

**MINUTES OF THE PLANNING BOARD MEETING**  
**Thursday      July 27, 2023**

**Present:**

Chairperson Jessica Pearson  
Vice Chair David Freschi  
Councilman Alex Roman  
Deputy Mayor Jack McEvoy  
Mr. Al DeOld  
Mr. Tim Camuti  
Mr. Jason Hyndman

Mr. Jesse Lilley  
Mr. Chris Bernardo

Mr. Greg Mascera, Planning Board Attorney  
Dr. Alvaro Gonzalez, Engineer  
Marcie Maccarelli, Acting Planning Board  
Secretary

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Meeting called to order at 7:35 pm by Chair Pearson.

Absent from meeting: Mr. Katzeff & Mr. Jacobsen

**Pledge of Allegiance**

Chairperson Pearson reads Open Public Meetings Act Statement.

**Public Hearing**

Chairperson Pearson asks if anyone from the public would like to address the board on topics not on this meeting's agenda. Seeing no question or comment from the public, Chair Pearson closes this portion of the meeting.

**Minutes**

Chairperson Pearson asks for a motion to approve both the minutes from the regular meeting held on June 22, 2023. Mr. Bernardo makes the motion, Vice Chair Freschi seconds. There were no votes against. The motion passes. Minutes are approved.

**Votes in the Affirmative**

- Mr. Bernardo
- Mr. Lilley
- Mr. Hyndman
- Mr. DeOld
- Vice Chairman Freschi
- Chair Pearson

**Absent Members**

- Mr. Katzeff
- Mr. Jacobsen

**Abstaining**

- Mr. Camuti
- Deputy Mayor McEvoy
- Councilman Roman

## **Reorganization of the Board**

Mr. Mascera, the Board Attorney, administered the following oaths prior to the meeting:

1. Jack McEvoy - Mayor's Planning Board Alternate
2. Alex Roman - Class III Member
3. Jesse Lilley - Class IV Member

Chair Pearson asks for nominations from the Board for Chairperson. Vice Chair Freschi nominates Jessica Pearson, Mr. Camuti seconds. There are no other nominations. Roll call vote is taken. Councilman McEvoy abstains, all others present vote in favor.

### Votes in the Affirmative

- Mr. Bernardo
- Mr. Lilley
- Mr. Hyndman
- Mr. Camuti
- Mr. DeOld

- Councilman Roman
- Vice Chairman Freschi
- Chair Pearson

- Mr. Jacobsen

### Abstaining

- Deputy Mayor McEvoy

### Absent Members

- Mr. Katzeff

Chair Pearson asks for nominations from the Board for Vice Chairman. Mr. Camuti nominates David Freschi, Mr. Lilley seconds. There are no other nominations. Roll call vote is taken. All present vote unanimously in favor.

### Votes in the Affirmative

- Mr. Bernardo
- Mr. Lilley
- Mr. Hyndman
- Mr. Camuti
- Mr. DeOld
- Councilman Roman

- Deputy Mayor McEvoy
- Vice Chairman Freschi
- Chair Pearson

### Absent Members

- Mr. Katzeff
- Mr. Jacobsen

## **RESOLUTIONS**

1. **Resolution 2023-08:** Appointment of the Acting Planning Board Secretary (*See Attachment*)

Chair Pearson asks if there is a motion to approve Resolution 2023-08. Chair Pearson makes a motion and Deputy Mayor McEvoy seconds it. The vote was unanimous. There were no votes against. The motion passes.

### Votes in the Affirmative

- Mr. Bernardo
- Mr. Lilley
- Mr. Hyndman
- Mr. Camuti
- Mr. DeOld
- Deputy Mayor McEvoy
- Councilman Roman
- Vice Chairman Freschi
- Chair Pearson

### Absent Members

- Mr. Katzeff
- Mr. Jacobsen

2. **Resolution 2023-09:** Appointment of the Planning Board Attorney (*See Attachment*)

Chair Pearson asks if there is a motion to approve Resolution 2023-09. Councilman Roman makes a motion and Deputy Mayor McEvoy seconds it. The vote was unanimous. There were no votes against. The motion passes.

Votes in the Affirmative

- Mr. Bernardo
- Mr. Lilley
- Mr. Hyndman
- Mr. Camuti
- Mr. DeOld
- Deputy Mayor McEvoy
- Councilman Roman
- Vice Chairman Freschi
- Chair Pearson

Absent Members

- Mr. Katzeff
- Mr. Jacobsen

3. **Resolution 2023-10:** Approval of 2023-2024 Meeting Dates (*See Attachment*)

Chair Pearson asks if there is a motion to approve Resolution 2023-10. Mr. Bernardo makes a motion and Mr. Hyndman seconds it. The vote was unanimous. There were no votes against. The motion passes.

