

Minutes of a Regular Meeting of the Verona Township Council on Monday, March 9, 2026, beginning at 7:00 p.m. in the Municipal Building, 600 Bloomfield Avenue, Verona, New Jersey, and via Zoom video conferencing.

Call to Order:

The Municipal Clerk reads the notice of Open Public Meetings Act.

Roll Call:

Mayor Tamburro, Deputy Mayor McEvoy, Councilman Roman, Councilwoman Holland, Township Manager Kevin O'Sullivan, Deputy Township Manager Michael Kraus, Township Attorney Brian Aloia, and Municipal Clerk Jennifer Kiernan are present.

Mayor's Report:

Mayor Tamburro reports the Lunar New Year celebration was well very well attended. He also attended the interfaith Ramadan meal sponsored by the Verona Clergy Council. The Irish-American Heritage flag raising took place prior to tonight's meeting. The Mayor then presents a Proclamation to Carol Stafford for her 50 years of service on the Library Board of Trustees, designating March 9, 2026 as Carol Stafford Day in the Township of Verona. He invites Mrs. Stafford to the lectern and before reading the Proclamation Mayor Tamburro comments on Mrs. Stafford's unwavering spirit, strategic direction, fiscal oversight and steadfast support will have a measurable impact on the Township's treasured library. He reports that at the Library Board of Trustees recently renamed the Jack Foley Meeting Room in the Library as the Carol Stafford Meeting Room. Library Director Claudine Pascale along with many of the members of the Board of Trustees were in attendance and presented Carol Stafford with a bouquet of flowers.

Mayor Tamburro calls Essex County Liaison Julius Coltre to the lectern. Mr. Coltre reports on the Cherry Blossom Festival will begin on April 4th. The festival includes a variety of activities including the Blossom Bike Race in Branch Brook Park and the Children's One Mile Fun Run.

Manager's Report:

Township Manager Kevin O'Sullivan provides an update on projects such as Linden Avenue construction project, Everett Field and the Claridge Drive Pump Station. He then calls CFO Jen Muscara to the lectern to continue the 2026 Municipal Budget discussion.

Councilwoman McGrath arrives at 7:20 p.m.

After the budget discussion, Mr. O'Sullivan announces that the Township's Affordable Housing professionals Jaime Placek, Esq., Township Affordable Housing Attorney; San Chavan from H2M Associates, Township Planner and Township Affordable Housing Planner Dan Hauben from T&M Associates. They are present to discuss the items regarding the Township's Affordable Housing obligations to be approved by the governing body this evening.

A motion to move the ordinances and resolutions regarding Affordable Housing to be voted on at this time is made by Councilwoman Holland; seconded by Councilwoman McGrath.

Vote: 5 ayes, 0 nays.

ORDINANCE No. 2026-02

ADOPTING THE REDEVELOPMENT PLAN FOR 320 BLOOMFIELD AVENUE AND 11 CHURCH STREET (BLOCK 704, LOTS 18 AND 20) REDEVELOPMENT AREA

The Municipal Clerk reads Ordinance 2026-02 by title into the record.

Motion to move the Ordinance is made by Councilwoman McGrath; seconded by Councilman Roman.

Public Hearing:

None

ROLL CALL:

AYES: Holland, McGrath, Roman, McEvoy, Tamburro

NAYS:

Ordinance No. 2026-02 is adopted by a vote of 5-0.

ORDINANCE No. 2026-03

**ADOPTING THE REDEVELOPMENT PLAN FOR
176-200 BLOOMFIELD AVENUE
(BLOCK 202, LOTS 1 AND 23) REHABILITATION AREA**

The Municipal Clerk reads Ordinance 2026-03 by title into the record.

Motion to move the Ordinance is made by Councilman Roman; seconded by Councilwoman McGrath.

Deputy Mayor McEvoy recuses himself from voting on this ordinance.

Public Hearing:

None.

ROLL CALL:

AYES: Holland, McGrath, Roman, Tamburro

NAYS:

ABSTAIN: (Recusal) McEvoy

Ordinance No. 2026-03 is adopted by a vote of 4-0 with one recusal.

ORDINANCE #2026-04

**AMENDING AND SUPPLEMENTING THE STANDARDS OF THE TOWN
CENTER ZONE DISTRICT IN CHAPTER 150 "ZONING" OF THE CODE OF
THE TOWNSHIP VERONA**

The Municipal Clerk reads Ordinance 2026-04 by title into the record.

Motion to move the Ordinance is made by Mayor Tamburro; seconded by Deputy Mayor McEvoy.

Public Hearing:

None.

ROLL CALL:

AYES: Holland, McGrath, Roman, McEvoy, Tamburro

NAYS:

Ordinance No. 2026-04 is adopted by a vote of 5-0.

ORDINANCE No. 2026-05

**ADOPTING THE REDEVELOPMENT PLAN FOR
420 BLOOMFIELD AVENUE REDEVELOPMENT AREA (BLOCK 701, LOT 3)**

The Municipal Clerk reads Ordinance 2026-05 by title into the record.

Motion to move the Ordinance is made by Deputy Mayor McEvoy; seconded by Councilman Roman.

Public Hearing:

None.

ROLL CALL:

AYES: Holland, McGrath, Roman, McEvoy, Tamburro

NAYS:

Ordinance No. 2026-05 is adopted by a vote of 5-0.

ORDINANCE No. 2026-06

ADOPTING THE REDEVELOPMENT PLAN FOR 885 BLOOMFIELD AVENUE REDEVELOPMENT AREA (BLOCK 2205, LOT 6)

The Municipal Clerk reads Ordinance 2026-06 by title into the record.

