

**MINUTES OF THE PLANNING BOARD MEETING**  
**Thursday      June 22, 2023**

Present:

Chairperson Jessica Pearson  
Vice Chair David Freschi  
Mr. Al DeOld  
Mr. Jesse Lilley  
Mr. Jeremy Katzeff

Mr. Chris Bernardo  
Mr. Greg Mascera, Planning Board Attorney  
Marcie Maccarelli, Acting Planning Board  
Secretary

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Meeting called to order at 7:35 pm by Chair Pearson.

Absent from meeting: Mr. Hyndman, Mr. Camuti, Councilman McEvoy & Mayor Roman.

**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.

**Sarah O'Farrell, Verona** – Resident states concerns in regards to a property at 176 – 200 Bloomfield Avenue. She states that the property owners have been negligent, creating unsafe conditions and that it has been a problem for more than a decade. She state that in early June digging began on the property without notifying the Township. She stated that the town was only alerted to the work due to the complaints of noise from the neighbors She claims that the Town never went to inspect the site. The workers on the site at that time informed her that they would only be there for 2 days and that they were allowed to dig “test pits”. The digging went on for 5 days in actuality & the digging resulted in massive drilled holes on the site. On June 12<sup>th</sup>, a large dump truck that was towing an excavator driving recklessly, and in excess of the posted speed limit, went the wrong way up an adjoining one way street. The police were notified but they were unable to take any action for lack of personnel at the site. On June 14<sup>th</sup>, mud poured from the site on to Bloomfield Avenue as the owners do not have a silt fence or erosion control on or around their property. After the home on the property was torn down, the owners failed to backfill the hole & someone trespassing on the property fell into the pit. She thanks the Board for listening.

Seeing no further question or comment from the public, Chair Pearson closes this portion of the meeting.

**Minutes**

Chairperson Pearson asks for a motion to approve both the minutes from the regular meeting held on May 25, 2023 and June 7, 2023. Mr. Bernardo makes the motion, Mr. DeOld seconds.

Votes in the Affirmative

- Mr. Bernardo
- Mr. Katzeff
- Mr. Lilley
- Mr. DeOld
- Vice Chairman Freschi
- Chair Pearson

Absent Members

- Mr. Hyndman
- Mr. Camuti
- Councilman McEvoy
- Mayor Roman

There were no votes against. The motion passes. Minutes are approved.

**RESOLUTIONS**

1. **Resolution 2023-05:** Finding Ordinance 2023-15; Designation of 11 Cole Road as a Historic Landmark consistent with the Verona Master Plan (*See Attachment*)

Chair Pearson asks if there is a motion to approve Resolution 2023-05. Mr. Katzeff makes a motion and Vice Chairman Freschi seconds it. There were five votes for and one abstention. There were no votes against. The motion passes.

Votes in the Affirmative

- Mr. Katzeff
- Mr. Lilley
- Mr. DeOld
- Vice Chairman Freschi
- Chair Pearson

Absent Members

- Mr. Hyndman
- Mr. Camuti
- Councilman McEvoy
- Mayor Roman

Abstaining

- Mr. Bernardo

2. **Resolution 2023-06:** Adoption of the 2023 Third Round Housing Element and Fair Share Plan to the Verona Master Plan (*See Attachment*)

Chair Pearson asks if there is a motion to approve Resolution 2023-06. Vice Chairman Freschi makes a motion and Chair Pearson seconds it. There were four votes for and two abstentions. There were no votes against. The motion passes.

Votes in the Affirmative

- Mr. Lilley
- Mr. DeOld
- Vice Chairman Freschi
- Chair Pearson

Absent Members

- Mr. Hyndman
- Mr. Camuti
- Councilman McEvoy
- Mayor Roman

Abstaining

- Mr. Bernardo
- Mr. Katzeff

3. **Resolution 2023-07:** Finding Ordinance 2023-18; Amending Chapter 150 Zoning Ordinance with a new Development Fee Ordinance consistent with the Verona Master Plan with the Planning Board's recommended revisions (*See Attachment*)

Chair Pearson asks if there is a motion to approve Resolution 2023-07. Mr. Lilley makes a motion and Mr. DeOld seconds it. There were four votes for and two abstentions. There were no votes against. The motion passes.