Votes in the Affirmative

- Mr. Bernardo
- Mr. Lilley
- Mr. Hyndman
- Mr. Camuti
- Mr. DeOld
- Deputy Mayor McEvoy
- Councilman Roman

- Vice Chairman Freschi
- Chair Pearson

Absent Members

- Mr. Katzeff
- Mr. Jacobsen

4. **Resolution 2023-11:** Designation of the Township Newspaper (*See Attachment*)

Chair Pearson asks if there is a motion to approve Resolution 2023-11. Councilman Roman makes a motion and Mr. Lilley seconds it. The vote was unanimous. There were no votes against. The motion passes.

Votes in the Affirmative

- Mr. Bernardo
- Mr. Lilley
- Mr. Hyndman
- Mr. Camuti
- Mr. DeOld
- Deputy Mayor McEvoy
- Councilman Roman
- Vice Chairman Freschi
- Chair Pearson

Absent Members

- Mr. Katzeff
- Mr. Jacobsen

5. **Resolution 2023-12:** Adoption of an Amendment to Verona’s 2022 Master Plan (See Attachment)

Chair Pearson asks if there is a motion to approve Resolution 2023-12. Deputy Mayor McEvoy makes a motion and Mr. DeOld seconds it. There were eight votes for and one abstention. There were no votes against. The motion passes.

Votes in the Affirmative

- Mr. Bernardo
- Mr. Lilley
- Mr. Hyndman
- Mr. DeOld
- Deputy Mayor McEvoy
- Councilman Roman
- Vice Chairman Freschi
- Chair Pearson

Absent Members

- Mr. Katzeff
- Mr. Jacobsen

Abstaining

- Mr. Camuti

**Reorganization of Subcommittees**

Chair Pearson asks for volunteers to serve on the: Architectural Review Board, Site Plan & Subdivision Committee, Landscape & Environmental Committee, and the Master Plan Implementation Committee. There is discussion among the Board regarding Sub-Committees. The 2023-2024 Sub Committees will be as follows:

- Architectural Review Board: Mr. Camuti, Councilman Roman & Chair Pearson
- Site Plan & Subdivision Committee: Mr. Lilley, Mr. Hyndman & Deputy Mayor McEvoy
- Landscape & Environmental Committee: Mr. Camuti, Vice Chair Freschi & Chair Pearson
- Master Plan Implementation Committee: Mr. Bernardo, Mr. Hyndman, Mr. DeOld, Chair Pearson & Mr. Mascera

**CONSISTENCY DETERMINATION**

**CONTINUED FROM THE JUNE 22, 2023 MEETING**

1. Application 2022-04 Preliminary & Final Site Plan for 1 Sunset Avenue, Block 303 Lot 1

Mr. John Inglesino reintroduces himself as the applicant’s attorney and gives a recap of the previous testimony given at the Board’s previous meetings. Mr. Inglesino advises that Mr. Sean Savage, Civil Engineer, will be giving testimony in regard to storm water flow, retention basins, etc. They plan to submit a revised storm water management report as part of the resolution compliance & review. Chair Pearson reminds that the Board has been waiting for the revised storm water management plan & it was requested formally in the Boswell memo dated 06/25/23. It was discussed at previous meetings, and it has still not been received. Mr. Inglesino responded that Mr. Savage will be discussing that due to rainfall events when the geotechnical studies were performed the applicant experienced pursed water conditions in the areas where the underground detention basins are proposed. They are confident that the water has to do with the rain event and not true groundwater. The applicant will agree to testing & analysis of Basins A & B to verify this claim, in the January to

April time period. They propose that it is made a condition of approval. They are also willing to revise their storm water management report as it pertains to Dr. Gonzalez' comments regarding Bio retention Basin C and to address post development volume flows. He is addressing the portion of the Boswell memo that requests that the applicant address the adequacy of the ability of the Verona Sanitary sewer flow capacity to handle the additional waste from their project. It will be addressed in a future T.W.A. application where the Town Engineer will need to sign off on the conveyance & treatment capacity of the system. The applicant agrees to install flow meters downstream from the project, as a condition of approval. The applicant has already cameraed some of the downstream lines and doesn't anticipate there being any capacity issues. Also addressed in the memo is the issue of water demand, and if the town is able to meet the water demand that this project will create. The township currently has a well offline and is purchasing additional water from Passaic Valley until that has been rectified. If the town is unable to provide water for the project, the town will need to purchase water for the project.

