

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY



TOWNSHIP COUNCIL AGENDA

REGULAR MEETING

7:00 P.M.

MAY 18, 2026

****THIS MEETING WILL BE HELD IN-PERSON****

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. Specifically, the time and date were included in the publication of the Annual Meeting Notice. The Public Notice and meeting agenda was posted on the Municipal Public Bulletin Board at least 48 hours preceding the start time of this meeting. The agenda and meeting documents can be viewed online at VeronaNJ.org/councilmeetings. Please take notice that pursuant to NJ Public Law 2025-chapter 72, the complete text of each legal notice of the Township of Verona, including all public entities under the authority of the Township may be obtained or viewed by the public on our official, State registered webpage: www.veronanj.org/LegalPublicNotices. 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. MAYOR'S REPORT

E. REPORT OF THE TOWNSHIP MANAGER

1. Bloomfield Avenue Streetscape – Stranz Engineering
2. Deputy Manager's Report

F. COUNCILMEMBERS' REPORTS

G. PUBLIC COMMENT

H. HEARING ADOPTION OR AMENDMENT OF ORDINANCES

1. Ordinance No. 2026-10 Amending Chapter 150, Section 16 of the Township Code
2. Ordinance No. 2026-17 Adopting the Redevelopment Plan for 251 ½ Grove Avenue
3. Ordinance No. 2026-18 Bond – Improvements at the Pool Facility (\$100,000)
4. Ordinance No. 2026-19 Capital – Various Capital Improvements (\$67,500)
5. Ordinance No. 2026-20 Capital – Water Sewer Improvement Fund (\$113k)
6. Ordinance No. 2026-21 Amend Chapter A-565-7 Community Pool; Membership and Other Fees
7. Ordinance No. 2026-22 Amend Ordinance No. 2025-26 2026 Pool Membership Fees Specifically, "Non-Resident Memberships"

TOWNSHIP COUNCIL AGENDA

May 18, 2026

I. ORDINANCES FOR INTRODUCTION

1. Ordinance No. 2026- Bond – Various Capital Improvements (\$4,563,400)
2. Ordinance No. 2026- Bond – Water Sewer Utility (\$2,725,000)

J. PUBLIC COMMENT ON CONSENT AGENDA ITEMS

CONSENT AGENDA

K. MINUTES

1. May 4, 2026 – Special Meeting
2. May 4, 2026

L. PROPOSED RESOLUTIONS

1. Resolution No. 2026- Award Professional Service Contract to Boswell Engineering for Asset Inventory Mapping
2. Resolution No. 2026- Accept Clean Communities Grant
3. Resolution No. 2026- Chapter 159 – Clean Communities Grant
4. Resolution No. 2026- National Opioid Settlement
5. Resolution No. 2026- Chapter 159 – National Opioid Settlement
6. Resolution No. 2026- Authorizing a Contract with Pace Analytical
7. Resolution No. 2026- Authorizing a Contract with SMS Security Systems
8. Resolution No. 2026- Gun Violence Awareness Day
9. Resolution No. 2026- Executive Session

M. LICENSES AND PERMITS

N. ADDENDUM

O. NEW/UNFINISHED BUSINESS

1. Discussion - An Ordinance Creating Chapter 168 of the Code of the Township of Verona Entitled, "Burning Dangerous Material, Garbage and Vegetation Prohibited"

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, listed on the agenda as items "I" and "O" 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

ORDINANCE No. 2026-10

AMENDING CHAPTER 150 "ZONING" OF THE CODE OF THE TOWNSHIP
SPECIFICALLY ARTICLE XVI, "ADMINISTRATION AND ENFORCEMENT"
SECTIONS 16.1 - 16.8

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

SECTION 1: Chapter 150-16.1-16.8 of the Township Code is amended as follows: [Added text is **emboldened and underlined**, and text being eliminated is shown in *strikethrough italics*.]

§ 150-16.1. Enforcing officer.

The Zoning Officer shall enforce the provisions of this chapter. **The Zoning Officer** He may require any member of the Police, Fire or Health Department or other department to report to **them** ~~him~~, in writing, any violation of the provisions of this chapter.

§ 150-16.2. Building permit, certificate of occupancy and conditions of approval.

- A. Building permits. No person shall construct, erect, repair or make any alteration to or restoration of any structure or swimming pool until **they have** ~~he shall be~~ applied for and secured a building permit from the Construction Official **or their designee**.
- B. Certificates of Occupancy or **Non-UCC Certificates of Continued Occupancy**. No person shall occupy or use or change the occupation or use of, in whole or in part, any building or structure until **they have** ~~he shall~~ have applied for and secured a certificate of occupancy **or Non-UCC certificate or continued occupancy** therefor from the ~~Chief Building Inspector~~ **Construction Official or designee**.
- C. Conditions of approval. No person shall construct, erect, repair or make any alteration to or restoration of any structure that does not comply with any and all conditions required at the time of approval.

§ 150-16.3. Application requirements.

- A. Building permits.
 - (1) Unless otherwise provided by this chapter, applications for building permits shall be submitted to the **Construction Official or designee** ~~Chief Building Inspector~~ in the manner prescribed by the **Uniform Construction Code of New Jersey and Township of Verona Code** ~~Building Code of the Township of Verona~~, including the amendments and supplements thereto.
 - (2) For all apartment houses, all plans submitted for approval to the Department of Community Affairs shall contain on the plan a breakdown giving the number of apartments, number of bedrooms per apartment, percentage of land covered and the total square foot area of the lot.
- B. Certificates of occupancy and **Certificates of Continued Occupancy**. Applications for certificates of occupancy **and Non-UCC certificates of continued occupancy** shall be submitted to the **Construction Official or designee** ~~Chief Building Inspector~~ in the manner prescribed by the **Uniform Construction Code of New Jersey and Township of Verona Code** ~~Building Code of the Township of Verona~~, including the amendments and supplements thereto.

§ 150-16.4. Issuance of permits and certificates.

- A. Building permits, ~~and~~ certificates of occupancy, **and Non-UCC certificates of continued occupancy** shall be issued by the **Construction Official or designee** ~~Chief Building Inspector~~.
- B. Determination required as prerequisite to issuance.
 - (1) The **Construction Official or designee** ~~Chief Building Inspector~~ shall issue building permits, ~~or~~ certificates of occupancy, **or Non-UCC certificates of continued occupancy** only after **they** ~~he shall~~ have determined that the building, structure or use is one permitted under the provisions of this chapter and that any and all conditions required at the time of approval have been addressed.
 - (2) To assist the **Construction Official or designee** ~~Chief Building Inspector~~ in making

such a determination, ~~they~~ he may require any member of the Police ~~Department~~, Fire ~~Department~~, ~~or~~ Health Department, Bureau of Fire Prevention or other department to make an investigation of the premises in question and to report to ~~them~~ ~~him~~ the findings of such investigation.

- (3) When the building being occupied is not new construction or renovated the Construction Official or Designee shall instruct the Bureau of Fire Prevention to conduct an occupancy inspection prior to the building being occupied and must receive a commercial certificate of compliance

§ 150-16.5. Notice of denial to permit a certificate.

If the Construction Official or designee ~~Chief Building Inspector~~ shall determine that a building, structure or use is not permitted under any provision of this chapter, ~~they~~ he shall give written notice thereof to the applicant and Zoning Officer as follows:

- A. Such notice shall state in what respects the building, structure or use does not conform to such provision or provisions, and shall contain a brief description of the building, structure or use to which the notice refers in terms sufficient to identify it and its location.
- B. The notice may be served upon the applicant by registered or certified mail, return receipt requested, or where such resides in the Township of Verona, in person or by leaving it at the applicants ~~his~~ usual place of residence with a member of their ~~his~~ family above the age of 18 ~~14~~ years. Where lands are held by joint tenants, tenants in common or tenants by the entirety, service upon one of the owners shall be sufficient and deemed and taken as notice to all.

§ 150-16.6. Violations and penalties.

- A. Any owner, general agent, contractor or tenant of any building or premises or part thereof, in which the premises or part thereof is in violation of any provision of this chapter has been committed or shall exist, or any other person who commits, takes part or assists in such violation or who maintains any building or premises in which any such violation shall exist; or any person who constructs, alters, restores, repairs, reconstructs, converts or maintains, or permits the construction, alteration, restoration, conversion or maintenance of, any building or structure, or who uses, maintains or permits the use or maintenance of any land, building or structures, in violation of any provisions of this chapter, shall, upon conviction, be subject to a fine not to exceed \$1,250 or imprisonment for a term not to exceed 90 days, or both, at the discretion of the court.
- B. For every day that a use or structure in violation of any provision of this chapter is permitted to exist or is continued in any building or location, a distinct violation of this chapter shall be deemed to have been committed.
- C. Any owner, agent, or tenant of any building or premises or part thereof, in which premises or part thereof occupies or uses the structure, or any other person who commits, takes part or assists in such, in violation of any provisions of this chapter, shall, upon conviction, be subject to a fine, for the first offense, of \$1,250. For the second and subsequent violation, the fine shall be equal to the annual cost of the education of a student in the schools in the Township of Verona. Said fines shall be recovered in a civil action, in a summary proceeding, in the name of the municipality, pursuant to the Penalty Enforcement Law, N.J.S.A. 2a:58-10 et seq., said proceeding shall be commenced in the municipal court of the Township of Verona for the enforcement of the penalty provided for herein. [Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]
- D. Complaints of violations. Any person may file a complaint if there is any reason to believe a violation of this chapter exists. All such complaints must be in writing and shall be filed with the Zoning Officer, who shall properly record such complaint and immediately investigate.
- E. Procedures for abatement of violations.
 - (1) In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained or any building, structure of land is used in violation of this chapter or of any ordinance or regulation made under authority conferred hereby, the Zoning Officer or other proper official, in addition to other remedies, may institute any appropriate legal action or proceedings to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use; to restrain, correct or abate such violation; to prevent the occupancy of said building, structure or land; or to prevent any illegal act, conduct business or use about such premises.
 - (2) A violation of any of these terms of this chapter shall be abated within five days, or within as reasonable time as may be determined, after written notice has been served, either by mail or personal service.

§ 150-16.7. Amendments.

All amendments to this chapter and to the Zoning Map, which forms a part hereof, shall be adopted in accordance with the provisions of New Jersey law.

§ 150-16.8. Interpretation of provisions.

In the interpretation and the application of the provisions of this chapter, they shall be held to be the minimum requirements for the promotion of the health, safety, morals and general welfare. It is not intended to interfere with or abrogate or annul other rules, regulations or ordinances; provided, that, where this chapter imposes greater restrictions, the provisions of this chapter shall apply.

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 remain 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
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 FEBRUARY 27, 2026 AND XXX.

JENNIFER KIERNAN, CMC
MUNICIPAL CLERK

INTRODUCTION: February 23, 2026 - *Referred to the Planning Board for consistency review*
PUBLIC HEARING: March 9, 2026
EFFECTIVE DATE:

TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY

ORDINANCE NO. 2026-17

ADOPTING THE REDEVELOPMENT PLAN FOR
251½ GROVE AVENUE REDEVELOPMENT AREA (BLOCK 1201, LOT 12)

WHEREAS, on April 6, 2026, the Township Council (“the “Township Council”) of the Township of Verona, in the County of Essex, New Jersey (the “Township”) adopted Resolution 2026-081 declaring the above referenced block and lot as a non-condemnation area in need of redevelopment (the “251 ½ Grove Avenue Redevelopment Area”); and

WHEREAS, N.J.S.A. 40A:12A-7 provides for a procedure for the adoption of a redevelopment plan for all or a portion of a duly designated redevelopment area; and

WHEREAS, Block 1201, Lot 12 in the Township (the “Property”) is located within the 251½ Grove Avenue Redevelopment Area; and

WHEREAS, N.J.S.A. 40A:12A-7(a) provides that “No redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, ...”; and sets forth statutory requirements for the contents of a Redevelopment Plan; and

WHEREAS, the Township Council directed its planning consultant, H2M engineers and architects (the “Professional Planner”) to prepare a redevelopment plan concerning the 251½ Grove Avenue Redevelopment Area; and

WHEREAS, the Township Council is desirous of enacting a redevelopment plan to guide the future use, development and redevelopment of Block 1201, Lot 12, heretofore designated as an area in need of redevelopment with provisions to enable the construction of a townhouse development with inclusionary affordable housing.

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

SECTION 1. The Redevelopment Plan, as filed in the Office of the Township Clerk and attached hereto as Exhibit A and by the reference made a part hereof is hereby approved and adopted pursuant to N.J.S.A. 40A-12A-1 et. seq.

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

ATTEST:

JENNIFER KIERNAN, RMC, CMC
MUNICIPAL CLERK

NOTICE

I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED ON THE LEGAL PUBLIC NOTICES PAGE OF THE TOWNSHIP WEBSITE (VERONANJ.ORG/LEGALPUBLICNOTICES) ON APRIL 23, 2026 AND XXXX.

