



**RESOLUTION NO. 2026-020
OF THE
PLANNING BOARD
OF THE TOWNSHIP OF VERONA**

**RESOLUTION GRANTING PRELIMINARY AND FINAL MAJOR SITE PLAN
APPROVAL FOR 383 BLOOMFIELD AVENUE (BLOCK 708 LOT 1)**

WHEREAS, Filoso Family, LLC (the “Applicant”) has applied to the Planning Board of the Township of Verona (the “Board”) seeking preliminary and final major site plan approval for the property designated as Block 708, Lot 1 on the Township of Verona’s official Tax Map, more commonly referred to as 383 Bloomfield Avenue, Verona, New Jersey (the “Property”), to construct a mixed use development including multi-family residential units and commercial space in one building and ancillary improvements, including, but not limited to parking spaces, landscaping, lighting, and infrastructure; and

WHEREAS, the Property is located in the Township’s 383 Bloomfield Avenue Redevelopment Zone; and

WHEREAS, a complete application has been filed, the fees as required by Township ordinance have been paid, and the jurisdiction and powers of the Board have been properly invoked and exercised; and

WHEREAS, the Board has examined the application and accompanying exhibits, held public meetings, received testimony from and/or on behalf of the Applicant and its professionals, and considered arguments of counsel, has considered the comments and recommendations of the Township staff and other consultants called upon and has applied for its own collective local knowledge; and

WHEREAS, the Board held and conducted public hearings on March 26, 2026 and April 23, 2026, at which time the Applicant was represented by counsel; and the general public and any interested parties were given the opportunity to be heard, and the Board having heard and considered questions and comments from the members of the public who wished to be heard; and

WHEREAS, the Township agencies and outside consultants have reviewed this application and have provided reports, which are incorporated herein and made a part hereof by reference as if set forth at length and verbatim in conjunction with this application; and

WHEREAS, the Applicant was represented by Lisa John-Basta, Esq. of Chiesa, Shahinian and Giantomasi, 105 Eisenhower Parkway, Roseland, New Jersey 07068; and

WHEREAS, the Applicant filed the application materials, including engineering and architectural plans, stormwater reports, stormwater operations and maintenance manual, and other materials required by the Board; and supplemented the application with, including but not limited to, geotechnical investigation reports; and;

WHEREAS, the Applicant sought the following Variances/Waivers from the requirements of the Redevelopment Plan

- o Design Waiver from Section 5.3 of the Redevelopment Plan which requires a minimum landscape buffer of 15 feet adjacent to a residential use or zone, and the Applicant has proposed a landscape buffer of approximately 11.5 feet along a portion of the property line adjacent to the residential use located on Block 711, Lot 1.

- o Design Waiver from Section 5.3 of the Redevelopment Plan which requires a six-foot high privacy fence along with required plantings to be included with the required 15-foot landscaped buffer along residential zones and uses, whereas the Applicant proposes not to provide such fencing along the southerly property line.

- o Variance from Section 150-7.3 and from Section 150-7.3B of the Code which provides fences shall not exceed six feet in height and shall not exceed three feet in a front yard. The Applicant proposes to repurpose an existing wrought iron fence along Park Avenue, the fence height is 6 feet and the posts are 7 feet in height.

Variance from Section 150-7.3 of the Code with provides fences shall not be installed within 10 feet of a front lot line.

WHEREAS, in support of the application, the Applicant presented testimony from the following individuals:

- o Paul Anderson, PE, PPE, CME of Anderson Consulting Services
- o Craig Peregoy, PE of Dynamic Traffic
- o Greg Switzer, AIA of GSPPC Architecture + Landscape Architecture+ Planning + Interior Design

WHEREAS, the following Exhibits were marked into evidence,

- o A-1 – Anderson Consulting Services LLC PowerPoint Presentation (03-25-2026)
- o A-2 – GSAPC PowerPoint Presentation (03-26-2026)

WHEREAS, the Board received reports from Township staff and consultants as follows:

- Department Review dated February 18, 2026 from Len Mendola, Construction Department
- Department Review dated March 9, 2026 from Matt Gifford, Fire Official
- Department Review dated March 9, 2026 from The Verona Environmental Commission
- Multiple Department Reviews from Boswell Engineering dated January 13, 2026 (Stormwater Management Review), January 15, 2026 (Overall Engineering Review), March 11, 2026 (revised Overall Engineering), and April 17, 2026 (revised Overall Engineering).
- Response email from Molfetta Corporation dated March 13, 2026 to Fire Official review with locations and flow tests for surrounding hydrants.
- Response letters from Anderson Consulting Services, LLC dated January 27, 2026 (For Stormwater), January 27, 2026 (for Engineering), April 10, 2026 to Boswell Engineering review of March 11, 2026.
- Response letter from GSA Architecture, P.C. dated February 12, 2026
- Department review dated March 20, 2026 from H2M, Professional Planners
- Stormwater Management Report First dated, November 26, 2025, revised January 28, 2026, revised April 7, 2026, and finally revised and dated April 17, 2026 by Anderson Consulting Services, LLC
- Stormwater Operations Manual submitted by Anderson Consulting Services originally dated November 18, 2025, and revised and dated February 4, 2026.
- Site Plan consisting of eight sheets prepared by Anderson Consulting, LLC submitted on February 3, 2026, and revised April 10, 2026
- Architectural Plans consisting of 11 sheets dated February 3, 2026
- Traffic Impact and Parking Assessment and a Vehicle Circulation Exhibit submitted by Dynamic Traffic, both dated February 11, 2026.
- Geotechnical Investigation Report dated October 29, 2025 and Addendum to report dated March 30, 2026 prepared by SOR Consulting Engineers, Inc.
- Low Impact Development Checklist dated April 2, 2026 prepared by Anderson Consulting Services, LLC
- Soil Logs from Anderson Consulting Services, LLC originally dated October 24, 2025, and revised and dated February 11, 2026
- Boswell Engineering Review letter dated April 17, 2026 (*See above*)
- Response email from Anderson Consulting Services, LLC dated April 17, 2026 to questions concerning drainage from Dr. Gonzalez, Boswell Engineering
- Response email from Anderson Consulting Services, LLC dated April 17, 2026 to Boswell Engineering letter dated April 17, 2026
- Final Stormwater Report revised April 17, 2026, prepared by Anderson Consulting, LLC (*See above*)

- Final Site Plan Page SP-3 Grading and Utility Plan, revised April 17, 2026, prepared by Anderson Consulting Services, LLC

1. At the March 26, 2026 hearing, the Applicant presented the testimony of Paul Anderson, PE. Mr. Anderson testified as to the Property's existing and proposed conditions. Mr. Anderson testified that multiple existing structures would be demolished. Mr. Anderson reviewed the configuration of the site, lot coverage and setback conditions. Mr. Anderson testified that the building plan called for full redevelopment with regrading, construction of a four-story tiered mixed-use building consisting of approximately 4,050 square feet of ground floor commercial space with 33 residential units above. He further testified that the layout and design of the building would satisfy all the bulk standards for development within the redevelopment area. He testified that the development would have approximately 76.4 percent of impervious coverage. He noted that two curb cuts are to be eliminated which permits the creation of three new parking spaces on Bloomfield Avenue so that there would be a total of seven parking spaces along the frontage of Bloomfield Avenue. Mr. Anderson advised the Board that the Applicant proposed to construct a new concrete sidewalk and concrete curb along Bloomfield Avenue and to construct a new sidewalk along Park Avenue while leaving the existing Belgian block curb. Mr. Anderson testified that the Applicant would replace the existing chain-link 6' tall fence with board-on-board fence along property line with Block 711, Lot 1 (east) to the inside property line. He testified that the Applicant intended to retain the existing Hillcrest Farms monument sign which would be placed at the corner of Bloomfield Avenue and Park Avenue.

Regarding the exterior grounds design, testimony included that the plan includes a five-foot wide proposed paver pathway along the Park Avenue frontage with five benches, trash receptacles and a pet waste bag dispenser.

Mr. Anderson further testified that vehicular ingress/egress will be via a 24-foot wide two-way access off of Park Avenue with an egress only right turn restriction onto Bloomfield Avenue.

Mr. Anderson testified that the Applicant proposed a single level parking area at the first floor of the building and under the second floor of the building rear. He noted that 63 on-site parking spaces are required, and that 63 onsite parking spaces are provided inclusive of 3 ADA van accessible spaces located at spots designated as 2, 3 and 63. Parking on the initial plan included seven EV Spaces, which was subsequently increased to nine such spaces.

Mr. Anderson testified that 18 parking spaces (spaces 1-8, 46-52) will be assigned for retail parking during the hours of 9am – 5pm and that new on-street spaces (64-66) would be designated for exclusive use of the development. Space 45 is to be used for loading only between the hours of 8am and 5pm. Parking spaces will be nine feet by 18 feet. Bicycle parking to be provided by a outdoor bike rack accommodating up to six bicycles and that indoor bicycle parking would be

available. Mr. Anderson testified that snow removal would be handled privately and, if necessary, snow would be removed from the site to allow sufficient parking at all times.

