

Minutes of a Regular Meeting of the Verona Township Council on Monday, December 15, 2025, 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, Councilwoman Holland, Township Manager Kevin O'Sullivan, Deputy Township Manager Michael Kraus, Township Attorney Brian Aloia, and Municipal Clerk Jennifer Kiernan are present.

Essex County Liaison, Julius Coltre reports on the Holiday Lights at Turtle Back Zoo ongoing until January 3rd with closures on December 24th and 25th and January 1st. Lastly, he mentions the Hilltop Reservation's deer management program which will start on January 8th and wishes everyone a wonderful holiday season.

Mayor's Report:

Mayor Tamburro thanks all involved who participated and helped orchestrate this year's Fair in the Square, the Verona Environmental Commission met and appointed two junior commissioners and he congratulates the Verona Women's Club on another successful Share your Light Night. Finally, the Hannukah celebration is tomorrow at the Verona Community Center and the Mayor encourages everyone who is available to do so to attend.

Certificate of Recognition Presented to the 2025 Girls Suburban Volleyball Team.

Chief Christopher Kiernan - recognition of Verona Police Department and Verona Rescue Squad Personnel.

Manager's Report:

Township Manager Kevin O'Sullivan invites Jamie Placek, Affordable Housing Attorney for the Township and Dan Hauben, Redevelopment Planner to the Township to provide an affordable housing update. Township Planner San Chavan is also in attendance.

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

RESOLUTION No. 2025-283

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

**AUTHORIZING THE EXECUTION OF THE MEMORANDUM OF
AGREEMENT WITH A&R SKYLINE PROPERTIES, LLC TO RESOLVE THE
TOWNSHIP'S AFFORDABLE HOUSING FOURTH ROUND PROSPECTIVE
NEED OBLIGATIONS**

WHEREAS, on March 20, 2024, Governor Murphy signed P.L. 2024, c.2. into law, which established a new framework for determining and enforcing municipalities' affordable housing obligations under the Mount Laurel doctrine and the Fair Housing Act, N.J.S.A. 52:27D-301 et seq. (the "Amended Act"); and

WHEREAS, the Amended Act required the Department of Community Affairs (the "DCA") to prepare a report with the calculation of the regional and municipal Prospective Need and the municipal Present Need for the Fourth Round in accordance with the formula required by the Amended Act; and

WHEREAS, the DCA released this report entitled “Affordable Housing Obligations for 2025-2035 (Fourth Round)” on October 18, 2024 (the “DCA Report”); and

WHEREAS, the DCA report concluded that the Township’s fair share obligations for the Fourth Round included a Present Need of 0 units and a Prospective Need of 173 units; and

WHEREAS, the Township Council adopted the required binding resolution of participation on January 20, 2025 (the “Resolution”), proposing to set the Township’s affordable housing obligations for the Fourth Round to include a Present Need of 0 units and a Prospective Need of 149 units, and, 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, in accordance with the timeframes set forth in the Amended Act and the Directive, FSHC filed a timely objection to the Township’s Resolution, as presented in the DJ Action, on February 28, 2025; and

WHEREAS, FSHC’s objection contended that the Township had improperly calculated its Prospective Need obligations and should be required to utilize the calculation prepared by the DCA and set forth within the DCA Report; and

WHEREAS, the Township disputes the contentions raised in FSHC’s objection; and

WHEREAS, the parties have engaged in the mediation process provided by the Program and conferred and reached an accord setting forth the Township’s Fourth Round Prospective Need obligation, without either party admitting the validity of the other’s claims; and

WHEREAS, FSHC and the Township, recognizing that the accord reached by these parties as to the Township’s Fourth Round Prospective Need Obligation was reached during the mediation process provided by the Program and prior to the adjudication of any challenges by the Program or any potential subsequent review in the judicial system, by entering into the mediation agreement in the form attached hereto, each acknowledge and agree that 155 units is within the range of possibilities of outcomes in the Program for the Township’s Fourth Round Prospective Need; and