JENNIFER KIERNAN, RMC, CMC
MUNICIPAL CLERK

INTRODUCTION: April 20, 2026 (referred to Planning Board)
PUBLIC HEARING: May 6, 2026
EFFECTIVE DATE:

EXHIBIT A



Township of Verona

251½ Grove Avenue

Redevelopment Plan

Date: April 2026

Prepared by:



Redevelopment Plan
For The 251½ Grove Avenue Redevelopment Area

Verona Planning Board

Christopher Tamburro, Mayor
Jack McEvoy, Deputy Mayor
Kevin O'Sullivan, Township Manager
Jessica Pearson, Chairperson
Jason Hyndman, Vice Chairperson
Kevin O'Sullivan
Jesse Lilley
David Freschi
Tim Camuti
Julie Parker
Jim Day –Alt. #1
Dylan Margarell – Alt. #2
Greg Mascera, Esq., Planning Board Attorney
Mr. Peter Ten Kate, Township Engineer
Dolores Carpinelli, Planning Board Secretary
Kathleen Miesch, Zoning Official

Verona Township Council

Christopher Tamburro, Mayor
Jack McEvoy, Deputy Mayor
Alex Roman, Councilman
Christine McGrath, Councilwoman
Cynthia Holland, Councilwoman
Brian Aloia, ESQ, Township Attorney

Consultants:

H2M Associates, Inc.
119 Cherry Hill Road, Suite 110
Parsippany, NJ 07054

Adopted by Verona Township Council

The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12



Sanyogita Chavan, AICP, PP #33LI00593300

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1.0 INTRODUCTION

1.1 BASIS FOR THE PLAN

This redevelopment plan has been prepared for 251 ½ Grove Avenue Area in Need of Redevelopment within the Township of Verona, Essex County, New Jersey (the “Redevelopment Plan” or the “Plan”). The 251 ½ Grove Avenue Redevelopment Area comprises of one 5.54 acres flag lot with about 50-foot frontage along the southeasterly side of Grove Avenue. This property is identified as Block 1201, Lot 12 (251 ½ Grove Avenue) as per Verona Township’s Tax Maps. The property is developed with multiple one-story flat roofed, commercial buildings and the entirety of the side is paved with asphalt. Access to the property is provided by a single driveway along Grove Avenue, which is the pole end of the flag lot. The driveway follows the northerly property line and spans about 150 feet before it meets the bulk of the lot. Although the property is currently vacant, it is developed with five buildings that once supported commercial and industrial uses on the site. These buildings include the following: a one-story workshop and garage; a two-story office building with garages and workshops attached to its rear; a one-story garage; a one-story storage building; and a one-story, partially enclosed A-frame building that was once used for vehicle and equipment storage. The Peckman River flows along the easterly property line.

The property is developed with five buildings as illustrated and labeled “A” through “E” in **Figure 1** below. The access drive into the property leads to the gate of a chain link fence that encloses the flag end of the property. Beyond the gate is Building A, which is a one-story warehouse with additional garages to the rear. The northerly portion of the building is a one-story annex that appeared to have once contained offices. This building is at the highest point on the property and to its rear is unobstructed land that overlooks the commercial property to the north and the water treatment plant to the east. South of Building A is building B, which is a two-story office building with garages and workshop space attached to the rear. The front façade of this building is brick, differentiating it from the other structures on site. The building is long, with its rear near to the easterly property line. Building B is primarily comprised of garage additions, workshops, and storage spaces. Further into the property is Building C, a stand-alone, one-story cinderblock storage shed with lean-to structure attached to its south-facing side. Building D is set further into the property than the other buildings and is located between buildings C and E, more specifically, behind Building C and E in the southeasterly portion of the property. It is a stand-alone, one-story garage with two lean-to structures attached to its easterly and westerly sides. As mentioned earlier, the site slopes downwards from Grove Avenue with Building D located at a lower level as compared to the other buildings, especially C and E. In the same token, Building A is at a highest elevation, so the site slopes downwards in a diagonal fashion. Finally, Building E is in the southwesterly corner of the property. This is a one-story, partially enclosed A-frame building that appears to have been previously used to shelter oversized vehicles and equipment.

This property is designated as a non-condemnation area in need of redevelopment pursuant to Resolution 2026-081 which means that the Township **will not use eminent domain** to acquire these properties. The resolutions are included herein in **Appendix A**. This Redevelopment Plan provides the development regulations and other standards to guide the redevelopment of the 251 ½ Grove Avenue Redevelopment Area (“Redevelopment Area”).



251 1/2 Grove Avenue Non-Condensation Redevelopment Plan
 Township of Verona

Figure 1: 251 1/2 Grove Redevelopment Area Context Map





1.2 PURPOSE/VISION

The 251½ Grove Avenue Redevelopment Plan sets forth standards for development and site improvements in the declared area in need of redevelopment. The 251½ Grove Avenue Redevelopment Plan (“Redevelopment Plan”) is intended to revitalize an underutilized site with a non-conforming industrial use in a manner that maintains Verona’s small-town charm and character. This Redevelopment Plan is proposed to address several Township’s issues and priorities, such as encouraging a greater diversity of housing options, incorporating new construction without undue disruption to the established character of the Township, and to promote smart growth policies in commercial zones. Furthermore, this redevelopment plan will help to provide the Township with its fair share of affordable housing for low- and moderate-income households. Most importantly, this Redevelopment Plan is being prepared to implement a settlement between the Township of Verona and the developer, JMF Properties, who was an objector to the Township’s Fourth Round Affordable Housing and Fair Share Plan.

The Redevelopment Area is proximate to an assortment of retail and commercial uses, and existing residential uses. To the west of the Redevelopment Area are commercial and retail uses. To the north, west, and south of the Redevelopment Area, along Grove Avenue and Ann Street are single-family dwellings. To the east of Redevelopment Area, along Ozone Avenue and Commerce Court, is Verona’s Wastewater Treatment Plant.

1.3 NOTE ON PLAN TERMINOLOGY

Throughout the Redevelopment Plan, a conscious distinction is made in the regulations between “shall” and “should.” “Shall” means that a developer is required to comply with the specific regulation, without any deviations. “Should” means that a developer is encouraged to comply but is not required to do so.

1.4 REQUIRED COMPONENTS OF THE REDEVELOPMENT PLAN

The Local Redevelopment and Housing Law (LRHL) pursuant to N.J.S.A 40A:12A-7 requires that a redevelopment plan includes an outline for the planning, development, redevelopment, or rehabilitation of the redevelopment plan area sufficient to indicate the following:

1. Its relationship to definite local objectives as to appropriate land use, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe, and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
4. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
5. Any significant relationship of the redevelopment plan to:
 - a. The master plans of contiguous municipalities.
 - b. The master plan of the county in which the municipality is located.
 - c. The State Development and Redevelopment Plan adopted pursuant to the “State Planning Act” P.L. 1985, c.398 (C.52:18A-196 et al.).
6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low- and moderate-income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.



7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the “Fair Housing Act,” P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the “Fair Housing Act,” P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.
8. Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.
9. The redevelopment plan may include the provision of affordable housing in accordance with the “Fair Housing Act,” N.J.S.A. 52:27D-301 et seq. and the housing element of the municipal master plan.
10. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the “Municipal Land Use Law,” P.L.1975, c. 291 (C.40:55D-1 et seq.).
11. The redevelopment plan must state whether it shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area.
12. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.



2.0 EXISTING CONDITIONS

2.1 2026 AREA IN NEED OF REDEVELOPMENT INVESTIGATION SUMMARY

On January 19, 2026, the Township Council authorized the Planning Board to undertake a preliminary investigation to determine whether the property, identified in the Township's Tax Maps as Lot 12 on Block 1201, qualified as an area in need of redevelopment according to the criteria set forth in Section 5 of the LRHL (N.J.S.A. 40A:12A-5). On March 26, 2026, Verona Township's Planning Board held a public hearing on the findings of the preliminary investigation as set forth within the report entitled "251 ½ Grove Avenue Area in Need of Redevelopment Preliminary Investigation Report ("AINR Report"). The AINR Report found that parcels within the area met criteria "a," "b," "d," and "h." A summary of the necessary criteria as presented in the AINR Report and met by the study area is listed below.

- **Criterion a**

The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions. The Redevelopment Area was classified as meeting the "a" criterion, as the buildings on the property exhibited visible signs of deterioration, unwholesome working conditions, and unsanitary conditions.

- **Criterion b**

The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable. The Redevelopment Area was classified as meeting the "b" criterion, as the buildings on the property were found to be not only vacant but in a great state of disrepair.

- **Criterion d**

Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community. The Redevelopment Area was classified as meeting the "d" criterion, as the property was found to be inconsistent with modern land use planning standards and practices.

- **Criterion h**

Designation of the delineated area is consistent with smart growth planning principles adopted pursuant to the law or regulation. Smart Growth Area Classification commonly refers to growth that serves the environment, economy, and community equally. It attempts to concentrate development into already-existing communities, when possible. Additionally, it addresses the inherent interconnections between environmental protection, social equity, public health, and economic sustainability. Selected areas throughout the State of New Jersey are designated as a Smart Growth Area by NJ State's Office for Planning Advocacy, from the spatial data related to the 2025 New Jersey State Development and Redevelopment Plan (SDRP). The SDRP was adopted pursuant to the State Planning Act and contains several smart growth policies and goals and a map that reflects the State's desired growth patterns. The Redevelopment Area was classified as meeting the "h" criterion, as the properties are located within Planning Area 1 (PA-1) known as the Metropolitan Planning Area. The PA-1 areas contribute to smart growth planning principles, pursuant to the SDRP, under the State Planning Act.



251 ½ Grove Avenue Non-Condemnation Redevelopment Plan
Township of Verona

The Planning Board recommended that the Township Council designate the said parcel as an area in need of redevelopment. The Township Council accepted the Planning Board's recommendation and pursuant to Resolution No. 2026-081, included herein Appendix A, designated the area as an area in need of redevelopment on April 6, 2026.



2.2 SURROUNDING AREA CONTEXT

The Redevelopment Area is located on the northern side of Verona, proximate to the boundary with Cedar Grove, with about 50 feet of frontage along the southbound side of Grove Avenue. The site is bounded by a commercial use along its northerly property line and single-family dwellings along its westerly and southerly property lines. To the east of the property is Verona Township's Wastewater Treatment Plant. The plant is separated from the property line by the Peckman River, which flows along the property's easterly boundary. From visual inspection, in the northerly portion of the property is about 20 feet above the Peckman River and gradually drops in grade until it is level with the riverbank in the southeasterly corner of the property.



The redevelopment area is bound by residential uses to the west, northwest, and southeast, commercial uses to the north, and the municipal wastewater treatment plant to the east. The Redevelopment Area, as shown in **Figure 3**, is located within one (1) zoning district - the Township’s Professional Office and Business. (“C2”) Zone District. A list of permitted uses allowed in the zone district is provided below. The complete zoning standards can be found in Chapter 150 of the Township Code. As mentioned earlier and shown in **Figure 4**, the surrounding uses include single-family and some commercial to the east and commercial uses to the west.

C2 – Professional Office and Business

§150-17.11 Permitted uses.

Principal permitted uses. No building or premises shall be erected, altered or used except for uses designated for each district as follows:

1. Commercial and professional offices.
2. Commercial schools offering instruction in dance, music, fine arts and similar pursuits
3. Family day-care centers
4. Coworking space

Permitted accessory uses. Any of the following accessory uses may be permitted in conjunction with a permitted principal use:

1. Accessory use customary incidental to the principal or conditional use
2. The following accessory uses shall be permitted in an assisted living residence:
 - a) Congregate dining facilities and food preparation areas.
 - b) Administrative offices related only directly to the administration of the assisted living facility.
 - c) Facilities for health care and services such as nursing stations, physician’s offices, examination rooms, and visitor accommodations, not exceeding 5% of the gross floor area.
 - d) Facilities or rooms for physical therapy.
 - e) Facilities or rooms for exercise or entertainment.

- f) Facilities for storage or maintenance.
- g) Chapel(s).
- h) Housekeeping and laundering services.
- i) Personal grooming center for the benefit of residents only.
- j) Indoor and outdoor recreation areas.
3. All supportive services and accessory uses shall be for the sole use and benefit of all the resident users and their guests, and staff working at or assigned to the facility.