Mr. Anderson further testified that trash would be collected at an enclosed trash room within building and that trash and the trash collection plan included use of wheeled totes in lieu of a traditional dumpster. He informed the Board that a private hauler would collect trash two to three times a week and that collection would occur before 7:00am.

Mr. Anderson testified that lighting would be dark sky compliant, with minimal light spill at property lines and that lighting would be reduced on the easterly side of the Property. He opined that shielding and landscaping would mitigate impact on adjoining properties.

Mr. Anderson testified that sanitary sewer and water connections would be located at Park Avenue. He opined that adequate system capacity had been confirmed. He informed the Board that the stormwater system includes subsurface detention and porous pavement. He further testified that recharge is not required under Verona's controlling ordinance, though the Applicant is open to exploring options with the Board engineer. He opined that he did not foresee any adverse impact to neighboring properties.

Regarding fire safety and emergency access, Mr. Anderson testified that firefighting access would be from surrounding streets, the fire department connection is located on the westerly side of the building, that adequate water pressure and flow had been confirmed and that flow calculations would be provided during final design as a condition of approval.

Mr. Anderson testified further as to the Applicant's request for a design waiver at the buffer area at the easterly side of the Property. The redevelopment plan requires a 15-foot landscaped buffer. The Applicant's proposal to construct a six-foot high board on board fence at the Property line would, according to Mr. Anderson, serve as an additional buffer and that the proposed Green Giant Arborvitae evergreens would provide the screening as contemplated by the redevelopment plan. As to the southerly property line, Mr. Anderson testified that the existing retaining wall could serve as a buffer and that the proposed fence is not necessary to create the buffer.

Mr. Switzer provided supplemental testimony regarding the architectural components of the project, including the indoor layout of the buildings and dwelling units, the locations and functions of lighting, utilities and amenities such as trash receptacles and mailboxes. Mr. Switzer also testified to the high quality of the materials to be used in the construction. He testified that the Applicant's signage would comply with the redevelopment plan and would consist of signage on Bloomfield Avenue and Park Avenue as shown on the plans. Mr. Switzer also acknowledged that the labels on a "Bedroom" and "Den" located on the second floor of his submitted plans will be reversed in his final plan submitted to reflect that the larger of the two rooms will be labeled

as the “Bedroom”, and the smaller will be labeled as the “Den”.

Mr. Peregoy testified as to the traffic impact and parking requirements and opined that the site design will adequately handle the projected traffic on site, and in and out of the site. He testified to trip generation, sight distance, and delivery vehicle clearance and opined that the development, once completed, would not adversely impact nearby traffic signal operations.

2. At the April 23, 2026 hearing, the Applicant re-called Mr. Anderson to testify. Mr. Anderson provided supplementary testimony, addressing the open questions from the March 26, 2026 hearing regarding site plan issues and stormwater runoff and the Applicant’s plan to mitigate stormwater issues. The issues included and were resolved by the Applicant’s engineer and Boswell Engineering as follows:

1. Reducing the retaining wall height along Park Avenue to be under 4 feet to comply with Township Code.
2. Submission by the applicant of a geotechnical report and addendum and approval by Boswell engineering.
3. Adjusting the legend of the future design rainfall for the 2-, 10-, and 100-yr from “2050” to “2100.”
4. Confirming that the design rainfall was Type D instead of Type III as Mr. Anderson stated during the March 26, 2026 Planning Board meeting.
5. Increasing half a foot the top part of the gravel layer where the proposed 48-inch HDPE perforated pipe is embedded.
6. Set up the HydroCAD model’s input for the top part of the proposed infiltration structure in a way it reflected that infiltration will not occur towards that direction due to the compacted layer located above the gravel.
7. Model the impervious and pervious areas separately.
8. Demonstrate, via groundwater mounding analysis, that the proposed infiltration structure will not negatively impact the neighboring lots. Also, to add a paragraph discussing this in the Stormwater Report.
9. Calculate the drain time (of the proposed infiltration structure) demonstrating that it is less than 72 hours.

10. Incorporate the soil test report into the Stormwater Report and state and discuss which of the five soil tests performed was the one used to determine the Seasonal High-Water Table (SHWT) in the context of the groundwater mounding analysis made for the proposed infiltration structure.

