature:  Date: 12/9/2025

Print Name: Meridith Haskin Title: Vice President

RETURN COMPLETED FORMS TO:

Agnieszka Brynczka, QPA
Township of Verona
600 Bloomfield Avenue
Verona, New Jersey 07044

ABrynczka@VeronaNJ.org

TOWNSHIP OF VERONA, COUNTY OF ESSEX, NEW JERSEY
VENDOR INFORMATION SHEET

COMPANY NAME: George S. Coyne Chemical Co., Inc.
ADDRESS: 3015 State Road
Croydon, PA 19021
PHONE NUMBER: 215-785-3000
FAX NUMBER: 215-785-1585
FEDERAL I.D. NUMBER: 23-0497800
NAME OF PERSON PREPARING BID: Meridith Haskin
PHONE NUMBER: 215-785-3000 EXT. _____

CONTACT PERSON FOR CORRESPONDENCE REGARDING THE PROPOSAL

NAME: Meridith Haskin
ADDRESS: 3015 State Road
Croydon, PA 19021
PHONE: 215-785-3000 FAX NUMBER: 215-785-1585
E-MAIL ADDRESS: bidadministration@coynechemical.com

PROJECT COORDINATOR

COMPANY NAME: George S. Coyne Chemical Co., Inc.
ADDRESS: 3015 State Road, Croydon, PA 19021
PHONE NUMBER: 215-785-3000
CELL PHONE NUMBER: _____
FAX NUMBER: 215-785-1585
PERSON TO CONTACT: Meridith Haskin
EMAIL ADDRESS: bidadministration@coynechemical.com

**TOWNSHIP OF VERONA, COUNTY OF ESSEX, NEW JERSEY
NEW JERSEY BUSINESS REGISTRATION CERTIFICATE COMPLIANCE**

Goods and Services Contracts (including purchase orders)

N.J.S.A. 52:32-44 imposes the following requirements on contractors and all subcontractors that knowingly provide goods or perform services for a contractor fulfilling this contract:

- 1) The contractor shall provide written notice to its subcontractors to submit proof of business registration to the contractor,
- 2) Prior to receipt of final payment from a contracting agency, a contractor must submit to the contracting agency an accurate list of all subcontractors or attest that none was used;
- 3) During the term of this contract, the contractor and its affiliates shall collect and remit, and shall notify all subcontractors and their affiliates that they must collect and remit to the Director, New Jersey Division of Taxation, the use tax due pursuant to the Sales and Use Tax Act, (N.J.S.A. 54:32B-1 et seq.) on all sales of tangible personal property delivered into this State.

A contractor, subcontractor, or supplier who fails to provide proof of business registration or provides false business registration information shall be liable to a penalty of \$25 for each day of violation, not to exceed \$50,000 for each business registration not properly provided or maintained under a contract with a contracting agency. Information on the law and its requirements is available by calling (609) 292-9292.

Construction Contracts (including public works related purchase orders)

N.J.S.A. 52:32-44 imposes the following requirements on contractors and all subcontractors that knowingly provide goods or perform services for a contractor fulfilling this contract:

- 1) The contractor shall provide written notice to its subcontractors and suppliers to submit proof of business registration to the contractor;
- 2) Subcontractors through all tiers of a project must provide written notice to their subcontractors and suppliers to submit proof of business registration and subcontractors shall collect such proofs of business registration and maintain them on file;
- 3) Prior to receipt of final payment from a contracting agency, a contractor must submit to the contracting agency an accurate list of all subcontractors and suppliers or attest that none was used; and,
- 4) During the term of this contract, the contractor and its affiliates shall collect and remit, and shall notify all subcontractors and their affiliates that they must collect and remit, to the Director, New Jersey Division of Taxation, the use tax due pursuant to the Sales and Use Tax Act, (N.J.S.A. 54:32B-1 et seq.) on all sales of tangible personal property delivered into this State.

A contractor, subcontractor, or supplier who fails to provide proof of business registration or provides false business registration information shall be liable to a penalty of \$25 for each day of violation, not to exceed \$50,000 for each business registration copy not properly provided or maintained under a contract with a contracting agency. Information on the law and its requirements are available by calling (609) 292-9292.

TOWNSHIP OF VERONA, COUNTY OF ESSEX, NEW JERSEY
BUSINESS ENTITY DISCLOSURE CERTIFICATION
FOR NON-FAIR AND OPEN CONTRACTS
N.J.S.A. 19:44A-20.8

The following is statutory text related to the terms and citations used in the Business Entity Disclosure Certification form.

"Local Unit Pay-To-Play Law" (P.L. 2004, c.19, as amended by P.L. 2005, c.51)

19:44A-20.6 - Certain contributions deemed as contributions by business entity.

5. When a business entity is a natural person, a contribution by that person's spouse or child, residing therewith, shall be deemed to be a contribution by the business entity. When a business entity is other than a natural person, a contribution by any person or other business entity having an interest therein shall be deemed to be a contribution by the business entity.

19:44A-20.7 - Definitions relative to certain campaign contributions.

6. As used in sections 2 through 12 of this act:

"Business entity" means any natural or legal person, business corporation, professional services corporation, limited liability company, partnership, limited partnership, business trust, association or any other legal commercial entity organized under the laws of this State or of any other state or foreign jurisdiction;

"Interest" means the ownership or control of more than 10% of the profits or assets of a business entity or 10% of the stock in the case of a business entity that is a corporation for profit, as appropriate;

