Minutes of a Regular Meeting of the Verona Township Council on Monday, August 17, 2026, beginning at 7:00 p.m. in the Municipal Building, 600 Bloomfield Avenue, Verona, New Jersey, and via Zoom video conferencing.

Call to Order:
The Municipal Clerk reads the notice of Open Public Meetings Act.

Roll Call:
Councilman Schor, Councilman Roman, Deputy Mayor McEvoy, Township Manager Kevin O'Sullivan, Deputy Township Manager Michael Kraus, Township Attorney Brian Aloia, and Municipal Clerk Jennifer Kiernan are present. Councilwoman McGrath is not present and Mayor Tamburro is present via Zoom.

Deputy Mayor's Report:
Essex County liaison J. Coltre approaches the lectern and announces that the 25th September 11th memorial ceremony will be held at 8am in Eagle Rock Reservation Look-Out and Essex County Senior Wellness will be held on September 22nd at Codey Arena from 10am – 2pm. Lastly, there will be a senior citizen art show in Cedar Grove on Tuesday, August 18th from 9am – 11am, August 22nd from 1pm – 6pm and Saturday and Sunday from 11am – 6pm.

Deputy Mayor McEvoy announces that the last summer concert was last Wednesday and thanks all of the sponsors and all involved in orchestrating a successful and safe summer series. He encourages all to join in the September 11th ceremony and lastly mentions the Labor Day Race on September 7th.

Manager's Report:
The Township Manager reports on the pool marketing committee meeting this afternoon, the primary clarifier pump station project, the Derwent and Brookside sewer lining project and the Fairview Avenue well project. He also reports on the Montclair interconnection and stormwater items and provides an update on several other road projects.

The Deputy Manager reports on the Bloomfield Avenue streetscape project, upcoming pavement projects, various staffing changes and the status of moving the Township prescription plan to HarmonyRx. He goes into further detail regarding the pool marketing committee and announces that Sustainable Verona has received a compost pilot program grant and the Verona Police Department received approval for the arrive program.

Councilmember's Reports:
Mayor Tamburro begins by thanking Deputy Mayor McEvoy for stepping in to run this meeting for him while he had to be virtual. He had the pleasure of attending the last summer concert and thanks all involved in providing a very successful summer series to all. He lastly had the opportunity to observe an emergency drill conducted by the Verona Pool staff and provide feedback.

Councilman Roman echoes the comments regarding this year's successful summer concert series.

Councilman Schor also begins by commenting on this year's successful summer concert series and concludes by thanking the administration and community services in regards to the pool.

Public Comment:

Sandy Bottazzi, Verona, NJ
Denise Verzella, Verona, NJ
Matt Perna, Verona, NJ
Keith Pajonas, Verona, NJ
Mike Boone, Verona, NJ
Rachel Perna, Verona, NJ
Maria Conte, Verona, NJ
Kate Hartwyk, Verona, NJ

Dana Bachan, Verona, NJ
Monica Vincent, Verona, NJ

Hearing, Adoption or Amendment of Ordinances:

Ordinances for Introduction:

ORDINANCE No. 2026-29

AN ORDINANCE OF THE TOWNSHIP OF VERONA APPROVING AN APPLICATION FOR A LONG-TERM TAX EXEMPTION AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH 383 BLOOMFIELD AVENUE URBAN RENEWAL LLC RELATED TO THE REDEVELOPMENT OF BLOCK 708, LOT 1, COMMONLY KNOWN BY THE STREET ADDRESS 383 BLOOMFIELD AVENUE

The Municipal Clerk reads the ordinance by title.

A motion to move the ordinance is made by Councilman Roman; seconded by Deputy Mayor McEvoy.

ROLL CALL:
AYES: Schor, Roman, McEvoy, Tamburro
NAYS:
ABSENT: McGrath

Ordinance No. 2026-29 is introduced by a vote of 4-0. A public hearing will be held on September 14, 2026.

Public Comment on Consent Agenda Items:

None.

Consent Agenda:
The minutes from the August 3rd Council meeting are approved by a vote of 4-0.

RESOLUTION No. 2026-184

A motion was made by Councilman Schor; seconded by Councilman Roman that the following resolution be adopted:

AUTHORIZING A CONTRACT WITH BIS DIGITAL.