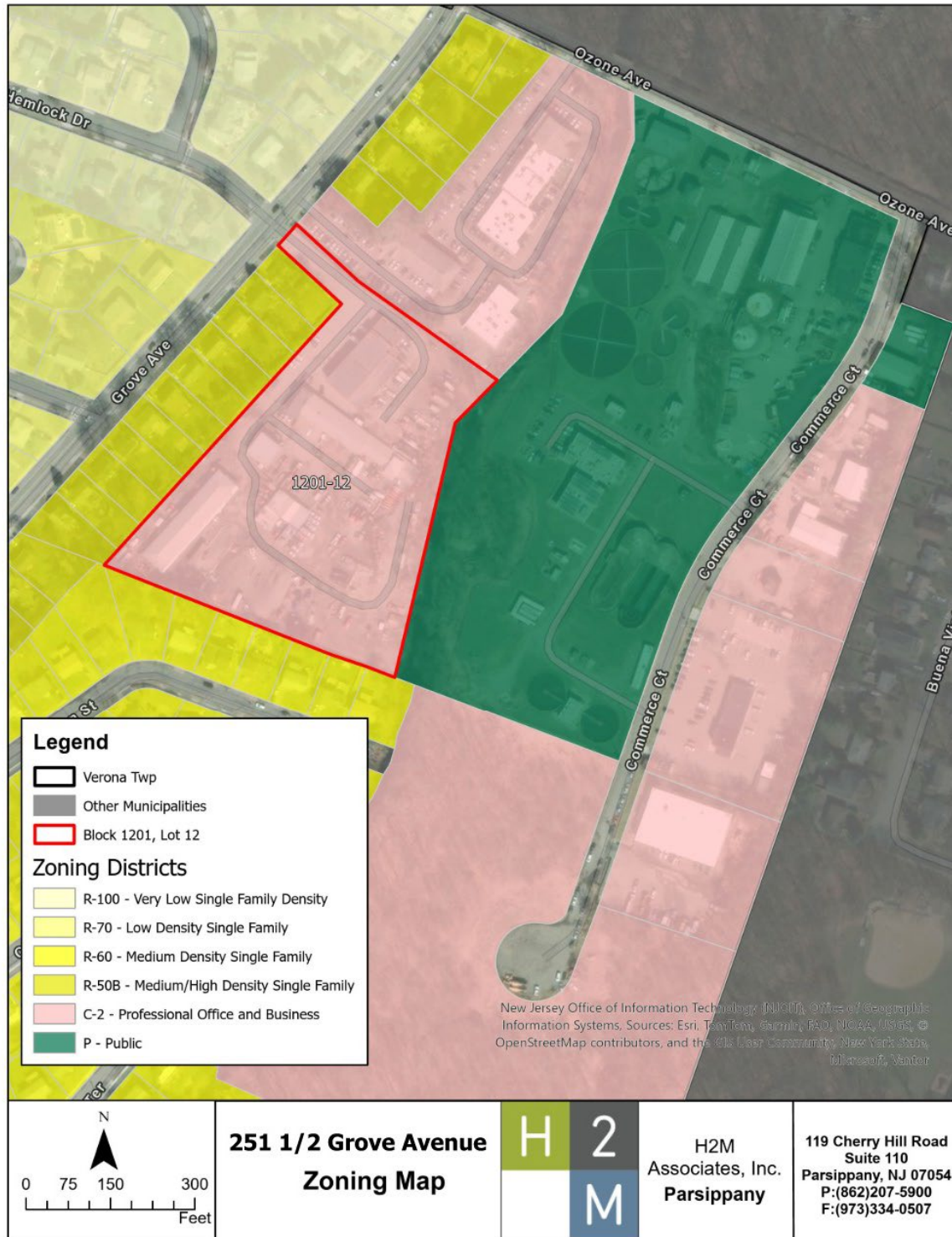
Conditional uses. The following conditional uses are permitted within the district subject to area, yard and bulk regulations and other controls identified in the conditional use regulations of this chapter.

1. Mixed residential and professional office uses (nonmedical) subject to the mixed-use standards set forth in § 150-8.3.
2. Mixed residential and commercial office uses (nonmedical) subject to the mixed-use standards set forth in § 150-8.3.
3. Mixed professional (nonmedical) and commercial office uses (nonmedical) subject to the mixed-use standards set forth in § 150-8.3.
4. Assisted living facilities subject to the assisted living facility standards set forth in § 150-8.12.



251 1/2 Grove Avenue Non-Condemnation Redevelopment Plan
 Township of Verona

Figure 3: 251 1/2 Grove Avenue Redevelopment Area Zoning Map

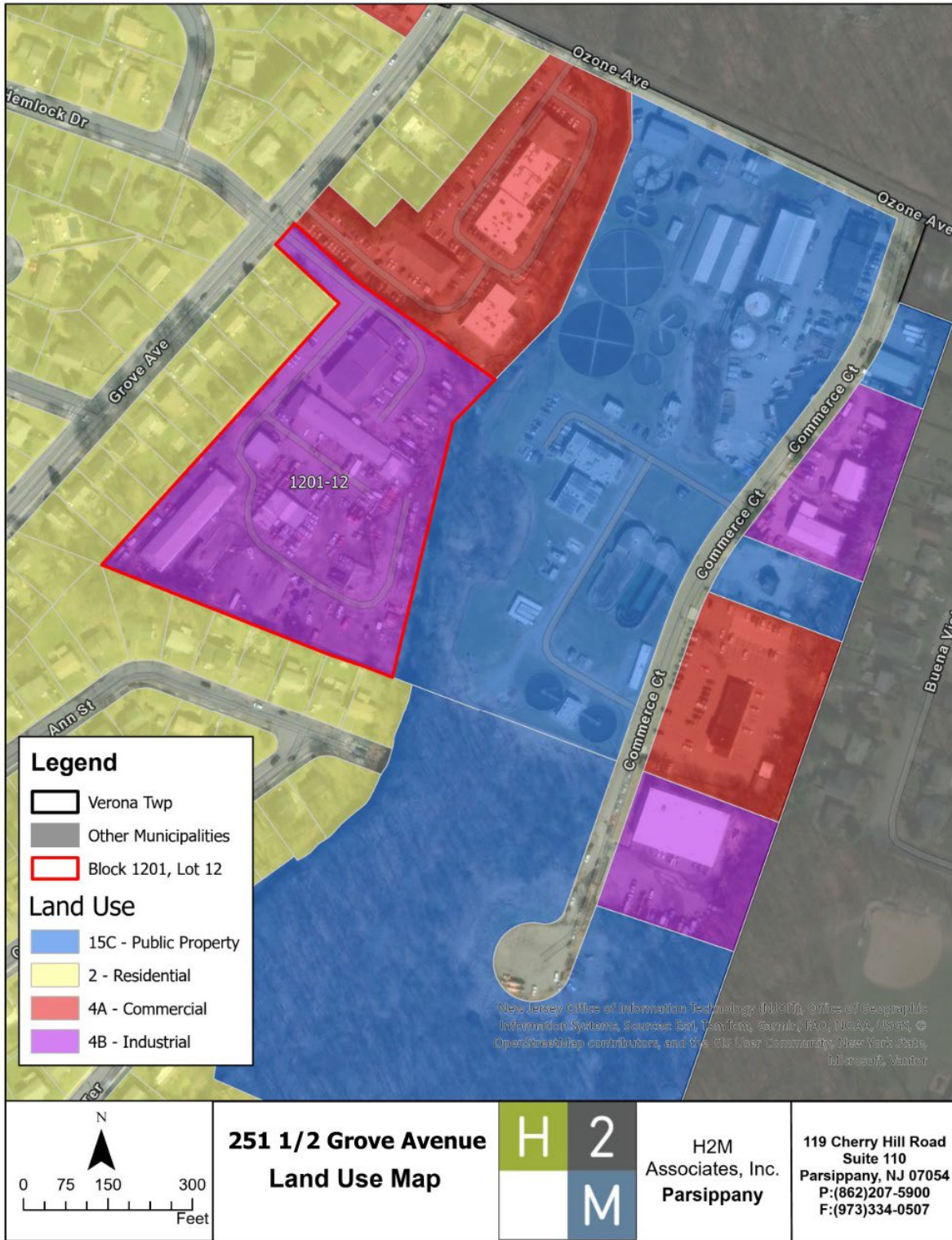


Please note that the property immediately to the south of the water treatment plant, although currently zoned as C-2, is a green acres encumbered property.



251 1/2 Grove Avenue Non-Condemnation Redevelopment Plan
 Township of Verona

Figure 4: 251 1/2 Grove Avenue Redevelopment Area Existing Land Use Map





2.3 RELATIONSHIP TO MASTER PLAN AND LOCAL GOALS AND OBJECTIVES

The Township’s latest Master Plan was adopted in September 2022. The Master Plan sets forth the goals and objectives for land uses within the Township. The following information from the plans relates to the redevelopment area:

2022 Master Plan.

The 2022 Master Plan’s Land Use Element sets forth the goal of promoting growth in appropriate areas that meet the current and future land use trends and in that one of the objectives is to “utilize redevelopment designations, where appropriate, to provide greater commercial and housing options.” The Master Plan also sets forth the goal of ensuring zoning district regulations and land uses align with the Township’s development goals and in that one of the goals is to “promote growth in appropriate areas that meet current and future land use trends.” Furthermore, the Land Use Element sets forth the objective to create a greater diversity of housing options, where appropriate, while “maintaining the character of the Township’s residential neighborhoods.” The 2022 Master Plan’s goals and objectives addressing the topic of redevelopment are listed below:

Land Use Goal #1:

“To encourage municipal action to guide the appropriate use or development of all lands in the Township of Verona, in a manner that will promote the public health, safety, morals, and general welfare.”

Land Use Goal #5:

“Promote growth in appropriate areas that meet current and future land use trends.”

Land Use Objective #5b

“Consider greater diversity of housing options, where appropriate, while maintaining the existing character of the Township’s residential neighborhoods.”

Land Use Objective #5c:

“Utilize redevelopment designations, where appropriate, to provide greater commercial and housing options.”

Land Use Objective #5f:

“Guide the future development and/or redevelopment of land within the Township so as to incorporate new construction without undue disruption to the established character of the Township.”

Land Use Goal #7:

“Ensure zoning districts regulations and land uses align with the Township’s development goals.”

Land Use Goal #9:

“Continue to meet the municipal obligation to provide the Township of Verona its fair share of affordable housing for low- and moderate-income households.”



2.4 REDEVELOPMENT PLAN OBJECTIVES

The Township seeks to promote the redevelopment of the area located at 251½ Grove Avenue (Block 1201, Lot 12) into an area that is attractive to passersby and improves an underutilized property. The Redevelopment Plan helps to achieve the Township's goals of creating growth in appropriate areas and to provide a greater diversity of housing options. This will enable the Township to increase diversity of housing types, while maintaining the existing character of the surrounding residential and commercial areas.

The objectives for this Redevelopment Plan are to:

1. Enhance and maintain the character of the Township by incorporating contemporary planning and design principles that instill a sense of place and provide an attractive livable environment.
2. Provide a range of market rate and affordable housing options that meet the current and future needs of Township residents.
3. Guide redevelopment on the property to ensure that the new housing opportunities created will be desirable and marketable
4. Revitalize an obsolete, deteriorated, ill-maintained and underutilized area of the Township with high-quality development.

2.5 RELATIONSHIP TO ZONING ORDINANCE

This Redevelopment Plan shall constitute an overlay to the provisions set forth within the Zoning Ordinance of the Township of Verona (the "Zoning Ordinance"). In all situations where zoning issues are not specifically addressed herein, the Zoning Ordinance shall remain in effect. The Township's Zoning Map shall be amended upon the adoption of this Plan in accordance with N.J.S.A. 40A:12A-7.c to reflect this new classification.



3.0 DEFINITIONS

Any term or definition not addressed in this Redevelopment Plan shall rely on the term or definition set forth within the Zoning Code. In the event of a conflict or contradiction between the terms or definitions of this Redevelopment Plan and the Zoning Code, this Redevelopment Plan shall prevail.

Building Height

The vertical distance from the mean finished grade measured around the full perimeter of the building and measured at 10-foot intervals to the building's highest point of a sloped roof. Building height limitations shall not apply to spires, belfries, parapets, towers designed exclusively for ornamental purposes, chimneys, flutes, and mechanical equipment.

Dwelling, Stacked Townhouse

A residential building in which dwelling units are arranged in vertical stacks of two or more units, with each vertical stack resembling a townhouse, in which each unit has its own access to the outside, and each unit is separated from any other unit by one or more vertical and horizontal common fire walls, or such common wall system as may be approved by the Township Code Enforcement Officer.



4.0 USE AND BULK REGULATIONS

4.1 LAND USES

This redevelopment plan, as mentioned earlier, is being created to implement a settlement between the Township of Verona and the developer, JMF Properties, who was an objector to the Township's Fourth Round Affordable Housing and Fair Share Plan. The following land uses and development standards provide a framework for the physical development of the redevelopment area to provide a variety of housing options while maintaining the character of the neighborhood. The Redevelopment Area's permitted uses and bulk regulations shall be an inclusionary overlay over the underlying C-2 Zone District, shown in **Figure 3**:

1. Permitted Uses:
 - a. Townhouses.
 - b. Stacked Townhouses with integrated affordable housing family units.
 - c. At least 20% of the total proposed units shall be affordable to low- and moderate-income families.
2. Accessory Uses and Structures:
 - a. Off-street parking such as a one-car or two-car garage attached to an individual townhouse unit with a driveway, and surface parking.
 - b. Parking spaces located in enclosed garages shall have deed restriction to prohibit conversion to living space or storage space.
 - c. Refuse and recycling enclosures.
 - d. All other uses that are customarily incidental to the principal permitted uses set forth within this Redevelopment Plan.
 - e. Maintenance facilities.
 - f. Generators and ancillary enclosures.
 - g. Stormwater management facilities and other utility infrastructure.
 - h. Signs.
 - i. Fences and walls.
 - j. Individual and common mailboxes.

4.2 BULK REGULATIONS

Development in the Redevelopment Area is subject to the requirements in the table below.

