



RESOLUTION 2026-07  
of the  
PLANNING BOARD  
Of The  
TOWNSHIP OF VERONA

WHEREAS, the governing body of the Township of Verona by resolution No. 2025-294 requested that the Planning Board determine whether 420 Bloomfield Avenue, Block 701, Lot 3 constitutes an area in need of Redevelopment in accordance with NJSA 40A:12A-1 et seq; and

WHEREAS, On January 22, 2026 the Planning Board considered the study performed by Sanyogita Chavan, AICP, PP of H2M Associates, its Professional Planner; and

WHEREAS, based upon the information presented to it, the Planning Board determined that the subject property is in need of redevelopment pursuant to the standards set forth in NJSA 40A:12A-5, specifically subsection 5(d) which provides that a property or area may qualify if it is design or functionally obsolete, and subsection 5(h) which provides that that the designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation and that the designation will advance smart growth principles by the property's relationship to the Township's inclusionary housing plan and master plan.

NOW, THEREFORE, BE IS RESOLVED, by the Planning Board of the Township of Verona, Essex County, New Jersey, that the Planning Board does hereby find that the property known as 420 Bloomfield Avenue is in need of redevelopment and that the Board Secretary shall so advise the Governing Body of the Board's determination.

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

**MOVED: Mr. Day**

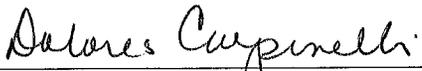
**SECOND: Mrs. Parker**

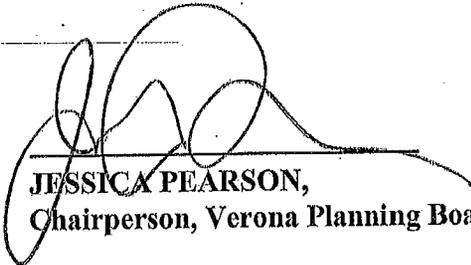
**ROLL CALL VOTE:**

	Y	N	Abstain	Absent		Y	N	Abstain	Absent
Mr. Magarrell (Alt. 2)	X				Deputy Mayor McEvoy	X			
Mr. Day (Alt. 1)	X				Mayor Tamburro	X			
Mrs. Parker	X				Township Mgr. O'Sullivan			X	
Mr. Lilley	X				Vice Chair Hyndman				X
Mr. Freschi			X		Chair Pearson	X			
Mr. Camuti				X					

\*NE- Not Eligible

**THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT  
COPY OF A RESOLUTION ADOPTED BY THE BOARD OF ADJUSTMENT OF  
REGULAR MEETING HELD ON FEBRUARY 19, 2026**

  
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DOLORES CARPINELLI  
Secretary, Verona Planning Board

  
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JESSICA PEARSON,  
Chairperson, Verona Planning Board