Temporary and Executing

12. Nothing contained in this act shall be construed as affecting the eligibility of any business entity to perform a public contract because that entity made a contribution to any committee during the one-year period immediately preceding the effective date of this act.

~~~~~  
The New Jersey Campaign Contributions and Expenditures Reporting Act (N.J.S.A. 19:44A-1 et seq.)

**19:44A-3 - Definitions.** In pertinent part

*p.* The term "political party committee" means the State committee of a political party, as organized pursuant to R.S.19:5-4, any county committee of a political party, as organized pursuant to R.S.19:5-3, or any municipal committee of a political party, as organized pursuant to R.S.19:5-2.

*q.* The term "candidate committee" means a committee established pursuant to subsection a. of section 9 of P.L.1973, c.83 (C.19:44A-9) for the purpose of receiving contributions and making expenditures.

*r.* the term "joint candidates committee" means a committee established pursuant to subsection a. of section 9 of P.L.1973, c.83 (C.19:44A-9) by at least two candidates for the same elective public offices in the same election in a legislative district, county, municipality or school district, but not more candidates than the total number of the same elective public offices to be filled in that election, for the purpose of receiving contributions and making expenditures. For the purpose of this subsection: ...; the offices of member of the board of chosen freeholders and county executive shall be deemed to be the same elective public offices in a county; and the offices of mayor and member of the municipal governing body shall be deemed to be the same elective public offices in a municipality.

**19:44A-8 and 16 - Contributions, expenditures, reports, requirements.**

While the provisions of this section are too extensive to reprint here, the following is deemed to be the pertinent part affecting amounts of contributions:

"The \$200 limit established in this subsection shall remain as stated in this subsection without further adjustment by the commission in the manner prescribed by section 22 of P.L.1993, c.65 (C.19:44A-8)

**TOWNSHIP OF VERONA, COUNTY OF ESSEX, NEW JERSEY**  
**BUSINESS ENTITY DISCLOSURE CERTIFICATION**  
 FOR NON-FAIR AND OPEN CONTRACTS  
 N.J.S.A. 19:44A-20.8

**Part I – Vendor Affirmation**

The undersigned, being authorized and knowledgeable of the circumstances, does hereby  
 certify that George S. Coyne Chemical Co., Inc. (company name)

has not made and will not make any reportable contributions pursuant to N.J.S.A. 19:44A-20.26  
 that would bar the award of this contract in the one year period preceding Jan 1, 2025 to any of  
 the following named any candidate committee of a candidate for, or holder of, an elective office  
 for the following public entities pursuant to N.J.S.A. 19:44A-20.26.

|                                                     |                                              |
|-----------------------------------------------------|----------------------------------------------|
| <b>State of New Jersey:</b>                         | <b>Essex County (continued):</b>             |
| State Senator Kristin M. Corrado – District 40      | County Surrogate Alturrick Kenney            |
| Assemblyman Christopher P. DePhillips – District 40 | County Sheriff Amir D. Jones                 |
| Assemblyman Al Barlas – District 40                 | County Register of Deeds Juan M. Rivera, Jr. |
|                                                     |                                              |
| <b>Essex County:</b>                                | <b>Verona Township Council:</b>              |
| County Democratic Committee                         | Mayor Dr. Christopher Tamburro               |
| County Republican Committee                         | Deputy Mayor Jack McEvoy                     |
| Commissioner Patricia Sebold                        | Councilman Alex Roman                        |
| Commissioner Wayne L. Richardson                    | Councilwoman Christine McGrath               |
| Commissioner Romaine Sermons                        | Councilwoman Cynthia Holland                 |
| Commissioner Brendan W. Gill                        |                                              |
| Commissioner Leonard Luciano                        | <b>Verona Township Board of Education:</b>   |
| County Executive Joseph DiVincenzo                  | Pamela Priscoe                               |
| County Clerk Christopher Durkin                     | Denise Verzella                              |
|                                                     | Diana Ferrera                                |
| <b>Any other municipality within Essex County</b>   | Christopher Wacha                            |
|                                                     | Michael Boone                                |
|                                                     |                                              |

**Part 3 – Signature and Attestation:**

The undersigned is fully aware that if I have misrepresented in whole or part this affirmation  
 and certification, I and/or the business entity, will be liable for any penalty permitted under  
 law.

Name of Business Entity: George S. Coyne Chemical Co., Inc.

Signature of Affiant: \_\_\_\_\_

Printed Name of Affiant: Meridith Haskin

Title: Vice President

Date: 12/9/2025

Subscribed and sworn before me this  
10 day of December, 2025.

Patricia Lynn Leffler

Notary Public

Commission Expires: 2/18/2028

(Notary Stamp/Seal)

Commonwealth of Pennsylvania - Notary Seal  
Patricia Lynn Leffler, Notary Public  
Bucks County  
My commission expires February 18, 2028  
Commission number 1360533  
Member, Pennsylvania Association of Notaries

**TOWNSHIP OF VERONA, COUNTY OF ESSEX, NEW JERSEY**  
**C. 271 POLITICAL CONTRIBUTION DISCLOSURE FORM**  
FOR NON-FAIR AND OPEN CONTRACTS  
N.J.S.A. 19:44A-20.26

*This form or its permitted facsimile must be submitted to the local unit  
No later than 10 days prior to the award of the contract.*

**Part I - Vendor Information**

|              |                                    |           |            |
|--------------|------------------------------------|-----------|------------|
| Vendor Name: | George S. Coyne Chemical Co., Inc. |           |            |
| Address:     | 3015 State Road                    |           |            |
| City:        | Croydon                            | State: PA | Zip: 19021 |

The undersigned being authorized to certify, hereby certifies that the submission provided herein represents compliance with the provisions of N.J.S.A. 19:44A-20.26 and as represented by the Instructions accompanying this form.

|                                                                                   |                        |                       |
|-----------------------------------------------------------------------------------|------------------------|-----------------------|
|  | <b>Meridith Haskin</b> | <b>Vice President</b> |
| Signature                                                                         | Printed Name           | Title                 |

**Part II - Contribution Disclosure**

Disclosure requirement: Pursuant to N.J.S.A. 19:44A-20.26 this disclosure must include all reportable political contributions (more than \$200 per election cycle) over the 12 months prior to submission to the committees of the government entities listed on the form provided by the local unit.

☐ Check here if disclosure is provided in electronic form.

| Contributor Name | Recipient Name | Date | Dollar Amount |
|------------------|----------------|------|---------------|
| None             |                |      | \$            |
|                  |                |      | \$            |
|                  |                |      | \$            |
|                  |                |      | \$            |
|                  |                |      | \$            |
|                  |                |      | \$            |
|                  |                |      | \$            |
|                  |                |      | \$            |
|                  |                |      | \$            |
|                  |                |      | \$            |
|                  |                |      | \$            |

☐ Check here if the information is continued on subsequent page(s)



**STATEMENT OF OWNERSHIP**  
**(OWNERSHIP DISCLOSURE CERTIFICATION FORM)**  
*Required pursuant to N.J.S.A. 52:25-24.2 (P.L. 1977, c.33, as amended by P.L. 2016, c.43)*

This Statement Shall Be Included with All Bid and Proposal Submissions

Name of Business: George S. Coyne Chemical Co., Inc.

Address of Business: 3015 State Road, Croydon, PA 19021

Name of person completing this form: Meridith Haskin

