

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY



TOWNSHIP COUNCIL AGENDA

REGULAR MEETING

7:00 P.M.

OCTOBER 5, 2020

VIA ZOOM VIDEO CONFERENCE

Via the internet, please click the link below to join the meeting:

<https://zoom.us/j/95262662770>

Via telephone, please dial 1(312)626-6799 or 1(646)558-8656

Use Zoom Meeting ID: 952-6266-2770, when prompted for a Participant ID, press #

A. CALL TO ORDER

The notice requirements of the Open Public Meetings Act have been satisfied with respect to this meeting of the Township Council which is being held via Zoom video conferencing. Specifically, the time and date were included in the public meeting notice. This information, along with the public internet link and telephone call-in information was posted in the Municipal Building, and sent the official newspapers of the Township, the Verona-Cedar Grove Times and the Star Ledger and MyVeronaNJ.com and TAPinto, the official online news source(s) of the Township, at least 48 hours preceding the start time of this meeting. The agenda and public handouts for this meeting can be viewed online at www.veronanj.org/councilmeetings. A public comment period will be held in the order it is listed on the meeting agenda and instructions on how to comment will be provided at the appropriate time.

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. REPORT OF THE MAYOR

1. Julius N. Coltre, Essex County Liaison
2. Proclamation – Verona Fights Hunger

E. REPORT OF THE TOWNSHIP MANAGER

1. Roseann Cavalieri Retirement
2. Best Practices Inventory

F. COUNCILMEMBERS' REPORTS

G. HEARING ADOPTION OR AMENDMENT OF ORDINANCES

1. Ordinance No. 2020-20 Amending Chapter 36 (Personnel Benefits, Compensation and Regulations), Article I (Benefits and Compensation), Section 36-25 (Donated Leave Program)
2. Ordinance No. 2020-21 Amending and Supplementing Chapter 140 (Vehicles and Traffic) and Chapter A175-1 (Schedule of Fees) (Amending Regulations for Public Parking Spaces for Charging of Electric Vehicles)

H. PROPOSED ORDINANCES

1. Ordinance No. 2020-___ Salary Ordinance (Municipal Clerk 2019 & 2020)
2. Ordinance No. 2020-___ Salary Ordinance (Municipal Court Administrator 2019 & 2020)

I. PUBLIC COMMENT ON CONSENT AGENDA ITEMS

CONSENT AGENDA

TOWNSHIP COUNCIL AGENDA

September 21, 2020

J. MINUTES

1. September 21, 2020 - Regular Meeting

K. PROPOSED RESOLUTIONS

1. Resolution No. 2020-___ Authorizing a Second CARES Act Reimbursement Agreement with the County of Essex
2. Resolution No. 2020-___ Authorizing a Sidewalk Maintenance Agreement with the County of Essex
3. Resolution No. 2020-___ Property Maintenance Lien - 111 Linden Avenue
4. Resolution No. 2020-___ Refund Water/Sewer Overpayment - 131 Franklin Street
5. Resolution No. 2020-___ Executive Session

L. LICENSES AND PERMITS

1. Rent Control Board Quarterly Vacancy Increase Report

M. ADDENDUM

N. NEW/UNFINISHED BUSINESS

1. Discussion on amending the Zoning Ordinance establishing the Town Center Mixed Use Zoning District permitting residential uses with an affordable housing element.
2. Discussion on the Rent Control Ordinance
3. Discussion on Halloween

O. PUBLIC COMMENT

P. EXECUTIVE SESSION

Q. ADJOURNMENT

*The Public Comment period for the public hearing for ordinances and the Consent Agenda is limited to just those specific items. However, the public may speak on any matter during the Hearing Adoption or Amendment of Ordinance (listed on the agenda as item "G"), Public Comment on Consent Agenda Items (listed on the agenda as item "I") or general Public Comment (listed on the agenda as item "O") on this agenda. At that time, anyone from the public wishing to speak will be prompted to raise his/her virtual hand. You may do so by pressing the "raise hand" button on your monitor or, if dialing in by phone, press *9. You will be recognized and advised that you are unmuted. Your comments will be limited to four (4) minutes.*

Any member of the public may submit written communication in lieu of addressing the Township Council live during the Hearing Adoption or Amendment of Ordinance (listed on the agenda as item "G"), Public Comment on Consent Agenda Items (listed on the agenda as item "I") or general Public Comment (listed on the agenda as item "O") by sending comments to the Township Clerk via electronic mail at TownshipClerk@VeronaNJ.org or by written letter delivered to the Township Clerk by 4:30 p.m. on the day of the meeting. All written comments shall be read aloud during the public meeting at the appropriate time.

TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY

ORDINANCE No. 2020-20

**AMENDING CHAPTER 36 (PERSONNEL BENEFITS, COMPENSATION
AND REGULATIONS), ARTICLE I (BENEFITS AND COMPENSATION),
SECTION 36-25 (DONATED LEAVE PROGRAM) OF THE CODE OF THE
TOWNSHIP OF VERONA**

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

SECTION 1. Chapter 36 (Personnel Benefits, Compensation and Regulations), Article I (Benefits and Compensation), Section 32-25 (Donated leave program) of the Code of the Township of Verona is hereby amended to read as follows [**additions are bolded in brackets**]:

CHAPTER 36 Personnel Benefits, Compensation and Regulations

ARTICLE I BENEFITS AND COMPENSATION

§ 36-25 Donated leave program.

- A. An employee shall be eligible to receive donated sick or vacation leave if the employee:
- a. Has completed at least one year of continuous service to the Township;
 - b. Has exhausted all accrued sick, vacation and administrative leave, all sick leave injury benefits, if any, and all compensatory time off;
 - c. Has not, in the two-year period immediately preceding the employee's need for donated leave, been disciplined for chronic or excessive absenteeism, chronic or excessive lateness or abuse of leave; and
 - d. Either:
 - i. Suffers from a catastrophic health condition or injury;
 - ii. Is needed to provide care to a member of the employee's immediate family who is suffering from a catastrophic health condition or injury; or
 - iii. Requires absence from work due to the donation of an organ (which shall include, for example, the donation of bone marrow).
- B. For purposes of this section, a "catastrophic health condition or injury" shall be defined as follows:
- a. With respect to an employee, a "catastrophic health condition or injury" is either:
 - i. A life-threatening condition or combination of conditions; or
 - ii. A period of disability required by his or her mental or physical health or the health of the employee's fetus which requires the care of a physician who provides a medical verification of the need for the employee's absence from work for 60 or more work days.
 - b. With respect to an employee's immediate family member, a "catastrophic health condition or injury" is either:
 - i. A life-threatening condition or combination of conditions; or
 - ii. A period of disability required by his or her mental or physical health which requires the care of a physician who provides a medical verification of the need for the family member's care by the employee for 60 or more work days.
- C. An employee may request that the Township Manager approve his or her participation in the program, as a leave recipient or leave donor. The employee's supervisor may make such a request on behalf of the employee for his or her participation in the program as a leave recipient.

