

TOWNSHIP OF VERONA  
COUNTY OF ESSEX, NEW JERSEY



TOWNSHIP COUNCIL AGENDA

REGULAR MEETING 7:00 P.M. JANUARY 19, 2025

**\*\*THIS MEETING WILL BE HELD IN-PERSON\*\***

**MUNICIPAL BUILDING, 600 BLOOMFIELD AVENUE**

Via the internet, please click the link below to join the meeting:

<https://zoom.us/j/95262662770>

Via telephone, please dial 1(312)626-6799 or 1(646)558-8656

Use Zoom Meeting ID: 952-6266-2770, when prompted for a Participant ID, press #

- A.

**CALL TO ORDER**

*The notice requirements of the Open Public Meetings Act have been satisfied with respect to this meeting of the Township Council. The meeting time and date were included in the public meeting notice along with the public internet link and telephone call-in information. Said notice and the meeting agenda was posted in the Municipal Building, and sent the official newspapers of the Township, the Verona-Cedar Grove Times and the Star Ledger at least 48 hours preceding the start time of this meeting. The agenda and public handouts for this meeting can be viewed online at [www.veronanj.org/councilmeetings](http://www.veronanj.org/councilmeetings). A public comment period will be held in the order it is listed on the meeting agenda and instructions on how to comment will be provided at the appropriate time.*
- B.

**ROLL CALL**
- C.

**PLEDGE OF ALLEGIANCE**
- D.

**REPORT OF THE TOWNSHIP MANAGER**

1. Appointments

		Term Expires
a. Planning Board		
i. Kevin O’Sullivan	Class II Member (Emp Des)	12/31/2026
b. New Jersey Intergovernmental Insurance Fund		
i. Kevin O’Sullivan	Commissioner	12/31/2026
ii. Michael Kraus	Alt. Commissioner	12/31/2026
c. Bergen Municipal Employee Benefits Fund (Gateway BMED)		
i. Michael Kraus	Commissioner	12/31/2026
ii. Jennifer Muscara	Alt. Commissioner	12/31/2026

2. Deputy Manager’s Report
- E.

**HEARING ADOPTION OR AMENDMENT OF ORDINANCES**
- F.

**ORDINANCES FOR INTRODUCTION**

1. Ordinance No. 2026-\_\_\_

Authorizing Execution of Franchise Agreement with Comcast

2. Ordinance No. 2026-\_\_\_

Adopting the Redevelopment Plan to 320 Bloomfield Avenue/11 Church Street
- G.

**PUBLIC COMMENT ON CONSENT AGENDA ITEMS**

**TOWNSHIP COUNCIL AGENDA**

**JANUARY 19, 2025**

**### CONSENT AGENDA**

**### H. MINUTES**

1. December 15, 2025
2. January 5, 2026 Special Meeting
3. January 5, 2026

**### I. PROPOSED RESOLUTIONS**

1. Resolution No. 2026-\_\_\_ Temporary Appropriations for Operating Expenses
2. Resolution No. 2026-\_\_\_ Cash Management Plan
3. Resolution No. 2026-\_\_\_ Fixing Depositories
4. Resolution No. 2026-\_\_\_ Designating Official Newspapers of the Township
5. Resolution No. 2026-\_\_\_ Appropriating Debt Service Requirement \*\*\*
6. Resolution No. 2026-\_\_\_ Authorizing Tax Collector to Make Corrections and/or Adjustment Not Exceeding \$10.00
7. Resolution No. 2026-\_\_\_ Authorizing Tax Collector to Refund Overpayments
8. Resolution No. 2026-\_\_\_ Setting the Rate of Penalties and Grace Period for Receipt of Delinquent Taxes
9. Resolution No. 2026-\_\_\_ Authorizing Settlement of Tax Appeals Resulting in a Reduction Not Exceeding \$10,000
10. Resolution No. 2026-\_\_\_ Authorizing the Filing of Assessor's Tax Appeals, Answers, Counterclaims, Appeals and Cross Appeals in Tax Matters
11. Resolution No. 2026-\_\_\_ Budget Transfers \*\*\*
12. Resolution No. 2026-\_\_\_ Appointment of PACO
13. Resolution No. 2026-\_\_\_ Authorizing Change Order # 1 for Everett Field
14. Resolution No. 2026-\_\_\_ Authorizing a Contract with Boswell Engineering for Preparation of Concept Plans for Public Access to Block 1201 Lot 3.01 - 25 Commerce Court
15. Resolution No. 2026-\_\_\_ Enabling Resolution for DEP Green Acres Open Space Land Acquisition
16. Resolution No. 2026-\_\_\_ 2026 CDBG Representatives
17. Resolution No. 2026-\_\_\_ Acknowledging the Appointment of OEM Coordinator and Deputies
18. Resolution No. 2026-\_\_\_ Appointment of Municipal Prosecutor for Shared Services
19. Resolution No. 2026-\_\_\_ Appointment of Public Defender for Shared Services
20. Resolution No. 2026-\_\_\_ Authorizing Planning Board to Undertake a Preliminary Investigation for Declaring 251 ½ Grove Avenue as an Area in Need or Redevelopment
21. Resolution No. 2026-\_\_\_ Verona Municipal Alliance Committee FY 2027 Grant Authorization
22. Resolution No. 2026-\_\_\_ Qualified Communities
23. Resolution No. 2026-\_\_\_ Executive Session

**### J. LICENSES AND PERMITS**

1. 2026 Towing Contractors for the Township
  - a. Ajaco Towing
  - b. C&L Towing
  - c. ECRB Towing

**K. ADDENDUM**

**TOWNSHIP COUNCIL AGENDA** **JANUARY 19, 2025**

**L. NEW/UNFINISHED BUSINESS**

- 1. Council Representatives to Boards/Committees/Commissions
  - a. Environmental Commission \_\_\_\_\_
  - b. Green Team \_\_\_\_\_
  - c. Historical Preservation Commission \_\_\_\_\_
  - d. Joint Flood Advisory Committee \_\_\_\_\_
  - e. Multicultural Inclusion & Accessibility Advisory \_\_\_\_\_
  - f. Municipal Alliance \_\_\_\_\_
  - g. Neighborhood Traffic & Safety Advisory \_\_\_\_\_
  - h. Open Space Trust Fund Advisory (2) \_\_\_\_\_
  - \_\_\_\_\_
  - i. Parks & Recreation Advisory \_\_\_\_\_
  - j. Planning Board (Class III Member) \_\_\_\_\_
  - k. Shade Tree Commission \_\_\_\_\_

**M. PUBLIC COMMENT**

**N. EXECUTIVE SESSION**

**O. ADJOURNMENT**

*DUE TO THE ENACTMENT OF DANIEL’S LAW, PLEASE PROVIDE  
ONLY YOUR NAME & TOWNSHIP DURING PUBLIC COMMENT & PUBLIC HEARINGS  
The public may speak on any matter during Public Comment, listed on the agenda as items “I” and  
“O” on the agenda. At that time, anyone from the public wishing to speak will be recognized.  
Your comments shall be limited to four (4) minutes.*

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

**ORDINANCE No. 2026-XX**

**AN ORDINANCE GRANTING RENEWAL OF MUNICIPAL CONSENT TO  
COMCAST OF NEW JERSEY II, LLC TO CONSTRUCT, CONNECT,  
OPERATE AND MAINTAIN A CABLE TELEVISION AND  
COMMUNICATIONS SYSTEM IN THE MUNICIPALITY OF  
VERONA, ESSEX COUNTY, NEW JERSEY**

**BE IT ORDAINED** and enacted by the Township Council of the Township of Verona, Essex County, New Jersey as follows:

**SECTION 1. PURPOSE OF THE ORDINANCE.**

The Township hereby grants to Comcast renewal of its non-exclusive Municipal Consent to place in, upon, across, above, over and under highways, streets alleys, sidewalks, easements, public ways and public places in the Township, poles, wires, cables, underground conduits, manholes and other television conductors, fixtures, apparatus, and equipment as may be necessary for the construction, operation and maintenance in the Township of a cable television and communications system.

**SECTION 2. DEFINITIONS.**

For the purpose of this Ordinance, the following terms, phrases, words and their derivations shall have the meaning given herein. Such meaning or definition of terms in supplemental to those definitions of the Federal Communications Commission ("FCC") rules and regulations, 47 C.F.R. Subsection 76.1 *et seq.*, and the Cable Communications Policy Act, 47 U.S.C. Section 521 *et seq.*, as amended, and the Cable Television Act, N.J.S.A. § 48:5A-1 *et seq.*, and shall in no way be construed to broaden, alter or conflict with the federal and state definitions:

- a. "Township" or "Municipality" is the Township of Verona, County of Essex, State of New Jersey.
- b. "Company" or "Comcast" is the grantee of rights under this Ordinance and is known as Comcast of New Jersey II, LLC.
- c. "Act" or "Cable Television Act" is Chapter 186 of the General Laws of New Jersey, and subsequent amendments thereto, N.J.S.A. § 48:5A-1, *et seq.*
- d. "FCC" is the Federal Communications Commission.
- e. "Board" or "BPU" is the Board of Public Utilities, State of New Jersey.
- f. "Office" or "OCTV" is the Office of Cable Television of the Board.
- g. "Basic Cable Service" means any service tier, which includes the retransmission of local television broadcast signals as defined by the FCC.
- h. "Application" is the Company's Application for Renewal of Municipal Consent.
- i. "Primary Service Area" or "PSA" consists of the area of the Township currently served with existing plant as set forth in the map annexed to the Company's Application for Municipal Consent.

**SECTION 3. STATEMENT OF FINDINGS.**

A public hearing concerning the consent herein granted to the Company was held after proper public notice pursuant to the terms and conditions of the Act. Said hearing having been held and fully open to the public, and the municipality having received all comments regarding the qualifications of the Company to receive this consent, and the representations of the Company that the Company possesses the necessary legal, technical, character, financial and other qualifications and that the Company's operating and construction arrangements are adequate and feasible.

**SECTION 4. DURATION OF FRANCHISE.**

The non-exclusive Municipal Consent granted herein shall expire twelve (12) years from the date of expiration of the previous Certificate of Approval issued by the Board.

In the event that the Municipality shall find that the Company has not substantially complied with the material terms and conditions of this Ordinance, the Municipality shall have the right to petition the OCTV, pursuant to N.J.S.A. 48:5A-47, for appropriate action, including modification and/or termination of the Certificate of Approval; provided however, that the Municipality shall first have given the Company written notice of all alleged instances of non-compliance and an opportunity to cure same within ninety (90) days of that notification.

**SECTION 5. FRANCHISE FEE.**

Pursuant to the terms and conditions of the Act, N.J.S.A. 48:5A-30(d), the Company shall, during each year of operation under the consent granted herein, pay to the Municipality 3.5% of the gross revenues from all recurring charges in the nature of subscription fees paid by subscribers for cable television reception service in the Municipality or any higher amount permitted by the Act or otherwise allowable by law. The current franchise fee paid to the Township is 3.5%.

**SECTION 6. FRANCHISE TERRITORY.**

The consent granted under this Ordinance for the renewal of the franchise shall apply to the entirety of the Township and any property subsequently annexed hereto.

**SECTION 7. EXTENSION OF SERVICE.**

The Company shall be required to proffer service to any residence or business along any public right-of-way in the Primary Service Area, at no cost beyond standard and non-standard installation charges as set forth in the Company's Application. Any extension of plant beyond the Primary Service Area shall be governed by the Company's Line Extension Policy, as set forth in the Company's Application, with a HPM ("homes-per-mile") of 35 dwellings per linear mile from the nearest active trunk or feeder line.

**SECTION 8. CONSTRUCTION REQUIREMENTS.**

- a. Restoration: In the event that the Company or its agents shall disturb any pavement, street surfaces, sidewalks, driveways, or other surface in the natural topography, the Company shall, at its sole expense, restore and replace such places or things so disturbed in as reasonably good a condition as existed prior to the commencement of said work. Permits are required for work through the Township of Verona Construction Code office, any associated fee will be waived.
- b. Relocation: If at any time during the period of this consent, the Township shall alter or change the grade of any street, alley or other way or place the Company, upon reasonable notice by the Township, shall remove, re-lay or relocate its equipment, at the expense of the Company.
- c. Removal or Trimming of Trees: During the exercise of its rights and privileges under this franchise, the Company shall have the authority to trim trees upon and

overhanging streets, alleys, sidewalks or other public places of the Township so as to prevent the branches of such trees from coming in contact with the wires and cable of the Company. Such trimming shall be only to the extent necessary to maintain proper clearance of the Company's wire and cables.

#### **SECTION 9. CUSTOMER SERVICE.**

In providing services to its customers, the Company shall comply with N.J.A.C. 14:18-1, et seq. and all applicable state and federal statutes and regulations. The Company shall strive to meet or exceed all voluntary company and industry standards in the delivery of customer service.

- a. The Company shall continue to comply fully with all applicable state and federal statutes and regulations regarding credit for outages, the reporting of same to regulatory agencies and notification of same to customers.
- b. The Company shall continue to fully comply with all applicable state and federal statutes and regulations regarding the availability of devices for the hearing impaired and the notification of same to customers.

#### **SECTION 10. MUNICIPAL COMPLAINT OFFICER.**

The Office of Cable Television is hereby designated as the Complaint Officer for the Township pursuant to N.J.S.A. § 48:5A-26(b). All complaints shall be received and processed in accordance with N.J.A.C. § 14:17-6.5. The Township shall have the right to request copies of records and reports pertaining to complaints by Township customers from the OCTV.

#### **SECTION 11. LOCAL OFFICE.**

During the term of this franchise, and any renewal thereof, the Company shall maintain a business office or agent in accordance with N.J.A.C. § 14:18-5.1 for the purpose of receiving, investigating, and resolving all local complaints regarding the quality of service, equipment malfunctions, and similar matters.

#### **SECTION 12. PERFORMANCE BOND.**

During the life of the franchise the Company shall give to the Township a bond in the amount of twenty-five thousand (\$25,000) dollars. Such bond shall be to insure the faithful performance of all undertakings of the Company as represented in its application for municipal consent incorporated herein.

#### **SECTION 13. SUBSCRIBER RATES.**

The rates of the Company shall be subject to regulation as permitted by federal and state law.

#### **SECTION 14. PUBLIC, EDUCATIONAL AND GOVERNMENTAL ACCESS**

- a. The Company shall continue to provide a dedicated local access channel maintained by the Company for the purpose of cablecasting non-commercial educational and government access programming.
- b. The Company shall continue to maintain the two existing fiber optic return lines located at Verona Public Library 17 Gould St. and Verona Community Center 880 Bloomfield Ave. The Company shall take any steps that are necessary to ensure that the signals originated on the access channels are carried without material degradation, and with a signal whose quality is equal to that of the other standard channels that the Company transmits.
- c. The Company does not relinquish its ownership of or ultimate right of control over a channel by designating it for E/G access use. An EG access user - whether an

educational or government user - acquires no property or other interest by virtue of the use of a channel so designated and may not rely on the continued use of a particular channel number, no matter how long the same channel may have been designated for such use.

- d. The Company shall not exercise editorial control over any educational or governmental access channel, except Company may refuse to transmit any educational or governmental access program or portion of any educational or governmental access program that contains obscenity, indecency, or nudity.
- e. Educational Access. "Educational Access" shall mean noncommercial use by educational institutions such as public or private schools, but not "home schools," community colleges, and universities.
- f. Governmental Access. "Government Access" shall mean noncommercial use by the Township for the purpose of showing the local government at work.
- g. Company Use of Fallow Time. Because blank or underutilized E/G channels are not in the public interest, in the event the Township or other qualified E/G access users elect not to fully program their E/G access channel, Company may program unused time on those channels subject to reclamation by the Township upon no less than 60 days written notice.
- h. Indemnification. The Township shall indemnify Company for any liability, loss, or damage it may suffer due to violation of the intellectual property rights of third parties on the EG channel and from claims arising out of the rules for or administration of E/G access channel and its programming.

#### **SECTION 15. COMMITMENTS BY THE COMPANY**

- a. Upon written request by the Township, the Company will provide Limited Basic or a similar tier of cable television service on one (1) outlet at no cost to each qualified existing school in the Township, public and private, elementary, intermediate, and secondary, provided the school is within 200 feet of active cable distribution plant. Each additional outlet installed, if any, shall be paid for on a materials plus labor basis by the school requesting service.
- b. Upon written request by the Township, the Company will provide Limited Basic or a similar tier of cable television service at no cost on one (1) outlet to each qualified existing police, fire, emergency management facility, public works and public library in the Township, provided the facility is located within 200 feet of active cable distribution plant. Each additional outlet installed, if any, shall be paid for on a materials plus labor basis by the Township.
- c. The Company will continue to provide courtesy service at no cost to the Township or its affiliates and subdivisions, including the Verona Board of Education, the owned and operated facilities listed in Appendix A. - (CONFIRM APPENDIX A LOCATIONS AND TYPE OF SERVICE)
- d. Within six months of the issuance of a Renewal Certificate of Approval by the BPU, the Company shall provide to the Township a one-time E/G Access Capital Grant in the amount of seventy-five thousand dollars (\$75,000) to meet the identified E/G Access capital needs of the community.
- e. Company representatives shall appear at least once annually, upon written request of the Township, at a public meeting of the governing body, to discuss matters pertaining to the provision of cable services to residents of the township and other related issues as the township and company may deem appropriate.

- f. The Communications Act of 1934, as amended [47 U.S.C. §543 (b)], allows the Company to itemize and/or identify: (1.) the amount on the subscriber bill assessed as a franchise fee and the identity of the governmental authority to which the fee is paid; (2.) the amount on the bill assessed to satisfy any requirements imposed on the Company by the cable franchise to support public, education, and/or governmental access channels or the use of such channels; and (3.) any grants or other fees on the bill or any tax, assessment, or charge of any kind imposed by any governmental authority on the transaction between the operator and the subscriber. The Company reserves its external cost, pass-through rights to the full extent permitted by law.

#### **SECTION 16. EMERGENCY USES.**

- a. The Company will comply with the Emergency Alert System ("EAS") rules in accordance with applicable state and federal statutes and regulations.
- b. The Company shall in no way be held liable for any injury suffered by the Township or any other person, during an emergency, if for any reason the Township is unable to make full use of the cable television system as contemplated herein.

#### **SECTION 17. LIABILITY INSURANCE.**

The Company shall always maintain a comprehensive general liability insurance policy with a single limit amount of One Million Dollars (\$1,000,000) covering liability for any death, personal injury, property damages or other liability arising out of its construction and operation of the cable television system, and an excess liability (or "umbrella") policy in the amount of Five Million Dollars (\$5,000,000).

#### **SECTION 18. INCORPORATION OF THE APPLICATION.**

All of the statements and commitments contained in the Application or annexed thereto and incorporated therein, and any amendment thereto, except as modified herein, are binding upon the Company as terms and conditions of this consent. The Application and other relevant writings submitted by the Company shall be annexed hereto and made a part hereof by reference provided same do not conflict with applicable State or Federal law.

#### **SECTION 19. COMPETITIVE EQUITY.**

Should the Township grant municipal consent for a franchise to construct, operate and maintain a cable television system to any other person, corporation or entity on terms materially less burdensome or more favorable than the terms contained herein, the Company may substitute such language that is more favorable or less burdensome for the comparable provision of this Ordinance subject to the provisions of N.J.A.C. § 14:17-6.7.

#### **SECTION 20. SEPARABILITY.**

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court or federal or state agency of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and its validity or unconstitutionality shall not affect the validity of the remaining portions of the Ordinance.