WHEREAS, the Board makes the following findings with regard to the Application:

1. The Property is located on the southeasterly corner of Bloomfield Avenue and Park Avenue with frontage on Bloomfield Avenue to the north and Park Avenue to the west.
2. The Property is currently used by the Applicant to operate Hillcrest Farms with associated parking lot and accessory structures.
3. The site is located in the 383 Bloomfield Avenue Redevelopment Zone and was designated as an Area in Need of Redevelopment by the Governing Body of Verona by Ordinance No. 2025-17.
4. The Applicant is proposing to construct a mixed-use development consisting of 33 inclusionary multi-family residential units in one (1) building, which shall include two special needs apartment units and approximately 4,050 square feet of retail commercial space, 63 parking spaces, landscaping, lighting, and other site infrastructure.
5. The Applicant proposes to create three parking spaces on Bloomfield Avenue by eliminating curb cuts and to designate those spaces for use by the retail customers.
6. The Applicant's project is a critical component of the Township's Court-approved Mt. Laurel settlement agreement.
7. By Resolution No. 2025-049 adopted on February 3, 2025 the Verona Township Council (the "Council") designated Block 708, Lot 1, commonly known as 383 Bloomfield Avenue, as a non-condemnation area in need of redevelopment (the "Redevelopment Area") in accordance with the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "Redevelopment Law").
8. By the adoption of Ordinance No. 2025-17 on November 30, 2025 the Council duly adopted a redevelopment plan for the Redevelopment Area entitled, "The 383

Bloomfield Avenue Redevelopment Area” as the same may be further amended and supplemented from time to time, the “Redevelopment Plan”).

9. Prior to the submission of Application to the Board, the Redevelopment Agreement was referred to the Planning Board by the Township Council for a master plan consistency review. The Planning Board made a determination on October 23, 2025 that the Redevelopment Agreement for 383 Bloomfield Avenue contained no inconsistencies with Verona’s master Plan and subsequently, the Board adopted a memorializing resolution (Resolution 2025-13) on December 4, 2025.
10. The Application was then filed with the Board on or about December 16, 2025. The Application was deemed complete by the Board via letter dated February 17, 2026, and scheduled for a public hearing on March 26, 2026.
11. Following deliberation among the Board, consideration of the testimony provided, the stipulations of the Applicant, and the recommendations of the Board’s consultants, the Board unanimously voted to grant preliminary and final major site plan approval to the Applicant with design waivers.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Verona, on this 23rd day of April, 2026, that the action of the Board taken on April 23, 2026 granting Application No. 2026-1 for preliminary and final major site plan approval pursuant to N.J.S.A. 40:55D-46 and N.J.S.A. 40:55D-50, respectively, is hereby memorialized, subject to the following conditions:

1. The Applicant must comply with all applicable Township, County, State and Federal Laws, ordinances, regulations and directives, including without limitation, obtaining all applicable local, state and federal approvals and permits. The Applicant shall confirm, in writing, the necessary agency approvals required as part of the project that is the subject of this application and shall provide a certification, in writing, that all such permits and/or requests for said approvals have been applied for and/or obtained. Prior to the signing of any approved site plans, the Applicant shall submit proof to the Board Engineer that it has obtained all required governmental approvals and permits required for the project.
2. The Applicant shall be responsible for the submission of any and all revised plans, payment of all legally required fees, charges, escrows, liens, taxes as may be owed to the Township of Verona, and proof of all permits, approvals, and/or waivers of such agencies having jurisdiction thereof.

3. All construction, use and development of the Property shall be in conformance with the plans approved herein, all representations of the Applicant and its witnesses during the public hearing, all exhibits introduced by the Applicant, and all terms and conditions of this Resolution. Prior to the commencement of any land disturbance or construction permitted by this approval, the Applicant shall have submitted and received approval for all corrections, amendment and/or additions to the filed plan and reports required by this approval.
4. One set of the revised plans and reports incorporating all additions, amendments and corrections made a part of this approval as indicated during testimony and as required by the Board, the Board's professionals and/or any other agency having jurisdiction in the matter shall be submitted to each of the Board's Administrative Officer, Board Engineer and the Board Planner. All changes from the previously filed plans shall be clearly identified.
5. The Board's approval is expressly subject to the agreement of the Applicant that it will comply with all of the conditions set forth herein, and will cooperate in good faith with the Township to comply with the spirit and intent of the approval of this Resolution.
6. If the Applicant desires to make any further changes to the plans, regardless of whether any such change(s) is material or non-material, except for field changes approved by the Board Engineer, the Applicant shall request approval of the change(s) by written application to the Board Secretary, which application shall clearly identify each change proposed. Material changes, including interior unit changes will be presented to the Board pursuant to the MLUL.
7. Each residential unit shall remain as designed. No unit designated as living space for other than a bedroom, shall be converted into a bedroom.
8. The Applicant shall be bound to comply with the representations made before this Board by the Applicant and its professionals and the conditions imposed by the Board at the public hearings and the same are incorporated herein and are representations upon which this Board has relied in granting the approval set forth herein and shall be enforceable as if those representations were made conditions of this approval.
9. The Applicant shall comply with all applicable local and State regulations concerning the intensity and character of odors, emissions and air quality/pollution, including but not limited to N.J.A.C. 7:27-1 *et seq.*
10. If fill is required for this development, the Applicant shall comply with all applicable Township, State, and Federal regulations related to fill material.