WHEREAS, the Township requires audio-visual upgrades for the Community Center Ballroom for audio visual equipment, supplies and services; and

WHEREAS, BIS Digital is contracted through the TIPS Cooperative (Contract #230901); and

WHEREAS, the cost of this purchase shall not exceed the total amount of $120,000 and shall be charged to Ordinance 2025-10A(r) or any account that may be deemed appropriate by the Chief Financial Officer or her designee and the Comcast Franchise grant.

NOW, THEREFORE, BE IT RESOLVED, that the Township of Verona, County of Essex and the State of New Jersey, as follows:

1. The Council hereby authorizes the Township Manager, or his designee, to execute any and all documents and take any and all actions necessary to complete and realize the intent and purpose of this resolution.
2. The services requested shall not exceed $120,000 and no services or materials shall be requested without a certification of funds.
3. This resolution and the contract will be on file and available for public inspection at the office of the Municipal Clerk.

ROLL CALL:
AYES: Schor, McGrath, Roman, McEvoy, Tamburro
NAYS:

RESOLUTION No. 2026-185

A motion was made by Councilman Schor; seconded by Councilman Roman that the following resolution be adopted:

AUTHORIZING A CONTRACT WITH McCLOSKEY MECHANICAL CONTRACTORS, INC.

WHEREAS, the Township requires HVAC repair and replacement for the Community Center; and

WHEREAS, McCloskey Mechanical Contractors, Inc., Blackwood, New Jersey is contracted through State contract # HCESC-SER-24-17; and

WHEREAS, the cost of this purchase shall not exceed the total amount of $192,000 and shall be charged to Ordinance 2026-23(e) or any account that may be deemed appropriate by the Chief Financial Officer or her designee.

NOW, THEREFORE, BE IT RESOLVED, that the Township of Verona, County of Essex and the State of New Jersey, as follows:

4. The Council hereby authorizes the Township Manager, or his designee, to execute any and all documents and take any and all actions necessary to complete and realize the intent and purpose of this resolution.
5. The services requested shall not exceed $192,000 and no services or materials shall be requested without a certification of funds.
6. This resolution and the contract will be on file and available for public inspection at the office of the Municipal Clerk.

ROLL CALL:
AYES: Schor, Roman, McEvoy, Tamburro
NAYS:
ABSENT: McGrath

RESOLUTION No. 2026-186

A motion was made by Councilman Schor; seconded by Councilman Roman that the following resolution be adopted:

DESIGNATING GOMES CONSULTING LLC AS REDEVELOPER OF BLOCK 701, LOT 3 ON THE TAX MAP OF THE TOWNSHIP, COMMONLY KNOWN BY THE STREET ADDRESS 420 BLOOMFIELD AVENUE, AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH RESPECT THERETO

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1 *et seq.* (as amended and supplemented, the "**Redevelopment Law**"), authorizes municipalities to determine whether certain parcels of land in the municipality constitute "areas in need of redevelopment," as such term is defined in the Redevelopment Law, and to adopt redevelopment plans for areas so designated; and

WHEREAS, the Township Council (the "**Township Council**") of the Township of Verona (the "**Township**"), by Resolution No. 2025-294, authorized and directed the Planning Board of the Township (the "**Planning Board**") to conduct a preliminary investigation to determine whether Block 701, Lot 3, more commonly known as 420 Bloomfield Avenue (the "**Project Site**"), met criteria set forth in the Redevelopment Law to be designated as a non-condemnation redevelopment area; and

WHEREAS, the Planning Board, after providing due notice, conducted a public hearing in accordance with the Redevelopment Law, at which hearing it determined that the Project Site

qualified as an area in need of redevelopment and recommended that the Township Council designate the Project Site as a non-condemnation redevelopment area; and

WHEREAS, on February 9, 2026, by Resolution No. 2026-028, the Township Council designated the Project Site as a non-condemnation area in need of redevelopment; and

WHEREAS, Gomes Consulting LLC (the "**Redeveloper**") is the contract purchaser of the Project Site and has submitted to the Township a proposal to undertake the development of a four story mixed-use project including approximately 4,775 square feet of publicly available ground-floor non-residential space, approximately 65 residential rental units, ten (10) of which shall be affordable housing units, as well as approximately 123 parking spaces (inclusive of 19 EV charging spaces), associated amenities for the residential tenants, and other improvements (collectively, the "**Project**"); and

