



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

**MINUTES OF THE VERONA  
PLANNING BOARD MEETING  
OF THURSDAY DECEMBER 4, 2025**

Meeting held in the Ballroom of the Verona Community Center @ 880 Bloomfield Avenue, Verona, NJ 07044 @ 7:30PM

<b>PRESENT:</b>	
Chairperson Pearson	
Mr. Hyndman	Mr. Katzeff
Mr. Camuti	
Town Manager O'Sullivan	Mr. Mascera, Planning Board Attorney
Councilman McEvoy	Ms. Miesch, Zoning Official
Mrs. Parker	Mrs. Carpinelli, Acting Board Secretary
Absent from the meeting: Vice Chair Freschi, Mayor Tamburro, Mr. Lilley	

**CALL TO ORDER** - The meeting was called to order at 7:31 PM by Chairperson Pearson.

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**OPEN PUBLIC MEETINGS ACT STATEMENT** - Read by Mrs. Carpinelli, Acting Board Secretary

**PUBLIC PARTICIPATION** – Chair Pearson asks if anyone from the public would like to make a statement or ask a question – seeing none the Chairperson closes general public participation.

**APPROVAL OF MINUTES**

Chair Pearson asks for a motion to approve minutes from the Regular meeting held on October 23, 2025.

**Motion to approve:** Mr. Hyndman; **Second:** Councilman McEvoy

Mrs. Parker, Mr. Camuti and Mr. Katzeff Abstain. Chair Pearson asks for all in favor; all eligible commissioners in attendance voted in favor. **Minutes Pass.**

**RESOLUTIONS**

1. **Memorialization of Resolution PB 2025-13. Township Council Ordinance No. 2025-**

17; An ordinance adopting the redevelopment plan for 383 Bloomfield Avenue redevelopment area to be not inconsistent with the Master Plan

**Motion:** Mr. Hyndman **Second:** Mr. Katzeff

**Roll Call Vote:**

	AYES	NAYS	NOT ELIGIBLE	RECUSED
<b>Mrs. Parker</b>	X			
<b>Mr. Katzeff</b>	X			
<b>Mr. Hyndman</b>	X			
<b>Mr. Camuti</b>	X			
<b>Councilman McEvoy</b>	X			

<b>Town Manager O'Sullivan</b>	<b>X</b>			
<b>Chair Pearson</b>	<b>X</b>			

- Motion Passes

2. **Memorialization of Resolution PB 2025-14. Township Council Ordinance No. 2025-23; Amending ordinance § 150-13.3B Extensions, enlargements or changes.**

**Motion:** Councilman McEvoy **Second:** Mr. Camuti

**Roll Call Vote:**

	AYES	NAYS	NOT ELIGIBLE	RECUSED
<b>Mrs. Parker</b>	<b>X</b>			
<b>Mr. Katzeff</b>	<b>X</b>			
<b>Mr. Hyndman</b>	<b>X</b>			
<b>Mr. Camuti</b>	<b>X</b>			
<b>Councilman McEvoy</b>	<b>X</b>			
<b>Town Manager O'Sullivan</b>	<b>X</b>			
<b>Chair Pearson</b>	<b>X</b>			

- Motion Passes

#### **CONSISTENCY DETERMINATION**

1. **Township Council Ordinance No. 2025-23; Amending ordinance § 150-13.3B Extensions, enlargements or changes.**

The Board finds the proposed revised language in ordinance § 150-13.3B Extensions, enlargements or changes to be not inconsistent with the Master Plan.

**Motion:** Chair Pearson, **Second:** Mr. Hyndman

**Roll Call Vote:**

	AYES	NAYS	NOT ELIGIBLE	RECUSED
<b>Mrs. Parker</b>	<b>X</b>			
<b>Mr. Katzeff</b>	<b>X</b>			
<b>Mr. Hyndman</b>	<b>X</b>			
<b>Mr. Camuti</b>	<b>X</b>			
<b>Councilman McEvoy</b>	<b>X</b>			
<b>Town Manager O'Sullivan</b>	<b>X</b>			
<b>Chair Pearson</b>	<b>X</b>			

- Motion Passes

#### **SUBCOMMITTEE UPDATES**

1. Master Plan Subcommittee Update- met last week, working with 4 separate interveners on affordable housing and Fair Share plan. After December 11, 2025 settlement conference, committee will be in a position to make a recommendation to the Town Council and take actions at Planning Board. The Board will need to amend the Housing element and Fair Share Plan to conform to settlements agreed upon by the court. The required zoning that effectuates the housing plan will need to be adopted by March 15, 2026.

## **NEW BUSINESS**

- 1. Discussion to amend ordinance § 150-7.13A Mechanical Equipment.**
  - A. No mechanical equipment shall be located within a required minimum yard requirement and shall not extend more than five feet from the structure for which they serve.
  - B. No generator shall be permitted within a side yard.
  - C. Proposed additional language: *No pool mechanical equipment shall be located within a required minimum yard requirement.*
- 2. Discussion to amend ordinance § 150-7.5 Permanent and portable swimming pools.**
  - A. Permanent and portable swimming pools accessory to a residential use shall be erected on the same zone lot as the principal structure. Said pool may be erected in the rear yard of the zone lot. The wall of the swimming pool shall be located no closer than 10 feet to a side or rear yard line nor closer to a street than the principal building to which it is accessory, nor within 10 feet of the principal building. All such pools shall be suitably fenced in accordance with the Township of Verona requirements.
  - B. All filtration equipment and pumps shall be located not less than five feet from any property line: Proposed additional *and at minimum 6 feet from the wall of the pool for inground pools and in accordance with the manufacturer's specifications for above ground/portable pools. All filtration equipment must adhere to the National Electrical Code (NEC) Article 680*

Board Attorney Mascera will re-write ordinance based on the Board recommendations and present it to Planning Board at January 22, 2026 meeting to then be presented to Town Council to adopt the new language.

- 3. Hearing and adoption of new Green Acres properties into Verona's Recreation and Open Space Inventory (ROSI)**

Chair Pearson reviews list of properties; current and new.

She asks for 3 corrections to be made in regards to Block and Lot numbers; Page 7 Both Hilltop properties; Freedom & Liberty Fields, Block should be 2402, Lot 2 and Property behind Hillwood Terrace, Block 2601, Lot 3 and 42 Grove Park is labeled Block 1065; should be 1605, Lot 24. After corrections the properties should be resubmitted to the Land Use Division of the DEP. Township Manager will follow up with the Land Conservancy to make corrections.

Chair Pearson makes **motion to approve** to certify new list of Verona's Green Acres properties with corrections for ROSI. **Second:** Mr. Camuti.

### **Roll Call Vote:**

	AYES	NAYS	NOT ELIGIBLE	RECUSED
<b>Mrs. Parker</b>	X			
<b>Mr. Katzeff</b>	X			
<b>Mr. Camuti</b>	X			
<b>Mr. Hyndman</b>	X			
<b>Councilman McEvoy</b>	X			
<b>Township Manager O'Sullivan</b>	X			
<b>Chair Pearson</b>	X			

- Motion Passes

**EXECUTIVE SESSION** – Not Necessary

**Councilman McEvoy** makes the motion to adjourn.

**Meeting Adjourned at 8:20 PM**

Respectfully submitted,

  
**Dolores Carpinelli**  
Verona Township  
Acting Secretary – Planning Board

*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 Board Office at 973-857-4772*