



TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY
MINUTES OF THE VERONA
PLANNING BOARD MEETING
OF THURSDAY FEBRUARY 26, 2026

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

PRESENT:	
Chairperson Pearson	Mr. Magarrell
Vice Chair Hyndman	Mayor Tamburro
Mr. Freschi	Deputy Mayor McEvoy
Mr. Camuti	Township Mgr. O'Sullivan
Mr. Lilley	Mr. Mascera, Planning Board Attorney
Mrs. Parker	Ms. Miesch, Zoning Official
Mr. Day	Mrs. Carpinelli, Acting Board Secretary

CALL TO ORDER - The meeting was called to order at 7:30 PM by Chairperson Pearson.

PLEDGE OF ALLEGIANCE

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

ROLL CALL

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

No minutes for approval

RESOLUTIONS

1. **Memorialization of Resolution 2026-08:** Finding the 176 Bloomfield Avenue Redevelopment Plan not inconsistent with the Master Plan.

Mayor Tamburro makes the motion to approve, **Mr. Day** seconds;

Roll Call Vote:

	AYES	NAYS	ABSTAIN	RECUSED
Mr. Magarrel	Y			
Mr. Day	Y			
Mrs. Parker	Y			
Mr. Lilley	Y			
Mr. Camuti			X	
Mr. Freschi	Y			
Township Mgr. O'Sullivan	Y			
Mayor Tamburro	Y			
Deputy Mayor McEvoy				X
Vice Chair Hyndman			X	
Chair Pearson				X

Motion Passes.

2. Memorialization Resolution 2026-09: Finding amendment to the TC Zone Ordinance not inconsistent with the Master Plan.

Mayor Tamburro makes the motion to approve, Mr. Freschi seconds;

Roll Call Vote:

	AYES	NAYS	ABSTAIN	RECUSED
Mr. Magarrel	Y			
Mr. Day	Y			
Mrs. Parker	Y			
Mr. Lilley	Y			
Mr. Camuti			X	
Mr. Freschi	Y			
Township Mgr. O'Sullivan	Y			
Mayor Tamburro	Y			
Deputy Mayor McEvoy	Y			
Vice Chair Hyndman			X	
Chair Pearson	Y			

Motion Passes.

CONSISTENCY DETERMINATION

1. Redevelopment Plan for 420 Bloomfield Avenue

Chair Pearson asks Ms. Chavan to reiterate changes suggested to the redevelopment plan for 420 Bloomfield Ave when introduced at the Town Council meeting. Ms. Chavan reviews these edits and the elements of the redevelopment plan. She states how the Plan meets the goals of the Master Plan, as well as the municipal obligation to provide affordable housing and effectuates the Fourth Round Fair Share Housing Element. Ms. Chavan's opinion is that the plan is consistent with the Master Plan.

Board Questions:

- Ms. Chavan will include a statement relating to prohibited/permitted uses that will be part of the proposed amendment to the TC Zone Ordinance (not yet adopted) Section 150 - 4.3.
- Clarification of how the additional lot across Clairmont Ave that is owned by 420 Bloomfield Ave. will be used and if it is included in the redevelopment plan. Board recommends that a provision be included stating that if parking has to be contained within the development, the area utilized as off-street parking be subject to an agreement that it is a separate lot and not part of the redevelopment plan.
- Board also recommends provision for bicycles as suggested for the 383 Bloomfield Avenue redevelopment plan
- In regard to studies determining the impact on student population and traffic patterns, the town is obligated to meet requirements imposed through NJ Superior Court. Superintendent of schools is aware of the redevelopment projects and Mr. O'Sullivan is keeping her up to date on details so she can make provisions as necessary for the schools.

- Ms. Chavan reviews the setbacks, which are existing. It was negotiated to increase the set back on the residential side to 15 feet.

Madam Secretary reads public comment/participation statement

Chair Pearson opens Public Comment period – seeing none, closes public comments

Chair Pearson asks for a motion to find the Ordinance for 420 Bloomfield non-condemnation redevelopment plan to be not inconsistent with the Master Plan.

Deputy Mayor McEvoy makes the motion, **Mr. Hyndman** seconds;

Roll Call Vote:

	AYES	NAYS	ABSTAIN	RECUSED
Mr. Magarrel			X	
Mr. Day	Y		X	
Mrs. Parker	Y			
Mr. Lilley	Y			
Mr. Camuti	Y			
Mr. Freschi	Y			
Township Mgr. O’Sullivan	Y			
Mayor Tamburro	Y			
Deputy Mayor McEvoy	Y			
Vice Chair Hyndman	Y			
Chair Pearson	Y			

Motion Passes.

2. Redevelopment Plan for 885 Bloomfield Avenue

Ms. Chavan discusses the history and details for the 885 Bloomfield Avenue Redevelopment Plan. The developer for this property was an intervenor in the Township’s Affordable Housing Plan. A settlement was reached in mid-December 2025. Ms. Chavan explains some of the details of the settlement and some changes to the plan based on Town Council recommendations.

Board Discussion:

- Board discusses the possible issues relating to storm water and the requirements of the developer pertaining to Storm Water Management.
- A lot of the Board concerns can be addressed once the applicant submits the site-plan application.
- The Board does make recommendations to include in the Redevelopment Plan.

Chair Pearson opens for public comment

Michele Gruet, Verona, NJ

Thanks the Board for their thoughtful questions and deep conversation. She asks that the difference of the maximum lor coverage going from 55% to 70% be clarified.

