

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY



TOWNSHIP COUNCIL AGENDA

REGULAR MEETING

7:00 P.M.

JUNE 22, 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

1. Jay Coltre, Essex County Liaison

E. REPORT OF THE TOWNSHIP MANAGER

1. Deputy Manager's Report

F. COUNCILMEMBERS' REPORTS

G. PUBLIC COMMENT

H. HEARING ADOPTION OR AMENDMENT OF ORDINANCES

1. Ordinance No. 2026-25 Creating Ch 168 of Township Code Entitled Burning Dangerous Material Garbage and Vegetation Prohibited
2. Ordinance No. 2026-26 Bond - Ambulance and Equipment (\$390k)

I. ORDINANCES FOR INTRODUCTION

J. PUBLIC COMMENT ON CONSENT AGENDA ITEMS

CONSENT AGENDA

K. MINUTES

1. May 18, 2026
2. June 8, 2026

L. PROPOSED RESOLUTIONS

1. Resolution No. 2026- Authorize Contract with East Coast Emergency Lighting
2. Resolution No. 2026- Authorize Contract with Frank Semeraro dba FSC Leak Detection
3. Resolution No. 2026- Authorize Contract with Magnum Vac
4. Resolution No. 2026- Authorize Contract with Rio Supply Inc.
5. Resolution No. 2026- Accept National Opioid Settlement Grant
6. Resolution No. 2026- Chapter 159 National Opioid Settlement Grant
7. Resolution No. 2026- Accept Sustainable Jersey Grant Funded by the PSEG Foundation
8. Resolution No. 2026- Chapter 159 Sustainable Jersey Grant Funded by the PSEG Foundation
9. Resolution No. 2026- Accepting Technology Grant Pursuant to the Municipal Consent Agreement with Comcast of New Jersey II, LLC
10. Resolution No. 2026- Chapter 159 Technology Grant from Comcast of New Jersey II, LLC
11. Resolution No. 2026- Authorizing Execution of an Agreement with The Claridges II, LLC
12. Resolution No. 2026- 2026-2027 Plenary Retail Distribution License Renewals
13. Resolution No. 2026- 2026-2027 Plenary Retail Consumption License Renewals
14. Resolution No. 2026- Executive Session

M. LICENSES AND PERMITS

N. ADDENDUM

O. NEW/UNFINISHED BUSINESS

1. Discussion - Ordinance for Municipal Parking Lots
2. Interviews of Potential Appointees for Council Vacancy
3. Swearing In of Councilmember-Appointee

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. 2026-25

CREATION OF CHAPTER 168 OF THE CODE OF THE TOWNSHIP OF VERONA
ENTITLED "BURNING DANGEROUS MATERIAL, GARBAGE, AND
VEGETATION PROHIBITED"

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

SECTION 1. There is hereby established Chapter 168 of the Code of the Township of Verona entitled "Burning Dangerous Material, Garbage, or Vegetation Prohibited" to read as follows:

§ 168-1 Definitions

DANGEROUS MATERIAL

waste which presents an existing or potential hazard to health or safety if disposed of by burning including but not limited to explosive, nitrocellulose and elemental sodium

GARBAGE

All household or business garbage including, but not limited to, discarded animal and vegetable matter, as from a kitchen; refuse; any matter that is no longer wanted or needed; trash; rags, old clothes, leather, rubber, carpets, wood, excelsior, paper, plastic containers, styrofoam, ashes, furniture, tin cans, glass, crockery, masonry, food waste; all waste solid or liquid material or rubbish resulting from residential or commercial construction or renovation, building operations, including, but not limited to, plastic products, cartons, paint, grease, oil and other petroleum products, chemicals, cinders and other forms of solid or liquid waste material

VEGETATION

leaves, yard trimmings, shrubbery, grass, weeds and crops, trees, tree branches, (excluded from this definition is split firewood, twigs and small branches used a kindling).

§ 168-2 Burning Prohibited:

- A. No person shall cause, suffer, allow or permit the burning of dangerous material, garbage, or vegetation in the Township of Verona.
- B. The provisions of this section shall not apply to:
 - 1. Variances or permits approved and issued by the New Jersey Department of Environmental Protection in accordance with N.J.A.C. 7:27-2.5
 - 2. Open burning of refuse for training or research exercises when conducted at a permanent facility or training center designed to be used solely for training purposes.