Mr. Savage will be addressing the issues raised in the Boswell memo dated 07/25/23. He begins by responding to the questions regarding the geotechnical report & the bio retention basin memo of 07/06/23. The site conditions in the original report were due to a perched water situation. Boswell has asked that testing be done during the seasonal high on the ground water between January – April. They agree to conduct the additional tests & he will consult with Dr. Gonzalez to ensure that they are doing the number of tests that are needed and in the specific areas of concern. A change would be needed within the storm water design if the tests show that it was indeed groundwater. The current design would be sufficient if the tests reveal that it is perched water, as they believe it to be. Chair Pearson asks if the tests come back that the high water table is there would that cause a redesign of portions of the site? Mr. Savage responds that it may lead to a relocation of the basin. A change of that sort shouldn't effect the building or layout. The current basin may be raised a few inches, in the worst case of the seasonal high, but it is a minor change that they are willing to make. The hydrograph changed from Delmarva to Standard, but it did not impact the design of the basins. It only changes the peak of the runoff. The area under the curve stays the same, but it is distributed differently - they will add an explanation into the report. Chair Pearson asks when the Board will be getting the reports. Mr. Savage stated that it depends, but that it does not have to wait that long. Vice Chair Freschi asks, regardless of the model used is what they have proposed adequate? Mr. Savage responds that the design's intention did not change, just the distribution changed. Chair Pearson asks why it changed on one of the tables, but not on the others. Mr. Savage states that 3 of the 4 drains were meeting the DEP requirement based on reducing the volume and at no point does the peak flow exceed the existing hydrograph. The final one met DEP requirements are far as percent reductions of the runoff rate. That is the difference between the tables, and they all meet the DEP requirements.

Mr. Camuti asks about the calculations & the change in the peak – has the peak been increased or diminished? Mr. Savage responds that the peak is skewed; it is an earlier peak versus a later peak. The basin & storm water collection is designed for that storm & the timing of the runoff reaching the systems. The calculations account for the timing – how long it is detained and how it is discharging. Mr. Savage moves on to address #5 in the memo, which states that, "...the applicant will supply... a table with values to be provided..." he says that it will be incorporated into the report instead of providing a separate document. Chair Pearson asks if Dr. Gonzalez will be provided with a chart and Mr. Savage responded that a chart showing that has already been provided and he will be incorporating it into the Drainage Report. Mr. Inglesino asks for clarification, no new information is being submitted it is just being repackaged. Mr. Savage responds yes. Mr. Savage moves on to sanitary and drinking water and states that there is nothing new to add in regard to that.

Councilman Roman mentions that fire flow has not yet been addressed. Mr. Inglesino states that since the well is out, it cannot be measure right now. He says that since there is not water capacity at the moment, they will need to wait until it comes back online; but from a pressure perspective, if they need to install pumps they will do that. Mr. Savage states that client agrees to pump if need be and once the well is back online they would be willing to redo the test. Councilman Roman asks if the Township has issued an opinion saying that because the wells are offline the demand may not be able to be met. Mr. Inglesino states that they cannot do the test now because of lack of water, they will do the test once the wells are back online and if they need to install pumps for there to be appropriate pressure, they will do so. They are currently working under the assumption

that there is not adequate capacity now and Verona is obligated to provide the capacity. Councilman Roman asks who makes that determination and what is it based on. Is it based on calculations or testing? Mr. Savage states that it is determined by the D.E.P. has issued a decision that the Township does not have enough capacity & that a new development couldn't request a water main extension until the wells are back online. Councilman Roman asks why there cannot be a proforma analysis assuming that the wells go back online. Mr. Savage responds that what they were holding off on was actually the Hydrant flow test until the wells are online. Councilman Roman asks if someone has given an opinion that with the wells offline the township cannot supply sufficient volume to make the fire flow numbers. Mr. Savage says not to his knowledge. Councilman Roman asks whose responsibility is it to supply adequate water capacity to the new development. Mr. Mascera responds that it is not within the purview of this board. He generally agrees with Mr. Inglesino that the town has the obligation to provide the infrastructure, including sewer capacity & water, with some conditions on that depending on the site, especially in regard to affordable housing where a lot of these capacity issues have arisen. It would be part of the permitting & completion process and the D.E.P. would have a say in it. Chair Pearson states that she disagrees with the idea that the town would provide the infrastructure and Mr. Mascera advises that was decided by the state. If it is related to that project specifically, but not the overall capacity of the town, then the builder may be responsible. Mr. Inglesino states that he agrees with Mr. Mascera.

Dr. Gonzalez states that he read the document that they are referencing, and the capacity isn't enough. The applicant has tentatively estimated that the fire flow demand was about 31.5 GPM. Applicant can run a hydrant test to measure static & residual pressure and calculate what would be the pressure at 20 PSI; which is the mandated minimum at any scenario, including fire flow. Mr. Savage states that one test was done prior to the wells going offline, but that they are waiting to do another when the wells come back online. Mr. Camuti asks about the pressure at the top of the hill – if the applicant's pressure is inadequate; they are willing to put in pumps for the building's needs. Will that effect pressure to the surrounding area? How will it affect the area? Dr. Gonzalez states that it would depend on how the new network is set up, it may even improve the pressure for the neighborhood. Chair Pearson asks when the well(s) are expected to go back online. Deputy Mayor McEvoy responds that they may be back up in a year. Mr. Mascera states that the applicant will have to prove that they have the adequate pressure to build as a precondition to build (get a building permit).