#### **SECTION 21. PROPRIETARY INFORMATION**

The Company shall not be required to disclose information which it reasonably deems to be proprietary or confidential in nature. The Township agrees to treat any information disclosed by the Company as confidential and only to disclose it to those employees, representatives, and agents of the Township that have a need to know to enforce this Ordinance Agreement and who agree to maintain the confidentiality of all such information.



The Company shall not be required to provide Customer information in violation of Section 631 of the Cable Act or any other applicable federal or state privacy law. For purposes of this Section, the terms "proprietary or confidential" include, but are not limited to, information relating to the Cable System design, customer lists, marketing plans, financial information unrelated to the calculation of franchise fees or rates pursuant to FCC rules, or other information that is reasonably determined by the Company to be competitively sensitive. The Company may make proprietary or confidential information available for inspection but not copying or removal by the Township's representative. In the event that the Township has in its possession and receives a request under a state "sunshine," public records, or similar law for the disclosure of information the Company has designated as confidential, trade secret or proprietary, the Township shall notify the Company of such request and cooperate with Company in opposing such request.

## **SECTION 22. FORCE MAJEURE.**

The Company shall not be liable or responsible for, in whole or in part, any delay or failure to perform any of its obligations hereunder which may result from accidents, pandemics, floods, fires, earthquakes, tornadoes or other acts of God; war, acts of war (whether or not a declaration of war is made), civil disobedience; civil disturbance, sabotage or vandalism, customer tampering or interference, or act of public enemy; strikes, other labor or job actions or unavailability of materials or equipment; or other events or circumstances beyond the reasonable control of the Company.

## **SECTION 23. THIRD PARTY BENEFICIARIES.**

Nothing in this Franchise or in any prior agreement is or was intended to confer third-party beneficiary status on any member of the public to enforce the terms of such agreements or Franchise.

## **SECTION 24. NEW DEVELOPMENTS**

The Township, for its part, shall endeavor to exercise reasonable efforts to require developers and utility companies to provide the Company with at least fifteen (15) days advance notice of an available open trench for the placement of necessary cable.

## **SECTION 25. EFFECTIVE DATE.**

This Ordinance shall take effect immediately upon issuance of a Renewal Certificate of Approval from the BPU.

ATTEST:

JENNIFER KIERNAN  
MUNICIPAL CLERK

## **NOTICE**

**I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED IN THE STAR LEDGER, A NEWSPAPER PUBLISHED IN THE COUNTY OF ESSEX AND CIRCULATED IN THE TOWNSHIP OF VERONA, IN THE ISSUES OF XXX AND XXX.**

JENNIFER KIERNAN, CMC  
MUNICIPAL CLERK

INTRODUCTION:

ADOPTION:

EFFECTIVE DATE:

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

**ORDINANCE No. 2026-\_\_**

**ADOPTING THE REDEVELOPMENT PLAN FOR 320 BLOOMFIELD  
AVENUE AND 11 CHURCH STREET (BLOCK 704, LOTS 18 AND 20)  
REDEVELOPMENT AREA**

**WHEREAS**, on May 6, 2024, the Township Council (“the “Township Council”) of the Township of Verona, in the County of Essex, New Jersey (the “Township”) adopted Resolution 2024-075 declaring the entirety of Bloomfield Avenue Corridor, which includes the above referenced property, as an Area in Need of Rehabilitation; and

**WHEREAS**, on September 9, 2024, the Township Council adopted Resolution 2024-151 declaring the above referenced block and lots as an Area in Need of Redevelopment (the “320 Bloomfield Avenue and 11 Church Redevelopment Area”); and

**WHEREAS**, more than 45 days have passed since said Resolution was adopted, and no actions have been filed challenging such action; and

**WHEREAS**, N.J.S.A. 40A:12A-7 provides for a procedure for the adoption of a redevelopment plan for all or a portion of a duly designated redevelopment area; and

**WHEREAS**, Block No. 704, Lots 18 and 20 in the Township (the “Property”) are located within the 320 Bloomfield Avenue and 11 Church Street Redevelopment Area; and

**WHEREAS**, N.J.S.A. 40A:12A-7.a., provides that “No redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, ...”; and sets forth statutory requirements for the contents of a Redevelopment Plan; and

**WHEREAS**, the Township Council directed its planning consultant, H2M engineers and architects (the “Professional Planner”) to prepare a draft redevelopment plan concerning the 320 Bloomfield Avenue and 11 Church Street Redevelopment Area; and

**WHEREAS**, the Township Council is desirous of enacting a redevelopment plan to guide the future use, development and redevelopment of Blocks 704, Lots 18 and 20, heretofore designated as an area in need of redevelopment with provisions to enable the construction of a mixed-use building with affordable housing.

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

**SECTION 1.** The Redevelopment Plan, as filed in the Office of the Township Clerk and attached hereto as Exhibit A and by the reference made a part hereof is hereby approved and adopted pursuant to N.J.S.A. 40A-12A-1 et. seq.

**SECTION 2.** If any section, sub-section, paragraph, sentence or any other part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance.

**SECTION 3.** This ordinance shall take effect 20 days after final passage and publication as prescribed by law.

ATTEST:

JENNIFER KIERNAN  
MUNICIPAL CLERK

**NOTICE**

**I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED IN THE STAR LEDGER, A NEWSPAPER PUBLISHED IN THE COUNTY OF ESSEX AND CIRCULATED IN THE TOWNSHIP OF VERONA, IN THE ISSUES OF XXX AND XXX.**

JENNIFER KIERNAN, CMC  
MUNICIPAL CLERK

INTRODUCTION:  
ADOPTION:  
EFFECTIVE DATE:



# **Township of Verona 320 Bloomfield Ave and 11 Church St**

## ***DRAFT REDEVELOPMENT PLAN***

*Prepared by:*





**REDEVELOPMENT PLAN**  
**FOR THE BLOOMFIELD AVENUE AND CHURCH STREET**  
**REDEVELOPMENT AREA**

**Verona Planning Board**

Christopher Tamburro, Mayor  
Jessica Pearson, Chairperson  
David Freschi, Vice Chairperson  
Kevin O'Sullivan  
Alex Roman  
Tim Camuti  
Jesse Lilley  
Jason Hyndman  
Jeremy Katzeff –Alt. #1  
Julie Parker – Alt. #2  
Greg Mascera, Esq., Planning Board  
Attorney  
Mr. Peter Ten Kate, Township Engineer  
Kathleen Miesch, Planning Board Secretary

**Verona Township Council**

Christopher Tamburro, Mayor  
Jack McEvoy, Deputy Mayor  
Alex Roman, Councilman  
Christine McGrath, Councilwoman  
Cynthia Holland, Councilwoman

**Consultants:**

H2M Associates, Inc.  
119 Cherry Hill Road, Suite 110  
Parsippany, NJ 07054

**Adopted by Verona Township Council:**

\_\_\_\_\_, 2026

*The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12*



\_\_\_\_\_  
Sanyogita Chavan PP, AICP, License Number: 33LJ00593300

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DRAFT

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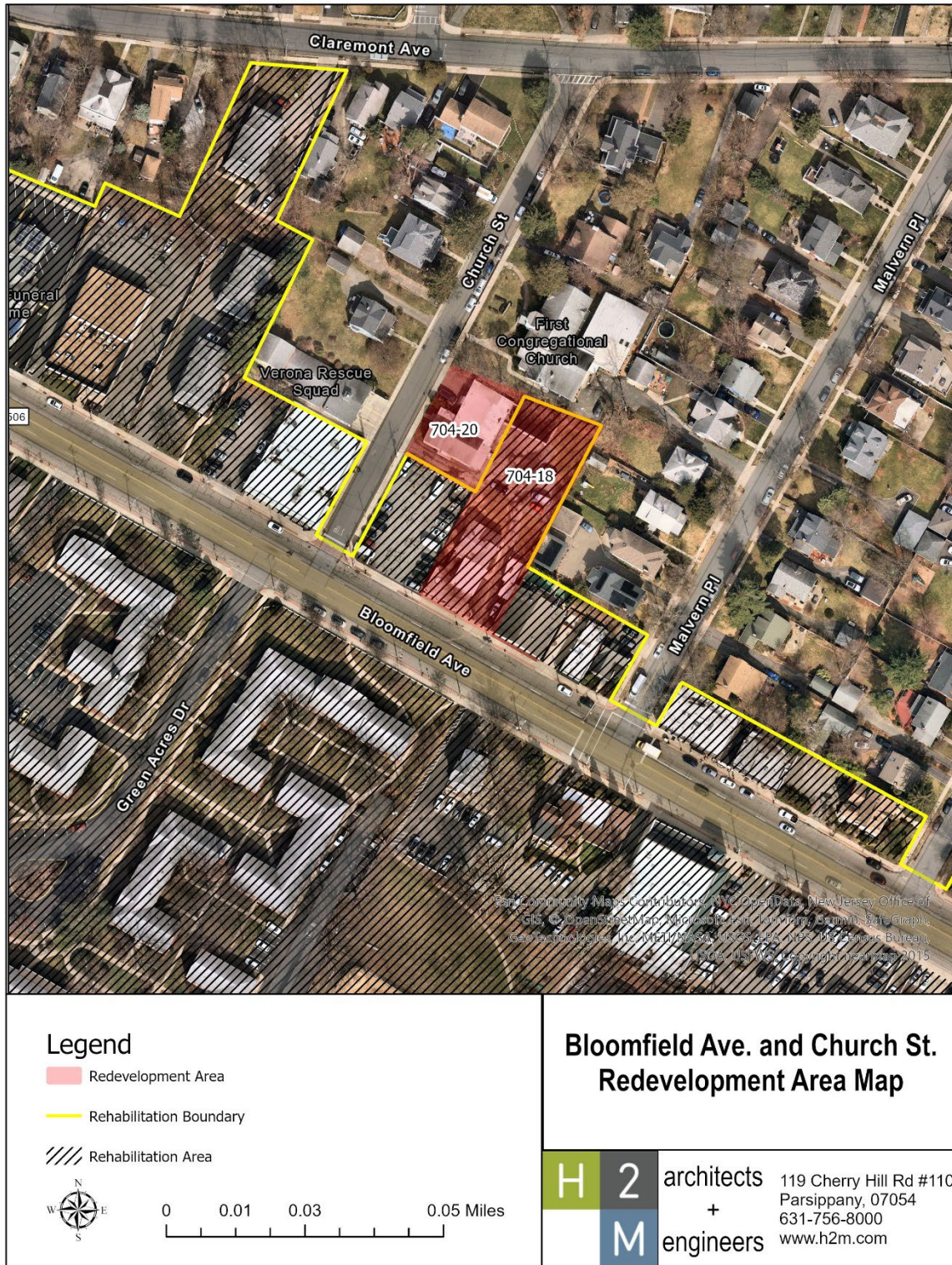
## INTRODUCTION

### 1.1 BASIS FOR THE PLAN

This redevelopment plan has been prepared for the Bloomfield Avenue and Church Street Area in Need of Redevelopment within the Township of Verona, Essex County, New Jersey. The Bloomfield Avenue and Church Street Avenue Redevelopment Area comprise of two abutting interior lots of approximately 0.55 acres located at the intersection of Bloomfield Avenue and Church Street. These lots—Block 704, Lot 18 (320 Bloomfield Avenue) and Block 704, Lot 20 (11 Church Street)—result in a L-shaped configuration. Presently, Lot 18 is developed with a one-story structure fronting Bloomfield Avenue, which is attached to a two-story residential dwelling unit; a one-story accessory structure along the westerly property line; and a three-car garage along the rear property line. Lot 20 is developed with a one-story commercial building, which is attached to a 1½-story single-family dwelling. The entirety of the Bloomfield Avenue corridor has been designated an area in need of rehabilitation pursuant to Resolution 2024-75, which includes Lot 18 as seen in **Figure 1**. These two properties are designated as a non-condemnation area in need of redevelopment pursuant to Resolution 2024-151, which means that the Township **will not use eminent domain** to acquire these properties. The resolutions are included herein in **Appendix A**. This redevelopment plan provides the development regulations and other standards to guide the redevelopment of the Bloomfield Avenue and Church Street Avenue Redevelopment Area (“Redevelopment Area”).



**Figure 1: Redevelopment Area Map**







## **1.2 PURPOSE/VISION**

The Bloomfield Avenue and Church Street Redevelopment Plan sets forth standards for development and site improvements in the declared area in need of redevelopment. The Bloomfield Avenue and Church Street Redevelopment Plan (“Redevelopment Plan”) is intended to attract businesses and residential uses along the Bloomfield Avenue corridor while maintaining the small-town charm and character. This Redevelopment Plan is proposed to address a number of Township’s issues and priorities, such as help stimulate economic development, remove conflicts for mixed-use development, incentivize property and façade improvement, promote walkability by activating the ground floors of structures, and help create a place where people will want to live, work, play, and shop.

The Redevelopment Area is in close proximity to an assortment of retail and commercial uses, and existing residential uses. These uses include a church to the north, the Verona Rescue Squad building and a residential home to the west, commercial use to the southwest at the corner of Bloomfield Avenue and Church Street, commercial and residential single-family uses to the east, and multi-family residential (garden apartments) and commercial uses to the south along Bloomfield Avenue. The site is also near the NJ Transit 29 bus stops along Bloomfield Avenue and about half a mile from NJ Transit 11 bus stops located at the intersection of Pompton Avenue and Claremont Avenue. The proximity to major bus routes connecting to nearby towns and attractions encourages the use of public transportation and reduces dependency on automobiles, which in turn helps to create a more walkable and attractive downtown.

## **1.3 NOTE ON PLAN TERMINOLOGY**

Throughout the Redevelopment Plan, a conscious distinction is made in the regulations between “shall” and “should.” “Shall” means that a developer is required to comply with the specific regulation, without any deviations. “Should” means that a developer is encouraged to comply but is not required to do so.

## **1.4 REQUIRED COMPONENTS OF THE REDEVELOPMENT PLAN**

The Local Redevelopment and Housing Law (LRHL) pursuant to N.J.S.A 40A:12A-7 requires that a redevelopment plan includes an outline for the planning, development, redevelopment, or rehabilitation of the redevelopment plan area sufficient to indicate the following:

1. Its relationship to definite local objectives as to appropriate land use, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe, and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
4. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.



5. Any significant relationship of the redevelopment plan to:
  - a. The master plans of contiguous municipalities.
  - b. The master plan of the county in which the municipality is located.
  - c. The State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" P.L. 1985, c.398 (C.52:18A-196 et al.).
6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low- and moderate-income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.
8. Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.
9. The redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," N.J.S.A. 52:27D-301 et seq. and the housing element of the municipal master plan.
10. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c. 291 (C.40:55D-1 et seq.).
11. The redevelopment plan must state whether it shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area.
12. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.



## **2.0 EXISTING CONDITIONS**

### **2.1 2024 AREA IN NEED OF REDEVELOPMENT INVESTIGATION SUMMARY**

On January 22, 2024, the Township Council authorized the Planning Board to undertake a preliminary investigation to determine whether the properties, identified in the Township's Tax Maps as Lots 18 and 20 on Block 704, qualified as an area in need of redevelopment according to the criteria set forth in Section 5 of the LRHL (N.J.S.A. 40A:12A-5). On June 27, 2024, Verona Township's Planning Board held a public hearing on the findings of the preliminary investigation as set forth within the report entitled "320 Bloomfield Avenue and 11 Church Street Area in Need of Redevelopment Preliminary Investigation Report ("AINR Report"). The AINR Report found that parcels within the area met criteria "d" and "h." A summary of the necessary criteria as presented in the AINR Report and met by the study area is listed below.

- **Criterion d**  
Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community. Both parcels in the Redevelopment Area were classified as meeting the "d" criterion, as the properties were found to be inconsistent with modern land use planning standards and practices.
- **Criterion h**  
Designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation. Smart Growth Area Classification commonly refers to growth that serves the environment, economy, and community equally. It attempts to concentrate development into already-existing communities, when possible. Additionally, it addresses the inherent interconnections between environmental protection, social equity, public health, and economic sustainability. Selected areas throughout the State of New Jersey are designated as a Smart Growth Area by NJ State's Office for Planning Advocacy, from the spatial data related to the 2001 New Jersey State Development and Redevelopment Plan (SDRP). The SDRP was adopted pursuant to the State Planning Act and contains several smart growth policies and goals and a map that reflects the State's desired growth patterns. The properties in the Redevelopment Area were classified as meeting the "h" criterion, as the properties are located within Planning Area 1 (PA-1) known as the Metropolitan Planning Area. The PA-1 areas contribute to smart growth planning principles, pursuant to the SDRP, under the State Planning Act. Both the parcels are located within a walkable distance to bus stops and are in an area with existing water and sewer.

The Planning Board made a recommendation that the Township Council designate the said parcels as an area in need of redevelopment. The Township Council accepted the Planning Board's recommendation and designated the area as an area in need of redevelopment on September 9, 2024.



## **2.2 SURROUNDING AREA CONTEXT**

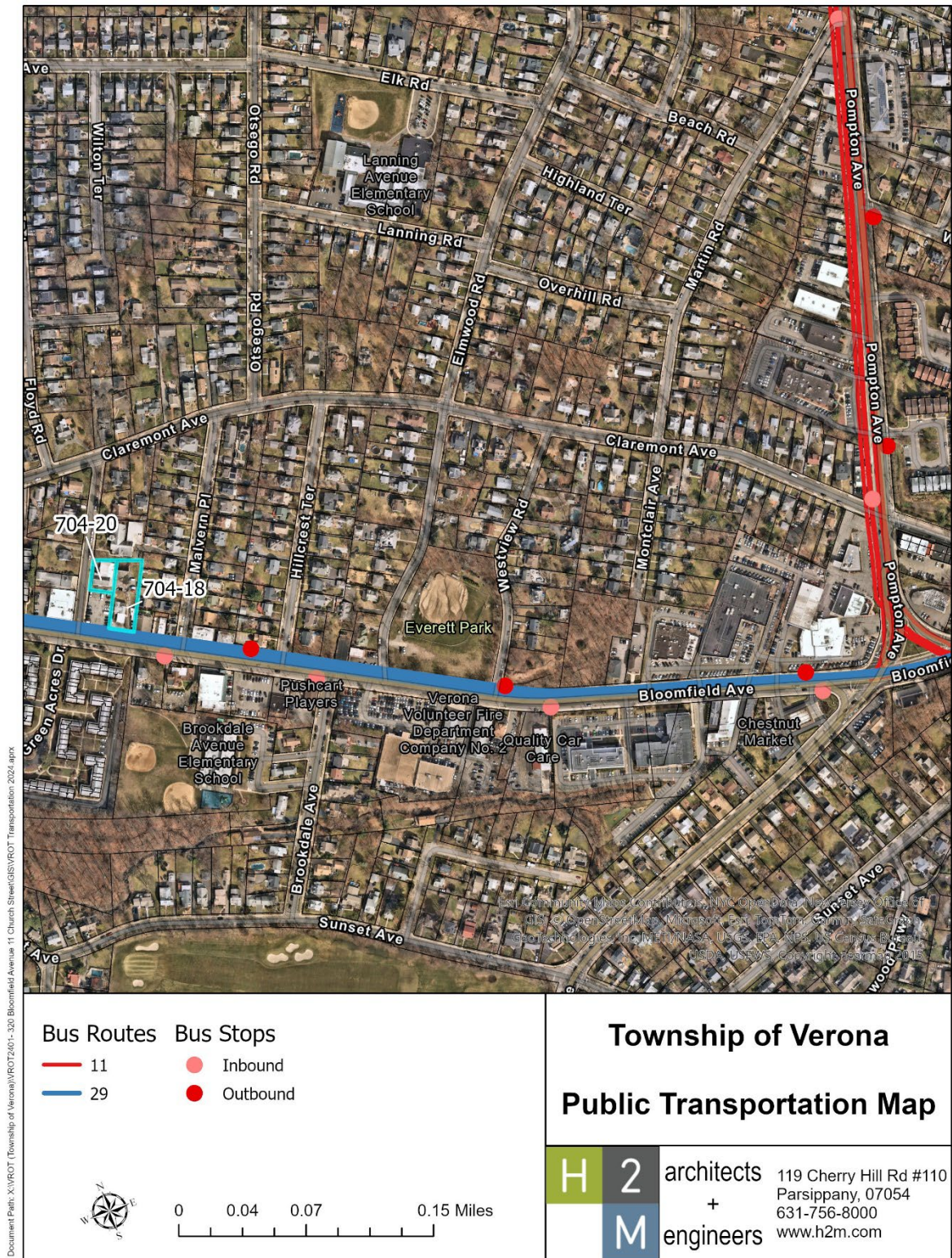
The Redevelopment Area is located on the eastern side of Verona, at the intersection of Bloomfield Avenue and Church Street. Bloomfield Avenue, a roadway under Essex County's purview, traverses from Fairfield to Newark. This roadway cuts through the heart of Verona and serves as the Township's traditional downtown. The Redevelopment Area is serviced by the NJ Transit 29 bus route, which runs from Essex Mall in West Caldwell to Newark Penn Station. Additionally, the Redevelopment Area is a 10-to-15-minute walk from the NJ Transit #11 bus stops that are located at the intersection of Pompton Avenue and Claremont Avenue. These transit routes are shown in **Figure 2**. The NJ Transit #11 bus runs between Willowbrook Mall in Wayne Township and the City of Newark. Riders in the Redevelopment Area can also access the #11 bus stops by riding on the westbound #29 bus route for about ½ mile and disembarking on the intersection of Pompton Avenue and Bloomfield Avenue or walking the distance. The optimal walking distance between a transit station or stop and a place of employment/residential use is between ¼ mile (1,320 feet) and ½ mile (2,640 feet), which places the redevelopment area within walking distance of a good bus service.