**N.J.S.A. 52:25-24.2:**

"No corporation, partnership, or limited liability company shall be awarded any contract nor shall any agreement be entered into for the performance of any work or the furnishing of any materials or supplies, unless prior to the receipt of the bid or proposal, or accompanying the bid or proposal of said corporation, said partnership, or said limited liability company there is submitted a statement setting forth the names and addresses of all stockholders in the corporation who own 10 percent or more of its stock, of any class, or of all individual partners in the partnership who own a 10 percent or greater interest therein, or of all members in the limited liability company who own a 10 percent or greater interest therein, as the case may be.

If one or more such stockholder or partner or member is itself a corporation or partnership or limited liability company, the stockholders holding 10 percent or more of that corporation's stock, or the individual partners owning 10 percent or greater interest in that partnership, or the members owning 10 percent or greater interest in that limited liability company, as the case may be, shall also be listed. The disclosure shall be continued until names and addresses of every noncorporate stockholder, and individual partner, and member, exceeding the 10 percent ownership criteria established in this act, has been listed.

To comply with this section, a bidder with any direct or indirect parent entity which is publicly traded may submit the name and address of each publicly traded entity and the name and address of each person that holds a 10 percent or greater beneficial interest in the publicly traded entity as of the last annual filing with the federal Securities and Exchange Commission or the foreign equivalent, and, if there is any person that holds a 10 percent or greater beneficial interest, also shall submit links to the websites containing the last annual filings with the federal Securities and Exchange Commission or the foreign equivalent and the relevant page numbers of the filings that contain the information on each person that holds a 10 percent or greater beneficial interest."

The Attorney General has advised that the provisions of N.J.S.A. 52:25-24.2, which refer to corporations and partnerships apply to limited partnerships, limited liability partnerships, and Subchapter S corporations.

CONTINUED ON NEXT PAGE

**STATEMENT OF OWNERSHIP**  
**OWNERSHIP DISCLOSURE CERTIFICATION FORM (CONTINUED)**

*Required pursuant to N.J.S.A. 52:25-24.2 (P.L. 1977, c.33, as amended by P.L. 2016, c.43)*

This Ownership Disclosure Certification form shall be completed, signed and notarized.

**Failure of the bidder/proposer to submit the required information is cause for automatic rejection of the bid or proposal**

**PART I**

Check the box that represents the type of business organization:

- ☐ Sole Proprietorship (skip Parts II and III, sign and notarize at the end)
- ☐ Non-Profit Corporation (skip Parts II and III, sign and notarize at the end)
- ☐ Partnership      ☐ Limited Partnership      ☐ Limited Liability Partnership
- ☐ Limited Liability Company
- ☒ For-profit Corporation (including Subchapters C and S or Professional Corporation)
- ☐ Other (be specific): \_\_\_\_\_

**PART II**

- ☒ I certify that the list on the next page contains the names and addresses of all stockholders in the corporation who own 10 percent or more of its stock, of any class, or of all individual partners in the partnership who own a 10 percent or greater interest therein, or of all members in the limited liability company who own a 10 percent or greater interest therein, as the case may be.

**OR**

- ☐ I certify that no one stockholder in the corporation owns 10 percent or more of its stock, of any class, or no individual partner in the partnership owns a 10 percent or greater interest therein, or that no member in the limited liability company owns a 10 percent or greater interest therein, as the case may be.

**CONTINUED ON NEXT PAGE**

**STATEMENT OF OWNERSHIP  
OWNERSHIP DISCLOSURE CERTIFICATION FORM (CONTINUED)**

*Required pursuant to N.J.S.A. 52:25-24.2 (P.L. 1977, c.33, as amended by P.L. 2016, c.43)*

**Sign and notarize the form below, and, if necessary, complete the list below. (Please attach additional sheets if more space is needed):**

Name: Charles C. Coyne  
Home Address: Sycamore Run Farm  
PO Box 155 Unionville, PA 19375

Name: \_\_\_\_\_  
Home Address: \_\_\_\_\_

Name: George S. Coyne, II  
Home Address: 525 Strocks Grove Road  
Upper Black Eddy, PA 18972

Name: \_\_\_\_\_  
Home Address: \_\_\_\_\_

Name: James K. Coyne, III  
Home Address: 1007 Turkey Run Road  
McLean, VA 22101

Name: \_\_\_\_\_  
Home Address: \_\_\_\_\_

Name: Thomas H. Coyne, Sr.  
Home Address: 1093 Worthington Mill Road  
Newtown, PA 18940

Name: \_\_\_\_\_  
Home Address: \_\_\_\_\_

Name: \_\_\_\_\_  
Home Address: \_\_\_\_\_

Name: \_\_\_\_\_  
Home Address: \_\_\_\_\_

Name: \_\_\_\_\_  
Home Address: \_\_\_\_\_

Name: \_\_\_\_\_  
Home Address: \_\_\_\_\_

**CONTINUED ON NEXT PAGE**



**STATEMENT OF OWNERSHIP**  
**OWNERSHIP DISCLOSURE CERTIFICATION FORM (CONTINUED)**

*Required pursuant to N.J.S.A. 52:25-24.2 (P.L. 1977, c.33, as amended by P.L. 2016, c.43)*

**PART III**

**Any Direct or Indirect Parent Entity Which is Publicly Traded:**

"To comply with this section, a bidder with any direct or indirect parent entity which is publicly traded may submit the name and address of each publicly traded entity and the name and address of each person that holds a 10 percent or greater beneficial interest in the publicly traded entity as of the last annual filing with the federal Securities and Exchange Commission or the foreign equivalent, and, if there is any person that holds a 10 percent or greater beneficial interest, also shall submit links to the websites containing the last annual filings with the federal Securities and Exchange Commission or the foreign equivalent and the relevant page numbers of the filings that contain the information on each person that holds a 10 percent or greater beneficial interest."

☐ Pages attached with name and address of each publicly traded entity as well as the name and address of each person that holds a 10 percent or greater beneficial interest.

**OR**

☐ Submit here the links to the Websites (URLs) containing the last annual filings with the federal Securities and Exchange Commission or the foreign equivalent.

George S. Coyne Chemical Co., Inc. is not a publicly traded company.

**AND**

☐ Submit here the relevant page numbers of the filings containing the information on each person holding a 10 percent or greater beneficial interest.

See corporate disclosure included.

Subscribed and sworn before me this  
10 day of December, 2025.

Patricia Lynn Leffler

Notary Public

Commission Expires: 2/18/2028

(Notary Stamp/Seal)



Affiant Signature

Meridith Haskin, Vice President

Affiant Name and Title

(Corporate Seal, if appropriate)

Commonwealth of Pennsylvania - Notary Seal  
Patricia Lynn Leffler, Notary Public  
Bucks County  
My commission expires February 18, 2028  
Commission number 1360533  
Member, Pennsylvania Association of Notaries

**END OF STATEMENT OF OWNERSHIP**

**GEORGE S. COYNE CHEMICAL CO., INC.**  
(A Delaware business corporation)

**CERTIFIED COPY OF RESOLUTIONS**

Charles C. Coyne hereby certifies that he is the Secretary of the George S. Coyne Chemical Co., Inc., and that by resolution at a meeting of the Board of Directors at which all directors were present, held June 7, 2021, the following individuals were unanimously elected to the offices indicated; and it is further certified that they continue to hold the said offices as of the date of this certification:

|                      |   |                                                                       |
|----------------------|---|-----------------------------------------------------------------------|
| Thomas H. Coyne      | - | President and Chief Executive Officer (CEO)                           |
| Charles C. Coyne     | - | Vice President-Legal, Secretary                                       |
| Thomas H. Coyne, Jr. | - | Vice President-Sales                                                  |
| Meridith C. Haskin   | - | Treasurer, Vice President – Finance & Operations, Assistant Secretary |
| Ruth Campos          | - | Assistant Treasurer                                                   |

The following individuals were appointed by the President to the following positions:

|                      |   |                                         |
|----------------------|---|-----------------------------------------|
| John Drzewicki       | - | Director of Sales & product Development |
| Ankitaben Patel      | - | Bid Administrator                       |
| Carolyn Mair-Basiura | - | Bid Administrator                       |