Motion to move the Ordinance is made by Councilman Roman; seconded by Mayor Tamburro.

Public Hearing:

Michelle Gruet, Verona, New Jersey

Steven Firkser, Esq., Greenbaum, Rowe, Smith & Davis, LLP

Councilman Roman amends his motion to move the ordinance with the Planning Board's seven requested changes.

ROLL CALL:

AYES: Roman, McEvoy, Tamburro

NAYS: Holland, McGrath

Ordinance No. 2026-06 is adopted by a vote of 3-2.

ORDINANCE No. 2026-07

AMENDING AND SUPPLEMENTING THE STANDARDS OF THE TOWN CENTER MIXED-USE ("TCMU") ZONE DISTRICT IN CHAPTER 150 "ZONING" OF THE CODE OF THE TOWNSHIP VERONA

The Municipal Clerk reads Ordinance 2026-07 by title into the record.

Motion to move the Ordinance is made by Councilwoman McGrath; seconded by Councilwoman Holland.

Public Hearing:

None.

ROLL CALL:

AYES: Holland, McGrath, Roman, McEvoy, Tamburro

NAYS:

Ordinance No. 2026-07 is adopted by a vote of 5-0.

ORDINANCE NO. 2026-08

REPEALING ARTICLE XIX AND XXI OF CHAPTER 150 OF THE CODE OF THE TOWNSHIP IN ITS ENTIRETY AND REPLACING WITH A NEW ARTICLE XIX-AFFORDABLE HOUSING AND ARTICLE XXI-DEVELOPMENT FEES

The Municipal Clerk reads Ordinance 2026-08 by title into the record.

Motion to move the Ordinance is made by Deputy Mayor McEvoy; seconded by Councilwoman McGrath.

Public Hearing:

None.

RESOLUTION No. 2026-058

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

ADOPTING THE FOURTH ROUND AFFORDABLE HOUSING TRUST FUND SPENDING PLAN FOR THE TOWNSHIP OF VERONA

WHEREAS, The Township of Verona has prepared a Housing Element and Fair Share (“HEFSP”) in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and the Fair Housing Act (N.J.S.A. 52:27D-301).; and

WHEREAS, The Township of Verona first adopted Ordinance 2007-01, a development fee ordinance on March 5, 2007 to begin funding its affordable housing trust fund.; and

WHEREAS, all development fees, payments in-lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees are deposited into this separate, interest-bearing Affordable Housing Trust Fund “Trust Fund” for the purposes of affordable housing, these funds shall be spent in accordance with applicable affordable housing regulations; and

WHEREAS, N.J.A.C. 5:99 requires that a municipality which has adopted a HEFSP and intends to collect development fees and other permitted revenues to fund the implementation of an approved HEFSP shall adopt a plan for spending current funds and funds anticipated to be collected during the affordable housing round (“spending plan”); and

WHEREAS, the most recent spending plans were adopted by the Township in June of 2023 for the implementation of the Township’s Third Round HEFSP and in June of 2025 for the implementation of the Township’s Fourth Round HEFSP.

THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Verona in the County of Essex, New Jersey hereby adopts the Amended Fourth Round Spending Plan that is attached hereto as Exhibit A.

ROLL CALL:

AYES: Holland, McGrath, Roman, McEvoy, Tamburro

NAYS:

RESOLUTION No. 2026-059

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

ADOPTING AN “AFFIRMATIVE MARKETING PLAN” FOR FOURTH ROUND AFFORDABLE HOUSING

WHEREAS, in accordance with P.L. 2024, Chapter 2 and the New Jersey Uniform Housing Affordability Controls (“UHAC”) (N.J.A.C. 5:80-26.1 et seq.), the Township of Verona is required to adopt an Affirmative Marketing Plan to ensure that all affordable housing units created are affirmatively marketed to very low-, low- and moderate-income households, particularly those living and/or working within Housing Region 2, the Housing Region encompassing the Township of Verona.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Verona, County of Essex, New Jersey, does hereby adopt the following Affirmative Marketing Plan:

Affirmative Marketing Plan

- A. The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, English-speaking ability, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children, source of lawful income, or any other characteristic described in the New Jersey Law Against Discrimination, to housing units which are being marketed by a developer or sponsor of affordable housing. The Affirmative Marketing Plan is also intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward the Housing Region in which the municipality is located and covers the entire period of the deed restriction for each restricted housing unit. The Township of Verona is located in Housing Region 2, consisting of Essex, Morris, Union, and Warren Counties.
- B. The Township of Verona has a plan to address both its Prior Round Obligation (1987-2025) and its Fourth Round Obligation (2025-2035). This Affirmative Marketing Plan shall apply to all developments that contain or will contain very low-, low- and moderate-income units, including those that are part of the municipality's Housing Element and Fair Share Plan, and those that may be constructed in future developments not yet anticipated by the Housing Element and Fair Share Plan.
- C. The Affirmative Marketing Plan shall be implemented by the Administrative Agent under contract to the *Township of Verona*, or the Administrative Agent of any specific developer approved by the municipality.
- D. All of the costs of advertising and affirmatively marketing affordable housing units shall be borne by the developers/sellers/owners of affordable unit(s), and all such advertising and affirmative marketing shall be subject to approval and oversight by the designated Administrative Agent.
- E. The implementation of the Affirmative Marketing Plan for a development that includes affordable housing shall commence at least 120 days prior to expected occupancy. The implementation of the Affirmative Marketing Plan shall continue until all very low-, low- and moderate-income housing units are initially occupied and for as long as the affordable units remain deed restricted such that qualifying new tenants and/or purchasers continues to be necessary.
- F. The Affirmative Marketing Plan is a continuing program that shall be followed throughout the entire period of affordability restrictions. In implementing the Affirmative Marketing Plan, the Administrative Agent, whether acting on behalf of the Township of Verona or on behalf of a specific developer, shall meet the following requirements at a minimum:
 - 1. The primary marketing and advertising must be employed at the start of the marketing program and continue until all units are leased or sold or until the number of applications received is at least three times the number of units. Additional advertising and publicity shall be on an "as needed" basis. The developer/owner shall disseminate all public service announcements and pay for display advertisements. The developer/owner shall provide proof of all publications to the Administrative Agent. All press releases and advertisements shall be approved in advance by the Administrative Agent.
 - 2. The advertisements shall, at a minimum, include:
 - a. The name and location of the housing project;
 - b. An address sufficient to find directions to the housing units;
 - c. A range of prices or rents for the affordable housing units;
 - d. The sizes, as measured in number of bedrooms of the affordable housing units;
 - e. The types (that is, family, age-restricted, or supportive) and number of affordable units available;
 - f. The number of units available to very low-, low-, and moderate-income households;
 - g. The accessibility features, if any, of the affordable housing units;
 - h. The maximum income permitted to qualify for the affordable housing units;
 - i. The population(s), if any, given preference in the selection process pursuant to N.J.A.C. 5:80-26.17(k)2;

- j. Where applications (paper and online) for the affordable housing units may be found;
 - k. The expected lease-up/closing date(s) for the affordable housing units;
 - l. The expected date of the random selection;
 - m. The business hours when interested households may obtain paper applications for the affordable housing units;
 - n. Contact information, including an email address and phone number that are regularly monitored by the administrative agent;
 - o. The name of the sales agent and/or rental manager; and
 - p. Application fees, if any.
3. Affirmative fair marketing of affordable units must be completed in accordance with the requirements set forth in UHAC at N.J.A.C. 5:80-26.16 in all media and outlets required by the rules.
 4. Each affordable housing development must complete worksheet substantially in the form of the model affirmative marketing worksheet published by the state.
 5. Affordable units must be listed on the New Jersey Housing Resource Center's website (www.njhrc.gov) in accordance with N.J.A.C. 5:80-26.16(f)1 at least 60 days before the random selection.
 6. Applications, or notices thereof, used as part of the affirmative marketing program must be available in the following locations:
 - a. All county administration buildings in the Region
 - b. All county libraries in the Region
 7. Additional outreach will be provided to organizations or locations to be identified in any Settlement Agreement or the Compliance Certification.
 8. The municipality's Administrative Agent, or the Administrative Agent of a specific developer, shall comply with all requirements set forth in N.J.S.A. 52:27D-321.3 et seq. with regard to the affirmative marketing of affordable housing units.
- G. The municipality's Administrative Agent shall develop, maintain and update a list of community contact person(s) and/or organizations(s) in Essex, Morris, Union, and Warren Counties that will aid in the affirmative marketing program with particular emphasis on contacts that will reach out to groups that are least likely to apply for housing within the region, including major regional employers.
- H. The municipality's Administrative Agent shall develop, maintain and update a list of major employers in Essex, Morris, Union, and Warren_Counties that will aid in the affirmative marketing program.
- I. A random selection method to select occupants of very low-, low- and moderate-income housing will be used by the municipality's Administrative Agent, or the Administrative Agent of any specific developer, in conformance with N.J.A.C. 5:80-26.16(d). This Affirmative Marketing Plan provides a regional preference for very low-, low- and moderate-income households that live and/or work in Housing Region 2, which is comprised of Essex, Morris, Union, and Warren Counties, with a subordinate and secondary state-wide preference. Pursuant to the New Jersey Fair Housing Act (C.52:27D-311), a preference for very low-, low- and moderate-income veterans duly qualified under N.J.A.C. 54:4-8.10 may also be exercised, provided an agreement to this effect has been executed between the developer or landlord and the municipality prior to the affirmative marketing of the units.
- J. All developers/owners of very low-, low- and moderate-income housing units shall be required to undertake and pay the costs of the marketing of the affordable units in their respective developments, subject to the direction and supervision of the municipality's Administrative Agent.

BE IT FURTHER RESOLVED that the appropriate municipal officials and professionals are authorized to take all actions required to implement the terms of this Resolution.

BE IT FURTHER RESOLVED that this Resolution shall take effect pursuant to law.

ROLL CALL:

AYES: Holland, McGrath, Roman, McEvoy, Tamburro

NAYS:

RESOLUTION No. 2026-060

A motion was made by Deputy Mayor McEvoy; seconded by Councilman Roman that the following resolution be adopted:

DESIGNATING A&R SKYLINE PROPERTIES URBAN RENEWAL LLC AS REDEVELOPER OF BLOCK 2205, LOT 6 ON THE TAX MAP OF THE TOWNSHIP, COMMONLY KNOWN BY THE STREET ADDRESS 885 BLOOMFIELD AVENUE, AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH RESPECT THERETO

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (as amended and supplemented, the "Redevelopment Law"), authorizes municipalities to determine whether certain parcels of land in the municipality constitute "areas in need of redevelopment," as such term is defined in the Redevelopment Law, and to adopt redevelopment plans for areas so designated; and

