

Minutes of a Regular Meeting of the Verona Township Council on Monday, April 6, 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 McGrath, Township Manager Kevin O'Sullivan, Deputy Township Manager Michael Kraus, Township Attorney Brian Aloia, and Municipal Clerk Jennifer Kiernan are present.

Councilwoman Holland is not present this evening.

Mayor's Report:

Mayor Tamburro hopes everyone had a great Easter and Passover and thanks all of our first responders, police, fire and EMS members who were available and responding to incidents throughout Holy Week. He had the opportunity to chaperone the Verona High School Band trip and encourages the public to take advantage of everything our library has to offer.

Proclamation - Child Abuse Prevention Month

Manager's Report:

Township Manager Kevin O'Sullivan reports on the status of multiple projects including the wastewater infrastructure project, Primary Clarifier Pump Station improvement, Fairview Avenue Well, Claridge Drive Pump Station, Peckman River Bank Stabilization and the Linden Avenue project. The Verona Affordable Housing plan is also discussed as well as Everett Field and the Bloomfield Avenue Streetscape project.

Deputy Manager's Report:

Deputy Township Manager Michael Kraus reports on Town Hall improvements, Community Center improvements, open employment positions, community forestry management plan and pool updates.

Councilmember's Reports:

Deputy Mayor McEvoy reports on the Sustainable meeting that took place this week and thanks the Shade Tree Commission for their letter regarding trees. He comments on the Everett Field project and thanks all of the workers for their time spent trying to finish as fast as possible. He lastly offers multiple pool updates from the Rec Committee.

Councilman Roman comments on the Environmental Commission meeting this Wednesday and looks forward to all of their multiple upcoming spring events.

Councilwoman McGrath attended the annual Women of Impact event and congratulates multiple women for their focus and positivity in making the event successful. She attended the County Executives Essex Cares press conference and discusses the many showcased Essex County upcoming events. She lastly attended and volunteered in distributing food items before the holiday weekend to people in need.

Public Comment:

Kelly Drury, Verona, New Jersey
Monica Vincent, Verona, New Jersey
Max Nogales, Verona, New Jersey

ORDINANCE No. 2026-13

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

The Municipal Clerk reads the ordinance by title.

A motion to move the ordinance is made by Councilwoman McGrath; seconded by Mayor Tamburro.

Public Hearing: None

ROLL CALL:

AYES: McGrath, Roman, McEvoy, Tamburro

NAYS:

ABSENT: Holland

Ordinance No. 2026-13 is adopted 4-0.

ORDINANCE No. 2026-14

**AN ORDINANCE TO EXCEED THE MUNICIPAL BUDGET
APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK
(N.J.S.A. 40A:4-45.14)**

The Municipal Clerk reads the ordinance by title.

A motion to move the ordinance is made by Councilman Roman; seconded by Deputy Mayor McEvoy.

Public Hearing: None

ROLL CALL:

AYES: McGrath, Roman, McEvoy, Tamburro

NAYS:

ABSENT: Holland

Ordinance No. 2026-14 is adopted 4-0.

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 the ordinance by title.

A motion to move the ordinance is made by Deputy Mayor McEvoy; seconded by Councilman Roman.

ROLL CALL:

AYES: McGrath, Roman, McEvoy, Tamburro

NAYS:

ABSENT: Holland

Ordinance No. 2026-12 is introduced 4-0. It will be posted on the Township's Legal Notices webpage and a public hearing will be held on April 20, 2026.

ORDINANCE No. 2026-15

**APPROVING AN APPLICATION FOR A LONG-TERM TAX EXEMPTION
AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT
WITH A&R SKYLINE PROPERTIES URBAN RENEWAL LLC RELATED TO
THE REDEVELOPMENT OF BLOCK 2205, LOT 6, COMMONLY KNOWN BY
THE STREET ADDRESS 885 BLOOMFIELD AVENUE**

The Municipal Clerk reads the ordinance by title.

A motion to move the ordinance is made by Councilman Roman; seconded by Deputy Mayor McEvoy.

ROLL CALL:

AYES: Roman, McEvoy, Tamburro

NAYS: McGrath

ABSENT: Holland

Ordinance No. 2026-15 is introduced 3-1. It will be posted on the Township's Legal Notices webpage and a public hearing will be held on April 20, 2026.