| Carynn Blumberg      | - | Bid Administrator                       |
| Patti Leffler        | - | Bid Administrator                       |
| Suzanne Tustin       | - | Bid Administrator                       |
| Mark Saimanovas      | - | Bid Administrator                       |

And it is further certified that the following resolution providing for the blanket approval of authority of officers to enter into contracts for sale of chemicals and allied products was duly approved at the same meeting, as follows, and are still in full force and effect, without amendment, as of the date of this certification:

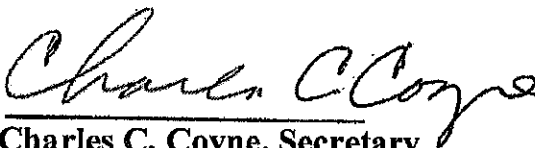
RESOLVED, that any one of the following officers is authorized to execute all ordinary and usual contracts related to the sale of chemicals and allied products to the Corporation's customers without prior approval by the Board of Directors, and also incidental documents in connection with such contracts; excepting that any individual contract in excess of \$250,000.00 shall require the signature of the President or Vice President – Finance:

President  
Vice President-Finance & Operations  
Vice President-Legal  
Vice President-Sales  
Treasurer  
Director of Sales & Product Development  
Controller  
Secretary

Assistant Secretary  
Assistant Treasurer

FURTHER RESOLVED, that any one of the Secretary, Assistant Secretary, Treasurer, Assistant Treasurer, Director of Sales & Product Development or Bid Administrators of the Corporation is authorized to attest the Corporation's execution of any of the above documents

**Dated: June 7, 2021**

  
Charles C. Coyne, Secretary



*Medium Aqueduct BEST*  
MOMAR HANOVAN M&Tech  
SAFETYMAN *TOP ASSET*

1830 Ellsworth Industrial Dr.  
Atlanta, GA 30318  
800-558-3987  
www.momar.com

**BILL TO**  
C16880  
TOWNSHIP OF VERONA WWTP  
Joe Chmielewski  
10 COMMERCE COURT  
Verona NJ 07044

**SHIP TO**  
01  
TOWNSHIP OF VERONA WWTP  
Joe Chmielewski  
10 COMMERCE COURT  
Verona NJ 07044

## QUOTE

Quote # 368902  
Date 01/10/2025  
Valid Until 02/09/2026

**PAYMENT INFORMATION**  
Purchase Order No None  
Payment Terms  
Payment Method CHECK

**SHIPPING INFORMATION**  
Ship Date At Once  
Ship Via BEST WAY

| ITEM NAME                          | ITEM CODE | QTY  | UNIT PRICE    | TOTAL       |
|------------------------------------|-----------|------|---------------|-------------|
| PERAGREEN WW (PAA 15%) 320 GL TOTE | NS74054   | 2.00 | 5,672.00/TOTE | \$11,744.00 |
| SUBTOTAL                           |           |      |               | \$11,744.00 |
| FREIGHT AMOUNT                     |           |      |               | \$1925.00   |
| QUOTE TOTAL                        |           |      |               | \$13,669.00 |

If you have any questions about this price quote, please contact  
Bob Beck | bob.beck@momar.com

*Thank You For Your Business!*

Quotation  
1 of 2

**COYNE**  
ENVIRONMENTAL

| Billing Address                                                              | Delivery Address                                                              |
|------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| Township of Verona<br>Borough Hall<br>600 Bloomfield Ave<br>Verona, NJ 07044 | Verona WWTP<br>10 Commerce Court<br>Verona, NJ 07044                          |
| Attention: Joseph Chmielewski                                                | Ship to #: 973-857-4844                                                       |
| Phone:                                                                       | Email: <a href="mailto:jchmielewski@veronaj.org">jchmielewski@veronaj.org</a> |
| Fax:                                                                         |                                                                               |

George S. Coyne Chemical Co., Inc  
3015 State Road, Croydon, PA 19021-6997  
(800) 523-1230 Order Entry: (215) 785-1585 FAX  
Please send orders to: [orders@coynechemical.com](mailto:orders@coynechemical.com)

[illegible]

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |                                                                                                                                                                             |                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| Designated Carrier:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Coyne           | Delivery Day Territory:                                                                                                                                                     |                          |
| Shipping Location:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 01: Croydon, PA | CSR:                                                                                                                                                                        | Orders@Coynechemical.com |
| <p>Pricing is subject to change without notice unless a Purchase Order is issued or contract entered into.</p> <p>A returnable container handling fee is deducted from container deposits when refunded.</p> <p>Orders for packaged goods and mini-bulk are subject to the current Fuel/Reg/Security surcharge.</p> <p>Third Party and bulk shipments have incorporated this surcharge into the quoted price.</p> <p>Containers on MEMO basis carry a value which may be charged if not returned within sixty (60) days from date of shipment. Pricing is effective at time of shipment. Not time of order entry.</p> |                 |                                                                                                                                                                             |                          |
| <p><b>TERMS NET 30. F.O.B. Delivered unless otherwise specified.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |                                                                                                                                                                             |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 | <p>George S. Coyne Chemical Co., Inc.</p> <p>Environmental Services Group</p> <p><i>Kevin A. Brassard</i></p> <p>Kevin A. Brassard<br/>Chemical Applications Specialist</p> |                          |

[www.coyneenvironmental.com](http://www.coyneenvironmental.com)

TOTE (330 gal.) - WEIGHS 3,000 LBS  $\times$  1.1444/LB  
= \$3,433.20

Freight - ?

TOTAL COST FOR TWO TOTES - \$6,866.40

TOWNSHIP OF VERONA  
COUNTY OF ESSEX, STATE OF NEW JERSEY

RESOLUTION No. 2025-

A motion was made by \_\_\_\_\_ ; seconded by \_\_\_\_\_ that the following resolution be adopted:

**AUTHORIZING AN INCREASE OF THE CONTRACT WITH  
VERONA HEATING & COOLING**

**WHEREAS**, the Verona Public Library needed the boiler replaced unexpectedly; and

**WHEREAS**, the Township will expend funds above the amount set in Resolution No. 2025-160 for the purchase, delivery and plumbing service to install a new boiler for the library, at a total expenditure value not to exceed the \$53,000.00 bid threshold; and

**WHEREAS**, expenditures not to exceed \$7,000.00 shall be paid for from budget line 5-01-29-390-063 and the availability of funds have been contingently certified by the Chief Financial Officer of the Township; and

**WHEREAS**, the award of this increase in the contract is made pursuant to *N.J.S.A. 19:44A-20.5* and the Business Entity Disclosure Certification and Political Contribution Disclosure Form completed Verona Heating & Cooling are on file in the Office of the Municipal Clerk.

**THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Verona, in the County of Essex, New Jersey that Verona Heating & Cooling is hereby awarded a contract for the purchase of a boiler for the library in an amount not to exceed \$7,000.00.

**BE IT FURTHER RESOLVED** that the Township Manager and the Municipal Clerk are hereby authorized to enter into any agreement necessary for the aforementioned services a copy of which shall be available for public inspection in the Office of the Municipal Clerk.

**ROLL CALL:**

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

**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 DECEMBER 15, 2025.**

**JENNIFER KIERNAN, RMC, CMC  
MUNICIPAL CLERK**

TOWNSHIP OF VERONA  
COUNTY OF ESSEX, NEW JERSEY



VERONA COMMUNITY CENTER  
880 BLOOMFIELD AVENUE  
VERONA, NEW JERSEY 07044

MUNICIPAL BUILDING  
600 BLOOMFIELD AVENUE  
VERONA, NEW JERSEY 07044  
(973) 239-3220  
WWW.VERONANJ.ORG

DEPARTMENT OF PUBLIC WORKS  
10 COMMERCE COURT  
VERONA, NEW JERSEY 07044

**REQUEST FOR RESOLUTION TO AWARD A CONTRACT**

1. Department Municipal Library
2. Name of Vendor Verona Heating & Cooling LLC
3. Description of services to be provided by the vendor  
Delivering supplies, maintenance, repair plumbing services
4. Are quotes required? (Note: You should obtain 2 quotes if the Not to Exceed amount is greater than \$7,950 unless not required or practical (see below))  
