



RESOLUTION 2026-011  
of the  
PLANNING BOARD  
of the  
TOWNSHIP OF VERONA

WHEREAS, the Governing Body of the Township of Verona introduced Ordinance 2026-06 on February 23, 2026 to adopt the Redevelopment Plan for 885 Bloomfield Avenue (Block 2205 Lot 6), Verona, New Jersey; and

WHEREAS, the Governing Body referred the proposed Ordinance to the Planning Board under the provisions of NJSA 40:55D-26 to determine whether there are any inconsistencies in the proposed Ordinance with the Master Plan; and

WHEREAS, the Planning Board at its regular meeting held on February 26, 2026 determined that there are no provisions within the proposed Ordinance that are inconsistent with the Master Plan; and

WHEREAS, NJSA 40:55D-26 provides in part that the Planning Board may make recommendations to the ordinance to the Governing Body that the Board deems appropriate; and

WHEREAS, the Board recommends to the Governing Body that the Ordinance be modified to:

- require that at least 90% of the rear yard must have a 10-foot buffer
- require a buffer between the bus stop and the nearest residential unit
- require all residential structures to have at least double paned windows
- require filters of grade MERV 17 or greater
- require all fencing to be board-on-board, vinyl or wood
- require compliance with Township tree ordinance Chapter 493, Article 2.
- require tree plantings to be in accordance with Zoning Ordinance 150-11.7 Plant Selection and placement - attachment #3

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Verona, Essex County, New Jersey, that the Planning Board does hereby authorize the Board Secretary to advise the Governing Body of the Board's determination that the proposed ordinance is not inconsistent with the Master Plan; and to inform the Governing Body of the recommendations contained herein; and be it

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