Mr. Camuti asks in regard to soil samples - the impression he has is that the samples were taken on a very wet day & they are outliers, is that correct? Mr. Savage responds no, that is just part of the explanation. He states that the analysis states that the nearest spot where water is reaching the surface is about 80 ft. lower or so, it is a good indication of where the water table would be. The fact that soil staining was found is indicative that over an undetermined number of years you would get water perched over the rock. The source of that is rain whereas the source of true groundwater comes from below, up. Mr. Camuti asks if the retest will prove that. Mr. Savage states that the new test will be much deeper, to get underneath the big basin in the garage, and it would be performed between January & April. They need to go at least 2 feet below the bottom of the basin looking for groundwater. Deputy Mayor McEvoy asks why the tests weren't deeper from the beginning. Mr. Savage states that the equipment that they were using was unable to go deeper. They had hit rock & didn't have the drill that was needed. The tests can be done in the parking lot. The basins that are underground there are sealed, the intention was that if there was a seasonal high it wouldn't interfere with the design of the basin, it was more that it had to compensate for buoyancy. Chair Pearson states that the applicant is floating numbers that they will retrieve from new drilling tests, but right now, they need to submit whatever changes there might be based on the test pit numbers they currently have for the Board & Town Engineer's approval... with the condition that if the test pit numbers change, everything would have to be redone. Mr. Mascera states that approval would be conditioned on the Town Engineer approving the final number. Mr. Inglesino responds that it's the 2-foot separation that is the key – if they comply they don't have to come back before the Board, if they can't comply they need to come back before the Board with an amended site plan.

Chair Pearson calls for a five minute break at 9:06 pm. The meeting is called back to order at 9:13 pm. Chair Pearson says the storm water management needs to be settled before moving on to discussion of the wall. Dr. Gonzalez advises that there is something missing. He states that Basin C needs to be raised. He would like the volume issue checked – the difference in the peak flow because of the models, Delmarva versus

Standard. The only way that the volumes are equal is if the time of concentration is shorter than the previous one. He asks that the applicant double-check that to see if it holds true. If you are certain that results (January – April) are positive and the design will not be changed, and it will support your claim; then we will wait. He needs to double check the volume. Mr. Inglesino asks what else is needed to check that. Dr. Gonzalez responds that the time of concentration must be shorter for the change in model to make the outcome the same. Mr. Savage states that the charts show that they are volume compliant with D.E.P. regulations. Dr. Gonzalez states that there are 3 conditions for compliance in terms of water quantity. Mr. Savage states that 3 are meeting by volume and 1 is meeting by percentage. Mr. Mascera asks that Mr. Savage show the numbers so Dr. Gonzalez can check the charts. Mr. Inglesino states that they have no more information to provide and that the numbers Dr. Gonzalez is requesting were submitted in a memo in May 2023. Mr. Hyndman asks what is the discrepancy in the calculations – the underlying data that hasn't been provided? Calculations or assumptions that have not been provided that were used in the models? Dr. Gonzalez responds that during the last meeting Mr. Savage stated that he would submit an answer to this issue in his report. Mr. Savage states that they already showed that they comply with D.E.P. regulations. Mr. Savage states that the hydrographs are different. Mr. Mascera asks for clarification - he points out that Mr. Savage originally said that the area underneath was the same and now he is saying that they are not exceeding. Mr. Savage states that if you overlay the hydrographs, the proposed doesn't exceed the existing, but they are different shapes. He states that the areas/volumes are the same. Mr. Mascera explains that what Dr. Gonzalez is saying is that for that to be true, the time of concentration has to be less and he has not seen proof that those areas are the same. Mr. Savage states that the math is in the report in the tables. Dr. Gonzalez states that Mr. Savage is not accurate and is providing contradictory information. He draws a graph to demonstrate the difference and states that the time of concentration is shorter. Mr. Savage states that the area underneath in the graphs is the same. He states that in the change from the Delmarva model to Standard model the volume stayed the same. The new report submitted in May shows that the volume doesn't stay the same, specifically the pre & post aren't the same, it is reduced. Chair Pearson states that the revised memos dated 05/05/23 & 01/11/23 are the only reports that the Board has had to look at that show the change from Delmarva to Standard. Mr. Savage states that it shows an increase in water rate, not volume. Mr. Hyndman asks what is needed in the new report, specifically the calculations needing to be shown. Mr. Lilley asks can the calculations be provided. Mr. Savage states that the hydro cad file could be provided.