WHEREAS, on January 7, 2019, the Township Council (the "Township Council") of the Township of Verona (the "Township") adopted Resolution No. 2019-31 authorizing and directing the Planning Board of the Township (the "Planning Board") to conduct a preliminary investigation to determine whether Block 2205, Lot 6, more commonly known as 885 Bloomfield Avenue (the "Project Site"), met criteria set forth in the Redevelopment Law to be designated as a non-condemnation redevelopment area; and

WHEREAS, on February 5, 2019, the Planning Board, after providing due notice, conducted a public hearing in accordance with the Redevelopment Law, at which hearing it determined that the Project Site qualified as an area in need of redevelopment and recommended that the Township Council designate the Project Site as a non-condemnation redevelopment area; and

WHEREAS, on February 11, 2019, by Resolution No. 2019-56, the Township Council designated the Project Site as a non-condemnation area in need of redevelopment; and

WHEREAS, the Parties entered into a Memorandum of Agreement on December 15, 2025 (the "MOA") providing for the development on the Project Site of four two-story buildings, consisting of a twenty-eight (28) unit for sale townhouse project, of which twenty-four (24) townhouse units shall be market rate townhouse units, three (3) townhouse units shall be affordable housing townhouse units, and one (1) townhouse unit shall be a group home townhouse unit for special need occupants, as well as approximately seventy-nine (79) parking spaces as set forth herein (the "Project"); and

WHEREAS, on March 9, 2026, pursuant to Ordinance No. 2026-06, the redevelopment plan entitled "Township of Verona 885 Bloomfield Ave Redevelopment Plan" was adopted by the Township Council for the Project Site (the "Redevelopment Plan"); and

WHEREAS, pursuant to N.J.S.A. 40A:12-4, the Township has determined to act as the "redevelopment entity" (as such term is defined at N.J.S.A. 40A:12A-3 of the Redevelopment Law) for the Project Site; and

WHEREAS, A&R Skyline Properties Urban Renewal, LLC (and its successors and assigns, the "Redeveloper") is the owner of the Project Site; and

WHEREAS, the Township has determined that Redeveloper meets all necessary criteria, including financial capabilities, experience, and expertise, and, as a result, has determined to designate Redeveloper as the exclusive "redeveloper" (as such term is defined at N.J.S.A. 40A:12A-3 of the Redevelopment Law) of the Project Site; and

WHEREAS, in order to effectuate the redevelopment of the Project Site, the Township has determined to enter into a redevelopment agreement with the Redeveloper, a copy of which is on file with the Township Clerk, which shall establish the Redeveloper as the redeveloper of the Project Site and the terms and conditions for the development of the Project (the "Redevelopment Agreement").

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

SECTION 1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.

SECTION 2. A&R Skyline Properties Urban Renewal, LLC is hereby designated as the redeveloper of the Project Site.

SECTION 3. The Mayor of the Township is hereby authorized to execute the Redevelopment Agreement, subject to such additions, deletions, modifications or amendments deemed necessary by the Township in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate action to effectuate the Redevelopment Agreement.

SECTION 4. This resolution shall take effect immediately.

ROLL CALL:

AYES: Roman, McEvoy, Tamburro

NAYS:

ABSTAIN: Holland, McGrath

RESOLUTION No. 2026-061

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

**ENDORING THE PLANNING BOARD'S APPROVAL OF THE FIRST
AMENDMENT TO THE 4TH ROUND HOUSING ELEMENT AND
FAIR SHARE PLAN**

WHEREAS, the State Legislature of the State of New Jersey passed and, on March 18, 2024, Governor Phil Murphy signed, a Bill commonly known as A4/S50 or P.L. 2024, c.2, hereinafter referred to as the 4th Round Rules; and

WHEREAS, the 4th Round rules abolished the Council on Affordable Housing, also known as COAH, and delegated its responsibilities to the New Jersey Department of Community Affairs ("DCA"), the New Jersey Housing and Mortgage Finance Agency, and the Affordable Housing Dispute Resolution Program (the "**Program**"), ordered to be formed by the same law; and

WHEREAS, the 4th Round rules ordered the DCA to calculate and publish, not later than October 20, 2024, the "Prospective Need" and "Present Need" housing obligations for each municipality in the State of New Jersey according to a methodology based largely upon the methodology approved by the Honorable Mary C. Jacobsen, A.J.S.C. of Mercer County on March 8, 2018 for the 3rd Round; and

WHEREAS, the Prospective Need obligation represents the need for newly constructed or preserved affordable housing units projected over the next 10 years, calculated for "regions" consisting of three to four counties and allocated to each municipality based upon factors that consider their available vacant land, median household income, and growth in equalized assessed non-residential property value relative to their region; and

WHEREAS, the Township of Verona (the "**Township**") is located in Region 2, identified in the 4th Round rules as consisting of all municipalities in Essex, Union, Morris, and Warren Counties; and

WHEREAS, the Present Need obligation represents the need for rehabilitation of substandard homes in the municipality, occupied by low- and moderate-income households, based upon publicly available local estimates of housing that lacks adequate plumbing or

kitchens, is overcrowded, is more than 50 years old, and is likely to be occupied by low- and moderate-income households; and

WHEREAS, on October 18, 2024, the DCA published its calculations of the Prospective and Present Need obligations for every municipality in New Jersey, which included, for the Township of Verona, a Prospective Need of 173 units and a Present Need of 0 units; and

WHEREAS, on January 20, 2025, the Verona Township Council (the **Township Council**) adopted Resolution 2025-25 (the **Binding Resolution**), proposing to establish the Township's Fourth Round Present and Prospective Need obligations pursuant to the amended Fair Housing Act, N.J.S.A. 52:27D-301 et seq. (the **Amended Act**); and