- a. The employee or supervisor requesting the employee's acceptance as a leave recipient shall submit to the appointing authority medical verification from a physician or other licensed health care provider concerning the nature and anticipated duration of the disability resulting from either the catastrophic health condition or injury, or the donation of an organ, as the case may be.
 - b. When the Township Manager has approved an employee as a leave recipient, the appointing authority shall, with the employee's consent, post or circulate the employee's name along with those of other eligible employees in a conspicuous manner to encourage the donation of leave time, and shall provide notice to all negotiations representatives in that appointing authority.
 - i. If the employee is unable to consent to this posting or circulation, the employee's family may consent on his or her behalf.
- D. A leave recipient must receive at least five sick days or vacation days or a combination thereof from one or more leave donors to participate in the donated leave program. A leave donor shall donate only whole sick days or whole vacation days and may not donate more than 30 such days to any one recipient.
- a. A leave recipient shall receive no more than 260 sick days or vacation days, and shall not receive any such days on a retroactive basis.
 - b. A leave donor shall have remaining at least 20 days of accrued sick leave if donating sick leave **[and at least 12 days of accrued vacation leave if donating vacation leave]**.
 - c. A leave donor shall not revoke the leave donation.
 - d. If a leave donor is not in the same department or autonomous agency as the leave recipient, appropriate arrangements shall be made between the affected appointing authorities to verify donor eligibility and adjust leave records. However, the posting requirement set forth in (c)2 above is limited to the recipient's appointing authority.
- E. While using donated leave time, the leave recipient shall accrue sick leave and vacation leave and be entitled to retain such leave upon his or her return to work.
- a. Any unused, donated leave shall be returned to the leave donors on a prorated basis upon the leave recipient's return to work, except that if the proration of leave days results in less than one day per donor to be returned, that leave time shall not be returned.
 - b. Upon retirement, the leave recipient shall not be granted supplemental compensation on retirement for any unused sick days which he or she had received through the leave donation program.
- F. An employee shall be prohibited from threatening or coercing or attempting to threaten or coerce another employee for the purpose of interfering with rights involving donating, receiving or using donated leave time. Such prohibited acts shall include, but not be limited to, promising to confer or conferring a benefit such as an appointment or promotion or making a threat to engage in, or engaging in, an act of retaliation against an employee.
- G. The use of contributed time shall run concurrently with approved FMLA and NJFLA benefits, if applicable.
- H. The Township Manager may suspend or terminate the donated leave program at any time upon 30 days written notice of such suspension or termination to the Chairperson or designee, all affected employees, and labor negotiations representatives.
- I. This donated leave program shall become effective thirty days (30) after approval of the program criteria by the Chairperson or his/her designee of the Civil Service Commission.

SECTION 2. If any section, sub-section, paragraph, sentence or any other part of this

ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance.

SECTION 3. All ordinances or parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4. This ordinance shall take effect after final adoption and publication and otherwise as provided by law.

ATTEST:

JENNIFER KIERNAN
MUNICIPAL CLERK

I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED IN THE STAR LEDGER, A NEWSPAPER PUBLISHED IN THE COUNTY OF ESSEX AND CIRCULATED IN THE TOWNSHIP OF VERONA, IN THE ISSUE OF SEPTEMBER 25, 2020 AND _____, 2020.

JENNIFER KIERNAN
MUNICIPAL CLERK

INTRODUCTION: September 21, 2020

PUBLIC HEARING: October 5, 2020

EFFECTIVE DATE:

TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY

ORDINANCE No. 2020-21

AMENDING AND SUPPLEMENTING CHAPTER 140 (VEHICLES AND TRAFFIC) AND CHAPTER A175-1 (SCHEDULE OF FEES) OF THE CODE OF THE TOWNSHIP OF VERONA TO AMEND REGULATIONS FOR PUBLIC PARKING SPACES FOR CHARGING OF ELECTRIC VEHICLES

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

SECTION 1. Chapter 140 (Vehicles and Traffic) of the Code of the Township of Verona is hereby supplemented as follows (additions in **bold**):

§ 140-20.3(D) Designation of public spaces.

A. Designation of public spaces.

The following locations shall be designated as charging station spaces:

- (1) Two spaces located in the Civic Center Driveway (east side) on either side of the charging station.
- (2) **Two spaces located in the parking lot of the Verona Community Center (along Linn Drive) on either side of the charging station.**

SECTION 2. Chapter A175-1 (Schedule of Fees) of the Code of the Township of Verona is hereby supplemented as follows (deletions in ~~strike through~~, additions in **bold**):

Ch. 140 Vehicles and Traffic

§ 140-20.3(C) Charging station fees.	No Charge - up to 2-Hours 1 Hour \$1.00 per hour after 2-Hours 1 Hour
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SECTION 3. If any section, sub-section, paragraph, sentence or any other part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance.

SECTION 4. All ordinances or parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 5. This ordinance shall take effect after final adoption and publication and otherwise as provided by law.

ATTEST:

JENNIFER KIERNAN
MUNICIPAL CLERK

I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED IN THE STAR LEDGER, A NEWSPAPER PUBLISHED IN THE COUNTY OF ESSEX AND CIRCULATED IN THE TOWNSHIP OF VERONA, IN THE ISSUE OF SEPTEMBER 25, 2020 AND OCTOBER XX, 2020.