4 ☒ YES – quotes are submitted with this form ☐ NO – not required\* ☐ NO – not practical\*  
\*Explain why quotes are not required or not practical:  
library will reimburse township for the purchase
5. Award Amount (NTE) \$ 27,000 ( max amount vendor 50,000)
6. Budget Line to be Paid From 5-01-29-390-063
7. Form Completed By Agnieszka Brynczka
8. Date Submitted 12/04/25

**ALL DOCUMENTATION MUST BE SUBMITTED TO THE QPA  
AT LEAST 10 DAYS BEFORE THE NEXT COUNCIL MEETING. (N.J.S.A. 19:44A-20.26)**

FOR OFFICE:

CFO Certification of Funds:

*Signature*

*Date*

May 2025

## Verona Heating & Cooling

16 Sunnyside place  
Verona NJ 07044  
862-368-3856  
Veronaheatingandcooling@gmail.com  
NJ #19C00255300

## Estimate

Estimate No: 1186  
Date: 12/02/2025

For: Verona municipal Building  
lwaterman@veronanj.org  
600 Bloomfield Ave  
Verona, NJ, 07003-2540

| Description                                                              | Quantity | Rate        | Amount       |
|--------------------------------------------------------------------------|----------|-------------|--------------|
| Library-                                                                 | 1        | \$27,000.00 | \$27,000.00* |
| Supply Weil McLain LVG Boiler & all necessary equipment for installation |          |             |              |

### Included /

Boiler  
Near piping  
Flue piping  
Water feeder  
Installation  
Gas shut off  
Emergency electric switch

### Removal & Disposal

Parts Subtotal \$27,000.00

\*Indicates non-taxable item

Subtotal \$27,000.00  
Total \$27,000.00

**Total \$27,000.00**



**C.J. Giuliano Plumbing and Heating LLC License # 9842**

41 Watchung plaza  
Montclair, NJ 07042 US  
+19738579760  
giulianoplumbing@gmail.com

**Estimate**

ADDRESS  
VERONA MUNICIPAL BUILDING  
600 BLOOMFIELD AVE.  
VERONA, NJ 07044-2540

SHIP TO  
VERONA PUBLIC LIBRARY  
17 GOULD ST.  
VERONA, NJ 07044-2540

ESTIMATE 1312  
DATE 11/06/2025

| DATE       | ACTIVITY                 | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | QTY | RATE      | AMOUNT    |
|------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-----------|
| 11/05/2025 | STEAM BOILER REPLACEMENT | STEAM BOILER REPLACEMENT:<br><br>REMOVE EXISTING GAS FIRED STEAM BOILER.<br><br>FURNISH AND INSTALL NEW WEIL MCLAIN STEAM BOILER<br><br>MODEL LGB-6-S<br><br>FURNISH AND INSTALL ALL NECESSARY NEAR BOILER PIPING.<br><br>FURNISH AND INSTALL ALL NECESSARY WIRING.<br><br>FURNISH AND INSTALL EMERGENCY SWITCH.<br><br>FURNISH AND INSTALL WATER FEEDER.<br><br>CONNECT NEW BOILER TO EXISTING CHIMNEY.<br><br>ALL DEBRIS RELATED TO WORK TO BE REMOVED AND PROPERLY DISPOSED .<br><br>TEST OPERATION OF NEW BOILER.<br><br>NOTE:<br>PERMIT FEES NOT INCLUDED<br><br>CHIMNEY WORK NOT INCLUDED.<br><br>REPLACEMENT OF RETURN PIPING IF NEEDED NOT INCLUDED | 1   | 45,500.00 | 45,500.00 |

SUBTOTAL

45,500.00



## Project Specific Exclusions

The following are In-Line's general project specific exclusions. The following exclusions apply to this proposal, unless specifically stated in the scope of work or project specifications:

- NJ State sales tax, please provide tax exempt certificate.
- Permit & Any Bond Fees, where applicable shall be billed in addition.
- Any work or materials not included in scope above.
- Overtime, all work to be performed during normal hours.
- Smoke detector & alarm work for direct replacements is assumed to be existing. Unless noted in scope above any smoke detection equipment and tie-ins to building alarm panel are excluded. In-Line is not responsible for any fire alarm system(s) related work including but not limited to all tie-ins to central station, interconnected wiring, and programming and other work related to the central fire system(s). This work shall be performed by client's licensed fire alarm professional and shall be required to submit sealed fire permits where required.
- Any trade work incl. but not limited to plumbing, automatic controls, roofing and related roof warranty work, environmental remediation, and electrical unless noted in scope above.
- Any remediation work including but not limited to, asbestos, mold, duct cleaning.
- Any structural or mechanical engineering, including drawings, work that may be required.
- Cutting, painting, patching, or any general construction work, unless noted.

## THE TOTAL AMOUNT FOR THIS PROPOSAL IS

.....\$62,214.06

**WARRANTY:** Our warranty on work performed is one (1) year, parts and labor.

**TERMS OF PAYMENT:** Monthly Progress Billing. Material and equipment furnished under this proposal shall remain the property of the seller until final payment has been received.

Upon execution as provided below, this agreement, including the following pages attached hereto (collectively, the "Agreement"), shall become a binding and enforceable agreement against both parties hereto. Customer, by execution of this Agreement, acknowledges that it has reviewed and understands the attached terms and conditions and has the authority to enter into this Agreement.

### Contractor

Signature (Authorized Representative)

Jose Luis De Los Santos

Name (Print/ Type)

2013398122

Phone

11/17/2025

P01028

Date

Proposal #

### Customer

Signature (Authorized Representative)

Name (Print/ Type)

Title

Date

PO#

# PAY TO PLAY POLITICAL CONTRIBUTION DISCLOSURE

Verona Heating & Cooling

Company Name

| Required<br>by<br>Township<br>of Verona | Item                                                         | Page | Initial each<br>entry, and submit<br>the required form<br>if the box<br>contains an <input checked="" type="checkbox"/> |
|-----------------------------------------|--------------------------------------------------------------|------|-------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/>     | Document Checklist - COMPLETE                                | 2    | <input checked="" type="checkbox"/>                                                                                     |
| <input checked="" type="checkbox"/>     | Vendor Information Sheet - COMPLETE                          | 2    | <input checked="" type="checkbox"/>                                                                                     |
| <input checked="" type="checkbox"/>     | Business Registration Certificate - READ AND SUBMIT          | 3    | <input checked="" type="checkbox"/>                                                                                     |
| <input checked="" type="checkbox"/>     | Business Entity Disclosure Certification - SIGN AND NOTARIZE | 4-5  | <input checked="" type="checkbox"/>                                                                                     |
| <input checked="" type="checkbox"/>     | Political Contribution Disclosure Certification Form - SIGN  | 6-7  | <input checked="" type="checkbox"/>                                                                                     |
| <input checked="" type="checkbox"/>     | Ownership Disclosure Certification Form - SIGN AND NOTARIZE  | 8-11 | <input checked="" type="checkbox"/>                                                                                     |

Corporate Name: Verona Heating & Cooling

Signature: [Signature] Date: 7/1/25

Print Name: Anthony PAIMER Title: OWNER

## RETURN COMPLETED FORMS TO:

Agnieszka Brynczka, QPA  
Township of Verona  
600 Bloomfield Avenue  
Verona, New Jersey 07044

ABrynczka@VeronaNJ.org

TOWNSHIP OF VERONA, COUNTY OF ESSEX, NEW JERSEY  
VENDOR INFORMATION SHEET

COMPANY NAME: Verona Heathy + Co. Inc.

ADDRESS: 16 Sunnyside Pl. Verona NJ 07044

PHONE NUMBER: 862.368.3856

FAX NUMBER: \_\_\_\_\_

FEDERAL I.D. NUMBER: 824761617

NAME OF PERSON PREPARING BID: Anthony Palmer

PHONE NUMBER: 862.368.3856 EXT. \_\_\_\_\_

CONTACT PERSON FOR CORRESPONDENCE REGARDING THE PROPOSAL

NAME: Anthony Palmer

ADDRESS: 16 Sunnyside Pl. Verona NJ 07044

PHONE: 862.368.3856 FAX NUMBER: \_\_\_\_\_

E-MAIL ADDRESS: Verona Heating and Cooling @ Gmail.com

PROJECT COORDINATOR

COMPANY NAME: Verona Heathy + Co. Inc.

ADDRESS: 16 Sunnyside Pl. Verona NJ 07044

PHONE NUMBER: 862.368.3856

CELL PHONE NUMBER: SAME

FAX NUMBER: \_\_\_\_\_

PERSON TO CONTACT: Anthony

EMAIL ADDRESS: \_\_\_\_\_

**TOWNSHIP OF VERONA, COUNTY OF ESSEX, NEW JERSEY**  
**BUSINESS ENTITY DISCLOSURE CERTIFICATION**  
 FOR NON-FAIR AND OPEN CONTRACTS  
 N.J.S.A. 19:44A-20.8

**Part I - Vendor Affirmation**

The undersigned, being authorized and knowledgeable of the circumstances, does hereby certify that Verona Heating & Cooling (company name) has not made and will not make any reportable contributions pursuant to N.J.S.A. 19:44A-20.26 that would bar the award of this contract in the one year period preceding Jan 1, 2025 to any of the following named any candidate committee of a candidate for, or holder of, an elective office for the following public entities pursuant to N.J.S.A. 19:44A-20.26.