Votes in the Affirmative

- Mr. Lilley
- Mr. DeOld
- Vice Chairman Freschi
- Chair Pearson

Absent Members

- Mr. Hyndman
- Mr. Camuti
- Councilman McEvoy
- Mayor Roman

Abstaining

- Mr. Bernardo
- Mr. Katzeff

**CONSISTENCY DETERMINATION**

**CONTINUED FROM SPECIAL JUNE 7, 2023 MEETING**

1. Application 2022-04 Preliminary & Final Site Plan for 1 Sunset Avenue Block 303 Lot 1

It is announced that the Continued Hearing of Application 2022-04 Preliminary & Final Site Plan for 1 Sunset Avenue, Block 303 Lot 1 will be carried to the next Regular Meeting of this Board, at the applicant's request. The engineer for the applicant and the Town Engineer have not concluded their discussions and there are no new or updated documents ready for review at this time. The Meeting will be held on July 27, 2023 at 7:30 pm in the Verona Community Center Ballroom with no further notice required by the applicant.

**NEW BUSINESS**

Mr. Neale provided a letter of his resignation from the Board prior to the start of the meeting.

Acting Secretary Maccarelli advises that the date for the Special Meeting for Executive session that has been tentatively scheduled for June 27, 2023 needs to be revisited. It seems there will not be a quorum, so another dates needs to be chosen. After discussion, the Board will look at Meeting on July 10, 2023 for the Executive session Special Meeting. Acting Secretary Maccarelli will contact all members for their availability & Ms. Farrell to find out the availability of the Ballroom for this purpose. Mr. Mascera will contact Mr. MacLeod, who represents DMH2, to see if they will be available on the new date.

Vice Chairman Freschi brings up a question that he states Mr. Camuti had asked previously in regards to the Board's ability to provide input to the Town in regards to clear cutting trees when street paving is done. Chair Pearson states that she was at the Town Council Meeting when that was brought up & that Mayor Roman agreed that the town should do better in that regard. Mr. Mascera states that the Board is able to put together a memo to make a recommendation regarding practices that would be more in line with the Master Plan. The Board doesn't have jurisdiction over general code passed by the governing body. Mr. Katzeff asks if the Engineer issues a report in regards to the trees that are going to be removed & the reasoning. Chair Pearson responds, no - not the Planning Board or the Shade Tree Commission. Mr. Mascera suggests that the Board is able to ask the governing body to pass an ordinance to somehow regulate the removal of trees with the Shade Tree Commission, Planning Board, etc. being kept advised. He states that he doesn't know how effective it will be, but the Board can get involved by suggesting an ordinance. Vice Chairman Freschi volunteers to write up a recommendation. Chair Pearson suggests he site the code, Chapter 493. Mr. Mascera states that at the next meeting a Resolution can be put forth authorizing the Board Secretary to send correspondence to the Town Clerk for the Town Council advising of this Board's recommendation.

**EXECUTIVE SESSION**

**Adjourn**

After a motion made by Mr. Katzeff and seconded by Mr. Lilley, there was a unanimous vote to adjourn at 8:36 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.*

**RESOLUTION 2023-05**  
**of the**  
**PLANNING BOARD**  
**of the**  
**TOWNSHIP OF VERONA**

**WHEREAS**, the Governing Body of the Township of Verona introduced Ordinance 2023-15 to amend Chapter 150, Article XXII, Section 22.13 of the Verona Code to designate 11 Cole Road as a Landmark in accordance with the criteria set forth in the Verona Code; and

**WHEREAS**, the Governing Body referred the proposed ordinance to the Planning Board pursuant to the provision of NJSA 40:55D-26 to determine whether the proposed ordinance is consistent with the Master Plan; and