§ 168-3 Violation and Penalties:

Any person who violates any provisions of this chapter shall, upon conviction thereof, be subject to the penalties set forth in Chapter 1, Article II, General Penalty, of the Township Code

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 JUNE 10, 2026 AND XXXX.

JENNIFER KIERNAN, RMC, CMC
MUNICIPAL CLERK

INTRODUCTION: June 8, 2026
PUBLIC HEARING: June 22, 2026
EFFECTIVE DATE:

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

ORDINANCE No. 2026-26

**PROVIDING FOR ACQUISITION OF RESCUE SQUAD AMBULANCE AND
EQUIPMENT IN AND BY THE TOWNSHIP OF VERONA, IN THE COUNTY
OF ESSEX, NEW JERSEY, APPROPRIATING \$390,000 THEREFOR AND
AUTHORIZING THE ISSUANCE OF \$371,000 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 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"), as a general improvement. For the improvement or purpose described in Section 3(a), there is hereby appropriated the sum of \$390,000, including the sum of \$19,000 as the down payment required by the Local Bond Law. The down payment is now 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 improvement or purpose not covered by application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount of \$371,000 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 acquisition of Rescue squad ambulance, including related costs and expenditures necessary therefor and incidental thereto.

(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 general improvement, and 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 Municipal 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 \$371,000, and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$78,000 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.

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 cost of the purpose described in Section 3(a) 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(a) 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.

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 JUNE 10, 2026 AND XXXX.

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

INTRODUCTION: June 8, 2026
PUBLIC HEARING: June 22, 2026
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 WITH EAST COAST EMERGENCY
LIGHTING**

WHEREAS, the Verona Police Department requires upfitting services in the police patrol cars including, but not limited to lights, sirens, partitions, radios, consoles, dash cams, radar units and supply cabinets; and

WHEREAS, East Coast Emergency Lighting provides said services and is under NJ State Contract Whelen 17-FLEET-00761.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Verona, in the County of Essex, New Jersey that East Coast Lighting, under NJ State Contract Whelen 17-FLEET-00761 is hereby awarded a contract for providing installation of equipment in patrol cars for the police department in an amount not to exceed \$35,000.00, charged to C-53-46-040-076 or any other account deemed appropriate by the Chief Financial Officer.

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 JUNE 22, 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 PROFESSIONAL SERVICES CONTRACT WITH FRANK SEMERARO CONSTRUCTION CO., INC. D/B/A FSC LEAK DETECTION

WHEREAS, the Township of Verona has a need to award a contract to Frank Semeraro Construction Company, Inc. D/B/A FSC Leak Detection (hereinafter "FSC") to provide leak detection services throughout the Township of Verona as recommended in the Asset Management Plan for the Water/Sewer Utility; and,

WHEREAS, the Administration has determined and certified in writing that the value of the service will exceed \$17,500; and,

WHEREAS, FSC, located at 805 Preakness Avenue, Wayne, New Jersey 07470 has indicated they will provide the services for at a cost not-to-exceed \$45,000; and,

WHEREAS, funds will be charged to Budget Line 6-05-55-502-334 or any other account deemed sufficient by the Chief Financial Officer.

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

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Verona, that a contract is awarded to FSC to assist the Township of Verona in providing leak detection services in an amount not-to-exceed \$42,000.00 subject to the following:

1. The Council hereby authorizes the Township Manager, or his designee, to execute any and all documents and take any and all actions necessary to complete and realize the intent and purpose of this resolution.
2. The Township is in receipt of the Stockholder Disclosure form, Contribution Disclosure form, Certificate of Employee Information Report, Business Registration Certificate, and Certificate of Insurance.
3. The Township Manager, or his designee, is hereby authorized to execute an agreement with FSC.

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 THE REGULAR MEETING HELD ON JUNE 22, 2026.

