

Regular Meeting Minutes:
Wednesday, September 10, 2025, at 7 p.m.
Via Internet Conferencing

Members Present (Quorum Established at Four or More Members)		
☒ Jessica Pearson (Chair/Planning Board Liaison)	☒ Adam Bulger	
☒ Sean DiBartolo (Vice Chair/Plan Review)	☐ Kelly Peña	
☒ Sarah Yauch O'Farrell	☒ Kelly DiGeronimo (Alternate I)	
☒ Fuad Dahan	☐ Jean Deo (Alternate II)	
☒ Walter Steinmann	☒ Christopher Tamburro (Gov. Body Liaison)	
	DISCUSSION	ACTION REQUIRED
1.	Call to Order by Jess: a) Open Public Meetings Act Statement. b) Roll Call performed.	• None.
2.	Public Comment Period:	• None.
3.	Approval of July 9, 2025 Regular Meeting Minutes: • MOTION to Approve: Sean; Second: Sarah. • APPROVAL: All Members Present, AYE. • Abstentions: Kelly D and Walt.	• Sean will email approved minutes to Township Clerk Kiernan and Public Information Officer Northrop and post them to the VEC website.
4.	Updates:	
	a) Peckman Kiosk Plans ○ Suggestion to use the large poster board as a backdrop to smaller, seasonal updates with a few permanent printouts for the kiosk. ○ Jess, Walter and Sean still need to meet to discuss content and design.	• Lock replacement awaiting further discussion. • Meetings should occur for layout and content between Sean, Walter, and Jess.
	b) Newsletter Update: ○ Fall Newsletter planning: Weed of the week; pictures of wildlife in our neighborhoods; Sarah O'Farrell article ○ Know your weed: Sarah and Walt will do a quick update ○ Article on the WEHI case in West Orange ○ Deadline for submission to Township should be early October.	• Jess will forward pics for Adam to select • Adam and Jess will finalize all pages.
	c) Sustainable Verona ○ Ciel energy audits are ongoing, and residents are encouraged to have their home audited for energy efficiency. Cost is \$50.00 and the audits take about 4 hours. ○ The upgrades didn't work out for some people. ○ SV looking to engage restaurants to enforce Skip the Stuff ○ SV holding breakfasts with business community to engage them on energy efficiency presentations and options for them to take advantage of upgrades.	• Updates as available.
	d) Junior Commissioners' Update ○ Trey: Over the summer: collecting cans from Verona Pool (30 lbs.) ○ Attended the Nature Walk with Sarah	• Updates as available.

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	e) Vest Attire ○ Jess and Sarah sent out an email to members with pics of a vest that can be produced with our logo. ○ Members discussed moving forward with a purchase order.	• Jess will move forward with purchase order.
	f) Summer Events Review: ○ Walter collected hundreds of cans and recycled on his own time and gave the money to the VEC for petty cash use. ○ Sarah and Walter hosted a plant discussion at the Verona Pool, but it was the last week of summer, cooler weather and there was a lack of interested. ○ Discussion on other details: Walter suggests planting sunflowers and have children host and care for their plants	• None.
5.	Ordinance Updates	
	a) Tree Ordinance (Tabled until new updates) Last discussion of an update was in January 2025.	• Updates when they are available.
6.	Plan Review	
	a) 33 Cypress Avenue ○ Applicant seeks impervious coverage variance and accessory structure coverage allowances in the rear yard with a proposed in-ground pool, patios, and the relocation of a shed structure. ○ The site contains precautionary slopes in excess of 15%. However, the property is an R-60 Zone, which is exempt from the Steep Slope Ordinance. ○ Existing coverage of 31.9%; proposed coverage of 46.4% when 40% is allowed. VEC recommended a slight reduction of the scope of the project. ○ The Applicant proposes to use permeable pavers; the VEC recommends appropriate spacing for the best infiltration outcome. ○ A proposed retaining wall drainage plans appeared to be incomplete; VEC recommends testimony discuss weep holes and impacts of potential cascading water flowing over the wall. ○ Applicant proposed to remove a tree, which was not marked on the plans; size was also unknown for replacement values. VEC recommended consulting with the recommended plant list for a choice of replacements. ○ Recommended downspouts be appropriately directed toward permeable areas and included the Low Impact Construction Checklist. ○ MOTION to approve VEC PRC for 33 Cypress Avenue: Walter; Second: Adam. ○ APPROVAL: All other Members Present AYE. ○ ABSTAIN: None.	• VEC PRC memo was emailed to the appropriate Board prior to this meeting.
7.	New Business	
	a) Cleanups and Future Events ○ West Orange Highlands hearings close to wrapping up. Next meeting is Wednesday, 9/17/2025 at 6:30 p.m. at West Orange	• Recommended for all members.

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	Town Hall. Zoom is available for viewing by not for asking questions. - o Verona Park Cleanup 10/18/2025 from 9 to 11 a.m. - o Walk to School 10/8/2025, 20 minutes before school	
	b) New Business: o None	• No action.
8.	Adjournment: 8:29 p.m. o Next Meeting Wednesday, October 8, 2025.	• Via Internet Conference.
9.	Meeting Minutes Approved: 10/8/2025. o Jessica Pearson, Chair, Verona Environmental Commission	