Bulk Standards	Requirements
Min. Lot Area	5 acres
Maximum Number of Units	84 units
Setbacks:	
1. Building Setback from property line	30 feet*
2. Driveway Setback	10 feet from residential uses and five feet from nonresidential uses
Max. Building Coverage	30%
Max. Impervious coverage (%)	65%
Max Building Height	45 feet



251 1/2 Grove Avenue Non-Condensation Redevelopment Plan Township of Verona

Maximum Building Stories	3 stories
Minimum Distance between Buildings	15 feet
<i>*Patios can extend 10 feet into the yard.</i>	

Figure 5: 251 1/2 Grove Avenue Redevelopment Area Concept Plan





4.3 BUILDING AND UNIT DESIGN

1. Dwelling unit size.
 - a. Pursuant to the UHAC regulations, NJAC 5:80-26.5(b)(2)(viii), restricted units, in developments comprising of market rate and restricted rental units, must be of at least the same size as the most common market-rate unit(s) of the same type and bedroom count within the same development, but under no circumstances shall any restricted unit or bedroom be less than 90 percent of the minimum size prescribed by the applicable municipal code or Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4, whichever prescribes the greater minimum size.
 - b. The number of bedrooms shall comply with NJAC 5:80-26.4.
 - c. Restricted units shall comply with pertinent UHAC regulations pursuant to NJAC 5:80-1 et. seq.
 - d. Affordable Housing unit is required as per the adopted Housing Element and Fair Share Plan and the pertinent municipal ordinances. The developer shall provide a maximum number of 84 units with 20% affordable housing set-aside, which is rounded up to 17 affordable housing within the project, consistent with the projections contained in the approved Housing Element and Fair Share Plan contained in the Master Plan. As per the Settlement Agreement, out of the maximum 84 units, 67 units shall be market rate units consisting of 30 three-bedroom units and 37 two-bedroom units. The 17 affordable units shall consist of three one-bedroom units, three three-bedroom units, and 11 two-bedroom units.
2. Laundry facilities and central air conditioning shall be provided for each individual **townhouse** unit. Window air conditioning units are not permitted. Television connections should be provided for each unit.
3. **No basements shall be permitted.**
4. **An attic space shall not be converted into a habitable living space. There shall be no fixed stairs to access the attic, and no plumbing shall be extended on to the attic.**
5. **The elevation of the first floor should be set at, whichever is the largest of, either two feet above the design flood elevation depicted on the New Jersey Department of Environmental Protection flood maps, if available, in accordance with N.J.A.C. 7:13-3.5(b)1 or three feet above the 100-year flood elevation depicted by the FEMA flooding maps in accordance with N.J.A.C. 7:13-3.6. In any event, the total building height shall not exceed 45 feet.**
6. Design Standards:
 - a. The development shall provide varied elevations, design, and structural appearance within the context of the overall theme.
 - b. Dwelling units shall be arranged in a vertical stack that resembles a single townhouse building, with all such units sharing similar design and appearance. To create architectural interest, the front façade of each vertical stack should have varied elevations and/or varied rooflines for each adjacent vertical stack of units. Each adjacent townhome must vary in at least two (2) of the following criteria from the neighboring townhome:
 - i. The number, size, shape, or location of windows and doors.
 - ii. The profile of cornice treatment on the front façade.
 - iii. Mix of materials (brick, stone base, or siding).
 - iv. Location of porches, bay windows, and porticoes.
 - v. Color or brick, siding, or stone.
 - c. Within the development there shall be not less than two different front elevations for the townhome units.



- d. Attached townhouses, or stacked townhouses, shall appear as a unified building mass, maintaining a common architectural language across the entire length of units. This mass shall be varied by changes in color/material variations, shifts in roof profile, and variation at corner units.
- e. A 3-story blank wall, even if at the narrow end of a building, does not reflect acceptable design quality. Architectural relief and fine detailing to break up monotonous surfaces, especially given the visibility from neighboring properties.
- f. Avoid applied ornamentation which is not related to building structures or architectural design. This includes arbitrary, inconsistent forms and decoration; uninterrupted floating horizontal elements; and large blank surfaces.
- g. Windows, bays, balconies, and other articulation could also be used to express the individuality of the units. Balconies should be oriented away from abutting residential properties.
- h. Avoid balconies that face the rear yards of residential uses and, where practicable, balconies should be oriented away from residences.
- i. The roofline along the building's length should be varied to reflect the individual units. This can be achieved by using separate roof forms; a combination of roof types such as shed, gabled and hipped roof(s), and gables and dormers.
- j. Where flat roofs are used, they should be detailed with cornices as noted within Section 4.11 of the Redevelopment Plan.
- k. Building and roof modulation and articulation should be used to reduce the appearance of large building masses.
 - i. Modulate the building façade with features such as porches, balconies, building wall relief, and bay windows.
 - ii. Provide roof elements such as gables, eyebrow roof forms or dormers.
 - iii. Incorporate prominent cornice, soffit or fascia details that emphasize the top of the building.
 - iv. Provide prominent roof overhangs.
- l. The rear of the buildings shall not have plain or blank facades. Elements at the front of the building should be continued towards the rear and sides of the building.
- m. Materials. This shall be provided as per Section 4.3 of the Redevelopment Plan.

The images below are examples of townhouse development designs for reference:



Above left and right: Front view of a three-story townhouse development and rear view of a three-story townhouse development



Above left and right: Front view of a three-story townhouse development and rear view of a three-story townhouse development



An example of a three story stacked townhouse development



An example of a townhouse development

4.4 DRIVEWAYS & CURBS

1. Driveways shall not be located closer than five (5) feet from a property line containing nonresidential uses, and not closer than ten (10) feet from an adjacent residential property. The 10-foot setback from the residential properties shall be provided with a landscape buffer consisting of evergreens and shrubs.
2. Two-way driveways shall be a minimum of 24 feet wide. Depressed curb may be provided to enable circulation of emergency vehicles.
3. Curbs along public rights-of-way shall be poured-in-place concrete or other masonry material such as Belgian block.

4.5 PARKING AND LOADING

1. Adequate fire and emergency access must be provided subject to the Township of Verona Fire Department.
2. All parking spaces shall be at least nine feet by eighteen feet, except that two and one-half feet of the length may be included in any overhang.
3. On-site parking shall not be used for any purpose other than residential parking related to this development.
4. Adequate parking facilities for accessibility to people with mobility impairments shall be provided as required by the Americans with Disabilities Act (ADA).
5. All required parking must be provided within the redevelopment area.



- Parking in the redevelopment area shall be required pursuant to RSIS standards as detailed in the following table:

Permitted Uses	Minimum Parking Requirements
Stacked Townhouses	
1-bedroom	1.8 parking spaces per unit
2-bedroom	2.3 parking spaces per unit
3-bedroom	2.4 parking spaces per unit

- All off-street parking must comply with regulations for Make-Ready EV parking spaces set forth by P.L. 2021, c.171 of the Municipal Land Use Law. Each Make-Ready EV space shall count as two parking spaces for the purpose of complying with the minimum parking space requirements but shall not result in a reduction of more than 10% of the required off-street parking.
- Parking may be provided in combination of garages and surface parking. For townhomes without a garage, parking shall be reserved proximate to the building for those units. At least one parking space shall be assigned for the one-, two- and three-bedroom affordable units to the front of the buildings.

4.6 ON-SITE PEDESTRIAN REQUIREMENTS

- Where practical, pedestrian walkways should be raised above the grade of streets, drives, parking lots and other paved areas. Where pedestrian walks cannot be raised, they shall be constructed of a material that is different from the adjacent pavement. Pedestrian walkways shall be of a different material than parking areas.
- Walks, sidewalks and parking areas shall have lighting as required by Section 4.15 of this Redevelopment Plan.
- Internal walkways shall be a minimum of four-feet wide and shall be designed to comply with the requirements of the Americans with Disabilities Act (ADA).

4.7 SIGNAGE

- One (1) monument sign identifying the development shall be permitted along the frontage of Grove Avenue
- The design of any monument sign shall have a base with a maximum height of two and a half feet with the sign face on the top of the base.
- Maximum height of the sign shall be six feet.
- The material and appearance of the sign base shall be complementary to the proposed development.
- Minimum setback from the front property line (Grove Avenue): 10 feet.
- Maximum area of identification panel: 12 square feet.
- The sign shall be externally lit. Any proposed lighting shall not extend into the neighboring residential properties and cause glare.
- The sign shall not conflict with sight triangle requirements.

4.8 ARCHITECTURE AND RESIDENTIAL STANDARDS

- Dwelling Unit Privacy.** Adjacent dwelling units shall be adjoined in such a manner as to provide code required STC values for soundproofing and privacy between such units.



2. **Entrance Lighting.** A minimum of one (1) low-wattage incandescent or LED light fixture shall be provided outside the exterior entrance to the residential portion of the building.
3. **Type of Lighting Source.** Walks, sidewalks, entrances and parking areas shall have lighting as required by Section 4.15 of this Redevelopment Plan.
4. **Cable Television Utility.** All dwelling units shall be provided with such facilities for potential linkage to cable service.
5. Each unit shall provide laundry facilities and central air conditioning. Window air conditioning units are not permitted.

4.9 BUILDING MATERIALS

1. Building materials. Stone, masonry, brick, precast, and wood are preferred primary materials for the base of façades. Stone, masonry, brick, wood, fiber-cement, precast, metal panels, cast iron, steel, aluminum and other types of metal, and vinyl, wood, or aluminum framed glass, are acceptable primary materials for the middle and top of façades. Within the primary materials, variations in colors, textures, and patterns may be employed to further break up the building bulk. Exterior insulated finishing systems (EIFS) shall not be permitted. Vinyl siding in combination with other natural primary materials noted in this section may be permitted. No façade of the townhouse building shall consist of only vinyl siding.
2. Natural materials are encouraged.
3. Nonnatural materials intended to imitate natural materials shall not be permitted.
4. There shall be no blank facades and buildings shall adhere to the standards listed above and in this document.

4.10 BUFFERS AND LANDSCAPING

1. A minimum 15-foot landscaped buffer is required along residential zones and uses. In areas where it is impossible to meet the said setback, then the buffer may be reduced by five feet at the discretion of the Township Planner. However, that area must be augmented with additional shrubs and trees to meet the intent of this requirement.
2. Such buffer shall include a visual screen designed to produce dense cover consisting of mature trees, evergreen or evergreen-type hedges or shrubs, spaced at intervals of not more than five feet, located and maintained in good condition. The buffer shall provide a scale of height - through a combination of evergreens and deciduous to minimize impact on the neighboring residential properties. A six-foot high privacy fence shall be provided along with the plantings. Chain link fences shall not be permitted, and such a fence is encouraged to be board-on-board, solid wood, or vinyl privacy fence. Such a fence shall be placed along the property line to enable easy access for maintenance purposes.

4.11 ROOFS

1. The shape, pitch, and color of a roof should be architecturally compatible with the style, materials, and colors of such building.
2. Pitched roofs are encouraged to have dormers, chimneys, cupolas, and other similar elements to provide architectural interest. These elements shall be compatible with the style, materials, colors, and details of the building.



3. If the building has a flat roof, a parapet shall project vertically to hide any roof-mounted mechanical equipment. Additionally, a cornice shall project out horizontally from the façade and shall be ornamented with moldings, brackets, or other detailing.
4. Roofline offsets shall be provided along any roof measuring more than 50 feet in length in order to provide architectural interest and articulation to a building.

4.12 MECHANICAL EQUIPMENT SCREENING

1. All mechanical equipment must be screened.
2. All rooftop mechanical equipment (HVAC, exhaust systems, etc.) shall be screened from view from all adjacent public streets in all directions and elevations to minimize the negative impact.
3. Screening materials shall be consistent with the architectural detail, color and materials of the building. Wire mesh screening is not permitted.
4. Any parapet wall to screen mechanicals shall not be counted towards the building height calculation.
5. All ground-mounted mechanical equipment must be screened from view by a fence and shrubs and shall be located to the rear of the townhouses and not to the front or side of the buildings.
6. All ground-based mechanical equipment shall be set back a minimum of 15 feet from the residential properties and shall be appropriately screened with a board on board/solid wood/vinyl fence and shrubs.

4.13 TRASH/TRASH ENCLOSURES/RECYCLING

1. All trash enclosures shall follow all regulations set forth by Section 446-9 of the municipal code.
2. Trash enclosures shall not be located adjacent to or within any required setback from the property lines shared with the residential uses.
3. All outdoor refuse enclosures shall be visually screened within a durable, noncombustible enclosure, so as not to be visible from adjacent lots or sites, neighboring properties or streets. Chain-link fencing or wire-mesh screening is not permitted.
4. Collection areas shall be effectively designed to contain all material generated on site and deposited between collections. Deposited materials should not be visible from outside the enclosure.
5. Collection enclosures shall be designed of durable materials with finishes and colors which are unified and harmonious with the overall architectural theme of the development.
6. Collection areas shall be located upon the site so as to provide clear and convenient access to collection vehicles. Refuse collection and recycling areas shall not be located within required landscaped yards and buffers.
7. Trash and recycling collection shall be through a private service to be paid by residents and not by the general revenue or tax collections of the Township of Verona. A recycling and trash pickup plan shall be submitted. The owner shall be responsible for removing or making arrangements for the removal of garbage and recyclable items, with such removal to be made at regularly scheduled intervals, not less than once a week. The owner shall be provided with credit in accordance with the law.
8. All bulk containers used by dwelling units shall at all times be kept in good repair, be structurally sound and leak-proof and constructed to stand firmly upright and shall be equipped with a cover, which is secured to the unit or able to be secured. No bulk container



shall be filled in excess of its stated capacity, causing overflow and unsanitary conditions. All users of bulk containers shall ensure that such containers are emptied promptly, not less than once a week. All bulk containers shall be maintained to prevent any foul odors or spillage and to prevent any condition which may pose a hazard to life, health and safety.