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

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

COMPANY NAME: Frank Semerario Construction

ADDRESS: 805 Prattross Ave
Wayne, NJ 07470

PHONE NUMBER: 973 694 3038

FAX NUMBER: —

FEDERAL I.D. NUMBER: 22-2485945

NAME OF PERSON PREPARING BID: Rachel Mcknight

PHONE NUMBER: 973 694 3038 EXT. 2

CONTACT PERSON FOR CORRESPONDENCE REGARDING THE PROPOSAL

NAME: same ↑

ADDRESS: _____

PHONE: _____ FAX NUMBER: _____

E-MAIL ADDRESS: _____

PROJECT COORDINATOR

COMPANY NAME: same ↑

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 Frank Semerario Construction (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.

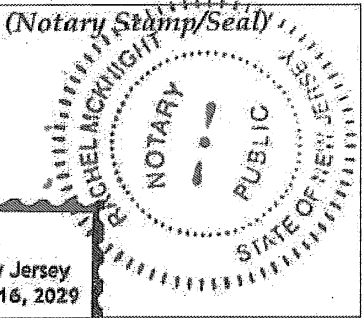
Name of Business Entity: Frank Semerario Const. DBA FSC Leak Detection
 Signature of Affiant: [Signature] Title: CEO
 Printed Name of Affiant: Frank Semerario Date: 2/27/26

Subscribed and sworn before me this 27 day of February, 2026.

[Signature]
 Notary Public

Commission Expires: 2/16/29

RACHEL MCKNIGHT
 Notary Public, State of New Jersey
 My Commission Expires Feb 16, 2029




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

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

Part I - Vendor Information

Vendor Name:	Frank Semeraro Construction		
Address:	805 Paterno Ave		
City:	Wayne	State:	NJ
		Zip:	07470

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


Rachael McKnight office
 Signature Printed Name Title *Manager*

Part II - Contribution Disclosure

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

Check here if disclosure is provided in electronic form.

Contributor Name	Recipient Name	Date	Dollar Amount
			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$

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

**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: FRANK SEMORAIO
Home Address: 10 Roseville Rd
Stanhope, NJ 07374

Name: DON SEMORAIO
Home Address: 4 Chestnut Ct
Pequannock, NJ 07440

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: _____

CONTINUED ON NEXT PAGE

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

PART III

Any Direct or Indirect Parent Entity Which is Publicly Traded:

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

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

OR

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

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
27 day of February, 2026.

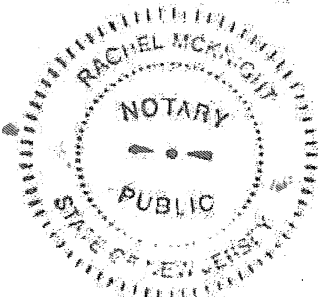
Rachel Mcknight
Notary Public

Frank Sameraro
Affiant Signature

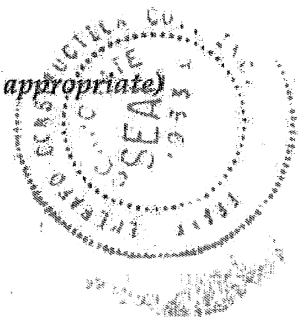
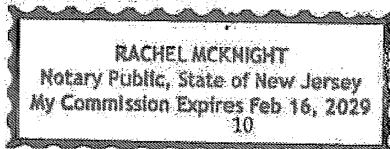
Frank Sameraro CEO
Affiant Name and Title

Commission Expires: 2/16/29
(Notary Stamp/Seal)

(Corporate Seal, if appropriate)



END OF STATEMENT OF OWNERSHIP



January 2026

**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 MAGNUM VAC SERVICE, LLC

WHEREAS, the Township of Verona has a need for sludge removal from the digester in the Waste Water Treatment Plant water inspections on various Township streets; and

WHEREAS, Magnum Vac Services, LLC, 23 Pine Street, Kenvil, NJ under Somerset County Contract CC-0028-24 has agreed to provide such services; and

WHEREAS, the Deputy Township Manager has determined and certified in writing that the value of the service will not exceed \$50,000 for such services; and,

WHEREAS, this expenditure shall be charged to Budget Account No. 6-05-55-502-343/C-51-44-997-020 or any other account that may be deemed appropriate by the Chief Financial Officer or her designee, and the availability of funds have been contingently certified by the Chief Financial Officer of the Township; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Verona, in the County of Essex, New Jersey, that Magnum Vac Service, LLC is hereby awarded a contract for providing installation of equipment in patrol cars for the police department in an amount not to exceed \$35,000.00.