WHEREAS, resolving the Township’s Fourth Round Prospective Need Obligation at this juncture and allowing the Township to move forward with preparing its Fourth Round Housing Element and Fair Share Plan (“Fourth Round HEFSP”) is important to the interests of the Township and the interests of lower-income households; and

WHEREAS, the Township Council, acknowledging the benefits of resolving the Township’s Fourth Round Prospective Need Obligation by way of agreement with FSHC and avoiding any further challenges thereto and thereby avoiding unnecessary costly litigation, consent to the execution of the attached mediation agreement on behalf of the Township and, upon the approval of the fully executed mediation agreement by the Program, setting forth the Township’s Fourth Round Present and Prospective Need Obligations and foreclosing FSHC from presenting any further challenge to said obligations.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Township of Verona, Essex County, New Jersey, hereby authorizes and directs the Township’s Affordable Housing Counsel, Jaime R. Placek, Esq. of DeCotiis, FitzPatrick, Cole & Giblin, LLP, to execute the mediation agreement in the form attached hereto on behalf of the Township, with such changes thereto that may be deemed appropriate and necessary by the Township’s Affordable Housing Legal Counsel, and to take all actions necessary to effectuate the terms set forth in the mediation agreement.

ROLL CALL:

AYES: Roman, McEvoy, Tamburro
NAYS: Holland, McGrath

RESOLUTION No. 2025-284

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

**AUTHORIZING THE EXECUTION OF THE MEMORANDUM OF
AGREEMENT WITH FAIR SHARE HOUSING CENTER FOR THE
TOWNSHIP'S AFFORDABLE HOUSING FOURTH ROUND PROSPECTIVE
NEED OBLIGATIONS**

WHEREAS, on March 20, 2024, Governor Murphy signed P.L. 2024, c.2. into law, which established a new framework for determining and enforcing municipalities' affordable housing obligations under the Mount Laurel doctrine and the Fair Housing Act, N.J.S.A. 52:27D-301 et seq. (the "Amended Act"); and

WHEREAS, the Amended Act required the Department of Community Affairs (the "DCA") to prepare a report with the calculation of the regional and municipal Prospective Need and the municipal Present Need for the Fourth Round in accordance with the formula required by the Amended Act; and

WHEREAS, the DCA released this report entitled "Affordable Housing Obligations for 2025-2035 (Fourth Round)" on October 18, 2024 (the "DCA Report"); and

WHEREAS, the DCA report concluded that the Township's fair share obligations for the Fourth Round included a Present Need of 0 units and a Prospective Need of 173 units; and

WHEREAS, the Township Council adopted the required binding resolution of participation on January 20, 2025 (the "Resolution"), proposing to set the Township's affordable housing obligations for the Fourth Round to include a Present Need of 0 units and a Prospective Need of 149 units, and, 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, in accordance with the timeframes set forth in the Amended Act and the Directive, FSHC filed a timely objection to the Township's Resolution, as presented in the DJ Action, on February 28, 2025; and

WHEREAS, FSHC's objection contended that the Township had improperly calculated its Prospective Need obligations and should be required to utilize the calculation prepared by the DCA and set forth within the DCA Report; and

WHEREAS, the Township disputes the contentions raised in FSHC's objection; and

WHEREAS, the parties have engaged in the mediation process provided by the Program and conferred and reached an accord setting forth the Township's Fourth Round Prospective Need obligation, without either party admitting the validity of the other's claims; and

WHEREAS, FSHC and the Township, recognizing that the accord reached by these parties as to the Township's Fourth Round Prospective Need Obligation was reached during the mediation process provided by the Program and prior to the adjudication of any challenges by the Program or any potential subsequent review in the judicial system, by entering into the mediation agreement in the form attached hereto, each acknowledge and agree that 155 units is within the range of possibilities of outcomes in the Program for the Township's Fourth Round Prospective Need; and

