

MINUTES OF THE PLANNING BOARD MEETING
Thursday May 25, 2023

Present:

Chairperson Jessica Pearson
Vice Chair David Freschi
Mayor Alex Roman
Mr. Steven Neale
Councilman Jack McEvoy
Mr. Al DeOld
Mr. Tim Camuti

Mr. Jason Hyndman
Mr. Jesse Lilley
Mr. Jeremy Katzeff
Mr. Peter Ten Kate, Engineer
Mr. Greg Mascera, Planning Board Attorney
Marcie Maccarelli, Acting Planning Board
Secretary

Meeting called to order at 7:31 pm by Chair Pearson. Absent from meeting: Mr. Bernardo. Mr. Neale arrived after the meeting had already begun at 8:08 pm.

Pledge of Allegiance

Chairperson Pearson reads Open Public Meetings Act Statement.

Public Hearing

Chairperson Pearson asks if anyone from the public would like to address the board on topics not on this meeting's agenda. No members of the public came forward.

Minutes

Chairperson Pearson asks for a motion to approve the minutes from the regular meeting held on April 27, 2023. Mayor Roman makes the motion, Mr. Camuti seconds. Councilman McEvoy abstains. All others present vote in favor. Minutes are approved.

Continued Hearing of Application 2022-04 Preliminary & Final Site Plan for 1 Sunset Avenue, Block 303 Lot 1

Mr. John Inglesino reintroduces himself as the applicant's attorney and gives a recap of the previous testimony given at the Board's previous meetings. Mr. Inglesino advises that this evening Mr. Jack Raker, Architect, will be giving testimony. Mr. Inglesino asks Mr. Mascera about entering the plans as to be marked as exhibits. They agree to mark plans beginning with A1 / 5-25. Ms. Raker states that his intention is to review the revisions that have been made to the plans with the Board.

Exhibit A03/5-25 : there are some grading revisions on the left side that caused the window of a unit to go into area wells so he will be creating some wells, so the windows can get some exposure. Chair Pearson asks if this was in the letter. Mr. Raker states that it was in the letter dated May 5, 2023 and he points out on the projector image where the change will be made. It will be a 3-foot deep well. Councilman McEvoy asks if it will be able to be used as an emergency exit. Mr. Raker responds no that is not the intended purpose; it is so the dirt

does not go up to the window & the building can be waterproofed in that area. It will be in a living/dining space of the unit, but not a bedroom.

Mr. Raker states that the plans also show EV charging stations in the garage. There is EV parking on every level of the parking structure: 1 EV spot & 1 EV ready spots. Before Mr. Raker continues on, Mayor Roman has questions about the EV parking spots. There appear to be two handicap EV parking spots. Are there any EV spots that are not strictly for handicap use on this level? Mr. Raker advises that there are other EV ready spots on the ground level of parking that are not strictly for handicap use & that it is possible that they could switch some things around. Mayor Roman suggests putting one of the EV spots closer to the stairs for non-handicap use. Mr. Ten Kate agrees with the suggestion that there is 1 handicap & 1 non handicap parking space per floor. Mr. Inglesino states that they will agree to do that as a condition of approval.

Exhibit A04/5-25 : EV charging stations have been added. Mr. Raker shows on the projector where the EV parking spots are on this floor of the garage. Due to a stairwell needing to egress out, there was some regrading that needed to be done.

Exhibit A05/5-25 : EV charging stations have been added to the plans. There is an equal number on each level. Mr. Ten Kate states that it appears that there are approximately 4 EV spots on each floor, aside from the ground floor, and none of those appear to be handicap accessible. He suggests that out of every 4 EV spots, that 1 be handicap accessible on each floor. Chair Pearson asks when the EV spots need to begin to be used. Mr. Raker advises that it is dictated by the state how much time is allotted to get the spaces active. He states that he believes that it is 5% every 5 years; for 15% of the parking spots to be EV. Mr. Ten Kate agrees. Councilman McEvoy makes the suggestion that if possible, the connection should be placed so that if someone parks in the handicap spot, a car could park next to it and possibly still have access to the EV connection. Chair Pearson states that she thinks that is a good suggestion.

Exhibit A06/5-25 : EV charging stations have been added to the plans. There is an equal number on each level. Councilman McEvoy asks for the total number of EV spots. Mr. Raker states that there will be 20 EV & 37 EV ready parking spots for a total of 57. Chair Pearson asks for the total number of parking spots and Councilman McEvoy advises that it is 382. Mr. Camuti asks was it designed for compliance or for expected demand. Mr. Raker responds that it was for compliance, but that it had been requested that the spots be marked on the plans. He states that he is satisfied from a design perspective.