# Bloomfield Avenue and Church Street Non-Condensation Redevelopment Plan Township of Verona

Figure 2: Public Transit







The redevelopment area is bounded by Bloomfield Avenue to the south and Church Street to the west. As mentioned earlier, the surrounding uses include a church to the north, Verona Rescue Squad building and residential single-family use to the west, commercial uses to the east and southwest along Bloomfield Avenue, residential single-family uses to the east, and a multi-family residential (garden apartments) and commercial uses to the south, along Bloomfield Avenue.

The Redevelopment Area, as shown in **Figure 3**, is located within one (1) zoning district - the Township's "**ETC**" **Extended Town Center**. A list of permitted uses allowed in the zone district is provided below. The complete zoning standards for are located in Chapter 150 of the Township Code.

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### *ETC – Extended Town Center*

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#### **Section 150-17.15 Permitted uses.**

In District ETC, only the following uses are permitted:

1. Retail stores and retail service establishments, including stores or shops for retail business conducted entirely within the confines of a building.
2. Cafeteria.
3. Full-service restaurant.
4. Snack and nonalcoholic beverage bar.
5. Confectionery and nut store.
6. Baked goods store.
7. Retail bakery.
8. Caterer, off site.
9. Caterer, on site.
10. Limited-service restaurant.
11. Banks and other financial institutions.
12. Commercial and professional offices.
13. Wholesale trade.
14. Family day-care centers.
15. Personal service establishments.

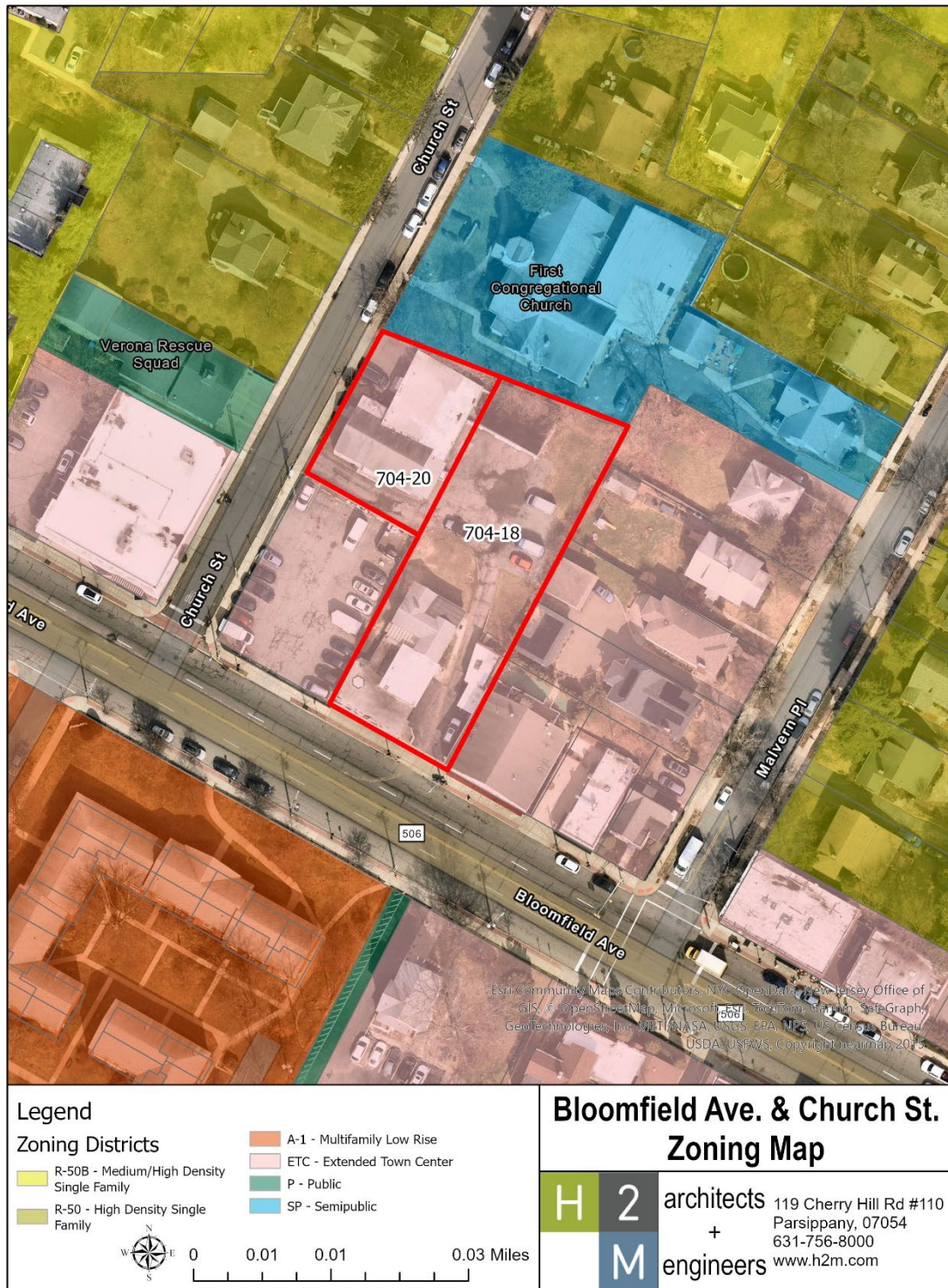
Conditional uses within the ETC District subject to area, yard and bulk regulations and other controls identified in the conditional use regulations within the Township Code:

1. Automobile sales subject to the conditional uses standards set forth in Section 150-8.4.
2. Mixed residential and retail subject to the mixed-use standards set forth in Section 150-8.3.
3. Mixed retail and commercial (nonmedical) subject to the mixed-use standards set forth in Section 150-8.3.
4. Mixed retail and professional office (nonmedical) subject to the mixed use standards set forth in Section 150-8.3.
5. Automobile service stations subject to the conditional uses standards set forth in Section 150-8.5.
6. Massage parlors subject to the conditional use standards set forth in Section 150-8.11.



# Bloomfield Avenue and Church Street Non-Condensation Redevelopment Plan Township of Verona

**Figure 3: Bloomfield Avenue and Church Street Redevelopment Area Zoning Map**







**Bloomfield Avenue and Church Street Non-Condensation Redevelopment Plan**  
Township of Verona

**Figure 4: Bloomfield Avenue and Church Street Redevelopment Area Land Use Map**





## **2.3 RELATIONSHIP TO MASTER PLAN AND LOCAL GOALS AND OBJECTIVES**

The Township's latest Master Plan was adopted in September 2022. The Master Plan sets forth the goals and objectives for land uses within the Township. The following information from the plans relate to the redevelopment area:

### ***2022 Master Plan.***

The Master Plan addresses several planning issues and priorities pertaining to revitalizing the Verona's downtown and commercial corridor along Bloomfield Avenue. These planning issues include stimulating economic development, increasing diversity in housing stock, removing conflicts for mixed-use development, incentivizing property and façade improvement, promoting walkability by activating the ground floors of structures, and being a place where people will want to live, work, play, and shop. The Master Plan acknowledges that Verona is a nearly fully built-out community and, thus, future major development would likely be through redevelopment initiatives. The Land Use Element provides guidelines for future development and redevelopment that address the aforementioned planning issues but aims to maintain the character of the Township's residential neighborhoods. The Economic Development Element addresses these planning issues by encouraging strategic use of infill development and redevelopment to continue to ensure the Bloomfield Avenue corridor is vibrant and attractive to visitors and residents.

The 2022 Master Plan's goals and objectives address the topic of redevelopment and are listed below:



**Land Use Goal #5:**

*“Promote growth in appropriate areas that meet current and future land use trends.”*

**Land Use Objective #5c:**

*“Utilize redevelopment designations, where appropriate, to provide greater commercial and housing options.”*

**Land Use Objective #5f:**

*“Guide the future development and/or redevelopment of land within the Township so as to incorporate new construction without undue disruption to the established character of the Township.”*

**Land Use Goal #7:**

*“Ensure zoning districts regulations and land uses align with the Township’s development goals.”*

**Land Use Objective #7a:**

*“Incentivize improvements along the Bloomfield Avenue corridor.”*

**Land Use Objective #7e:**

*“Promote smart growth policies in future development in commercial and mixed-use zones.”*

**Land Use Goal #9**

*“Continue to meet the municipal obligation to provide the Township of Verona its fair share of affordable housing for low- and moderate-income households.”*

**Economic Development Goal #1**

*“Continue to ensure Bloomfield Avenue is a vibrant and attractive downtown.”*

**Economic Development Objective #1a:**

*“Consider the rehabilitation and redevelopment of existing buildings and storefronts.”*

**Economic Development Objective #1c:**

*“Utilize incentives for infill development and redevelopment along Bloomfield Avenue commercial corridor.”*





## **2.4 REDEVELOPMENT PLAN OBJECTIVES**

The Township seeks to promote the redevelopment of the area located at 320 Bloomfield Avenue (Block 704, Lot 18) and 11 Church Street (Block 704, Lot 20) into an area that is attractive to passersby and improves an underutilized property. The Redevelopment Plan helps to achieve the Township's goals of spurring economic development within the Bloomfield Avenue corridor by capitalizing on the area's proximity to public transportation and existing commercial and retail businesses. This will enable the Township to increase diversity of commercial options and housing types, while maintaining the existing character of the surrounding residential and commercial areas.

The objectives for this Redevelopment Plan are to:

1. Promote investment and economic vitality by encouraging mixed use commercial and residential development that activates the street-level.
2. Enhance and maintain the character of the Township by incorporating contemporary planning and design principles that instill a sense of place and provide an attractive livable environment.
3. Utilize sustainable development principles to improve stormwater management and overall sustainability.
4. Provide a range of market rate and affordable housing options that meet the current and future needs of Township residents.
5. Revitalize an obsolete and underutilized area of the Township with high-quality development.
6. Encourage walkability and public transit use and minimize vehicular dependency.

## **2.5 RELATIONSHIP TO ZONING ORDINANCE**

This Redevelopment Plan shall constitute an overlay to the provisions set forth within the Zoning Ordinance of the Township of Verona (the "Zoning Ordinance"). In all situations where zoning issues are not specifically addressed herein, the Zoning Ordinance of the Township of Verona shall, however, remain in effect. The Township's Zoning Map shall be amended upon the adoption of this Plan in accordance with N.J.S.A. 40A:12A-7.c to reflect this new classification.



## **3.0 DEFINITIONS**

The definitions set forth within Section 150-2.3 shall apply to this plan, with the following additional definitions.

### **Art Gallery**

A room or building devoted to the exhibition and/or sale of works of art.

### **Art Studio**

An artist's workspace, employed for the activities such as painting, pottery (ceramics), sculpture, scrapbooking, photography, graphic design, animation, or creation of music or dance practice.

### **Artisanal Workshop**

Shops of special trade, including the small-scale manufacturing, compounding, assembly, processing, packaging or similar treatment of such products as: baked goods, candy, ceramics, pottery, china, weaving and other textile arts, painting, woodworking and other artistic endeavors and similar trades. Retail sales on the premises of products made on the premises are required.

### **Bistro**

A small-scale restaurant, with or without some food prepared off-site and pre-packaged with seating at tables or counters.

### **Blade Sign**

A vertically oriented wall sign that projects perpendicular to the facade of the building.

### **Brewpub**

An establishment that sells at least 25% or more of its product in-house and is accompanied by a restaurant area for dine-in use only.

### **Ghost Kitchen or Virtual Kitchen**

A food production facility for meals solely intended for offsite consumption and dependent on delivery by on-demand food couriers or a delivery service.

### **Learning Center**

A facility at which students are provided with academic enrichment opportunities other than a regular academic program or other traditional schooling, and/or additional activities designed to complement their regular academic program, in consideration for a fee for the services offered in these centers that is the responsibility of a student or parent, guardian or other representative of the applicable student.



### **Shared Kitchen**

A use providing access to space and tools to local small producers for a fee or with a sublease. This space shall be focused on tools such as a health-inspected, commercial kitchen for food production that a small business can rent by the hour. Such spaces shall be a minimum of 2,000 square feet in area. Such a space shall not be used as a ghost kitchen or virtual kitchen.

## **4.0 USE AND BULK REGULATIONS**

### **4.1 Land Uses**

The purpose of the Redevelopment Plan is to create a mixed-use development that will help spur economic growth in Verona's commercial and retail corridor on Bloomfield Avenue. The new commercial or retail uses on the ground floor will add to the commercial options for residents and visitors. The new market rate and affordable rental units, located above the ground floor, will increase the diversity of housing types for current and future Verona residents. The Redevelopment Plan aims to reduce vehicle dependency and promote walkability by taking advantage of its location within walking distance of NJ Transit bus stops and Verona Park. The Redevelopment Area aims to create an attractive and vibrant downtown area that can be enjoyed by residents and visitors. The Redevelopment Area uses, and bulk regulations will supersede the use bulk regulations of the underlying ETC Zone District, shown in **Figure 3**:

1. Permitted Uses:

- a. Personal services, retail sales, and retail services, including stores or shops for retail where the business is conducted entirely within the confines of a building, on the first floor.
- b. Residential Apartments on the second and third floor. No residential use shall be permitted on the first floor.
- c. Full-Service Restaurants
- d. Bakery
- e. Personal service establishments
- f. Bistros
- g. Cafes
- h. Learning Center
- i. Art Studio
- j. Art Gallery
- k. Brewpub
- l. Artisanal Workshop
- m. Shared Kitchen except Ghost Kitchen or Virtual Kitchen
- n. Any combination of the above-listed uses

2. Accessory Uses:

- a. Accessory uses customarily incidental to the principal or conditional use.
- b. Off-street parking in accordance with Section 4.6 of this Redevelopment Plan.
- c. Private recreation facilities, intended for the use by residents of the premises.





- d. Outdoor restaurant seating in accordance with Section 150-7.23.
- e. Sidewalk café in accordance with Section 150-7.22.
- f. Refuse and recycling enclosures.

#### **4.2 Bulk Regulations**

Development in the Redevelopment Area is subject to the requirements in the table below.

<b>Bulk Standards</b>	<b>Requirements</b>
<b>Min. Lot Area</b>	0.5 acre
<b>Max Density</b>	23 dwelling units/acre
<b>Min Lot Width</b>	75 ft
<b>Min Lot Frontage</b>	75 ft
<b>Min. Front Yard Setback</b>	8 ft
<b>Max. Front Yard Setback</b>	10 ft
<b>Min. Side Yard Setback (one)</b>	5 ft
<b>Min. Side Yard Setback (both)</b>	15 ft
<b>Rear Yard Setback</b>	75 ft
<b>Max. Building Coverage</b>	40%
<b>Max Building Height (stories/feet)</b>	3 stories/50 ft
<b>Improved lot coverage (%)</b>	80%
<b>Max Floor Area Ratio</b>	N/A

#### **4.3 PROHIBITED USES IN REDEVELOPMENT AREA**

The prohibited uses as per Section 150-4.3 of the Zoning Ordinance shall apply to the Redevelopment Area.

#### **4.4 BUILDING AND UNIT DESIGN**

1. Dwelling unit size: One- or two-bedroom units are permitted and must meet the following criteria:
  - a. One-bedroom rental units – minimum 600 square feet
  - b. Two-bedroom rental units– minimum 850 square feet
  - c. Three-bedroom rental units- minimum 1,150 square feet
  - d. Affordable Housing is required as per the adopted Housing Element and Fair Share Plan and the pertinent municipal ordinances.
  - e. Each change in lease occupancy (including lease assignment and lease sub-letting) would require the issuance of a certificate of continued occupancy to verify continue compliance with the foregoing, the reasonable cost of each such inspection to be borne by the owner of the improvements constructed in the Bloomfield Avenue and Church Street Redevelopment Area.
2. Buildings with residential uses shall provide laundry facilities and central air conditioning for each dwelling unit either in the unit or in common areas accessible only to residents. Window air conditioning units are not permitted. Television connections shall be provided



for each unit. One satellite dish shall be permitted per structure and shall not be visible from any street.

#### **4.5 DRIVEWAYS & CURBS**

1. Driveways shall not be located closer than five (5) feet from a property line, nor closer than ten (10) feet from an existing driveway on an adjacent property.
2. Two-way driveways shall be a minimum of 24 feet wide; in instances where a center median is proposed, the median shall be a minimum of 5 feet in width and the driveway shall be a minimum of 18 feet in width. Depressed curb may be provided to enable circulation of emergency vehicles.
3. Curbs along public rights-of-way shall be poured-in-place concrete or other masonry material such as Belgian block.

#### **4.6 PARKING**

1. Parking is prohibited in any required front yard setback.
2. Parking shall be located to the rear of a building. No parking is permitted along Bloomfield Avenue.
3. Adequate fire and emergency access must be provided subject to the Township of Verona Fire Department.
4. All parking spaces shall be at least nine feet by eighteen feet, except that two and one-half feet of the length may be included in any overhang.
5. On-site parking shall not be used for any purpose other than parking.
6. Adequate parking facilities for accessibility to people with mobility impairments shall be provided as required by the Americans with Disabilities Act (ADA).
7. Parking in the Bloomfield Avenue and Church Street Redevelopment Area shall be required based on the following table.