WHEREAS, resolving the Township's Fourth Round Prospective Need Obligation at this juncture and allowing the Township to move forward with preparing its Fourth Round Housing Element and Fair Share Plan ("Fourth Round HEFSP") is important to the interests of the Township and the interests of lower-income households; and

WHEREAS, the Township Council, acknowledging the benefits of resolving the Township's Fourth Round Prospective Need Obligation by way of agreement with FSHC and avoiding any further challenges thereto and thereby avoiding unnecessary costly litigation, consent to the execution of the attached mediation agreement on behalf of the Township and, upon the approval of the fully executed mediation agreement by the Program, setting forth the Township's Fourth Round Present and Prospective Need Obligations and foreclosing FSHC from presenting any further challenge to said obligations.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Township of Verona, Essex County, New Jersey, hereby authorizes and directs the Township's Affordable Housing Counsel, Jaime R. Placek, Esq. of DeCotiis, FitzPatrick, Cole & Giblin, LLP, to execute the mediation agreement in the form attached hereto on behalf of the Township, with such changes thereto that may be deemed appropriate and necessary by the Township's Affordable Housing Legal Counsel, and to take all actions necessary to effectuate the terms set forth in the mediation agreement.

ROLL CALL:

AYES: **Roman, McEvoy, Tamburro**
NAYS: **Holland, McGrath**

Public Comment:

Michelle Gruet, Verona, New Jersey
Kathleen Lee, Verona, New Jersey

Councilmember's Reports:

Deputy Mayor McEvoy congratulates the girls' volleyball team for an undefeated season and recognizes the police and rescue squad for all their hard work and dedication in keeping Verona residents safe. He thanks all involved for another successful Fair in the Square and concludes wishing everyone a safe and happy holiday season.

Councilman Roman also congratulates the girls' volleyball team and thanks the police department and rescue squad for their service. He congratulates all involved on the production of Fair in the Square and wishes everyone a happy holiday season.

Councilwoman McGrath thanks Councilwoman Holland for her previous comments and recognizes the memory of former employee Jim Cunningham and offers condolences to his family. She thought today's presentation for our first responders was very moving and thoroughly appreciates all of their hard work, leadership and dedication. She thanks the Multicultural Inclusion and Accessibility Advisory Committee for helping with Fair in the Square and specifically for the special event for children with neurodiverse needs. She thanks the Shade Tree Commission for all their recent work, mentions their recent meeting and concludes wishing everyone a happy holiday.

Councilwoman Holland begins and concludes by reminding all residents to utilize the winter termination program for utilities if needed.

Public Comment:

Corey Schorr, Verona, New Jersey
Kevin Ryan, Verona, New Jersey

ORDINANCE No. 2025-23

**AMENDING CHAPTER 150 ZONING, ARTICLE XIII "NON-CONFORMING
USES AND STRUCTURES", SECTION 13.3 "EXTENSIONS,
ENLARGEMENTS OR CHANGES", PARAGRAPH (B)**

A motion was made by Deputy Mayor McEvoy; seconded by Councilman Roman.

Public Comment:

None.

ROLL CALL:

AYES: **Holland, McGrath, Roman, McEvoy, Tamburro**

NAYS:

Ordinance 2025-23 passes 5-0 and will be published according to law.

ORDINANCE No. 2025-24

**AN ORDINANCE TO AMEND CHAPTER A565-7 OF THE CODE OF THE
TOWNSHIP OF VERONA - "POOL FEES"**

A motion was made by Deputy Mayor McEvoy; seconded by Councilman Roman.

Public Comment:

Corey Schorr, Verona, New Jersey

ROLL CALL:

AYES: **Roman, McEvoy, Tamburro**

NAYS: **Holland, McGrath**

Ordinance 2025-24 passes 3-2 and will be published according to law.