|                                                     |                                              |
|-----------------------------------------------------|----------------------------------------------|
| <b>State of New Jersey:</b>                         | <b>Essex County (continued):</b>             |
| State Senator Kristin M. Corrado – District 40      | County Surrogate Alturrick Kenney            |
| Assemblyman Christopher P. DePhillips – District 40 | County Sheriff Amir D. Jones                 |
| Assemblyman Al Barlas – District 40                 | County Register of Deeds Juan M. Rivera, Jr. |
|                                                     |                                              |
| <b>Essex County:</b>                                | <b>Verona Township Council:</b>              |
| County Democratic Committee                         | Mayor Dr. Christopher Tamburro               |
| County Republican Committee                         | Deputy Mayor Jack McEvoy                     |
| Commissioner Patricia Sebold                        | Councilman Alex Roman                        |
| Commissioner Wayne L. Richardson                    | Councilwoman Christine McGrath               |
| Commissioner Romaine Sermons                        | Councilwoman Cynthia Holland                 |
| Commissioner Brendan W. Gill                        |                                              |
| Commissioner Leonard Luciano                        | <b>Verona Township Board of Education:</b>   |
| County Executive Joseph DiVincenzo                  | Pamela Priscoe                               |
| County Clerk Christopher Durkin                     | Denise Verzella                              |
|                                                     | Diana Ferrera                                |
| <b>Any other municipality within Essex County</b>   | Christopher Wacha                            |
|                                                     | Michael Boone                                |
|                                                     |                                              |

**Part 3 - Signature and Attestation:**

The undersigned is fully aware that if I have misrepresented in whole or part this affirmation and certification, I and/or the business entity, will be liable for any penalty permitted under law.

Name of Business Entity: Verona Heating & Cooling

Signature of Affiant: [Signature]

Title: OWNER

Printed Name of Affiant: Anthony Palmera

Date: 7.2.25

(Notary Stamp/Seal)

Subscribed and sworn before me this  
2nd day of July, 2025.

[Signature]  
Notary Public

GITA LIMBACHIYA  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires July 28, 2025

Commission Expires: \_\_\_\_\_

**STATEMENT OF OWNERSHIP**  
**OWNERSHIP DISCLOSURE CERTIFICATION FORM (CONTINUED)**  
*Required pursuant to N.J.S.A. 52:25-24.2 (P.L. 1977, c.33, as amended by P.L. 2016, c.43)*

**PART III**

**Any Direct or Indirect Parent Entity Which is Publicly Traded:**

"To comply with this section, a bidder with any direct or indirect parent entity which is publicly traded may submit the name and address of each publicly traded entity and the name and address of each person that holds a 10 percent or greater beneficial interest in the publicly traded entity as of the last annual filing with the federal Securities and Exchange Commission or the foreign equivalent, and, if there is any person that holds a 10 percent or greater beneficial interest, also shall submit links to the websites containing the last annual filings with the federal Securities and Exchange Commission or the foreign equivalent and the relevant page numbers of the filings that contain the information on each person that holds a 10 percent or greater beneficial interest."

☐ Pages attached with name and address of each publicly traded entity as well as the name and address of each person that holds a 10 percent or greater beneficial interest.

**OR**

☐ Submit here the links to the Websites (URLs) containing the last annual filings with the federal Securities and Exchange Commission or the foreign equivalent.

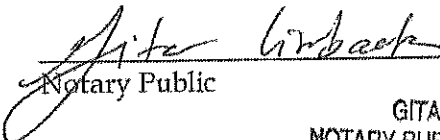
\_\_\_\_\_  
\_\_\_\_\_

**AND**

☐ Submit here the relevant page numbers of the filings containing the information on each person holding a 10 percent or greater beneficial interest.

\_\_\_\_\_  
\_\_\_\_\_

Subscribed and sworn before me this  
2nd day of July, 2025.

  
\_\_\_\_\_  
Notary Public

GITA LIMBACHIYA  
NOTARY PUBLIC OF NEW JERSEY  
Commission Expires: My Commission Expires July 28, 2025  
(Notary Stamp/Seal)

  
\_\_\_\_\_  
Affiant Signature

Owner  
\_\_\_\_\_  
Affiant Name and Title

(Corporate Seal, if appropriate)

**END OF STATEMENT OF OWNERSHIP**

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

**RESOLUTION No. 2025-160**

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

**AUTHORIZING A CONTRACT FOR PLUMBING SERVICES**

**WHEREAS**, the Township has a need to retain a New Jersey Licensed Plumbing Services Provider; and

**WHEREAS**, there is a need to acquire such services pursuant to *N.J.S.A. 19-44A-20.5*; and

**WHEREAS**, the Qualified Purchasing Agent has determined that the value of said services may exceed \$17,500.00; and

**WHEREAS**, this expenditure shall be charged any account that may be deemed appropriate by the Chief Financial Officer or her designee, and the availability of funds have been contingently certified by the Chief Financial Officer.

**NOW, BE IT RESOLVED** that the Township Council of the Township of Verona, in the County of Essex, New Jersey that Verona Heating & Cooling Services is hereby awarded a contract for plumbing services within the Township for an amount not to exceed \$44,000.

**BE IT FURTHER RESOLVED** that the Township Manager and the Municipal Clerk are hereby authorized to enter into an agreement for the aforementioned services a copy of which shall be available for public inspection in the Office of the Municipal Clerk.

**ROLL CALL:**

**AYES:** Holland, McGrath, Roman, McEvoy

**NAYS:**

**ABSENT:** Tamburro

**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 JULY 7, 2025.**

  
JENNIFER KIERNAN, RMC, CMC  
MUNICIPAL CLERK





TOWNSHIP OF VERONA  
COUNTY OF ESSEX, STATE OF NEW JERSEY

RESOLUTION No. 2025-

A motion was made by \_\_\_\_\_ ; seconded by \_\_\_\_\_ that the following resolution be adopted:

**PERMITTING THE REMOVAL OF AN EXTRAORDINARY TREE PURSUANT TO  
CHAPTER 493, ARTICLE II, PARAGRAPH 21(C) OF THE CODE OF THE  
TOWNSHIP**

**WHEREAS**, the property owner at 2 Mountain Road, Block 2209, Lot 16, had requested a permit to remove an Oak tree located on their property; and

**WHEREAS**, the tree has a diameter exceeding forty-two (42) inches, said tree is defined as extraordinary trees in Chapter 493, Article II of the Township Code; and

**WHEREAS**, the Township Forester has reported that the he recommended the tree be removed immediately for extreme safety concerns as the stalk of the tree was largely decayed up the stalk as well as leaning towards the home, causing an extremely hazardous condition; and

**WHEREAS**, Chapter 493, Article II, paragraph 21(C) of the Township Code states that removal of extraordinary trees shall be prohibited except upon the specific written recommendation of the Zoning Official after consultation of the Township Forester and approval by resolution of the Township Council; and

**WHEREAS**, the Zoning Official is in agreement with the Township Forester's recommendation as stated in the attached memorandum.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Council of the Township of Verona that due to the forester's concern, immediate removal of the tree was warranted.

**BE IT FURTHER RESOLVED**, that this resolution shall serve as the written authorization pursuant to Chapter 493, Article II, Paragraph 21(C).

**ROLL CALL:**

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

**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 DECEMBER 15, 2025.**

**JENNIFER KIERNAN, RMC, CMC  
MUNICIPAL CLERK**

TOWNSHIP OF VERONA  
COUNTY OF ESSEX, NEW JERSEY

TOWNSHIP MANAGER  
KEVIN O'SULLIVAN  
TOWNSHIP CLERK  
JENNIFER KIERNAN



DEPUTY MANAGER  
MICHAEL KRAUS  
TOWNSHIP ATTORNEY  
BRIAN J. ALOIA, ESQ.

VERONA COMMUNITY CENTER  
880 BLOOMFIELD AVENUE  
VERONA, NEW JERSEY 07044

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(973) 239-3220  
WWW.VERONANJ.ORG

DEPARTMENT OF PUBLIC WORKS  
10 COMMERCE COURT  
VERONA, NEW JERSEY 07044

Zoning Office


880 Bloomfield Avenue, Verona, NJ 07044

973-857-4772

MEMORANDUM

December 8, 2025

TO: Jennifer Kiernan, Township Clerk

FROM: Kathleen Miesch, Zoning Official 

RE: Extraordinary Tree Removal – 2 Mountain Road, Block 2209, Lot 16