JENNIFER KIERNAN
MUNICIPAL CLERK

INTRODUCTION: September 21, 2020
PUBLIC HEARING: October 5, 2020
EFFECTIVE DATE:

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

ORDINANCE No. 2020-____

**AN ORDINANCE FIXING THE SALARIES, COMPENSATION OF CERTAIN
PAID EMPLOYEES OF THE TOWNSHIP**

WHEREAS, Docket No. ESX-L-2391-19 entitled Erika Varela vs. Township of Verona, et al was filed in the Superior Court of New Jersey in which certain wrongful acts are alleged (the "Complaint"); and

WHEREAS, the Township is provided with insurance coverage through the New Jersey Intergovernmental Insurance Fund (herein "NJIF") for the claims raised in the Complaint; and

WHEREAS, Plaintiff, the Township and the NJIF on behalf of the Township, reached agreement on the resolution of the Complaint and memorialized the settlement by execution of a Settlement Agreement and Release (the "Agreement"); and

WHEREAS, this ordinance is intended to implement, in part, the aforesaid Agreement by setting the salaries of the Municipal Court Administrator for the 2019 and 2020 calendar years.

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

- SECTION 1.** The salary and compensation of the Municipal Court Administrator shall be adjusted to \$94,000 per annum effective, and with the balance due paid retroactively to the 1st day of January 2019.
- SECTION 2.** The salary and compensation of the Municipal Court Administrator shall be adjusted to \$96,000 per annum effective and with the balance due paid retroactively to the 1st day of January 2020.
- SECTION 3:** This ordinance shall take effect after final adoption and publication and otherwise as provided by law.

ATTEST:

JENNIFER KIERNAN
MUNICIPAL CLERK

NOTICE

I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED IN THE STAR LEDGER, A NEWSPAPER PUBLISHED IN THE COUNTY OF ESSEX AND CIRCULATED IN THE TOWNSHIP OF VERONA, IN THE ISSUE OF XXX AND OCTOBER XX, 2020.

JENNIFER KIERNAN
MUNICIPAL CLERK

INTRODUCTION:
PUBLIC HEARING:
EFFECTIVE DATE:

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

ORDINANCE # 2020-____

**AN ORDINANCE FIXING THE SALARIES, COMPENSATION OF CERTAIN
PAID EMPLOYEES OF THE TOWNSHIP**

WHEREAS, Docket No. ESX-L-781-19 entitled Jennifer Kiernan vs. Township of Verona was filed in the Superior Court of New Jersey in which certain wrongful acts are alleged (the "Complaint"); and

WHEREAS, the Township is provided with insurance coverage through the New Jersey Intergovernmental Insurance Fund (herein "NJIF") for the claims raised in the Complaint; and

WHEREAS, Plaintiff, the Township and the NJIF on behalf of the Township, reached agreement on the resolution of the Complaint and memorialized the settlement by execution of a Settlement Agreement and Release (the "Agreement"); and

WHEREAS, this ordinance is intended to implement, in part, the aforesaid Agreement by setting the salaries of the Municipal Clerk for the 2019 and 2020 calendar years.

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

- SECTION 1.** The salary and compensation of the Municipal Clerk shall be adjusted to \$93,000 per annum effective, and with the balance due paid retroactively to the 1st day of January 2019.
- SECTION 2.** The salary and compensation of the Municipal Clerk shall be adjusted to \$95,000 per annum effective, and with the balance due paid retroactively to the 1st day of January 2020.
- SECTION 3:** This ordinance shall take effect after final adoption and publication and otherwise as provided by law.

ATTEST:

JENNIFER KIERNAN
MUNICIPAL CLERK

I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED IN THE STAR LEDGER, A NEWSPAPER PUBLISHED IN THE COUNTY OF ESSEX AND CIRCULATED IN THE TOWNSHIP OF VERONA, IN THE ISSUE OF XXXX AND OCTOBER XX, 2020.