Mr. Ten Kate states that he forwarded the plans to the Fire Prevention Official and that the response was that they reiterated that there is a garage sprinkler. Mayor Roman advised that he saw that it was listed in the plans that the garage will be sprinklered with an R13 system. Mr. Camuti asks if the weight of the EV cars will be an issue. Mr. Raker responds that it is not an issue as the garage is precast. Mr. Ten Kate agrees that usually problems of collapse tend to have to do with steel garages & lack of maintenance. Mr. Raker wants to correct his earlier testimony in regard to the height of the garage. He had stated previously that he had measured the garage to the top of the deck and that is incorrect. The garage should be measured to the top of the roof structure that is adjacent to it, not to the deck. He demonstrates where it can be seen that the building height is 60 ft, where the 4 floors of the garage are below that dimension, and the stair and elevator are a part of that garage. The light fixtures on the top floor of the garage would be under that 60 foot height. Councilman McEvoy asks how high the staircase structure above the top deck of the garage is. Mr. Raker advises that it is 21.5 feet. Councilman McEvoy reiterates previous concerns for lighting spillover out of consideration for the neighbors who are in close proximity. Mr. Raker states that they will be making every effort to possibly help with the spillover, including shields. Mr. Ten Kate recommends that the town retain juris for 6 months after the certificate of occupancy over the lighting to adjust if needed. Mr. Inglesino states that as long as they are reasonable adjustments, he has no objection to that.

Mayor Roman brings up fire safety and the concerns of the fire department in regard to building access from ground ladders on the rear of the building. He asks that they be prepared to respond to that at the next meeting. Chair Pearson has questions about Ms. Tycher's list of trees & plants for the project, in regard to how it differs from Mr. Savage's list. Mr. Inglesino stated that where the plans differ, Ms. Tycher's plans govern.

Chairperson Pearson asks if there are any questions from the Board or public for Mr. Raker. Seeing none, the public session was closed.

Mr. Mascera announced that the Application 2022-04 Preliminary & Final Site Plan for 1 Sunset Avenue, Block 303 Lot 1 will be carried to the June 7, 2023 **Special Meeting** at the Verona Community Center at 7:30 PM with no further notice required by the applicant.

Chair Pearson calls for a recess at 8:05 pm and the meeting resumed at 8:08 pm.

MASTER PLAN CONSIDERATION OF ADOPTION

Chair Pearson reads: "In compliance with the New Jersey Municipal Land Use Law and in compliance with the Township's Court-approved Settlement Agreement with Fair Share Housing Center, the Planning Board has considered adoption of the Housing Element and Fair Share Plan (HEFSP) of the Township of Verona's Housing Plan (an amendment to the adopted Master Plan). NOTICE IS HEREBY GIVEN, that in compliance with the New Jersey Municipal Land Use Law and in compliance with the Township's Court-approved Settlement Agreement with Fair Share Housing Center, the Planning Board is holding a public hearing for the adoption of the Township of Verona's Housing Plan (an amendment to the adopted Master Plan)." The Board will consider adoption of the Housing Element and Fair Share Plan (HEFSP). The Chair turns the meeting over to the planner from DMR, Daniel Hauben & attorney, Jamie Placek to make their presentation. Mr. Placek advises that the purpose of this evening is to get a Resolution that adopts the Housing & Fair Share Plan, that they can then take back to the governing body, and they will complete the adoption resulting in compliance and protection for the town from builders' lawsuits. Chair Pearson states that there are some inconsistencies with the Master Plan that will need to be addressed. Mr. Placek responds that will be taken care of this evening. There have already been some changes made to the document that are not housing element requirement or obligation; following a review by Chair Pearson to some factual items as part of an edit & revision.