<b>Permitted Uses</b>	<b>Minimum Parking Requirements</b>
One-bedroom apartment	1.8 spaces per unit
Two-bedroom apartment	2.0 spaces per unit
Three-bedroom apartment	2.1 spaces per unit
Non-residential uses	1 space per 250 square feet

- a. Residential uses must be provided off street parking. Out of the total number of parking spaces required, 10% of the total required parking spaces can be provided through on-site compact car parking spaces. Each compact parking space shall not be less than eight feet wide and 16 feet deep.
- b. The Planning Board may grant deviations and exceptions based on the ratios provided above, where it is demonstrated that the projected parking demand will be less than that required by the Redevelopment Plan through the availability of transit, shared parking or otherwise.
- c. All off-street parking must comply with regulations for Make-Ready EV parking spaces set forth by P.L. 2021, c.171 of the Municipal Land Use Law. By providing



Make-Ready EV spaces, no more than 10% of the required off-street parking may be waived in the Redevelopment Area.

8. Overnight Parking. No person shall park a vehicle on any day between the hours of 12:00 am and 4:00 am upon any street or any part of the street within the Redevelopment Area, unless otherwise provided for by the Township Ordinance.

#### **4.7 ON-SITE PEDESTRIAN REQUIREMENTS**

1. Pedestrian walkways shall be provided connecting Bloomfield Avenue to building entrances and connecting parking areas to building entrances.
2. Where practical, pedestrian walkways shall be raised above the grade of streets, drives, parking lots and other paved areas. Where pedestrian walks cannot be raised, they shall be constructed of a material that is different from the adjacent pavement. Pedestrian walkways shall be of a different material than parking areas.
3. Walks, sidewalks and parking areas shall have lighting as required by the Township's land use ordinances and as otherwise required by the Planning Board.
4. Internal walkways shall be a minimum of four-feet wide and shall be designed to comply with the requirements of the Americans with Disabilities Act (ADA).

#### **4.8 BICYCLE PARKING REQUIREMENTS**

1. A designated area for bicycle parking should be provided inside the building or outside in a protected area. Parking should be provided in such a way that allows for a bicycle to be properly secured, via a bicycle rack or locker.
2. A minimum of one internal (1) bike parking space per 10 units should be provided, with additional outdoor bike racks located for public and private use. When determination of the number of bicycle parking results in a fractional space, any fraction less than 0.5 should be rounded down and greater than 0.5 should be rounded up.



#### **4.9 SIGNAGE**

1. One monument sign identifying the residential use may be provided at the entrance to the parking along Church Street. The sign base shall have a maximum height of two and a half feet with the sign face on the top of the base. The material and appearance of the sign base shall be complementary to the building. The sign shall have a maximum width of five feet, maximum height of three feet, and maximum area of 15 square feet. The sign shall be set back at a minimum distance of five feet from the right-of-way of Church Street.
2. Defer to the façade signs standards set forth within Section 150-7.9 of the Township's Code for non-residential uses.
3. Awnings associated with principal permitted non-residential uses shall conform to the following specifications:



- a. Fixed awnings attached to buildings shall not extend from the building more than 24 inches, nor be greater than 36 inches in height. Drop or retractable awnings shall not extend from the building more than six feet. The lower edge of the curtain of any awning or canopy shall be no closer to the ground or sidewalk than eight feet. No part of the iron or other supporting framework shall be closer than seven feet eight inches to the ground or sidewalk.
  - b. Lettering on any such awning must be located on the vertical fringe and must be no more than four inches in height. Lettering or other graphics on the ends of a canopy or awning are specifically prohibited.
  - c. No internal lighting for awnings shall be permitted.
  - d. One awning sign per storefront window or storefront bay shall be permitted.
  - e. Text and graphics on the projecting sign shall be limited to the name and logo of the business only. Address labels, operating hours and contact information are prohibited.
  - f. Awnings shall be permitted in the following four colors: hunter green, classic navy, tan, or classic burgundy.
  - g. Awning signs shall be made of a high-quality canvas, woven acrylic, or similar material. Vinyl, plastic, mylar, and other shiny or glossy materials are prohibited. "Egg crate" undersides to awning signs are prohibited.
  - h. The awning shall be permitted as per the following standards:
    1. Maximum of width of the building front.
    2. Maximum height of three feet.
    3. Maximum valance height of 12-inches.
    4. Maximum depth/projection of 2 feet.
    5. Maximum letter height of 4 inches.
4. Blade sign shall be permitted for non-residential uses as per the following standards:
- a. Minimum vertical clearance between the ground level and the bottom of the sign shall not be less than eight (8) feet.
  - b. No internal lighting for blade signs shall be permitted.
  - c. On multistory buildings, projecting signs shall not extend above the bottom of the second-floor windowsills.
  - d. One blade sign per façade is permitted as per the following standards:
    1. Maximum area: 8 square feet
    2. Width: 4 feet maximum
    3. Height: 2 feet maximum
    4. Depth/projection: 2 feet maximum
    5. Letter Height: 8-inches maximum



## 5.0 BUILDING AND SITE DESIGN

These design guidelines shall be applied with the relevant use and bulk standards to reinforce the physical and spatial character of the Redevelopment Area. The following guidelines are intended to create a plan that excels at providing comfortable, convenient and aesthetically pleasing mixed-use development for the Township.

### 5.1 ARCHITECTURE AND RESIDENTIAL STANDARDS

1. **Dwelling Unit Mix.** The mix of dwelling units shall be of the size and the mix set forth in Section 4.4 in an arrangement that promotes the enjoyment of the dwelling units, other on-site facilities and the community as a whole by residents of the development. The Planning Board shall require, as a condition of final approval of the development plan, the provision that the locations of the dwelling unit mix conform with the above standards.
2. **Dwelling Unit Privacy.** Adjacent dwelling units shall be adjoined in such a manner as to provide code required STC values for soundproofing and privacy between such units.
3. **Site Layout.** Surface parking lots are not permitted in the front yard along Bloomfield Avenue and shall maintain the minimum front yard setback along Church Street.
4. **Entrance Lighting.** A minimum of one (1) low-wattage incandescent or LED light fixture shall be provided outside the exterior entrance to the residential portion of the building.
5. **Fire Escapes.** Buildings containing dwelling units located above the second story and requiring a second means of egress pursuant to the Uniform Construction Code shall not utilize an attached external fire escape as one of the required means of egress.
6. **Type of Lighting Source.** Low-wattage lamps shall be used along all sidewalks, walkways, courtyards and plazas and on any building or unit. Parking lot lighting shall be incandescent or another light source compatible with the same. Both shall comply with the Township's lighting standards.
7. **Cable Television Utility.** All dwelling units shall be provided with such facilities for potential linkage to the Township's cable television utility.
8. **Common Entrances.** Common entrances, lobbies, elevators and/or stairwells shall be designed to promote safety and security of residents and visitors using such areas.

### 5.2 BUILDING MATERIALS

1. Building materials. Permitted building materials shall consist of the following, individually or in combination: brick, stone, metal panels or siding, fiber-cement lap siding, fiber-cement shingles, clapboard or synthetic alternative (Hardie board), wood or architectural metal. Exterior insulated finishing systems (EIFS) and vinyl siding shall not be permitted.
2. Natural materials are encouraged.
3. Nonnatural materials intended to imitate natural materials shall not be permitted.
4. There shall be no blank facades and buildings shall adhere to the standards listed above and in this document.



### **5.3 BUFFERS**

1. A minimum 10-foot landscaped buffer is required along residential zones and uses.
2. Such buffer shall include a visual screen designed to produce dense cover consisting of evergreen or evergreen-type hedges or shrubs, spaced at intervals of not more than five feet, located and maintained in good condition within 10 feet of the property line. A six-foot high privacy fence shall be provided along with the plantings.

### **5.4 FAÇADES**

1. The building shall provide scale-defining architectural elements or details, such as windows, spandrels, awnings, porticos, pediments, cornices, pilasters, columns and balconies. These elements should reflect the existing character and scale of Verona and incorporate elements that relate the façade to existing buildings along Bloomfield Avenue, while not imitating the exact elements.
2. All entrances to a building, except service and emergency egress doors, shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades and other elements, where appropriate. Any such element utilized shall be architecturally compatible with the style, materials, colors and details of the building as a whole, as shall the doors.
3. Building exteriors shall have vertical and/or horizontal offsets to create visual breaks on the exterior. Monotonous, uninterrupted walls or roof planes shall be avoided. Building wall offsets, including projections such as balconies, canopies, awnings, and signs, recesses, and changes in floor level, shall be used in order to add architectural interest and variety and to relieve the visual effect of a simple, long wall. Similarly, roofline offsets, dormers, or gables shall be provided in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.
4. In any mixed-use building, the difference between ground floor commercial uses and upper-level residential uses shall be reflected by differences in façade. Ground floor commercial entrances shall be accentuated through the use of cornice lines and can be accentuated further through the use of distinct but comparable materials, signs, and awnings.
5. Articulate the building entrance in the façade to make it easily identifiable by pedestrians and motorists and to provide architectural interest.
6. The architectural treatment of the front facade shall be continued in its major features around all visibly exposed sides of a building. All sides of a building shall be architecturally designed to be consistent with regard to style, materials, colors and details.
7. There shall be no blank facades along any side, especially the sides that are visible from the street and parking lot.



**8. Fenestration:**

- a. Nonresidential space fronting Bloomfield Avenue should be designed with storefront type display windows and a new ground floor commercial space. The ground floor shall be comprised of a regular rhythm of storefront bays and window treatments such that the ground floor façade is predominately glazed. The glazing materials shall be highly transparent, with low reflectivity. The area above the storefronts shall be articulated with a sign band area and/or lintel composed of detailed layers of relief that create depth and shadow.
- b. Upper floor windows shall be vertically proportioned and be vertically aligned with the location of windows and doors on the ground floor below.
- c. Fenestration patterns should utilize large window openings and/or tight groupings of smaller windows.
- d. Window sizing and spacing shall be consistent with and complementary to the overall façade composition.
- e. Window types shall be consistent with the building elements.
- f. Roofs shall be provided in accordance with Section 5.5 of this Redevelopment Plan.

**5.5 ROOFS**

1. The shape, pitch, and color of a roof should be architecturally compatible with the style, materials, and colors of such building.
2. If the building has a flat roof, a parapet shall project vertically to hide any roof-mounted mechanical equipment. Additionally, a cornice shall project out horizontally from the façade and shall be ornamented with moldings, brackets, or other detailing.
3. Roofline offsets shall be provided along any roof measuring more than 50 feet in length in order to provide architectural interest and articulation to a building.

**5.6 MECHANICAL EQUIPMENT SCREENING**

1. Screening of rooftop mechanical equipment is required.
2. All rooftop mechanical equipment (HVAC, exhaust systems, etc.) shall be screened from view from all adjacent public streets, open spaces and parks in all directions and elevations to minimize the negative impact.
3. Screening materials shall be consistent with the architectural detail, color and materials of the building. Wire mesh screening is not permitted.
4. All roof and HVAC systems must meet the building code requirements and be set back a minimum of 15 feet from any street or public open space and screened to not be visible from any adjacent public street or public property within the Redevelopment Area.





5. If wall pack ventilation units are being used, they are required to match the adjacent building material color.
6. The parapet wall to screen mechanicals shall not be counted towards the building height calculation.

## **5.7 TRASH/TRASH ENCLOSURES/RECYCLING**

1. All trash enclosures shall follow all regulations set forth by Section 446-9 of the municipal code.
2. All loading, refuse collection and service and utility areas must be sufficient to serve the business being conducted on the parcel without using adjacent streets. No such areas shall be visible from any neighboring property or adjacent street and must be setback 10 feet or more from adjacent streets. Provision must be made for handling all freight in rear yards or on those sides of the buildings which do not face a street. The recommended method of screening shall consist of walls and gates compatible in color and texture with the building material, buffered by a landscape strip. The strip shall have a minimum width of three (3) feet and shall be located on all sides that do not include an entry access or abut a windowless façade. Buffers shall be planted so as to sufficiently obscure the view of the facilities from public view throughout the year and walls and gates constructed as to minimize any emissions of noise or odor. The screen shall not be less than five (5) feet in height at the time of planting and eight (8) feet in height at the time of maturity.
3. All outdoor containers shall be visually screened within a durable, noncombustible enclosure, so as not to be visible from adjacent lots or sites, neighboring properties or streets. No collection areas shall be permitted between a street and the front of a building. Chain-link fencing or wire-mesh screening is not permitted.
4. Collection areas shall be effectively designed to contain all material generated on site and deposited between collections. Deposited materials should not be visible from outside the enclosure.
5. Collection enclosures shall be designed of durable materials with finishes and colors which are unified and harmonious with the overall architectural theme.
6. Collection areas shall be located upon the site so as to provide clear and convenient access to collection vehicles. Refuse collection and recycling areas shall not be located within required landscaped yards and buffers.
7. An option to reduce the visual impact of the collection containers is to store and compact material inside the building, thus eliminating the need to screen outside containers.
8. Delivery, loading, trash removal or compaction, or other such operations may be limited by the Township between certain hours where noise impacts at the lot line of any adjoining residential property or district shall be required to meet Township and State requirements. Also, the applicant shall provide an effective litter management plan, subject to Township's approval. Such management plan shall be submitted with an application for final site plan approval.





9. Any internal collection and storage of trash or recycling within the building shall be in an area easily accessible by residents and shall be maintained to prevent any foul odors or spillage and to prevent any condition which may pose a hazard to life, health and safety. A refuse collection room shall be provided at the cellar or lowest story to receive the refuse. Such rooms shall be enclosed with walls and roofs constructed of material having a minimum fire resistive rating of three hours, except that gypsum masonry may not be used for such enclosure walls. Openings to such rooms shall be provided with fireproof, self-closing doors having a minimum fire resistive rating of one and one-half hours.
10. Trash and recycling collection shall be through a private service to be paid by residents of the improvements constructed in the Redevelopment Area and not by the general revenue or tax collections of Township of Verona. A recycling and trash pickup plan shall be submitted. The owner or occupant of each commercial establishment or dwelling unit shall be responsible for removing or making arrangements for the removal of garbage and recyclable items, such removal to be made regularly scheduled intervals, not less than once a week. The owner shall be provided credit in accordance with the law.
11. All bulk containers used by retail or retail service establishments or dwelling unit shall at all times be kept in good repair, be structurally sound and leak-proof and constructed to stand firmly upright and shall be equipped with a cover which is secured to the unit or able to be secured. No bulk container shall be filled in excess of its stated capacity, causing overflow and unsanitary conditions. All users of bulk containers shall ensure that such containers are emptied promptly, not less than once a week. All bulk containers shall be maintained to prevent any foul odors or spillage and to prevent any condition which may pose a hazard to life, health and safety.

## **5.8 UTILITIES**

All new utility distribution lines and utility service connections from such lines to buildings in the Redevelopment Area shall be located underground. To the extent possible, existing utility lines should also be relocated underground. Remote readers for all utilities, in lieu of external location of the actual metering devices, are preferred.

## **5.9 LIGHTING**

1. Adequate lighting shall be provided for all parking areas and pedestrian walkways. All outdoor lighting, including streetlamps and accent lighting, should comply with “dark sky” standards intended to reduce light pollution. Dark sky standards require that lighting is downcast, illuminates only the intended areas, and does not cause disabling glare that affects driver safety and reduces the visibility of starry night skies. Lighting for a building must be contained on the property on which the building is located. LED lighting shall be permitted in addition to all of the conditions of the Township ordinance standards for lighting.
2. All lighting shall be serviced by underground wiring.
3. Spotlight-type fixtures attached to buildings are prohibited.



4. Light fixtures attached to the exterior of a building are encouraged and should be architecturally compatible with the style, material, and colors of the building. Exterior light figures attached to the building shall not project more than 24 inches from the building line.
5. Where lights along lot lines will be visible from the interior of adjacent buildings, the lights shall be properly shielded and/or mounting heights reduced.
6. All lighting designs and installations are subject to Township review and approval.
7. All lighting plans shall be accompanied by a point-by-point plan indicating numerical illumination levels. The plan shall indicate the average, minimum, maximum and minimum to maximum illumination levels for maintained foot-candles.

## **5.10 STORMWATER MANAGEMENT**

All developments in the Redevelopment Area shall also comply with all the pertinent Township ordinances as found in Chapter 150, Article 25.

## **5.11 SUSTAINABILITY**

The following sustainable development standards and practices are required in the redevelopment area:

1. Landscaping
  - a. Use native species and species that are recommended in Chapter 150, Attachment 3, that do not need excessive watering for all landscaping trees and plantings.
  - b. Retain existing trees and shrubs and replant more trees than removed. Any trees slated for removal shall be replaced in accordance with Chapter 493, Article II.
  - c. Provide landscaping in the required eight (8) foot front yard setback and in the buffer areas.
2. Waste Management and Recycling
  - a. Facilitate recycling in common areas within buildings and in outdoor open spaces by providing easily accessible recycling bins.
  - b. Facilitate recycling in dwelling units by adding recycling bins and ensuring that the recycling drop-off location is clear and accessible.
  - c. Ensure that each trash room includes recycling containers or a mechanism to separate trash from recyclable materials.
  - d. Provide sufficient recycling collection capacity through meeting a minimum required 0.0625 cubic yards per resident and 0.035 cubic yards per full time employee of any commercial uses.

The following sustainable development standards and practices are not mandatory but are strongly encouraged in the redevelopment area:

1. Energy Efficiency
  - a. Ensure refrigerators, washers, dryers, and dishwashers are ENERGY STAR rated.



- b. Specify windows with a low-E coating and follow ENERGY STAR guidelines.
  - c. Ensure windows are operable in dwelling units to allow residents to naturally vent or cool space.
  - d. Include digital, programmable and user-friendly thermostats in the dwelling units.
- 2. Indoor Air Quality
  - a. Incorporate ENERGY STAR rated fans that automatically vent in bathrooms in dwelling units.
  - b. Protect ducts and HVAC from dust during construction to ensure they are clean before occupancy.
- 3. Water Efficiency
  - a. Use WaterSense rated fixtures in dwelling unit bathrooms.



## 6.0 PLAN CONSISTENCY

The Redevelopment Plan carefully considers the needs, issues and opportunities of multiple jurisdictions in an effort to further the goals of existing plans.

### 6.1 RELATIONSHIP TO MASTER PLANS

#### *Verona Master Plan.*

This Plan acknowledges and serves to address many of the goals and objectives noted in the 2022 Master Plan associated with redevelopment including:

- **Goal #5 of the Land Use Element** is to “Promote growth in appropriate areas that meet current and future land use trends.” Furthermore, **Objective #5c** aims to “utilize redevelopment designations, where appropriate, to provide greater commercial and housing options” applies to Township’s efforts to utilize redevelopment to diversify housing stock and increase commercial options within the Township. This is in addition to **Objective #5f** which aims to “guide the future development and/or redevelopment of land within the Township so as to incorporate new construction without undue disruption to the established character of the Township.”
- **Goal #7 of the Land Use Plan Element** is to “Ensure zoning districts regulations and land uses align with the Township’s development goals.” Furthermore, **Objective #7a** aims to “incentivize improvements along the Bloomfield Avenue corridor” and Objective #7e “Promote smart growth policies in future development in commercial and mixed-use zones.” The Redevelopment Plan inherently aligns with these objectives as it aims to create attractive, multi-family housing and commercial space on an underutilized lot with property and building conditions that represent dilapidation, faulty arrangement or design, and excessive land coverage.
- **Goal #9 of the Land Use Plan Element** is to “Continue to meet the municipal obligation to provide the Township of Verona its fair share of affordable housing for low- and moderate-income households.”
- **Goal #1 of the Economic Development Element of the 2022 Master plan**, “continue to ensure Bloomfield Avenue is a vibrant and attractive downtown” is a guiding goal for the Redevelopment Plan which aims to improve an area along Bloomfield Ave.