4.14 UTILITIES

All new utility distribution lines and utility service connections from such lines to any buildings in the Redevelopment Area shall be located underground, except as otherwise required by the utility provider. To the extent possible, existing utility lines should also be relocated underground. Remote readers for all utilities, in lieu of external location of the actual metering devices, are preferred.

4.15 LIGHTING

1. Adequate lighting shall be provided for all parking areas and pedestrian walkways. All outdoor lighting, including streetlamps and accent lighting, should comply with “dark sky” standards intended to reduce light pollution. Dark sky standards require that lighting is downcast, illuminates only the intended areas, and does not cause disabling glare that affects driver safety and reduces the visibility of starry night skies. Lighting for a building must be contained on the property on which the building is located. LED lighting shall be permitted in addition to all the conditions of the Township ordinance standards for lighting.
2. All lighting shall be serviced by underground wiring.
3. Spotlight-type fixtures attached to buildings are prohibited.
4. Light fixtures attached to the exterior of a building are encouraged and should be decorative, and architecturally compatible with the style, material, and colors of the building. Exterior light fixtures attached to the building shall not project more than 24 inches from the building line.
5. Where lights along lot lines will be visible from the interior of adjacent buildings, the lights shall be properly shielded and/or mounting heights reduced.
6. All lighting designs and installations are subject to Township review and approval.
7. All lighting plans shall be accompanied by a point-by-point plan indicating numerical illumination levels. The plan shall indicate the average, minimum, maximum and minimum to maximum illumination levels for maintained foot-candles. The footcandles shall be at 0.0 along the property lines, especially those shared with the adjacent residential single family homes.

4.16 STORMWATER MANAGEMENT

All developments in the Redevelopment Area shall also comply with all pertinent provisions of the Zoning Code as noted within Chapter 150, Article XXV of the Zoning Code.

4.17 SUSTAINABILITY

The following sustainable development standards and practices are required in the redevelopment area:

1. Landscaping
 - a. Tree plantings are required in accordance with Chapter 150-11.7, Plant Selection and Placement - Attachment 3.
 - b. A landscape buffer of at least 15 feet must be provided between the development and all the property lines. In areas where it is impossible to meet the said setback, then the buffer may be reduced by five feet at the discretion of the Township Planner. However,



that area must be augmented with additional shrubs and trees to meet the intent of this requirement.

2. Waste Management and Recycling
 - a. Facilitate recycling in dwelling units by adding recycling bins and ensuring that the recycling drop-off location is clear and accessible.
 - b. Ensure that each trash room includes recycling containers or a mechanism to separate trash from recyclable materials.
 - c. Provide sufficient recycling collection capacity through meeting a minimum required 0.0625 cubic yards per resident.

The following sustainable development standards and practices are not mandatory but are strongly encouraged in the redevelopment area:

1. Energy Efficiency
 - a. Ensure refrigerators, washers, dryers, and dishwashers in all dwelling units are ENERGY STAR rated.
 - b. Specify windows with a low-E coating and follow ENERGY STAR guidelines.
 - c. Ensure windows are operable in dwelling units to allow residents to naturally vent or cool space.
 - d. Include digital, programmable and user-friendly thermostats in the dwelling units.
2. Indoor Air Quality
 - a. Incorporate ENERGY STAR rated fans that automatically vent in bathrooms in dwelling units.
 - b. Protect ducts and HVAC from dust during construction to ensure they are clean before occupancy.
3. Water Efficiency
 - a. Use WaterSense rated fixtures in dwelling unit bathrooms.
4. Fences
 - a. Fences may be no more than six (6') feet in height and shall be board on board, vinyl, or wood. Any 6-foot fence must be in the side and rear yards.

4.18 EXEMPTIONS

The Project shall be exempt from any and all changes in the Township's ordinances that happen from the date of the Settlement Agreement is executed up to twelve (12) months after the date of the Redevelopment Plan is adopted, that may negatively affect, impact or interfere with the financial feasibility for the development of the Project, other than general legislation applied uniformly throughout the Township. After the 12-month period, all Township ordinances shall be applicable and enforceable as though the Settlement Agreement did not exist.



5.0 PLAN CONSISTENCY

The Redevelopment Plan carefully considers the needs, issues and opportunities of multiple jurisdictions in an effort to further the goals of existing plans.

5.1 RELATIONSHIP TO MASTER PLANS

Verona Master Plan.

This Plan acknowledges and serves to address many of the goals and objectives noted in the 2022 Master Plan associated with redevelopment including:

Goal #1 of the Land Use Element of the 2022 Master Plan is “To encourage municipal action to guide the appropriate use or development of all lands in the Township of Verona, in a manner that will promote the public health, safety, morals, and general welfare.”

Goal #5 of the Land Use Element of the 2022 Master Plan is to “Promote growth in appropriate areas that meet current and future land use trends.” Furthermore, **Objective #5b** aims to “consider greater diversity of housing options, where appropriate, while maintaining the existing character of the Township’s residential neighborhoods.” Additionally, **Objective #5c** aims to “utilize redevelopment designations, where appropriate, to provide greater commercial and housing options” applies to Township’s efforts to utilize redevelopment to diversify housing stock and increase commercial options within the Township. This is in addition to **Objective #5f** which aims to “guide the future development and/or redevelopment of land within the Township so as to incorporate new construction without undue disruption to the established character of the Township.”

Goal #7 of the Land Use Element of the 2022 Master Plan is to “Ensure zoning districts regulations and land uses align with the Township’s development goals.”

Goal 9 of the Land Use Element of the 2022 Master Plan is to “Continue to meet the municipal obligation to provide the Township of Verona its fair share of affordable housing for low- and moderate-income households.”

Adjacent Municipalities

The Redevelopment Area is nearby to the Verona Township’s boundary with Cedar Grove. Nevertheless, in reviewing the master plans for the adjacent municipalities of Essex Fells, North Caldwell, West Orange, Montclair, and Cedar Grove, there are no inconsistencies with the goals and recommendations of this plan.

2025 State Development and Redevelopment Plan (SDRP).

The SDRP was adopted on December 17, 2025. The Plan has identified 10 aspirational goals to achieve the 2050 vision for a stronger and fairer New Jersey. The entire Redevelopment Area is within the PA-1 Metropolitan Planning Area, which is slated to provide for much of the State’s future redevelopment, revitalize cities and towns, promote growth in compact forms, stabilize older suburbs, redesign areas of sprawl, and protect the character of existing stable communities. Thus, the SDRP encourages new development in existing developed areas and encourages preservation in areas not suited for development.



6.0 IMPLEMENTATION

6.1 DESIGNATION OF REDEVELOPMENT ENTITY & ITS POWERS

1. The Verona Township Council shall be the designated Redevelopment Entity as permitted under the LRHL (N.J.S.A. 40A: 12A-1 et seq.) and shall for the purposes of this Plan be identified as the Verona Redevelopment Agency (“VRA”).
2. The VRA may designate an entity to implement redevelopment plans and carry out redevelopment projects in the area designated by this Plan, if necessary.
3. When necessary for the implementation of this Plan, VRA, as authorized shall designate and enter into a contract with a redeveloper for any construction or other work forming a part of this Redevelopment Plan (N.J.S.A. 40A: 12A-4(c)).

6.2 GENERAL PROVISIONS

The developer(s) of the Redevelopment Area shall submit a storm water management plan as part of the design submission for review by the Planning Board, which is intended to minimize the quantity of storm water entering the municipal sewer system or flowing directly into any adjacent streams.

6.3 SITE PLAN AND SUBDIVISION REVIEW

1. Pursuant to N.J.S.A. 40A:12A-13, all applications for development governed by this Redevelopment Plan shall be submitted to the Township Planning Board for review and approval.
2. Any subdivision of lots or parcels of land within the Redevelopment Area shall be in compliance with this Redevelopment Plan and reviewed by the Planning Board pursuant to the LRHL and N.J.S.A. 40:55D-1 et seq.
3. All applications for development within the Redevelopment Area shall be processed by the Township of Verona Planning Board in accordance with N.J.S.A. 40:55D-1 et seq.

6.4 ACQUISITION AND RELOCATION

The Redevelopment Plan does not authorize the acquisition of privately-owned property within the Redevelopment Area by the Township of Verona.

6.5 AFFORDABLE HOUSING REQUIREMENTS

The Redevelopment Area contains no existing housing units affordable to **low- and moderate-income** households, as defined pursuant to section 4 of P.L. 1985, c.222 (C.52:27D-304). Any proposed residential development of five (5) or more units within the Plan Area shall provide the required percentage of affordable housing as per the Township’s Adopted Housing Element and Fair Share Plan. Such residential developments will comply with accepted UHAC standards and be otherwise subject to all laws and regulations governing affordable housing in the Township of Verona and the State of New Jersey.

6.6 REQUESTS FOR DEVIATIONS AND DESIGN EXCEPTIONS

The Planning Board shall have the power to grant deviations from the requirements contained within this Redevelopment Plan to the same extent as the Board may grant relief from bulk and dimensional requirements pursuant to N.J.S.A. 40:55D-70c and the power to grant waivers from the standards of the Plan to the same extent as the Board may grant relief from site plan regulations pursuant to N.J.S.A. 40:55D-51.



Any deviation from the Redevelopment Plan standards which would typically result in a “d” variance, shall be addressed as an amendment to the Redevelopment Plan. Neither the Planning Board nor the Board of Adjustment shall have authority to allow deviations, which would result in a “d” variance pursuant to N.J.S.A. 40:55D-70d.

6.7 ADVERSE INFLUENCES

No use shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to public health, safety or general welfare. Given the proximity of the Peckman River to the property, certain activities in the flood hazard areas and riparian zones are regulated by the NJDEP and some activities may be prohibited or may require necessary permits from the same. Any construction waste shall be disposed of as per the required state regulations.

6.8 PROCEDURES FOR AMENDING THE PLAN

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of state law. A non-refundable application fee of \$5,000 shall be paid by the party requesting such amendment, unless the request is issued by the Township of Verona. The municipal governing body, at their sole discretion, may require the party requesting the amendments to prepare a study of the impact of such amendments, which study shall be prepared by a professional planner licensed in the State of New Jersey.

6.9 DURATION OF THE PLAN

Provisions of this Redevelopment Plan specifying redevelopment of the Redevelopment Area and requirements and restrictions with respect to thereto shall be in effect for a period of 30 years from the date of adoption of this Plan by the Township of Verona or the date of the last amendment thereof.

6.10 COMPLETION OF REDEVELOPMENT

Upon the inspection and verification and approval by the VRA that the redevelopment within the Redevelopment Area has been completed, certificates of completion shall be issued to the developer, in recordable form, and such area shall no longer be deemed an area in need of redevelopment. At such time, the development may request that the zoning for the Redevelopment Area as provided in this Redevelopment Plan be incorporated into the Zoning Ordinance to ensure that the standards remain applicable.

6.11 SEVERABILITY

If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.



7.0 APPENDICES

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY

ORDINANCE No. 2026-18

**BOND ORDINANCE PROVIDING FOR IMPROVEMENT OF THE
MUNICIPAL POOL FACILITY IN AND BY THE TOWNSHIP OF VERONA,
IN THE COUNTY OF ESSEX, NEW JERSEY, APPROPRIATING \$100,000
THEREFOR AND AUTHORIZING THE ISSUANCE OF \$80,000 BONDS OR
NOTES OF THE TOWNSHIP TO FINANCE THE COST THEREOF**

BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA, IN THE COUNTY OF ESSEX, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), AS FOLLOWS:

Section 1. The improvement described in Section 3(a) of this bond ordinance is hereby authorized to be undertaken by the Township of Verona, in the County of Essex, New Jersey (the "Township"). For the improvement or purpose described in Section 3(a), there is hereby appropriated the sum of \$100,000, including the sum of \$20,000 as a down payment for the improvement or purpose. The down payment has been made available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets. No down payment is required as the purpose authorized herein is deemed self-liquidating and the bonds and bond anticipation notes authorized herein are deductible from the gross debt of the Township, as more fully explained in Section 6(e) of this bond ordinance.

Section 2. In order to finance the cost of the improvement or purpose not covered by application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount of \$80,000 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is the improvement of the Municipal Pool Facility involving the major repair of the main building and acquisition and as necessary installation of pool facility equipment, including related or incidental work or costs.

(b) The estimated maximum amount of bonds or bond anticipation notes to be issued for the improvement or purpose is as stated in Section 2 hereof.

(c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The Township hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Township is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvement or purpose described in Section 3(a) of this bond ordinance is not a current expense. It is an improvement or purpose that the Township may lawfully undertake as a self-liquidating purpose of a municipal public utility. No part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 15 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$80,000, but that the net debt of the Township determined as provided in the Local Bond Law is not increased by this bond ordinance. The obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$20,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

(e) This bond ordinance authorizes obligations of the Township solely for purposes described in N.J.S.A. 40A:2-7(h). The obligations authorized herein are to be issued for a purpose that is deemed to be self-liquidating pursuant to N.J.S.A. 40A:2-47(a) and are deductible from the gross debt of the Township pursuant to N.J.S.A. 40A:2-44(c).