Mr. Inglesino requests a recess, and the Chairperson grants it at 9:40pm. The meeting is called back to order at 9:50 pm.

Mr. Inglesino asks Dr. Gonzalez exactly what is needed from Mr. Savage. Dr. Gonzalez responds that he would like the original copy of the model. Mr. Savage states that he can do that and is clear on what has been requested. Mr. Inglesino states that the information will be provided before the next meeting. Immediately after this meeting an email will be sent from Mr. Savage to Dr. Gonzalez with the requested information. Mr. Mascera asks if there are other materials or submissions that are lacking or that had been promised and not yet received. Mr. Savage states that Dr. Gonzalez needs to review the design files and then determine if there is any other information he needs. Mr. Savage states that the storm water report can be finalized before the next meeting, with the exception of the January tests. Chair Pearson asks if both engineers agree on this - Mr. Savage & Dr. Gonzalez both agree. Mr. Hyndman asks about the bio retention memo that referenced the BMP manual chapter 9.7. (relating to small scale bio retention) – if that is the system that Mr. Savage has designed his basin to comply with. Mr. Savage says yes & that it is to satisfy the green infrastructure requirement. That basin, because it has an underdrain doesn't address recharge, it is used for water quality. The discharge from it flows to Basin A under the garage. Mr. Hyndman asks - without the recharge does it still satisfy the green infrastructure requirements without a waiver? Mr. Savage responds that yes; it does satisfy the requirements. Mr. Hyndman asks if the other storm water requirements & water quality / quantity have been met, Mr. Savage says yes.

Chair Pearson opens the meeting to the public for questions or comments. There are no members of the public wanting to speak, so Chair Pearson closes the floor.

Mr. Inglesino begins his presentation in regard to the wall where the transformer is located. Mr. Savage shows Sheet 101 a grading & drainage exhibit dated 06/27/23. He states that the large wall that comes off the

corner of the building and runs down towards the intersection of Sunset & Bloomfield had an elevation of about 16 feet in some parts. In front of the wall were transformers and a dog park. It has been modified to have a 6-foot step wall, with a 3-foot gap to a secondary wall that is 5 feet followed by a 3-foot gap. The dog park has been reduced in size and the transformers have also been moved a bit closer to the street to allow for these changes. Mr. Savage shows architectural picture of the new design. Chair Pearson asks if the transformers are visible in the picture. Mr. Savage states that they should be somewhat tucked in covered by a tree & the wall. Chair Pearson asks if screening with shrubs and trees be possible, and if that were something, they would consider. Mr. Savage states that would definitely be feasible, but only on the street side. Mr. Lilley asks if the change will effect the driveway and Mr. Savage responds, no. Mr. Inglesino agrees to appropriate screening as recommended by the Board Engineer. Mr. Savage advises that they will need less of a deviation & there will be no deviation of the dog park. The highest point of the wall was 16 feet plus the additional height of a fence on top of it; now the highest point of the wall will be 4 feet plus fencing on top of it. Chair Pearson asks what the length of the wall will be, and Mr. Savage responds that it is somewhere between 80 – 100 feet. Deputy Mayor McEvoy suggests additional plantings could be added to help hide the wall. Mr. Hyndman asks about the transformer area, is it a terraced 6ft? Mr. Savage responds yes, it is terraced. Councilman Roman states that he likes the redesign and thinks that it is a good compromise and Deputy Mayor McEvoy agrees. Chair Pearson and Mr. Lilley also both agree that they like the design of the tiered wall as well. Chair Pearson reminds that the applicant will be asking for a waiver for the wall & for 1.5 parking spots in the front. Mr. Inglesino states that those are the only two waivers he believes they will need to ask for. Mr. DeOld states that he has a question stemming from the Boswell report 06/01/23 – in regard to the fire truck report and the truck turning radius; does this change interfere with that at all. Mr. Savage states that no, it will not. Mr. Inglesino states that there is sufficient room. Mr. Inglesino states that he has nothing further at this time.

Chair Pearson opens the matter to the public for questions and comments. There are no members of the public wanting to speak, so Chair Pearson closes the floor.

Mr. Inglesino reminds that the engineers will talk following this meeting and this matter will be prepared to conclude at the next meeting. He asks the Board that there will be a time for public comments on the matter at the next meeting, followed by closing statements and Board deliberation for confirmation and Chair Pearson states that is correct procedure.

