

**MINUTES OF THE VERONA
PLANNING BOARD MEETING**

Thursday, March 28, 2024

PRESENT:

Chairperson Jessica Pearson
Mayor Christopher Tamburro
Mr. Kevin O'Sullivan
Vice Chair Freschi
Mr. Tim Camuti
Mr. Jason Hyndman

Mr. Jesse Lilley
Mr. Jeremy Katzeff
Mr. DeOld
Mr. Greg Mascera, Planning Board Attorney
Ms. Kathleen Miesch, Board Secretary

CALL TO ORDER

Meeting called to order at 7:34 PM by Chairperson Pearson.

Absent from the meeting: Councilman Roman; Mr. Ten Kate, Engineer

PLEDGE OF ALLEGIANCE

Open Public Meetings Act Statement is read by Kathleen Miesch, Board Secretary

PUBLIC HEARING

Chairperson Pearson opens public comments and as there are no members of the public in attendance, Chairperson Pearson closes this portion of the meeting.

APPROVAL OF MINUTES

Chairperson Pearson states that the minutes from the February 22, 2024 meeting will be voted on at the April 2024 meeting.

CONSISTENCY DETERMINATION

RESOLUTIONS - NONE

NEW BUSINESS

Area In Need of Rehabilitation Study: Bloomfield Avenue Corridor - The study determines whether the Bloomfield Avenue corridor qualifies as an "area in need of rehabilitation" in accordance with the New Jersey Local Redevelopment and Housing Law (LRHL) set forth within N.J.S.A. 40A:12A-1 et. seq.

Chair Pearson introduces the Planner **Sanyogita Chavan from H2M (San)**;
Planner Chavan Thank you, madam Chair Good evening, everyone, so I'm here to talk to you about the area in need of rehabilitation for the Bloomfield Avenue corridor. Planner Chavan outlines the local redevelopment and housing law RHL. The Board received a along with the resolution from the governing body. As per the requirements for an area in need of rehabilitation, the governing body has to prepare a proposed resolution with a report attached. The role of the Planning Board is very similar to what you do when there's an ordinance that has been sent to you. This is guided by the redevelopment housing law and not

the MLUL. The Planner gives a brief overview of the rehabilitation report and process and then speak about the consistency with the Master Plan and take any recommendations/comments back to the governing body. The Planner explains that the Board's role is advisory and the governing body may or may not take your recommendations.

The Planner begins with how the statutes have specific criteria to designate an area need of rehabilitation. The entire 1.5 mile length of the Bloomfield Avenue corridor was studied and based upon the six criteria identified, (Planner refers to page 3 of the report) you don't need to satisfy all of them, satisfaction of just one is sufficient. The first is that significant portion of structures are in the deteriorated or substandard condition; #2 more than half of the housing stock is at least 50 years old; #3 there is a pattern of vacancy, abandonment, underutilization; #4 there's a persistent average of property tax payments on properties; #5 environmental contamination that's discouraging improvements and investment; #6 the majority of the water and sewer infrastructure at least 50 years old and in need of repair and substantial maintenance.

The statute states that should the Town decide that all conditions extend beyond that corridor and finding of need for rehabilitation may extend to the entire area of the municipality. The Planner states that is not what the report is suggesting. The property tax assessment records were gone through; the Township Engineer was contacted to provide information about what the condition of the water and sewer infrastructure. The Planner acknowledges Mr. O'Sullivan for his helpfulness along the entire process.

If you look at the assessment of the housing stock or walk on Bloomfield Avenue corridor, it's obvious that there is older housing. The Planner references Page 10 of her report from March 14th talks about at least 63 % of the housing stock is more than 50, years old. Letters for the sewer and water from the Engineer have been included that states that it is more than 50 years old and in need of repair and constant maintenance. Based on these two criteria, this area satisfies as an area in need of rehabilitation. Once the recommendations are given the governing body may adopt a resolution designating the corridor as an area need of rehabilitation. The next step would be for the governing body to decide what they would want to do with the area. The Planner directs the Board to the last page of her report, conclusion recommendations, enumerates what they could do. The Planner has discussed that with the governing body at the March 11th presentation. The Planner concludes the summary. The Planner now goes to the role of the Planning Board where the Board can ascertain that it is consistent with the Master Plan. The Planner reads out loud sections of the Master Plan - The Master Plan recognized that as a fully developed community any development would come from rehabilitation and re-development. On page ten of the report, in the introduction, it is acknowledged. In the economic development one of our goals was to continue to ensure Bloomfield Avenue is a vibrant, attractive downtown and in that one of the objectives would be rehabilitation and redevelopment of existing buildings and store fronts to have incentives for development and redevelopment along Bloomfield. Planner refers to page 52 of the report Bloomfield Avenue corridor, specifically should be considered, the town's downtown area, could benefit from rehabilitation designation. Incentivizing property owners is spoken of and the rehabilitation designation does do that. The Planner refers to page 72, recommendation 16, it is recommend that the governing body conducts an investigation study to determine if Bloomfield Avenue corridor satisfies the rehabilitation criteria. The Governing Body and the Township Manager directed the Planner to do the study and the Planner found that it satisfies 2 out of the 6 criteria and satisfies to be an area need of rehabilitation.