ROLL CALL:

AYES:

NAYS:

ABSENT:

ABSTAIN:

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT A REGULAR MEETING HELD ON JUNE 22, 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 RIO SUPPLY, LLC

WHEREAS, the Township of Verona water & sewer utility requires water meters/ data records & radio frequency meter interface units to accurately calculate water volume and consumption, calculate utility bills and manage overall system operations; and

WHEREAS, Rio Supply, Inc, Sicklerville, NJ under MCCPC Contract #47 has agreed to provide such services; and

WHEREAS, the Deputy Township Manager has determined and certified in writing that the value of the service will not exceed \$45,000 for such services; and,

WHEREAS, this expenditure shall be charged to Budget Account No. 6-05-55-502-331 or any other account that may be deemed appropriate by the Chief Financial Officer or her designee, and the availability of funds have been contingently certified by the Chief Financial Officer of the Township; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Verona, in the County of Essex, New Jersey, that Rio Supply, LLC is hereby awarded a contract for providing water meters/ data records & radio frequency meter interface units in an amount not to exceed \$45,000.00.

ROLL CALL:

AYES:

NAYS:

ABSENT:

ABSTAIN:

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT A REGULAR MEETING HELD ON JUNE 22, 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 Deputy Mayor McEvoy; seconded by Mayor Tamburro 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 \$453.04 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 \$453.04.

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 JUNE 22, 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 \$453.04 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 \$453.04 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 \$453.04 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 JUNE 22, 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 A COMPOSTING GRANT THROUGH THE 2025
SUSTAINABLE JERSEY-PSE&G ENERGY EFFICIENCY PARTNERSHIP
PROGRAM**

WHEREAS, the Township of Verona has been awarded a Staffing and Community Engagement grant in the sum of \$10,000 from the 2026 Sustainable Jersey-PSE&G Energy Efficiency Partnership Program for composting efforts; and

WHEREAS, the Township of Verona will provide staff support for all activities related to the Sustainable Jersey-PSE&G Energy Efficiency Partnership Program pursuant to the application.

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 \$10,000.

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 JUNE 22, 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 A COMPOSTING GRANT THROUGH THE SUSTAINABLE JERSEY PSE&G ENERGY EFFICIENT PARTNERSHIP PROGRAM

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 \$10,000 from the State of New Jersey in the form of a Composting grant through the Sustainable Jersey & PSE&G Energy Efficiency Partnership Program 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 \$10,000 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:
- Sustainable Jersey & PSE&G Energy Efficiency Partnership Program Grant

BE IT FURTHER RESOLVED that the Director to approve the insertion of an item of revenue in the CY2025 Municipal Budget in the like sum of \$10,000 appropriated under the caption of:

- General Appropriations:
- (A) Operations - Excluded from "CAPS"
- Public and Private Revenues Offset with Appropriations:
- Sustainable Jersey & PSE&G Energy Efficiency Partnership Program 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 JUNE 22, 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 A TECHNOLOGY GRANT FROM
COMCAST OF NEW JERSEY, II, LLC**

WHEREAS, the Township of Verona entered into a Municipal Consent Agreement with Comcast of New Jersey, II, LLC (hereinafter referred to as "Comcast") on February 9, 2026 by the Township Council's adoption of Ordinance 2026-01; and

WHEREAS, Section 15, Paragraph "f" of the Ordinance states that the Township (referred to in the Ordinance as "the subscriber") states that the Communications Act of 1934, as amended [47 U.S.C. §543 (b)], allows the Company to itemize and/or identify: ...any grants or other fees on the bill or any tax, assessment, or charge of any kind imposed by any governmental authority on the transaction between the operator and the subscriber.

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 technology grant in the amount of \$75,000.

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 JUNE 22, 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 A TECHNOLOGY GRANT FROM COMCAST OF NEW JERSEY, II, LLC

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 \$10,000 in the form of a technology grant from Comcast of New Jersey II, LLC 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 \$10,000 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:
- Comcast of New Jersey, II, LLC Technology 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 \$453.04 appropriated under the caption of:

- General Appropriations:
- (A) Operations - Excluded from "CAPS"
- Public and Private Revenues Offset with Appropriations:
- Comcast of New Jersey, II, LLC Technology 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 JUNE 22, 2026.