WHEREAS, on January 22, 2025, the Township filed the necessary complaint, with the Resolution annexed thereto as Exhibit A, with the Superior Court of New Jersey initiating a declaratory judgment action bearing Docket No. ESX-L-594-25 (the **DJ Action**) before the Affordable Housing Dispute Resolution Program (the **Program**), established pursuant to N.J.S.A. 52:27D-313.2 of the Amended Act, in accordance with the requirements of the Amended Act, and the timeframes set forth in Directive #14-24 issued December 13, 2024 by the Administrative Office of the Courts (the **Directive**); and

WHEREAS, the filing of the DJ Action, in accordance with the Act and the Directive, gave the Township immunity from Builder's Remedy lawsuits, which immunity continues to be in full force and effect; and

WHEREAS, Fair Share Housing Center (**FSHC**) and New Jersey Builders Association (**NJBA**) each filed a challenge to the DJ Action; and

WHEREAS, a settlement agreement (the **Settlement Agreement**) was executed by and between the Township and FSHC, with NJBA presenting no objection thereto, determining a Fourth Round Present Need obligation for the Township of 0 units and a Fourth Round Prospective Need obligation for the Township of 155 units (the **Settlement**); and

WHEREAS, both the assigned Program Member, the Honorable Julio L. Mendez, J.S.C. (Ret.), and the appointed Special Adjudicator, Elizabeth McManus, recommended the acceptance of the Settlement, and by Order filed April 7, 2025 (the **Obligation Order**), Essex County Vicinage Designated Mt. Laurel Judge, the Honorable Aldo J. Russo, J.S.C., accepted and adopted the Report and Recommendations for approval of the Settlement submitted by the Program Member, fixing the Township's Fourth Round Present Need obligation at 0 units and Fourth Round Prospective Need obligation of 155 units, consistent with the Settlement terms; and

WHEREAS, in accordance with the Act, the Binding Resolution, the Settlement Agreement and the Order, the Township's affordable housing planning consultant (the **Township Affordable Housing Planner**) prepared a Housing Element and Fair Share Plan, dated June 9, 2025 addressing the Township's Present Need and Prospective Need Obligations for the Fourth Round (**HEFSP**); and

WHEREAS, by the adoption of Resolution 2025-10 following a public hearing during a duly noticed public meeting on June 19, 2025, pursuant to N.J.S.A. 40:55D-28 and as authorized by order filed April 7, 2025 by the Court in the DJ Action, adopted the HEFSP prepared by the Township Affordable Housing Planner addressing the Township's satisfaction of its Fourth Round Prospective Need and Present Need affordable housing obligations as determined by the Court in the DJ Action and in accordance with applicable law including the Amended FHA; and

WHEREAS, the Township Council, pursuant to the Amended FHA and as authorized by the Obligation Order filed by the Court in the DJ Action, by Resolution 2025-127 adopted during a duly noticed public meeting on June 23, 2025, endorsed the HEFSP as adopted by Resolution 2025-10 of the Planning Board of the Township of Verona; and

WHEREAS, through participation in the Program, the Township amicably resolved by settlement (the **Program Settlements**) all challenges (the **DJ Action Challenges**) filed concerning the Township's HEFSP, and the Court, by order filed February 18, 2026 in the DJ Action, approved the Program Settlements resolving all DJ Action Challenges, approved the HEFSP as previously adopted by the Township of Verona Planning Board and endorsed by the

Township Council, and authorized the adoption of those amendments to HEFSP as were required by the Program Settlements; and

WHEREAS, following the Township entering into the Program Settlements resolving the DJ Action Challenges, pursuant to and as required by the Amended FHA and the Program Settlements and order of the Court in the DJ Action and as directed by the Township, the Township's Affordable Housing Planner prepared the First Amendment to the Fourth Round HEFSP dated February 17, 2026 (the "**Amended Fourth Round HEFSP**"), making those revisions to the HEFSP as were required by the Program Settlements; and

WHEREAS, by the adoption of Resolution 2026-14 following a public hearing during a duly noticed public meeting on March 3, 2026, pursuant to N.J.S.A. 40:55D-28 and as authorized by the order filed February 17, 2026 by the Court in the DJ Action, adopted the Amended Fourth Round HEFSP prepared by the Township Affordable Housing Planner addressing the Township's satisfaction of its Fourth Round Prospective Need and Present Need affordable housing obligations as determined by the Court in the DJ Action and in accordance with applicable law including the Amended FHA; and

WHEREAS, a true and correct copy of the Amended Fourth Round HEFSP is annexed hereto as Exhibit A; and

WHEREAS, a true and correct copy of Planning Board Resolution 2026-14 adopting the Amended Fourth Round HEFSP is annexed hereto as Exhibit B.

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

1. The Township Council hereby endorses the Amended Fourth Round HEFSP as adopted by the Planning Board on March 3, 2026 by Resolution 2026-14.
2. The Township's professionals are directed to continue to take all actions deemed necessary to continue participating in the Program.
3. The Township reserves the right to further amend the Amended Fourth Round HEFSP should that be necessary.

ROLL CALL:

AYES: Roman, McEvoy, Tamburro

NAYS:

ABSTAIN: Holland, McGrath

Continuing with the Manager's Report, Mr. O'Sullivan invites CFO, Jen Muscara to the lectern to continue the 2026 Municipal Budget discussion focusing on Buildings & Grounds, Construction Code, Engineer, Fire Department, Fire Prevention, Health, Information Technology, Police/Dispatch, Pool, Recreation, Recycling/Garbage, Rescue Squad, Seniors, Shade Tree Commission, Street & Highway and Water/Sewer.