WHEREAS, on March 9, 2026, pursuant to Ordinance No. 2026-05, the redevelopment plan entitled "Township of Verona 420 Bloomfield Ave" was adopted by the Township Council for the Project Site (the "**Redevelopment Plan**"); and

WHEREAS, pursuant to *N.J.S.A.* 40A:12-4, the Township has determined to act as the "redevelopment entity" (as such term is defined at *N.J.S.A.* 40A:12A-3 of the Redevelopment Law) for the Project Site; and

WHEREAS, the Township has determined that Redeveloper meets all necessary criteria, including financial capabilities, experience, and expertise, and, as a result, has determined to designate Redeveloper as the exclusive "redeveloper" (as such term is defined at *N.J.S.A.* 40A:12A-3 of the Redevelopment Law) of the Project Site; and

WHEREAS, in order to effectuate the redevelopment of the Project Site, the Township has determined to enter into a redevelopment agreement with the Redeveloper, a copy of which is on file with the Township Clerk, which shall establish the Redeveloper as the redeveloper of the Project Site and the terms and conditions for the development of the Project (the "**Redevelopment Agreement**"),

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Verona, in the County of Essex, New Jersey, as follows:

SECTION 1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.

SECTION 2. Gomes Consulting LLC is hereby designated as the redeveloper of the Project Site.

SECTION 3. The Mayor of the Township is hereby authorized to execute the Redevelopment Agreement, subject to such additions, deletions, modifications or amendments deemed necessary by the Township in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate action to effectuate the Redevelopment Agreement.

SECTION 4. This resolution shall take effect immediately.

ROLL CALL:
AYES: Schor, Roman, McEvoy, Tamburro
NAYS:
ABSENT: McGrath

RESOLUTION No. 2026-187

A motion was made by Councilman Schor; seconded by Councilman Roman that the following resolution be adopted:

ACCEPTING THE AWARD OF THE 2026 CLEAN COMMUNITIES GRANT

WHEREAS, the Township of Verona has been awarded a grant in the sum of $20.00 from the New Jersey Department of Environmental Protection for the 2026 Clean Communities Program to help Verona conduct litter cleanups that improve the quality of life in New Jersey's communities; and

WHEREAS, the Township's contribution toward the grant will be the zero dollars.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Verona, in the County of Essex, New Jersey that the Township of Verona is hereby authorized to accept for this grant in the amount of $20.00.

BE IT FURTHER RESOLVED that the Township Manager, Municipal Clerk and any other officer deemed appropriate are hereby authorized to execute any and all documents necessary to accept this grant.

ROLL CALL:
AYES: Schor, Roman, McEvoy, Tamburro
NAYS:
ABSENT: McGrath

RESOLUTION No. 2026-188

A motion was made by Councilman Schor; seconded by Councilman Roman that the following resolution be adopted:

AUTHORIZING THE INSERTION INTO THE CY2026 MUNICIPAL BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948) OF A SPECIAL ITEM OF REVENUE IN THE FORM OF THE CLEAN COMMUNITIES GRANT

WHEREAS, *N.J.S.A. 40A:4-87* provides that the Director of the Division of Local Government Services (the "Director") may approve the insertion of any special item of revenue in the budget of any county or municipality when such items shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and,

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount; and,

WHEREAS, the Township of Verona has received $20.00 from the New Jersey Department of Environmental Protection in the form of the Clean Communities Grant and wishes to amend its CY2026 Municipal Budget to include this amount as a revenue.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Verona, in the County of Essex, State of New Jersey hereby requests the Director to approve the insertion of an item of revenue in the CY2026 Municipal Budget in the sum of $20.00 which is now available as revenue from:

Miscellaneous Revenues - Section F:
Special Items of General Revenue Anticipated with Prior Written Consent of Director of Local Government Services –
Public and Private Revenues Offset with Appropriations:
Clean Communities Grant.

BE IT FURTHER RESOLVED that the Director to approve the insertion of an item of revenue in the CY2026 Municipal Budget in the like sum of $20.00 appropriated under the caption of:

General Appropriations:
(A) Operations - Excluded from "CAPS"
Public and Private Revenues Offset with Appropriations:
Clean Communities Grant

BE IT FURTHER RESOLVED that a copy of this Resolution will be electronically filed with the Director for approval as required by law.