#### *Adjacent Municipalities*

The Redevelopment Area is not close to the boundaries of any of the neighboring towns. Nevertheless, in reviewing the master plans for the adjacent municipalities of Essex Fells, North Caldwell, West Orange, Montclair, and Cedar Grove, there are no inconsistencies with the goals and recommendations of this plan.

#### *2025 State Development and Redevelopment Plan (SDRP)*

The SDRP was adopted on December 17, 2025. This Plan has identified 10 aspirational goals to achieve the 2050 vision for a stronger and fairer New Jersey. The entire Redevelopment Area is within the PA-1 Metropolitan Planning Area. Two of the SDRP’s intents for the PA-1 area is to provide for much of the state’s future growth in compact development and redevelopment, and promote growth that occurs in Centers, other appropriate areas that are pedestrian friendly, and in compact transit-oriented forms. The SDRP encourages new development in existing developed areas and encourages preservation in areas not suited for development.



## **7.0 IMPLEMENTATION**

### **7.1 DESIGNATION OF REDEVELOPMENT ENTITY & ITS POWERS**

1. The Verona Township Council shall be the designated Redevelopment Entity as permitted under the LRHL (N.J.S.A. 40A: 12A-1 et seq.) and shall for the purposes of this plan be identified as the Verona Redevelopment Agency ("VRA").
2. The VRA may designate an entity to implement redevelopment plans and carry out redevelopment projects in the area designated by this plan, if necessary.
3. When necessary for the implementation of this plan, VRA, as authorized shall designate and enter into a contract with a redeveloper for any construction or other work forming a part of this Redevelopment Plan (N.J.S.A. 40A: 12A-4(c)).
4. The designated redeveloper shall agree to retain interest acquired in the project until the completion of construction and development of the specified project, as required by this Redevelopment Plan. The redeveloper shall further agree not to lease (other than residential leases to residential end-users of the residential units and site improvements constructed in the Redevelopment Area), sell or transfer any interest acquired, or any part thereof, without prior written approval of the VRA.

### **7.2 CRITERIA AND PROCEDURES FOR REDEVELOPER SELECTION AND IMPLEMENTATION OF THE REDEVELOPMENT PLAN**

1. Applicants wishing to be designated as redeveloper(s) shall submit the following materials to the VRA, together with any other materials requested by the VRA (collectively, "Redeveloper Materials"):
  - a. Documentation evidencing financial responsibility and capability with respect to proposed development.
  - b. Estimated offering price and deposit for acquisition of any land(s) to be acquired from the municipality for development.
  - c. Estimated total development cost.
  - d. Fiscal impact analysis addressing the effect of the proposed project on municipal services and tax base.
  - e. Detailed description of proposed public amenities and benefits.
  - f. Estimated time schedule for start and completion of development.
  - g. Conceptual plans and elevations sufficient in scope to demonstrate the design, architectural concepts, parking, vehicle and pedestrian circulation, landscaping, and sign proposals for all uses.
  - h. A detailed proposal for the transition and relocation assistance that will be provided to existing tenants, including where feasible incorporation of existing tenants in the project.
  - i. A certification that no member of the governing body nor any member of the VRA will receive any pecuniary benefit from the Redeveloper or as a consequence of the redevelopment of the subject properties.



- j. The VRA shall review such submissions, may request supplemental information (which supplemental information shall be considered within the scope of “Redeveloper Materials”) and, in its reasonable discretion, determine the acceptability of such submissions and determine whether to proceed with redeveloper designation and negotiation of a redevelopment agreement.
2. The redeveloper will be obligated to carry out the specified improvements in accordance with the Redevelopment Plan and the Redevelopment Agreement.
3. The redeveloper shall devote land within the Redevelopment Area for the uses specified therein.
4. Upon completion of the required improvements, the conditions determined to exist on the subject property at the time of the determination of the Redevelopment Area shall be deemed to no longer exist, and the land and improvements thereon shall no longer be deemed “in need of redevelopment” pursuant to the LRHL.
5. No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the redevelopers, the Township, or successors, lessees, or assigns of any of them, by which the land in the Redevelopment Area is restricted as to sale, lease, or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, sex, sexual orientation, or marital status.
6. Neither the redeveloper nor Township and the VRA, nor the successors, lessees, or assigns shall discriminate upon the basis of race, color, creed, religion, sexual orientation, ancestry, national origin, sex, or marital status in the sale, lease or rental in the use and occupancy of land or improvements erected thereon or any part thereof the Redevelopment Area.

### **7.3 GENERAL PROVISIONS**

1. The VRA and the Verona Planning Board specifically reserve the right to review and approve the redeveloper’s plan and specifications with respect to their conformance to the Redevelopment Plan. Such a review shall be based on submissions to both agencies of a site context plan locating the proposed project in the Redevelopment Area; a site plan illustrating all site features; and building elevations for facades facing primary and secondary streets. If design changes are made after submission, no construction related to the changed project features can take place until a site plan and other pertinent drawings reflecting such additions or changes have been submitted and approved by both agencies. This pertains to revisions and additions prior to, during, and after completion of such improvements.
2. As part of the final site plan approval process, the Planning Board may require a developer to furnish performance guarantees pursuant to N.J.S.A. 40:55D-53. Either the Township Attorney or the Planning Board shall approve such performance guarantees. The amount of such performance guarantees shall be determined by the Township and shall be sufficient to assure completion or improvements within two years of final site plan approval.
3. The redeveloper shall also comply with the requirements of the LRHL, P.L. 1992, Chapter 79.



4. No building shall be constructed over an easement in the project area without prior written approval of the Township of Verona.
5. Utility easements, when necessary, shall be provided by developers and approved by the Township of Verona.
6. The developer(s) of the Redevelopment Area shall submit, if needed, a storm water management plan as part of the design submission for review by the Planning Board, which is intended to minimize the quantity of storm water entering the municipal sewer system or flowing directly into any adjacent streams.

#### **7.4 SITE PLAN AND SUBDIVISION REVIEW**

1. Any subdivision of lots and parcels of land within the Redevelopment Area shall be in accordance with the requirements of this plan and the site plan and subdivision ordinance of Township of Verona, except that where this Redevelopment Plan contains provisions that differ from those in the subdivision ordinance, this plan shall prevail.
2. Prior to commencement of construction, site plans for the construction, and/or rehabilitation of improvements to the Redevelopment Area, prepared in accordance with the requirements of the Township Zoning Ordinance and the Municipal Land Use Law (N.J.S.A. 40:55D-1 et. seq.) and shall be submitted by the developer(s) to the Planning Board for approval.
3. Any revisions to plans previously approved by the Planning Board must also be submitted to the Planning Board for approval. This pertains to revisions or additions prior to, during, and after completion of the improvements.

#### **7.5 INFRASTRUCTURE**

Infrastructure improvements may include, but are not limited to gas, electric, water, sanitary and storm sewers, pumping station, telecommunications, curbs, and sidewalks. The extent of the redeveloper's responsibilities will be outlined in the redeveloper's agreement with the Township of Verona. All improvements shall comply with applicable federal, state and local law.

#### **7.6 ACQUISITION AND RELOCATION**

The Redevelopment Plan does not anticipate the need to acquire privately-owned property within the Redevelopment Area by the Township of Verona. All properties will be acquired through private negotiation between individual property owners and the designated redeveloper.

#### **7.7 AFFORDABLE HOUSING REQUIREMENTS**

The Redevelopment Area contains no housing units affordable to **low- and moderate-income** households, as defined pursuant to section 4 of P.L. 1985, c.222 (C.52:27D-304). Any proposed residential development of five (5) or more units within the Plan Area shall provide the required percentage of affordable housing as per the Township's Adopted Housing Element and Fair Share Plan. Such residential developments will comply with accepted UHAC standards and be otherwise subject to all laws and regulations governing affordable housing in the Township of Verona and the State of New Jersey.





## **7.8 REQUESTS FOR DEVIATIONS AND DESIGN EXCEPTIONS**

The Verona Planning Board may grant deviations from the regulations contained within this Redevelopment Plan, whereby reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, the strict application of any bulk regulation adopted pursuant to this Redevelopment Plan would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the redeveloper.

The Planning Board may also grant such relief where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this plan and the benefits of the deviation would outweigh any detriments.

No relief may be granted under the terms of this section if such deviation or relief will have substantial detriment to the public good or substantial impairment of the intent and purpose of this Redevelopment Plan.

An application for a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the requirements of public notice as set forth in N.J.S.A. 40:55D-12.a and b. Notwithstanding the above, no deviations should be granted that would permit any of the following: a use or principal structure that is not otherwise permitted by this plan; or an increase in the maximum permitted density; or an increase in the maximum permitted height of a principal structure by more than 10 feet or 10%, whichever is less.

No deviation from the requirements herein shall be cognizable by the Verona Zoning Board of Adjustment.

## **7.9 ADVERSE INFLUENCES**

No use shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

## **7.10 PROCEDURES FOR AMENDING THE PLAN**

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of state law. A non-refundable application fee of \$5,000 shall be paid by the party requesting such amendment, unless the request is issued from the Township of Verona. The municipal governing body, at their sole discretion, may require the party requesting the amendments to prepare a study of the impact of such amendments, which study shall be prepared by a professional planner licensed in the State of New Jersey.

## **7.11 DURATION OF THE PLAN**

The selected redeveloper(s) within the Redevelopment Area shall begin the development of land and construction of improvements within a reasonable period of time, as specified in a redevelopment agreement.





Provisions of this plan specifying redevelopment of the Redevelopment Area and requirements and restrictions with respect to thereto shall be in effect for a period of 30 years from the date of approval of this plan by the Township of Verona.

#### **7.12 COMPLETION OF REDEVELOPMENT**

Upon the inspection and verification by the Township of Verona that the redevelopment within the Redevelopment Area has been completed, certificates of completion shall be issued to the redeveloper. All redevelopment agreements associated with the implementation of this Redevelopment Plan shall be in effect until the issuance of such certificates.

#### **7.13 SEVERABILITY**

If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.



## **APPENDICES**

## **APPENDIX A**

**RESOLUTION 2024-075 DECLARING BLOOMFIELD  
AVENUE AS AN AREA IN NEED OF REHABILITATION**

**RESOLUTION 2024-151 DESIGNATING THE PROPERTIES  
KNOWN AS 320 BLOOMFIELD AVENUE (BLOCK 704, LOT  
18) AND 11 CHURCH STREET, (BLOCK 704, LOT 20) AS AN  
AREA IN NEED OF REDEVELOPMENT**

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

**RESOLUTION No. 2024-075**

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

**DECLARING BLOOMFIELD AVENUE AS AN AREA IN NEED OF  
REHABILITATION**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.* (the “Redevelopment Law”) provides a mechanism to empower and assist local governments to promote the advancement of community interests through programs of redevelopment for the expansion and improvement of commercial, industrial, residential, and civic facilities; and

**WHEREAS**, the Redevelopment Law empowers the Township of Verona ( “Township ”), by and through its Township Council (the “Governing Body”), to delineate an area within the Township as an area in need of rehabilitation if the area qualifies under one of the criteria enumerated under *N.J.S.A. 40A:12A-14*; and

**WHEREAS**, Township Manager directed the Township’s planning firm, H2M Associates, Inc. (“H2M”), to conduct a preliminary investigation to determine if the Bloomfield Avenue corridor (“Study Area”), as described in the attached boundary map, and which is generally bounded by Sunset Avenue to the east, White Rock Road to the west and an irregular boundary along properties fronting on Bloomfield Avenue, qualifies as an area in need of rehabilitation pursuant to *N.J.S.A. 40A-12A-14*; and

**WHEREAS**, H2M’s findings, presented in a revised report entitled “*Area in Need of Rehabilitation Study Bloomfield Avenue Corridor*” dated March 15, 2024, attached herewith as **Exhibit A** (“H2M Report”); and

**WHEREAS**, the H2M report concludes that because (a) more than half of the housing stock were built before 1974 and, therefore, are at least 50 years old and (b) a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance, the Study Area qualifies as an area in need of rehabilitation under the Redevelopment Law; and

**WHEREAS**, on February 26, 2024, the Governing Body referred the Study Report and this Resolution in draft form to the Planning Board for review and comment; and

**WHEREAS**, on April 16, 2024, the Planning Board returned this resolution and H2M Report with a recommendation that the Study Area be delineated as an area in need of rehabilitation; and

**WHEREAS**, the Township Council finds it to be in the best interest of the property owners and business owners within the Study Area to delineate the Study Area as an area in need of rehabilitation, and that based upon the H2M report and the Planning Board’s recommendation, finds that the Study Area meets the criteria of *N.J.S.A. 40A:12A-14* of an area in need of rehabilitation.

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

1. Based upon the facts reported in the H2M report and the recommendation of the Planning Board, the Township Council find that the Study Area, consisting of the Bloomfield Avenue Corridor, meets the eligibility criteria of *N.J.S.A. 40A:12A-14* for designation as an area in need of rehabilitation in that (a) a majority of water and sewer infrastructure in the Study Area is at least 50 years old and is in need of repair or substantial maintenance and (b) more than half of the housing stock in the Study Area is at least 50 years old. The Township Council further find that the designation of the Study Area as an area in need of rehabilitation is expected to prevent further deterioration and promote the overall

development of the Township of Verona in accordance with the requirements of N.J.S.A. 40A:12A-14.

2. The Township Council hereby delineates the Study Area and all of the properties therein as an area in need of rehabilitation (hereinafter, the Study Area shall be the "Rehabilitation Area"), which delineation allows the Township Council to, among other things, adopt redevelopment plans for all or part of the Rehabilitation Area, enter into redevelopment agreements with redevelopers within the Rehabilitation Area, and adopt an ordinance pursuant to N.J.S.A. 40A:12A-21, *et seq.*, authorizing short-term tax exemptions and/or abatements to properties located within the Rehabilitation Area. Furthermore, the Township Council may further direct the Planning Board to conduct investigations to determine whether specific properties within the rehabilitation area meet the redevelopment criteria, pursuant to N.J.S.A. 40A:12A-5.
3. The Township Council hereby directs the Municipal Clerk to transmit a copy of this Resolution to the Commissioner of the Department of Community Affairs in accordance with the Redevelopment Law.
4. All Township officials and employees are hereby authorized and directed to take all action necessary and appropriate to effectuate the terms of this Resolution.
5. This Resolution shall take effect immediately.

**ROLL CALL:**

**AYES:** Holland, McGrath, Roman, McEvoy, Tamburro

**NAYS:**

**THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT A REGULAR MEETING HELD ON MAY 6, 2024.**

  
**JENNIFER KIERNAN**  
**MUNICIPAL CLERK**



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

**RESOLUTION No. 2024-151**

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

**DESIGNATING THE PROPERTIES KNOWN AS 320 BLOOMFIELD  
AVENUE (BLOCK 704, LOT 18) AND 11 CHURCH STREET, (BLOCK 704,  
LOT 20) AS AN AREA IN NEED OF REDEVELOPMENT**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the "Redevelopment Law"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment or as areas in need of rehabilitation; and,

**WHEREAS**, by Resolution adopted on January 22, 2024, the Township Council (the "Township Council") of the Township of Verona (the "Township") authorized and directed the Planning Board of the Township of Verona (the "Planning Board") to conduct a preliminary investigation of the properties identified as 320 Bloomfield Avenue, (Block 704, Lot 18) and 11 Church Street, (Block 704, Lot 20) on the tax map of the Township (the "Study Area") to determine whether all or a portion of the Study Area meets the criteria set forth in the Redevelopment Law to be designated as an area in need of redevelopment without condemnation powers ("Non-Condemnation Redevelopment Area"); and,

**WHEREAS**, in accordance with the Redevelopment Law, a study was performed by Sanyogita Chavan, AICP, PP of H2M Associates, the Planning Board's Professional Planner (the "Planner") to determine whether the Study Area should be designated an area in need of redevelopment; and,

**WHEREAS**, the Planner conducted an investigation and prepared a report with a map of the Study Area depicting the proposed redevelopment area and the location of the parcels under consideration which included a statement of the basis for the investigation and other information, in a report entitled "Township of Verona, 320 Bloomfield Avenue and 11 Church Street, Area in Need of Redevelopment Preliminary Investigation Report" (the "Study"), memorializing its findings and recommendations; and,

**WHEREAS**, the Study concluded that the Study Area satisfies the criteria set forth in N.J.S.A. 40A:12A-5(d) and 5(h), including but not limited to faulty design creating a hazardous condition and a negative impact on public health, safety, and welfare to be designated as a Non-Condemnation Redevelopment Area under the Redevelopment Law; and,

**WHEREAS**, pursuant to the Redevelopment Law, the Planning Board held a duly noticed public hearing concerning the Study ("Public Hearing") and gave an opportunity to be heard to all persons interested in or affected by a determination that the Study Area is a Non-Condemnation Redevelopment Area; and,

**WHEREAS**, at the Public Hearing the Planning Board reviewed the findings of the Planner set forth in the Study, heard expert testimony from the Planner (Sanyogita Chavan, AICP, PP) concerning the potential designation of the Study Area as an area in need of redevelopment using the criteria set forth in the Redevelopment Law, and opened the Public Hearing to members of the public for comment and to present their own evidence and/or to address questions to the Planning Board and its representatives concerning the potential designation of the Study Area as an area in need of redevelopment; and

**WHEREAS**, on July 25, 2024, based on its review of the Study and the testimony presented at the Public Hearing, the Planning Board adopted a resolution (the "Planning Board Resolution"), in the form introduced to it at the Public Hearing, accepting and adopting the recommendations contained in the Study, and recommending that the Study Area be declared a Non-Condemnation Redevelopment Area for the reasons set forth therein; and



**WHEREAS**, after careful consideration of the Study, the Planning Board Resolution, and all of the relevant facts and circumstances concerning this matter, the Township of Verona seeks to designate the Study Area as an area in need of redevelopment.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Council of the Township of Verona as follows:

**SECTION 1.** The aforementioned recitals are incorporated herein as though fully set forth at length.

**SECTION 2.** Based upon the evidence and the recommendation of the Planning Board, the properties in the Study Area satisfy the criteria for designation as an area in need of redevelopment set forth in N.J.S.A. 40A:12A-5(d) and 5(h), and such properties are hereby designated as an area in need of redevelopment without condemnation powers.

**SECTION 3.** In connection with the redevelopment of the Study Area, the Township shall be authorized to use all the powers provided under the Redevelopment Law for use in a redevelopment area, other than the power of eminent domain.

**SECTION 4.** The Township Council hereby directs the Township Clerk to transmit a certified copy of this Resolution forthwith to the Commissioner of the Department of Community Affairs for review pursuant to Section 6(b)(5)(c) of the Redevelopment Law.

**SECTION 5.** The Township Council hereby directs the Township Clerk to serve, within ten (10) days hereof, a copy of this Resolution upon (i) all record owners of property located within the Study Area, as reflected on the tax assessor's records, and (ii) each person who filed a written objection prior to the Public Hearing, service to be in the manner provided by Section 6(b)(5)(d) of the Redevelopment Law.