It is announced that the Continued Hearing of Application 2022-04 Preliminary & Final Site Plan for 1 Sunset Avenue, Block 303 Lot 1 will be carried to the next Regular Meeting of this Board, at the applicant's request. The engineer for the applicant and the Town Engineer have not concluded their discussions. The Meeting will be held on August 24, 2023 at 7:30 pm in the Verona Community Center Ballroom with no further notice required by the applicant.

## **NEW BUSINESS**

Mr. Hyndman asks Councilman Roman & Deputy Mayor McEvoy what the plan is for finding a Board Planner and what does the timeline look like. Deputy Mayor McEvoy states that they are currently interviewing and potentially mid-August one will be chosen.

Chair Pearson opens the matter to the public for questions and comments.

**Chris Reilly, Verona** - asks if the public will be able to speak at the meeting on 08/24/23. Chair Pearson responds, yes.

## **EXECUTIVE SESSION**



**Adjourn**

After a motion made by Deputy Mayor McEvoy and seconded by Mr. Hyndman, there was a unanimous vote to adjourn at 10:28 PM.

Respectfully submitted,

Marcie Maccarelli  
Acting Planning Board Secretary

*PLEASE NOTE: Meeting minutes are a summation of the hearing. If you are interested in a verbatim transcript from this or any proceeding, please contact the Planning Board office at 973-857-4777.*

**TOWNSHIP OF VERONA PLANNING BOARD  
COUNTY OF ESSEX, STATE OF NEW JERSEY  
RESOLUTION No. 2023-08**

**RESOLUTION APPOINTING MARCIE MACCARELLI  
AS ACTING SECRETARY TO THE PLANNING BOARD**

**WHEREAS**, the Planning Board of the Township of Verona has identified a need to appoint a Secretary of the Planning Board for 2023-2024 year, and

**WHEREAS**, N.J.S.A. 40:55D-24 permits the Planning Board requires the Planning Board to select a Secretary who may be a municipal employee and permits the Board to fix the compensation of the staff it employs; and

**NOW THEREFORE BE IT RESOLVED** that the Planning Board of the Township of Verona, hereby appoints Marcie Maccarelli as Acting Secretary to the Planning Board for a term commencing on July 1, 2023 and expiring on June 30, 2024.

**BE IT FURTHER RESOLVED** that the stipend of the Planning Board Acting Secretary shall be set at \$300 per meeting of the Board of Adjustment, outside the employee's base salary.

**MOVED: Chair Pearson**

**SECONDED: Councilman Roman**

**ROLL CALL VOTE JULY 27, 2023:**

**ABSENT: Mr. Jacobsen, Mr. Katzeff**

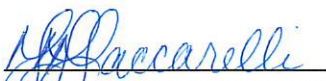
**AYES:**

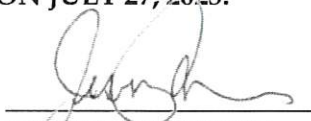
<b>Mr. Bernardo</b>	<b>Mr. DeOld</b>	<b>Deputy Mayor McEvoy</b>
<b>Mr. Lilley</b>	<b>Mr. Camuti</b>	<b>Vice Chair Freschi</b>
<b>Mr. Hyndman</b>	<b>Councilman Roman</b>	<b>Chair Pearson</b>

**NAYS: None**

**ABSTAIN: None**

**THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE PLANNING BOARD OF THE TOWNSHIP OF VERONA AT THE REGULAR MEETING HELD ON JULY 27, 2023.**

  
\_\_\_\_\_  
**MARCIE MACCARELLI,**  
Acting Secretary, Verona Planning Board

  
\_\_\_\_\_  
**JESSICA PEARSON,**  
Chairperson, Verona Planning Board

**TOWNSHIP OF VERONA PLANNING BOARD  
COUNTY OF ESSEX, STATE OF NEW JERSEY  
RESOLUTION No. 2023-09**

**PLANNING BOARD TOWNSHIP OF VERONA  
APPOINTMENT OF PLANNING BOARD ATTORNEY**

**WHEREAS**, pursuant to the Municipal Land Use Law section 40:55D-24 the Planning Board shall appoint legal counsel, other than the municipal attorney; and;

**WHEREAS**, the Reorganization Meeting of the Planning Board of the Township of Verona, County of Essex, State of New Jersey was held on the 27th day of July, 2022; and

**WHEREAS**, it is necessary to appoint a Board Attorney; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Board of the Township of Verona, County of Essex, State of New Jersey as follows:

1. Gregory Mascera, Esq., is selected Board Attorney from July 1, 2023 through June 30, 2024 pursuant to the following terms:
  - a. For the six months beginning on July 1, 2023 and ending on December 31, 2023 for the sum of \$5,000;
  - b. For the six months beginning January 1, 2024 and ending June 30, 2024 for the sum of \$6,250.
  - c. The hourly rate of \$215 per hour for all litigation matters.