Mr. Hauber begins his presentation with a recap of the history of affordable housing in New Jersey. Per the NJ Supreme Court: Mount Laurel (I 1975 & II 1983) it is a state constitutional obligation that every municipality must create a realistic opportunity for LMI housing. The Fair Housing Act of 1985, which created COAH - the basis for creating rules. As of the March 10, 2021 Settlement with Fair Share Housing Center, the number of units required was established from 1987 - 2025. There were 24 units required 1987 - 1999 and 215 units required 1999 - 2025. Present need / rehab units are 10 as of 2015. Mr. Hauber stated that COAH was used to establish the number of units. They reviewed: the inventory of housing stock, the projection of housing stock over 10 years, demographic & economic analysis as well as current & future employment analysis. Mr. Hauber showed on the projector the compliance plan & requirements. The number of units that are required, the lands that have been considered or proposed, assessment of the water & sewer capacity, the spending plan, affirmative marketing & monitoring among other things were all discussed. He spoke about Verona's compliance history and explained the regulations. Several projects, for example : PIRHL/CAMCO and 1 Sunset were identified as areas that could help satisfy the need for affordable housing. No more than 25% of the units can be age restrictive to qualify towards meeting the obligation. He also went over what is considered "affordable". There are 3 categories of income: Very Low - household makes 30% of the regional median income, Low - household makes 30-50% of the regional median income and Moderate - household makes 50-80% of the regional median income. Mr. Hauber reviewed the demographic & economic data; specifically, 31% of homeowners & 41% of renters are housing cost burdened. Mr. Camuti asks if this is Verona specific or the

region. Mr. Hauber states that while the surrounding counties & the state are taken into consideration, it is Verona specific. The information comes from the Census, HUD & other state resources. The town is going to fund the rehabilitation of 2 renter occupied units. Hillwood Apartments contributes 59 units, the PIRHL project contributes 95 units, 15 units from Spectrum, as well as 11 bedrooms/units that are scattered around town from special needs programs to the total needed to comply.

There is the possibility of “Rental Bonuses” where units can count as double in some cases, but you can only do that up to 25% of the obligation – in this case that would be 59 units. Chair Pearson mentions that on page 13 of the report it states that 10% of the owner occupied homes are priced at or below the maximum sale price. She asks why those aren’t being counted towards the obligation if they are in an affordable market range. Mr. Hauber states that those units aren’t certified and so while they might count towards the rehabilitation program, they don’t count as they aren’t deed restricted. Mr. Mascera & Mayor Roman concur on this point. Mr. Placek explains that, when a new unit comes on the market its typically a 30 year deed restriction that is put in place - whether it is rental or sale - if a certified household buys that unit & later sell it at year 25, it can only be sold at what the affordable housing price is for that unit at that time. Chair Pearson asks would the deed restriction require renewal. Mr. Placek responds that if they sell it at year 31, they could flip it and sell it for market price instead. Mr. Mascera believes that this will create a false market and incentivize people to hold on to the properties just long enough that they can sell at a higher amount. Chair Pearson asks how we would get people to want to renew otherwise we will be diminished in 25 years. Mr. Hauber stated that the township collects funds through development fees and towards the end of the control period can offer funds from the Affordable Housing Trust Fund, not taxes, to extend those controls, usually a minimum of 15 years. Mr. Camuti asks if that like a subsidy or payment. Mr. Hauber says yes. Mayor Roman asks are you essentially paying the property owner to renew the deed restriction. Mr. Hauber says yes. He states that the county rehabilitation program will account for 8 of the 10 units that are currently available in town, so Verona will only need a program that funds 2; \$20 – 40,000 of the Affordable Housing Fund should be set aside for the renovations of those 2 units. The township adopted the TCMU Overlay Zone in the fall, which creates an opportunity of up to 70 units, of which if they are rental 15% need to be set aside for Affordable Housing or if for sale 20% must be set aside for Affordable Housing.

Mr. Hauber states that the ordinance creates requirements for the creation, administration, and marketing of affordable housing. The existing ordinances have outdated references and generally need to be updated to meet the requirements of the settlement agreement. It makes sure that the household income qualifies, it breaks down how many units can be 1 / 2 / 3 bedroom, breaks down distribution of very low / low / moderate income households and sets standards for controls like income verification. Per the settlement agreement, any project that creates 5 or more units has to set aside 15% if rentals or 20% for a sale project. In the development fee portion, establishes revenues that can be collected to be spent on affordable housing purposes – currently it is 1.5% residential and 2% nonresidential fee that by law must be 2.5%. The fees are in lieu of construction of units to comply with the affordable housing; for example, instead of the 1 Sunset project they built 15 affordable units and are paying \$3.25M into the Affordable Housing Fund to be used towards Affordable Housing projects & needs. Verona may spend a minimum of 30% on Affordability Assistance, for example: a down payment assistance program or security deposit assistance and 20% for Professional Fees, for example Mr. Hauber’s services and Housing activities like : repairing, upgrading to green building standards, etc. Mr. Camuti asks if this money is held in a bank account or an investment account, Mr. Hauber states that it is a bank account. He states that it is required that all revenue be spent within 4 years of the time that they are acquired, and they must be at a zero balance before the end of the Affordable Housing period. He also informs that Verona must also have an affirmative marketing plan. The town must also adopt a Resolution of Intent to Fund.