**SECTION 6.** This Resolution shall take effect immediately.

**ROLL CALL:**

**AYES:** Holland, McGrath, Roman, McEvoy, Tamburro

**NAYS:**

**THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT THE REGULAR MEETING HELD ON SEPTEMBER 9, 2024.**

  
**JENNIFER KIERNAN, CMC**  
**MUNICIPAL CLERK**



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

**RESOLUTION No. 2026-**

A motion was made by \_\_\_\_\_ ; seconded by \_\_\_\_\_ that the following resolution be adopted:

**TEMPORARY APPROPRIATIONS FOR OPERATING PURPOSES**

**WHEREAS**, N.J.S.A. 40A:4-19 provides that, where any contracts, commitments, or payments are to be made prior to the adoption of the 2026 budget, temporary appropriations be made for the purpose and amount required in the manner and time therein provided; and

**WHEREAS**, the total appropriation in the 2026 budget, exclusive of any appropriations made for principal and interest of debt, public assistance, and capital improvement fund, is the sum of \$25,605,000 for the Current Fund, \$7,251,000 for the Water/Sewer Utility Fund, and \$650,000 for the Pool Utility; and

**WHEREAS**, the temporary budget shall not exceed 26.25% of the total appropriations in the 2025 budget, exclusive of any appropriations made for principal and interest of debt, public assistance, and capital improvement fund, which is the sum of \$6,700,000 for the Current Fund, \$1,900,000 for the Water/Sewer Utility Fund, and \$170,000 for the Pool Utility Fund.

**NOW, THEREFORE, BE IT RESOLVED BY** the Township Council of the Township of Verona, County of Essex, that the following temporary appropriations for 2026 operating purposes be made in the amount of \$6,700,000 for the Current Fund, \$1,900,000 for the Water/Sewer Utility Fund, and \$170,000 for the Pool Utility Fund.

**ROLL CALL:**

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

**THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT A REGULAR MEETING HELD ON JANUARY 19, 2026.**

**JENNIFER KIERNAN, CMC  
MUNICIPAL CLERK**

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

**RESOLUTION No. 2026-**

A motion was made by \_\_\_\_\_ ; seconded by \_\_\_\_\_ that the following resolution be adopted:

**ADOPTING A CASH MANAGEMENT PLAN**

**WHEREAS**, it is in the best interest of the Township of Verona to earn additional revenue through the investment and prudent management of its cash receipts; and

**WHEREAS**, the Local Fiscal Affairs Law requires that each local unit shall adopt a cash management plan.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Verona, in the County of Essex, New Jersey that the following shall constitute the Cash Management Plan for the Township of Verona and the Township of Verona shall deposit and manage its funds pursuant to this plan:

**Definitions**

1. Treasurer shall mean the Chief Financial Officer/Treasurer of the Township of Verona.
2. Fiscal year shall mean the twelve-month period beginning January 1 ending December 31.
3. Cash Management Plan shall mean the plan as approved by this resolution.

**Designation of Depositories**

1. At least once each fiscal year the Township Council shall by resolution designate the depositories for the Township of Verona in accordance with *N.J.S.A. 40A:5-14*.

**Audit Requirement**

1. The Cash Management Plan shall be subject to the annual audit conducted pursuant to *N.J.S.A. 40A:5-4*.

**Authority to Invest**

1. The Chief Financial Officer and the Township Manager shall make and be responsible for municipal deposits and investments.

**Investment Instruments**

1. In accordance with the Local Fiscal Affairs Law, the Chief Financial Officer/Treasurer may use moneys which may be in hand for the purchase, at his/her discretion, of any of the types of securities listed under *N.J.S.A. 40A:5-15.1a*, and if said security is suitable for registry, may be registered in the name of the Township.

**Records and Reports**

1. The Chief Financial Officer/Treasurer shall report all investments in accordance with *N.J.S.A. 40A:5-15.2*.
2. At a minimum the Chief Financial Officer/Treasurer shall:
  - a. Keep a record of all investments.

- b. Keep a cash position record, which reveals on a daily basis, the status of the Township's cash in its bank accounts.
- c. Report monthly to the Township Council as to the status of cash balances in bank accounts, revenue collection and cash receipts and disbursements

#### **Cash Flow**

1. The Chief Financial Officer/Treasurer shall ensure that the Township's accounting system provides regular information concerning the Township's cash position and investment performance.
2. All monies shall be turned over to the Tax Collector/Chief Financial Officer/Treasurer and deposited in accordance with *N.J.S.A. 40A:5-15*.
3. The Chief Financial Officer/Treasurer is authorized and directed to invest surplus funds of the Township of Verona as the availability of the funds permit. In addition, it shall be the responsibility of the Chief Financial Officer/Treasurer to minimize the possibility of idle cash by depositing the Township's monies in interest bearing accounts wherever practical and in the best interest of the Township of Verona.
4. The Chief Financial Officer/Treasurer shall ensure that funds are borrowed for Capital Projects in a timely fashion.
5. The Chief Financial Officer/Treasurer is authorized to make de minimus petty cash disbursements upon being presented a Receipt of Petty Cash slip, detailing the nature of the expenditure not to exceed \$60.00. The expense will be supported by an original receipt and will be approved by the employee's supervisor and also the Chief Financial Officer/Treasurer.

#### **ROLL CALL:**

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

**THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT A REGULAR MEETING HELD ON JANUARY 19, 2026.**

**JENNIFER KIERNAN, CMC  
MUNICIPAL CLERK**

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

**RESOLUTION No. 2026-**

A motion was made by \_\_\_\_\_ ; seconded by \_\_\_\_\_ that the following resolution be adopted:

**FIXING DEPOSITORIES**

**WHEREAS**, *N.J.S.A. 40A:5-14* provides that monies held in any separate fund shall be treated as monies held in trust and shall not be diverted to any other purposes.

**NOW, THEREFORE, BE IT RESOLVED** that Investors Bank, New York Community Bank, Kearny Bank and BCB Bank shall be authorized as the depository for the separate funds of the Township and that the custodian shall be Chief Financial Officer/Treasurer, Jennifer Muscara.

**BE IT FURTHER RESOLVED** that all withdrawals for the following accounts shall be on orders signed by at least two of the authorized officers. The authorized officers for the following accounts shall be the Mayor, Chief Financial Officer and Township Manager.

- Claims Fund
- Current Fund
- General Capital Fund
- Water/Sewer Utility Operating Fund
- Water/Sewer Utility Capital Fund
- Swimming Pool Utility Operating Fund
- Swimming Pool Utility Capital Fund
- All Payroll Funds
- State Unemployment Compensation Insurance Account
- Animal Control Funds
- Development Fee Trust Funds
- Affordable Housing Trust Funds
- Open Space Trust Funds
- Trust Funds (Other/Escrow)
- Check Clearing Account

**BE IT FURTHER RESOLVED** that all withdrawals for the following account shall be on orders signed by the Municipal Court Administrator and the Judge of the Municipal Court.

- All Court Funds

**ROLL CALL:**

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

**THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT A REGULAR MEETING HELD ON JANUARY 19, 2026.**

**JENNIFER KIERNAN, CMC  
MUNICIPAL CLERK**

TOWNSHIP OF VERONA  
COUNTY OF ESSEX, STATE OF NEW JERSEY

RESOLUTION No. 2026-

A motion was made by \_\_\_\_\_ ; seconded by \_\_\_\_\_ that the following resolution be adopted:

DESIGNATING OFFICIAL NEWSPAPERS FOR ALL LEGAL  
PUBLICATIONS AND NOTICES

WHEREAS, *N.J.S.A. 40:53.1* permits the governing body of every municipality to designate official newspapers for the publication of all advertisements and notices required by law to be published; and

WHEREAS, the Open Public Meetings Act, *N.J.S.A.10:4-6 et seq.*, requires the governing body of each municipality to designate two newspapers to receive the notices of its meetings.

WHEREAS, all municipal advertisements shall be published in one or both of the designated official newspapers according to the various statutory provisions; and

WHEREAS, the Township Council of the Township of Verona is desirous of designating two official newspapers for the purpose of satisfying the requirements of these statutes; and

WHEREAS, the VERONA-CEDAR GROVE TIMES and THE STAR LEDGER, a newspaper published within the County of Essex meets the statutory criteria for designation as the official newspapers for the Township of Verona.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Verona, in the County of Essex, New Jersey that the VERONA-CEDAR GROVE TIMES and THE STAR LEDGER be hereby designated as the official newspapers for all advertisements and notices of the Township of Verona required to be published.

BE IT FURTHER RESOLVED that all legal publications and notices sent to the designated official newspapers of the Township will also be posted on the Township’s website, [www.veronanj.org/LegalPublicNotices](http://www.veronanj.org/LegalPublicNotices) pursuant to P.L. 2025, c. 72.

- ROLL CALL:  
AYES:  
NAYS:  
ABSENT:  
ABSTAIN:

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT A REGULAR MEETING HELD ON JANUARY 19, 2026.

JENNIFER KIERNAN, CMC  
MUNICIPAL CLERK



TOWNSHIP OF VERONA  
COUNTY OF ESSEX, STATE OF NEW JERSEY

RESOLUTION No. 2026-

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

APPROPRIATING DEBT SERVICE REQUIREMENT

WHEREAS, N.J.S.A. 40A:4-19 provides authority for appropriating in a temporary resolution the permanent debt service requirement for the coming fiscal year providing that such resolution is not made earlier than the last ten days of the preceding fiscal year; and

WHEREAS, the date of this resolution is subsequent to that date; and

WHEREAS, the debt payments are due prior to our budget being adopted; and

WHEREAS, principal and interest will be due on various dates from January 1, 2026 to December 31, 2026 inclusive, in sundry bonds issued and outstanding.

NOW THEREFORE, BE IT RESOLVED that the Township Council of the Township of Verona, County of Essex, New Jersey, that the following appropriations be made to cover the period from January 1, 2026 to May 1, 2026 inclusive:

DEBT SERVICE GENERAL IMPROVEMENT	
Bond Principal	\$ 1,225,000
Interest on Bonds	\$ 200,000
Green Acres Loan	\$ 61,095
DEBT SERVICE - WATER UTILITY	
Bond Principal	\$ 195,000
Interest on Bonds	\$ 55,000
DEBT SERVICE - POOL UTILITY	
Bond Principal	\$ 15,000
Interest on Bonds	\$ 3,000
Legal Installments	\$ 38,700
OPEN SPACE	
Principal	\$ 300,000
Interest	\$ 257,313

ROLL CALL:  
AYES:  
NAYS:  
ABSENT:  
ABSTAIN:

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT A REGULAR MEETING HELD ON JANUARY 19, 2026.

JENNIFER KIERNAN, CMC  
MUNICIPAL CLERK

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

**RESOLUTION No. 2026-**

A motion was made by \_\_\_\_\_ ; seconded by \_\_\_\_\_ that the following resolution be adopted:

**AUTHORIZING TAX COLLECTOR TO MAKE CORRECTIONS AND/OR  
ADJUSTMENT NOT EXCEEDING \$10.00**

**WHEREAS**, the Tax Collector has to make certain corrections and adjustments to the accounts in the Tax Collector's Office; and

**WHEREAS**, it is proper bookkeeping procedure to have the Tax Collector's record reflect that there are no monies due and owing; and

**WHEREAS**, *N.J.S.A 40A:5-17.1* allows the Tax Collector to process property tax refunds and cancellations or delinquency of less than \$10.00.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Verona in the County of Essex, New Jersey that the Tax Collector is hereby authorized to make any corrections or adjustments to the accounts in the office of the Tax Collector where the correction or adjustment does not exceed \$10.00.

**ROLL CALL:**

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

**THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT A REGULAR MEETING HELD ON JANUARY 19, 2026.**

**JENNIFER KIERNAN, CMC  
MUNICIPAL CLERK**

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

**RESOLUTION No. 2026-**

A motion was made by \_\_\_\_\_ ; seconded by \_\_\_\_\_ that the following resolution be adopted:

**AUTHORIZING TAX COLLECTOR TO REFUND  
PROPERTY TAX AND UTILITY OVERPAYMENTS**

**BE IT RESOLVED** by the Township Council of the Township of Verona in the County of Essex, New Jersey that the Tax Collector is hereby authorized to refund property tax and utility overpayments to the accounts in the office of the Tax Collector when deemed appropriate and necessary.

**ROLL CALL:**

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

**THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT A REGULAR MEETING HELD ON JANUARY 19, 2026.**

**JENNIFER KIERNAN, CMC  
MUNICIPAL CLERK**

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

**RESOLUTION No. 2026-**

A motion was made by \_\_\_\_\_ ; seconded by \_\_\_\_\_ that the following resolution be adopted:

**SETTING THE RATE OF PENALTIES AND GRACE PERIOD FOR RECEIPT  
OF DELINQUENT TAXES AND MUNICIPAL CHARGES**

**WHEREAS**, *N.J.S.A. 54:67(a)* permits the governing body to fix the rate of interest to be charged for the nonpayment of taxes, assessments, or other municipal liens or charges on or before the date when they would become delinquent, and may provide that no interest shall be charged if payment of any installment is made within the tenth calendar day following the date upon which the same became payable. The rate so fixed shall not exceed 8% per annum on the first \$1,500.00 of the delinquency and 18% per annum on any amount in excess of \$1,500.00, to be calculated from the date the tax was payable until the date that actual payment to the tax collector is made; and

**WHEREAS**, *N.J.S.A. 54:67(c)* permits the governing body to fix a penalty to be charged to a taxpayer with a delinquency in excess of \$10,000 who fails to pay that delinquency as billed, prior to the end of the fiscal year, the penalty so fixed shall not exceed 6% of the amount of the delinquency with respect to each most recent fiscal year only; and

**WHEREAS**, this legislation is permissive in nature and requires the adoption of a resolution by the governing body imposing the penalty for delinquencies in the municipality; and

**WHEREAS**, it has determined that it is in the best interests of the Township to authorize imposition of such penalty.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Verona, in the County of Essex, New Jersey that pursuant to *N.J.S.A. 54:4-67(a)* that the interest rate for delinquent taxes and any delinquency for the year 2024 be set at the rate of 8% per annum for amounts under \$1,500 and 18% per annum for amounts over \$1,500 unless otherwise superseded by law, rule, regulation or order of the State.

**BE IT FURTHER RESOLVED** that no interest shall be charged if payment of any installment is made by the 10th of the month after the date upon which the same became payable, effective January 1, 2025. In the event that the 10th of the month falls on a Saturday, Sunday or Legal Holiday, the date of the Grace Period ends with the following working day.

**BE IT FURTHER RESOLVED** that pursuant to *N.J.S.A. 54:4-67* the Tax Collector is hereby authorized to impose a penalty of 6% on any delinquent taxes and municipal charges in excess of \$10,000 in addition to the interest charges set forth above.

**ROLL CALL:**

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

**THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A  
RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF  
VERONA AT A REGULAR MEETING HELD ON JANUARY 19, 2026.**

**JENNIFER KIERNAN, CMC  
MUNICIPAL CLERK**

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

**RESOLUTION No. 2026-**

A motion was made by \_\_\_\_\_ ; seconded by \_\_\_\_\_ that the following resolution be adopted:

**AUTHORIZING THE SETTLEMENT OF TAX APPEALS RESULTING IN A  
REDUCTION NOT EXCEEDING \$10,000.00**

**WHEREAS**, there are tax appeals before the County Tax Board or the Tax Court of New Jersey where the amount of reduction in the total annual taxes as a result of a settlement does not exceed \$10,000.00 per tax year; and

**WHEREAS**, it will be more cost efficient for the Township to permit the Tax Assessor, the Attorney and the Township Manager to settle those tax appeals without the necessity of obtaining Township Council approval by way of a resolution.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Verona, in the County of Essex, New Jersey that the Tax Assessor, the Attorney and the Township Manager are hereby authorized to settle any tax appeal where the amount of reduction in the total annual taxes as a result of a settlement does not exceed \$10,000.00 per tax year.

**BE IT FURTHER RESOLVED** that all settlements authorized pursuant to this Resolution shall be reported at the next meeting thereafter of the Township Council.

**ROLL CALL:**

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

**THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A  
RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF  
VERONA AT A REGULAR MEETING HELD ON JANUARY 19, 2026.**

**JENNIFER KIERNAN, CMC  
MUNICIPAL CLERK**

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

**RESOLUTION No. 2026-**

A motion was made by \_\_\_\_\_ ; seconded by \_\_\_\_\_ that the following resolution be adopted:

**AUTHORIZING THE FILING OF ASSESSOR'S TAX APPEALS, ANSWERS,  
COUNTERCLAIMS, APPEALS AND CROSS APPEALS IN TAX MATTERS  
ON BEHALF OF THE TOWNSHIP OF VERONA**

**WHEREAS**, statutory tax appeals and other matters and applications affecting the taxation of real property within the Township of Verona are routinely filed with the Essex County Board of Taxation and the Superior Court of New Jersey; and

**WHEREAS**, the Township Council finds it to be in the best interest of the citizens of the Township to authorize and direct the Tax Assessor to take any and all action that he/she deems advisable in such tax matters in order to protect, promote and advance the Township's interest in assuring that each property within the Township is fairly and equitably assessed in accordance with the law; and

**WHEREAS**, the Township Council finds it to be in the best interest of the citizens of the Township to authorize and direct the Township Attorney and/or Special Counsel to assist the Tax Assessor in such tax matters referred to herein;

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Verona, County of Essex, State of New Jersey that the Tax Assessor of the Township of Verona be and is hereby authorized and directed to prepare, file, pursue and litigate, if necessary, any Assessor's Tax Appeals, Answers to Tax Appeals, Counterclaims, Appeals and Cross-Appeals in statutory tax appeals and other matters and applications affecting the taxation of real property within the Township of Verona as may be filed with the Essex County Board of Taxation and/or the Superior Court of the State of New Jersey, that the Tax Assessor deems advisable in such tax matters in order to protect, promote and advance the Township's interest in assuring that each property within the Township is fairly and equitably assessed in accordance with the law.

**BE IT FURTHER RESOLVED** that notwithstanding the foregoing, the Tax Assessor shall provide the Township Manager and the Township Council with a quarterly report detailing all pending tax appeals, and shall be required to obtain the prior approval and consent of the Township Council for the following:

1. The settlement of all non-residential tax appeals.
2. The hiring of expert witnesses for purposes other than real property appraisals.
3. The Tax Attorney for the Township of Verona be and are hereby authorized and directed to take any and all action said Attorney deems advisable to assist the Tax Assessor of the Township of Verona in such tax matters as are referred to herein.
4. The Township Manager, Township Tax Assessor, Township Tax Attorney be and are hereby authorized to take all necessary and appropriate actions to carry out the subject and intent of this Resolution.

**ROLL CALL:**

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

**THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT A REGULAR MEETING HELD ON JANUARY 19, 2026.**

**JENNIFER KIERNAN, CMC  
MUNICIPAL CLERK**





TOWNSHIP OF VERONA  
COUNTY OF ESSEX, STATE OF NEW JERSEY

RESOLUTION No. 2026-

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

AUTHORIZE BUDGET TRANSFERS BETWEEN APPROPRIATION  
ACCOUNTS PURSUANT TO NJSA 40A:4-59

WHEREAS, certain transfers of funds for various 2025 budget appropriations are necessary to cover anticipated expenditures; and

WHEREAS, N.J.S.A. 40a:4-59 provides for transfer of appropriations with an excess over and above the amount deemed necessary to fulfil their purposes to those appropriations deemed to be insufficient;

WHEREAS, the appropriations subject to fund transfers hereby are not within those restricted by N.J.S.A. 40a:4-59 for transfer purposes;

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Verona that the Chief Financial Officer shall and is hereby authorized to make transfers between appropriations accounts of the 2025 Municipal Budget as follows:

	TO	FROM
S&H – Salary and Wages	30,000.00	
Clerk – Other Expenses		30,000.00
TOTALS	\$30,000.00	\$30,000.00

ROLL CALL:

AYES:

NAYS:

ABSENT:

ABSTAIN:

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT A REGULAR MEETING HELD ON JANUARY 19, 2026.