**WHEREAS**, the Planning Board determined at the regular meeting held on April 27, 2023 that there are no provisions within the proposed Ordinance that are inconsistent with the 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 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;

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

**ABSENT:** Councilman McEvoy and Mr. Neale

**Vote: Roll Call on April 27, 2023:**

**YES:**

Mr. Katzeff	Mr. DeOld
Mr. Lilley	Mayor Roman
Mr. Hyndman	Vice Chair Freschi
Mr. Camuti	Chair Pearson

**NO:** None

**ABSTAIN:** Mr. Bernardo

**Memorialization Roll Call on June 22, 2023:**

**ABSENT:** Mayor Roman, Councilman McEvoy, Mr. Neale, Mr. Camuti, Mr. Hyndman.

**YES:** Mr. Katzeff, Mr. Lilley, Mr. DeOld, Vice Chair Freschi, Chair Pearson

**ABSTAIN:** Mr. Bernardo

ATTEST



Marcie Maccarelli, Secretary  
Planning Board, Township of Verona



Jessica Pearson, Chairperson  
Planning Board, Township of Verona

**I, Marcie Maccarelli, Secretary of the Planning Board of the Township of Verona, County of Essex, do hereby certify that the foregoing is a true and correct copy of a Resolution prepared to reflect the actions taken by the Planning Board of the Township of Verona on April 27, 2023 and memorialized on June 22, 2023.**

**PLANNING BOARD OF THE TOWNSHIP OF VERONA**  
**RESOLUTION No. 2023-06**

**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF  
VERONA TO ADOPT THE 2023 THIRD ROUND HOUSING ELEMENT  
AND FAIR SHARE PLAN**

**WHEREAS**, on March 10, 2021, the Township of Verona (“Township”) entered into a Settlement Agreement with Fair Share Housing Center (“FSHC”) that established the Township’s Prior Round and Third Round Fair Share obligations including both “new construction” and “rehabilitation” obligations and preliminarily approved the Township’s compliance mechanisms to address those obligations consistent with the New Jersey Supreme Court’s March 10, 2015 “Mount Laurel IV” decision. That Supreme Court decision transferred the responsibility of reviewing and approving municipal fair share plans from the Council on Affordable Housing (“COAH”) to designated Mount Laurel trial judges within the Superior Court; and

**WHEREAS**, the Honorable Judge Robert H. Gardner, J.S.C. filed an Order of Fairness (“Order”) on September 15, 2021 approving the above referenced Settlement Agreement, finding it to be fair to the Region’s low- and moderate-income households; and

**WHEREAS**, Daniel Hauben, PP, AICP, and Francis Reiner, PP, LLA of DMR Architects prepared a 2022 Third Round Housing Element and Fair Share Plan (“Fair Share Plan”) satisfying the requirements of that Settlement Agreement and Judge Gardner’s Fairness Order; and

**WHEREAS**, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board (“Board”) of the Township of Verona, Essex County, New Jersey, held a public hearing to consider the adoption of the Fair Share Plan; and

**WHEREAS**, the Board finds that the Fair Share Plan before it satisfies the requirements of the Settlement Agreement with Fair Share Housing Center and the Order.

**NOW, THEREFORE, BE IT RESOLVED**, the Planning Board of the Township of Verona, Essex County, New Jersey, hereby adopts the 2023 Third Round Housing Element and Fair Share Plan on this, the 25 day of May, 2023.

