

Members Present (Quorum Established at Four or More Members)		
<input checked="" type="checkbox"/> Jessica Pearson (Chair/Planning Board Liaison)	<input checked="" type="checkbox"/> Jean Deo	
<input checked="" type="checkbox"/> Sean DiBartolo (Vice Chair/Plan Review)	<input checked="" type="checkbox"/> Kelly DiGeronimo	
<input checked="" type="checkbox"/> Sarah Yauch O'Farrell	<input checked="" type="checkbox"/> Joe Sudia (Alternate I)	
<input checked="" type="checkbox"/> Walter Steinmann	<input type="checkbox"/> Anthony Triolo (Alternate II)	
<input checked="" type="checkbox"/> Adam Bulger	<input type="checkbox"/> Alex Roman (Gov. Body Liaison)	
	DISCUSSION	ACTION REQUIRED
1.	Call to Order by Jess: a) Open Public Meetings Act Statement. b) Roll Call performed. c) Joe Sudia welcomed as new member.	<ul style="list-style-type: none"> None.
2.	Public Comment Period:	<ul style="list-style-type: none"> None
3.	Approval of February 11, 2026 Regular Meeting Minutes: <ul style="list-style-type: none"> MOTION to Approve: Adam; Second: Sarah. APPROVAL: All Members Present, AYE. Abstentions: 	<ul style="list-style-type: none"> Sean will email approved minutes to Township Clerk Kiernan and Public Information Officer Northrop and post them to the VEC website.
4.	Updates:	
	a) Peckman Kiosk Plans (Tabled until action is undertaken) <ul style="list-style-type: none"> Jess, Walter and Sean still need to meet to discuss content and design. 	<ul style="list-style-type: none"> Lock replacement awaiting further discussion. Awaiting meeting schedule.
	b) Spring Newsletter: <ul style="list-style-type: none"> Expose of trail creation by James at Peckman Park (Adam will take pics). Simple garden starters (Sarah-Junior input) Bird pics from 2/13 to 2/16/2026: Great Bird Count (Jess received via email). Due 3/18/2026. Junior Commissioner coverage for either summer or fall (Adam). 	<ul style="list-style-type: none"> Jess will await copy to insert into template on Canva.
	c) Sustainable Verona (Anthony) <ul style="list-style-type: none"> Not available. 	<ul style="list-style-type: none"> Updates as available.
	d) Junior Commissioner Update <ul style="list-style-type: none"> Violet Palmer/ Scarlett Morin: Both juniors have interest in a raised bed planter that would exist after their exit from high school. Advice: Call Hillcrest- Call Java to seek potential plantings and material for beds. Ask about summer access: Who will oversee garden over the summer, water source? Rain barrel with soaker hoses? 	<ul style="list-style-type: none"> Updates at every meeting.

**Regular Meeting Minutes:
Wednesday, March 11, 2026, at 7 p.m.
Via Internet Conferencing**

	<p>e) Vest Attire</p> <ul style="list-style-type: none"> ○ Jess has ordered the vests. However the two mediums are on back order until mid-May (Walter and Jean). Do we move forward and allow for the time loss on two vests, or size up? ○ Updates as they are available. ○ Jean, Kelly, Anthony, and Joe need Polo Shirts- Jess will investigate. 	<ul style="list-style-type: none"> • Jess will hear from Academy Apparel when production is available.
	<p>f) Earth Day Cleanup Event</p> <ul style="list-style-type: none"> ○ The Cleanup Event discussed will occur on 4/25/2026 from 9 a.m. to 12 p.m. at and around the Verona Community Center. ○ We often do our cleanups in isolated wooded parklands in town and want to raise awareness and visibility this Earth Day. ○ The Sustainable Verona crew is doing a tree giveaway event with the Library and Jess has asked them to recommend to join us after picking up their trees. 	<ul style="list-style-type: none"> • Updates in April.
	<p>g) Poster Contest Update</p> <ul style="list-style-type: none"> ○ All posters are due on 3/20/2026. ○ Award ceremony is tentatively floated for 4/20/2026 by Mayor; awaiting confirmation. 	<ul style="list-style-type: none"> • Updates as they are available.
	<p>h) WeCare NJ update</p> <ul style="list-style-type: none"> ○ West Orange Planning Board met on 2/25/2026 for closing arguments and on 3/4/2026 for board deliberations. ○ The Board decided to ask the Applicant for more information regarding sewage, stormwater, water pressure, roadway access. ○ Roadway access is an issue for Verona due to the possibility that Howell Drive could be proposed as a regular roadway rather than the “emergency access way” as was proposed during the application process. ○ The next board meeting will likely be in June and once the plans become available, we may need to really push Verona residents to show up. 	<ul style="list-style-type: none"> • Updates as they are available.
5.	Ordinance Updates	
	a) Tree Ordinance (Tabled until new updates)	<ul style="list-style-type: none"> • Updates when they are available.