Please accept this as a request for the Township Council to approve the removal of an extraordinary tree on the property known as **2 Mountain Road, Block 2209, Lot 16**. The extraordinary tree is a 42 inch in diameter Oak tree. Attached please find the letter from the Township Forester, Greg Dujets, Dujets Tree Experts dated December 4, 2025 confirming the condition of the tree as follows: 10 feet to 15 feet of visible decay on the stalk and the crown is 50% dead. The Oak is hazardous to the neighbor's and property owner's house and removal is recommended.

**Tree removal is recommended. I concur with Mr. Dujets recommendation.**

Per § 493-18 An extraordinary tree is defined as any tree with a DPM of 36 inches or greater or any tree designated by the Township Council as an historic or landmark tree and such other trees or species of tree as the Council may, from time to time, designate as an extraordinary tree.

Per § 493-21 C. Extraordinary trees shall be maintained in a living condition, and it shall be unlawful for any person to harm or remove said tree without an approved tree removal permit. All reasonable efforts shall be made to preserve extraordinary trees, including, but not limited to, if feasible, relocation of infrastructure, roadways, and buildings. **Removal of extraordinary trees shall be prohibited except upon the specific written recommendation of the Zoning Official after consultation of the Township Forester and approval by resolution of the Township Council.**



54 Notch Road  
Woodland Park, NJ 07424  
(973) 256-0007  
[www.dujetstree.com](http://www.dujetstree.com)  
[gregdujets@dujetstree.com](mailto:gregdujets@dujetstree.com)

December 4, 2025

2 Mountain Rd

The 42" DBH oak tree, located on the left side of the backyard, close to the house has 10' – 15' of visible decay up the stalk. The crown of the tree is 50% dead. The tree is a hazard to the neighbors and owner's house. Removal of the tree is recommended.

Thanks

Greg Dujets  
LTE #559

TOWNSHIP OF VERONA  
COUNTY OF ESSEX, STATE OF NEW JERSEY

RESOLUTION No. 2025-

A motion was made by \_\_\_\_\_ ; seconded by \_\_\_\_\_ that the following resolution be adopted:

**PERMITTING THE REMOVAL OF AN EXTRAORDINARY TREE PURSUANT TO  
CHAPTER 493, ARTICLE II, PARAGRAPH 21(C) OF THE CODE OF THE  
TOWNSHIP**

**WHEREAS**, the property owner at 53 Wayland Drive, Block 609, Lot 41, had requested a permit to remove a Sycamore tree located on their property; and

**WHEREAS**, the tree has a diameter exceeding forty (40) inches, said tree is defined as extraordinary trees in Chapter 493, Article II of the Township Code; and

**WHEREAS**, the Township Forester has reported that the he recommended the tree be removed immediately for extreme safety concerns as the stalk of the tree is largely decayed and 50% of the crown is dead, causing an extremely hazardous condition; and

**WHEREAS**, Chapter 493, Article II, paragraph 21(C) of the Township Code states that removal of extraordinary trees shall be prohibited except upon the specific written recommendation of the Zoning Official after consultation of the Township Forester and approval by resolution of the Township Council; and

**WHEREAS**, the Zoning Official is in agreement with the Township Forester's recommendation as stated in the attached memorandum.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Council of the Township of Verona that due to the forester's concern, immediate removal of the tree was warranted.

**BE IT FURTHER RESOLVED**, that this resolution shall serve as the written authorization pursuant to Chapter 493, Article II, Paragraph 21(C).

**ROLL CALL:**

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

**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 DECEMBER 15, 2025.**

**JENNIFER KIERNAN, RMC, CMC  
MUNICIPAL CLERK**

TOWNSHIP OF VERONA  
COUNTY OF ESSEX, NEW JERSEY

TOWNSHIP MANAGER  
KEVIN O'SULLIVAN  
TOWNSHIP CLERK  
JENNIFER KIERNAN



DEPUTY MANAGER  
MICHAEL KRAUS  
TOWNSHIP ATTORNEY  
BRIAN J. ALOIA, ESQ.

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DEPARTMENT OF PUBLIC WORKS  
10 COMMERCE COURT  
VERONA, NEW JERSEY 07044

Zoning Office

880 Bloomfield Avenue, Verona, NJ 07044

973-857-4772

MEMORANDUM

December 8, 2025

TO: Jennifer Kiernan, Township Clerk

FROM: Kathleen Miesch, Zoning Official

RE: Extraordinary Tree Removal – 53 Wayland Drive, Block 609, Lot 41

Please accept this as a request for the Township Council to approve the removal of an extraordinary tree on the property known as **53 Wayland Drive, Block 609, Lot 41**. The extraordinary tree is a 40 inch in diameter Sycamore tree. Attached please find the letter from the Township Forester, Greg Dujets, Dujets Tree Experts dated December 4, 2025 confirming the condition of the tree as follows: visible decay on the stalk and the crown is 50% dead. The Sycamore has a hazardous lean toward the house and removal is recommended.

**Tree removal is recommended. I concur with Mr. Dujets recommendation.**

Per § 493-18 An extraordinary tree is defined as any tree with a DPM of 36 inches or greater or any tree designated by the Township Council as an historic or landmark tree and such other trees or species of tree as the Council may, from time to time, designate as an extraordinary tree.

Per § 493-21 C. Extraordinary trees shall be maintained in a living condition, and it shall be unlawful for any person to harm or remove said tree without an approved tree removal permit. All reasonable efforts shall be made to preserve extraordinary trees, including, but not limited to, if feasible, relocation of infrastructure, roadways, and buildings. **Removal of extraordinary trees shall be prohibited except upon the specific written recommendation of the Zoning Official after consultation of the Township Forester and approval by resolution of the Township Council.**



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Woodland Park, NJ 07424  
(973) 256-0007  
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[gregdujets@dujetstree.com](mailto:gregdujets@dujetstree.com)

December 4, 2025

53 Wayland Dr

The 40" DBH sycamore located in the front yard on the left side of the driveway has visible decay on the stalk and the crown is 50% dead. The sycamore has a hazardous lean toward the house and removal is recommended.

Thanks

Greg Dujets  
LTE #559

TOWNSHIP OF VERONA  
COUNTY OF ESSEX, STATE OF NEW JERSEY

RESOLUTION No. 2025-

A motion was made by ; seconded by that the following resolution be adopted:

CANCELLING FUNDED APPROPRIATION BALANCES UNDER CERTAIN  
BOND ORDINANCES PREVIOUSLY ADOPTED BY THE TOWNSHIP OF  
VERONA FOR VARIOUS POOL CAPITAL IMPROVEMENT PROJECTS IN  
THE TOTAL AMOUNT OF \$15,123.08

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 and

WHEREAS, the Township now desires to cancel such appropriations and transfer the funded balances to their respective fund surplus;

| ORDINANCE          | ORDINANCE<br>DESCRIPTION   | AMOUNT TO BE<br>CANCELLED |
|--------------------|----------------------------|---------------------------|
| Pool Capital       |                            |                           |
| 2025-13A           | Pool Furniture             | 3,623.08                  |
| 2025-13B           | Renovate Basketball Courts | 11,500.00                 |
| Total Pool Capital |                            | \$15,123.08               |

ROLL CALL:

AYES:

NAYS:

ABSENT:

ABSTAIN:

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 DECEMBER 15, 2025.

JENNIFER KIERNAN, RMC, CMC  
MUNICIPAL CLERK

TOWNSHIP OF VERONA  
COUNTY OF ESSEX, STATE OF NEW JERSEY

RESOLUTION No. 2025-

A motion was made by ; seconded by that the following resolution be adopted:

AUTHORIZING THE TOWNSHIP OF VERONA TO CANCEL OLD  
OUTSTANDING CHECKS AND RECONCILING ITEMS

WHEREAS, certain checks have been identified in the Claims Fund bank account by the Chief Financial Officer as outstanding; and

WHEREAS, it is a normal financial practice to review the bank accounts for old outstanding items for cancellation with the balances to be returned to the Fund Balance; and

WHEREAS, it is necessary to formally cancel said checks so that the unnecessary balances may be returned to the fund balance of the respective funds;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Township of Verona, County of Essex, State of New Jersey that the following old outstanding checks, be cancelled;

| <u>Date of Check Issue</u> | <u>Check Number</u> | <u>Amount</u> |
|----------------------------|---------------------|---------------|
|                            |                     |               |
| 2/3/2025                   | 8431                | 350.00        |
| 2/18/2025                  | 8550                | 150.00        |
| 2/18/2025                  | 8551                | 450.00        |
| 3/3/2025                   | 8657                | 3,257.00      |
| 4/7/2025                   | 8877                | 175.00        |