A recess is called by the Mayor at 9:22 p.m. The public meeting resumes at 9:28 p.m.

Councilmember's Reports:

Deputy Mayor McEvoy thanks the Mandarin teachers for their Luna New Year celebration and attended the Ramadan meal that the Verona Clergy Council had. He also attended the West Orange Planning Board meeting and announces that tomorrow night is a meet and greet that the Verona Chamber of Commerce is sponsoring at Frank Anthony's.

Councilman Roman waves his report.

Councilwoman McGrath announces that the Shade Tree Committee met tonight and tomorrow is a meeting for the Neighborhood Traffic and Safety Committee. She attended the County

Executives State of the County presentation and the Lunar New Year celebration which was excellent.

Councilwoman Holland attended the recent MIAAC meeting and thanks those volunteers for all of their work that they do organizing many townwide events. She lastly reminds all residents to utilize the winter termination program for utilities if needed.

Public Comment:

Gary Schneiderman, Claridge Drive
Jill Schneiderman, Claridge Drive

Ordinances on Public Hearing/Adoption

ORDINANCE No. 2026-09

**AMENDING CHAPTER A565 - FEES OF THE TOWNSHIP CODE,
SPECIFICALLY SECTIONS A565-1 SCHEDULE OF FEES,
A565-3 ADMINISTRATIVE FEES AND OTHER FEES AND A565-6
UNIFORM AND CONSTRUCTION CODE FEES**

The Municipal Clerk reads Ordinance 2026-09 by title into the record.

Motion to move the Ordinance is made by Mayor Tamburro; seconded by Councilwoman Holland.

Public Hearing:

None.

ROLL CALL:

AYES: Holland, Roman, McEvoy, Tamburro

NAYS: McGrath

Ordinance No. 2026-09 is adopted by a vote of 4-1.

The Township Manager informs the Mayor that Ordinance 2026-10 is pulled from the agenda.

ORDINANCE No. 2026-11

**AMENDING CHAPTER 390 PROPERTY MAINTENANCE, ARTICLE II
LEAD BASED PAINT HAZARD INSPECTION REQUIREMENTS FOR
RENTAL DWELLINGS, SPECIFICALLY PARAGRAPH 5-G**

The Municipal Clerk reads Ordinance 2026-11 by title into the record.

Motion to move the Ordinance is made by Councilwoman McGrath; seconded by Councilman Roman.

Public Hearing:

None.

ROLL CALL:

AYES: Holland, McGrath, Roman, McEvoy, Tamburro

NAYS:

Ordinance No. 2026-11 is adopted by a vote of 5-0.

Ordinances for Introduction:

ORDINANCE No. 2026-12

**ESTABLISHING NEW CHAPTER 382 OF THE TOWNSHIP CODE
ENTITLED "PEST CONTROL UPON DEMOLITION OR MOVING OF
BUILDINGS**

The Municipal Clerk reads Ordinance I-1 by title into the record.

Motion to move the Ordinance is made by Deputy Mayor McEvoy; seconded by Councilman Roman.

ROLL CALL:

AYES: Holland, McGrath, Roman, McEvoy, Tamburro

NAYS:

Ordinance I-1 will be numbered 2026-12. A public hearing will be held on March 23, 2026.

ORDINANCE No. 2026-13

**AMENDING CHAPTER 150 "ZONING", ARTICLE VII REGULATIONS
GOVRNING CERTAIN ACCESSORY USES,
SPECIFICALLY, SECTIONS 5 AND 13**

The Municipal Clerk reads Ordinance I-2 by title into the record.

Motion to move the Ordinance is made by Councilwoman McGrath; seconded by Councilman Roman.

ROLL CALL:

AYES: Holland, McGrath, Roman, McEvoy, Tamburro

NAYS:

Ordinance I-2 will be numbered 2026-13 and will be sent to the Planning Board for determination of consistency with the Master Plan.

Consent Agenda:

The meeting minutes from February 9, 2026 and February 23, 2026 are unanimously approved.

RESOLUTION No. 2026-062

A motion was made by Councilwoman McGrath; seconded by Deputy Mayor McEvoy that the following resolution be adopted:

**AUTHORIZING THE EXECUTION OF A THIRD AMENDMENT TO
AGREEMENT FOR PAYMENT IN LIEU OF TAXES PURSUANT TO
N.J.S.A. 55:14K-1 ET. SEQ. WITH VERONA LIHTC URBAN RENEWAL LLC**

WHEREAS, PIRHL Developers, LLC (the "**Original Redeveloper**") and the Township of Verona (the "**Municipality**") entered into an agreement for payments in lieu of taxes dated January 9, 2020 providing for a tax exemption and payments in lieu of taxes pursuant to the New Jersey Housing and Mortgage Finance Agency Law of 1983, N.J.S.A. 55:14K-1 et seq. (the "**HMFA Law**") for the construction of an affordable housing project on Block 2301, Lot 14.01 (the "**Original Agreement**"); and

WHEREAS, the Township and the Original Redeveloper entered into a First Amendment to Agreement for Payments in Lieu of Taxes dated September 3, 2020, to amend the property and project (the "**First Amendment**"); and

WHEREAS, the Township and the Original Redeveloper entered into a Second Amendment to Agreement for Payments in Lieu of Taxes dated February 7, 2022 (the "**Second**

Amendment” together with the Original Agreement and First Amendment, the “**PILOT Agreement**”), to modify certain terms and effectuate the assignment of Original Redeveloper’s right, title and interest in and to the PILOT Agreement to Verona LIHTC Urban Renewal LLC (the “**Owner**”); and

WHEREAS, the Township and Redeveloper desire to enter into an amendment to the PILOT agreement to extend the term of the PILOT Agreement by two years to match the term of the NJHMFA mortgage (the “**Third Amendment**”).