Public Comment on Consent Agenda:

None.

The minutes from March 23, 2026 are unanimously approved.

RESOLUTION No. 2026-081

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

**DESIGNATING AND DECLARING THAT CERTAIN PROPERTY LOCATED
AT 251 1/2 GROVE AVENUE AND IDENTIFIED AS BLOCK 1201, LOT 12 BE
DECLARED A NON-CONDEMNATION AREA IN NEED OF
REDEVELOPMENT**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the "Redevelopment Law"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment or as areas in need of rehabilitation; and,

WHEREAS, by Resolution 2026-023, the Township Council (the "**Township Council**") of the Township of Verona (the "**Township**") authorized and directed the Planning Board of the Township of Verona (the "**Planning Board**") to conduct a preliminary investigation of the property identified as 251 1/2 Grove Avenue, Block 1201, Lot 12 on the tax map of the Township (the "**Study Area**") to determine whether all or a portion of the Study Area meets the criteria set forth in the Redevelopment Law to be designated as an area in need of redevelopment without condemnation powers ("**Non-Condemnation Redevelopment Area**"); and,

WHEREAS, in accordance with the Redevelopment Law, a study was performed by Sanyogita Chavan, AICP, PP of H2M Associates, the Planning Board's Professional Planner (the

“**Planner**”) to determine whether the Study Area should be designated an area in need of redevelopment; and,

WHEREAS, the Planner conducted an investigation and prepared a report with a map of the Study Area depicting the proposed redevelopment area and the location of the parcel under consideration which included a statement of the basis for the investigation and other information, in a report entitled “Township of Verona, 251 ½ Grove Avenue, Area in Need of Redevelopment Preliminary Investigation Report”, dated March 12, 2026 (the “**Study**”), memorializing findings and recommendations; and,

WHEREAS, the Study concluded that the Study Area satisfies the criteria set forth in N.J.S.A. 40A:12A-5(a), 5(b), 5(d), and 5(h), including but not limited to, neglect and severe deterioration of buildings, abandonment, state of disrepair, untenable conditions, dilapidation, obsolescence, and the designation is consistent with smart growth principles to be designated as a Non-Condensation Redevelopment Area under the Redevelopment Law; and,

WHEREAS, pursuant to the Redevelopment Law, the Planning Board held a duly noticed public hearing concerning the Study (“**Public Hearing**”) and gave an opportunity to be heard to all persons interested in or affected by a determination that the Study Area is a Non-Condensation Redevelopment Area; and,

WHEREAS, at the Public Hearing on March 26, 2026, the Planning Board reviewed the findings of the Planner set forth in the Study, heard expert testimony from the Planner (Sanyogita Chavan, AICP, PP) concerning the potential designation of the Study Area as an area in need of redevelopment using the criteria set forth in the Redevelopment Law, and opened the Public Hearing to members of the public for comment and to present their own evidence and/or to address questions to the Planning Board and its representatives concerning the potential designation of the Study Area as an area in need of redevelopment with no member of the public appearing; and,

WHEREAS, based on its review of the Study and the testimony presented at the Public Hearing, the Planning Board voted to recommend to the Council that the Study Area be designated a Non-Condensation Area in Need of Redevelopment (the “**Planning Board Recommendation**”), accepting and adopting the recommendations contained in the Study, and recommending that the Study Area be declared a Non-Condensation Redevelopment Area for the reasons set forth therein; and,

WHEREAS, after careful consideration of the Study, the Planning Board Recommendation, and all of the relevant facts and circumstances concerning this matter, the Township of Verona seeks to designate the Study Area as a non-condensation area in need of redevelopment.

NOW, THEREFORE, BE IT RESOLVED, by the Township 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. Based upon the evidence and the recommendation of the Planning Board, the property in the Study Area satisfies the criteria for designation as an area in need of redevelopment set forth in N.J.S.A. 40A:12A-5(a), 5(b), 5(d), and 5(h), and such property is hereby designated as an area in need of redevelopment without condemnation powers.

SECTION 3. In connection with the redevelopment of the Study Area, the Township shall be authorized to use all the powers provided under the Redevelopment Law for use in a redevelopment area, other than the power of eminent domain.

