

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



**PLANNING BOARD AGENDA**

REGULAR MEETING

7:30 P.M.

JANUARY 22, 2026

**IN PERSON ONLY AT THE  
VERONA COMMUNITY CENTER  
880 BLOOMFIELD AVENUE  
VERONA, NJ 07044**

Public Documents for this meeting can be viewed at  
[www.VeronaNJ.org/planningboarddocuments](http://www.VeronaNJ.org/planningboarddocuments)

---

**A. CALL TO ORDER**

**B. PLEDGE OF ALLEGIANCE**

**C. STATEMENT re: OPEN PUBLIC MEETINGS ACT**

**D. OATHS OF OFFICE (Administered by Board Attorney)**

- i. Mayor: Class I Member: Term Expires December 31, 2029
- ii. Mayor Designee: Class I Member: Term Expires December 31, 2029
- iii. Councilmember: Class III Member: Term Expires December 31, 2026
- iv. Kevin O'Sullivan: Class III Member: Term Expires December 31, 2026
- v. Tim Camuti: Class IV Member; Term Expires December 31, 2029
- vi. Julie Parker: Class IV Member; Term Expires December 31, 2029

**Alternate Members**

- i. James Day: Alternate #1; Term Expires December 31, 2027
- ii. Dylan Magarrell: Alternate #2; Term Expires December 31, 2026

**E. ROLL CALL**

**F. REORGANIZATION OF THE PLANNING BOARD**

**1. ELECTIONS**

- i. Nomination and Election of the Chairperson
- ii. Nomination and Election of the Vice Chairperson

**2. APPOINTMENTS**

- i. Appointment of Greg Mascera as Planning Board Attorney
- ii. Appointment of Boswell as Planning Board Engineer
- iii. Appointment of H2M as Planning Board Planner
- iv. Appointment of Dolores Carpinelli as Planning Board Secretary

**3. Designation of the Township Newspaper**

**G. REORGANIZATION OF SUBCOMMITTEES**

- 1. Architectural Review Board

2. Site Plan and Subdivision Committee (Informal Meetings)
3. Landscape and Environmental Committee
4. Masterplan Implementation Committee

**H. PUBLIC PARTICIPATION**

**I. APPROVAL OF MINUTES**

Approval of Minutes from a Regular meeting held on December 4, 2025

**J. CONSISTENCY DETERMINATION**

1. Amendment to ordinances:
  - § 150-7.13A Mechanical Equipment.
  - § 150-7.5 Permanent and portable swimming pools.

2. Redevelopment Plan for 320 Bloomfield Avenue

**K. RESOLUTIONS**

1. **Resolution 2026-01:** Appointment of Greg Mascera as Planning Board Attorney
2. **Resolution 2026-02:** Appointment of Boswell as Planning Board Engineers
3. **Resolution 2026-03:** Appointment of H2M architects as Planning Board Planner
4. **Resolution 2026-04:** Appointment of Dolores Carpinelli as Planning Board Secretary
5. **Resolution 2026-05:** Designation of the Township Newspaper
6. **Resolution 2026-06:** Memorialization of Amendment to the Master Plan Open Space and Recreation Plan Element; addition of Green Acres Properties to Verona's ROSI.

**L. SUBCOMMITTEE UPDATES**

**M. NEW BUSINESS**

1. **Area in need of redevelopment investigation for 420 Bloomfield Avenue**
2. **Discussion of TC Zone Ordinance Amendment**

**N. EXECUTIVE SESSION (if necessary)**

**O. ADJOURNMENT**