TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY

MINUTES OF THE VERONA PLANNING BOARD MEETING
OF THURSDAY SEPTEMBER 24, 2026

Meeting held in the Ballroom of the Verona Community Center @ 880 Bloomfield Avenue, Verona, NJ 07044 @ 7:00PM

PRESENT:	
Chairperson Pearson	Mr. Mascera, Planning Board Attorney
Vice Chair Hyndman	Ms. Miesch, Zoning Official
Mr. Freschi	Mrs. Carpinelli, Board Secretary
Mr. Camuti	**NOT PRESENT:**
Mr. Magarrell	Mr. Lilley
Deputy Mayor McEvoy	Mrs. Parker
	Mayor Tamburro
	Township Mgr. O'Sullivan

CALL TO ORDER - The meeting was called to order at 7:05 PM by Chairperson Pearson.
PLEDGE OF ALLEGIANCE
OPEN PUBLIC MEETINGS ACT STATEMENT - Read by Mrs. Carpinelli, Board Secretary
ROLL CALL

PUBLIC PARTICIPATION – No members of the public are present

APPROVAL OF MINUTES - Chair Pearson asks for a motion to approve minutes from the Regular meeting of August 28, 2026. **Vice Chair Hyndman** makes a motion; **Chair Pearson** Seconds. Mr. Magarrell abstains. All remaining commissioners vote in favor. **Motion Passes.**

CONSISTENCY DETERMINATION- None

SUBCOMMITTEE UPDATES- Mr. Day has resigned form the Planning Board and consequently the Site-Plan review committee. Mrs. DiBartolo will be joining the Planning Board and has been appointed to the Site-Plan review committee in Mr. Day's place. Chair Pearson also appointed Mayor Tamburro to the Site-Plan review committee as an alternate in the event a member of that committee has to recuse from participation.

MASTER PLAN UPDATE- None

NEW BUSINESS

1. **Application 2026-04- 22-32 Lakeside Avenue, Block 1806, Lot 13**
   Carried to the October 22, 2026 meeting with no new noticing required.

2. **Site-Plan Waiver - 538 Bloomfield Avenue, Block 1703, Lot 58.** Zoning Official Ms. Miesch explains the reason for the waiver request. Space is currently a real estate office and the new tenant, Celestine Studio Nails and Beauty, is a nail salon. The use is permitted in the zone and there are minimal interior renovations proposed; installation of manicure and pedicure stations, reception area, nail drying and sterilization area. They propose to convert an existing bathroom into an ADA compliant restroom and remove a non-load bearing partition wall. The Zoning Official determined that these changes are deminimis, therefore requesting the site plan review waiver.

Chair Pearson makes the motion to waive the site-plan review requirement for 538 Bloomfield Avenue; **Mr. Magarrell** seconds;

Roll Call Vote:

	AYES	NAYS	ABSTAIN	RECUSE	ABSENT
Mr. Magarrel	Y				
Mrs. Parker					X
Mr. Lilley					X
Mr. Camuti	Y				
Mr. Freschi	Y				
Township Mgr. O'Sullivan					X
Mayor Tamburro					X
Deputy Mayor McEvoy	Y				
Vice Chair Hyndman	Y				
Chair Pearson	Y				

Motion Passes.

RESOLUTIONS

Resolution 2026-023- Approving the Site-Plan Waiver for 538 Bloomfield Avenue, Block 1703, Lot 58.
Deputy Mayor McEvoy makes the motion; **Mr. Freschi** seconds;

Roll Call Vote:

	AYES	NAYS	ABSTAIN	RECUSE	ABSENT
Mr. Magarrel	Y				
Mrs. Parker					X
Mr. Lilley					X
Mr. Camuti	Y				
Mr. Freschi	Y				
Township Mgr. O'Sullivan					X
Mayor Tamburro					X
Deputy Mayor McEvoy	Y				
Vice Chair Hyndman	Y				
Chair Pearson	Y				

Motion Passes.

EXECUTIVE SESSION – Not Necessary

Deputy Mayor McEvoy makes the motion to adjourn.
Meeting Adjourned at 7:18 PM

Respectfully submitted,

Dolores Carpinelli

Dolores Carpinelli
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 Board Office at 973-857-4773