



**RESOLUTION 2025-11**  
**of the PLANNING BOARD**  
**of the TOWNSHIP OF VERONA**

Application PB 2025-02, 1 Wedgewood Drive, Block 1712, Lot 1- Zone: A-1

WHEREAS, Wedgewood Gardens Condominium Association (the “Applicant”) is the owner of the common area located at 1 Wedgewood Drive, Verona, New Jersey (the “Property”); and

WHEREAS, the Property is located in the A-1 Zone on the Township of Verona zoning map; and

WHEREAS, the Applicant sought approval to remove 17 trees in conjunction with a road paving project; and

The Application was heard by the Board at a meeting held on September 25, 2025 at which time it was established that notice of the Application was properly published and that the property owners entitled to notice in accordance with the Municipal Land Use Law had been served such notice, and the Application was deemed complete; and

WHEREAS, the Application was begun at previous Planning Board meetings but was adjourned on several occasions at the Applicant’s request to modify the tree removal plan that was presented to the Planning Board at the September 25, 2025 meeting. The Applicant complied with notice provisions before the September 25, 2025 meeting.

WHEREAS, Daniel Heinkel, Esq. appeared on behalf of the Applicant; and

WHEREAS, during the course of the proceeding, the Applicant presented testimony of Greg Danielli, certified property manager, on behalf of Cedarcrest Management, who serves as the management company of the Applicant. Mr. Danielli was sworn in and represented that his testimony would be truthful; and

WHEREAS, Mr. Danielli advised the Board that the Applicant is required by New Jersey Law to conduct a reserve study and in that regard the Applicant prepared a capital reserve replacement analysis expenditure schedule. Mr. Danielli further testified that the paving project was to begin immediately to be state compliant; and

WHEREAS, the Applicant presented the testimony of Robert Laner, Jr. of the Falcon Group as the Senior Project Engineer. Mr. Laner was accepted by the Board as an expert witness after being sworn to testify truthfully; and

WHEREAS, Mr. Laner testified that he was engaged by the Applicant to oversee the road paving project. He testified that it had been necessary to remove all existing asphalt and to install

a subbase and curbs. He advised the Board that 22 inch excavation was required and that the curbs required two feet of excavation on each side. Mr. Laner testified that the paving project could not be completed without significant damage to the 17 trees that the Applicant sought to remove. Mr. Laner testified that the extent of the excavation would harm each of the trees identified for removal; and

WHEREAS, Mr. Laner further testified that the Applicant installed three new catch basins to mitigate runoff from the site. Mr. Laner did not opine that additional runoff would occur due to removal of trees, but testified that the catch basins would resolve any additional stormwater runoff issues; and

WHEREAS, Matthew Burgess, a licensed tree expert and arborist, was sworn and accepted as an expert witness by the Board. Mr. Burgess testified on behalf of the Applicant to offer his opinion as to the appropriateness of the tree removal plan. Mr. Burgess testified that he had walked the Property and had reviewed the report of Keith Bimby of Bartlett Tree Service which identified the trees to be removed and the condition of those trees. Mr. Burgess opined that 17 trees, as identified, should be removed because those trees would be unsustainable after being damaged by the road paving project. Upon questioning, Mr. Burgess confirmed that a Pine tree marked for removal would be removed from the plan and would remain subject to further investigation prior to removal; and

WHEREAS, Ben Heller, Licensed Landscape Architect, was sworn and testified on the Applicant's behalf. Mr. Heller testified as to observing existing tree roots causing damage to the interior roadways and to curbing. He provided details to the Board regarding new plantings and the ideal location for those plantings, taking into account the space necessary between trees and impervious surfaces, and the type and species of the new plantings. He further opined that his plan would not adversely impact existing drainage conditions, soil erosion, or buffers. He further opined that the landscape plan would not cause any harm to residents of the Property; and

WHEREAS, Richard Wolowicz, a New Jersey Licensed Tree Expert, was sworn and testified on the Board's behalf to opine about the tree removal plan. Mr. Wolowicz took no objection to the plan, as proposed, while reserving opinion as to the location and species of the proposed replacement trees.

Upon completion of the testimony, members of the public posed questions regarding the Application to the witnesses and thereafter made statements to the Board about the merits of the Application.

The Board accepted the facts as set forth in the introductory paragraphs above and deliberated the merits of the Application. The Board collectively expressed concern over the

number of trees to be removed, the best number of replacement trees, and the location and species of the replacement trees. The Board confirmed the zoning official's determination that the Applicant is required to plant 45 trees under the prevailing ordinance.

After deliberation, the Board decided that the Application should be granted with conditions. The Board approved the Application with those conditions:

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Board of Verona, that the referenced Application of Wedgewood Gardens Condominium Association is hereby approved subject to the following conditions:

1. The Applicant will comply with all representations made on behalf of and by the Applicant during the hearing. All of the Applicant's testimony and testimony on the Applicant's behalf is incorporated herein as if fully set forth.
2. The Applicant is permitted to remove 16 trees as depicted on the tree removal plan.
3. The Pine tree depicted for removal on the tree removal plan shall remain.
4. The Applicant will confer with and obtain the approval of Mr. Wolowicz as to the location, number, and species of replacement trees before any tree removal. The Applicant shall plant no less than 33 replacement trees.
5. Mr. Wolowicz shall have final authority over the location, number, and species of replacement trees.
6. The Applicant will pay mitigation fees based upon the difference between 45 trees and the number of trees actually planted.

NOW THEREFORE, BE IT FURTHER RESOLVED that a copy of this resolution be provided to the applicant, Township Manager, Township Council and Township Clerk.

MOTION TO APPROVE: Via Chair Freschi

SECOND: Mr. Lilley

**Roll Call Vote:**

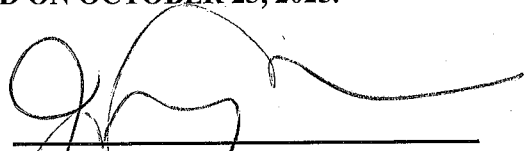
	AYES	NAYS	ABSTENTION	NOT ELIGIBLE
Mrs. Parker				Absent
Mr. Katzeff				Absent
Mr. Lilley	✓			
Mr. Camuti				X
Town Manager O'Sullivan				X
Mr. Hyndman				X
Deputy Mayor McEvoy	✓			

Vice Chair Freschi	✓			
Chair Pearson	✓			

**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 OCTOBER 23, 2025.**



**Dolores Carpinelli**  
**Acting Board Secretary**



**Jessica Pearson**  
**Chairperson, Planning Board**