6.	<p>Plan Review:</p> <p>a) 56 Floyd Road</p> <ul style="list-style-type: none"> ○ Applicant proposes a home addition that will remove rear detached two-bay garage in lieu of adding rear and side additions, which will encroach into the side yard setbacks. ○ The Applicant's plans in its current state exceed allowable coverage (40% allowable whereas they have 61.7%) and overstated the reduction of total improved lot coverage: stating that there would be a 10% reduction down to 51.5% when the VEC found a smaller reduction of about 6.5% down to 55.1% ○ The VEC PRC recommended detaching downspouts to flow over permeable areas on site and to rely upon the recommended planting list for any proposed landscaping updates. ○ MOTION to approve VEC PRC for 56 Floyd Road: Jess; Second: Walt. ○ APPROVAL: All other Members Present: AYE. ○ ABSTAIN: None. 	<ul style="list-style-type: none"> • VEC PRC memo was emailed to the appropriate Board prior to this meeting.
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	<p>b) 383 Bloomfield Avenue: Hillcrest</p> <ul style="list-style-type: none"> ○ This Major Development application proposes to removal all improvements on the site and construct a 4-story mixed-use building with parking under 3 stories that will exist at the rear of the site. ○ Noting the soil logs taken in 2/2026, the PRC recommends that on-site recharge be further investigated to help with stormwater mitigation as well as to comply with the green infrastructure requirements. ○ Recommended that the gardens planned for the buffer be better used for stormwater management. ○ Pointed out many inconsistencies that exist in the nonstructural stormwater strategies section of the Applicant’s stormwater management report. <ul style="list-style-type: none"> ● States that 20% of the site is set aside for buffers while stating that 90% of the site will be dedicated to buildings, parking and driveways. ● States that Verona’s ordinances do not require preservation of natural areas, native species and a required 15-foot vegetated buffer ● The site falls short of the 15-foot vegetated buffer in many areas that border residential uses, as is required in the redevelopment agreement. ● States that due to existing in the PA1 Zone that nonstructural strategies do not apply to this development, which is false. ○ No snowmelt area or plans for such an area was drafted on the site. ○ Questioned whether there is suitable access to the garbage container area in the rear corner of the site. ○ Questioned whether placement of fill in the south part of the site could result in ground settlement due to consolidation of silt and clay on the site and cause issues with foundations or detention gallery. ○ MOTION to approve VEC PRC for 383 Bloomfield Avenue: Sarah; Second: Adam. ○ APPROVAL: All other Members Present: AYE. ○ ABSTAIN: None. 	<ul style="list-style-type: none"> ● VEC PRC memo was emailed to the appropriate Board prior to this meeting.
7.	<p>New Business:</p> <p>a) VEC Budget</p> <ul style="list-style-type: none"> ○ The VEC budget was set at \$1500 for the year. ○ Expenses so far include: <ul style="list-style-type: none"> ● ANJEC membership: \$525.00 (for all nine members) ● Vest purchases: \$450.00 (for eight members) ● \$16.18 for our website name. ● Will require t-shirts for new members at a cost yet to be determined, but will likely run \$44/shirt for four shirts, or \$180. 	<ul style="list-style-type: none"> ● None.

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	<ul style="list-style-type: none"> ○ The VEC will have spent about \$1,130, leaving about \$370 for the rest of the calendar year. This will likely be used for the new member shirts with small funds left for the rest of the year. ○ The VEC also has a Trust Account with some funds that came from donations. The members feel that these fund should be saved for investment in a permanent installation that will last for many years. 	
	<p>b) Member Updates</p> <ul style="list-style-type: none"> ○ Sarah: Tracking dead geese. ○ Sarah: Working with The Watershed Institute on road salt runoff. Measurements of salt content in the lake are being tested, monitored and reported. ○ Walter: Wants to do a walk around/plant lecture on the Pool grounds with Sarah this summer. In the works. ○ Walter: Kids doing planter- discussion in April. ○ Walter: will continue his own introduced recycling plan at the pool in 2026. 	<ul style="list-style-type: none"> • None.
8.	<p>Adjournment: 8:44 p.m.</p> <ul style="list-style-type: none"> ○ Next Meeting Thursday, April 8, 2026. 	<ul style="list-style-type: none"> • Via Internet Conference.
9.	<p>Meeting Minutes Approved: 4/8/2026.</p> <ul style="list-style-type: none"> ○ Jessica Pearson, Chair, Verona Environmental Commission 	<ul style="list-style-type: none"> • Minutes to be sent to Municipal Clerk, PIO and posted to the VEC website upon approval.