

TOWNSHIP COUNCIL AGENDA

FEBRUARY 9, 2025

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



**TOWNSHIP COUNCIL AGENDA**

REGULAR MEETING

7:00 P.M.

FEBRUARY 9, 2025

**\*\*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 #

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**A. CALL TO ORDER**

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

**B. ROLL CALL**

**C. PLEDGE OF ALLEGIANCE**

**D. MAYOR'S REPORT**

**E. REPORT OF THE TOWNSHIP MANAGER**

1. 2026 Community Development Block Grant Application Discussion/Hearing
2. Complete Streets Discussion – Boswell Engineering
3. Affordable Housing Items – San Chavan, H2M
4. Deputy Manager's Report

**F. COUNCILMEMBERS' REPORTS**

**G. PUBLIC COMMENT**

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

1. Ordinance No. 2026-01 Authorizing Execution of Franchise Agreement with Comcast

**I. ORDINANCES FOR INTRODUCTION**

1. Ordinance No. 2026-03 Adopting the Redevelopment Plan for 176-200 Bloomfield Avenue, Block 202, Lots 1 and 23 as a Rehabilitation Area
2. Ordinance No. 2026-04 Amending and Supplementing the Standards of the Town Center Zone District in Chapter 150 "Zoning" of the Code of the Township of Verona

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

**TOWNSHIP COUNCIL AGENDA**

**FEBRUARY 9, 2025**

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

**### CONSENT AGENDA**

**### K. MINUTES**

1. January 19, 2026

**### L. PROPOSED RESOLUTIONS**

1. Resolution No. 2026-028 Designating 420 Bloomfield Avenue, Block 701 Lot 3 be Declared a Non-Condensation Area in Need of Redevelopment
2. Resolution No. 2026-029 Providing for the Combination of Certain Issues of Pool Utility Bonds of the Township of Verona, in the County of Essex, New Jersey into a Single Issue of Bonds Aggregating \$1,987,000 in Principal Amount
3. Resolution No. 2026-030 Providing for the Combination of Certain Issues of Water and Sewer Utility Bonds into a Single Issue of Bonds Aggregating \$1,618,000 in Principal Amount
4. Resolution No. 2026-031 Determining the Form and Other Details of Not Exceeding \$5,000,000 Bonds, Series and Providing for Their Sale to the NJ Infrastructure Bank Pursuant to FY 2026 NJ Water Bank Environmental Infrastructure Financing Program
5. Resolution No. 2026-032 2026 Community Development Block Grant Project Application
6. Resolution No. 2026-033 Requesting the Approval of the Director of the Division of Local Government Services to Establish a Dedicated Trust by Rider for Bequests of Field Hockey Trust Fund
7. Resolution No. 2026-034 Requesting the Approval of the Director of the Division of Local Government Services to Establish a Dedicated Trust by Rider for Bequests of Solar Energy Fund
8. Resolution No. 2026-035 Approving the Environmental Commission's Recommendation that the Plant Selection List in Accordance with the Code of the Township of Verona, Article XI, § 150-11.7 Remain Unamended for the 2026 Calendar Year
9. Resolution No. 2026-036 Authorize a Contract with Paramus Ford, Inc. d/b/a All American Ford of Paramus
10. Resolution No. 2026-037 Cancellation of Unfunded Balances of Ordinances
11. Resolution No. 2026-038 Cancellation of Grant Balances
12. Resolution No. 2026-039 Authorizing the Extension of Contract #2024-13 for Furnishing of Snow Plow Equipment & Personnel
13. Resolution No. 2026-040 Authorizing the Extension of Contract #2024-04 for Tree Trimming, Removal & Maintenance Services
14. Resolution No. 2026-041 Appointing Brian J. Aloia, Esq., Aloia Law Firm LLC as Township Attorney for the 2026 Calendar Year
15. Resolution No. 2026-042 Obsolete Equipment
16. Resolution No. 2026-043 Executive Session
17. Resolution No. 2026-044 Providing for the Combination of Certain Issues of General Improvement Bonds into a Single Issue of Bonds Aggregating \$6,333,000 in Principal Amount
18. Resolution No. 2026-045 Determining the Form and Other Details of \$9,938,000 General Obligation Bonds, Consisting of \$6,333,000 General Improvement Bonds, \$1,618,000 Water and Sewer Utility Bonds and \$1,987,000 Pool Utility Bonds of the Township and Providing for Their Sale

**TOWNSHIP COUNCIL AGENDA** **FEBRUARY 9, 2025**

- 19. Resolution No. 2026-046 Authorizing the Release of the Performance Guarantee for Conifer-LeChase Construction, LLC and Authorizing the Acceptance of a Maintenance Bond in Connection with the Property Identified as Block 2301, Lot 14.01 on the Tax Map of the Township
- 20. Resolution No. 2026-047 Authorizing the Execution of a Certificate of Completion for Verona LIHTC Urban Renewal LLC
- 21. Resolution No. 2026-048 Authorizing the Submission of an Application to the NJDCA 2026 Local Recreation Improvement Grant Program

### M. LICENSES AND PERMITS

N. ADDENDUM

O. NEW/UNFINISHED BUSINESS

- 1. Discussion on Proposed Ordinances
  - a. Amending Chapter A565-1 Schedule of Fees – Blasting, A565-3 Administrative and Other Fees and A565-6 Uniform Construction Code Fees
  - b. Amending Chapter 150 “Zoning” of the Code of the Township, Specifically Article XVI, “Administration and Enforcement”, Sections 16.1-16.8
  - c. Amending Chapter 390 Property Maintenance, Article II Lead Based Paint Hazard Inspection Requirements for Rental Dwellings

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.