**BE IT FURTHER RESOLVED** that the Township of Verona Planning Board is authorized to enter into contract with its appointed professional and the aforementioned professional shall continue to serve in his respective capacity until such time a new appointment is made by Resolution adopted by this Board.

**NOW, THEREFORE, BE IT RESOLVED**, that Gregory Mascera, Esq., is hereby appointed as legal counsel to the Planning Board of Verona and is hereby authorized and directed to perform the functions assigned to said position.

**MOVED: Councilman Roman      SECONDED: Deputy Mayor McEvoy**

**ROLL CALL VOTE JULY 27, 2023:**

**ABSENT: Mr. Jacobsen, Mr. Katzeff**


**AYES:**

Mr. Bernardo	Mr. DeOld	Deputy Mayor McEvoy
Mr. Lilley	Mr. Camuti	Vice Chair Freschi
Mr. Hyndman	Councilman Roman	Chair Pearson

**NO: None / ABSTAIN: None**

I hereby certify that the within is a true copy of the Resolution adopted by the Planning Board of the Township of Verona at its meeting on the 27<sup>th</sup> day of July 2023.

  
\_\_\_\_\_  
**MARCIE MACCARELLI,**  
Acting Secretary, Verona Planning Board

  
\_\_\_\_\_  
**JESSICA PEARSON,**  
Chairperson, Verona Planning Board

**PLANNING BOARD  
TOWNSHIP OF VERONA  
ESSEX COUNTY, NEW JERSEY  
RESOLUTION No. 2023-10**

**DESIGNATING THE REGULAR, CONFERENCE AND LEGAL MEETING  
DATES OF THE PLANNING BOARD FOR 2022-2023**

**WHEREAS**, the Open Public Meetings Act, Chapter 231 of the Laws of 1975, requires all public bodies covered by said Act, at least once each year, and within seven (7) days following the annual reorganization meeting of such body, to post and maintain posted throughout the year a schedule of the regular meetings of the public body to be held during the succeeding year.

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

1. The schedule of regular meetings of the Planning Board of the Township of Verona will be held in the Ballroom of the Community Center located at 880 Bloomfield Avenue, Verona, New Jersey, or any other place or media that may be determined from time to time and properly noticed on the meeting, as set forth in the schedule herein.
2. The Planning Board Secretary is hereby directed to forward a copy of this resolution to the Municipal Clerk who shall prominently post the schedule on the public bulletin located in the lobby of the Municipal Building.
3. In the event that the approved schedule is hereafter revised, the revised schedule shall be posted and filed by the Planning Board Secretary as required by the Act; and
4. The Municipal Clerk shall publish it in full in the Verona-Cedar Grove Times and Star Ledger.

**SCHEDULE**

Meetings will be held at 7:30 p.m. unless otherwise specified.

**AUGUST 24, 2023  
SEPTEMBER 28, 2023  
OCTOBER 26, 2023  
DECEMBER 7, 2023  
JANUARY 25, 2024  
FEBRUARY 22, 2024  
MARCH 28, 2024  
APRIL 25, 2024  
MAY 23, 2024  
JUNE 27, 2024  
JULY 25, 2024**

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE PLANNING BOARD OF THE TOWNSHIP OF VERONA AT THE REGULAR MEETING HELD ON JULY 27, 2023.

ROLL CALL HELD ON MAY 25, 2023:

ABSENT: Mr. Bernardo

YES:

Mr. Lilley	Mr. Camuti	Vice Chair Freschi
Mr. Hyndman	Mr. Neale	Chair Pearson
Mr. DeOld	Councilman McEvoy	
Mr. Camuti	Mayor Roman	

NO: None

ABSTAIN: Mr. Katzeff

MEMORIALIZATION ROLL CALL: JULY 27, 2023

MOVED: Mr. Bernardo

SECONDED: Mr. Hyndman


ABSENT: Mr. Jacobsen, Mr. Katzeff

AYES:

Mr. Bernardo	Mr. DeOld	Deputy Mayor McEvoy
Mr. Lilley	Mr. Camuti	Vice Chair Freschi
Mr. Hyndman	Councilman Roman	Chair Pearson

NO: None

ABSTAIN: None

  
MARCIE MACCARELLI,  
Acting Secretary, Verona Planning Board

  
JESSICA PEARSON,  
Chairperson, Verona Planning Board



**PLANNING BOARD  
TOWNSHIP OF VERONA  
COUNTY OF ESSEX, STATE OF NEW JERSEY  
RESOLUTION No. 2023-11**

**RESOLUTION DESIGNATING OFFICIAL NEWSPAPER FOR ALL ADVERTISEMENTS  
AND NOTICES AND DESIGNATING TWO NEWSPAPERS TO RECEIVE NOTICE OF  
MEETING**

**WHEREAS**, *N.J.S.A. 40:53.1* permits the Planning Board of every municipality to designate official newspapers for the publication of all advertisements and notices required by law to be published; and

**WHEREAS**, the Open Public Meetings Act, *N.J.S.A.10:4-6 et seq.*, requires the governing body of each municipality to designate two newspapers to receive the notices of its meetings.