Chair Pearson asks the Planner to expand on what it means to be an area in need of rehabilitation from the perspective of incentives for property owners.

Planner Chavan explains that an area in need of rehabilitation allows the governing body of the town to grant short term, five year tax abatements and other funding for people and property owners to apply for them and improve their properties. It opens up funding opportunities.

Chair Pearson asks from who do they get the funding

Planner Chavan explains it is through the tax abatement

Chair Pearson clarifies that is in short term, five year maximum. **Planner Chavan** – yes.

Chair Pearson asks the Board of there are any questions.

Mr. Katzeff states that it seems obvious that the threshold meeting the area as is in need of rehabilitation has been met. He has questions more for the governing body and the Town Administration. The main vehicle for

incentivization is incentivizing the property owners through tax abatements, **Mr. Katzeff** offers that he believes the town should be focusing on zoning first. He asks if anyone engaged any of the commercial property owners to see if by doing this, it would actually incentivize them to do anything. Second question was what kind of fiscal study he has been done to see what the impact of the tax bases. There are a lot of capital projects that need to be done and **Mr. Katzeff** is not sure that lowering the tax base at this time is a good idea.

Chair Pearson asks **Mr. Katzeff** is he is aware of how tax abatements works. **Mr. Katzeff** yes, they receive a temporary tax reprieve **Planner Chavan** states that the underlying taxation remains the same and if they conduct the improvements there they get into an agreement and it's only that amount that they've agreed upon .. i.e. a property and using a simple \$100., I'm paying the \$100. that it says. I'm paying it's 100% of the assessed value, I pay whatever it is right now. Tomorrow I get incentives to improve my property, and it's \$200, but if I had an agreement that I'm only paying \$50. for 5 years, I would pay is \$150 and then \$200 so what that means is that the revenues in the town will not reduce ... **Mr. Katzeff** states that they would be deferring that capture,

Board Attorney Mascera states that you're deferring a capture for a greater amount **Planner Chavan** yes **Mr. Katzeff** questions that if that property is less than \$100 after the renovation it's \$200, and you have an incentive you defer that extra \$100. for 5 years ...

Planner Chavan for 5 years whatever the agreement is what you pay. If the town was getting that \$100 they it's not that they're going to reduce and not get that hundred, they'll get hundred and then they'll get that 50 instruct 200. **Mr. Katzeff** states that instead of capturing it immediately, it is differed. **Planner Chavan** confirms. **Mr. Katzeff** asks about what kind of financial impact has been done to show the impact...

Board Attorney Mascera a short, term, immediate impact that has to be weighed against the long-term goal and then that result. **Mr. Katzeff** adds that there should be engagement with the property owners to see they're actually going to take it.

Mayor Tamburro interjects that you do not legislate based on conversations with people and then do what you think property owners may want to do. You engage in legislation in order to meet strategic goals of the community, and one that was identified was to try to change the aging facade of the township. Part of the issue with Verona is that a good portion of Bloomfield Avenue is owned by people who have not and do not reside in the community; some not in the state. As a result they do not have an incentive to drive by the property and as long as it's being rented, are usually okay with it. As a result the facades are not modern. The township is hopeful that providing an incentive noting that they have not engaged in any ordinance change as of yet, would get people who otherwise would not upgrade their infrastructure to do so. It increases the property values for everybody in municipality not just the people doing projects and a short term tax abatement on the improvements. It is being done other communities, some are also including residential properties as well, in order to upgrade communities and to have neighborhoods that are more attractive and increase everybody's property values. This will not cost the township anything to do. Continuing to **Mr. Katzeff** - Regarding capital projects, which is out of the scope of the Planning Board, if you wanted to address those questions as the member of the public at a Council meeting, it would be welcomed by all of the Council. At the same point, it doesn't cost us anything and as a result there's no impact on the capital planning. There are always capital projects so if doing a tax abatement in the future, reiterating that there's no ordinance to do that yet, to increase the property tax base in the future, it would seem a very wise investment to do that. **Mayor Tamburro** asks **Deputy Township Manager O'Sullivan** if there is anything to add ...

