

Minutes of a Regular Meeting of the Verona Township Council on Monday, July 20, 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, Councilman Schor, Councilwoman McGrath, Councilman Roman, Deputy Mayor McEvoy, 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 thanks the Deputy Mayor for presiding at the last minute for the mayor.

Manager's Report:

Township Manager Kevin O'Sullivan invites Frank Messineo of Solutions Architecture to the lectern. Mr. Messineo presents a complete facility audit to the Council.

The Township Manager requests the Deputy Manager to present his report. Mr. Kraus reports on several items including the World Cup Watch Party at the Pool. He also provides updates on the Green Communities Grant, Sustainable Verona and the Community Pool.

Councilmember's Reports:

Deputy Mayor McEvoy reports that Sustainable Verona held a house energy audit seminar explaining that Public Service provides a home inspection to provide owners with ideas on how to make their home more energy efficient.

Councilman Roman waives his report for this evening.

Councilwoman McGrath thanks the residents for their input on supporting small businesses in town. The NTSAC met and is following up on the Complete Streets policy. She thanks Congresswoman McIver for hosing office hours in Verona last week.

Councilman Schor reports that he looks forward to meeting with MIAAC as Council Liaison. He visited the waste water treatment facility last week and was very impressed and please with the treatment process.

Public Comment:

Victoria Freeland, Verona, NJ

Hearing, Adoption or Amendment of Ordinances:

ORDINANCE No. 2026-27

**AN ORDINANCE TO AMEND CHAPTER 140 "VEHICLES & TRAFFIC"
ARTICLE XIV "METERED/PERMIT PARKING" §140-68, PARAGRAPH B, OF
THE CODE OF THE TOWNSHIP OF VERONA TO INCLUDE
MUNICIPAL LOT #3**

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: Schor, McGrath, Roman, McEvoy, Tamburro

NAYS:

ORDINANCE # 2026-28

**FIXING THE SALARY AND COMPENSATION FOR THE SUPERVISING
SEWAGE PLANT OPERATOR**

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: Schor, McGrath, Roman, McEvoy, Tamburro

NAYS:

Ordinance No. 2026-28 is introduced by a vote of 5-0. A public hearing will be held on August 3, 2026.

Public Comment on Consent Agenda Items:

None.

Consent Agenda:

The minutes from the July 6 Council meeting are removed from the consent agenda as the mayor was not present for that meeting. The minutes are approved by a vote of 4-0 with 1 abstention by Councilman Schor.

RESOLUTION No. 2026-167

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

CERTIFICATION OF 2025 ANNUAL AUDIT

WHEREAS, *N.J.S.A.40A:5-4* requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions; and

WHEREAS, the Annual Report of Audit for the year 2025 has been filed by David J. Gannon a Registered Municipal Accountant with PKF O'Connor Davies LLP pursuant to *N.J.S.A. 40A:5-6*, and a copy has been received by each member of the governing body; and

WHEREAS, *R.S. 52:27BB-34* authorized the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

WHEREAS, the Local Finance Board has promulgated *N.J.A.C. 5:30-6.5*, a regulation requiring that the governing body of each municipality shall, by resolution, certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, at a minimum, the sections of the annual audit entitled, "Comments and Recommendations"; and

WHEREAS, such resolution of certification shall be adopted by the governing body no later than forty-five days after the receipt of the annual audit, pursuant to *N.J.A.C. 5:30-6.5*; and

WHEREAS, all members of governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of *R.S. 52:27BB-52*, to wit:

R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Division of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000) or imprisoned for not more than one year, or both, in addition shall forfeit his/her office.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Verona, in the County of Essex, New Jersey, hereby affirms compliance *N.J.A.C. 5:30-6.5* and does hereby submit a certified copy of this resolution and the required affidavit to the Local Finance Board to show evidence of said compliance.

ROLL CALL:

AYES: Schor, McGrath, Roman, McEvoy, Tamburro

NAYS:

RESOLUTION No. 2026-168

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

**APPROVING THE CORRECTIVE ACTION PLAN FOR THE 2025
MUNICIPAL AUDIT**

WHEREAS, the Township of Verona has received a report of audit for the year ending December 31, 2025; and

WHEREAS, Local Finance Notice No. 92-15 dated July 8, 1992 requires that the Chief Financial Officer submits a Corrective Action Plan for all findings in the audit within 60 days of receipt of the Report of Audit; and

WHEREAS, the Chief Financial Officer has prepared a Corrective Action Plan relating to the findings of the 2025 Audit.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Verona, in the County of Essex, New Jersey, does hereby approve the Corrective Action Plan for the year 2025 as submitted by the Chief Financial Officer.

BE IT FURTHER RESOLVED that the Municipal Clerk is hereby directed to forward a copy of this resolution and the Corrective Action Plan to the Director of the Division of Local Government Services.

ROLL CALL:

AYES: Schor, McGrath, Roman, McEvoy, Tamburro

NAYS:

RESOLUTION No. 2026-169

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

ADOPTING THE 2026 COMMUNITY ENERGY PLAN

WHEREAS, the State of New Jersey adopted its most recent Energy Master Plan (EMP) in 2019; and

WHEREAS, the EMP established a goal of meeting 100% of the State’s energy needs through clean energy sources and production methods by the year 2050 to reduce statewide greenhouse gas emissions to 80% of levels measured for the year 2006 by 2050; and

WHEREAS, in order to advance the goals of the EMP, the New Jersey Board of Public Utilities (NJ BPU) launched the Community Energy Planning Grant Program (CEPGP) in 2021

to incentivize municipalities to reduce local energy consumption, generate clean energy locally, and accelerate vehicle electrification; and

WHEREAS, the CEPGP was created and is administered in partnership with Sustainable Jersey, a New Jersey organization committed to promoting sustainable practices among local governments; and

WHEREAS, the program offered grants of \$25,000 to “overburdened” municipalities and \$10,000 to all other participating municipalities; and

WHEREAS, the Township of Verona wishes to reduce energy costs for its businesses and residents – particularly its low- and moderate-income residents – and for government operations, and to be a local leader in equitable clean energy use and production; and

WHEREAS, the Township applied to the CEPGP program and was awarded a \$10,000 from the NJ BPU in 2024; and

WHEREAS, the Township authorized its Planning Consultant, DMR Architects, to prepare the Community Energy Plan; and

WHEREAS, DMR Architects conducted a presentation on the Community Energy Plan at a meeting of the Township Council on July 6, 2026.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Verona in the County of Essex, New Jersey that the 2026 Community Energy Plan be adopted.

ROLL CALL:

AYES: Schor, McGrath, Roman, McEvoy, Tamburro

NAYS:

RESOLUTION No. 2026-170

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

**AWARDING CONTRACT No. 2026-05
ADA IMPROVEMENTS AT THE COMMUNITY CENTER ANNEX
BUILDING AT 880 BLOOMFIELD AVENUE**

WHEREAS, the Township of Verona received three (3) bids for Contract 2026-05 on June 17, 2026; and

WHEREAS, the Consulting Engineer has reviewed and recommends the contract award be made to George Koustas Painting and Construction, LLC, West Long Branch, New Jersey as the lowest responsive and responsible bidder in the Base Bid & Alternate Bid Amount of \$129,000; and,

WHEREAS, \$129,000 shall be charged to a budget line items Ordinance 2021-04 for \$17,205.85, Ordinance 2024-24(C) for \$924.00, Ordinance 2025-10(L) for \$4,772.13, and 2026-23(E) for \$6,098.02 and the CDBG grant in the amount of \$100,000 from budget line-item T-90-67-076-002 and the availability of funds has been certified by the Chief Financial Officer.

NOW, THEREFORE BE IT 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: Schor, McGrath, Roman, McEvoy, Tamburro

NAYS:

RESOLUTION No. 2026-171

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

AUTHORIZING A CONTRACT WITH MORTON BUILDING SYSTEMS

WHEREAS, the Township of Verona requires a commercial storage garage at the waste water treatment plant; 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 not exceed \$53,000.00; and

WHEREAS, this expenditure shall be charged to Budget Account No. C-51-44-997-028 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; and

WHEREAS, the Township Manager has recommended that Morton Building Systems, Morton, Illinois, be awarded a contract to provide such services.

THEREFORE, BE IT RESOLVED by the Township Council of the Township of Verona, in the County of Essex, New Jersey that Morton Building Systems is hereby awarded a contract for providing services in an amount not to exceed \$53,000.00 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: Schor, McGrath, Roman, McEvoy, Tamburro

NAYS:

RESOLUTION No. 2026-172

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

AUTHORIZING A CONTRACT WITH GEMA CONSTRUCTION LLC

WHEREAS, the Township of Verona requires cement work at the waste water treatment plant; 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 not exceed \$26,000.00; and

WHEREAS, this expenditure shall be charged to Budget Account No. C-51-44-997-023 or any other account that may be deemed appropriate by the Chief Financial Officer or her designee, and the availability of funds have been certified by the Chief Financial Officer; and

WHEREAS, the Township Manager has recommended that GEMA Construction, LLC, South River, New Jersey be awarded a contract to provide such services.

THEREFORE, BE IT RESOLVED by the Township Council of the Township of Verona, in the County of Essex, New Jersey that GEMA Construction LLC is hereby awarded a contract for providing services in an amount not to exceed \$26,000.00 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: Schor, McGrath, Roman, McEvoy, Tamburro

NAYS:

RESOLUTION No. 2026-173

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

**APPROVING CHANGE ORDER #2 AND CLOSE OUT FOR CONTRACT No.
2024-17 - TOWN HALL REPOINTING AND WINDOW REPLACEMENT**

WHEREAS, Resolution No. 2024-231 awarded Contract 2024-17 – Town Hall Repointing and Window Replacement to Panoramic Window and Door System, Stockton, New Jersey in the base bid amount of \$773,000; and

WHEREAS, the Township approved Resolution 2025-060 for Contract Change No. 1 in the amount of +\$4,400.00 for an increased contract amount of \$777,400; and

WHEREAS, the Township received Change Order #2 in the amount of \$9,294.28, a +1.22% increase for a final contract amount of \$786,893.28.

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. 2 be approved for a final contract amount of \$786,893.28, be approved and closed-out.

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 Close Out for Contract No. 2024-17 on behalf of the Township.

ROLL CALL:

AYES: Schor, McGrath, Roman, McEvoy, Tamburro

NAYS:

RESOLUTION No. 2026-174

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

NAYS:

Council signs the Group Affidavit for the 2026 Audit.

New Business:

Council unanimously approves the following appointments:

		Unexpired Term Ending
a. Board of Adjustment		
i. Lucas Konrad-Parisi	Alternate #3	1/15/2027
b. Historical Preservation Commission		
i. John Charles Betzler	Alternate #1	1/15/2028
c. Open Space Trust Fund Advisory Committee		
i. Kate Hartwyk	Public Member	1/15/2027

Public Comment:

None.

Executive Session:

Council enters into executive session at 8:15 p.m. and returns to the public session at 9:40 p.m.

Adjournment:

A motion to adjourn at 9:40 p.m. is made by Deputy Mayor McEvoy; seconded by Councilwoman McGrath. Vote: 5 ayes.

The next meeting is August 3, 2026.

Respectfully submitted,


Jennifer Kiernan, Municipal Clerk


Christopher H. Tamburro, Mayor

APPROVED: August 3, 2026