TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY

MINUTES OF THE VERONA PLANNING BOARD MEETING
OF THURSDAY APRIL 23, 2026

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

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

CALL TO ORDER - The meeting was called to order at 7:02 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 March 26, 2026. **Mr. Freschi** makes a motion; **Vice Chair Hyndman** Seconds. Mr. Day, Mrs. Parker, Mayor Tamburro Abstain. All remaining commissioners vote in favor. **Motion Passes.**

RESOLUTIONS
Memorialization of Resolution 2026-017- Updated By-laws of the Planning Board
Mrs. Parker makes the motion to adopt the updated By-laws of the Planning Board; **Deputy Mayor McEvoy** seconds;

Roll Call Vote:

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

Motion Passes.

	AYES	NAYS	ABSTAIN	RECUSED	ABSENT
Mr. Magarrel	**NE**				
Mr. Day	**NE**				
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.

CONSISTENCY DETERMINATION

1. Determination of the Redevelopment Plan for 251 ½ Grove Avenue, Block 1201, Lot 12 to be not in consistent with the Master Plan.

Ms. Chavan, Township Planner, reviewed the redevelopment plan and noted that the Board's role was advisory and distributed a memorandum summarizing how the redevelopment plan advanced various land use goals and implemented the Township's Housing Element and Fair Share Plan adopted on March 3, 2026.
Ms. Chavan reported several revisions to the redevelopment plan:

- A new provision was added prohibiting the conversion of attic spaces into habitable living areas.
- The amendment also prohibits fixed stair access and plumbing extensions into attic spaces.
- Clarification was added to the signage section specifying that sign setbacks are measured from the front property line.

The Board discussed concerns regarding basements in relation to floodplain conditions. Board members requested that the redevelopment plan expressly prohibit basements.
Additional discussion focused on floodplain regulations and the Rutgers "plus-three" flood zone mapping. Board members discussed whether habitable spaces would need to be elevated above flood levels and requested additional language addressing compliance with applicable flood hazard elevation standards.

The Board discussed the proposed 45-foot maximum building height, including how height would be measured relative to finished grade and floodplain elevation requirements. It was noted that the applicant had originally requested greater height allowances and that the negotiated standard had been reduced to 45 feet.

Chair Pearson opened the meeting for public comment regarding the redevelopment plan. No members of the public spoke.

Vice Chair Hyndman made a motion to find the redevelopment plan not inconsistent with the Township Master Plan, subject to the following recommendations: **Deputy Mayor McEvoy** seconded.

- Revise language concerning laundry facilities from townhouse to unit.
- Prohibit basements.
- Include additional flood hazard and elevation language.
- Maintain previously added attic restrictions.

The applicant's engineer testified regarding revisions made to the stormwater management design. The Board engineer confirmed that the applicant had addressed all requested revisions and complied with all outstanding engineering comments.

Board Questions and Discussion:

Board members discussed the benefit of increased stormwater recharge and asked questions concerning infiltration volumes and soil conditions.

The Board discussed whether compacted fill beneath the building foundation could negatively affect recharge performance. The engineer stated that compacted materials would be limited to building foundation areas and would not interfere with the stormwater system.

A Board member requested clarification regarding references to a "green roof." The applicant clarified that the design included only a limited rooftop planting area rather than a full green roof system.

The Board discussed garbage collection hours and concerns regarding early morning pickup near residential properties.

The Board discussed imposing a condition prohibiting short-term rentals such as Airbnb-type uses. After discussion regarding appropriate lease durations, the Board agreed upon language prohibiting rentals for terms of less than three months.

Chair Pearson asks if anyone from the Public would like to make a statement.

Bob Prout – Verona Resident

Mr. Prout spoke in support of the application. He expressed disappointment regarding the loss of the existing garden center but acknowledged the longstanding relationship between his family and the applicant family.

No additional comments form the public. Public comment closed.

Ms. John-Basta made closing statement requesting favorable consideration from the board.

Prior to deliberations, the Board discussed fence-related variances associated with an existing wrought iron fence proposed along Park Avenue.
The Board identified:

- A variance related to fence height in the front yard.
- A variance related to fence placement within the front yard setback.

Board Deliberation:

Board members complimented the design and stated that the application reflected thoughtful planning and collaboration.

Chair Pearson makes a motion to approve the application with the following conditions; **Mayor Tamburro** seconds.

Garbage and Recycling pickup shall not occur prior to 5:00am
No units shall be used for rentals for a term of less than three months.

Roll Call Vote:

	AYES	NAYS	ABSTAIN	RECUSED	ABSENT
Mr. Magarrel	NE				
Mr. Day	NE				
Mrs. Parker	Y				