JENNIFER KIERNAN
MUNICIPAL CLERK

INTRODUCTION:
PUBLIC HEARING:
EFFECTIVE DATE:

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

RESOLUTION No. 2020-___

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

**AUTHORIZING CARES ACT REIMBURSEMENT
AGREEMENT WITH THE COUNTY OF ESSEX**

WHEREAS, the United States Congress has enacted the Coronavirus Aid Relief and Economic Security Act (the "CARES Act") for, among other reasons, providing relief for economic damage caused to states, counties and municipalities by the COVID-19 health crisis; and

WHEREAS, the County of Essex has received CARES Act funds from the United States Treasury (the Stimulus Funds") to be used to reimburse the County and municipalities and agencies within the County, including the Township of Verona, due to economic damage caused by COVID-19 health crisis; and

WHEREAS, the Township of Verona wishes to enter into a supplemental agreement with the County of Essex to receive additional reimbursement from the Stimulus Funds of COVID-19 related costs and damages, to the extent available and applicable.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Verona, in the County of Essex, New Jersey that Township Manager is hereby authorized to execute a supplemental Reimbursement Agreement with the County of Essex according to the terms and conditions and in substantially the form attached hereto.

ROLL CALL:

AYES:

NAYS:

ABSENT:

ABSTAIN:

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT A REGULAR MEETING HELD ON OCTOBER 5, 2020.

**JENNIFER KIERNAN
MUNICIPAL CLERK**

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

RESOLUTION No. 2020-___

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

**AUTHORIZING SIDEWALK
AGREEMENT WITH THE COUNTY OF ESSEX**

WHEREAS, the Township constructed a sidewalk located on the eastern side of Lakeside Avenue (CR-636) adjacent to Verona Park between Bloomfield Avenue and the West Orange Township line in or about 2006; and

WHEREAS, the Township and the County acknowledge that there has been a longstanding verbal agreement by and between the Township and the County that the Township would Maintain the Sidewalk, however, the Township and the County both desire to memorialize their verbal agreement in writing; and

WHEREAS, The Township and the County have negotiated the terms and conditions of this Agreement with respect to the Township's acceptance of responsibility for the Maintenance of the Sidewalk and to further indemnify the County against any and all claims in connection therewith arising out of the Township's Maintenance of the Sidewalk.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Verona, in the County of Essex, New Jersey that Township Manager is hereby authorized to execute a Sidewalk Maintenance Agreement with the County of Essex according to the terms and conditions and in substantially the form attached hereto.

ROLL CALL:

AYES:

NAYS:

ABSENT:

ABSTAIN:

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT A REGULAR MEETING HELD ON OCTOBER 5, 2020.

**JENNIFER KIERNAN
MUNICIPAL CLERK**

TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY

RESOLUTION NO. 2020-

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

PROPERTY MAINTENANCE LIEN

WHEREAS, the Construction Code Official determined that the owner of the Block 902, Lot 10 on the Tax Maps of the Township of Verona, commonly known as 111 Linden Avenue, to comply with the Township property maintenance code, specifically lawn maintenance of the property; and

WHEREAS, clean up was performed by Green Valley Landscape Design on behalf of the Township in the month of August totaling the amount of \$100.00; and

WHEREAS, these charges shall be imposed on the property in the form of a municipal lien for above services pursuant to *N.J.S.A. 54:5-8* and to any other applicable State of Federal regulation.

NOW, THEREFORE BE IT RESOLVED by the Township Council of the Township of Verona, County of Essex, New Jersey, that the Tax Collector be and is hereby authorized and directed to take all appropriate actions to impose on the property commonly known as 111 Linden Avenue, Verona, New Jersey (Block 902, Lot 10) a municipal lien in the amount of the tax lien certificate (\$100.00), where upon the Tax Collector shall, within ten (10) days of encumbering of the property, send official notice of said encumbrance via certified mail, return receipt requested and regular mail to any and all other lien holders or creditors with a secured interest in the property.

ROLL CALL:

AYES:

NAYS:

ABSENT:

ABSTAIN:

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT A REGULAR MEETING HELD ON OCTOBER 5, 2020.

**JENNIFER KIERNAN
MUNICIPAL CLERK**

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

RESOLUTION No. 2020-___

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

**AUTHORIZING THE REFUND OF WATER/SEWER PAYMENTS DUE
TO DUPLICATE PAYMENT (BLOCK 1503/LOT 14)**

WHEREAS, the Tax Collector has received monthly payments from owner Karen Teitelbaum which has resulted in an overpayment on her water/sewer account in the amount of \$793.21, and

WHEREAS, the residence, located at 131 Franklin Street has been sold and Karen Teitelbaum has requested a refund.