Section 7. The Township hereby makes the following covenants and declarations with respect to obligations determined to be issued by the Chief Financial Officer on a tax-exempt basis. The Township hereby covenants that it will comply with any conditions subsequent imposed by the Internal Revenue Code of 1986, as amended (the "Code"), in order to preserve the exemption from taxation of interest on the obligations, including, if necessary, the requirement to rebate all net investment earnings on the gross proceeds above the yield on the obligations. The Chief Financial Officer is hereby authorized to act on behalf of the Township to deem the obligations authorized herein as bank qualified for the purposes of Section 265 of the Code, when appropriate. The Township hereby declares the intent of the Township to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3 of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of Treasury Regulations §1.150-2 or any successor provisions of federal income tax law.

Section 8. Any grant moneys received for the purpose described in Section 3 hereof shall be applied either to direct payment of the cost of the improvement or to payment of the

obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the Township is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Township and to execute such disclosure document on behalf of the Township. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Township pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Township and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Township fails to comply with its undertaking, the Township shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Township for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

ATTEST:

JENNIFER KIERNAN, RMC, CMC
MUNICIPAL CLERK

NOTICE

I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED ON THE LEGAL PUBLIC NOTICES PAGE OF THE TOWNSHIP WEBSITE (VERONANJ.ORG/LEGALPUBLICNOTICES) ON MAY 7, 2026 AND XXXX.

JENNIFER KIERNAN, RMC, CMC
MUNICIPAL CLERK

INTRODUCTION: May 4, 2026
PUBLIC HEARING: May 18, 2026
EFFECTIVE DATE:

**TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY
ORDINANCE NO. 2026-19**

**CAPITAL ORDINANCE APPROPRIATING \$67,500.00 FROM CAPITAL
IMPROVEMENT FUND FOR THE VARIOUS IMPROVEMENTS BY THE
TOWNSHIP OF VERONA, IN THE COUNTY OF ESSEX, NEW JERSEY**

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

SECTION 1. The Township of Verona, in the County of Essex, New Jersey (the "Township") hereby appropriates \$67,500 fully funded by Capital Improvement Fund from General Capital, for the following:

Sidewalk Repairs	\$25,000.00
Catch Basins	\$25,000.00
Plow for Truck 10	\$7,500.00
Fire Computer Software	\$5,000.00
Firefighting Equipment	\$5,000.00
TOTAL:	\$67,500.00

SECTION 2. The Township hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Township is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

SECTION 3. This ordinance shall take effect after final adoption and publication and otherwise as provided by law.

ATTEST:

JENNIFER KIERNAN, RMC, CMC
MUNICIPAL CLERK

NOTICE
I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED ON THE LEGAL PUBLIC NOTICES PAGE OF THE TOWNSHIP WEBSITE (VERONANJ.ORG/LEGALPUBLICNOTICES) ON MAY 6, 2026 AND XXXX.

JENNIFER KIERNAN, RMC, CMC
MUNICIPAL CLERK

INTRODUCTION: May 4, 2026
PUBLIC HEARING: May 18, 2026
EFFECTIVE DATE:

**TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY
ORDINANCE NO. 2026-20**

**WATER AND SEWER UTILITY CAPITAL ORDINANCE APPROPRIATING
\$113,000.00 FROM WATER/SEWER UTILITY CAPITAL IMPROVEMENT
FUND FOR THE VARIOUS IMPROVEMENTS BY THE TOWNSHIP OF
VERONA, IN THE COUNTY OF ESSEX, NEW JERSEY**

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

SECTION 1. The Township of Verona, in the County of Essex, New Jersey (the "Township") hereby appropriates \$113,000.00 fully funded by Capital Improvement Fund from the Water and Sewer Utility Fund, for the following:

Asset Inventory Mapping	\$33,000.00
Rate Study Upgrade	\$30,000.00
Lead Service Replacements	\$50,000.00
TOTAL:	\$113,000.00

SECTION 2. The Township hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Township is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

SECTION 3. This ordinance shall take effect after final adoption and publication and otherwise as provided by law.

ATTEST:

JENNIFER KIERNAN, RMC, CMC
MUNICIPAL CLERK

**NOTICE
I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED ON
THE LEGAL PUBLIC NOTICES PAGE OF THE TOWNSHIP WEBSITE
(VERONANJ.ORG/LEGALPUBLICNOTICES) ON MAY 6, 2026 AND XXXX.**

JENNIFER KIERNAN, RMC, CMC
MUNICIPAL CLERK

INTRODUCTION: May 4, 2026
PUBLIC HEARING: May 18, 2026
EFFECTIVE DATE:

TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY

ORDINANCE NO. 2026-21

AMENDING CHAPTER A575-7 "VERONA COMMUNITY POOL;
MEMBERSHIP AND OTHER FEES"

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

SECTION 1. Ordinance No. 2025-26 is hereby amended as follows: [Added text is **emboldened**, and text being eliminated is shown in *strikethrough italics*.]

Membership fee schedule.

Membership	Fee
Family	\$696
Caregiver	\$173
Couple	\$629
Parent-guardian/child	\$596
Individual	\$457
Adult (individual) twilight	\$271
Senior	\$224
Late membership fee after 5/1	\$50
Adult resident day pass	\$45
Child resident day pass	\$30
Adult guest pass	\$20
Child guest pass	\$15
Gazebo rental	\$100
Gazebo rain date	\$50
Preseason guest book (6) purchased prior to Memorial Day weekend	\$105
Guest book (12)	\$220
Individual swim lessons	\$30
Group swim lessons (5 sessions)	Up to \$100
Replacement badge (per membership)	\$20
Verona Waves & Mini Waves	\$105
Morning water aerobics	\$105
Twilight water aerobics	\$105
Summer playground trips to the VCP	\$22
Verona Waves & Mini Waves, late registration	\$25
Cougars rental	\$13,000
Pool party, non-profit organizations	\$300 per hour plus
Pool party, for-profit organizations	\$3,225 per hour
Family night	\$10 per non-member
Pre-season concert, resident	Up to: \$20
Pre-season concert, non-resident	Up to: \$40

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, RMC, CMC
MUNICIPAL CLERK

NOTICE

I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED ON THE LEGAL PUBLIC NOTICES PAGE OF THE TOWNSHIP WEBSITE (VERONANJ.ORG/LEGALPUBLICNOTICES) ON MAY 6, 2026 AND XXXX.

JENNIFER KIERNAN, RMC, CMC
MUNICIPAL CLERK

INTRODUCTION: May 4, 2026
PUBLIC HEARING: May 18, 2026
EFFECTIVE DATE:

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY

ORDINANCE No. 2026-22

AN ORDINANCE TO AMEND ORDINANCE 2026-26 - "POOL
MEMBERSHIP FEES" TO INCREASE THE NUMBER OF
NON-RESIDENT MEMBERSHIPS

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

SECTION 1. Ordinance No. 2025-26 is hereby amended as follows: [Added text is
emboldened, and text being eliminated is shown in *strikethrough italics*.]

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~~ **125** 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, RMC, CMC
MUNICIPAL CLERK

NOTICE

I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED ON THE LEGAL PUBLIC NOTICES PAGE OF THE TOWNSHIP WEBSITE (VERONANJ.ORG/LEGALPUBLICNOTICES) ON MAY 6, 2026 AND XXXX.

JENNIFER KIERNAN, RMC, CMC
MUNICIPAL CLERK

INTRODUCTION: May 4, 2026
PUBLIC HEARING: May 18, 2026
EFFECTIVE DATE:

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

ORDINANCE No. 2026-

**BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL
IMPROVEMENTS IN AND BY THE TOWNSHIP OF VERONA, IN THE
COUNTY OF ESSEX, NEW JERSEY, APPROPRIATING \$4,563,000
THEREFOR AND AUTHORIZING THE ISSUANCE OF \$4,442,000 BONDS
OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST
THEREOF**

BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA, IN THE COUNTY OF ESSEX, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The several improvements described in Section 3 of this bond ordinance are hereby respectively authorized to be undertaken by the Township of Verona, in the County of Essex, New Jersey (the "Township"). For the several improvements or purposes described in Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriation made for each improvement or purpose, such sums amounting in the aggregate to \$4,563,000, including a \$1,500,000 New Jersey Department of Transportation grant, a \$392,489 New Jersey Department of Transportation grant, and further including the aggregate sum of \$121,000 as the several down payments for the improvements or purposes required by the Local Bond Law. The down payments have been made available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the several improvements or purposes not covered by application of the several down payments, negotiable bonds are hereby authorized to be issued in the principal amount of \$4,442,000 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. The several improvements hereby authorized and the several purposes for which the bonds are to be issued, the estimated cost of each improvement and the appropriation therefor, the estimated maximum amount of bonds or notes to be issued for each improvement and the period of usefulness of each improvement are as follows:

<u>Purpose</u>	<u>Appropriation & Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds & Notes</u>	<u>Period of Usefulness</u>
a) Acquisition and installation of IT equipment consisting of a server, back up system upgrades	\$60,000	\$57,000	7 years
b) Phase I of the Bloomfield Avenue Streetscape Project involving sidewalk improvements, landscaping, planters, parking meter	\$1,600,000 (including a \$1,500,000 New Jersey	\$1,600,000	10 years

<u>Purpose</u>	<u>Appropriation & Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds & Notes</u>	<u>Period of Usefulness</u>
kiosks, benches and other street furniture	Transportation Grant)		
c) Acquisition and installation of security cameras for building and grounds	\$50,000	\$47,500	15 years
d) Acquisition of trucks with equipment	\$185,000	\$176,000	10 years
e) Phase I of facility improvements described in Township Facility Audit Plan consisting of major repair of HVAC system at Community Center and structural work in other buildings described in the Plan	\$300,000	\$285,000	15 years
f) Improvement of storm water system involving major repairs or replacements of catch basins and other equipment	\$50,000	\$47,500	20 years
g) Phase III of Township Records Digitalization Project	\$120,000	\$114,000	15 years
h) Acquisition and as needed installation of Police Equipment consisting of vehicles, radar equipment, LPR/intersection equipment, 911 equipment and similar equipment and shared service feasibility study	\$589,000	\$559,450	5 years
i) Acquisition, and as needed installation, of fire and fire prevention equipment consisting of radios, in vehicle computers and printer, turnout gear and major repair of apparatus and other fire equipment	\$99,000	\$94,050	5 years
j) Acquisition of Rescue squad ambulance and equipment	\$390,000	\$371,000	15 years
k) Shade tree planting and major maintenance	\$100,000	\$95,000	15 years
l) 2026 Municipal Building paving project for civic center driveways and municipal lots	\$245,000	\$233,000	5 years

<u>Purpose</u>	<u>Appropriation & Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds & Notes</u>	<u>Period of Usefulness</u>
m) Reconstruction of Hamilton Road, Crestmont Road and Crestmont Place	\$525,000 (including a \$392,489 New Jersey Transportation Grant)	\$525,000	20 years
n) Planning and design for the construction of a new emergency services building	\$250,000	\$237,500	15 years
Totals:	<u>\$4,563,000</u>	<u>\$4,442,000</u>	

The excess of the appropriation made for each of the improvements or purposes aforesaid over the estimated maximum amount of bonds or notes to be issued therefor, as above stated, is the amount of the down payment for each purpose. The improvements and purposes authorized herein include work, materials and costs necessary therefore or incidental thereto.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The Township hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Township is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses. They are all improvements or purposes that the Township may lawfully undertake, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The average period of usefulness, computed on the basis of the respective amounts of obligations authorized for each purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 11.55 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$4,442,000, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$912,600 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purposes or improvements.

Section 7. The Township hereby makes the following covenants and declarations with respect to obligations determined to be issued by the Chief Financial Officer on a tax-exempt basis. The Township hereby covenants that it will comply with any conditions subsequent imposed by the Internal Revenue Code of 1986, as amended (the "Code"), in order to preserve the exemption from taxation of interest on the obligations, including, if necessary, the requirement to rebate all net investment earnings on the gross proceeds above the yield on the obligations. The Chief Financial Officer is hereby authorized to act on behalf of the Township to deem the obligations authorized herein as bank qualified for the purposes of Section 265 of the Code, when appropriate. The Township hereby declares the intent of the Township to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3 of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of Treasury Regulations §1.150-2 or any successor provisions of federal income tax law.

Section 8. Any grant moneys received for the purposes or improvements described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the Township is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Township and to execute such disclosure document on behalf of the Township. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Township pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Township and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such

undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Township fails to comply with its undertaking, the Township shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Township for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

ATTEST:

JENNIFER KIERNAN, RMC, CMC
MUNICIPAL CLERK

NOTICE

I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED ON THE LEGAL PUBLIC NOTICES PAGE OF THE TOWNSHIP WEBSITE (VERONANJ.ORG/LEGALPUBLICNOTICES) ON XXX AND XXXX.