Mr. O'Sullivan adds that this is capturing the objectives of the Master Plan to help incentivize rehabilitation and does provide an economic benefit to the township and to surrounding properties, therefore assisting in broadening the tax base for all these capital projects, current and in the future.

Mr. Katzeff acknowledges what was said and that you may not want to legislate based on that, but, it's a data turn and nothing is stopping you from being proactive. Continuing that a lot of decisions are made in this town that are data driven. The only thing that's going to have people invest in their properties if they can raise the rent on commercial properties. The cost of the facade and the trade up in the abatement isn't

going to be fiscally worth it for them. **Mr. Katzeff** does not believe they will engage in that whereas doing something with the zoning could be tackled first. **Mayor Tamburro** the zoning ordinances is in progress.

Chairperson Pearson interjects that the Zoning will come to the Planning Board for consistency, but the Board does not draft the Zoning, that is up to the Council. That is born with the Council and comes to the Board for review and for comment. The Board's job with the Master Plan. Not every property owner along the avenue will seek to engage in this potential.

There will be some that will take advantage and there will be some standard that will need to be met. **Mr. Katzeff** understands, however as a taxpayer he believes it is a legitimate question to ask. **Chairperson Pearson** responds that it is not that the question is legitimate, it is that it is beyond the purview of the Board and beyond the job of the Board. **Mr. Katzeff** states that he was asking the administration. **Board Attorney Mascera** interjects that the history of the Board is to be very engaged and to ask questions that people believe are relevant. **Mr. Katzeff** has raised some questions that are better suited for the Mayor and Council, but that doesn't mean they're not suited for this discussion. There were very good questions that I think have been adequately addressed.

Planner Chavan addressing **Mr. Katzeff**, the Planner understands the question about whether we'll be rezoning ... **Mr. Katzeff** interjects that it goes beyond rezoning it is doing the actual analysis both on a fiscal and economical impact.

Vice Chair Freschi asks the Planner if she can provide the examples of towns that the Board may know that went through this and were successful, and what kind of adoption or participation rate from building owners. **Planner Chavan** has not been involved in the data, but from her own experience doing a rehabilitation study in at my prior job. There was a vacant office building and no matter what commercial zoning was not infusing any kind of investment. **San Chavan** was the Planner for the town at that time it, and tried to change the zoning but it did not work.

The group of office buildings did not meet the redevelopment criteria, but it met the rehabilitation criteria. It incentivized someone to buy that building and it was converted into a Lifetime Fitness. A rehabilitation or a redevelopment designation when done correctly can incentivize development, improvements, that will trigger and add to your tax revenues. That is really the goal. The Planner is recommending these kind of incentives in other towns and can find out how it worked out but does not have the current data. The Planner did a development plan for a town which had an area need of rehabilitation designation. There was an interest in actually redeveloping a portion, it was adopted and moving ahead. She will speak with them and see if it has helped them. **Board Attorney Mascera** offers that one of the issues that the Planner alluded to is that it serves as an incentive to get a new permitted use in buildings; to retro fit buildings for a new use. As the Planner pointed this office building became a retro fitness. Without the tax incentive, perhaps their capital wouldn't be available to possibly the new use and economically work out. It is thought of as just rehabilitating the facades, which as the Mayor had said, we don't have the newest facades but based on those improvements, you can do fit outs.

Mr. Hyndman asks regarding the Lifetime Fitness example, was that just a rehab designation and they got the tax abated or was that in conjunction with a plan or anything else?

Planner Chavan when there is a rehab designation there was a plan. Having facade improvements is one on the advantages when you do this. That is one incentive the second incentive is what **Board Attorney Mascera** mentioned is that it gives the incentive to retrofit for uses. The rehab designation doesn't stop you from even applying conventional zoning and it doesn't stop you from adopting a redevelopment plan. The Lifetime Fitness didn't care about the exemption and didn't want to file it. Some people just want the right location for a successful business and it creates revenue. The goal is ultimately when you have a predominantly residential area every little bit matters and you give enough incentives for people to bite. **Mr. Hyndman** states that he believes that is the balance that they would like to try and get. What is the right incentive to actually get someone to do something that they were not originally planning to do, that's where the real loss comes from that he believes **Mr. Katzeff** was speaking about. If the incentives that are put out there don't actually move the needle, then the redevelopment and rehabilitation and those facade

of movements are just a giveaway because they would have done it anyway... to Mr. Katzeff - it's important to an analysis on what we think those incentives out.