JENNIFER KIERNAN, CMC  
MUNICIPAL CLERK

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

**RESOLUTION No. 2026-**

A motion was made by \_\_\_\_\_ ; seconded by \_\_\_\_\_ that the following resolution be adopted:

**APPOINTING A PUBLIC AGENCY COMPLIANCE OFFICER**

**WHEREAS**, *N.J.A.C. 17:27-3.5* requires a municipality to designate an officer or employee to serve as its Public Agency Compliance Officer; and

**WHEREAS**, it has been determined that the Township Manager, Kevin O'Sullivan, shall serve as the Public Agency Compliance Officer for the Township.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Verona, in the County of Essex, New Jersey that in pursuant to the provisions of *N.J.A.C. 17:27-3.5* the Township Manager, Kevin O'Sullivan, is hereby designated as the Public Agency Compliance Officer for the Township of Verona.

**BE IT FURTHER RESOLVED** that the Municipal Clerk is hereby directed to forward a copy of this resolution to the State of New Jersey, Department of the Treasury, Public Contract Equal Employment Opportunity Compliance Monitoring Program.

**ROLL CALL:**

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

**THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT A REGULAR MEETING HELD ON JANUARY 19, 2026.**

**JENNIFER KIERNAN, CMC  
MUNICIPAL CLERK**

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

**RESOLUTION No. 2026-**

A motion was made by \_\_\_\_\_ ; seconded by \_\_\_\_\_ that the following resolution be adopted:

**APPROVING CHANGE ORDER #1 FOR CONTRACT No. 2025-04  
IMPROVEMENTS TO EVERETT FIELD**

**WHEREAS**, Resolution No. 2025-153 awarded Contract 2025-04 Improvements to Everett Field to Gallen Contracting, Inc. Midland Park, New Jersey in the base bid amount of \$3,874,065.50; and

**WHEREAS**, the Township approved Contract Change No. 1 for additional work based on unforeseen site conditions and additional tree plantings requested by the Township in the amount of +\$83,546.27, an increase of 2.16% for a final contract amount of \$3,957,611.77; and

**WHEREAS**, Contract Change No. 1 is in the best interests of the Township of Verona.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Verona, in the County of Essex, New Jersey that Contract Change No. 1 be approved for a final contract amount of \$3,957,611.77 be approved.

**BE IT FURTHER RESOLVED** that the amount of this change order be charged against any account deemed appropriate by the Chief Financial Officer.

**BE IT FURTHER RESOLVED** that the Township Manager, the Township Clerk and any other officer as may be deemed appropriate are hereby authorized to execute Contract Change No. 1 for Contract No. 2025-04 on behalf of the Township.

**ROLL CALL:**

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

**THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT A REGULAR MEETING HELD ON JANUARY 19, 2026.**

**JENNIFER KIERNAN, CMC  
MUNICIPAL CLERK**

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

**RESOLUTION No. 2026-**

A motion was made by \_\_\_\_\_ ; seconded by \_\_\_\_\_ that the following resolution be adopted:

**AUTHORIZING A CONTRACT TO BOSWELL ENGINEERING FOR  
ENGINEERING AND ENVIRONMENTAL SERVICES INCLUDING CONCEPT  
PLANS FOR BLOCK 1201, LOT 3.01, 25 COMMERCE COURT**

**WHEREAS**, the Township requires an engineering and environmental services for concept plans to improve public access to block 1201, lot 3.01, 25 Commerce Court, a parcel currently undeveloped and maintained as Open Space under Township ownership; and

**WHEREAS**, the Township Manager recommends the proposal for the scope of work submitted by Boswell Engineering in an amount not to exceed \$43,700; and

**WHEREAS**, the services provided shall be charged to the Verona Open Space Trust Fund, and the availability of funds have been contingently certified by the Chief Financial Officer.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Verona, in the County of Essex, New Jersey that Boswell Engineering be award a contract to perform engineering and environmental services for concept plans to improve public access to block 1201, lot 3.01, 25 Commerce Court.

**BE IT FURTHER RESOLVED** that the Township Manager and the Municipal Clerk are hereby authorized to enter into an agreement for the aforementioned services a copy of which shall be available for public inspection in the Office of the Municipal Clerk.

**ROLL CALL:**

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

**THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT A REGULAR MEETING HELD ON JANUARY 19, 2026.**

**JENNIFER KIERNAN, CMC  
MUNICIPAL CLERK**

January 12, 2026

Kevin O'Sullivan, Township Manager  
Township of Verona  
600 Bloomfield Avenue  
Verona, New Jersey 07044

Re: Proposal for Engineering & Environmental Services  
25 Commerce Court  
Block 1201, lot 3.01  
Township of Verona  
Our File No PR25-14388

Dear Mr. O'Sullivan,

Boswell is pleased to provide the Township of Verona (Township) with the following proposal to improve public access and design passive recreational improvements to lot 3.01 in block 1201 at 25 Commerce Court within the Township. The parcel is currently undeveloped and maintained as open space under Township ownership. The property contains areas of freshwater wetlands (FWW), state open water (SOW) and flood hazard areas associated with the Peckman River that are regulated by the State of New Jersey.

### **SCOPE OF WORK**

The subject tract is Borough owned property approximately 11.6 acres in size which is currently undeveloped aside from informal walking paths that have been historically utilized to access and traverse the lot. The current project proposes to formally establish walking trails to provide access to underutilized areas of the Borough-owned property. Engineering services will be provided to prepare the design of a conceptual development plan for the property utilizing the existing survey prepared by Robert Cigol, PLS, dated 9/9/24 as described below.

### **SCOPE OF SERVICES**

The scope of services for this project includes development of conceptual design plans, preliminary construction documents, and a construction cost estimate of the proposed improvements. Boswell will incorporate Borough recommendations made throughout the preliminary design phase into the final conceptual design. It is anticipated that future authorizations from the NJDEP will be required if the proposed improvements will encroach upon areas regulated by the State.



The tasks required to complete the design are more clearly described as follows:

### **Task I – Freshwater Wetlands and State Open Waters Identification and Delineation**

Boswell will identify and delineate freshwater wetlands within the site's limits and 150-feet from the property boundaries. This will involve a site visit to determine the presence of wetlands, as well as reviewing the State's GIS databases.

Wetland delineation field inspections are typically performed during the months of March to November for accurate vegetation and hydrology analysis. We will identify and delineate regulated freshwater wetlands and State Open Waters within the project limits. We will also visually identify freshwater wetlands on adjacent properties within 150 feet of the site's boundary. We will follow the protocol dictated by the Federal Manual for Identifying and Delineating Jurisdictional Wetlands, 1989 (Federal Manual). The NJDEP considers the Federal Manual appropriate for delineating wetlands in New Jersey.

The Federal Manual requires a review of three (3) mandatory technical criteria for wetlands identification:

1. The presence of hydrophytic vegetation;
2. The presence of hydric soils; and,
3. The presence of wetlands hydrology.

The wetlands boundary determination will, in part, be based on the change of one (1) or more of these three (3) factors existing in a given area.

Since no standard manual has been issued for the identification and delineation of State Open Waters, we will identify and delineate these areas by approximating the water feature limits. Typically, identifying a high-water line is a generally accepted practice for delineating State Open Waters.

In order to determine the possible location of transitional areas on the subject property, we will also investigate an area extending 150 feet into adjacent properties from the subject site. We will collect and document all field information on data forms in accordance with regulatory agency requirements. Wetland flags will be surveyed utilizing GNSS/RTK to be input and integrated within the permitting plans.

Our estimated fee for this work reference under Task 2 is **\$7,500.00**.

### **Task II – Wetland Delineation Report**

Under Task 2, we will prepare a Wetlands Delineation Report documenting the procedures and data collected to identify wetlands and State Open Waters. The report will comply with the requirements of N.J.A.C. 7:7A Subchapter 10.





The report will include, but not be limited to, the following:

1. Description and a location map of the subject site;
2. Description of the methodologies used to identify and delineate wetlands in the study area;
3. A discussion of the study area map information;
4. Data forms from the Federal Manual and other information collected;
5. Vegetation species observed and their indicator status, soil borings, and hydrology of the local area;
6. The identification (type of wetlands delineated and their general characteristics) and an assessment of the resource value classification for subject wetlands;
7. Color photographs of the wetlands areas showing typical upland and wetland locations; and,
8. Names and qualifications of the report's preparers.

Our estimated fee for the work referenced under Task 2 is **\$5,000.00**.

### **Task III – NJDEP LOI Application**

Upon completion of the wetlands and/or State Open Waters delineation we will prepare an NJDEP LOI application pursuant to the Freshwater Wetlands Protection Act Rules (N.J.A.C. 7:7A). The NJDEP LOI will verify the wetlands and State Open Waters boundaries on the property. The application will comply with the submittal regulations set forth in N.J.A.C. 7:7A-10, as well as the NJDEP LOI application guidance materials.

Major components of the LOI application include:

1. Division of Land Use Regulation Application Form;
2. Cover letter noting application contents, property owner's name, as well as the property's lot and block designation;
3. Wetlands Delineation Report as previously described;
4. Proof of notification of appropriate individuals and agencies;
5. NJDEP Application Review Fee (to be paid for by you, see breakdown below);
6. Wetlands resource value classification discussion;
7. Written authorization from the property owner to allow access to their property by NJDEP representatives;
8. Certified list of names and addresses of landowners within 200-feet of the subject property; and,
9. List of figures including environmental constraints, bedrock, land use and location maps.

As part of the LOI application, we will also request a search of the NJDEP Natural Heritage Data Base. We will review the search results for any records of threatened or endangered species on or in the vicinity of the property. The information will be used to support a resource classification evaluation of the identified wetlands features on the site, as well as the adjacent property for a transition area width determination.



Upon completion of the application, we will submit the three (3) copies to the NJDEP. We will also forward a complete copy of the application to you. Following the application's submission, we will monitor the progress of the LOI and attend up to two (2) field visits to the project site with the NJDEP to verify accuracy of wetlands/State Open Waters delineated.

The completion of the LOI application will depend on the receipt of several items, including the application fee, receipt of authorization to access adjacent properties and other items noted within the proposal. We will remain in frequent contact with the NJDEP review staff in an effort to expedite scheduling of the site inspection and issuance of the LOI.

Our estimated fee for the work referenced under Task 3 is **\$3,500.00**.

#### NJDEP Review Fee

Additionally, please note that due to the size of the subject property, the NJDEP review fee will be approximately **\$2,200.00**. This fee is calculated according to the overall size of the property rounding up to the nearest acre. The breakdown is as follows:

Base Fee **\$1,000 + \$1,200.00** (\$100/acre @ 12 acres) → **\$2,200.00**

Boswell will furnish the review fee to the "Treasurer, State of New Jersey," as part of the final LOI package. The permit review fee is included in the Estimated Fee below.

#### Task IV – NJDEP Coordination

Following the application's submission, under Task No. 4 we will respond to NJDEP comments and revisions, monitor the progress of the permits and attend up to two (2) field visits to the project site with the NJDEP.

The completion of the application is dependent on the receipt of several items noted within the proposal. Naturally, we will remain in frequent contact with the NJDEP review staff in an effort to expedite scheduling of the site inspection and issuance of the permits.

Our estimated fee for the work associated with Task No. 4 is **\$2,500.00**.

#### Task V –Preparation of Conceptual Construction Documents

This task involves the preparation of a preliminary conceptual layout plan for an accessible pedestrian route and proposed passive recreational improvements to the property. The plans shall be developed and refined to a level of detail suitable for submittal for future permitting and construction. Construction methodology and materials shall be determined and NJDEP permitting strategies shall be formulated. Prior to the advancement of final engineering documents and upon completion of the



appropriate data collection process, Boswell will provide a preliminary engineering cost estimate of the project to be presented to the Township and project stakeholders, as required, for approval.

This work will consist of the following subtasks:

1. GPS survey of existing trail alignment.
2. Development of preliminary drawings in accordance with the Township's requirements. The drawings will utilize the Green Acres survey prepared by DMC Associates and as supplemented under Task I. USGS LIDAR elevation data will be used for the preliminary design. The plan will include all proposed features described in the Scope of Work, or as modified by Township recommendations and suggestions during design.
3. Attend meetings, as needed, with Township officials to review the proposed design.
4. Modify preliminary plans, as needed, given feedback from the Township.
5. Boswell will prepare a preliminary construction cost estimate of the project improvements.

Our estimated fee for the work associated with Task No. 5 is **\$23,000.00**.

#### **FEE PROPOSAL**

For your reference, below is a breakdown of the fee for each individual Task to be performed:

Task Number	Estimated Cost	NJDEP Review Fee
<b>Task No. 1:</b> Wetland Delineation	\$7,500.00	-
<b>Task No. 2:</b> Wetland Delineation Report	\$5,000.00	-
<b>Task No. 3:</b> LOI Line Verification Application	\$3,500.00	\$2,200.00
<b>Task No. 4:</b> NJDEP Coordination	\$2,500.00	-
<b>Task No. 5:</b> Conceptual Construction Documents	\$23,000.00	-
<b><i>Estimated Total</i></b>	<b>\$41,500.00</b>	<b>\$2,200.00</b>
<b><i>Grand Total</i></b>		<b>\$43,700.00</b>

Boswell will perform the engineering services listed above for an estimated fee not to exceed **\$43,700.00**. The billing will be based on our hourly rates in effect at the time the work is performed.



**ITEMS NOT INCLUDED IN THE ENGINEERING FEE**

The following items are not anticipated or cannot be quantified at this time and are therefore excluded:

- Excavation services;
- NJDEP Land Use Permitting;
- Permit fees;
- Construction stakeout;
- County or local OPRA fees;
- File review at NJDEP offices;
- Asbestos, potable water, lead based paint and radon sampling and analysis;
- Underground storage tank (UST) geophysical survey, integrity testing, removal, etc.;
- Site Investigation (SI), Remedial Investigation (RI), Remedial Action Workplan (RAW), supervision of cleanup or Remedial Action Report (RAR);
- Environmental Assessment (EA) or Environmental Impact Statement (EIS);
- Archaeological and/or historical surveys;
- Architectural plans;
- Materials testing;
- Right-of-Way and/or Easement Plans or Descriptions; and
- Structural Plans (Including Retaining Walls);
- Final Construction Plans & Bid Documents;
- Construction Administration & Inspection.

Additional work above and beyond what is outlined in the proposal will be performed as authorized by the Township.

Thank you for the opportunity to submit this proposal. We look forward to providing the Township with our engineering services and to the successful completion of this project. Should you have any questions or require anything further, please do not hesitate to contact me or Peter Ten Kate, PE.

Very truly yours,

Joseph S. Kosinski, PG, CFM, LEED AP  
Department Head – Site/Civil Engineering

cc: Michael Kraus, Deputy Township Administrator  
Chuck Molinaro, DPW Superintendent

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

**RESOLUTION No. 2026-**

A motion was made by \_\_\_\_\_ ; seconded by \_\_\_\_\_ that the following resolution be adopted:

**ENABLING RESOLUTION FOR THE FILING OF AN APPLICATION  
SUBMITTAL TO THE STATE COMMISSIONER OF THE NEW JERSEY  
DEPARTMENT OF ENVIRONMENT PROTECTION PURSUANT TO 2023 NJ  
REVISED STATUTES, TITLE 13, § 13:8C-53A, FOR OPEN SPACE  
ACQUISITION**

**WHEREAS**, the New Jersey Department of Environmental Protection, Green Acres Program ("State"), provides loans and/or grants to municipal and county governments and grants to nonprofit organizations for assistance in the acquisition and development of lands for outdoor recreation and conservation purposes; and

**WHEREAS**, the Township of Verona has previously obtained a Green Acres grant of \$1,900,000.00 from the State to fund the following project(s):

**# 0720-21-001 Verona Open Space Acquisition and**

**WHEREAS**, the Township of Verona desires to further the public interest by requesting an additional Green Acres grant of \$2,726,000 to fund the project(s); and

**WHEREAS**, the State shall determine if the supplemental funding request is complete and in conformance with the scope and intent of the Green Acres Program, and notify the applicant of the amount of the funding award; and

**WHEREAS**, the applicant is willing to use the State's funds in accordance with its rules, regulations and applicable statutes, and is willing to enter into an Amendment of the Agreement with the State for the above-named project;

**NOW, THEREFORE BE IT RESOLVED** by the governing body that:

1. Kevin O'Sullivan or the successor to the office of Township Manager is hereby authorized to:
  - (a) request such a loan and/or such a grant,
  - (b) provide additional information and furnish such documents as may be required, and
  - (c) act as the authorized correspondent of the above-named applicant.
2. The applicant agrees to provide the local government/nonprofit share if a match is required.
3. The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project.
4. This resolution shall take effect immediately.

**ROLL CALL:**

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

**THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT A REGULAR MEETING HELD ON JANUARY 19, 2026.**

**JENNIFER KIERNAN, CMC  
MUNICIPAL CLERK**

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

**RESOLUTION No. 2026-**

A motion was made by \_\_\_\_\_ ; seconded by \_\_\_\_\_ that the following resolution be adopted:

**APPOINTMENT OF REPRESENTATIVE'S TO THE ESSEX COUNTY  
COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE**

**BE IT RESOLVED** by the Township Council of the Township of Verona, in the County of Essex, New Jersey, that Deputy Township Manager Kevin O'Sullivan and Supervisor of Public Works Chuck Molinaro are hereby appointed to serve as the Township's representatives to the Community Development Block Grant Committee for the year 2026.

**ROLL CALL:**

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

**THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT A REGULAR MEETING HELD ON JANUARY 19, 2026.**

**JENNIFER KIERNAN, CMC  
MUNICIPAL CLERK**

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

**RESOLUTION No. 2026-**

A motion was made by \_\_\_\_\_ ; seconded by \_\_\_\_\_ that the following resolution be adopted:

**ACKNOWLEDGING THE APPOINTMENT OF EMERGENCY  
MANAGEMENT COORDINATOR AND DEPUTY EMERGENCY  
MANAGEMENT COORDINATORS**

**WHEREAS**, the State of New Jersey Office of Emergency Management requires each municipality to appoint an “Emergency Management Coordinator” pursuant to N.J.S.A. App. A:9-40.1 and Directive NJOEM-7 issued by the New Jersey Office of Emergency Management on April 20, 2022; and

**WHEREAS**, the Municipal Emergency Management Coordinator (“Coordinator”) for the Township shall serve a term of three years as required by statute and is appointed by the Township Manager; and

**WHEREAS**, the Coordinator is responsible for the planning, activating, coordinating and the conduct of emergency management operations within the Township; and

**WHEREAS**, the Township Manager appoints Connor McCann of the Verona Township Fire Prevention Bureau as the Coordinator as he has shown himself to be a committed public servant to the Township throughout his tenure with the department; and

**WHEREAS**, Connor McCann, OEM Coordinator for the Township has appointed Police Chief Christopher Kiernan, Matthew Gifford, William Neal, Christopher Tamburro, Thomas Gargiulo and Scott Nawrocki; and

**WHEREAS**, the Council agrees with the Township Manager’s appointment and finds that Connor McCann has the experience, character, and level of dedication needed of a Coordinator.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Verona in the County of Essex, New Jersey do hereby acknowledge the Township Manager’s appointment of Connor McCann to the position of Emergency Management Coordinator for the Township of Verona and the Coordinator’s appointments of Deputy Coordinators.

**BE IT FURTHER RESOLVED** that Connor McCann shall assume the position of Emergency Management Coordinator effective January 1, 2026, terminating on December 31, 2028.

**BE IT FURTHER RESOLVED** that the Emergency Management Coordinator’s appointment of Deputies shall be effective January 1, 2026, terminating on December 31, 2028.