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 Chief Financial Officer and Tax Collector are hereby authorized to issue a refund to Karen Teitelbaum in the amount of \$793.21.

ROLL CALL:

AYES:

NAYS:

ABSENT:

ABSTAIN:

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT A REGULAR MEETING HELD ON OCTOBER 5, 2020.

**JENNIFER KIERNAN
MUNICIPAL CLERK**

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

RESOLUTION No. 2020-___

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

PERMITTING ITEMS TO BE DISCUSSED IN EXECUTIVE SESSION

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975, permits the exclusion of the Public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exists.

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 public shall be excluded from discussion of an action upon the hereinafter specified subject matter.
2. The general nature of the subject matter to be discussed is as follows:
3. It is anticipated at this time that the above stated subject matter will be made public when said subject has been fully discussed by the Council, and the attorney rules this matter may be brought before the public without jeopardizing any pending litigation.
4. This resolution shall take effect immediately.

ROLL CALL:

AYES:

NAYS:

ABSENT:

ABSTAIN:

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT THE REGULAR MEETING HELD ON OCTOBER 5, 2020.

**JENNIFER KIERNAN
MUNICIPAL CLERK**

MAYOR
KEVIN J. RYAN
 DEPUTY MAYOR
MICHAEL P. NOCHIMSON
 COUNCILMEMBERS
ALEX ROMAN
EDWARD GIBLIN
JACK McEVOY

TOWNSHIP OF VERONA
 COUNTY OF ESSEX, NEW JERSEY



TOWNSHIP MANAGER
MATTHEW CAVALLO
 TOWNSHIP CLERK
JENNIFER KIERNAN
 TOWNSHIP ATTORNEY
BRIAN J. ALOIA, ESQ.

VERONA COMMUNITY CENTER
 880 BLOOMFIELD AVENUE
 VERONA, NEW JERSEY 07044

MUNICIPAL BUILDING
 600 BLOOMFIELD AVENUE
 VERONA, NEW JERSEY 07044
 (973) 239-3220
 WWW.VERONANJ.ORG

DEPARTMENT OF PUBLIC WORKS
 10 COMMERCE COURT
 VERONA, NEW JERSEY 07044

TO: Township Council
 RE: Quarterly Vacancy Increase Report
 DATE: October 2020

DATE	ISSUED TO	UNIT	PREVIOUS RENT	NEW RENT
June 3	Fieldstone, LLC – 800 Blmfd Ave	G-3	\$ 966.00/mo	\$1,550.00/mo
June 25	Fieldstone, LLC – 800 Blmfd Ave	G-2	\$ 966.00/mo	\$1,550.00/mo
June 26	CamGar – Runnymede Gardens	135A	\$1,131.00/mo	\$1,620.00/mo
June 24	Fieldstone, LLC – 810 Blmfd Ave	B-5	\$1,392.00/mo	\$1,550.00/mo
June 26	CamGar – Runnymede Gardens	127B	\$1,547.00/mo	\$1,650.00/mo
July 30	CamGar – Runnymede Gardens	88A	\$1,538.00/mo	\$1,695.00/mo
July 30	CamGar – Runnymede Gardens	103A	\$1,341.00/mo	\$1,620.00/mo
July 30	CamGar – Runnymede Gardens	146B	\$1,445.00/mo	\$1,650.00/mo
July 30	Fieldstone, LLC – 810 Blmfd Ave	B-8	\$1,188.00/mo	\$1,550.00/mo
Aug 27	CamGar – Runnymede Gardens	116A	\$1,341.00/mo	\$1,620.00/mo
Aug 27	CamGar – Runnymede Gardens	136A	\$1,492.00/mo	\$1,695.00/mo
Aug 27	CamGar – Runnymede Gardens	76B	\$1,672.00/mo	\$1,725.00/mo
Aug 27	CamGar – Runnymede Gardens	136	\$1,664.00/mo	\$1,725.00/mo
Sept 25	CamGar – Runnymede Gardens	88B	\$1,560.00/mo	\$1,650.00/mo
Sept 25	CamGar – Runnymede Gardens	132A	\$1,615.00/mo	1,695.00/mo

Respectfully submitted,

Jennifer Kiernan, RMC
 Rent Board Secretary