ORDINANCE NO. 2025-25

**AMENDING THE CODE OF THE TOWNSHIP OF VERONA, CHAPTER
A565, "FEES", A565-7 "VERONA COMMUNITY POOL; MEMBERSHIP AND
OTHER FEES". SECTION B., "MEMBERSHIP TYPES" TO ESTABLISH A
NON-RESIDENT MEMBERSHIP CATEGORY AND TO REVISE OTHER
CATEGORIES**

A motion is made by Councilman Roman; seconded by Mayor Tamburro.

Public Comment:

Corey Schorr, Verona, New Jersey

ROLL CALL:

AYES: **McGrath, Roman, McEvoy, Tamburro**

NAYS: **Holland**

Ordinance 2025-25 passes 4-1 and will be published according to law.

ORDINANCE No. 2025-26

**AN ORDINANCE TO AMEND CHAPTER A565-7 OF THE CODE OF THE
TOWNSHIP OF VERONA - "POOL MEMBERSHIP FEES"**

A motion is made by Mayor Tamburro; seconded by Deputy Mayor McEvoy.

Public Comment:

None.

ROLL CALL:

AYES: **McGrath, Roman, McEvoy, Tamburro**

NAYS: **Holland**

Ordinance 2025-26 passes 4-1 and will be published according to law.

ORDINANCE # 2025-27
**FIXING THE SALARIES AND COMPENSATION OF THE
SEASONAL EMPLOYEES OF THE VERONA COMMUNITY POOL**

A motion is made by Councilman Roman; seconded by Councilwoman McGrath.

Public Comment:

None.

ROLL CALL:

AYES: **McGrath, Roman, McEvoy, Tamburro**
NAYS: **Holland**

Ordinance 2025-27 passes 4-1 and will be published according to law.

ORDINANCE No. 2025-28

**AMENDING THE CODE OF THE TOWNSHIP OF VERONA, CHAPTER
A565, "FEES", § A565-7.1 "VERONA COMMUNITY POOL: EXEMPTION
FROM FEES", TO REQUIRE THE TOWNSHIP'S CHIEF FINANCIAL
OFFICER TO ANNUALLY TRANSFER THE VALUE OF POOL
MEMBERSHIPS THAT ARE EXEMPT FROM FEES UNDER THIS SECTION
FROM THE GENERAL FUND TO THE POOL UTILITY**

A motion is made by Councilman Roman; seconded by Councilwoman Holland.

Public Comment:

None.

ROLL CALL:

AYES: **Holland, Roman, McEvoy**
NAYS:
ABSTAIN (RECUSAL): McGrath, Tamburro

Ordinance 2025-28 passes 3-0 with two recusals and will be published according to law.

ORDINANCE No. 2025-29

**AMENDING CHAPTER 501 OF THE TOWNSHIP CODE
"FLOOD CONTROL ADVISORY BOARD"**

A motion is made by Mayor Tamburro; seconded by Councilwoman Holland.

Public Comment:

None.

ROLL CALL:

AYES: **Holland, McGrath, Roman, McEvoy, Tamburro**
NAYS:

Ordinance 2025-29 passes 5-0 and will be published according to law.

Consent Agenda:

Councilwoman McGrath requests that resolutions L-5 and L-11 be removed from the Consent Agenda. The motion to move L-5 and L-11 from the Consent Agenda is made by Councilman Roman; seconded by Deputy Mayor McEvoy. Councilwoman Holland requests that item K-1 be moved from the Consent Agenda as she was not present at that meeting to vote on the minutes. Motion to move K-1 from the Consent Agenda is made by Councilman Roman; seconded by Deputy Mayor McEvoy.

Motion to approve the minutes from the November 10, 2025 meeting is made by Councilwoman McGrath; seconded by Councilman Roman.

ROLL CALL:

AYES: McGrath, Roman, McEvoy, Tamburro

NAYS:

ABSTAIN: Holland

Public Comment on Consent Agenda:

None.