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

SECTION 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

SECTION 2. The Township Council hereby authorizes the execution of a Third Amendment as set forth herein.

SECTION 3. The Township Manager is hereby authorized and directed to execute the Third Amendment on behalf of the Township, substantially in the form attached hereto as Exhibit A, subject to modification or revision deemed necessary or desirable in consultation with counsel, and to take all other necessary or appropriate action to effectuate such PILOT Agreement.

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: Holland, McGrath, Roman, McEvoy, Tamburro

NAYS:

RESOLUTION No. 2026-063

A motion was made by Councilwoman McGrath; seconded by Deputy Mayor McEvoy that the following resolution be adopted:

**AWARDING CONTRACT No. 2026-01
IMPROVEMENTS TO AFTERGLOW WAY, DODD TERRACE AND
SUMMIT ROAD**

WHEREAS, the Township of Verona received bids for improvements to Afterglow Way, Dodd Terrace and Summit Road at the Township of Verona – Contract No. 2026-01 on February 19, 2026; and

WHEREAS, twelve (12) bids were received for Contract 2026-01; and

WHEREAS, D.L.S. Contracting, Inc. was the lowest responsive and responsible bidder in the Base Bid Amount of \$332,156.63; and

WHEREAS, the Consulting Engineer has reviewed and recommends the Contract award be made to D.L.S. Contracting, Inc., Fairfield, New Jersey, as the lowest responsive and responsible bidder.

NOW, THEREFORE BE IT RESOLVED by the Township Council of the Township of Verona, in the County of Essex, New Jersey that the contract for Contract No. 2026-01 be awarded to the D.L.S. Contracting, Inc. in the total amount of \$332,156.63.

BE IT FURTHER RESOLVED that \$332,156.63 shall be charged to Ordinance No. 2025-10A(n) or any account that may be deemed appropriate by the Chief Financial Officer or her designee and shall be charged against and the availability of funds has been certified by the Chief Financial Officer.

BE IT FURTHER RESOLVED that the Township Manager or his designee is hereby authorized to enter into an agreement or any other required documents for the aforementioned services a copy of which shall be available for public inspection in the Office of the Municipal Clerk.

ROLL CALL:

AYES: Holland, McGrath, Roman, McEvoy, Tamburro

NAYS:

RESOLUTION No. 2026-064

A motion was made by Councilwoman McGrath; seconded by Deputy Mayor McEvoy that the following resolution be adopted:

AUTHORIZING A CONTRACT TO BOSWELL ENGINEERING FOR PROFESSIONAL SERVICES FOR ENGINEERING WORK ON THE PECKMAN RIVER BANK STABILIZATION PROJECT

WHEREAS, the Township requires engineering and environmental permitting services associated with the Peckman River Bank Stabilization project; and

WHEREAS, the Township has received the NJ Department of Environmental Protection Regulatory Permits for the above referenced project; an

WHEREAS, Boswell's submitted proposal of total cost related to the preparation of specifications for public bidding, coordination work, construction inspections and environmental and total project oversight will not exceed \$51,000; and

WHEREAS, the services provided shall be charged to T-90-56-883-000 or any account that may be deemed appropriate by the Chief Financial Officer or her designee, and the availability of funds have been contingently certified by the Chief Financial Officer.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Verona, in the County of Essex, New Jersey that Boswell Engineering be award a Professional Service contract for engineering work for the engineering work on the Peckman River Bank Stabilization project.

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

ROLL CALL:

AYES: Holland, McGrath, Roman, McEvoy, Tamburro

NAYS:

RESOLUTION No. 2026-065

A motion was made by Councilwoman McGrath; seconded by Deputy Mayor McEvoy that the following resolution be adopted:

AUTHORIZING EXECUTION OF A CONTRACT FOR PROFESSIONAL SERVICES OF A LICENSED S-3 OPERATOR FOR THE WASTE WATER TREATMENT PLANT WITH MJG SERVICES, LLC

WHEREAS, the Township of Verona requires the professional services of a licensed S-3 operator for the Waste Water Treatment Plant to meet the requirements of the system permits from the New Jersey Department of Environmental Protection; and

WHEREAS, the Township has solicited the services of MJG Services, LLC, 122 Young Avenue, Cedar Grove, New Jersey 07009 to provide these services for the Township; and

WHEREAS, MJG Services, LLC has submitted a proposal indicating they will provide the services for the Township; and

WHEREAS, the Qualified Purchasing Agent recommends that the Township Council authorize the execution of an agreement with MJG Services, LLC to provide said services; and

WHEREAS, this expenditure shall be charged to Budget Account No. 6-05-55-502-028 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 of Verona.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Verona, in the County of Essex, New Jersey hereby authorizes the execution of a contract for Professional Services with MJG Services, LLC to provide a Licensed S-3 Operator for the Waste Water Treatment Plan in an amount not to exceed \$100,000 for the 2026 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 MJG Services, LLC 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 the Township Manager and the Municipal Clerk are hereby authorized to enter into any agreement necessary for the aforementioned services a copy of which shall be available for public inspection in the Office of the Municipal Clerk.