**BE IT FURTHER RESOLVED** that a copy of this resolution be provided to the Municipal Clerk of the Township of Verona.

**ROLL CALL VOTE MAY 25, 2023:**

**ABSENT:** Mr. Bernardo

**YES:**

Mr. Lilley	Mr. DeOld	Mayor Roman
Mr. Hyndman	Mr. Neale	Vice Chair Freschi
Mr. Camuti	Councilman McEvoy	Chairperson Pearson

**NO:** None

**ABSTAIN:** Mr. Katzeff

**MEMORIALIZATION ROLL CALL ON JUNE 22, 2023:**

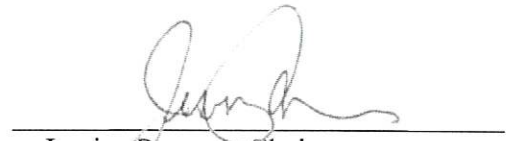
**ABSENT:** Mayor Roman, Councilman McEvoy, Mr. Neale, Mr. Camuti, Mr. Hyndman.

**YES:** Mr. Lilley, Mr. DeOld, Vice Chair Freschi, Chair Pearson

**ABSTAIN:** Mr. Bernardo, Mr. Katzeff

**ATTEST:**

  
\_\_\_\_\_  
Marcie Maccarelli, Secretary  
Planning Board, Township of Verona

  
\_\_\_\_\_  
Jessica Pearson, Chairperson  
Planning Board, Township of Verona

**I, Marcie Maccarelli, Secretary of the Planning Board of the Township of Verona, County of Essex, do hereby certify that the foregoing is a true and correct copy of a Resolution prepared to reflect the actions taken by the Planning Board of the Township of Verona on May 25, 2023 and memorialized on June 22, 2023.**



**RESOLUTION 2023-07**  
**of the**  
**PLANNING BOARD**  
**of the**  
**TOWNSHIP OF VERONA**

**WHEREAS**, the Governing Body of the Township of Verona introduced Ordinance 2023-18 to repeal and replace Article XIX of Chapter 150 of the Verona Code; and

**WHEREAS**, the Governing Body referred the proposed Ordinance to the Planning Board pursuant to the provision of NJSA 40:55D-26 to determine whether the proposed Ordinance is consistent with the Master Plan; and

**WHEREAS**, the Planning Board determined at the regular meeting held on May 25, 2023 that that there are no provisions within the proposed Ordinance that are inconsistent with the Master Plan; and

**WHEREAS**, NJSA 40:55D-26 authorizes the Planning Board to advise the Governing Body as to any matters pertaining to the proposed Ordinance that the Planning Board deems appropriate; and

**WHEREAS**, the proposed Ordinance includes references to “accessory apartments” despite that accessory apartments are not permitted in the Township; and

**WHEREAS**, Section 150-19.5 B.2(g)(5) and Section 150-19.5 B.2(g)(7) are duplicative; and

**WHEREAS**, the proposed Ordinance contains typographical errors.

**NOW, THEREFORE, BE IS 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 be it

**FURTHER RESOLVED** that the Board Secretary advise the Governing Body that the Planning Board recommends removal of all references to accessory apartments from the Ordinance, that the Governing Body delete Section 150-19.5 B.2(g)(7) from the Ordinance, and that the Governing Body correct all typographical errors in the Ordinance.

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

**ROLL CALL VOTE MAY 25, 2023:**

**ABSENT:** Mr. Bernardo

**YES:**

Mr. Lilley	Mr. DeOld	Mayor Roman
Mr. Hyndman	Mr. Neale	Vice Chair Freschi
Mr. Camuti	Councilman McEvoy	Chairperson Pearson

**NO:** None

**ABSTAIN:** Mr. Katzeff


**MEMORIALIZATION ROLL CALL ON JUNE 22, 2023:**

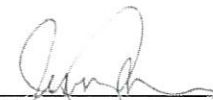
**ABSENT:** Mayor Roman, Councilman McEvoy, Mr. Neale, Mr. Camuti, Mr. Hyndman.

**YES:** Mr. Lilley, Mr. DeOld, Vice Chair Freschi, Chair Pearson

**ABSTAIN:** Mr. Bernardo, Mr. Katzeff

ATTEST

  
\_\_\_\_\_  
Marcie Maccarelli, Secretary  
Planning Board, Township of Verona

  
\_\_\_\_\_  
Jessica Pearson, Chairperson  
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