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

TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY

RESOLUTION No. 2026-062

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

**AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH
THE CLARIDGES, LLC**

WHEREAS, the Township Council wishes to purchase approximately 10 acres of undeveloped wooded land known as Block 103, Lot 2 in the Township currently owned by the Claridges, LLC for a purchase price of \$3,737,300.00.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Verona as follows:

SECTION 1. The Township Council hereby authorizes the execution of Contract for Sale with the Claridges, LLC, 2 Claridge Drive, Verona, NJ.

SECTION 3. The Township Manager is hereby authorized and directed to execute the Contract for Sale on behalf of the Township, substantially in the form attached hereto as Exhibit A in consultation with counsel, and to take all other necessary or appropriate action to effectuate such Contract.

SECTION 4. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

SECTION 5. This Resolution shall take effect in accordance with all applicable laws.

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 JUNE 22, 2026.

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

EXHIBIT A
CONTRACT FOR SALE

CONTRACT FOR SALE OF REAL ESTATE

This Contract for Sale is made on June , 2026

BETWEEN

The Claridges, LLC whose address is 2 Claridge Drive, Verona New Jersey 07044 (referred to as "Seller")

AND

TOWNSHIP OF VERONA, a New Jersey municipal corporation whose address is 600 Bloomfield Avenue, Verona, New Jersey 07044 (referred to as "Buyer").

The words "Buyer" and "Seller" include all Buyers and all Sellers listed above.

- 1. Purchase Contract.** The Seller agrees to sell and the Buyer agrees to buy the property described in this contract.
- 2. Property.** The property to be sold consists of all of the Seller's rights relating to the land approximately 10 acres of undeveloped wooded land in the Township of Verona, in the County of Essex, and State of New Jersey that is shown on the municipal tax map of the Township of Verona as Lot 2 in Block 103 (the "Property").
- 3. Purchase Price.** The purchase price is **\$3,737,300.00**
- 4. Payment of Purchase Price.** The Buyer will pay the purchase price of \$3,737,300.00 at closing of title, in cash, certified or bank cashier's check or attorney trust account check. The purchase price is not contingent on the exact number of acres as revealed by survey.
- 5. Bulk Sale.** The Seller will cooperate with the Buyer by providing the information necessary to complete Form C-9600 NOTIFICATION OF SALE, TRANSFER OR ASSIGNMENT IN BULK. Buyer shall file Notification of Transfer in Bulk with the State of New Jersey Division of Taxation relating to the within Sale of Real Estate upon signing of Contract. At the closing, Seller agrees to deposit with the Buyer the sum required by the State of New Jersey Division of Taxation to be withheld which will be released upon receipt and delivery to Buyer of a tax clearance certificate from the NJ Division of Taxation for the sale of real property which is the subject of this sale. The Seller's obligations hereunder shall survive closing and the delivery of the Bill of Sale. Additionally, closing may not occur until such time as the NJ Division of Taxation has issued an escrow or clearance letter.
- 6. Intentionally Omitted.**

7. Time and Place of Closing. The closing date cannot be made final at this time. The Buyer and Seller agree to close on or about three months after this Agreement is fully executed. Both parties will fully cooperate so the closing can take place on or before the estimated date. The closing will be held at the offices of Buyer's attorney, ALOIA LAW FIRM LLC, 2 Broad Street, Suite 510, Bloomfield New Jersey 07044, or other location mutually agreed upon by the parties.

8. Transfer of Ownership. At the closing, the Seller will transfer ownership of the property to the Buyer and property shall be unoccupied. The Seller will give the Buyer a properly executed deed, affidavit of title, and any other transfer documents reasonably required by Buyer's Title Company. Title to the Property will be free from all claims or rights of others, and the deed shall contain a full legal description of the Property. The sale will be subject to utility and other easements and restrictions of record, if any, and such state of facts as an accurate survey might disclose, provided such easement or restriction does not unreasonably limit the use of the Property. Title to the Property shall be good, marketable and insurable, at regular rates, by any title insurance company licensed to do business in New Jersey.