ROLL CALL:
AYES: Schor, Roman, McEvoy, Tamburro
NAYS:
ABSENT: McGrath

RESOLUTION No. 2026-189

A motion was made by Councilman Schor; seconded by Councilman Roman that the following resolution be adopted:

ACCEPTING THE AWARD OF THE 2026 SFY NEW JERSEY STATE BODY ARMOR REPLACEMENT FUND GRANT

WHEREAS, the Verona Police Department has been awarded a grant in the sum of $3,482.09 from the New Jersey Department of Law and Public Safety, Office of the Attorney General for the Body Armor Replacement Fund (BARF) Program for a period covering January 1, 2026 through December 31, 2026; and

WHEREAS, the Township is not required to match the contribution provided by the Program.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Verona, in the County of Essex, New Jersey hereby authorizes the acceptance for the 2026 SFY Body-Armor Grant in the amount of $3,482.09.

BE IT FURTHER RESOLVED that the Township Manager, Chief of Police, Municipal Clerk and any other officer deemed appropriate are hereby authorized to execute any and all documents necessary to accept this grant.

ROLL CALL:
AYES: Schor, Roman, McEvoy, Tamburro
NAYS:
ABSENT: McGrath

RESOLUTION No. 2026-190

A motion was made by Councilman Schor; seconded by Councilman Roman that the following resolution be adopted:

AUTHORIZING THE INSERTION INTO THE CY2026 MUNICIPAL BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948) OF A SPECIAL ITEM OF REVENUE IN THE FORM OF THE NEW JERSEY STATE BODY ARMOR REPLACEMENT FUND GRANT

WHEREAS, *N.J.S.A. 40A:4-87* provides that the Director of the Division of Local Government Services (the "Director") may approve the insertion of any special item of revenue

in the budget of any county or municipality when such items shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and,

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount; and,

WHEREAS, the Township of Verona has received $.09 from the State of New Jersey in the form of the Body Armor Replacement Fund Grant and wishes to amend its CY2026 Municipal Budget to include this amount as a revenue.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Verona, in the County of Essex, State of New Jersey hereby requests the Director to approve the insertion of an item of revenue in the CY2026 Municipal Budget in the sum of $.09 which is now available as revenue from:

Miscellaneous Revenues - Section F:
Special Items of General Revenue Anticipated with Prior Written Consent of Director of Local Government Services –
Public and Private Revenues Offset with Appropriations:
Body Armor Grant

BE IT FURTHER RESOLVED that the Director to approve the insertion of an item of revenue in the CY2026 Municipal Budget in the like sum of $.09 appropriated under the caption of:

General Appropriations:
(A) Operations - Excluded from "CAPS"
Public and Private Revenues Offset with Appropriations:
Body Armor Grant

BE IT FURTHER RESOLVED that a copy of this Resolution will be electronically filed with the Director for approval as required by law.

ROLL CALL:
AYES: Schor, Roman, McEvoy, Tamburro
NAYS:
ABSENT: McGrath

RESOLUTION No. 2026-191

A motion was made by Councilman Schor; seconded by Councilman Roman that the following resolution be adopted:

CANCELLING UNFUNDED APPROPRIATION BALANCES UNDER CERTAIN BOND ORDINANCES PREVIOUSLY ADOPTED BY THE TOWNSHIP OF VERONA IN THE TOTAL AMOUNT OF $173,051.79

WHEREAS, the Township of Verona, Essex County, New Jersey previously adopted Bond Ordinances for the purpose of funding Linn Drive Wells Project of the Township as more fully specified in the Bond Ordinances and

WHEREAS, as of the date hereof, the projects have been completed and

WHEREAS, the Township now desires to cancel such appropriations and transfer the funded balances to their respective fund surplus;

ORDINANCE	ORDINANCE DESCRIPTION	AMOUNT TO BE CANCELLED
Water/Sewer Capital		
2023-41	Linn Drive Well	173,051.79
		$173,051.79

ROLL CALL:
AYES: Schor, Roman, McEvoy, Tamburro
NAYS:
ABSENT: McGrath

RESOLUTION No. 2026-192

A motion was made by Councilman Schor; seconded by Councilman Roman that the following resolution be adopted:

PERMITTING THE REMOVAL OF AN EXTRAORDINARY TREE PURSUANT TO CHAPTER 493, ARTICLE II, PARAGRAPH 21(C) OF THE CODE OF THE TOWNSHIP

WHEREAS, the property owner at 26 Cumberland, Block 1704, Lot 24, has requested a permit to remove a White Ash tree located on their property; and