JENNIFER KIERNAN, RMC, CMC
MUNICIPAL CLERK

INTRODUCTION:
PUBLIC HEARING:
EFFECTIVE DATE:

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

ORDINANCE No. 2026-

**BOND ORDINANCE PROVIDING FOR VARIOUS IMPROVEMENTS AND
PURPOSES FOR THE WATER/SEWER UTILITY IN AND BY THE
TOWNSHIP OF VERONA, IN THE COUNTY OF ESSEX, NEW JERSEY,
APPROPRIATING \$2,725,000 THEREFOR AND AUTHORIZING THE
ISSUANCE OF \$2,588,750 BONDS OR NOTES OF THE TOWNSHIP TO
FINANCE PART OF THE COST THEREOF**

BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA, IN THE COUNTY OF ESSEX, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), AS FOLLOWS:

Section 1. The several improvements described in Section 3 of this bond ordinance are hereby respectively authorized to be undertaken by the Township of Verona, in the County of Essex, New Jersey (the "Township"). For the several improvements or purposes described in Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriation made for each improvement or purpose, such sums amounting in the aggregate to \$2,725,000, and further including the aggregate sum of \$136,250 as the several down payments for the improvements or purposes required by the Local Bond Law. The down payments have been made available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the several improvements or purposes not covered by application of the several down payments, negotiable bonds are hereby authorized to be issued in the principal amount of \$2,588,750 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. The several improvements hereby authorized and the several purposes for which the bonds are to be issued, the estimated cost of each improvement and the appropriation therefor, the estimated maximum amount of bonds or notes to be issued for each improvement and the period of usefulness of each improvement are as follows:

<u>Purpose</u>	<u>Appropriation & Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds & Notes</u>	<u>Period of Usefulness</u>
a) Re-lining of sewer lines in the area of Derwent Avenue and Brookside Terrace	\$1,000,000	\$950,000	20 years
b) Replacement of digester, pump, valves and other equipment, including major cleaning	\$450,000	\$427,500	20 years

<u>Purpose</u>	<u>Appropriation & Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds & Notes</u>	<u>Period of Usefulness</u>
c) Franklin Street water main replacement	\$550,000	\$522,500	30 years
d) Acquisition and installation of Asset Management Software System	\$75,000	\$71,250	10 years
e) Design work for clarifier upgrades	\$200,000	\$190,000	15 years
f) Design work for Phase II of Nitrate Removal Project.	\$150,000	\$142,500	15 years
g) Acquisition and installation or construction of new Storage garage	\$100,000	\$95,000	15 years
h) Acquisition of mason dump trucks with equipment	\$200,000	\$190,000	10 years
Totals:	<u>\$2,725,000</u>	<u>\$2,588,750</u>	

The excess of the appropriation made for each of the improvements or purposes aforesaid over the estimated maximum amount of bonds or notes to be issued therefor, as above stated, is the amount of the down payment for each purpose. The improvements and purposes authorized herein include work, materials and costs necessary therefore or incidental thereto.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to

sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The Township hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Township is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses. They are all improvements or purposes that the Township may lawfully undertake, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The average period of usefulness, computed on the basis of the respective amounts of obligations authorized for each purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 20.18 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$2,588,750, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$545,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purposes or improvements.

Section 7. The Township hereby makes the following covenants and declarations with respect to obligations determined to be issued by the Chief Financial Officer on a tax-exempt basis. The Township hereby covenants that it will comply with any conditions subsequent imposed by the Internal Revenue Code of 1986, as amended (the "Code"), in order to preserve the exemption from taxation of interest on the obligations, including, if necessary, the requirement to rebate all net investment earnings on the gross proceeds above the yield on the obligations. The Chief Financial Officer is hereby authorized to act on behalf of the Township to deem the obligations authorized herein as bank qualified for the purposes of Section 265 of the Code, when appropriate. The Township hereby declares the intent of the Township to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the

proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3 of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of Treasury Regulations §1.150-2 or any successor provisions of federal income tax law.

Section 8. Any grant moneys received for the purposes or improvements described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the Township is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Township and to execute such disclosure document on behalf of the Township. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Township pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Township and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Township fails to comply with its undertaking, the Township shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Township for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

ATTEST:

JENNIFER KIERNAN, RMC, CMC
MUNICIPAL CLERK

NOTICE

I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED ON THE LEGAL PUBLIC NOTICES PAGE OF THE TOWNSHIP WEBSITE (VERONANJ.ORG/LEGALPUBLICNOTICES) ON XXX AND XXXX.

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

INTRODUCTION:
PUBLIC HEARING:
EFFECTIVE DATE:

**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:

**AUTHORIZING A CONTRACT TO BOSWELL ENGINEERING FOR
PROFESSIONAL SERVICES FOR ASSET INVENTORY MAPPING
SERVICES FOR THE TOWNSHIP'S SANITARY AND POTABLE WATER
SYSTEM ASSETS**

WHEREAS, the Township requires asset inventory mapping services for the water and sewer utility system assets including fire hydrants; and

WHEREAS, Boswell's submitted proposal of total cost related to this project will not exceed \$33,000; and

WHEREAS, the services provided shall be charged to Ordinance No. 2026-20 or any account that may be deemed appropriate by the Chief Financial Officer, and the availability of funds will be certified by the Chief Financial Officer upon the successful adoption of Ordinance No. 2026-20.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Verona, in the County of Essex, New Jersey that Boswell Engineering be award a Professional Service contract for asset inventory mapping.

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 MAY 18, 2026.

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

February 4, 2026

The Honorable Mayor and Council
Township of Verona
Municipal Building
600 Bloomfield Avenue, 2nd Floor
Verona, New Jersey 07044

Attention Kevin O'Sullivan, Township Manager

RE: Asset Inventory Mapping
Township of Verona
Essex County, New Jersey
Our File No.: PR-26-14517

Dear Mayor Tamburro and Members of the Council:

Boswell is pleased to provide the Township of Verona (Township) with this proposal for the Global Positioning System (GPS) location and Geographic Information Systems (GIS) mapping services associated with the existing sanitary system and potable water system assets.

In 2024, the Township engaged Boswell to GPS locate and develop a comprehensive stormwater system database in conjunction with the Municipal Separate Storm Sewer Systems (MS4) permit. The database was then utilized to generate an MS4 Infrastructure map marking the conveyance throughout the entirety of the stormwater system. Since the completion of the stormwater database, the Department of Public Works (DPW) has expressed interest to expand upon the databases to include both the sanitary sewer system, the potable water system, and fire hydrants.

SCOPE OF WORK

TASK 1 - GPS Field Survey

Boswell will perform a GPS field survey of the Township's existing assets utilizing a Trimble integrated GNSS GPS unit. The unit will connect to a Real Time Kinematic (RTK) correction network that will process the information as the data is collected. The satellite data will be closely monitored in the field to ensure that a minimum sub-foot horizontal and vertical accuracy is maintained.

It is our understanding that DPW/police personnel will be available to assist our survey crew for traffic control along major/county roads. Additionally, temporary access to restricted areas may be necessary to locate system components. Boswell will rely on the Township's DPW/police department to provide these services on an "as needed" basis.



TASK 2 - GIS Data Integration

Boswell will utilize Environmental Systems Research Institute (ERSI) ArcGIS software and applications to capture and organize all field-collected data into a database. Each asset will be integrated into the original geodatabase providing the user with a variety of information such as coordinates, point type, and identification numbers. Information from the Township's existing drawings and/or reference documentation will be incorporated into the database where applicable. The geodatabase created under this task can then be imported into a number of digital mapping software packages (e.g. ArcGIS, HGL, WaterGEMS, AutoCAD, Microstation, etc.). It should be noted that the data will be provided as a point layer (i.e. points on a plan) and will not include detailed attribute information (pipe size, material, condition, invert elevations, etc). As per the Township's request, the cost breakdown for each individual asset system has been separated into the subsequent Task 2A and Task 2B accordingly.

FEE SUMMARY

The following is a summary of the estimated costs associated with the work identified in this proposal to complete the above referenced scope of work. The work will be performed on a time-and-materials basis in accordance with our standard hourly rates.

Task	Description	Cost
1	GPS Field Survey	\$ 18,000
2A	GIS Data Integration – Potable Water System and Hydrants	\$ 8,000
2B	GIS Data Integration – Sanitary Sewer System	\$ 7,000
	Total	\$ 33,000

EXCLUSIONS

The following services/costs are not included in this proposal:

- Increases in scope of work beyond that specifically outlined in this proposal;
- Obtaining inverts;
- GPS location of clean outs and service connections;
- Traffic control along major/county roads;
- CCTV Inspection of sanitary system;
- Dye Testing; and;
- Smoke Testing;

Honorable Mayor and Council
Township of Verona
February 4, 2026
Page 3



We wish to thank you for the opportunity of presenting this proposal and look forward to working with you on this important project. Should you have any questions or require anything further, please do not hesitate to contact James Woodward or me.

Very truly yours,

A handwritten signature in blue ink, appearing to be 'FRJ', with a large, looping flourish.

Frank J. Rossi
FRJ/cr

cc: Chuck Molinaro, Superintendent of Public Works

260204CRP1

**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:

ACCEPTING THE AWARD OF THE 2026 CLEAN COMMUNITIES GRANT

WHEREAS, the Township of Verona has been awarded a grant in the sum of \$32,272.89 from the New Jersey Department of Environmental Protection for the 2026 Clean Communities Program to help Verona conduct litter cleanups that improve the quality of life in New Jersey's communities; and

WHEREAS, the Township's contribution toward the grant will be the zero dollars.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Verona, in the County of Essex, New Jersey that the Township of Verona is hereby authorized to accept for this grant in the amount of \$32,272.89.

BE IT FURTHER RESOLVED that the Township Manager, Municipal Clerk and any other officer deemed appropriate are hereby authorized to execute any and all documents necessary to accept this grant.

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 MAY 18, 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:

AUTHORIZING THE INSERTION INTO THE CY2026 MUNICIPAL BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948) OF A SPECIAL ITEM OF REVENUE IN THE FORM OF THE CLEAN COMMUNITIES GRANT

WHEREAS, *N.J.S.A. 40A:4-87* provides that the Director of the Division of Local Government Services (the "Director") may approve the insertion of any special item of revenue in the budget of any county or municipality when such items shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and,

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount; and,

WHEREAS, the Township of Verona has received \$32,272.89 from the New Jersey Department of Environmental Protection in the form of the Clean Communities Grant and wishes to amend its CY2026 Municipal Budget to include this amount as a revenue.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Verona, in the County of Essex, State of New Jersey hereby requests the Director to approve the insertion of an item of revenue in the CY2026 Municipal Budget in the sum of \$32,272.89 which is now available as revenue from:

- Miscellaneous Revenues - Section F:
- Special Items of General Revenue Anticipated with Prior Written Consent of Director of Local Government Services -
- Public and Private Revenues Offset with Appropriations:
- Clean Communities Grant.

BE IT FURTHER RESOLVED that the Director to approve the insertion of an item of revenue in the CY2026 Municipal Budget in the like sum of \$32,272.89 appropriated under the caption of:

- General Appropriations:
- (A) Operations - Excluded from "CAPS"
- Public and Private Revenues Offset with Appropriations:
- Clean Communities Grant

BE IT FURTHER RESOLVED that a copy of this Resolution will be electronically filed with the Director for approval as required by law.

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 MAY 18, 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:

**ACCEPTING THE AWARD OF THE 2026 NATIONAL OPIOID
SETTLEMENT**

WHEREAS, the Township of Verona has been awarded a grant in the sum of \$751.80 from the State of New Jersey for the 2026 National Opioid Settlement to help Verona with the abatement of the opioid epidemic across the country; and

WHEREAS, the Township's contribution toward the grant will be zero dollars.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Verona, in the County of Essex, New Jersey that the Township of Verona is hereby authorized to accept for this grant in the amount of \$751.80.

BE IT FURTHER RESOLVED that the Township Manager, Municipal Clerk and any other officer deemed appropriate are hereby authorized to execute any and all documents necessary to accept this grant.

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 MAY 18, 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:

AUTHORIZING THE INSERTION INTO THE CY2026 MUNICIPAL BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948) OF A SPECIAL ITEM OF REVENUE IN THE FORM OF THE NATIONAL OPIOID SETTLEMENT GRANT

WHEREAS, *N.J.S.A. 40A:4-87* provides that the Director of the Division of Local Government Services (the "Director") may approve the insertion of any special item of revenue in the budget of any county or municipality when such items shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and,

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount; and,

WHEREAS, the Township of Verona has received \$751.80 from the State of New Jersey in the form of the National Opioid Settlement Grant and wishes to amend its CY2026 Municipal Budget to include this amount as a revenue.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Verona, in the County of Essex, State of New Jersey hereby requests the Director to approve the insertion of an item of revenue in the CY2026 Municipal Budget in the sum of \$751.80 which is now available as revenue from:

- Miscellaneous Revenues - Section F:
- Special Items of General Revenue Anticipated with Prior Written Consent of Director of Local Government Services -
- Public and Private Revenues Offset with Appropriations:
- National Opioid Settlement Grant

BE IT FURTHER RESOLVED that the Director to approve the insertion of an item of revenue in the CY2026 Municipal Budget in the like sum of \$751.80 appropriated under the caption of:

- General Appropriations:
- (A) Operations - Excluded from "CAPS"
- Public and Private Revenues Offset with Appropriations:
- National Opioid Settlement Grant

BE IT FURTHER RESOLVED that a copy of this Resolution will be electronically filed with the Director for approval as required by law.

