



RESOLUTION 2026-016  
of the  
PLANNING BOARD  
Of The  
TOWNSHIP OF VERONA

WHEREAS, the governing body of the Township of Verona by Resolution No. 2026-023 authorized the Planning Board investigate and determine whether 251 ½ Grove Avenue, Block 1201, Lot 12 (the “Property”) meets the criteria set forth in NJSA 40A:12A-1 as an area in need of Redevelopment; and

WHEREAS, on March 26, 2026 the Planning Board considered the study of the Property prepared 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 (a) which provides that a property may qualify due to the neglect and severe deterioration based on the exterior and interior conditions of the buildings, and overall substandard conditions, and subsection (b) which provides that a property may qualify due to the abandonment of vacant buildings in such a state of disrepair that it is rendered untenable, and subsection (d) which provides that a property or area may qualify if it is design or functionally obsolete, and subsection (h) which provides 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 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.


**MOTION TO APPROVE:** Mr. Camuti **SECOND:** Vice Chair Hyndman

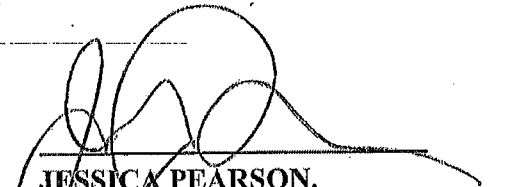
**ROLL CALL VOTE:**

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

\*NE- Not Eligible

**THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT  
COPY OF A RESOLUTION ADOPTED BY THE PLANNING BOARD OF  
REGULAR MEETING HELD ON MARCH 26, 2026.**

  
**DOLORES CARPINELLI**  
Secretary, Verona Planning Board

  
**JESSICA PEARSON,**  
Chairperson, Verona Planning Board