SECTION 4. The Township Council hereby directs the Township Clerk to transmit a certified copy of this Resolution forthwith to the Commissioner of the Department of Community Affairs for review pursuant to Section 6(b)(5)(c) of the Redevelopment Law.

SECTION 5. The Township Council hereby directs the Township Clerk to serve, within ten (10) days hereof, a copy of this Resolution upon (i) all record owners of property located

within the Study Area, as reflected on the tax assessor's records, and (ii) each person who filed a written objection prior to the Public Hearing, service to be in the manner provided by Section 6(b)(5)(d) of the Redevelopment Law.

SECTION 6. This Resolution shall take effect immediately.

ROLL CALL:

AYES: McGrath, Roman, McEvoy, Tamburro

NAYS:

ABSENT: Holland

RESOLUTION No. 2026-082

A motion was made by Councilwoman McGrath; seconded by Councilman Roman 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 34 Mountain Road, Block 2209, Lot 23, has requested a permit to remove two Red Oak trees located on their property; and

WHEREAS, one tree has a diameter of thirty-nine inches (37") and the second tree has a diameter of forty-seven inches (47) and said trees are defined as extraordinary trees in Chapter 493, Article II of the Township Code; and

WHEREAS, the Township Forester has reported that the 37' tree, located along the driveway is a living tree in good condition with no visible decay present although the oak tree does hang over the house and its roots are actively damaging the driveway and therefore mitigation will be required; and

WHEREAS, the Township Forester has reported that the 47" tree, located in the front of the house has a cavity about thirty feet (30') up the stalk and there is visible decay and signs that the tree is hollow and has a hazardous lean over the house, recommending the tree be removed; and

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

WHEREAS, the Zoning Official is in agreement with the Township Forester's recommendations 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 47" red oak tree is warranted and the 37" living oak may be removed and four (4) replacement trees planted, pursuant to Chapter 493 of the Township Code.

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: McGrath, Roman, McEvoy, Tamburro

NAYS:

ABSENT: Holland

RESOLUTION No. 2026-083

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

REFUNDING TAX LIEN REDEMPTION

WHEREAS, property located at 2 Claridge Drive #3IW, Block 102 Lot 1 Qualifier C0318, owned by Golfchick LLC, has been held in tax lien since December 4, 2025; and

WHEREAS, payment was received from Rise Abstract in the amount of \$18,275.39, clearing the lien as follows:

Certificate #25-00001	
Certificate	\$ 7,742.16
2% Redemption Penalty	\$ 309.69
2025 Taxes plus Interest	\$ 8,297.26
2026 Taxes plus Interest	\$ 1,869.28
Recording Fees	\$ 45.00
Search Fee	\$ <u>12.00</u>
	\$ 18,275.39
Premium	\$ 17,200.00
Total	\$ 35,475.39

WHEREAS, this certificate has been held by the Township of Verona and the certificate has been received and properly signed for cancellation.

NOW, THEREFORE, BE IT RESOLVED, that the Chief Financial Officer and Tax Collector be authorized to refund, from Trust, \$35,475.39 to:

FNA DZ, LLC
201 W. Lake St. #165
Chicago, IL 60606

ROLL CALL:

AYES: McGrath, Roman, McEvoy, Tamburro

NAYS:

ABSENT: Holland

RESOLUTION No. 2026-084

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

**AUTHORIZING A CONTRACT WITH GALLEN CONSTRUCTION INC.
FOR THE RENTAL OF A GROUND HEATER**

WHEREAS, infrared imaging on water mains and any other underground infrastructure was required to be performed for the remediation of the Linn Drive well; and

WHEREAS, due to cold weather elements the ground was not yet thawed, a ground heater was required to perform the scheduled underground imaging; and

WHEREAS, of three identified vendors that would have such a mechanism, Gallen Construction, Inc. was the only vendor having a ground heater available at that time; and

WHEREAS, the Township of Verona had a need to acquire such services pursuant to *N.J.S.A. 19-44A-20.5*; and

WHEREAS, the Qualified Purchasing Agent determined that the value of said services will exceed \$17,500.00; and

WHEREAS, the Township Manager has recommended that All American Sewer Service, Inc., PO Box 605, Lodi, New Jersey 07664 be awarded a contract to provide services at the waste water treatment facility; and

WHEREAS, this expenditure shall be charged to Budget Account No. C-53-46-040-042 or any other account that may be deemed appropriate by the Chief Financial Officer or her designee, and the availability of funds pending approval of the 2026 Budget.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Verona, in the County of Essex, New Jersey that Gallen Construction Inc., 11 Birch Street, Midland Park, New Jersey is hereby awarded a contract for providing the rental of a E3000 Wacker ground heater in an amount not to exceed \$23,071.23 without further authorization of the Governing Body.

