



TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY

**MINUTES OF THE VERONA
PLANNING BOARD MEETING
OF THURSDAY JUNE 25, 2026**

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

<u>PRESENT:</u>	
Chairperson Pearson	Mr. Mascera, Planning Board Attorney
Vice Chair Hyndman-arrived 7:24 pm	Ms. Miesch, Zoning Official
Mr. Camuti	Mrs. Carpinelli, Board Secretary
Mr. Lilley	
Mrs. Parker	<u>NOT PRESENT:</u>
Mr. Day	Deputy Mayor McEvoy
Mr. Magarrell	Mr. Freschi
Mayor Tamburro	Township Mgr. O'Sullivan

CALL TO ORDER - The meeting was called to order at 7:01 PM by Chairperson Pearson.

PLEDGE OF ALLEGIANCE

OPEN PUBLIC MEETINGS ACT STATEMENT - Read by Mrs. Carpinelli, Board Secretary

ROLL CALL

PUBLIC PARTICIPATION – Chair Pearson asks if anyone from the public would like to make a statement or ask a question – seeing none the Chairperson closes general public participation.

APPROVAL OF MINUTES - Chair Pearson asks for a motion to approve minutes from the Regular meeting of April 23, 2026. **Mr. Freschi** makes a motion; **Mr. Day** Seconds. All remaining commissioners vote in favor. **Motion Passes.**

RESOLUTIONS

Resolution 2026-021- Memorializing Resolution 2026-019- Finding recommendations to Council that were incorporated in the adopted plan for 251 ½ Grove Avenue to be not inconsistent with the Master Plan.

Mr. Lilley makes the motion to adopt the updated By-laws of the Planning Board; **Mrs. Parker** seconds;

Roll Call Vote:

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

Motion Passes.

MASTER PLAN UPDATE- None

CONSISTENCY DETERMINATION

1. Determination that Ordinance 2026-010- Amending Chapter 150- 16.5 & 16.6 (C), (E) to be not in consistent with the Master Plan.

This Ordinance, although not necessarily relevant to the Master Plan, it falls into Chapter 150 of the Code because the Zoning Officer is the Enforcing Officer regarding certificates of Occupancy, certificates of Continued Occupancy and Non-UCC certificates of continued Occupancy as the Construction Official is unable to enforce Non-UCC matters. The Zoning Official, explains what changes were proposed to the Town Council to include in the Ordinance upon second reading. 1) Revising the Pronouns to be gender neutral 2) Clarify administrative procedures. 3) Once Zoning approves the tenant occupancy, Fire, Building and Health Departments (if applicable) give approvals Prior to final Fire Bureau inspection 4) Improve public safety by ensuring inspections are completed before a business opens.

Mayor Tamburro makes a motion to find Ordinance 2026-010- Amending Chapter 150- 16.5 & 16.6 (C), (E) to be not inconsistent with the Township Master Plan. **Mr. Maggarell** seconds.

Roll Call Vote:

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

MOTION PASSES

NEW BUSINESS

1. Tree Ordinance and Municipal Tree Replacement Policy

Mr. Camuti leads discussion about Linden Avenue project. His concern is with how many trees in the right-of-way that have been removed and possible procedures for tree replacement. He suggests a) that for each tree removed, another be replaced b) offer the owner to replace a tree on their property c) plant a tree in another location. He believes that the town should be as accountable for tree replacement as property owners are. Trees removed should be recorded and if multiple trees removed should come before the PB Board.

Board Attorney Mascera explains that the Municipality does not need Board approval for town projects.

The Zoning Official explains tree removal and replacement process for residents and additional discussion continues.

Mayor Tamburro also clarifies some facts about the Linden Avenue project including:

- that Property owners affected by roadway projects are offered replacement trees.
- Grant requirements, ADA compliance, utility conflicts, and infrastructure replacement limit design flexibility.
- Linden Avenue remains an active project and final tree replacement has not yet been completed.

- The Council continues evaluating methods to preserve additional tree canopy during future infrastructure projects.

Mr. Hyndman arrived to the meeting at 7:24 pm

EXECUTIVE SESSION – Not Necessary

Chair Pearson makes the motion to adjourn.

Meeting Adjourned at 7:37 PM

Respectfully submitted,



Dolores Carpinelli

Verona Township

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