WHEREAS, the tree has a diameter of forty-nine inches (49") and is defined as an extraordinary tree in Chapter 493, Article II of the Township Code; and

WHEREAS, the Township Forester has reported that the tree is located in the backyard and all that remains is the stalk and should therefore be removed; and

WHEREAS, Chapter 493, Article II, paragraph 21(C) of the Township Code states that removal of extraordinary trees shall be prohibited except upon the specific written recommendation of the Zoning Official after consultation of the Township Forester and approval by resolution of the Township Council; and

WHEREAS, the Zoning Official is in agreement with the Township Forester's recommendations as stated in the attached memorandum.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Verona that due to the forester's concern, immediate removal of the 49" White Ash tree is warranted pursuant to Chapter 493 of the Township Code.

BE IT FURTHER RESOLVED, that this resolution shall serve as the written authorization pursuant to Chapter 493, Article II, Paragraph 21(C).

ROLL CALL:
AYES: Schor, Roman, McEvoy, Tamburro
NAYS:
ABSENT: McGrath

RESOLUTION No. 2026-193

A motion was made by Councilman Schor; seconded by Councilman Roman that the following resolution be adopted:

PERMITTING THE REMOVAL OF AN EXTRAORDINARY TREE PURSUANT TO CHAPTER 493, ARTICLE II, PARAGRAPH 21(C) OF THE CODE OF THE TOWNSHIP

WHEREAS, the property owner at 201 Linden Avenue, Block 1703, Lot 14, has requested a permit to remove a Red Oak tree located on their property; and

WHEREAS, the tree has a diameter of forty-eight inches (48") and is defined as an extraordinary tree in Chapter 493, Article II of the Township Code; and

WHEREAS, the Township Forester has reported that the tree is located in the backyard is dead and a hazard to the homeowner's property and neighboring properties and should therefore be removed; and

WHEREAS, Chapter 493, Article II, paragraph 21(C) of the Township Code states that removal of extraordinary trees shall be prohibited except upon the specific written recommendation of the Zoning Official after consultation of the Township Forester and approval by resolution of the Township Council; and

WHEREAS, the Zoning Official is in agreement with the Township Forester's recommendations as stated in the attached memorandum.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Verona that due to the forester's concern, immediate removal of the 48" Red Oak tree is warranted pursuant to Chapter 493 of the Township Code.

BE IT FURTHER RESOLVED, that this resolution shall serve as the written authorization pursuant to Chapter 493, Article II, Paragraph 21(C).

ROLL CALL:
AYES: Schor, Roman, McEvoy, Tamburro
NAYS:
ABSENT: McGrath

RESOLUTION No. 2026-194

A motion was made by Councilman Schor; seconded by Councilman Roman that the following resolution be adopted:

PERMITTING ITEMS TO BE DISCUSSED IN EXECUTIVE SESSION

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975, permits the exclusion of the Public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Verona, County of Essex, State of New Jersey, as follows:

The public shall be excluded from discussion of an action upon the hereinafter specified subject matter.

1. Purchase, Lease or Acquisition of Real Property pursuant to *N.J.S.A. 10:4-12 (5)*
2. Pending, Ongoing, or Anticipated Litigation and Contract Negotiations pursuant to *N.J.S.A. 10:4-12 (7)*
3. Personnel Matters pursuant to N.J.S.A. 10:4-12 (8)

ROLL CALL:

AYES: Schor, Roman, McEvoy, Tamburro

NAYS:

ABSENT: McGrath

RESOLUTION No. 2026-195

A motion was made by Mayor Tamburro; seconded by Councilman Schor that the following resolution be adopted:

DESIGNATING DMH2, LLC AS REDEVELOPER OF BLOCK 202, LOTS 1 & 23 ON THE TAX MAP OF THE TOWNSHIP, COMMONLY KNOWN BY THE STREET ADDRESS 176-200 BLOOMFIELD AVENUE, AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH RESPECT THERETO

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1 *et seq.* (as amended and supplemented, the "**Redevelopment Law**"), authorizes municipalities to determine whether certain parcels of land in the municipality constitute "areas in need of redevelopment," or "areas in need of rehabilitation," as such terms are defined in the Redevelopment Law, and to adopt redevelopment plans for areas so designated; and