11. All utilities will be installed as shown on the submitted plans.
12. The Applicant agrees to comply with the reasonable landscaping recommendations of Boswell Engineering and the Planning Board as well as the representations made by the Applicant during the public hearings with regard to landscaping.
13. The Applicant shall submit flow calculations to Boswell Engineering with its final design for Boswell's review and approval.
14. The Applicant shall comply with the Redevelopment Plan, except as it relates to variances and waivers approved by the Board.
15. The Applicant will submit copies of all will-serve utility letter responses, if received and upon receipt, to the Board Engineer.
16. The Applicant will comply with all of the requirements set forth in the comments of all municipal professionals unless specifically addressed otherwise herein.
17. The applicant shall obtain approval from the Essex County Planning Board
18. The applicant shall coordinate curb and sidewalk improvements with the Bloomfield Avenue Streetscape Project (taken from Boswell report #12)
19. The architectural plans dated March 3, 2026 shall be revised to revert the labels for the 9.2x7.7 "bedroom" in Unit 1 as the "den" and the 10x 14.4 "den" as the bedroom.
20. Proposed screening for rooftop mechanical equipment will comply with the redevelopment plan and indicate the proposed height of said screening on the rooftop plans
21. Applicant shall provide ADA certification to the Board engineer.
22. Applicant shall obtain a NJDEP BWSE permit, if required.
23. Applicant shall obtain a NJDEP TWA permit, if required.
24. The Applicant shall provide a structural stability analysis for the existing retaining wall along Park Avenue.

25. The Applicant shall provide retaining wall stability calculations for all retaining walls over three feet prior to construction
26. The Board reserves the right to require modifications to the lighting for a six-month period after issuance of a Certificate of Occupancy. The Board reserves the right to require changes as necessary.
27. The applicant is responsible to repair all damage to roadways, curbs and storm drains caused by construction.
28. The Applicant shall submit an As-Built Survey, which shall include all existing and finished grades.
29. Sump pump, roof leaders and stormwater pipe drain discharge shall where possible be directed onto an absorbent surface, soil so the discharge will be dissipated and not immediately drain towards the Township Right of Way or adjacent properties. The discharge location shall be approved by the Board Engineer. In the event it is not feasible to direct discharge on to an absorbent surface, the discharge may be directed to a storm sewer, swale detention basin, drainage basin, or other drainage facility or location as approved by the Board Engineer. If a connection to the storm sewer is approved, a permit will be required from the Engineer prior to the installation.
30. No trash or recyclable pick-up shall occur prior to 5:00 am.
31. No units shall be used for rentals for a term of less than three months.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

NOW THEREFORE, BE IT FURTHER RESOLVED that the Board secretary is hereby authorized and directed to send a copy of this resolution to the Township Manager, Township Council and Township Clerk.

MOTION TO APPROVE: Deputy Mayor McEvoy SECOND: Mrs. Parker
ROLL CALL VOTE:

	Y	N	Abstain	Absent		Y	N	Abstain	Absent
Mr. Magarrell (Alt. 2)	NE				Deputy Mayor McEvoy				
Mr. Day (Alt. 1)	NE				Mayor Tamburro				

Mrs. Parker	✓				Township Manager O'Sullivan	✓			
Mr. Lilley	✓				Vice Chair Hyndman	✓			
Mr. Camuti	✓				Chair Pearson	✓			
Mr. Freschi	✓								

*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 THE TOWNSHIP OF VERONA AT THE REGULAR MEETING HELD ON APRIL 23, 2026.

Dolores Carpinelli
 Dolores Carpinelli
 Secretary, Planning Board

Jessica Pearson
 Jessica Pearson
 Chairperson, Planning Board