**ROLL CALL:**

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

**THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT THE REGULAR MEETING HELD ON JANUARY 19, 2026.**

**JENNIFER KIERNAN  
MUNICIPAL CLERK**



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

**RESOLUTION No. 2026-**

A motion was made by \_\_\_\_\_ ; seconded by \_\_\_\_\_ that the following resolution be adopted:

**AUTHORIZING THE AWARD OF DISCRETIONARY AND OPEN  
CONTRACTS FOR MUNICIPAL PROSECUTOR OF THE SHARED  
MUNICIPAL COURT OF THE BOROUGH OF ESSEX FELS AND NORTH  
CALDWELL AND THE TOWNSHIP OF VERONA**

**WHEREAS**, the Township entered into a shared services agreement for Municipal Court services with the Boroughs of Essex Fells and North Caldwell; and

**WHEREAS**, there is a need for professional municipal prosecutor services for the Shared Municipal Court of the Boroughs of North Caldwell and Essex Fells and the Township of Verona; and

**WHEREAS**, pursuant to N.J.S.A. 19:44-20.8, the firm of Friend & Wenzel, LLC of Clifton, NJ has provided to the Borough written certification that it has not made a campaign contribution that would bar the award of a Contract to it by the Borough pursuant to N.J.S.A. 19:44A-20.5 (New Jersey Local Pay-to-Play) and said proposed Contract prohibit the making of contributions in violation of said statute during the term of the Contract; and

**WHEREAS**, pursuant to N.J.S.A. 19:44A-20.5, the New Jersey Local Pay-to-Play Law and pursuant to N.J.S.A. 40A:11-5 (1) (a) (1) of the New Jersey Local Public Contracts Law, the Borough may enter into said Professional Service Agreement without public bidding under these circumstances; and

**WHEREAS**, the Township's Chief Financial Officer has certified to the availability of funds for this purpose.

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

1. The Township and other officials of the Borough of North Caldwell are hereby directed and authorized to enter into a Professional Services Agreement with Friend & Wenzel, LLC of Clifton, NJ for professional municipal prosecutor services for the Municipal Court of the Boroughs of North Caldwell and Essex Fells and the Township of Verona.
2. The Township Manager and Municipal Clerk are hereby directed and authorized to take any and all necessary and appropriate actions to carry out the subject and intent of this Resolution.
3. Notice of the award of the within Contract shall be published in accordance with law.
4. This Resolution shall take effect immediately upon passage and publication in accordance with law, if required.

**ROLL CALL:**

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

**THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT A REGULAR MEETING HELD ON JANUARY 19, 2026.**

**JENNIFER KIERNAN, CMC  
MUNICIPAL CLERK**

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

**RESOLUTION No. 2026-**

A motion was made by \_\_\_\_\_ ; seconded by \_\_\_\_\_ that the following resolution be adopted:

**AUTHORIZING THE APPOINTMENT OF PUBLIC DEFENDER**

**WHEREAS**, pursuant to N.J.S.A. 2A:8-18.1, the Borough of North Caldwell and the Borough of Essex Fells and the Township of Verona have consolidated the use of the Municipal Court accommodations and personnel; and

**WHEREAS**, the Township Council agrees upon the appointment of James Pomaco, Esq. as the Public Defender of the Shared Municipal Courts of Verona, North Caldwell and Essex Fells.

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

1. Consent is hereby given to the appointment of James Pomaco, Esq. as Public Defender of the Boroughs of North Caldwell and Essex Fells and the Township of Verona effective January 1, 2026 and continuing through December 31, 2026.
2. The Township Manager and Municipal Clerk of the Township of Verona are hereby directed and authorized to take any and all necessary and appropriate actions to carry out the subject and intent of this Resolution.
3. This Resolution shall take effect immediately upon passage and publication in accordance with law, if required.

**ROLL CALL:**

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

**THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT A REGULAR MEETING HELD ON JANUARY 19, 2026.**

**JENNIFER KIERNAN, CMC  
MUNICIPAL CLERK**

TOWNSHIP OF VERONA  
COUNTY OF ESSEX, STATE OF NEW JERSEY

RESOLUTION No. 2026-\_\_

A motion was made by \_\_\_\_\_ ; seconded by \_\_\_\_\_ that the following resolution be adopted:

**AUTHORIZING THE TOWNSHIP OF VERONA PLANNING BOARD TO  
CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE  
WHETHER PROPERTY LOCATED 251 ½ GROVE AVENUE AND  
DESIGNATED AS BLOCK 1201, LOT 12 IS A NON-CONDEMNATION  
AREA IN NEED OF REDEVELOPMENT**

**WHEREAS**, N.J.S.A. 40A:12A-6 authorizes the governing body of any municipality, by resolution, to have its planning board conduct a preliminary investigation to determine whether an area of the municipality is a non-condemnation “area in need of redevelopment” pursuant to the criteria contained in N.J.S.A. 40A:12A-5; and

**WHEREAS**, the Township Council of the Township of Verona (the “Township Council” or the “Council”) considers it to be in the best interest of the Township of Verona (the “Township”) to have the Township of Verona Planning Board (the “Planning Board”) conduct such an investigation of property located at 251 ½ Grove Avenue and designated as Block 1201, Lot 12 on the official Tax Maps of the Township (the “Property”), to determine whether such Property, qualifies as a non-condemnation redevelopment area; and

**WHEREAS**, the Township Council authorizes and directs the Planning Board to conduct a preliminary investigation to evaluate and study the Property to determine whether the designation of the Property as a non-condemnation redevelopment area is appropriate and in conformance with the statutory criteria contained in N.J.S.A. 40A:12A-5 of the Local Redevelopment and Housing Law; and

**WHEREAS**, the preliminary investigation referenced herein shall be designed to evaluate and study the Property to determine whether the designation of the Property, as a non-condemnation redevelopment area is appropriate and in conformance with the statutory criteria contained in N.J.S.A. 40A:12A-5 of the Local Redevelopment and Housing Law; and

**WHEREAS**, subject to the results of the preliminary investigation referenced herein, a **non-condemnation** redevelopment area determination concerning the Property, if so made, would authorize the Township to use all those powers provided by the Legislature for use in a redevelopment area and under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., other than the use of eminent domain to acquire all or a portion of the Property.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Verona that:

1. The Planning Board is hereby directed to conduct a preliminary investigation to determine whether property located at 251 ½ Grove Avenue and designated as Block 1201, Lot 12 on the Tax Maps of the Township of Verona, qualifies as a “non-condemnation area in need of redevelopment” as described in N.J.S.A. 40A:12A-6.a according to the criteria set forth in N.J.S.A. 40A:12A-5 of the Local Redevelopment and Housing Law.

2. The Planning Board is hereby further directed to study the property located at 251 ½ Grove Avenue and identified as Block 1201, Lot 12 on the Tax Maps of the Township of Verona; to develop a map reflecting the boundaries of the proposed non-condemnation redevelopment area; to draft a preliminary investigation/report; and to provide public notice and to conduct public hearings pursuant to N.J.S.A. 40A:12A-6.
3. The Planning Board shall, after completing its public hearing as referenced in Paragraph 2 immediately above, recommend that the delineated area, or any part thereof, be determined or not be determined, by the Township Council, to be a non-condemnation area in need of redevelopment.

**ROLL CALL:**

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

**THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT A REGULAR MEETING HELD ON JANUARY 19, 2026.**

**JENNIFER KIERNAN, CMC  
MUNICIPAL CLERK**

TOWNSHIP OF VERONA  
COUNTY OF ESSEX, STATE OF NEW JERSEY

RESOLUTION No. 2026-

A motion was made by \_\_\_\_\_ ; seconded by \_\_\_\_\_ that the following resolution be adopted:

**AUTHORIZING THE SUBMISSION OF A STRATEGIC PLAN FOR THE  
VERONA MUNICIPAL ALLIANCE GRANT FOR FISCAL YEAR 2027 (2026-27)**

**WHEREAS**, the Governor’s Council on Substance Use Disorder (GCSUD) established the Municipal Alliances for the Prevention of Substance Use Disorder in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent substance use disorder in communities throughout New Jersey; and

**WHEREAS**, the Township Council recognizes that substance use disorder is a serious problem in our society amongst persons of all ages; and therefore, has an established Municipal Alliance Committee; and

**WHEREAS**, the Township Council further recognize that it is incumbent upon not only public officials but upon the entire community to take action to prevent substance use disorder in our community; and

**WHEREAS**, the Township Council has applied for funding to the Governor’s Council on Substance Use Disorder through the County of Essex.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Verona, County of Essex, State of New Jersey does hereby authorize submission of a strategic plan for the Verona Municipal Alliance grant for Fiscal Year 2027 (2026-27) in the amount of:

GCSUD	\$18,100.00
Cash Match	\$ 4,525.00
In-Kind	\$13,575.00
<b>TOTAL BUDGET</b>	<u><b>\$36,200.00</b></u>

**BE IT FURTHER RESOLVED** that the Township Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

**ROLL CALL:**

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

**THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT A REGULAR MEETING HELD ON JANUARY 19, 2026.**

**JENNIFER KIERNAN, CMC  
MUNICIPAL CLERK**



## State of New Jersey

GOVERNOR'S COUNCIL ON SUBSTANCE USE DISORDER

P. O. Box 345

TRENTON, NEW JERSEY 08625-0345

PHILIP D. MURPHY  
*Governor*

TAHESHA L. WAY  
*Lt. Governor*

NEIL VAN ESS  
*Acting Chairman*

CELINA LEVY  
*Executive Director*

### FY 2027 LETTER OF INTENT

October 23, 2025

Ann Jocelyn  
600 Bloomfield Avenue  
Verona, New Jersey 07044

Dear Ann Jocelyn:

#### **Governor's Council on Substance Use Disorder (GCSUD) Grant**

Essex County is announcing its intention to provide a grant to Verona Township municipality for the Fiscal Year (FY) 2027 Alliance to Prevent Substance Use Disorder. The allocation for FY 2027, including coordination funds, is \$18,100.00. The required cash match is \$4,525.00 and the required in-kind match is \$13,575.00. The applicant agrees that each Municipal Alliance is required to provide a 100% match of their Municipal Alliance award with local resources. The matching requirement must be fulfilled with a minimum of a 25% cash match and a 75% in-kind services match. The municipal government is responsible for overseeing that the match is met.

The grant period will begin 07/01/26 and continue through 06/30/27. This letter of intent is contingent upon the availability of funds and is subject to the rules of the New Jersey Department of Treasury.

Municipal Alliance coordination funds are included in your funding award. Municipalities may take up to 15% of their GCSUD award for coordination. The total amount of coordination funds available for your Municipal Alliance for FY 2027 is \$2,715.00. Municipal Alliance spending plans will be approved by the County and GCSUD in accordance with established grant guidelines.

The municipality agrees that each Municipal Alliance is required to provide a 100% match of their Municipal Alliance award with local resources. The matching requirement must be fulfilled with a minimum of a 25% cash match and a 75% in-kind services match. The municipal government is responsible for overseeing that the matching requirement is met.

All funds will be reimbursed to the municipality after receipt and acceptance of the required expenditure reports, programmatic reports and vouchers including supporting backup documentation.

The submission and approval of the Municipal Alliance Plan will be required to access these funds. Plans must be submitted to County Alliance Coordinator by 12/17/25. *Plans received past the due date will not be assured of approval by the start of the grant term.*

The Municipality's continued cooperation and support are appreciated.

Sincerely,

Katherine Nigro

C: Elizabeth Marques, Essex County Alliance Coordinator

Governor's Council on Substance Use Disorder (GCSUD)  
Alliance to Prevent Substance Use Disorder

**Sample Municipal Resolution**

**WHEREAS**, the Governor's Council on Substance Use Disorder (GCSUD) established the Municipal Alliances for the Prevention of Substance Use Disorder in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent substance use disorder in communities throughout New Jersey.

**WHEREAS**, The Township/Borough/City Council of the Township/Borough/City of \_\_\_\_\_, County of \_\_\_\_\_, State of New Jersey recognizes that substance use disorder is a serious problem in our society amongst persons of all ages; and therefore has an established Municipal Alliance Committee; and,

**WHEREAS**, the Township/Borough/City Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent substance use disorder in our community; and,

**WHEREAS**, the Township/Borough/City Council has applied for funding to the Governor's Council on Substance Use Disorder through the County of \_\_\_\_\_;

**NOW, THEREFORE, BE IT RESOLVED** by the Township/Borough/City of \_\_\_\_\_, County of \_\_\_\_\_, State of New Jersey hereby recognizes the following:

1. The Township/Borough/City Council does hereby authorize submission of a strategic plan for the (name) Municipal Alliance grant for fiscal year \_\_\_\_ in the amount of:  

GCSUD Grant	\$ _____
Cash Match	\$ _____
In-Kind	\$ _____
2. The Township/Borough/City Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

APPROVED: \_\_\_\_\_  
*(Name), Mayor/Head of Governing Body*

**CERTIFICATION**

I, (name), Municipal Clerk of the Township/Borough/City of \_\_\_\_\_, County of \_\_\_\_\_, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a resolution duly authorized by the Township/Borough/City Council on this (day) day of (month), (year) .

\_\_\_\_\_  
*(Name), Municipal Clerk*



## Governor's Council on Substance Use Disorder

### STATEMENT OF ASSURANCES

In accepting this grant it is understood that the grantee agrees to abide by the following rules and conditions:

1. The activities proposed herein will be conducted in compliance with the provisions of P.L. 1989, c. 51, and in accordance with state and Federal statutes, as well as regulations and policies promulgated by either the state or Federal government.
2. All proposed prevention/early intervention efforts have been coordinated with existing services and systems in the community and demonstrate strong linkages with existing substance use disorder and related agencies and services.
3. The activities proposed herein identify and address identified logic model problem sequence.
4. The Municipal Alliance Committee has been consulted in the development of this strategic plan.
5. The proposed project is designed to be one component within a larger context of planning for substance use disorder prevention, education and intervention in the community.
6. The proposal includes provisions for the training of key alliance members. The municipal alliance shall consult with the County Alliance Steering Subcommittee to plan such training.
7. The municipality has committed the necessary financial resources and administrative support to accomplish the activities proposed herein.
8. The municipality shall use the proposed funding to increase the level of funds that would, in the absence of such a grant, be made available by the municipality for the purposes described herein. In no case will funds supplant, or will efforts funded pursuant to section 2 of P.L. 1983, C.531 be duplicated.
9. The municipality shall provide data to the Governor's Council on Substance Use Disorder for the purpose of evaluating the effectiveness of the projects funded by this grant program.
10. If the use of funds changes from the uses proposed herein, the municipality shall request a budget revision pursuant to guidelines established by its County Alliance Steering Subcommittee.
11. The municipality shall keep such records and provide such information to the Governor's Council on Substance Use Disorder and/or the County Alliance Steering Subcommittee as may be required for fiscal audit.
12. In the event that a final audit has not been performed prior to the closeout of the grant, GCSUD retains the right to recover any appropriate amount after fully considering the recommendations on disallowed costs resulting from the final audit.
13. The municipality agrees that in the event that the matching requirement is not met, the county government will only reimburse the GCSUD Grant Fund expenses in portion to the percentage of Cash Match and In-Kind that was expended/documented.
14. The facts, figures and representations made in this strategic plan, including exhibits and attachments hereto, are true and correct to the best of my knowledge.

Governor's Council on Substance Use Disorder

FISCAL REQUIREMENTS

In accepting this grant, it is understood that the grantee agrees to abide by the following rules and conditions:

1. The applicant agrees to develop a comprehensive plan to provide matching funds equivalent to the amount of the award.
2. The applicant agrees to submit full and complete records on the manner in which the community intends to acquire matching funds in accordance with County Steering Subcommittee regulations.
3. The applicant agrees to submit detailed and accurate accounting of the expenditures to the funding source through the Municipal Alliance Grant System (MAGS) in accordance with County Steering Subcommittee regulations.
4. The applicant agrees to submit periodic reports of the progress made in accomplishing the purpose of the grant and the method adopted to satisfy the fundraising goals as requested by the County Alliance Steering Subcommittee.
5. The applicant agrees not to use any of the funds to directly influence legislation or the outcome of an election or to undertake any activity for any purpose foreign to the purpose of this grant.
6. The applicant agrees that each Municipal Alliance is required to provide a 100% match of their Municipal Alliance award with local resources. The matching requirement must be fulfilled with a minimum of a 25% cash match and a 75% in-kind services match. The municipal government is responsible for overseeing that the matching requirement is met.
7. The applicant agrees that if an Alliance does not fully expend their GCSUD Grant funding in a grant year, the 25% cash match and 75% in-kind matching requirement will be based upon the actual level of GCSUD Grant expenditures within the grant year.
8. The applicant agrees that if the GCSUD Grant funding is fully expended but the cash match and in-kind requirement is not met, the County government will not fully reimburse the municipal GCSUD Grant expenses.
9. At the end of the fiscal year in which this grant falls, the applicant shall submit a financial statement explaining its use as well as any statistics and narrative which will indicate what this grant has accomplished in accordance with County Alliance Steering Subcommittee regulations.
10. The municipality or lead municipality will maintain information required about cash and in-kind match.

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

**RESOLUTION No. 2026-**

A motion was made by \_\_\_\_\_ ; seconded by \_\_\_\_\_ that the following resolution be adopted:

**AUTHORIZING EXECUTION OF  
2026 QUALIFIED PRIVATE COMMUNITY SERVICES AGREEMENTS**

**WHEREAS**, in accordance with *N.J.S.A. 40:67-23.1 et seq.*, the Township is required either to perform certain specified services on public roads and streets in the Condominium, which is a qualified private community, or to reimburse said Condominium to the extent specified in that statute for the actual costs to the Association of providing said specified services; and

**WHEREAS**, the Qualified Private Communities in the Township of Verona for the year 2025 are as follows:

1. The Claridges LLC
2. Claridge House II Condominium Association
3. Green Acres/ Ardleigh Mews
4. Verona Bloomfield Association
5. 300 Claremont Avenue
6. 284 Claremont Avenue
7. Verona Invest.
8. Kimberly Gardens
9. Kathleen Gardens
10. Beacon Hill
11. Kips Ridge
12. Wedgewood Gardens
13. Commons at Verona
14. Huntington Park; and

**WHEREAS**, the Township wishes to enter into a Qualified Private Community Services Agreement with the Qualified Private Communities for purposes of providing reimbursement for street ice and snow removal, street lighting, solid waste collection and leaf collection where applicable at a rate not to exceed the cost that would be incurred by the municipality in providing those services directly.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Verona, County of Essex, New Jersey that the Township is hereby authorized to enter into 2025 Qualified Private Community Service Agreements with all the Qualified Private Communities for the purpose providing reimbursement for street ice and snow removal, street lighting, solid waste collection and leaf collection where applicable at a rate not to exceed the cost that would be incurred by the municipality in providing those services directly.

**BE IT FURTHER RESOLVED** that the Township Manager and the Township Clerk are hereby authorized to execute said agreements on behalf of the Township of Verona to effectuate same.

**ROLL CALL:**

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

**THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT A REGULAR MEETING HELD ON JANUARY 19, 2026.**

**JENNIFER KIERNAN, CMC  
MUNICIPAL CLERK**

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

**RESOLUTION No. 2026-**

A motion was made by \_\_\_\_\_ ; seconded by \_\_\_\_\_ 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 exists.

**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)*

**ROLL CALL:**

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

**THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT A REGULAR MEETING HELD ON JANUARY 19, 2026.**

**JENNIFER KIERNAN, CMC  
MUNICIPAL CLERK**