

**TOWNSHIP OF VERONA**  
COUNTY OF ESSEX, NEW JERSEY



**PLANNING BOARD AGENDA**

REGULAR MEETING

7:30 P.M.

DECEMBER 4, 2025

**IN PERSON ONLY AT THE  
VERONA COMMUNITY CENTER  
880 BLOOMFIELD AVENUE  
VERONA, NJ 07044**

Public Documents for this meeting can be viewed at  
[www.VeronaNJ.org/planningboarddocuments](http://www.VeronaNJ.org/planningboarddocuments)

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- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. STATEMENT re: OPEN PUBLIC MEETINGS ACT**
- D. PUBLIC PARTICIPATION**
- E. APPROVAL OF MINUTES**  
Approval of Minutes from a Regular meeting held on October 23, 2025.
- F. RESOLUTIONS**
  - 1. Memorialization of Resolution PB 2025-13. Township Council Ordinance No. 2025-17;**  
An ordinance adopting the redevelopment plan for 383 Bloomfield Avenue redevelopment area to be not inconsistent with the Master Plan
  - 2. Memorialization of Resolution PB 2025-14. Township Council Ordinance No. 2025-23;**  
Amending ordinance § 150-13.3B Extensions, enlargements or changes.
- G. CONSISTENCY DETERMINATION**
- H. SUBCOMMITTEE UPDATES**
  - 1. Master Plan Subcommittee Update**
- I. NEW BUSINESS**
  - 1. Hearing and adoption of new Green Acres properties into Verona's Recreation and Open Space Inventory (ROSI)**
  - 2. Discussion to amend ordinance § 150-7.13A Mechanical Equipment.**
    - A. No mechanical equipment shall be located within a required minimum yard requirement and shall not extend more than five feet from the structure for which they serve.
  - 3. Discussion to amend ordinance § 150-7.5 Permanent and portable swimming pools.**
    - A. Permanent and portable swimming pools accessory to a residential use shall be erected

\*\*\* AGENDA SUBJECT TO CHANGE \*\*\*

on the same zone lot as the principal structure. Said pool may be erected in the rear yard of the zone lot. The wall of the swimming pool shall be located no closer than 10 feet to a side or rear yard line nor closer to a street than the principal building to which it is accessory, nor within 10 feet of the principal building. All such pools shall be suitably fenced in accordance with the Township of Verona requirements.

- B. All filtration equipment and pumps shall be located not less than five feet from any property line.

J.      **EXECUTIVE SESSION (if necessary)**

K.      **ADJOURNMENT**