

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



**TOWNSHIP COUNCIL AGENDA**

REGULAR MEETING

7:00 P.M.

JANUARY 5, 2026

**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 and posted on the Township's Legal Notices webpage on December 31, 2025, 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](http://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

**E. REPORT OF THE TOWNSHIP MANAGER**

1. Deputy Manager's Report

**F. COUNCILMEMBERS' REPORTS**

**G. PUBLIC COMMENT**

**H. HEARING ADOPTION OR AMENDMENT OF ORDINANCES**

**I. ORDINANCES FOR INTRODUCTION**

**J. PUBLIC COMMENT ON CONSENT AGENDA ITEMS**

**### CONSENT AGENDA**

**### K. MINUTES**

1. December 15, 2025 – Special Meeting
2. December 15, 2025

**### L. PROPOSED RESOLUTIONS**

1. Resolution No. 2026- 2026 Council Meeting Dates
2. Resolution No. 2026- Permitting Removal of an Extraordinary Tree – Block 603, Lot 9
3. Resolution No. 2026- Executive Session

**### M. LICENSES AND PERMITS**

**N. ADDENDUM**

**TOWNSHIP COUNCIL AGENDA**

**JANUARY 5, 2026**

**O. NEW/UNFINISHED BUSINESS**

1. Appointments of Board, Committees and Commissions

		Term Expiring
a.	Board of Adjustment	
i.	_____ Public Member	12/31/2029
ii.	_____ Public Member	12/31/2029
b.	Green Team	
i.	_____ Public Member	12/31/2026
ii.	_____ Public Member	12/31/2026
iii.	_____ Public Member	12/31/2026
iv.	_____ Public Member	12/31/2026
v.	_____ Public Member	12/31/2026
vi.	_____ Public Member	12/31/2026
vii.	_____ Public Member	12/31/2026
c.	Neighborhood Traffic & Safety Advisory Committee	
i.	_____ Public Member	12/31/2027
ii.	_____ Public Member	12/31/2027
iii.	_____ Public Member	12/31/2027
d.	Open Space Advisory Committee	
i.	Larry Raff Public Member	12/31/2028
h.	Parks & Recreation Advisory Committee	
i.	_____ Public Member	12/31/2028
ii.	_____ Public Member	12/31/2028
iii.	_____ Public Member	12/31/2028
i.	Planning Board	
ii.	_____ Public Member	12/31/2029
iii.	_____ Public Member	12/31/2029
iv.	_____ Alternate #1	12/31/2027
j.	Rent Control Board	
i.	Maria Barone Public Member	12/31/2029
k.	Verona Municipal Alliance	
i.	Colin Boyle Public Member	12/31/2028
ii.	Carol Lyn Moy Public Member	12/31/2028
iii.	Verena Mikhael Public Member	12/31/2028

2. Council Liaisons to Committees/Commissions

a.	Environmental Commission	_____	12/31/2027
b.	Green Team	_____	12/31/2027
c.	Historical Preservation Comm	_____	12/31/2027
d.	Joint Flood Advisory Comm	_____	12/31/2027
d.	MIAAC	_____	12/31/2027
e.	Municipal Alliance Committee	_____	12/31/2027
f.	NT&SAC	_____	12/31/2027
g.	Open Space Advisory	_____	12/31/2027
h.	Parks & Rec Advisory Comm	_____	12/31/2027
i.	Planning Board (Council Rep)	_____	12/31/2027
j.	Shade Tree Commission	_____	12/31/2027

**P. PUBLIC COMMENT**

**Q. EXECUTIVE SESSION**

**R. 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.*

**\*\*\*AGENDA SUBJECT TO CHANGE\*\*\***

TOWNSHIP OF VERONA  
COUNTY OF ESSEX, STATE OF NEW JERSEY  
  
RESOLUTION No. 2026-

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

**DESIGNATING THE REGULAR, CONFERENCE AND LEGAL MEETING DATES  
OF THE TOWNSHIP COUNCIL FOR THE 2026 CALENDAR YEAR**

WHEREAS, the Open Public Meetings Act, Chapter 231 of the Laws of 1975, requires all public bodies covered by said Act, at least once each year, and within seven (7) days following the annual reorganization meeting of such body, to post and maintain posted throughout the year, a schedule of the regular meetings of the public body to be held during the succeeding year.

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

- 1. The schedule of regular meetings of the Township Council of the Township of Verona will be held in Council Chambers of the Municipal Building located at 600 Bloomfield Avenue, Verona, New Jersey and via Zoom conferencing platform, as deemed necessary is hereby adopted:

**TOWNSHIP COUNCIL 2026 MEETING DATES**

Meetings will be held at 7:00 p.m. in Council Chambers

Monday, January 19, 2026 *	Monday, July 6, 2026
Monday, February 9, 2026	Monday, July 20, 2026
Monday, February 23, 2026	Monday, August 3, 2026
Monday, March 9, 2026	Monday, August 17, 2026
Monday, March 23, 2026	Monday, September 21, 2026
Monday, April 6, 2026	Monday, October 5, 2026
Monday, April 20, 2026	Monday, October 14, 2026
Monday, May 4, 2026	Monday, November 9, 2026
Monday, May 18, 2026	Monday, December 7, 2026
Monday, June 8, 2026	Monday, December 21, 2026
Monday, June 22, 2026	Monday, January 18, 2027 *

\* *Reorganizational Meeting of the Township Council*

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 JANUARY 5, 2026.

JENNIFER KIERNAN, RMC, CMC  
MUNICIPAL CLERK

TOWNSHIP OF VERONA  
COUNTY OF ESSEX, STATE OF NEW JERSEY

RESOLUTION No. 2026-

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 17 Sutton Place, Block 603, Lot 9, had requested a permit to remove a Pin Oak tree located on their property; and

**WHEREAS**, the tree has a diameter of thirty-six (36) 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 tree has a very thin crown, the stalk has multiple cankers and about 15' of the stalk is decayed and is therefore a hazard to the homeowner and neighbor's house, recommending the tree be removed; 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 JANUARY 5, 2026.**

**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

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

Zoning Office      880 Bloomfield Avenue, Verona, NJ 07044      973-857-4772

MEMORANDUM

December 29, 2025

TO:            Jennifer Kiernan, Township Clerk

FROM:        Kathleen Miesch, Zoning Official 

RE:            Extraordinary Tree Removal – 17 Sutton Place, Block 603, Lot 9

Please accept this as a request for the Township Council to approve the removal of an extraordinary tree on the property known as **17 Sutton Place, Block 603, Lot 9**. The extraordinary tree is a 36 inch in diameter Pin Oak tree. Attached please find the letter from the Township Forester, Greg Dujets, Dujets Tree Experts dated December 22, 2025 confirming the condition of the tree as follows: *...the tree has a very thin crown. The stalk has multiple cankers and about 15' of the stalk is decayed. The oak tree is a hazard to the homeowner and neighbor's house. I recommend that the tree be removed.*

**Tree removal is recommended. Reviewing the report and condition, 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 22, 2025

17 Sutton Place:

The 36" DBH Pin oak has a very thin crown. The stalk has multiple cankers and about 15' of the stalk is decayed. The oak tree is a hazard to the homeowner and neighbor's house. I recommend that the tree be removed.

Thanks

  
Greg Dujets  
LTE #559

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

**RESOLUTION No. 2026-**

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. Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of, promotion, or disciplining of any specific prospective public officer or employee or current public officer or employee employed could be adversely affected request in writing that the matter or matters be discussed at a public meeting pursuant to *N.J.S.A. 10:4-12 (8)*

**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 JANUARY 5, 2026.**

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