| 4/7/2025                   | 8881                | 100.00        |
| 4/21/2025                  | 8993                | 245.00        |
| 4/21/2025                  | 9001                | 400.00        |
| 5/5/2025                   | 9089                | 150.00        |
| 6/9/2025                   | 9316                | 2,991.01      |
| 6/9/2025                   | 9404                | 75.00         |
|                            | Total Claims Fund   | \$8,343.01    |

- 1. Chief Financial Officer
- 2. Municipal Auditor

ROLL CALL:

AYES:

NAYS:

ABSENT:

ABSTAIN:

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 DECEMBER 15, 2025.

JENNIFER KIERNAN, RMC, CMC  
MUNICIPAL CLERK



TOWNSHIP OF VERONA  
COUNTY OF ESSEX, STATE OF NEW JERSEY

RESOLUTION No. 2025-

A motion was made by ; seconded by that the following resolution be adopted:

REFUNDING TAX LIEN REDEMPTION

WHEREAS, property located at 25 Brookdale Avenue, Block 201 Lot 5, owned by Sue Waldman, has been held in tax lien since December 7, 2023; and

WHEREAS, payment was received, in the amount of \$59,350.15 from Andrew Walcott, clearing the lien as follows:

|                                      |                    |
|--------------------------------------|--------------------|
| <u>Certificate #23-00002</u>         |                    |
| Certificate                          | \$15,865.79        |
| 6% Redemption Penalty                | \$ 951.95          |
| Recording Fee                        | \$ 55.00           |
| Search Fee                           | \$ 12.00           |
| 2023 Taxes plus Interest and Penalty | \$22,284.26        |
| 2024 Taxes plus Interest and Penalty | \$ 4,220.26        |
| 2025 Taxes plus Interest and Penalty | <u>\$15,960.89</u> |
| Total Redemption                     | \$59,350.15        |
|                                      |                    |
| Premium                              | \$47,000.00        |
|                                      |                    |
| Total                                | \$106,350.15       |

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, \$106,350.15 to:

Christiana Trust as Custodian  
GSRAN-Z LLC Deposit Account  
PO Box 71276  
Philadelphia, PA 19176-6276

- ROLL CALL:  
AYES:  
NAYS:  
ABSENT:  
ABSTAIN:

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 DECEMBER 15, 2025.

JENNIFER KIERNAN, RMC, CMC  
MUNICIPAL CLERK

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

**RESOLUTION No. 2025-**

A motion was made by \_\_\_\_\_ ; seconded by \_\_\_\_\_ that the following resolution be adopted:

**AUTHORIZING EXECUTION A CERTIFICATE OF COMPLETION  
FOR VERONA FLATS**

**WHEREAS**, on February 11, 2019, the Township Council for the Township of Verona (the "Township Council") adopted Resolution No. 2019-55, designating as a non-condemnation redevelopment area, as defined in the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the "Redevelopment Law"), Block 2301, Lots 1 through 12 and 14 through 19 as shown on the Tax Map of the Township, commonly known as the "Depot and Pine Redevelopment Area," (the "Redevelopment Area"); and

**WHEREAS**, the Township executed a Redevelopment Agreement and multiple amendments to the Redevelopment Agreement to redevelop that property designated as Block 2301, Lots 1 through 12 and 14 through 19 as shown on the Tax Map of the Township now commonly called the Verona Flats; and

**WHEREAS**, the Verona Flats Project has been completed in accordance with the Development Agreements and the Townships plans for the project as ordained; and

**WHEREAS**, all permits, licenses and approvals that are required in order to Redeveloper to complete the Project have, to the extent required, issued and remain in full force and effect.

**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 and Municipal Clerk are authorized to execute a Certificate of Completion a copy of which is attached hereto and which shall be available for public inspection in the Office of the Municipal Clerk contingent upon the Manager receiving a copy of the O & M Manuel filed with the county clerk's office.

**ROLL CALL:**

**AYES:**

**NAYS:**

**ABSENT:**

**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 DECEMBER 15, 2025.**

**JENNIFER KIERNAN, RMC, CMC  
MUNICIPAL CLERK**

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

**RESOLUTION No. 2025-**

A motion was made by \_\_\_\_\_ ; seconded by \_\_\_\_\_ 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)*

**ROLL CALL:**

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

**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 DECEMBER 15, 2025.**

**JENNIFER KIERNAN, RMC, CMC  
MUNICIPAL CLERK**

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

**RESOLUTION No. 2025-\_\_**

A motion was made by \_\_\_\_\_; seconded by \_\_\_\_\_ that the following resolution be adopted:

**AUTHORIZING THE TOWNSHIP OF VERONA PLANNING BOARD TO  
CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE  
WHETHER PROPERTY LOCATED 420 BLOOMFIELD AVENUE AND  
DESIGNATED AS BLOCK 701, LOT 3 IS A NON-CONDEMNATION AREA  
IN NEED OF REDEVELOPMENT**

**WHEREAS**, N.J.S.A. 40A:12A-6 authorizes the governing body of any municipality, by resolution, to have its planning board conduct a preliminary investigation to determine whether an area of the municipality is a non-condemnation “area in need of redevelopment” pursuant to the criteria contained in N.J.S.A. 40A:12A-5; and

**WHEREAS**, the Township Council of the Township of Verona (the “Township Council” or the “Council”) considers it to be in the best interest of the Township of Verona (the “Township”) to have the Township of Verona Planning Board (the “Planning Board”) conduct such an investigation of property located at 420 Bloomfield Avenue and designated as Block 701, Lot 3 on the official Tax Maps of the Township (the “Property”), to determine whether such Property, qualifies as a non-condemnation redevelopment area; and

**WHEREAS**, the Township Council authorizes and directs the Planning Board to conduct a preliminary investigation to evaluate and study the Property to determine whether the designation of the Property as a non-condemnation redevelopment area is appropriate and in conformance with the statutory criteria contained in N.J.S.A. 40A:12A-5 of the Local Redevelopment and Housing Law; and

**WHEREAS**, the preliminary investigation referenced herein shall be designed to evaluate and study the Property to determine whether the designation of the Property, as a non-condemnation redevelopment area is appropriate and in conformance with the statutory criteria contained in N.J.S.A. 40A:12A-5 of the Local Redevelopment and Housing Law; and

**WHEREAS**, subject to the results of the preliminary investigation referenced herein, a non-condemnation redevelopment area determination concerning the Property, if so made, would authorize the Township to use all those powers provided by the Legislature for use in a redevelopment area and under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., other than the use of eminent domain to acquire all or a portion of the Property.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Town of Verona that:

1. The Planning Board is hereby directed to conduct a preliminary investigation to determine whether property located at 420 Bloomfield Avenue and designated as Block 701, Lot 3 on the Tax Maps of the Township of Verona, qualifies as a “non-condemnation area in need of redevelopment” as described in N.J.S.A. 40A:12A-6.a, according to the criteria set forth in N.J.S.A. 40A:12A-5 of the Local Redevelopment and Housing Law; and
2. The Planning Board is hereby further directed to study the property located at 420 Bloomfield Avenue and identified as Block 701, Lot 3 on the Tax Maps of the Township of Verona; to develop a map reflecting the boundaries of the proposed non-condemnation redevelopment area; to draft a preliminary investigation/report; and to provide public notice and to conduct public hearings pursuant to N.J.S.A. 40A:12A-6; and
3. The Planning Board shall, after completing its public hearing as referenced in Paragraph 2 immediately above, recommend that the delineated area, or any part thereof, be determined or not be determined, by the Township Council, to be a non-condemnation area in need of redevelopment.

ROLL CALL:  
AYES:  
NAYS:  
ABSENT:  
ABSTAIN:

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 DECEMBER 15, 2025.

JENNIFER KIERNAN, RMC, CMC  
MUNICIPAL CLERK



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

**RESOLUTION No. 2025-**

A motion was made by \_\_\_\_\_ ; seconded by \_\_\_\_\_ 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)*

**ROLL CALL:**

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

**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 DECEMBER 15, 2025.**

**JENNIFER KIERNAN, RMC, CMC  
MUNICIPAL CLERK**