



**TOWNSHIP OF VERONA**  
 COUNTY OF ESSEX, NEW JERSEY  
**MINUTES OF THE VERONA**  
**PLANNING BOARD MEETING**  
**OF TUESDAY MARCH 3, 2026**

Meeting held in the Ballroom of the Verona Community Center @ 880 Bloomfield Avenue, Verona, NJ 07044 @ 7:00PM

<b><u>PRESENT:</u></b>	
	Mayor Tamburro
Chairperson Pearson	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, Board Secretary
Absent: Vice Chair Hyndman, Mr. Freschi, Mr. Magarrell	

**CALL TO ORDER** - The meeting was called to order at 7:01 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** - Chair Pearson asks for a motion to approve minutes from the Regular meeting of February 19, 2026. **Mr. Day** makes a motion; **Mr. Lilley** Seconds. All remaining commissioners vote in favor. **Motion Passes.**

**RESOLUTIONS**

1. **Memorialization of Resolution 2026-10:** Finding the 420 Bloomfield Avenue Redevelopment Plan not inconsistent with the Master Plan.

**Mr. Camuti** makes the motion to approve, **Chair Pearson** seconds;

**Roll Call Vote:**

	AYES	NAYS	ABSTAIN	RECUSED
<b>Mr. Day</b>	Y			
<b>Mrs. Parker</b>	Y			
<b>Mr. Lilley</b>	Y			
<b>Mr. Camuti</b>	Y			
<b>Township Mgr. O'Sullivan</b>	Y			
<b>Mayor Tamburro</b>	Y			
<b>Deputy Mayor McEvoy</b>	Y			
<b>Chair Pearson</b>	Y			

**Motion Passes.**

**2. Memorialization Resolution 2026-11:** Finding the 885 Bloomfield Avenue Redevelopment Plan not inconsistent with the Master Plan.

**Mrs. Parker** makes the motion to approve, **Mr. Lilley** seconds;

**Roll Call Vote:**

	AYES	NAYS	ABSTAIN	RECUSED
<b>Mr. Day</b>			<b>X</b>	
<b>Mrs. Parker</b>	<b>Y</b>			
<b>Mr. Lilley</b>	<b>Y</b>			
<b>Mr. Camuti</b>			<b>X</b>	
<b>Township Mgr. O'Sullivan</b>	<b>Y</b>			
<b>Mayor Tamburro</b>	<b>Y</b>			
<b>Deputy Mayor McEvoy</b>	<b>Y</b>			
<b>Chair Pearson</b>	<b>Y</b>			

**Motion Passes.**

**3. Memorialization of Resolution 2026-12:** Finding Amendment to the Standards of the Town Center Mixed-Use Zone not inconsistent with the Master Plan

**Chair Pearson** makes the motion to approve, **Mrs. Parker** seconds;

**Roll Call Vote:**

	AYES	NAYS	ABSTAIN	RECUSED
<b>Mr. Day</b>			<b>X</b>	
<b>Mrs. Parker</b>	<b>Y</b>			
<b>Mr. Lilley</b>	<b>Y</b>			
<b>Mr. Camuti</b>	<b>Y</b>			
<b>Township Mgr. O'Sullivan</b>	<b>Y</b>			
<b>Mayor Tamburro</b>	<b>Y</b>			
<b>Deputy Mayor McEvoy</b>	<b>Y</b>			
<b>Chair Pearson</b>	<b>Y</b>			

**Motion Passes.**

**4. Memorialization of Resolution 2026-13** Finding Amendment to Article XIX, Affordable Housing and Article XXI, Development fees not inconsistent with the Master Plan

**Mayor Tamburro** makes the motion to approve, **Deputy Mayor McEvoy** seconds;

**Roll Call Vote:**

	AYES	NAYS	ABSTAIN	RECUSED
<b>Mr. Day</b>			<b>X</b>	
<b>Mrs. Parker</b>	<b>Y</b>			
<b>Mr. Lilley</b>	<b>Y</b>			
<b>Mr. Camuti</b>	<b>Y</b>			
<b>Township Mgr. O'Sullivan</b>	<b>Y</b>			
<b>Mayor Tamburro</b>	<b>Y</b>			
<b>Deputy Mayor McEvoy</b>	<b>Y</b>			
<b>Chair Pearson</b>	<b>Y</b>			

**Motion Passes.**

**CONSISTENCY DETERMINATION-** NONE

**SUB-COMMITTEE UPDATES-** None

**NEW BUSINESS**

**1. Adoption of the Housing Plan Element and Fair Share Plan**

Mr. Jamie Placek, the town’s Affordable Housing Attorney addresses the Board concerns about being granted an extension for the property at 251.5 Grove Avenue. He states that once action is taken tonight and further action taken at the Council meeting on March 9<sup>th</sup>, he will have provided the court with everything they require. They will then be in a position to issue an extension to May 15<sup>th</sup>.

Mr. Hauben then addresses the Board and reviews the primary contents of the HEFSP. The Town’s obligation was originally 155 affordable units over the next 10 years. Based on the amount of Available vacant land, the obligation was reduced to 83 units; which is the RDP plus the unmet need. But as a result of a settlement agreement with one of the challengers, Verona now has to address 89 units. The plan also includes amendments to the zoning for the TCMU an TC zones.

**Mr. Camuti** makes a motion to adopt the first amendment to the Fourth Round Housing Element and Fair Share Plan. **Mr. Day** seconds.

**Roll Call Vote:**

	AYES	NAYS	ABSTAIN	RECUSED
<b>Mr. Day</b>	<b>Y</b>			
<b>Mrs. Parker</b>	<b>Y</b>			
<b>Mr. Lilley</b>	<b>Y</b>			
<b>Mr. Camuti</b>	<b>Y</b>			
<b>Township Mgr. O’Sullivan</b>	<b>Y</b>			
<b>Mayor Tamburro</b>	<b>Y</b>			
<b>Deputy Mayor McEvoy</b>	<b>Y</b>			
<b>Chair Pearson</b>	<b>Y</b>			

**Motion Passes.**

**2. Memorialization of Resolution 2026-14 Adopting the First Amendment to the Fourth Round Housing Element and Fair Share Plan.**

**Mayor Tamburro** makes the motion to approve, **Chair Pearson** seconds;

**Roll Call Vote:**

	AYES	NAYS	ABSTAIN	RECUSED
<b>Mr. Day</b>	<b>Y</b>			
<b>Mrs. Parker</b>	<b>Y</b>			
<b>Mr. Lilley</b>	<b>Y</b>			
<b>Mr. Camuti</b>	<b>Y</b>			
<b>Township Mgr. O’Sullivan</b>	<b>Y</b>			
<b>Mayor Tamburro</b>	<b>Y</b>			
<b>Deputy Mayor McEvoy</b>	<b>Y</b>			
<b>Chair Pearson</b>	<b>Y</b>			

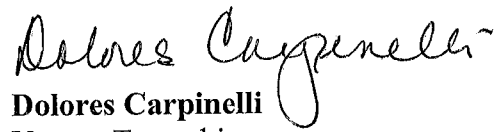
**Motion Passes.**

**EXECUTIVE SESSION** – Not Necessary

**Mayor Tamburro** makes the motion to adjourn.

**Meeting Adjourned at 7:43 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*