Lastly, Mr. Hauber states, the Affordable Housing Fee Ordinance, which the Board is currently reviewing for consistency with the Master Plan, and which would be adopted by the Town Council at their meeting. There are only 2 things in the spending plan for Affordable Housing that the township has to set aside money for: the

PIRHL project and the rehabilitation program. He says that there is nothing in the Plan that requires additional bonding. Chair Pearson asks about paying for the administrative expenses – she mentions being limited to 20% of the funds. Mr. Mascera states that there is an administrative agent to make sure that people are qualified for buying/renting the properties. Mr. Placek states that the Funds would assist in paying for additional help in the certification process of anyone applying to rent/buy that needs to be vetted. To an extent, it is a self-funded program, and the expenses will need to be line itemed. In order to occupy an affordable housing unit, a household has to be certified as eligible for that unit & once they are in, they must later be recertified in the event that circumstances may have changed, making them ineligible. Mr. Camuti states that he understands that this Fund pays for the personnel that will manage the certification & re-certification of applicants.

Mr. Hauber states as part of his summary, that when he previously discussed this with Chair Pearson, she had been uncomfortable with the language in the spending plan & the ordinances that were introduced to the Town Council that say that Funds can be used for accessory apartment programs. The Master Plan states that ACUs are not something that the Town wants, so in the 2nd version of the Housing Plan he has removed any reference to accessory apartments being an option. As it is not a substantive part of the ordinance, it does not require re-introduction and he states that a recommendation can be made to the Town Council to remove any reference to it when the Board issues their consistency statement. Mr. Hyndman says that it was in there because that is how it came from the state. Mr. Hauber says yes & that it is standard language that came from the Affordable Housing rules. Mr. Mascera asks if an applicant comes in front of this Board and they meet the requirements for Affordable Housing, how should the Board consider it? Have they advanced a hurdle because it will go towards the town's affordable housing need? Mr. Placek responds that by obtaining final judgement, there's your protection from any builder remedy. If it's a rental project, they need to satisfy the 15% set aside and the bedroom & income distribution. It offers no help in getting a variance – if it was a large project, it might be viewed differently, but for a regular residential variance, it would not. Mr. Hauber states that inclusionary projects are not considered inherently beneficial.

Mr. Mascera asks, what happens if someone wants to build on land that is not yet considered? Does that create an extra layer? Mr. Hauber responds no, once this plan & ordinances have been adopted and you have submitted to the courts ... even if someone were to come forward between now & 06/30/25 and say they want to do affordable housing, they can't sue for a builder's remedy. There are 2 exceptions, 1) if the 1 Sunset project isn't approved, Verona would have to be prepared to find some way to provide for the 30 units or \$3 million somewhere in the town to make up for the loss and 2) the town is only protected until 06/30/25. As of 07/01/25, the next round of affordable housing will begin, but it is unknown as to what it will look like but will most likely look the same as the last 8 years. By that point, Verona will need to be prepared to accept or challenge whatever numbers come through to meet the obligation. No one can say that an inclusionary project has to be approved solely because it is inclusionary. Mr. Camuti asks for clarification, anything over 5 units must comply with the affordable housing percentage? Yes. Mr. Placek states that if you are moving forward in good faith in the declaratory judgement action, you should be protected from building remedy suits until the entry of final judgement. The 4th round should not be as complicated as the 3rd round was, so a declaratory judgement action filed in 2025 should be resolved prior to 2034. Mr. Hyndman asks in regard to Hillwood, since we are not using all of those credits, will they carry over. The response is yes. Mayor Roman states that if our total need goes up, that presumptively, the 25% number would go up as well. There's no gap period, so the jump shouldn't be as high. Mr. Placek states that it's not just that you need to build these units, your obligation is to create the opportunity for the units to be built.