9. Type of Deed. A deed is a written document used to transfer ownership of property. In this sale, the Seller agrees to provide and the Buyer agrees to accept a deed known as bargain and sale with covenants against grantors' acts. The Buyer intends to use the property as Open Space for conservation purposes and the deed will restrict the use of the property as required by the Township's Municipal Open Space, Recreation and Farmland and Historic Preservation Trust Fund and shall be held in trust and shall be used exclusively for the purposes authorized under P.L.1997, c.24. The Deed will include the standard Green Acres Conservation Easement restrictions as reasonably agreed between the Seller and Buyer, including a restriction permitting only passive, non-motorized activities on the property. The Seller will retain rights to enforce the restriction set forth in the Conservation Easement.

10. Restriction on Future Use - Parking. Any bathroom, temporary or permanent, it will be 50' from the property line and screened from the road. However, a bathroom added to the pump house is permitted. Any lighting, it will be only low intensity down lighting. The initial parking for the use of the property shall be in accordance with the attached plans.

11. Physical Condition of the Property. **This property is being sold "as is".** The Seller does not make any claims or promises about the condition or value of any of the property included in this sale. The Buyer will inspect the property and relies on this inspection and any rights which may be provided for elsewhere in this contract. The Seller agrees to maintain the grounds and improvements subject to ordinary wear and tear, and to deliver the building free of tenants.

12. Inspection of the Property. The Seller agrees to permit the Buyer to inspect the property at any reasonable time before the closing. The Seller will permit access for all

inspections provided for in this contract including an environmental assessment. The Buyer will obtain and pay for any inspections required by law.

13. Intentionally Omitted.

14. Intentionally Omitted.

15. Property Lines. The Seller states to the best of its knowledge, that all buildings, driveways and other improvements on the property are within its boundary lines. Also, to the best of Seller's knowledge, no improvements on adjoining properties extend across the boundary lines of this property.

16. Ownership. The Seller agrees to transfer and the Buyer agrees to accept ownership of the property free of all claims and rights of others, except for:

- (a) the rights of utility companies to maintain pipes, poles, cables and wires over, on and under the street, the part of the property next to the street or running to any structure or other improvement on the property;
- (b) recorded contracts which limit the use of the property, unless the contracts:
 - (1) are presently violated;
 - (2) provide that the property would be forfeited if they were violated, or
 - (3) unreasonably limit the normal use of the property; and

In addition to the above, the ownership of the Buyer must be insurable at regular rates by any title insurance company authorized to do business in New Jersey subject only to the above exceptions.

17. Correcting Defects. If the property does not comply with paragraph 15 or 16 of this contract, the Seller will be notified and given 30 days to make it comply. If the property still does not comply after that date, the Buyer may cancel this contract or give the Seller more time to comply.

18. Environmental Due Diligence. Buyer shall have the right to conduct environmental inspections of the Property for a period of sixty (60) days commencing on the date of this agreement (the "**Inspection Period**"). During the Inspection Period, Buyer, and its agents and contractors, shall have reasonable access to the Property for the purposes of conducting environmental inspections and studies, all at Buyer's sole cost and expense. If Buyer desires to enter upon the Property (or have a representative of or consultant for Buyer enter upon the Property) for any reason, Buyer shall give Seller at least twenty-four (24) hours prior notice of the time of such proposed entry and Seller (or its representative) shall be entitled to be present during such entry.

During the Inspection Period, Buyer shall be allowed to conduct or cause to be conducted a Phase I Environmental Site Assessment of the Property in accordance with ASTM Standard Practice for Environmental Site Assessments (the "**Phase I**"). Buyer may also conduct a Phase II environmental assessment including geotechnical borings. Buyer

hereby agrees to indemnify, defend and hold Seller harmless from all damages or injury to persons or property arising in connection with Buyer's environmental inspections, including, without limitation, reasonable attorneys' fees. Buyer shall also return any property disturbed to its original condition after the assessment.

Upon Seller's request, Buyer shall provide Seller with all written reports related to any inspections or investigations of the Property.

If Buyer furnishes written notice to Seller on or before 5:00 p.m. on the last day of the Inspection Period (the "**Inspection Period Deadline**") that the condition of the Property is not acceptable based on the results of Buyer's environmental inspections, in Buyer's sole discretion (the "**Termination Notice**"), then except for the indemnity provisions, this Agreement shall be void and of no further force or effect, and the parties will have no further duties or obligations to one another under this agreement.