ROLL CALL:

AYES: Holland, McGrath, Roman, McEvoy, Tamburro

NAYS:

RESOLUTION No. 2026-066

A motion was made by Councilwoman McGrath; seconded by Deputy Mayor McEvoy that the following resolution be adopted:

**AUTHORIZE THE APPLICATION OF A LOCAL EFFICIENCY
ACHIEVEMENT PROGRAM (LEAP) IMPLEMENTATION GRANT FOR
SHARED SERVICES WITH THE TOWNSHIP OF CEDAR GROVE AND
LITTLE FALLS AND THE BOROUGH OF WOODLAND PARK**

WHEREAS, the State of New Jersey has appropriated \$2 million for Shared Services and Implementation, Challenge, and County Shared Services Coordinator Grants to assist local units with the study, development, and implementation of new shared and regional services; and

WHEREAS, the Department of Community Affairs, Division of Local Government Services (DLGS) is tasked with administering these grant funds through the Local Efficiency Achievement Program (LEAP); and

WHEREAS, LEAP Implementation Grants exist to support costs associated with shared service implementation to ensure that meaningful, efficiency generating initiatives are not hindered by short term transitional expenses; and

WHEREAS, the Township of Verona, the Township of Cedar Grove, the Township of Little Falls, and the Borough of Woodland Park propose to enter into a shared services agreement,

but face certain expenses associated with implementation that present a burden to the local units; and

WHEREAS, the purpose of this shared services agreement is to purchase a new Sewer Jetter/VAC Truck, which will benefit the residents of all participating local units; and

WHEREAS, the Township of Verona has agreed to be the lead agency in this program and will submit the application to DLGS on behalf of all participating units; and

NOW, THEREFORE, BE IT RESOLVED by the Verona Township Council, that the Township of Verona will apply for a LEAP Implementation Grant in the amount of \$300,000 to support implementation of this shared service on behalf of itself, and on behalf of the Township of Cedar Grove, the Township of Little Falls, and the Borough of Woodland Park and if awarded and upon execution of said Agreement, the Township of Verona does accept the Terms and Conditions specified in the Agreement in connection to this grant award.

ROLL CALL:

AYES: Holland, McGrath, Roman, McEvoy, Tamburro

NAYS:

RESOLUTION No. 2026-067

A motion was made by Councilwoman McGrath; seconded by Deputy Mayor McEvoy that the following resolution be adopted:

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

WHEREAS, the property owner at 7 Nassau Road, Block 107, Lot 3, had requested a permit to remove a White Oak tree located on their property; and

WHEREAS, the tree has a diameter of forty-three (43) inches, said tree is defined as extraordinary trees in Chapter 493, Article II of the Township Code; and

WHEREAS, the Township Forester has reported that the tree is showing signs of decay and the crown shows severe dieback and is therefore a hazard to the dwelling, recommending the tree be removed; and

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

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

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

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

ROLL CALL:

AYES: Holland, McGrath, Roman, McEvoy, Tamburro

NAYS:

RESOLUTION No. 2026-068

A motion was made by Councilwoman McGrath; seconded by Deputy Mayor McEvoy that the following resolution be adopted:

AUTHORIZING A SHARED SERVICES AGREEMENT 2026-2029 BETWEEN THE TOWNSHIP OF VERONA AND THE BOROUGH OF ROSELAND FOR CONSTRUCTION OFFICIAL, SUB-CODE OFFICIAL AND INSPECTION SERVICES

WHEREAS, the Township Council of the Township of Verona and the Mayor and Council of the Borough of Roseland share a commitment to cost effective municipal service delivery; and

WHEREAS, consistent with that commitment, Verona previously entered into a Shared Services Agreement to provide Roseland with Construction Official, Sub-Code Official and Inspection services which expires on December 31, 2026; and

WHEREAS, Verona and Roseland are desirous to renew the Shared Services agreement to continue to provide Construction Official, Sub-Code Official and Inspection services during the period of January 1, 2026 through December 31, 2029; and

WHEREAS, the Township Manager recommends entering into the attached agreement.

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 Township Manager is authorized to execute the attached agreement and take any other necessary measures to carry out the intent of this Resolution.

ROLL CALL:

AYES: Holland, McGrath, Roman, McEvoy, Tamburro

NAYS:

RESOLUTION No. 2026-069

A motion was made by Councilwoman McGrath; seconded by Deputy Mayor McEvoy 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: Holland, McGrath, Roman, McEvoy, Tamburro

NAYS:

New Business:

Items O-1a and b are tabled for tonight and will be discussed at the next meeting. The following appointments are made by a unanimous vote:

Environmental Commission

- i. Kelly DiGeronimo
- ii. Joe Sudia

Public Member
Alternate #1

Unexpired Term Ending

1/17/2028
1/17/2027

Public Comment:

Gary Schneiderman, Claridge Drive
Jill Schneiderman, Claridge Drive

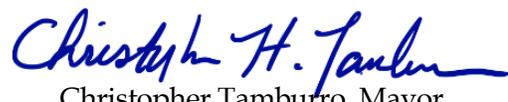
Adjournment:

A motion to adjourn is made by Councilwoman McGrath at 10:49 p.m.; seconded by Councilwoman Holland. Vote: 5 ayes.

The next meeting is March 23, 2026 at 7p.m.

Respectfully submitted,


Jennifer Kiernan, Municipal Clerk


Christopher Tamburro, Mayor

APPROVED: March 23, 2026