RESOLUTION No. 2025-285

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

**AUTHORIZE BUDGET TRANSFERS BETWEEN APPROPRIATION
ACCOUNTS PURSUANT TO NJSA 40a:40-1**

WHEREAS, certain transfers of funds for various 2025 budget appropriations are necessary to cover anticipated expenditures; and

WHEREAS, N.J.S.A. 40a:4-58 provides for transfer of appropriations with an excess over and above the amount deemed necessary to fulfil their purposes to those appropriations deemed to be insufficient;

WHEREAS, the appropriations subject to fund transfers hereby are not within those restricted by N.J.S.A. 40a:4-58 for transfer purposes.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Verona that the Chief Financial Officer shall and is hereby authorized to make transfers between appropriations accounts of the 2025 Municipal Budget as follows:

	To:	From:
Zoning- Salary and Wages	10,000.00	
Legal – Other Expenses	15,000.00	
Police – Salary and Wages	25,000.00	
S&H – Salary and Wages	25,000.00	
B&G – Salary and Wages	5,000.00	
Recreation – Operation Expenses	1,800.00	
Administration – Salary and Wages		15,000.00
Clerk – Salary and Wages		10,000.00
Assessor – Salary and Wages		10,000.00
Construction Code – Salary and Wages		30,000.00
IT – Salary and Wages		5,000.00
Solid Waste – Other Expense		10,000.00
Court – Operating Expenses		1,800.00
TOTALS	\$81,800.00	\$81,800.00

ROLL CALL:

AYES: Holland, McGrath, Roman, McEvoy, Tamburro

NAYS:

RESOLUTION No. 2025-286

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

**APPROVING CHANGE ORDER #1 FOR CONTRACT No. 2024-20
CLARIDGE DRIVE BOOSTER PUMPING STATION**

WHEREAS, the Township Council of the Township of Verona awarded Contract No. 2024-20, Claridge Drive Booster Pumping Station to Sovereign Consulting with Resolution 2025-076; and

WHEREAS, Sovereign Consulting has requested a time extension to accommodate the lead time for the prefabricated pump station building; and

WHEREAS, the Consulting Engineer has reviewed the modification proposal and recommends that Change Order #1, extending the schedule of completion of the project at no cost be approved.

NOW, THEREFORE BE IT RESOLVED by the Township Council of the Township of Verona, in the County of Essex, New Jersey that Change Order #1 for Contract No. 2024-20 be approved, extending the scheduled completion time of the project.

ROLL CALL:

AYES: Holland, McGrath, Roman, McEvoy, Tamburro

NAYS:

RESOLUTION No. 2025-287

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

**AUTHORIZING AN AMENDMENT TO THE PROFESSIONAL SERVICE
CONTRACT WITH T&M ASSOCIATES FOR AFFORDABLE HOUSING
PLANNING SERVICES**

WHEREAS, the Township Council adopted Resolution No. 2025-215, awarding a contract to T&M Associates for Affordable Housing Planning Services; and

WHEREAS, the Township Manager has determined that the contract with T&M Associates requires amending to incorporate further scopes of services in an amount not to exceed \$15,000; and

WHEREAS, the services provided shall be charged to account 501-20-155-028 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 T&M Associates is hereby awarded an amending contract for providing professional services as the Township's Affordable Housing Planner through December 31, 2025.

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. 2025-288

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

**AUTHORIZING A CONTRACT WITH
GEORGE S. COYNE CHEMICAL CO., INC.**

WHEREAS, there exists a need for chemicals at the waste water treatment facility; and

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

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

WHEREAS, this expenditure shall be charged to Budget Account No. 5-05-55-502-342 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, the Township Manager has recommended that George S. Coyne Chemical Co., Inc. be awarded a contract to provide chemicals for the waste water treatment facility.