19. Risk of Loss. The Seller is responsible for any damage to the property, except for normal wear and tear, until the closing. If there is damage, the Buyer can proceed with the closing and either:

- (a) request that the Seller repair the damage before the closing; or
- (b) deduct from the purchase price a fair and reasonable estimate of the cost to repair the property.

In addition, either party may cancel this contract if the cost of repair is more than 10% of the purchase price.

20. Cancellation of Contract. If this contract is legally and rightfully cancelled, the parties will be free of liability to each other. However, if the contract is cancelled in accordance with paragraphs 17 or 18 of this contract, the Seller will pay the Buyer for all title and survey costs but not exceeding the sum of \$1,500.00.

21. Assessments for Municipal Improvements. Certain municipal improvements such as sidewalks and sewers may result in the municipality charging property owners to pay for the improvement. All unpaid charges (assessments) against the property for work completed before the closing will be paid by the Seller at or before the closing. If the improvement is not completed before the closing, then only the Buyer will be responsible. If the improvement is completed, but the amount of the charge (assessment) is not determined, the Seller will pay an estimated amount at the closing. When the amount of the charge is finally determined, the Seller will pay any deficiency to the Buyer (if the estimate proves to have been too low), or the Buyer will return any excess to the Seller (if the estimate proves to have been too high).

22. Adjustments at Closing. The Buyer and Seller agree to adjust the following expenses as of the closing date: municipal water and sewer charges and taxes, The Buyer or the Seller may require that any person with a claim or right affecting the property be paid off from the proceeds of this sale. Seller will obtain all mortgage and judgment payoffs and provide copies of same to Buyer's attorney prior to closing.

23. Possession. At the closing the Buyer will be given possession of the property, free of any tenants.

24. Complete Contract. This contract is the entire and only contract between the Buyer and the Seller. This contract replaces and cancels any previous contracts between the Buyer and the Seller. This contract can only be changed by a contract in writing signed by both Buyer and Seller. The Seller states that the Seller has not made any other contract to sell the property to anyone else.

25. Parties Liable. This contract is binding upon all parties who sign it and all who succeed to their rights and responsibilities.

26. Notices. All notices under this contract must be in writing. The notices may be delivered personally or mailed by regular mail, facsimile, email, or overnight mail, to the other party at the address written in this contract, or to that party's attorney.

27. Realtor's Commission. Buyer has not used the services of a realtor. Seller shall pay all realtor fees due to any and all realtors utilized by Seller that are entitled to a commission.

28. Default. In the event of a default of the terms of this contract by either party, the aggrieved party can seek any remedy available to it at law or equity.

29. Funding Contingency. This contract is contingent upon the adoption of a resolution by the Township of Verona by no later than 20 days after Sellers execution of this Agreement approving this contract. This contract is also contingent upon the Council passing the appropriate bond ordinance to fund the purchase after listening to public input. In the event the Council does not pass the required Resolution or Bond Ordinance (the approval/denial, with or without reason, of both the Resolution and Bond Ordinance is in the Council's sole discretion) on or before 60 days after the execution of this Agreement, the Seller may extend the time for the Council to consider such action or cancel the Agreement. In the event the Council votes against either the Resolution or the Bond Ordinance this Agreement shall be considered cancelled and the Buyer and the parties will be free of liability to each other. Finally, if the Bond Ordinance is challenged by the public either party can cancel this Agreement and the parties will be free of liability to each other.

30. Miscellaneous. INTENTIONALLY BLANK

31. Counterpart Signatures. This Contract may be executed in one or more counterparts, which taken together shall constitute one signature page.

[SIGNATURES NEXT]

SIGNED AND AGREED TO BY:
The Claridges, LLC
(Seller)

By: _____
Name: _____
Title: _____

TOWNSHIP OF VERONA
(Buyer)

By: _____
Kevin O'Sullivan, Township Manager
Verona Township

Approved as to Form By:

By: _____
Brian J. Aloia, Esq.