Mr. Camuti adds that holistically that if nobody hops on it then we know exactly how it's going to work out but if everybody does **Mr. Hyndman** agrees and states that there is going to be rehabilitation regardless whether this is done or not, is there going to be a delta, are we getting more people to do it.

Board Attorney Mascera adds that that really is the governing body's job. Also to figure out the abatements based on the formula that is decided but that would be for the finance team.

Mr. Hyndman states that there is an opportunity cost there too. Moving on from policy and into the actual study... **Mr. Hyndman** states that it is well done and believes the Board agrees that it meets the criteria, and has recommendations that would tighten it up. More is needed from the engineer, more comprehensive report for the Planner to rely on ideas. It's really just net opinion. It states we did the research and then decided the statutory criteria. It needs to identify, state we looked at these records; they indicate this, they've done maintenance, we've seen this... **Chair Pearson** asks if **Mr. Hyndman** is referring to the water lines. **Mr. Hyndman** yes ... **Chair Pearson** states that they are about a hundred.

Mr. Hyndman Yes, this is known so it must be in the report. The Engineer has to build out that letter and just give the why and where for. **Board Attorney Mascera** states that the Board's role is to make recommendations to the resolution not to the study. **Mr. Hyndman** offers that the study is part of the resolution, they're adopting this study.

Board Attorney Mascera states that he has not seen a draft of the resolution and asks if anyone has seen a draft. **Mr. Hyndman** my recommendation is that Mr. Ten Kate fill out the letter and attach a few more sentences. Within the letter it states that Mr. Ten Kate researched it and it should state that I have looked at these records, they indicated this; we have been out there in different areas and that they can tell something is 'this old' and made of 'this material'.

Chair Pearson asks the **Planner** is that something that the Board can make a recommendation ... **Board Attorney Mascera** states no, the statute is clear that the Planning Board's role is to make recommendations regarding the resolution, not to critique the methodology of the study. Agreeing with **Mr. Hyndman** that when **Mr. Mascera** read the study, he said it was a net opinion but that's not up to the Board. That was the opinion that was relied upon by the Governing Body or by the Planner in doing her study. It is not up to the Board to say that the study has flaws, it is up to the Board to make recommendations to the resolution. **Mr. Hyndman** offers that the Board makes recommendations are made to the Governing Body and they have the ability to make modifications to the resolution. **Board Attorney Mascera** asks how you would modify the resolution. **Mr. Hyndman** states that the Board would make the recommendation.

The Board is pulling up the draft resolution on their laptops, #2024-57 for reference.

Planner Chavan understands what **Mr. Hyndman** is saying and the letter is by a license professional Engineer. The Planner writes such letters that are planning related. The Planner relies upon such letters on other rehabilitation studies and the Governing Body of a different town the Planner worked for relied on this type of letter as well. If the Planner writes a consistency review and puts her signature on it, or a report, she would not put in language until she could justify it. She does not believe it is the role of the Planning Board but does understand where the thought is coming from. It is the Planner's professional opinion that a letter from the Township Engineer is substantial if he's actually signed it with his letterhead, but the Engineer could be asked if he has percentages to add, if he's able to do that, we can ask to supplement the resolution.

Board Attorney Mascera states, after reviewing the resolution, refers to the Planning Board, the study report and the resolution. Because it is drafted that way, it gives the Board the opportunity to make that comment.

Mr. Hyndman adds that the letter states "...if you need any other information..."

Planner Chavan will send an email and could just augmented just a sentence,

Chair Pearson states that it just adds a bit more definition to why we are basing this as a yes.

Mr. Camuti asks for clarification that we are sending along recommendations along the lines of what is Board is speaking about at the meeting or is it a 'yes', is this a stamp or a vote

Board Attorney Mascera the request is for recommendation. The recommendations are going to be, in part of the basis for the determination is inadequate because it's just a net opinion rather than an opinion with referenced facts. **Mr. Hyndman** suggests that it would state that the Board's recommendation is to take Mr. Ten Kate up on the offer to provide additional information. **Planner Chavan** agrees.