THEREFORE, BE IT RESOLVED by the Township Council of the Township of Verona, in the County of Essex, New Jersey that George S. Coyne Chemical Co., Inc., 3015 State Road, Croydon, PA 19021 is hereby awarded a contract for providing sewer services not to exceed \$28,000.00 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: Holland, McGrath, Roman, McEvoy, Tamburro

NAYS:

RESOLUTION No. 2025-289

A motion was made by Councilman Roman; 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 2 Mountain Road, Block 2209, Lot 16, had requested a permit to remove an Oak tree located on their property; and

WHEREAS, the tree has a diameter exceeding forty-two (42) 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 he recommended the tree be removed immediately for extreme safety concerns as the stalk of the tree was largely decayed up the stalk as well as leaning towards the home, causing an extremely hazardous condition; 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. 2025-290

A motion was made by Councilman Roman; 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 53 Wayland Drive, Block 609, Lot 41, had requested a permit to remove a Sycamore tree located on their property; and

WHEREAS, the tree has a diameter exceeding forty (40) 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 he recommended the tree be removed immediately for extreme safety concerns as the stalk of the tree is largely decayed and 50% of the crown is dead, causing an extremely hazardous condition; 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. 2025-091

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

**CANCELLING FUNDED APPROPRIATION BALANCES UNDER CERTAIN
BOND ORDINANCES PREVIOUSLY ADOPTED BY THE TOWNSHIP OF
VERONA FOR VARIOUS POOL CAPITAL IMPROVEMENT PROJECTS IN
THE TOTAL AMOUNT OF \$15,123.08**

WHEREAS, the Township of Verona, Essex County, New Jersey previously adopted Bond Ordinances for the purpose of funding various capital projects and improvements of the Township as more fully specified in the Bond Ordinances and

WHEREAS, as of the date hereof, the projects have been completed and

WHEREAS, the Township now desires to cancel such appropriations and transfer the funded balances to their respective fund surplus;

ORDINANCE	ORDINANCE DESCRIPTION	AMOUNT TO BE CANCELLED
Pool Capital		
2025-13A	Pool Furniture	3,623.08
2025-13B	Renovate Basketball Courts	11,500.00
Total Pool Capital		\$15,123.08

ROLL CALL:

AYES: Holland, McGrath, Roman, McEvoy, Tamburro

NAYS:

RESOLUTION No. 2025-292

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

AUTHORIZING THE TOWNSHIP OF VERONA TO CANCEL OLD OUTSTANDING CHECKS AND RECONCILING ITEMS

WHEREAS, certain checks have been identified in the Claims Fund bank account by the Chief Financial Officer as outstanding; and

WHEREAS, it is a normal financial practice to review the bank accounts for old outstanding items for cancellation with the balances to be returned to the Fund Balance; and

WHEREAS, it is necessary to formally cancel said checks so that the unnecessary balances may be returned to the fund balance of the respective funds;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Township of Verona, County of Essex, State of New Jersey that the following old outstanding checks, be cancelled;

Date of Check Issue	Check Number	Amount
2/3/2025	8431	350.00
2/18/2025	8550	150.00
2/18/2025	8551	450.00
3/3/2025	8657	3,257.00
4/7/2025	8877	175.00
4/7/2025	8881	100.00
4/21/2025	8993	245.00
4/21/2025	9001	400.00
5/5/2025	9089	150.00
6/9/2025	9316	2,991.01
6/9/2025	9404	75.00
	Total Claims Fund	\$8,343.01

1. Chief Financial Officer
2. Municipal Auditor

ROLL CALL:

AYES: Holland, McGrath, Roman, McEvoy, Tamburro
NAYS:

RESOLUTION No. 2025-293

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

REFUNDING TAX LIEN REDEMPTION

WHEREAS, property located at 25 Brookdale Avenue, Block 201 Lot 5, owned by Sue Waldman, has been held in tax lien since December 7, 2023; and

WHEREAS, payment was received, in the amount of \$59,350.15 from Andrew Walcott, clearing the lien as follows:

Certificate #23-00002	
Certificate	\$15,865.79
6% Redemption Penalty	\$ 951.95
Recording Fee	\$ 55.00
Search Fee	\$ 12.00
2023 Taxes plus Interest and Penalty	\$22,284.26
2024 Taxes plus Interest and Penalty	\$ 4,220.26
2025 Taxes plus Interest and Penalty	<u>\$15,960.89</u>
Total Redemption	\$59,350.15
 Premium	 \$47,000.00
 Total	 \$106,350.15