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:

**APPROVAL OF PLENARY RETAIL DISTRIBUTION
LIQUOR LICENSE RENEWALS**

WHEREAS, the submitted renewal application forms are complete in all respects and the applicants are qualified to be licensed according to all standards established by *N.J.S.A. 33* and regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33; and

WHEREAS, the following licensees have obtained a Tax Clearance Certificate from the New Jersey Division of Taxation.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Verona, in the County of Essex, State of New Jersey that the following applications for renewal of Plenary Retail Distribution License be granted, effective July 1, 2026; and

BE IT FURTHER RESOLVED that the Municipal Clerk be and is hereby authorized to sign and issue said license certificates to the following applicants:

- | | |
|-----------------|---|
| 0720-44-010-009 | Ami & Tithi LLC, dba KRAUSER'S LIQUOR LOCKER
645 Bloomfield Avenue
Verona, New Jersey |
| 0720-44-001-003 | Hinaxi, LLC, dba VERONA WINE CELLAR
360 Bloomfield Avenue
Verona, New Jersey |
| 0720-44-003-005 | Vallabh Krupa Inc., dba PILGRIM LIQUORS
283 Pompton Avenue
Verona, New Jersey |

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 JUNE 22, 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:

APPROVAL OF PLENARY RETAIL CONSUMPTION
LIQUOR LICENSE RENEWALS

WHEREAS, the submitted renewal application forms are complete in all respects and the applicants are qualified to be licensed according to all standards established by N.J.S.A. 33 and regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33; and

WHEREAS, the following licensees have obtained a Tax Clearance Certificate from the New Jersey Division of Taxation.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Verona, in the County of Essex, State of New Jersey that the following applications for renewal of Plenary Retail Consumption License be granted, effective July 1, 2026; and

BE IT FURTHER RESOLVED that the Municipal Clerk is hereby authorized to sign and issue said license certificates to the following applicants:

- 0720-33-007-008 470 Bloomfield Avenue Inc., dba AVENUE BISTRO
558 Bloomfield Avenue
Verona, New Jersey
- 0720-33-006-015 Jimmy’s Restaurant LLC, dba JIMMY’S FAMILY KITCHEN
125 Bloomfield Avenue
Verona, New Jersey
- 0720-33-008-005 RJV Corporation, dba RICHFIELD REGENCY
420 Bloomfield Avenue
Verona, New Jersey
- 0720-33-011-010 Verona Liquor License LLC, dba VERONA INN
624 Bloomfield Avenue
Verona, New Jersey
- 0720-33-004-012 Watchung Saints, LLC dba THE PARKSIDE SOCIAL
700-706 Bloomfield Avenue
Verona, New Jersey

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 JUNE 22, 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 JUNE 22, 2026.

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

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY

ORDINANCE No. 2026-

AN ORDINANCE TO AMEND CHAPTER 140 "VEHICLES & TRAFFIC"
ARTICLE XIV "METERED/PERMIT PARKING" §140-68, PARAGRAPH B, OF
THE CODE OF THE TOWNSHIP OF VERONA TO INCLUDE
MUNICIPAL LOT #3

BE IT ORDAINED by the Township Council of the Township of Verona, County of Essex, New Jersey, as follows ~~Deletions are in strikethrough~~, [additions are bolded in brackets]:

SECTION 1. Article XIV, Chapter 140 "Vehicles & Traffic", Article XIV "Metered/Permit Parking" §104-68 "Parking Meter/Permit Parking Zones Designated", Paragraph B is hereby amended as follows:

§ 140-68 Parking meter/permit parking zones designated.

B. Off-street parking meter/permit parking zones. Parking or standing a vehicle in a parking meter/permit parking space in the off-street parking meter/permit parking zones described below shall be lawful only when not in excess of the maximum parking time indicated during the hours of operation specified, on all days between the hours of 8:00 a.m. and 6:00 p.m., except Sundays and holidays, and only upon the deposit of such amount as is indicated for each specified period of time in metered parking space or display of permit as appropriate.

NAME OF LOT (LOCATION)

Municipal Parking Lot No. 1 [(accessible from Park Place)]

Municipal Parking Lot No. 2 [(accessible from Grove Avenue)]

[Municipal Lot No. 3 (on Lakeside Avenue)]

H.B. Whitehorne parking lot (Park Place)

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 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 XXX AND XXXX.

JENNIFER KIERNAN, RMC, CMC
MUNICIPAL CLERK

INTRODUCTION:
PUBLIC HEARING:
EFFECTIVE DATE: