

Minutes of a Special Meeting of the Verona Township Council on Minutes of a Special Meeting of the Verona Township Council on May 28, 2020 beginning at 7:00 p.m. via Zoom video conferencing platform.

Call to Order:

Municipal Clerk reads notice of Open Public Meetings law. The notice requirements of the Open Public Meetings Act have been satisfied with respect to this special meeting which is being held via Zoom video conferencing; specifically, the time, date and public internet link and telephone call-in information, was posted in the Municipal Building, on the Township's website, and sent to the official newspapers of the Township, the Verona-Cedar Grove Times and the Star Ledger and MyVeronaNJ.com and TAPinto, the official online new source(s), 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](http://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. This meeting is being recorded, both audibly and visually for retention purposes and for rebroadcast on the Township's YouTube channel and VTV.

Roll Call:

Mayor Jack McEvoy, Deputy Mayor Alex Roman, Councilman Kevin Ryan; Councilman Ted Giblin and Councilwoman Christine McGrath. Township Manager Matthew Cavallo, Township Attorney Brian Aloia and Jennifer Kiernan, Municipal Clerk are also present. Also in attendance is Township Redevelopment Counsel Joseph Baumann.

Mayor McEvoy leads the Pledge of Allegiance.

Township Manager Matthew Cavallo provides the public with detail on the Township's plan to further decrease the number of new housing units that will be built in the Township as a result of the Affordable Housing case currently before the Courts.

Public Comment on Consent Agenda:

Jason Hyndman, 34 Cambridge Road, Verona, New Jersey  
Michael Duda, 55 Depot Street, Verona, New Jersey  
Herb Lev, 45 Summit Road, Verona, New Jersey  
George Manousos, 37 Forest Avenue, Verona, New Jersey  
Jon Verzella, 130 Personette Avenue, Verona, New Jersey

**RESOLUTION No. 2020-101**

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

**AUTHORIZING THE EXECUTION OF A PURCHASE AND SALE AGREEMENT WITH POEKEL PROPERTIES LLC**

**WHEREAS**, Poekel Properties LLC ("Poekel") is the owner of the approximately 2.7-acre real property designated as Block 2301, Lots 17 & 18 according to the Township of Verona's tax and assessment maps and commonly known as 860 Bloomfield Avenue and Bloomfield to Personette (the "Property"); and

**WHEREAS**, the Township desires to acquire the Property from Poekel for the total purchase price of Three Million Three Hundred Thousand Dollars (\$3,300,000.00) for inclusion in a redevelopment project to be constructed in accordance with the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*; and

**WHEREAS**, Poekel desires to sell and convey the Property to the Township; and

**WHEREAS**, the Township and Poekel wish to enter into a purchase and sale agreement, setting forth the terms, conditions, responsibilities and obligations of the parties in substantially the form as on file with the Township Manager (the "PSA").

**NOW THEREFORE BE IT RESOLVED** by the Township Council of the Township of Verona, in the County of Essex, New Jersey, that the foregoing recitals are hereby incorporated by reference as if fully set forth herein.

**BE IT FURTHER RESOLVED** that the Township Manager is hereby authorized and directed to execute the PSA, in the form on file with the Township Manager, with such changes, omissions or amendments as the Township Manager deems appropriate in consultation with the Township Attorney, the Township's redevelopment counsel, planning consultant and other professionals, and the Township Clerk is hereby authorized and directed to attest to the signature of the Township Manager and to affix the seal of the Township to the PSA, if applicable.

**BE IT FURTHER RESOLVED** that this resolution shall take effect immediately.

**ROLL CALL:**

**AYES: McGrath, Giblin, Ryan, Roman, McEvoy**

**NAYS:**

**RESOLUTION No. 2020-102**

A motion was made by Deputy Mayor Roman; seconded by Councilman Giblin 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:
  - a. Pending, Ongoing, or Anticipated Litigation pursuant to *N.J.S.A. 10:4-12 (7)*
    - Docket No. ESX-L-4773-15  
(In All Declaratory Judgement Actions Filed by Various Municipalities, County of Essex, Pursuant to the Supreme Court's Decision in In re Adoption of *N.J.A.C. 5:96, 221 N.J. 1 (2015)*)
  - b. Contract Negotiations pursuant to *N.J.S.A. 10:4-12 (7)*
    - GTI New Jersey
    - Depot & Pine Redevelopment (Block 2301, Lots 11, 12, 14, 15 & 16)
    - Poekel Property (Block 2301, Lots 17 & 18)
    - Forsons Partners Properties (Block 501, Lot 83 & Block 1201, Lot 3.01)
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: McGrath, Giblin, Ryan, Roman, McEvoy**

**NAYS:**

**ORDINANCE No. 2020-11**

**CAPITAL ORDINANCE APPROPRIATING \$30,000 FROM THE CAPITAL IMPORVEMENT FUND FOR SIDEWALK REPLACEMENT AND REPAIR IN ACCORDANCE WITH A LIST ON FILE IN THE TOWNSHIP ENGINEER'S**

**OFFICE IN AND BY THE TOWNSHIP OF VERONA, IN THE COUNTY OF  
ESSEX, NEW JERSEY**

The Municipal Clerk reads Ordinance No. 2020-11 by title into record.

Motion to introduce Ordinance No. 2020-11 is moved by Councilwoman McGrath; seconded by Councilman Ryan.

**ROLL CALL:**

**AYES:** McGrath, Giblin, Ryan, Roman, McEvoy

**NAYS:**

**ABSENT:**

Ordinance No. 2020-11 is introduced 5-0 and will be published according to law and a public hearing will be held on June 8, 2020.

**ORDINANCE No. 2020-12**

**BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF REAL  
PROPERTY AND OTHER COSTS TO PROVIDE FOR AN AFFORDABLE  
HOUSING REDEVELOPMENT PROJECT IN AND BY THE TOWNSHIP OF  
VERONA, IN THE COUNTY OF ESSEX, NEW JERSEY, APPROPRIATING  
\$6,750,000 THEREFOR, AUTHORIZING THE ISSUANCE OF \$6,750,000  
BONDS OR NOTES OF THE TOWNSHIP TO FINANCE THE COST  
THEREOF AND AMENDING IN ITS ENTIRETY AND RESTATING BOND  
ORDINANCE No. 2018-34 OF THE TOWNSHIP FINALLY ADOPTED  
DECEMBER 3, 2018**

The Municipal Clerk reads Ordinance No. 2020-12 by title into record.

Motion to introduce Ordinance No. 2020-12 is moved by Mayor McEvoy; seconded by Deputy Mayor Roman.

**ROLL CALL:**

**AYES:** McGrath, Giblin, Ryan, Roman, McEvoy

**NAYS:**

**ABSENT:**

Ordinance No. 2020-12 is introduced 5-0 and will be published according to law and a public hearing will be held on June 8, 2020.

Public Comment:

George Manousos, 37 Forest Avenue, Verona, New Jersey  
Rob Caruso, 42 Marion Road, Verona, New Jersey  
Todd Squilanti, 6 Belleclaire Place, Verona, New Jersey  
Paul Sciarra, 7 Crestmont Road, Verona, New Jersey  
Laura Fortgang, 45 Wayland Drive, Verona, New Jersey  
Rob Caruso, 42 Marion Road, Verona, New Jersey

Council enters into Executive Session at 8:34 p.m.

Motion to adjourn the public meeting at 9:50 p.m. is moved by Deputy Mayor Roman; seconded by Mayor McEvoy. Vote: 5 ayes.

The next regular scheduled meeting is June 8, 2020 at 7:00 p.m.

Respectfully submitted,

*Jennifer Kiernan*

Jennifer Kiernan, Municipal Clerk

*Jack McEvoy*

Jack McEvoy, Mayor

APPROVED: June 8, 2020