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, \$106,350.15 to:

Christiana Trust as Custodian
GSRAN-Z LLC Deposit Account
PO Box 71276
Philadelphia, PA 19176-6276

ROLL CALL:

AYES: Holland, McGrath, Roman, McEvoy, Tamburro
NAYS:

RESOLUTION No. 2025-294

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

**AUTHORIZING THE TOWNSHIP OF VERONA PLANNING BOARD TO
CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE
WHETHER PROPERTY LOCATED 420 BLOOMFIELD AVENUE AND
DESIGNATED AS BLOCK 701, LOT 3 IS A NON-CONDEMNATION
AREA IN NEED OF REDEVELOPMENT**

WHEREAS, N.J.S.A. 40A:12A-6 authorizes the governing body of any municipality, by resolution, to have its planning board conduct a preliminary investigation to determine whether an area of the municipality is a non-condemnation "area in need of redevelopment" pursuant to the criteria contained in N.J.S.A. 40A:12A-5; and

WHEREAS, the Township Council of the Township of Verona (the "Township Council" or the "Council") considers it to be in the best interest of the Township of Verona (the "Township") to have the Township of Verona Planning Board (the "Planning Board") conduct such an investigation of property located at 420 Bloomfield Avenue and designated as Block 701, Lot 3 on the official Tax Maps of the Township (the "Property"), to determine whether such Property, qualifies as a non-condemnation redevelopment area; and

WHEREAS, the Township Council authorizes and directs the Planning Board to conduct a preliminary investigation to evaluate and study the Property to determine whether the designation of the Property as a non-condemnation redevelopment area is appropriate and in conformance with the statutory criteria contained in N.J.S.A. 40A:12A-5 of the Local Redevelopment and Housing Law; and

WHEREAS, the preliminary investigation referenced herein shall be designed to evaluate and study the Property to determine whether the designation of the Property, as a non-condemnation redevelopment area is appropriate and in conformance with the statutory criteria contained in N.J.S.A. 40A:12A-5 of the Local Redevelopment and Housing Law; and

WHEREAS, subject to the results of the preliminary investigation referenced herein, a non-condemnation redevelopment area determination concerning the Property, if so made, would authorize the Township to use all those powers provided by the Legislature for use in a redevelopment area and under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., other than the use of eminent domain to acquire all or a portion of the Property.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Town of Verona

1. The Planning Board is hereby directed to conduct a preliminary investigation to determine whether property located at 420 Bloomfield Avenue and designated as Block 701, Lot 3 on the Tax Maps of the Township of Verona, qualifies as a "non-condemnation area in need of redevelopment" as described in N.J.S.A. 40A:12A-6.a, according to the criteria set forth in N.J.S.A. 40A:12A-5 of the Local Redevelopment and Housing Law; and
2. The Planning Board is hereby further directed to study the property located at 420 Bloomfield Avenue and identified as Block 701, Lot 3 on the Tax Maps of the Township of Verona; to develop a map reflecting the boundaries of the proposed non-condemnation redevelopment area; to draft a preliminary investigation/report; and to provide public notice and to conduct public hearings pursuant to N.J.S.A. 40A:12A-6; and
3. The Planning Board shall, after completing its public hearing as referenced in Paragraph 2 immediately above, recommend that the delineated area, or any part thereof, be determined or not be determined, by the Township Council, to be a non-condemnation area in need of redevelopment.