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: McGrath, Roman, McEvoy, Tamburro

NAYS:

ABSENT: Holland

RESOLUTION No. 2026-085

A motion was made by Councilwoman McGrath; seconded by Councilman Roman 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: McGrath, Roman, McEvoy, Tamburro

NAYS:

ABSENT: Holland

RESOLUTION No. 2026-086

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

**APPROVING CHANGE ORDER #1 FOR CONTRACT No. 2021-06 PRIMARY
CLARIFIER PUMP STATION UPGRADES TO RAPID PUMP AND METER**

WHEREAS, Resolution No. 2024-227 awarded Contract 2021-06 Primary Clarifier Station Upgrades to Rapid Pump and Meter to Rapid Pump and Meter in a base bid amount of \$1,238,880; and

WHEREAS, the Township received Contract Change No. 1 for additional work based on allowance reconciliations for temporary pumping of wastewater, unforeseen conditions and cleaning existing gate valves and an allowance for SCADA improvements requested by the Township in the amount of +\$42,528.96, an increase of 3.43% for a final contract amount of \$1,281,408.96; and

WHEREAS, Contract Change No. 1 is in the best interests of the Township of Verona.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Verona, in the County of Essex, New Jersey that Contract Change No. 1 be approved for a final contract amount of \$1,281,408.96 be approved.

BE IT FURTHER RESOLVED that the amount of this change order be charged against any account deemed appropriate by the Chief Financial Officer.

BE IT FURTHER RESOLVED that the Township Manager, the Township Clerk and any other officer as may be deemed appropriate are hereby authorized to execute Contract Change No. 1 for Contract No. 2021-06 on behalf of the Township.

ROLL CALL:

AYES: McGrath, Roman, McEvoy, Tamburro

NAYS:

ABSENT: Holland

RESOLUTION No. 2026-087

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

**AUTHORIZING A CONTRACT WITH CHAUMONT MOTORS LLC dba
SCHUMACHER CHEVROLET CLIFTON**

WHEREAS, a need exists for the acquisition of a 2026 Chevrolet Equinox EV Sport Utility vehicle for the Medical Transport service offered by the Department of Community Affairs of the Township of Verona; and

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

WHEREAS, the Qualified Purchasing Agent has determined and certified in writing that the value of the acquisition will exceed \$17,500; and,

WHEREAS, the Township has negotiated the lowest price for such vehicle and received a Clean Fleet grant in the amount of \$4,000; and

WHEREAS, this expenditure shall be charged in an amount not to exceed \$29,000 to Budget Account G-60-41-724-335 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; and

WHEREAS, Chaumont Motors LLC, dba Schumacher Chevrolet Clifton has completed and submitted a Business Entity Disclosure Certification which certifies that Chaumont Motors LLC, dba Schumacher Chevrolet Clifton has not made any reportable contributions to a political or candidate committee in the Township of Verona in the previous one year, and the contract will prohibit Chaumont Motors LLC, dba Schumacher Chevrolet Clifton 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, in the County of Essex, New Jersey that Chaumont Motors LLC, dba Schumacher Chevrolet Clifton is hereby awarded a contract for the purchase of a 2026 Chevrolet Equinox EV Sport Utility vehicle in an amount not to exceed \$29,000.00.

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

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

ROLL CALL:

AYES: McGrath, Roman, McEvoy, Tamburro

NAYS:

ABSENT: Holland

Public Comment:

None.

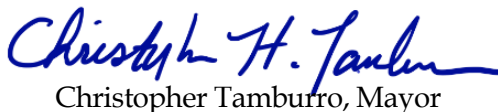
Adjournment:

A motion to adjourn is made at 8:31 p.m. by Councilman Roman; seconded by Councilwoman McGrath.

The next meeting is April 20, 2026.

Respectfully submitted,


Jennifer Kiernan, Municipal Clerk


Christopher Tamburro, Mayor

APPROVED: May 4, 2026