



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

**MINUTES OF THE VERONA  
PLANNING BOARD MEETING  
OF THURSDAY OCTOBER 23, 2025**

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

<b>PRESENT:</b>	
Chairperson Pearson	
Vice Chair Freschi	Councilman McEvoy
Mr. Hyndman	
Mr. Lilley	Mr. Mascera, Planning Board Attorney
Town Manager O'Sullivan	Ms. Miesch, Zoning Official
Mayor Tamburro	Mrs. Carpinelli, Acting Board Secretary
Absent from the meeting: Mrs. Parker, Mr. Katzeff, Mr. Camuti	
Mr. Hyndman arrived 7:47 pm	

**CALL TO ORDER** - The meeting was called to order at 7:37 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 September 25, 2025.

**Vice Chair Freschi:** makes motion to approve; seconded by **Chair Pearson**.

Mayor Tamburro and Township Manager O'Sullivan Abstain. Chair Pearson asks for all in favor; all eligible commissioners in attendance voted in favor. **Minutes Pass.**

**RESOLUTIONS**

1. **Memorialization of Resolution PB 2025-11. Application 2025-02; 1 Wedgewood Drive, Block 1712, Lot 1, Zone A-1.** Approval to remove 16 trees with conditions of revised replacement plan and required mitigation.

Chair Pearson asks for motion to approve.

**Motion:** Vice Chair Freschi **Second:** Mr. Lilley

**Roll Call Vote:**

	AYES	NAYS	NOT ELIGIBLE	RECUSED	ABSENT
Mr. Lilley	X				
Mr. Hyndman			X		
Councilman McEvoy	X				
Township Manager O'Sullivan			X		

<b>Mayor Tamburro</b>			<b>X</b>		
<b>Vice Chair Freschi</b>	<b>X</b>				
<b>Chair Pearson</b>	<b>X</b>				

- Motion Passes

#### **CONSISTENCY DETERMINATION**

1. **Township Council Ordinance No. 2025-17**; An ordinance adopting the redevelopment plan for 383 Bloomfield Avenue redevelopment area.

**Witness: San Chavan, H2M – Township Planner** – Sworn in by Mr. Mascera.

**Exhibit A-1**- Hard copy of power point presentation- dated October 23, 2025

Ms. Chavan explains the Redevelopment Plan Process through her Power Point Presentation: The Planning Board has recommended to the Council, 383 Bloomfield Avenue as an area in need of redevelopment which the Council accepted. In 2024 the Council recognized that the entire corridor of Bloomfield Avenue was in need of redevelopment and adopted Resolution 2024-049 on February 3, 2025 authorizing preparation of the redevelopment plan.

#### **Board Questions:**

- Mr. Hyndman – On page 22 – Bulk regulations, asterisk on 4 story height. **Ms. Chavan clarifies that is height from lowest grade, but from Bloomfield Avenue is 3 stories.**
- Architectural Concept is as shown- no more than one principal building
- In reference to Fair Share Housing, this plan will generate five affordable units. Will affordable housing set aside be a fixed number or a percentage? **15 %.** If something changes down the line and the project is scaled down, recommendation would be to have a fixed number of 5 credits/ 3 units.
- Chair Pearson suggests to have a site-plan committee meeting to review all the plans for consistency before any hearings.
- In reference to Stormwater - would like specified in the plans so Board will know that developer can comply with Verona regulations.
- Trees on all terrace levels. Rooftop terrace should be isolated to only front corner of Park Ave & Bloomfield Ave.
- Parking on Bloomfield Avenue. Currently three points of ingress and egress. Proposing one ingress and egress close to apartment building on Eastern side. This will create three new on-street parking spaces. It is understanding of Township Manager that these spaces will supplement the on-site parking. Most likely used for patrons of retail in that building, but open to public. No overnight parking. Required parking for residential is 1.8 spaces per unit.

**Motion** made by Mayor Tamburro that redevelopment plan for 383 Bloomfield Avenue is not inconsistent with the Master Plan. **Second:** Mr. Hyndman

Recommendations:

- The minimal affordable housing credits to be provided by the developer shall be consistent with the projected number in the approved housing element.
- Cycling micromobility requirements; i.e. Publicly accessible bicycle racks, provisions for safe, bicycle and e-bike storage.
- Add captions to drawings & elevations in section 5.4 Facades so when reviewing the site plan it will be evident if anything has changed from what was accepted by the Board.

**Roll Call Vote:**

	AYES	NAYS	NOT ELIGIBLE	RECUSED	ABSENT
Mr. Lilley	X				
Mr. Camuti					X
Mr. Hyndman	X				
Deputy Mayor McEvoy	X				
Township Manager O'Sullivan	X				
Mayor Tamburro	X				
Vice Chair Freschi	X				
Chair Pearson	X				

- Motion Passes

**SUBCOMMITTEE UPDATES**

1. Master Plan Subcommittee Update

**NEW BUSINESS**

**1. Approval of 2026 Meeting Dates by Resolution 2025-12**

Chair Pearson makes motion to approve. **Second:** Mr. Hyndman

Chair Pearson asks for all in favor; all eligible commissioners in attendance voted in favor. **Motion Passes**

**2. Discussion to amend ordinance § 150-13.3 b. Extensions, enlargements or changes.**

Mr. Mascera explains the problematic language in the ordinance as it is currently written.

**Chair Pearson makes motion** to recommend the change in language for this ordinance to the Town Council. **Second:** Mr. Freschi

**Roll Call Vote:**

	AYES	NAYS	NOT ELIGIBLE	RECUSED	ABSENT
Mr. Lilley	X				
Mr. Camuti					X
Mr. Hyndman	X				
Deputy Mayor McEvoy	X				
Township Manager O'Sullivan	X				
Mayor Tamburro	X				
Vice Chair Freschi	X				

Chair Pearson	X					
• Motion Passes						

**EXECUTIVE SESSION** – Not Necessary

**Mayor Tamburro** makes the motion to adjourn. **Chair Pearson** seconds

**Meeting Adjourned at 8:44 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*