TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY

MINUTES OF THE VERONA PLANNING BOARD MEETING OF THURSDAY AUGUST 27, 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
Mr. Freschi	Ms. Miesch, Zoning Official
Mr. Camuti	Mrs. Carpinelli, Board Secretary
Mr. Lilley	**NOT PRESENT:**
Mrs. Parker	Mr. Day
Deputy Mayor McEvoy	Mr. Magarrell
Mayor Tamburro	Vice Chair Hyndman
	Township Mgr. O'Sullivan

CALL TO ORDER - The meeting was called to order at 7:02 PM by Chairperson Pearson.
PLEDGE OF ALLEGIANCE
OPEN PUBLIC MEETINGS ACT STATEMENT - Read by Mrs. Carpinelli, Board Secretary
ROLL CALL

PUBLIC PARTICIPATION – Chair Pearson opened the meeting to public participation and advised members of the public that they would have four minutes to address the Board.

Kate Hartwyk, Verona, appeared before the Board and requested clarification regarding:

1. The criteria and circumstances under which an applicant may receive a waiver from re-notifying neighboring property owners when a hearing date is changed; and
2. The timeframe for posting planning documents to the Township website prior to a Board meeting.

The Chair explained that when an applicant has properly noticed a particular hearing date and the matter is subsequently carried to another meeting date, the Board may carry the matter to the next meeting without requiring the applicant to provide new notice, particularly where the matter is carried because the applicant is not prepared to proceed. The Board noted that the matter is announced publicly at the meeting and carried to the subsequent meeting date.

It was further explained that if circumstances materially change—for example, if an applicant is required to submit an entirely new site plan—additional notice may become necessary.

The Board also discussed the posting of application materials. The Planning Board Secretary distributes submitted materials to the appropriate Township officials and reviewing entities. Once an application is deemed complete, the materials are generally posted to the Township website, typically approximately two weeks before the hearing.

The Board noted that materials for the particular application referenced by Ms. Hartwyk had not yet been posted because additional documents remained outstanding.

There being no further members of the public wishing to speak, public participation was closed.

APPROVAL OF MINUTES - Chair Pearson asks for a motion to approve minutes from the Regular meeting of June 25, 2026. **Mayor Tamburro** makes a motion; **Mr. Camuti** Seconds. All remaining commissioners vote in favor. **Motion Passes.**

Mr. Lilley	**Y**				
Mr. Camuti	**Y**				
Mr. Freschi	**Y**				
Township Mgr. O'Sullivan					**X**
Mayor Tamburro	**Y**				
Deputy Mayor McEvoy	**Y**				
Vice Chair Hyndman					**X**
Chair Pearson	**Y**				

Motion Passes.

RESOLUTIONS

Resolution 2026-022- Approving the Site-Plan Waiver for 573 Bloomfield Avenue, Block 1806, Lot 17.
Chair Pearson makes the motion; **Mr. Freschi** seconds;

Roll Call Vote:

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

Motion Passes.

EXECUTIVE SESSION – Not Necessary

Chair Pearson makes the motion to adjourn.
Meeting Adjourned at 7:18 PM

Respectfully submitted,

Dolores Carpinelli

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