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 MAY 18, 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:

**AUTHORIZING A CONTRACT WITH PACE
ANALYTICAL SERVICES, INC. FOR DISTRIBUTION SYSTEM ANALYSIS**

WHEREAS, the Local Public Contracts Law (*N.J.S.A. 40A:11-5(a)(1)(i)*) permits contracts for professional services to be negotiated and awarded by the governing body without public advertising for bids and requires that the resolution authorizing the award of a contract for professional services without competitive bids and the contract itself be available for public inspection; and

WHEREAS, the Water Utility has a need for laboratory testing services to conduct analyses of lead and copper levels in the distribution system in compliance with the Safe Water Drinking Act; and

WHEREAS, the Township desires to acquire laboratory testing services as a non-fair and open contract pursuant to the provisions of *N.J.S.A. 19:44A-20.5*; and

WHEREAS, the Township has solicited the services of Pace Analytical Services, Inc., 12 World's Fair Dr. 1, Somerset, NJ 08873 to provide these services for the Township; and

WHEREAS, Pace Analytical Services, Inc., has completed and submitted a Business Entity Disclosure Certification which certifies that Pace Analytical Services, Inc., has not made any reportable contributions to a political or candidate committee in the previous one year, and that the contract will prohibit Pace Analytical Services, Inc., from making any reportable contributions through the term of the contract, and

WHEREAS, the Qualified Purchasing Agent recommends that the Council authorize an agreement with Analytical Lab Services, Inc., to provide said services; and

WHEREAS, the Township Manager hereby certifies that the cost of services with Pace Analytical Services, is in an amount not to exceed \$50,000; and

WHEREAS, funds will be charged to a Budget line item 6-05-55-502-076 or any other account deemed sufficient by the Chief Financial Officer and the availability of funds have been contingently approved by the Chief Financial Officer; and

WHEREAS, the award of the contract to Pace Analytical Services, Inc. is being made pursuant to *N.J.S.A. 19:44A-20.5* and the Business Entity Disclosure Certification and Political Contribution Disclosure Form completed by Analytical Lab Services, Inc. have been filed with the Township and are annexed to this Resolution.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Verona, in the County of Essex, New Jersey hereby authorizes contracts with Pace Analytical Services, Inc., 12 World's Fair Dr. 1, Somerset, NJ 08873 to provide laboratory testing services to conduct analyses required by the New Jersey Department of Environmental Protection related to the treatment of waste water not to exceed \$50,000 in the calendar year without further authorization of the Township Council.

BE IT FURTHER RESOLVED, that the Township reserves the right to cancel this contract upon thirty (30) days' notice and Pace Analytical Services, Inc. shall only be paid for the work completed; furthermore, no minimum amount of work or payment is implied or guaranteed.

BE IT FURTHER RESOLVED that this contract is being awarded pursuant to *N.J.S.A. 19:44A-20.5*.

BE IT FURTHER RESOLVED that the Township Manager and the Township 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 Township 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 MAY 18, 2026.

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

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

COMPANY NAME: Pace Analytical Services, LLC

ADDRESS: 2665 Long Lake Road, Suite 300, Roseville, MN 55113

PHONE NUMBER: 612-607-6400

FAX NUMBER: _____

FEDERAL I.D. NUMBER: 41-1821617

NAME OF PERSON PREPARING BID: David Chaffman

PHONE NUMBER: 386-676-4816 EXT. _____

CONTACT PERSON FOR CORRESPONDENCE REGARDING THE PROPOSAL

NAME: George Latham

ADDRESS: 812 Silvia Street, Ewing, NJ 08628

PHONE: 609-659-0263 FAX NUMBER: _____

E-MAIL ADDRESS: George.Latham@pacelabs.com

PROJECT COORDINATOR

COMPANY NAME: _____

ADDRESS: _____

PHONE NUMBER: _____

CELL PHONE NUMBER: _____

FAX NUMBER: _____

PERSON TO CONTACT: _____

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 Pace Analytical Services, LLC (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.

Verona Township Council:
<i>Mayor Dr. Christopher Tamburro</i>
<i>Deputy Mayor Jack McEvoy</i>
<i>Councilman Alex Roman</i>
<i>Councilwoman Christine McGrath</i>
<i>Councilwoman Cynthia Holland</i>

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: Pace Analytical Services, LLC
 Signature of Affiant: *[Signature]* Title: Director of Sales
 Printed Name of Affiant: David Chaffman Date: April 1, 2026

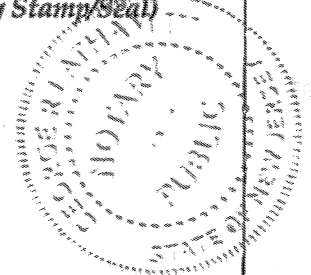
Subscribed and sworn before me this 1st day of March, 2026.

George R Latham III
 Notary Public

Commission Expires: _____

(Notary Stamp/Seal)

GEORGE R LATHAM III
 Notary Public, State of New Jersey
 Comm. # 50225799
 My Commission Expires 9/18/2029



**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: Leonard Green & Partners

Name: Aurora Capital Partners

Home Address: 11111 Santa Monica Blvd.
Suite 2000, Los Angeles, CA 90025

Home Address: 11611 San Vicente Blvd.,
Suite 800, Los Angeles, CA 90049

Name: _____

Name: _____

Home Address: _____

Home Address: _____

Name: _____

Name: _____

Home Address: _____

Home Address: _____

Name: _____

Name: _____

Home Address: _____

Home Address: _____

Name: _____

Name: _____

Home Address: _____

Home Address: _____

Name: _____

Name: _____

Home Address: _____

Home Address: _____

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**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.

Not Applicable

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
1st day of April, 2026.

Notary Public

Commission Expires:

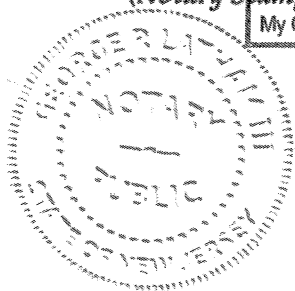
(Notary Stamp)

GEORGE R LATHAM III
Notary Public, State of New Jersey
50225799
My Commission Expires 9/18/2029


Affiant Signature

David Chaffman, Director of Sales
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. 2026-

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

AUTHORIZING A CONTRACT WITH SMS SECURITY SYSTEMS, LLC

WHEREAS, there exists a need for maintenance of security systems and alarms within the municipal buildings in Township of Verona; 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. 6-01-26-310-130/6-05-55-502-345 or any other account that may be deemed appropriate by the Chief Financial Officer, and the availability of funds have been contingently certified by the Chief Financial Officer of the Township.

WHEREAS, the Township Manager has recommended that SMS Security Systems, LLC, 1129 Bloomfield Avenue, West Caldwell, New Jersey 07006 be awarded a contract to provide maintenance of security systems and alarms within the municipal buildings in Township of Verona.

THEREFORE, BE IT RESOLVED by the Township Council of the Township of Verona, in the County of Essex, New Jersey that SMS Security Systems, LLC is hereby awarded a contract for providing sewer services not to exceed \$35,000.00 without further authorization of the Governing Body.

BE IT FURTHER RESOLVED that this contract is being awarded pursuant to *N.J.S.A. 19:44A-20.5*.

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 MAY 18, 2026.

JENNIFER KIERNAN, RMC, CMC
MUNICIPAL CLERK

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

COMPANY NAME: SMS SECURITY SYSTEMS, LLC

ADDRESS: 1129 BLOOMFIELD AVE., STE. 101

WEST CALDWELL, NJ 07006

PHONE NUMBER: 973-226-7711

FAX NUMBER: 973-226-2745

FEDERAL I.D. NUMBER: 20-0047144

NAME OF PERSON PREPARING BID: SCOTT M. STELLFOX

PHONE NUMBER: 973-226-7711 EXT. 101

CONTACT PERSON FOR CORRESPONDENCE REGARDING THE PROPOSAL

NAME: VIOLET BAKOVIC

ADDRESS: 1129 BLOOMFIELD AVE., STE. 101

WEST CALDWELL, NJ 07006

PHONE: 973-226-7711 FAX NUMBER: 973-226-2745

E-MAIL ADDRESS: VBAKOVIC@SMSALARMS.COM

PROJECT COORDINATOR

COMPANY NAME: _____

ADDRESS: _____

PHONE NUMBER: _____

CELL PHONE NUMBER: _____

FAX NUMBER: _____

PERSON TO CONTACT: _____

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 SMS SECURITY SYSTEMS, LLC (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.

Verona Township Council:
Mayor Dr. Christopher Tamburro
Deputy Mayor Jack McEvoy
Councilman Alex Roman
Councilwoman Christine McGrath
Councilwoman Cynthia Holland

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: SMS SECURITY SYSTEMS, LLC
 Signature of Affiant: [Signature] Title: MANAGING MEMBER
 Printed Name of Affiant: SCOTT M. STELLFOX Date: 1-2-26

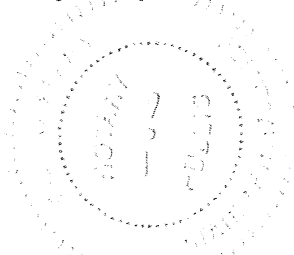
Subscribed and sworn before me this 2nd day of April, 2026.

[Signature]
 Notary Public

Commission Expires: _____

CARLA E BERRA
 Notary Public, State of New Jersey
 My Commission Expires Mar 6, 2028

(Notary Stamp/Seal)



CARLA E BERRA
 Notary Public, State of New Jersey
 My Commission Expires Mar 6, 2028

January 2026

**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: SCOTT M. STELLFOX

Name: _____

Home Address: 1124 ELOWEN RD.

Home Address: _____

SPARTANBURG, SC 29306

Name: _____

Name: _____

Home Address: _____

Home Address: _____

Name: _____

Name: _____

Home Address: _____

Home Address: _____

Name: _____

Name: _____

Home Address: _____

Home Address: _____

Name: _____

Name: _____

Home Address: _____

Home Address: _____

Name: _____

Name: _____

Home Address: _____

Home Address: _____

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**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 April, 2026.



Notary Public

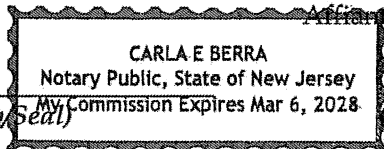


Affiant Signature

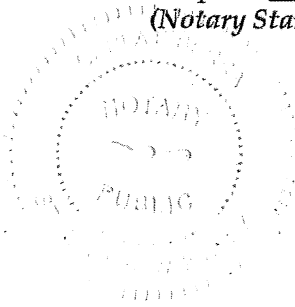
SCOTT M. STELLFOX, MANAGING MEMBER

Affiant Name and Title

Commission Expires: _____
(Notary Stamp/Seal)



(Corporate Seal, if appropriate)



END OF STATEMENT OF OWNERSHIP

**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:

**DECLARING THE FIRST FRIDAY IN JUNE TO BE NATIONAL
GUN VIOLENCE AWARENESS DAY**

WHEREAS, every day, more than 125 people in the United States are killed by gun violence and more than 260 are shot and wounded, with an average of more than 19,000-gun homicides every year; and

WHEREAS, people in the United States are 26 times more likely to die by gun homicide than people in other high-income countries; and

WHEREAS, New Jersey has 437gun related deaths every year, with a rate of 4.8 deaths per 100,000 people, a crisis that costs the state \$5.3 billion each year, of which \$168.9 million is paid by taxpayers. We are proud to say that New Jersey has the fourth lowest rate of gun deaths in the US;

WHEREAS, support for the Second Amendment rights of law-abiding citizens goes hand-in-hand with keeping guns away from those who are a danger to themselves or others; and

WHEREAS, gun violence prevention is more important than ever as we see gun violence continue to impact communities across the country;

WHEREAS, in January 2013, Hadiya Pendleton was tragically shot and killed at age 15; and on June 6, 2025 to recognize the 28th birthday of Hadiya Pendleton (born: June 2, 1997), people across the United States will recognize National Gun Violence Awareness Day and wear orange in tribute to Hadiya Pendleton and other victims of gun violence and the loved ones of those victims; and

WHEREAS, the idea was inspired by a group of Hadiya's friends, who asked their classmates to commemorate her life by wearing orange; they chose this color because hunters wear orange to announce themselves to other hunters when out in the woods, and orange is a color that symbolizes the value of human life; and

WHEREAS, by wearing orange on June 5, 2026 people across the United States will raise awareness about gun violence and honor the lives of gun violence victims and survivors; and

WHEREAS, the Township of Verona has committed to reducing gun violence and pledging to do all it can to keep firearms out of the hands of people who should not have access to them, and encouraging responsible gun ownership to help keep our families and community safe.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Verona does hereby resolve the first Friday in June, June 5, 2026, to be National Gun Violence Awareness Day and encourage all citizens to support their local communities' efforts to prevent the tragic effects of gun violence and to honor and value human lives.

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 MAY 18, 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 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 MAY 18, 2026.

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