

Minutes of a Regular Meeting of the Verona Township Council on Monday, September 14, 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 Deputy Township Manager 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 Director of Information Technology Tony Fan are present.

Mayor's Report:

Mayor Tamburro had the opportunity to attend the Verona Community Pool adult night and closing day yesterday and thanks all involved for a phenomenal pool season. He also attended a public safety facilities meeting as well as the Claridge House 9/11 program and thanks everyone who participated in and helped coordinate the September 11th commemoration event. The mayor attended the ribbon cutting of Maxim Spine, hopes all students and faculty had a great return back to school and lastly wishes Councilman Schor a belated happy birthday.

Mayor reads a Statement on PILOT's.

The mayor then reads a Proclamation for the Junior Women's Club celebrating their 100th Anniversary.

Manager's Report:

Township Manager Kevin O'Sullivan reports on pool, wastewater and stormwater updates as well as various construction projects and community center equipment upgrades. The township also continues to pursue a number of eligible grants.

Rent Control Board Presentation – Alex Graziano, Rent Board Attorney and Kristine Gould, Rent Board Administrator.

Community Forestry Management Plan Presentation – Carol Thomas, Chairperson, Shade Tree Commission

Public Hearing for Climate Resilient Grant
None.

Public Hearing for CDBG Reprogramming Funds
None.

Councilmember's Reports:

Deputy Mayor McEvoy reports that the Verona Chamber will have a meet and greet tomorrow night and he congratulates UNICO on another successful Labor Day race. He provides a special thank you to Verona Public Works for all their recent hard work and to the township employees who took the time to put all of the flags out for the 9/11 ceremony. He also acknowledges the mayor for his 9/11 speech and for all involved in making it such a moving and meaningful event. He lastly recognizes and appreciates all the time and effort that went into the PILOT discussion.

Councilman Roman gives his congratulations on a very successful pool season and mentions that the Environmental Commission met last week. He concludes his report stating that the Junior Commissioners are working on a project to plant a garden at the High School and there will be a small ribbon cutting for it on September 22nd.

Councilwoman McGrath also mentions the successful and safe pool season and thanks everyone involved in the County's 9/11 remembrance celebration at Eagle Rock Reservation. She attended a Labor Day event in Newark and one-on-one conversations on our public safety building. Lastly, the Shade Tree Committee and the Neighborhood Traffic and Safety Committee both had meetings where many extensive conversations took place regarding future infrastructure and plans.

Councilman Schor begins by wishing Mayor Tamburro a happy belated birthday. He also attended the moving 9/11 ceremony and the UNICO 5K run. He looks forward to many more successful pool seasons to come in the future as well as continuing to work on the progress of the public safety building.

Mayor Tamburro makes a motion to suspend the order of business, seconded by Councilman Schor. Vote: 5 ayes.

Mayor Tamburro brings a resolution establishing a subcommittee with the Board of Education to the table.

RESOLUTION No. 2026-210

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

**ESTABLISHING A SUBCOMMITTEE TO NEGOTIATE A PILOT REVENUE
SHARING AGREEMENT WITH THE VERONA BOARD OF EDUCATION
AND DIRECTING THE SUBCOMMITTEE TO COME TO AN MUTUAL
UNDERSTANDING WITH THE BOARD OF EDUCATION'S
SUBCOMMITTEE OF HOW PILOTS ARE IMPLIMENTED, FINANCED AND
THE IMPACT ON THE VERONA SCHOOL LEVY**

WHEREAS, the Township of Verona approved Payments in Lieu of Taxes (PILOT) agreements under the Long-Term Tax Exemption Law (N.J.S.A. 40A:20-1 et seq.) to encourage redevelopment with less density and fewer living units while also meeting its Constitutional affordable housing obligation; and

WHEREAS, in accordance with state law, properties subject to PILOT agreements are exempt from standard property improvement taxes, and the statutory default distribution allocates 95% of PILOT revenues to the municipality and 5% to the county, leaving the local school district with no direct allocation; and

WHEREAS, the Township Council recognizes that any new development projects, regardless of PILOT status, can affect municipal operations and similarly impact the Verona Public School District by introducing new residents and students, thereby increasing the operational and capital demands on local schools; and

WHEREAS, although the PILOT agreements do not reduce or determine the Board of Education's annual tax levy, the Township recognizes that the Verona Board of Education is having budgetary issues and the Board of Education's ability to increase the Board's annual tax levy is limited by Statute unless the Board gets approval after a referendum is voted upon as part of a public election; and

WHEREAS, the Township Council desires to maintain its strong, collaborative relationship with the Verona Board of Education and ensure fiscal equity across all local taxing entities; and

WHEREAS, the Township Council believes it is in the best interest of the residents of Verona to establish a formal revenue-sharing agreement that voluntarily allocates a portion of municipal PILOT revenues to the Board of Education to support local educational needs; and

WHEREAS, the Township Council also believes that it is important that the Township and School Board Committees come to an understanding on how pilots are implemented, financed, and affect the School levy so an educational joint statement can be issued and shared with the public.

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

1. **Establishment of Subcommittee:** The Township Council hereby establishes a temporary Council Subcommittee, to be known as the "PILOT Revenue Sharing and Educational Subcommittee."
2. **Appointment of Members:** The Subcommittee shall consist of two (2) members of the Township Council appointed by the Council. The initial appointees shall be Deputy Mayor McEvoy and Councilmember Alex Roman.

3. **Scope of Authority:** The Subcommittee is authorized and directed to meet, consult, and negotiate with designated representatives of the Verona Board of Education to draft a comprehensive framework for sharing municipal PILOT revenues. The Subcommittee is also directed to come to an understanding on how pilots are implemented, financed and affect the School levy so a joint educational statement can be issued and shared with the public
4. **Administrative Support:** The Township Manager, Chief Financial Officer, Township Attorney and Special Counsel are authorized to provide necessary data, financial modeling, and legal support to the Subcommittee during these negotiations and discussions.
5. **Reporting and Final Approval:** In first meeting between Township and Board representatives, the subcommittee with establish and report a calendar for its deliberations and recommendations. The subcommittee shall report its progress periodically to the full Township Council with the goal of having an agreement in place before the end of this calendar year. Any final proposed revenue-sharing agreement or Memorandum of Understanding (MOU) resulting from these negotiations must be presented to the full Township Council for formal review, consideration, and approval by resolution.
6. **Effective Date:** This Resolution shall take effect immediately according to law.

ROLL CALL:

AYES: Schor, McGrath, Roman, McEvoy

NAYS:

ABSTAIN: Tamburro

Public Comment:

Keith Pajonas, Verona, New Jersey
Rachel Carmel, Verona, New Jersey
Alexandra Vanoya, Verona, New Jersey
Jacqueline Rosa, Verona, New Jersey
Jesse Lilley, Verona, New Jersey
Katherin Hartwyk, Verona, New Jersey
Monica Vincent, Verona, New Jersey
Kevin Ryan, Verona, New Jersey

Hearing, Adoption or Amendment of Ordinances:

ORDINANCE No. 2026-29
AN ORDINANCE OF THE TOWNSHIP OF VERONA APPROVING AN
APPLICATION FOR A LONG-TERM TAX EXEMPTION AND
AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH
383 BLOOMFIELD AVENUE URBAN RENEWAL LLC RELATED TO THE
REDEVELOPMENT OF BLOCK 708, LOT 1, COMMONLY KNOWN BY THE
STREET ADDRESS 383 BLOOMFIELD AVENUE

The Municipal Clerk reads the ordinance by title.

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

Public Hearing: None

ROLL CALL:

AYES: McGrath, Roman, McEvoy, Tamburro

NAYS: Schor

Introduction of Ordinances:

ORDINANCE # 2026-30
FIXING THE SALARY AND COMPENSATION OF THE
LAND USE ADMINISTRATOR

The Municipal Clerk reads the ordinance by title.

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

ROLL CALL:

AYES: Schor, McGrath, Roman, McEvoy, Tamburro

NAYS:

Ordinance 2026-30 is introduced by a vote of 5-0. It will be published according to law and a public hearing will be held on October 5, 2026

Public Comment on Consent Agenda Items:

Katherine Hartwyk, Verona, New Jersey

Items K-1, L-3 and L-4 are removed from the Consent Agenda.

Minutes from the August 17, 2026 Council Meeting are approved 4-0 with one Councilwoman McGrath abstaining.

RESOLUTION No. 2026-197

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

**APPROVING CHANGE ORDER #2 & CLOSE-OUT FOR CONTRACT
No. 2025-04 IMPROVEMENTS TO EVERETT FIELD**

WHEREAS, Resolution No. 2026-017 approved Change Order #1 for Contract 2025-04 Improvements to Everett Field to Gallen Contracting, Inc. Midland Park, New Jersey increasing the base bid amount 2.16% to 3,957,611.77; and

WHEREAS, Change Order #2 is for requested supplemental items not included in the bid in the amount of +\$173,139.36 as well as a reduction of certain items included in the bid for a decreased amount of -\$24,343.20; and

WHEREAS, Contract Change No. 2 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. 2 be approved for a final contract increase of 3.76% to \$4,106,407.93.

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. 2 for Contract No. 2025-04 on behalf of the Township and the contract be closed out.

ROLL CALL:

AYES: Schor, McGrath, Roman, McEvoy, Tamburro

NAYS:

RESOLUTION No. 2026-198

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

**APPROVING CHANGE ORDER #1 FOR CONTRACT
No. 2026-01 IMPROVEMENTS TO AFTERGLOW WAY, DODD TERRACE
AND SUMMIT ROAD**

WHEREAS, Resolution No. 2026-063 awarded Contract 2026-01 Improvements to Afterglow Way, Dodd Terrace and Summit Road to D.L.S. Contracting, Inc. for a base bid amount of \$332,156.63; and

WHEREAS, Change Order #1 is for quantities adjustments in the amount -\$18,773.76; 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 decrease of -5.65% to \$313,382.87.

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. 2026-01 on behalf of the Township.

ROLL CALL:

AYES: Schor, McGrath, Roman, McEvoy, Tamburro

NAYS:

RESOLUTION No. 2026-199

A motion was made by Councilwoman McGrath; seconded by Councilman Schor 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 54 Fairview Avenue, Block 1604, Lot 22, has requested a permit to remove a White Pine tree located on their property; and

WHEREAS, the tree has a diameter of forty-nine inches (49") and is defined as an extraordinary tree in Chapter 493, Article II of the Township Code; and

WHEREAS, the Township Forester has reported that the tree is located in the middle of the property and shows no signs of decline and is viable; 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 removal of the 49" White Pine is approved.

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: Schor, McGrath, Roman, McEvoy, Tamburro

NAYS:

RESOLUTION No. 2025-200

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

AWARDING CONTRACT TO STRANS ENGINEERING

WHEREAS, the Township of Verona received bids for RFP No. 2024-11, “Bloomfield Avenue Streetscape” on September 5, 2024; and

WHEREAS, Township Resolution No. 2025-156 was awarded RFP No. 2024-11 to Strans Engineering, 70 East Sunrise Highway, Valley Stream, New York; and

WHEREAS, the scope of services to be provided by Strans Engineering has been amended for Strans Engineering provide a topographic and planimetric site survey and a subsurface utility investigation survey of Bloomfield Avenue for the streetscape project.

NOW, THEREFORE BE IT RESOLVED by the Township Council of the Township of Verona, in the County of Essex, New Jersey authorizes the Township Manager and/or his designee to execute an amended contract with Strans Engineering, 70 East Sunrise Highway, Valley Stream, New York for the scope of services listed above.

ROLL CALL:

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

RESOLUTION No. 2026-201

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

**ESSEX COUNTY COMMUNITY DEVELOPMENT BLOCK GRANTS (CDBG)
PUBLIC FACILITIES AND IMPROVEMENTS PROGRAM FY27**

WHEREAS, the Township of Verona is a participating municipality in the Essex County Community Development Block Grant (CDBG) Public Facilities and Improvements Program; and

WHEREAS, the Township of Verona desires to request \$300,000.00 in funding under the CDBG grant application year 2027 for the following project:

<u>PROJECTS</u>	<u>REQUEST</u>
Morningside Road and Forest Avenue ADA Improvements	\$300,000.00

NOW, THEREFORE BE IT RESOLVED that the Township Council does hereby authorize the Township Manager to submit an application for funding under the Essex County Community Block Grant FY2027 Public Facilities and Improvement Program for the proposed project.

ROLL CALL:

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

RESOLUTION NO. 2026-202

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

AUTHORIZING CANCELLATION OF GRANT BALANCES

WHEREAS, The Township received grants over the last few years which have been completed; and

WHEREAS, it is necessary to formally cancel the receivable balance and the offsetting appropriation reserve balance from the balance sheet; and

WHEREAS, the CFO has provided the receivable balances and the offsetting appropriation reserves as outlined below:

	<u>Grants Receivable</u>	<u>Appropriations</u>
2024 Clean Communities	\$ 20.00	\$ 0.00
2024 Distracted Driving	\$ 0.00	\$ 70.00
Drive Sober/Get Pulled Over	\$ 7,000.00	\$ 0.00
2025 Federal Highway Safety	\$ 1,120.00	\$ 1,120.00
2025 Age Inclusion	\$ 8,277.00	\$ 8,277.00
2026 Pedestrian Safety	\$ 900.00	\$ 900.00
Sustainable Commercial Grant	<u>\$ 0.00</u>	<u>\$ 2,500.00</u>
	\$17,317.00	\$12,867.00

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Verona, in the County of Essex, New Jersey that the grants receivable and appropriation balances listed above be cancelled:

ROLL CALL:
AYES: Schor, McGrath, Roman, McEvoy, Tamburro
NAYS:

RESOLUTION No. 2026-203

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

CANCELLING FUNDED APPROPRIATION BALANCES UNDER CERTAIN BOND ORDINANCES PREVIOUSLY ADOPTED BY THE TOWNSHIP OF VERONA FOR VARIOUS GENERAL CAPITAL IMPROVEMENT PROJECTS IN THE TOTAL AMOUNT OF \$122,104.93

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.

NOW THEREFORE BE IT RESOLVED, 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
General Capital		
2022-10A	Reconstruction of ADA Ramps	\$ 3,804.50
2023-17	Purchase of Pompton Property	\$68,825.43
2024-24F	Preliminary Design VCC Roof	\$25,000.00
2024-24G	Preliminary Design Garage Roof	\$24,475.00
Total General Capital		\$122,104.93

ROLL CALL:
AYES: Schor, McGrath, Roman, McEvoy, Tamburro
NAYS:

RESOLUTION NO. 2026-204

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

CANCELLING UNFUNDED APPROPRIATION BALANCES UNDER CERTAIN BOND ORDINANCES PREVIOUSLY ADOPTED BY THE TOWNSHIP OF VERONA IN THE TOTAL AMOUNT OF \$9,359.20

WHEREAS, the Township of Verona, Essex County, New Jersey previously adopted

Bond Ordinances for the purpose of funding Big Pool Improvements of the Township as more fully specified in the Bond Ordinances; and

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

NOW, THEREFORE, BE IT RESOLVED, that 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		
2024-20	Big Pool Improvements	9,359.20
		\$9,359.20

ROLL CALL:

AYES: Schor, McGrath, Roman, McEvoy, Tamburro

NAYS:

RESOLUTION No. 2026-205

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

AUTHORIZING A CONTRACT WITH DNS MEDIA GROUP, LLC.

WHEREAS, the Township of Verona broadcasts it’s VTV public access on Comcast channel 35 and Verizon FIOS channel 24; and

WHEREAS, VTV requires station management, consultation and support to run effectively and efficiently including station programming, maintain content for the station bulletin board system and maintain the station’s equipment, update all servers and bulletin board systems as needed; and

WHEREAS, such services are provided by DNS Media Group, LLC. and therefore, requires 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 that the value of the service will exceed \$17,500; and,

WHEREAS, DNS Media Group, LLC, 186 Springbrook Trail, Sparta, New Jersey 07871 will continue to provide services at a cost not-to-exceed \$29,000.00; and,

WHEREAS, services provided by DNS Media Group, LLC shall be charged to budget account 6-01-20-100-160 and the availability of funds have been certified by the Chief Financial Officer of the Township; and

WHEREAS, DNS Media Group, LLC has completed and submitted a Business Entity Disclosure Certification which certifies that DNS Media Group, LLC has not made any reportable contributions to a political or candidate committee in the Township of Verona in the previous one year, and that the contract will prohibit DNS Media Group, LLC 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, that a contract be awarded to DNS Media Group, LLC, pending certification of available funds by the CFO subject to the following:

1. The award of this contract is subject to finalization of the contract terms to be drafted and approved by the Township Attorney.
2. The contract and any contract amendments which may become necessary shall be subject to the Township’s ability to appropriate sufficient funds, which appropriation shall be at the sole discretion of the Township Council.

3. The Council hereby authorizes the Township Manager, or his designee, to execute any and all documents and take any and all actions necessary to complete and realize the intent and purpose of this resolution.
4. The Township is in receipt of the Stockholder Disclosure form, Contribution Disclosure form, Certificate of Employee Information Report, Business Registration Certificate, and Certificate of Insurance.
5. The Township Manager, or his designee, is hereby authorized to execute an agreement as outlined herein with DNS Media Group, LLC, 186 Springbrook Trail, Sparta, NJ 07871.

ROLL CALL:

AYES: Schor, McGrath, Roman, McEvoy, Tamburro

NAYS:

RESOLUTION No. 2026-206

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

**AUTHORIZING A CONTRACT WITH
RAPID PUMP & METER SERVICES CO.**

WHEREAS, there exists a need for the pumps in the wastewater treatment facility to be rebuilt, receive new parts and servicing; and

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

WHEREAS, the Township of Verona may, without advertising for bids, purchase such materials through the North Jersey Wastewater Cooperative Pricing System – Contract B471-11, pursuant to N.J.S.A. 40A:11-12 and N.J.A.C. 5:34-7.29 et seq., and

WHEREAS, this expenditure shall be charged to Budget Account No. 6-05-55-502-384 or any other account that may be deemed appropriate by the Chief Financial Officer, and the availability of funds have been certified by the CFO; and

WHEREAS, the Township Manager has recommended that Rapid Pump & Meter Services Co., 285 Straight Street, PO Box AY, Paterson, New Jersey 07509 be awarded a contract to provide parts and services at the wastewater treatment facility.

THEREFORE, BE IT RESOLVED by the Township Council of the Township of Verona, in the County of Essex, New Jersey that Rapid Pump & Meter Services, Co. is hereby awarded a contract for providing services not to exceed \$55,696.25 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. 2026-207

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 exists.

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:

RESOLUTION No. 2026-208

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

DESIGNATING 383 BLOOMFIELD AVENUE URBAN RENEWAL LLC AS THE REDEVELOPER OF BLOCK 708, LOT 1 ON THE TAX MAP OF THE TOWNSHIP, COMMONLY KNOWN BY THE STREET ADDRESS 383 BLOOMFIELD AVENUE, AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH RESPECT THERETO

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

WHEREAS, the Township Council (the “**Township Council**”) of the Township of Verona (the “**Township**”), by Resolution No. 2024-147, authorized and directed the Planning Board of the Township (the “**Planning Board**”) to conduct a preliminary investigation to determine whether Block 708, Lot 1, more commonly known as 383 Bloomfield Avenue (the “**Project Site**”), met criteria set forth in the Redevelopment Law to be designated as a redevelopment area; and

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

WHEREAS, by Resolution No. 2025-049, the Township Council designated the Project Site as a non-condemnation area in need of redevelopment; and

WHEREAS, 383 Bloomfield Avenue Urban Renewal LLC (the “**Redeveloper**”) is the owner of the Project Site and has submitted to the Township a proposal to undertake the development of a four story mixed-use project including approximately 4,000 square feet of ground floor retail/commercial space, approximately thirty-three (33) residential rental units, two (2) of which shall be supportive units for adults with special needs, and one (1) of which shall be a 3-bedroom moderate income affordable unit (the “**Affordable Housing Unit**”), as well as approximately 60 parking spaces and other improvements included in the Redevelopment Agreement (the “**Project**”)

WHEREAS, on November 10, 2025, pursuant to Ordinance No. 2025-17, the redevelopment plan entitled “Township of Verona 383 Bloomfield Ave Redevelopment Plan” was adopted by the Township Council for the Property (the “**Redevelopment Plan**”); and

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

WHEREAS, the Township has determined that Redeveloper meets all necessary criteria, including financial capabilities, experience, and expertise, and, as a result, has determined to

designate Redeveloper as the exclusive “redeveloper” (as such term is defined at N.J.S.A. 40A:12A-3 of the Redevelopment Law) of the Project Site; and

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

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

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

SECTION 2. 383 Bloomfield Avenue Urban Renewal LLC is hereby designated as the redeveloper of the Project Site.

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

SECTION 4. This resolution shall take effect immediately.

ROLL CALL:

AYES: McGrath, Roman, McEvoy, Tamburro

NAYS: Schor

RESOLUTION No. 2026-209

A motion was made by Councilman Roman; second by Councilman Schor that the following resolution be adopted:

**AUTHORIZING THE EXECUTION OF A DEVELOPMENT AGREEMENT
WITH VERONA SUNSET URBAN RENEWAL, LLC FOR PROPERTY
IDENTIFIED AS BLOCK 303, LOT 4, COMMONLY KNOWN BY THE
STREET ADDRESS 1 SUNSET AVENUE**

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

WHEREAS, on August 19, 2019, the Township Council (the “**Township Council**”) of the Township of Verona (the “**Township**”) adopted Resolution No. 2019-140, designating certain property identified as Block 303, Lot 4 on the official Tax Map of the Township of Verona and located at 1 Sunset Avenue (the “**Project Site**”), as a non-condemnation area in need of redevelopment in accordance with the Redevelopment Law; and

WHEREAS, on January 31, 2020, the Township and Spectrum 360, LLC (the previous owner of the school located on the Project Site) entered into that certain First Amended and Restated Settlement Agreement (the “**Settlement Agreement**”) with respect to Spectrum 360, LLC’s intervention in the civil litigation captioned *In the Matter of the Application of the Township of Verona, a municipal corporation of the State of New Jersey*, Docket No. ESX-L-4773-15; and

WHEREAS, by the adoption of Ordinance No. 2020-01 on March 8, 2021, the Township Council duly adopted a redevelopment plan entitled “The Sunset Avenue Redevelopment Area Redevelopment Plan”, (as amended and may be further amended, the “**Redevelopment Plan**”); and

WHEREAS, the Redeveloper is the owner of the Project Site; and

WHEREAS, on June 7, 2021, the Township adopted Resolution No. 2021-082 designating the Redeveloper as redeveloper of the Project Site in accordance with the Redevelopment Law, conditioned on the approval and execution of a redevelopment agreement; and

WHEREAS, on or about January 17, 2022, the Township and Redeveloper entered into that certain Redevelopment Agreement (as amended, the “**Redevelopment Agreement**”), wherein Redeveloper undertook, in accordance with the Redevelopment Plan and the Settlement Agreement, to design, develop, finance, construct, operate and maintain: (i) a multi-family rental housing development including one residential building of no more than four stories, including parking, one hundred eighty-five (185) market-rate multi-family residential units (all of which shall be either one-bedroom or two-bedroom units); (ii) fifteen (15) multifamily residential units affordable to very low, low and moderate income households located within the same building as the market-rate units; (iii) associated parking, including electric vehicle charging stations as required by the Redevelopment Plan; (iv) associated amenities for the residential units; and (v) all necessary infrastructure improvements (collectively, the “**Project**”); and

WHEREAS, on or about January 18, 2022, Redeveloper and the Township entered into that certain Financial Agreement providing for payments in lieu of taxes in accordance with the Long-Term Tax Exemption Law, *N.J.S.A. 40A:20-1, et seq.*, in connection with the redevelopment of the Project Site (the “**Financial Agreement**”); and

WHEREAS, on September 28, 2023, the Township Planning Board (the “**Board**”) voted to approve Resolution 2023-14 (the “**Board Resolution**”) granting preliminary and final major site plan approval for the Project; and

WHEREAS, in order to effectuate the redevelopment of the Project Site, the Redeveloper and the Township have determined to enter into a development agreement, a copy of which is on file with the Township Clerk, which shall set forth the terms, conditions, responsibilities and obligations of the Redeveloper and the Township with respect to the Project to facilitate its completion (the “**Development Agreement**”),

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

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

SECTION 2. The Township Manager of the Township is hereby authorized to execute the Development Agreement, subject to such additions, deletions, modifications or amendments deemed necessary by the Township in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate action to effectuate the Agreement.

SECTION 3. This resolution shall take effect immediately.

ROLL CALL:

AYES: Schor, McGrath, Roman, McEvoy
NAYS:
ABSTAIN: Tamburro

New and Unfinished Business

- 1. Appointment
 - a. Planning Board
 - i. Christy DiBartolo Alternate #1

Unexpired Term Ending
January 17, 2028

ROLL CALL:

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

Public Comment:

None

Executive Session:

Council enters into executive session at 10:16 p.m. and returns to the public session at 10:38 p.m.

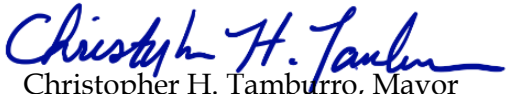
Adjournment:

A motion to adjourn the meeting at 10:39 p.m. is made by Deputy Mayor McEvoy; seconded by Councilman Roman.

The next meeting is October 5, 2026.

Respectfully submitted,


Jennifer Kiernan, Municipal Clerk


Christopher H. Tamburro, Mayor

APPROVED: October 5, 2026