Chair Pearson asks if there are any questions from the Board before focusing on the first element. Councilman McEvoy asks about page 27 – he says that the number of units in Hillwood Terrace don't add up. It says that there are : 127 extremely low, 38 very low, 4 are moderate units but in reality, there are only 159 units there. The illustration in the 2nd paragraph shows that $\frac{3}{4}$ are owned by the town. Mr. Hauber says that he will make a note to correct that. Mr. Hyndman cites some errors that he came across: page 11, chart 3, the last

row says 3 person and should say 3 bedrooms. On page 12, chart 4 there is a repeated phrase and towards the bottom of the page, there are typos and missing words. Mayor Roman clarifies where the errors are "...as of 2020, no mobile homes being used as housing ..." Mr. Hyndman also points out an error on that same page where it references the total 5,426 but the chart below shows 5,542 units.

Chair Pearson asks if any Board Members have any questions on the section between pages 1 – 10. She states that the report repeatedly says "...the creation of new affordable units", while that does not necessarily mean a new building structure, it could mean conversion; it gives the impression of needing to build. She asks about the bottom of page 11 – she asks for clarification about the HOA being included. Mr. Hauber states that this goes back to what he had said about affordability being determined as 30% of gross income. Affordable Housing includes the amount of the HOA fee as part of the total rent/mortgage, so it decreases the resale amount of the unit because you have to add those numbers together to get the final monthly amount. Mr. Hauber states that he will change the language to say the "affordable purchase price" instead of the "sales price".

Chair Pearson asks if there are any questions on pages 11 - 20. Mr. Hyndman asks about Chart 4 – the vacancy rates look high. Mr. Hauber responds that the data comes from the American Community Survey, and it is a snapshot. Chair Pearson says that the same goes for the occupied units which seemed very low. Mr. Hauber stated that he made a note on that chart regarding that as well. Mr. Hyndman states that Charts 5 – 10 seem to have discrepancies between Census data & the American Community Survey. Mr. Hauber says he will go back and look at that again. Mr. Hyndman states that the most glaring thing for him was Chart 7, where the 2020 the American Community Survey was used & Chart 8 where the 2010 Census & the 2022 the American Community Survey data was used. He asks that they reconcile that. Vice Chair Freschi asks about Chart 21 on page 18 – the data is from 2020 which may not be accurate compared to earlier in 2019 and now. Mr. Hauber states that he can make a note in regard to that data being from Covid. Chair Pearson points out "the projection of the population" is a repeated phrase on page 19. She is also concerned with the projection of population rising by 22.5 %, but a drop in employment of 22.4%. Mr. Placek states that it is required inclusionary data points, that don't effect the obligation for the town to affordable housing, but that they must include that information. Mr. Hauber states it comes from NJ Transportation Planning Authority Demographic Forecast. Chair Pearson asks if on page 27, the deed restriction has been renewed. Mr. Hauber states no, they are required to do the restriction so they can get funding from HUD or the county, but on our end, we are good as long as they are in operation for over ten years. Chair Pearson asks if there is a risk to not having them renew. Mr. Hauber responds, no. Mr. Placek states that in many cases they could fund through other programs such as NJHMFA, the restriction would continue as long as the funding remains outstanding. Therefore, for the special needs trust fund, they would only require payment while looking at 25% of the monies generated by the project. Chair Pearson asks if there are any questions on pages 20 – 32, there are none.

Mr. Hyndman makes the motion to adopt the HEFSP with the changes discussed and Vice Chairman Freschi seconds.

A roll call vote was taken.

Votes in the Affirmative:

Jesse Lilley

Jason Hyndman

Al DeOld

Tim Camuti

Steve Neale

Councilman McEvoy

Mayor Roman

Vice Chair Freschi

Chair Pearson

Motion passes.
There were no votes against.
Mr. Katzeff did not vote.
Mr. Bernardo was absent.

Chair Pearson announces that we have just adopted the Housing Element & Fair Share Housing Plan to our Master Plan (pages 1 -32).

CONSISTENCY DETERMINATION

ORDINANCE 2023-18: REPEALING ARTICLE XIX OF CHAPTER 150 OF THE CODE OF THE TOWNSHIP IN ITS ENTIRETY AND REPLACING WITH A NEW ARTICLE XIX - AFFORDABLE HOUSING

