



RESOLUTION 2025-08
of the
PLANNING BOARD
Of The
TOWNSHIP OF VERONA

WHEREAS, on September 28, 2023, by resolution 2023-14, the Township of Verona Planning Board granted preliminary and final site plan approval to Verona Sunset Urban Renewal (the "Applicant") for the property designated as Block 303, Lot 4 on the Township of Verona's official Tax Map to construct an inclusionary multi-family residential development consisting of 200 units in one building, a structured parking garage, parking spaces, landscaping, lighting, stormwater management facilities and site infrastructure; and.

WHEREAS, NJSA 40:55D-52 provides in relevant part that the zoning requirements applicable to the preliminary approval first granted and all other rights conferred upon a developer pursuant to NJSA 40:55D-49, whether conditionally or otherwise, shall not be changed for two years after the date on which the resolution of final approval is adopted; and

WHEREAS, NJSA 40:55D-52d. provides that the Planning Board shall grant an extension of the two-year protective period for up to one year if the developer proves to the reasonable satisfaction of the board that the developer was barred or prevented directly or indirectly, from proceeding with development because of delays in obtaining legally required approval from other governmental entities and that the developer applied promptly for and diligently pursued these approvals; and

WHEREAS, the Applicant, through counsel Inglesino Taylor, by letter dated February 26, 2025 (which is appended hereto and made a part hereof) requested that the Planning Board extend the protective period of the preliminary and final site plan approval for one year, through September 28, 2026; and

WHEREAS, the Planning Board considered the content of the Applicant's letter and the Applicant's extension request at its meeting held on March 27, 2025 and decided that the Applicant proved to the Board's reasonable satisfaction that the Applicant was prevented from proceeding with development because of delays in obtaining legally required approval from other governmental entities despite that the Applicant applied promptly for and diligently pursued these approvals;

NOW THEREFORE, BE IT RESOLVED that the Applicant's request for extension of the Applicant's site plan approval is granted and that the final site plan approval shall be protected from amendments to the Township's zoning requirements through September 28, 2026; and

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

Roll Call Vote April 24, 2025: Chair Pearson makes the motion; Mayor Tamburro seconds

	Y	N	Absent	NE		Y	N	Absent	NE
Mrs. Parker (Alt. 2)				X	Town Manager O'Sullivan				X
Mr. Katzeff (Alt. 1)	X				Councilman Roman			X	
Mr. Lilley	X				Mayor Tamburro	X			
Mr. Hyndman			X		Vice Chair Freschi			X	
Mr. DeOld			X		Chair Pearson	X			
Mr. Camuti	X								

*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 24, 2025.

KATHLEEN MIESCH,
Acting Secretary, Verona Planning Board

JESSICA PEARSON,
Chairperson, Verona Planning Board