**WHEREAS**, all municipal advertisements shall be published in one or both of the designated official newspapers according to the various statutory provisions; and

**WHEREAS**, the VERONA-CEDAR GROVE TIMES and THE STAR LEDGER, both published within the County of Essex meet the statutory criteria for designation as the official newspapers for the Township of Verona.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the Township of Verona, in the County of Essex, New Jersey that the VERONA-CEDAR GROVE TIMES and THE STAR LEDGER be hereby designated as the official newspapers for all advertisements and notices of the Township of Verona required to be published.

**MOVED: Councilman Roman**

**SECONDED: Mr. Lilley**

**ABSENT: Mr. Jacobsen, Mr. Katzeff**

**AYES:**

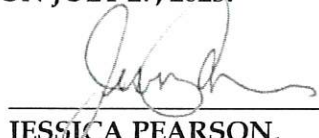
Mr. Bernardo	Mr. DeOld	Deputy Mayor McEvoy
Mr. Lilley	Mr. Camuti	Vice Chair Freschi
Mr. Hyndman	Councilman Roman	Chair Pearson

**NO: None**

**ABSTAIN: None**

**THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A  
RESOLUTION ADOPTED BY THE PLANNING BOARD OF THE TOWNSHIP OF  
VERONA AT THE REGULAR MEETING HELD ON JULY 27, 2023.**

  
\_\_\_\_\_  
**MARCIE MACCARELLI,**  
Acting Secretary, Verona Planning Board

  
\_\_\_\_\_  
**JESSICA PEARSON,**  
Chairperson, Verona Planning Board

**TOWNSHIP OF VERONA PLANNING BOARD  
COUNTY OF ESSEX, STATE OF NEW JERSEY  
RESOLUTION No. 2023-12**

**PLANNING BOARD TOWNSHIP OF VERONA  
ADOPTION OF AN AMENDMENT TO THE TOWNSHIP OF VERONA'S  
2022 MASTER PLAN**

**WHEREAS**, the Municipal Land Use Law, N.J.S.A. 40:55D-1, et. Seq. ("MLUL"), and specifically N.J.S.A. 40:55D-28, establishes the process for adopting and amending a municipal Master Plan; and

**WHEREAS**, on September 29, 2022, the Township of Verona Planning Board adopted a Master Plan pursuant to the MLUL which adoption was memorialized by Resolution of the Planning Board on October 27, 2022; and

**WHEREAS**, the Master Plan omitted by error reference to the Township's Open Space and Recreation Plan which Open Space and Recreation Plan was approved by the Planning Board in 2021 and included by amendment into the Township's 2009 Master Plan on June 24, 2021; and

**WHEREAS**, on July 27, 2023, after duly publishing notice of said hearing in accordance with statutory criteria, the Planning Board conducted a public hearing regarding the adoption of the Open Space and Recreation Plan as an amendment to the 2022 Township of Verona Master Plan.

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Board of the Township of Verona, County of Essex, State of New Jersey as follows:

1. That the Township of Verona 2022 Master Plan be amended to include the Open Space and Recreation Plan as adopted by the Planning Board in 2021 and as amended on July 27, 2023.
2. That the Open Space and Recreation Plan be appended to the 2022 Master Plan and become a permanent part thereof.
3. That the Township of Verona, County of Essex, State of New Jersey hereby adopts the 2023 Amendment to the Township of Verona Master Plan.

This Resolution shall take effect immediately.

**MOVED:** Deputy Mayor McEvoy

**SECONDED:** Mr. DeOld

**ABSENT:** Mr. Jacobsen, Mr. Katzeff

**ROLL CALL VOTE TAKEN JULY 27, 2023:**

**AYES:**

Mr. Bernardo

Mr. DeOld

Vice Chair Freschi

Mr. Lilley

Councilman Roman

Chair Pearson

Mr. Hyndman

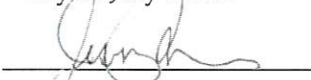
Deputy Mayor McEvoy

**NO:** None

**ABSTAIN:** Mr. Camuti

I hereby certify that the within is a true copy of the Resolution adopted by the Planning Board of the Township of Verona at its meeting on the 27<sup>th</sup> day of July 2023.

  
**MARCIE MACCARELLI,**  
Acting Planning Board Secretary,  
Verona Planning Board

  
**JESSICA PEARSON,**  
Chairperson, Verona Planning Board