Chair Pearson states that they will review the ordinance in sections. She asks if any Board Members have any questions on the section between pages 1 – 5. She has a recommendation to remove the definition for “accessory apartment” because of its lack of consistency with the Master Plan to not have any increase of density in any of the established residential neighborhoods, which is where these apartments would be figured in. Mr. Mascera advises that the Board should make a recommendation to the governing body to remove that definition from this ordinance. Mr. Hyndman states that if it doesn’t change the zoning, there isn’t a conflict with the Master Plan and he thinks that it could be a benefit in the event that someone gets a variance, and an accessory apartment does get built the town could collect a development fee from it & also have the option to have it deed restricted. Councilman McEvoy asks what the basis is for giving someone a variance for an accessory dwelling. If its in the plan can’t an attorney argue that it is in our ordinance. Mr. Hauber says that it wouldn’t give anyone any justification, because all it says is that the town amended its plan to fund low income accessory housing. It permits the town to have a program, it doesn’t permit the developer to do something. Mr. Mascera agrees. Mayor Roman states that if we do not want ADUs to be part of the town, we should they aren’t permitted. If there is to be ADUs allowed all of the laws surrounding them should be created at the same time. Mr. Hauber states that the language can be removed, and it won’t have a structural impact on the order. Mayor Roman asks : does this create a consistency issue? Does the Board want to make a recommendation for it to be removed? Mr. Freschi agrees & says that it is a housekeeping issue. Mr. Camuti states that it’s either in or its out. Mr. Hyndman it’s an open question and we should make a recommendation to the council. Chair Pearson has a question on page 16 in regard to numbers 5 & 7. They appear to be duplicates. Mr. Hauber will remove number 7. Chair Pearson asks who is exempted, on page 19 under 21.4. Mr. Hauber says a developer who is creating affordable housing is exempted & nonprofits. The purpose of the fee is to specifically fund affordable housing within the township. Mr. Camuti asks about new minor subdivisions, Mr. Placek responds that as they are inclusionary housing, they wouldn’t have to pay the fee. Councilman McEvoy asks for clarification on page 7, affordable units that aren’t age restrictive – what is the percentage? At least 20% of affordable units must be 3 bedroom units, is that correct? Mr. Hauber says that the focus and desire is for family units not studios and 1 bedroom units. Councilman McEvoy also asks about page 11, in regard to the control periods for restrictive ownership – rehabilitation of owner occupied properties that are improved to code standards will be subject to affordability controls for 10 years. Mr. Hauber states that the rehabilitation program doesn’t apply to units that are created through the new affordable housing program. Chair Pearson summarizes the recommendations to the council : 1) Remove the definition of accessory apartment, 2) remove its application in 21 – 5 on page 21, use of funds to pull that one applicability. Duplicates & typos to be addressed as well before it is reviewed, voted on & sent to Town Council.

Mr. Camuti makes the motion to find Ordinance 2023-18 consistent with the Master Plan with the above mentioned recommended changes, and Mr. Hyndman seconds. A roll call vote was taken: There were no votes against.

Affirmative Votes:

Jesse Lilley
Jason Hyndman
Al DeOld
Tim Camuti
Steve Neale
Councilman McEvoy
Mayor Roman
Vice Chair Freschi
Chair Pearson

Motion passes. There were no votes against.

Mr. Katzeff did not vote.

Mr. Bernardo was absent.

NEW BUSINESS

Meeting Dates for 2023:

Set 2023-2024 Meeting Dates for July 1, 2023 to June 30, 2024. The 4th Thursday of each month except for Nov. & Dec. 2023. Mayor Roman makes a motion to approve the Meeting Dates and Councilman McEvoy seconds the motion. Board votes, motion passes & meeting dates are approved.

2023:

- * August 24th
- * September 28th
- * October 26th
- * December 7th

2024:

- * January 25th
- * February 22nd
- * March 28th
- * April 25th
- * May 23rd
- * June 27th
- * July 25th

EXECUTIVE SESSION

Discussion regarding the status of litigation: DMH2 v. Verona Planning Board

A motion was made by Mayor Roman, and seconded by Mr. Camuti, to adjourn to Executive Session at 10:10 PM. Chair Pearson & Councilman McEvoy abstained & recused themselves from the remainder of the meeting. All others present vote in favor.

Vice Chairman Freschi called executive session to order at 10:11 pm.

A motion was made by Mayor Roman and seconded by Mr. Hyndman to adjourn the Executive Session at 10:38 PM.

The regular meeting agenda resumed at 10:39 pm by Vice Chairman Freschi.

Adjourn

After a motion made by Mr. Hyndman and seconded by Mr. Neale, there was a unanimous vote to adjourn at 10:40 PM.

Respectfully submitted,

Marcie Maccarelli
Acting Planning Board Secretary

PLEASE NOTE: Meeting minutes are a summation of the hearing. If you are interested in a verbatim transcript from this or any proceeding, please contact the Planning Board office at 973-857-4777.