The Planner, Ms. Chavan explains that when the town settled with this intervenor, they submitted a memorandum of understanding and a concept plan that did not contain any calculations. The calculations were guesstimated by the Planner to be a 65% maximum impervious surface coverage.

This number was in the plan to be introduced at the Town Council meeting March 23. The planner received a call an hour before the meeting from the developers' attorney saying it should be 70% based on MLUL(Municipal Land Use Law). So that number was changed to 70%. Also the A3 Zone in the Zoning code permits for 55% allowable coverage, but the A3 Zone is not in the Master Plan. The 65% was derived from comparative analysis based on the Townhouse Zone, but the 70% coverage is what was ultimately negotiated between the town and the attorney.

Steven Firkscer, Greenbaum, Rowe, Smith and Davis, attorneys for the property owner.
Wants to clarify one of the recommendations coming from the Board- that 90% of the rear yard must have landscaping buffer.

Chair Pearson asks if anyone else from the public wishes to make a comment - seeing none. Public Portion is closed.

Mr. Camuti makes statement to the Board.

Mayor Tamburro thanks San Chavan and Dan Hauben for their time preparing the Plan. He thanks the Board for their reasonable recommendations to the Town Council and advises the Public that the discussion tonight may not have related directly to the Master Plan but it is a good gage of the type of discussion that will happen when the site-plan application, ensuring that it is consistent with ordinance and legal requirements.

Mayor Tamburro makes a motion to find the Redevelopment Plan for 885 Bloomfield Avenue not inconsistent with the Master Plan with the following recommendations to the Council:

1. 90% of the rear yard must have at least a 10-foot buffer
2. There must be a buffer between the nearest residential unit and the bus stop; the distance to be determined by the Town Council.
3. The housing units have double paned windows.
4. The housing units have MERV 17 or greater filters.
5. Fencing will be Board on Board, Vinyl or Wood.
6. The plan should be revised to comply with Verona's tree ordinance; Chapter 493 Article 2.
7. Attachment #3- Recommended plantings be included in the redevelopment ordinance.

Second: Mr. Freschi

Roll Call Vote:

	AYES	NAYS	ABSTAIN	RECUSED
Mrs. Parker	X			
Mr. Lilley	X			
Mr. Camuti		X		
Mr. Freschi		X		
Township Mgr. O'Sullivan	X			
Deputy Mayor McEvoy	X			
Mayor Tamburro	X			

Vice Chair Hyndman	X			
Chair Pearson	X			

Motion Passes 7-2

3. TCMU Zone Amendment

Ms. Chavan explains the one change to the TCMU ordinance is that as part of the Third Round Fair Share Housing, the Town was required to have a 15% set-aside for rental units and a 20% set-aside for owner occupied units. As per the settlement agreement, the town is now required to have a 20% set-aside for both rental and owner-occupied units.

Vice Chair Hyndman makes a motion to find the Amendment to the TCMU Zone Ordinance to be not inconsistent with the Master Plan. **Mayor Tamburro** seconds.

Roll Call Vote:

	AYES	NAYS	ABSTAIN	RECUSED
Mrs. Parker	X			
Mr. Lilley	X			
Mr. Freschi	X			
Mr. Camuti	X			
Mayor Tamburro	X			
Deputy Mayor McEvoy	X			
Township Mgr. O'Sullivan	X			
Vice Chair Hyndman	X			
Chair Pearson	X			

Motion Passes

Chair Pearson asks for a 5 Minute Break at 9:25 - Back 9:34

4. Amendment to Article 19 and Article 21

Mr. Hauben explains the contents of Article 19 & 21. Article 19 covers the Affordable Housing Ordinance, dictating how the developments are supposed to be built. Article 21 is the Development Fee Ordinance. The majority of the language is mandatory. These were last adopted as part of the Third Round Affordable Housing Process. Since 2024, the New Jersey Dept. of Community Affairs adopted a new set of rules called 599, replacing the old COAH rules. Mr. Hauben reviews these changes.

The Board makes suggestions to update some of the language in the Articles and eliminate duplicate verbiage.

Mayor Tamburro makes motion to find the Amendments to Articles XIX and XXI not inconsistent with the Master Plan with the following recommendations to the Council:

1. **In calculating the bedroom counts, that number will be rounded to the nearest whole**
2. **Round to the nearest whole number for very low-income units**
3. **Insert the name of the Township's current bank.**
4. **Remove #7 Accessory Dwelling Units from Section 150-21.10 Use of Funds**
5. **Remove duplicate mentions of air conditioning and utilities**

6. Consolidate portions regarding units for rent and for sale.

Second: Deputy Mayor McEvoy

Roll Call Vote:

	AYES	NAYS	ABSTAIN	RECUSED
Mrs. Parker	X			
Mr. Lilley	X			
Mr. Camuti	X			
Mr. Freschi	X			
Mayor Tamburro	X			
Deputy Mayor McEvoy	X			
Township Mgr. O'Sullivan	X			
Vice Chair Hyndman	X			
Chair Pearson	X			

Motion Passes

SUB-COMMITTEE UPDATES- None

NEW BUSINESS- None

EXECUTIVE SESSION – Not Necessary

Mayor Tamburro makes the motion to adjourn.

Meeting Adjourned at 10:03 PM

Respectfully submitted,



Dolores Carpinelli
Verona Township
Planning Board Secretary

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 973-857-4773