ROLL CALL:

AYES: **Holland, McGrath, Roman, McEvoy, Tamburro**
NAYS:

RESOLUTION No. 2025-295

A motion was made by Councilman Roman; 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:

RESOLUTION No. 2025-296

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

AUTHORIZING AN INCREASE OF THE CONTRACT WITH VERONA HEATING & COOLING

WHEREAS, the Verona Public Library needed the boiler replaced unexpectedly; and

WHEREAS, the Township will expend funds above the amount set in Resolution No. 2025-160 for the purchase, delivery and plumbing service to install a new boiler for the library, at a total expenditure value not to exceed the \$53,000.00 bid threshold; and

WHEREAS, expenditures not to exceed \$7,000.00 shall be paid for from budget line 5-01-29-390-063 and the availability of funds have been contingently certified by the Chief Financial Officer of the Township; and

WHEREAS, the award of this increase in the contract is made pursuant to N.J.S.A. 19:44A-20.5 and the Business Entity Disclosure Certification and Political Contribution Disclosure Form completed Verona Heating & Cooling are on file in the Office of the Municipal Clerk.

THEREFORE, BE IT RESOLVED by the Township Council of the Township of Verona, in the County of Essex, New Jersey that Verona Heating & Cooling is hereby awarded a contract for the purchase of a boiler for the library in an amount not to exceed \$7,000.00.

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. 2025-297

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

AUTHORIZING EXECUTION A CERTIFICATE OF COMPLETION FOR VERONA FLATS

WHEREAS, on February 11, 2019, the Township Council for the Township of Verona (the "Township Council") adopted Resolution No. 2019-55, designating as a non-condemnation

redevelopment area, as defined in the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the "Redevelopment Law"), Block 2301, Lots 1 through 12 and 14 through 19 as shown on the Tax Map of the Township, commonly known as the "Depot and Pine Redevelopment Area," (the "Redevelopment Area"); and

WHEREAS, the Township executed a Redevelopment Agreement and multiple amendments to the Redevelopment Agreement to redevelop that property designated as Block 2301, Lots 1 through 12 and 14 through 19 as shown on the Tax Map of the Township now commonly called the Verona Flats; and

WHEREAS, the Verona Flats Project has been completed in accordance with the Development Agreements and the Township's plans for the project as ordained; and

WHEREAS, all permits, licenses and approvals that are required in order to Redeveloper to complete the Project have, to the extent required, issued and remain in full force and effect.

NOW THEREFORE, BE IT RESOLVED by the Township Council of the Township of Verona, in the County of Essex, New Jersey that the Township Manager and Municipal Clerk are authorized to execute a Certificate of Completion a copy of which is attached hereto and which shall be available for public inspection in the Office of the Municipal Clerk contingent upon the Manager receiving a copy of the O & M Manual filed with the county clerk's office.

ROLL CALL:

AYES: Holland, Roman, McEvoy, Tamburro

ABSTAIN: McGrath

Public Comment:

Kevin Ryan, Verona, New Jersey

Jeremy Katseff, Verona, New Jersey

A motion is made by Councilwoman McGrath; seconded by Councilwoman Holland to have Township Boards/Committees and Commissions applicants and current members whose terms are expiring and have expressed a desire to be considered for re-appointment served with Rice notices by the Municipal Clerk for the January 5th Council Meeting so the Council can enter into Executive Session to discuss appointments to the Board of Adjustment, Sustainable Verona Green Team, Neighborhood Traffic & Safety Advisory Committee, Parks & Recreation Advisory Committee and the Planning Board.

ROLL CALL:

AYES: Holland, McGrath, Roman, McEvoy, Tamburro

NAYS:

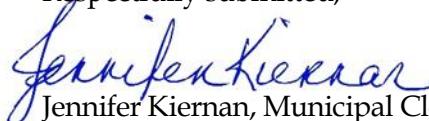
Council enters into Executive Session at 10:07 p.m.

Council re-enters Public Session at 10:57 p.m.

Motion to adjourn is made by Councilman Roman; seconded by Deputy Mayor McEvoy at 10:58 p.m.

The next meeting is January 5, 2026.

Respectfully submitted,


Jennifer Kiernan
Municipal Clerk


Christopher Tamburro, Mayor

APPROVED: January 19, 2026