

**MINUTES OF THE VERONA
PLANNING BOARD MEETING
Thursday, April 24, 2025**

PRESENT:	
Chairperson Pearson	Mr. Katzeff
Mayor Tamburro	Mrs. Parker
Town Manager O’Sullivan	Mr. Mascera, Planning Board Attorney
Mr. Camuti	Ms. Miesch, Acting Board Secretary/Zoning Officer
Mr. Lilley	Ms. Spatola, Technical Assistant to the Construction Official
Absent from the meeting: Councilman Roman; Vice Chair Freschi; Mr. DeOld; Jason Hyndman	

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 Ms. Miesch, Acting Board Secretary

PUBLIC PARTICIPATION – Chair Pearson asks if anyone from the public would like to make a statement or ask a question – seeing no members of the public in attendance the Chairperson closes general public participation.

APPROVAL OF MINUTES

Chair Pearson asks for a motion to approve minutes from the Regular meeting held on March 27, 2025 acknowledging that Resolutions memorialized that evening are attached.

Mayor Tamburro moves the minutes with edits; seconded by **Mr. Camuti**.

Chair Pearson asks for all in favor; Town Manager O’Sullivan and Mrs. Parker abstain; all other commissioners in attendance voted in favor. **Minutes Pass.**

RESOLUTIONS

Memorializing Resolution 2025-08 Extension of Time Request: Memorializing Resolution 2025-08 granting Verona Sunset Urban Renewal, LLC; 1 Sunset Avenue, Verona NJ Block 303, Lot 4 a one year extension.

Chair Pearson asks for a motion to approve:

Chair Pearson makes the motion; **Mayor Tamburro** seconds

	AYES	NAYS	NOT ELIGIBLE	ABSENT
Mrs. Parker			X	
Mr. Katzeff	X			
Mr. Lilley	X			
Mr. Hyndman				X
Mr. DeOld				X
Mr. Camuti	X			

Township Manager O’Sullivan			X	
Councilman Roman				X
Mayor Tamburro	X			
Vice Chair Freschi				X
Chair Pearson	X			

Motion Passes.

MASTER PLAN SUBCOMMITTEE UPDATE

The Subcommittee will meet via Zoom on Wednesday, May 7, 2025 to review the entirety of the draft of the Affordable Housing Element. Chair Pearson asks for input from the Board Attorney regarding a special meeting for the discussion of the Affordable Housing Element. In 2022 a special Zoom meeting was held with the entire Planning Board and the public for input of the entire Master Plan, at this point it would be for this one element. Chair Pearson suggests having a special public meeting for the discussion of the Affordable Housing Element. Board Attorney Mascera concurs that it would be beneficial. Discussion of meeting to follow at the Subcommittee meeting of May 7, 2025.

NEW BUSINESS

Chair Pearson announces that PB Application 2025-02: 1 Wedgewood Drive; Block 1712, Lot 1: Application Hearing for Tree Removal. Applicant has requested to carry to the May 22, 2025 Planning Board hearing where no new notice is required.

Mayor Tamburro requests that the Construction Official visits the site to ensure no trees are being removed. Zoning Officer Miesch advises that she spoke with DPW Supervisor Molinaro regarding the work and Mr. Molinaro advised that all work is preliminary and is not involving the trees. Both Ms. Miesch and Mr. Molinaro will continue to monitor the site and the project. Mr. Camuti asked about the reason for the carry request. Ms. Miesch advised that Wedgewood Gardens did not submit the required revised plans, meet with Boswell or meet with the Foresters prior to 10 days before this meeting as was agreed to at the 2025 meeting. Ms. Miesch spoke with the attorney for Wedgewood Gardens and advised of the due date of May 12, 2025 to be able to be heard on May 22, 2025.

EXECUTIVE SESSION – Not Necessary

Mayor Tamburro makes the motion to adjourn.

Meeting Adjourned at 7:42 PM

Respectfully submitted,

Kathleen Miesch
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