Mr. Hyndman adds that the Board all know the condition, but a reviewing judge may not; the judge will see what's all correct. **Mr. Camuti** offers that was the one immediate thing he noticed as well was on the water lines. The rest of the rest of the report was so comprehensive, and when he got to the end, it was oh, it's over 50 years old. **Mr. Camuti** agrees with **Mr. Hyndman** some additional detail would be helpful. **Chair Pearson** offers maybe just refer to some survey that the Engineers have on file.

Planner Chavan feels comfortable because it's the Engineer's opinion and should anyone challenge, he would be the one who would have to provide that information. **Mr. Hyndman** adds if Mr. Ten Kate was present at the meeting he could just state what was done and it would be on the record, but he is not.

Chair Pearson believes it should be a very simple thing to add.

Mr. Camuti asks what does the designation of rehabilitation, what levers does that give town because that tells the Board what recommendations they can submit versus an area in need of redevelopment.

Planner Chavan responds an area in need of redevelopment and area in need of rehabilitation are two different mechanisms as per local redevelopment and housing law. There are different sections of the statutes which talk about the criteria that they need to satisfy. Rehabilitation can be recognized as areas having aging housing stock, vacant store fronts, needing building maintenance or old infrastructure. Redevelopment areas criteria are not as stringent. Areas in need of the development are areas that exhibit a wider range of physical needs i.e. obsolete empty shopping malls, areas that have environmental contamination, vacant land that has not been redeveloped for over a decade. The threshold that needs to be satisfied for the area in need of redevelopment is far more stringent, a lot of evidence, a lot of case law.

Mr. Camuti is more interested in what that does for the town.

Board Attorney Mascera responds that the two biggest practical differences in an area in need of redevelopment, it can be accompanied by zone changes, would it be an overlay zone or you create a redevelopment zone. An area in need of rehabilitation, unless it's part of an area in need of redevelopment, cannot be a zone change or any overlay zone because of the notice requirement. An area in need of redevelopment needs super notice, everybody within the zone has to be notified of the study, etc. etc. Another thing is that the area in need of redevelopment is long term tax abatement where the developer has to submit proofs of what projected revenue income is, so there are long term tax abatements available with the area to be of redevelopment. An area in need of rehabilitation does not allow the governing body to change any zoning.

Planner Chavan disagrees and states that the differences in an area in need of rehabilitation and area in need of redevelopment both can adopt a redevelopment plan. The fundamental differences are that area in need of rehabilitation cannot give long term tax abatement

Board Attorney Mascera you cannot do an area in need of rehabilitation that changes zoning unless it's part of an area need of redevelopment. **Planner Chavan** The redevelopment plan has different noticing requirements. There are two types of noticing ... **Board Attorney Mascera** there has to be investigation of all the properties in the proposed redevelopment zone

Planner Chavan The zoning part is an area need of rehabilitation can also adopt ... **Board Attorney Mascera** area need of rehabilitation cannot change zoning unless there's been super notice. There is an area in need of rehabilitation right here that we're discussing tonight, can the zone be changed? **Planner Chavan** if they adopter s redevelopment plan yes. **Board Attorney Mascera** if they adopt a redevelopment plan it's got to be super noticed and it has to be part of an area in need of redevelopment. An area in need of rehabilitation standing alone cannot be an area in need of redevelopment. It's a totally different section in the statue. **Mr. Hyndman** agrees with the Planner. The difference is the long term and the condemnation. **Planner Chavan** adds - and usage of eminent domain. That's what I have done in redevelopment plans which I change the zones in two towns. **Board Attorney Mascera** states that it was improper. **Planner Chavan** reiterates that it was not.

Board Attorney Mascera The redevelopment statute explicitly says that you need super notice. **Planner Chavan** states that is for the redevelopment investigation, then yes, you need to notice it.

Mr. Camuti this is just face lifts. His hope is that the zoning changes can be thought of. To take the entire corridor and put light touches on it won't change the character he believes is being looked for in the master plan. Mr. Camuti is hoping that zoning is part of this, and would like to recommend to the town, that the Board's recommendations are to look at this holistically and come up with redevelopment plan.

Chair Pearson disagrees with Mr. Camuti. A singular redevelopment plan that spans the entire 1.1 quarter acre or more is not needed. **Mr. Camuti** agrees this is not just one zone, but it needs to be thought of holistically.