WHEREAS, the Township Council (the "**Township Council**") of the Township of Verona (the "**Township**"), by Resolution 2024-075 adopted on May 6, 2024, Council declared the entirety of the Bloomfield Avenue Corridor as an area in need of rehabilitation, which includes the property located at 176-200 Bloomfield Avenue in the Township, as shown on the Township's official tax maps as Block 202, Lots 1 and 23 (the "**Project Site**")

WHEREAS, DMH2, LLC (the "**Redeveloper**") is the owner of the Project Site and has submitted to the Township a proposal to undertake the development of a maximum of twenty-eight (28) residential units, of which four (4) shall be affordable housing units subject to a 40-year deed restriction, along with a deed restriction for a portion of the Property, parking, grading and stormwater improvements and other improvements included in the Redevelopment Agreement (the "**Project**"); and

WHEREAS, on March 9, 2026, pursuant to Ordinance No. 2026-03, the redevelopment plan entitled "Township of Verona 176-200 Bloomfield Avenue Redevelopment Plan" was adopted by the Township Council for the Property (the "**Redevelopment Plan**"); and

WHEREAS, pursuant to *N.J.S.A.* 40A:12-4, the Township has determined to act as the "redevelopment entity" (as such term is defined at *N.J.S.A.* 40A:12A-3 of the Redevelopment Law) for the Project Site; and

WHEREAS, the Township has determined that Redeveloper meets all necessary criteria, including financial capabilities, experience, and expertise, and, as a result, has determined to designate Redeveloper as the exclusive "redeveloper" (as such term is defined at *N.J.S.A.* 40A:12A-3 of the Redevelopment Law) of the Project Site; and

WHEREAS, in order to effectuate the redevelopment of the Project Site, the Township has determined to enter into a redevelopment agreement with the Redeveloper, a copy of which is on file with the Township Clerk, which shall establish the Redeveloper as the redeveloper of the Project Site and the terms and conditions for the development of the Project (the "**Redevelopment Agreement**"),

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Verona, in the County of Essex, New Jersey, as follows:

SECTION 1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.

SECTION 2. DMH2, LLC is hereby designated as the redeveloper of the Project Site.

SECTION 3. The Mayor of the Township is hereby authorized to execute the Redevelopment Agreement, subject to such additions, deletions, modifications or amendments deemed necessary by the Township in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate action to effectuate the Redevelopment Agreement.

SECTION 4. This resolution shall take effect immediately.

ROLL CALL:
AYES: Schor, Roman, Tamburro
NAYS:
ABSENT: McGrath
ABSTAIN (Recusal): McEvoy

RESOLUTION No. 2026-196

A motion was made by Deputy Mayor McEvoy; seconded by Councilman Schor that the following resolution be adopted:

AUTHORIZING A CONTRACT WITH McCLOSKEY MECHANICAL CONTRACTORS, INC.

WHEREAS, the Township requires HVAC repair and replacement for the Community Center; and

WHEREAS, McCloskey Mechanical Contractors, Inc., Blackwood, New Jersey is contracted through State contract # HCESC-SER-24-17; and

WHEREAS, the cost of this purchase shall not exceed the total amount of $192,000 and shall be charged to Ordinance 2026-23(e) or any account that may be deemed appropriate by the Chief Financial Officer or her designee.

NOW, THEREFORE, BE IT RESOLVED, that the Township of Verona, County of Essex and the State of New Jersey, as follows:

7. The Council hereby authorizes the Township Manager, or his designee, to execute any and all documents and take any and all actions necessary to complete and realize the intent and purpose of this resolution.
8. The services requested shall not exceed $192,000 and no services or materials shall be requested without a certification of funds.
9. This resolution and the contract will be on file and available for public inspection at the office of the Municipal Clerk.

ROLL CALL:
AYES: Schor, Roman, McEvoy
NAYS:
ABSENT: McGrath
ABSTAIN (Recusal): Tamburro

New Business:
Council discusses a short-term tax abatement ordinance.

Public Comment:
Mike Boone, Verona, NJ
Diane Verzella, Verona, NJ

Adjournment:
A motion to adjourn at 8:53 p.m. is made by Councilman Schor; seconded by Councilman Roman. Vote: 4 ayes.

The next meeting is September 14, 2026.

Respectfully submitted,

Jennifer Kiernan, Municipal Clerk

Christopher H. Tamburro, Mayor

APPROVED: September 14, 2026