Chair Pearson it is not characteristically the same along every strip, or part of the strip. **Mr. Camuti** precisely, when he says holistic, he does not mean to normalize it like it's one giant cut and paste the whole way, he saying to think of it as what do we want it to be at the start of Montclair... **Chair Pearson** the Board is not in charge of that. **Mr. Camuti** Can we not recommend... **Board Attorney Mascera** you can, but the Governing Body is reviewing with the Planner's input, looking at changing the zoning through the entire town. **Mr. Camuti** thank you, to the Planner – keep doing the right thing. It is a County road, Mr. Camuti does not see anything about the county. How are we hobbled, or what leverage or what empowerment do we have from the county. **Planner Chavan** states that this study doesn't talk about the county road. That was not the scope of the study. The scope of the study was, as mentioned previously, the six criteria, which of them is satisfied it does not matter whether it's the local road or county road. Should any improvements be recommended at a future date, the town would have to talk to the county? **Mr. Camuti's** recommendation would have been if we are going to do this then we should talk to the county. **Planner Chavan** County approval would be needed if there was going to be any type of improvement on the County road; it's not part of the recommendation.

Mr. Camuti's regarding the sewers, it's great to upgrade them, but he has concerns. He has seen sewer work done by our municipality and they are heavy handed with the trees that are on the right of way. Also in the Master Plan, it talks about the green infrastructure and we talk about the modern development techniques that preserve that and this goes along with storm water. Mr. Camuti would like to see that if there's any Municipal work on the sewers that they follow the tree ordinance to the letter, but also storm water management so we don't end up with the entire corridor of sidewalks.

Planner Chavan states that that would be beyond the scope of this.

Mr. Camuti asks does the revised numbers of housing, does that in any way affect our affordable housing numbers. **Planner Chavan** no, it is a totally different agreement than what this is. It just speaks about the existing housing.

Chair Pearson asks the Board if there are any other comments or questions. Seeing none – the chair asks the Board Attorney to clarify the motion.

Board Attorney Mascera the motion is that agreed upon the recommendations and that the Governing Body be notified of the recommendation believing it is just one recommendation. It does not specifically ask that it's consistent with the master plan but I think the Board can say that we believe it's consistent with the master plan, or not inconsistent with master plan.

Chair Pearson the motion is being made to agree on the one point memo, and to not only find this not inconsistent with the master plan, but to agree with the recommendation to move forward with the Council's adoption of some sort of designation.

Mr. Camuti adds that it meets the criteria

Chair Pearson asks for a motion

Mr. Katzeff makes a motion to find the study is conforming to the master plan; the recommendation to add more details and that it is not inconsistent with the master plan; and to forward to the Governing Body.

Chair Pearson asks for a second;

Mr. Lily seconds the motion.

Chair Pearson asks for a roll call vote:

Votes in the Affirmative

Mr. Katzeff
Mr. Lilley
Mr. Hyndman
Mr. Camuti
Mr. DeOld
Mr. O’Sullivan
Mayor Tamburro
Vice Chair Freschi
Chairperson Pearson

Absent Members
Councilman Roman

Abstain

Chair Pearson the motion passes.

Sub-Committee Update:

Chair Pearson provides an update on subcommittee for the Municipal Storm Motor Management Plan. The DEP is coming out with a new formula and model language. It is the structure of the report, a template for the report. The current template was constructed in 2004, prior to three of the past updated storm order management rules went into effect.

The Engineers are going to work on some of the hard data that has to be collected, and the mapping. That will be over seen by Deputy Manager O’Sullivan and the subcommittee is going to “simmer”. A lot of the language will probably have to be changed from a 2004 template to a 2025 template. The subcommittee agreed to calm down the necessity of finishing the product, but would like to get on the data collection. **Mr. Hyndman** asks if they have gotten confirmation that we just need to submit the map to lock in the grant. **Mayor Tamburro** responds that there is no confirmation yet, but is expecting that next week.

Chair Pearson asks if there is any new business. Seeing none.

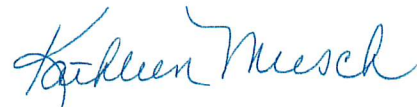
Adjourn

Mayor Tamburro makes a motion to adjourn.

Chair Pearson accepts and seconds

There was a unanimous agreement to adjourn the meeting at 8:26 PM.

Respectfully submitted,



Kathleen Miesch
Verona Township
Secretary – Planning Board

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 Zoning Office at 973-857-4772