



**TOWNSHIP OF VERONA**  
COUNTY OF ESSEX, NEW JERSEY  
**MINUTES OF THE VERONA**  
**PLANNING BOARD MEETING**  
OF **THURSDAY JANUARY 22, 2026**

Meeting held in the Ballroom of the Verona Community Center @ 880 Bloomfield Avenue, Verona, NJ 07044 @ 7:30PM

<b><u>PRESENT:</u></b>	Mr. Magarrell
Chairperson Pearson	Mayor Tamburro
Mr. Hyndman	Deputy Mayor McEvoy
Mr. Camuti	Mr. Mascera, Planning Board Attorney
Mr. Lilley	Ms. Miesch, Zoning Official
Mrs. Parker	Mrs. Carpinelli, Acting Board Secretary
Mr. Day	
Absent from the meeting: Mr. Freschi, Township Mgr. O'Sullivan	

**CALL TO ORDER** - The meeting was called to order at 7:39 PM by Chairperson Pearson.

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**OPEN PUBLIC MEETINGS ACT STATEMENT** - Read by Mrs. Carpinelli, Board Secretary

**PUBLIC PARTICIPATION** – Chair Pearson asks if anyone from the public would like to make a statement or ask a question – seeing none the Chairperson closes general public participation.

**REORGANIZATION OF THE PLANNING BOARD**

**Elections:**

Nomination of Jessica Pearson as Planning Board Chairperson. **Mr. Camuti** makes the motion, **Mr. Lilley** seconds; The remaining commissioners voted in favor. **Motion Passes.**

Nomination of Jason Hyndman as Planning Board Vice Chairperson. **Chair Pearson** makes the motion, **Mayor Tamburro** seconds; The remaining commissioners voted in favor. **Motion Passes.**

**EXECUTIVE SESSION** – Discussion to award the position of Board Planner.

**Chair Pearson** makes motion to Re-open Open session; **Mr. Camuti** seconds. The remaining commissioners voted in favor.

**Appointments and Resolutions:**

**Resolution 2026-01-** Appointment of Greg Mascera as Planning Board Attorney. **Mayor Tamburro** makes the motion, **Mr. Day** seconds; Voice Vote; All commissioners voted in favor. **Motion Passes.**

**Resolution 2026-02-** Appointment of Boswell as Planning Board Engineers. **Vice Chair Hyndman** makes the motion, **Mr. Day** seconds; Voice Vote; All commissioners voted in favor. **Motion Passes.**

Vice Chair Hyndman makes a motion to appoint H2M as Planning Board Planner, Chair Pearson seconds; **Resolution 2026-03-** Voice Vote; All commissioners voted in favor. **Motion Passes.**

**Resolution 2026-04-** Appointment of Dolores Carpinelli as Board of Adjustment Secretary. **Chair Pearson** makes the motion, **Mayor Tamburro** seconds; Voice Vote; All commissioners voted in favor. **Motion Passes.**

### SUB-COMMITTEE UPDATES

1. **Master Plan Subcommittee** - given by Mr. Jamie Placek. Challenges to the judgement action that was filed to obtain certification for the township for the Fourth Round Affordable Housing have been resolved. Mr. Placek discussed some of the properties involved. Chair Pearson talks about possible Zoning ordinance changes that are being discussed and the scheduling of the Board and the tight timing of the discussions for HEFSP. Mr. Placek mentions a global order extending the deadline to April may be coming from the court.
2. **Site Plan Subcommittee**- The committee met to review and discuss the site plan for 383 Bloomfield Avenue Redevelopment. It was a first pass without having to come to the full Board. The applicant now has a chance to make adjustments and resubmit plans so it will be a much smoother presentation when it does come before the Board.

### REORGANIZATION OF SUBCOMMITTEES

1. **Architectural Review Board**- Deputy Mayor McEvoy, Mr. Camuti, Mr. Magarrell.
2. **Site Plan and Subdivision Committee** – Chair Pearson, Vice Chair Hyndman, Mr. Day, Deputy Mayor McEvoy
3. **Landscape and Environmental Committee**- Chair Pearson, Mr. Freschi, Mrs. Parker, Mr. Day
4. **Masterplan Implementation Committee** – Chair Pearson, Vice Chair Hyndman, Mayor Tamburro, Township Manager O’Sullivan
5. **Town Center Zone Review Committee**- Chair Pearson, Mr. Lilley, Mrs. Parker, Mr. Day

Chair Pearson asks if anyone from the public has questions or comments – seeing none. Public participation is closed.

### APPROVAL OF MINUTES

Chair Pearson asks for a motion to approve minutes from the Regular meeting held on December 4, 2025. **Motion to approve:** Mr. Hyndman; **Second:** Mr. Camuti  
Chair Pearson asks for all in favor. Mr. Lilley, Mayor Tamburro, Mr. Day and Mr. Magarrell Abstain; all eligible commissioners in attendance voted in favor. **Minutes Pass.**

### CONSISTENCY DETERMINATION

1. Discussion to amend ordinance § 150-7.13A Mechanical Equipment and § 150-7.5 Permanent and Portable Swimming Pools.  
Discussion of mechanical equipment in a front yard. Board makes recommendation to Council to amend language; *generators shall only be permitted in the rear yard.*  
**Mayor Tamburro makes motion** to find the proposed revised language in ordinance § 150-7.13A to be not inconsistent with the Master Plan and forward recommendation to town Council for inclusion in final ordinance. **Second:** Chair Pearson.  
**Voice Vote.** All commissioners vote in favor. **Motion Passes.**  
**Chair Pearson makes motion** to find the proposed revised language in ordinance § 150-7.5 Permanent and Portable Swimming Pools to be not inconsistent with the Master Plan. **Second:** Mr. Day  
**Voice Vote.** All commissioners vote in favor. **Motion Passes.**

2. **Township Council Ordinance No. 2026-02- Redevelopment Plan for 320 Bloomfield Avenue**  
Sanyogita Chavan gives background and Board reviews Redevelopment Plan issued electronically.

**Board Questions:**

- Chair Pearson recommends that Ghost and Virtual Kitchen be listed in the prohibited uses. Page 20 4.3
- Traffic comes in one way off Church Street. Does the building extend past the current footprint? **No, it does not. The back of lot is parking.** Board would like as much buffering as possible.
- Fence should be solid wood or vinyl 6 feet high; not chain link.
- Chair Pearson asks if sewer and water lines will be examined. Deputy Mayor McEvoy states that in a project of this size, water and sewer lines would be replaced.
- Vice Chair Hyndman questions minimum and maximum front yard setbacks; are they measured from property line or curb line. The 8’- 10’ setback will provide for landscaping buffer or rain gardens. The setback will also assist in making building less imposing from the curb since it is 3 stories. Need to make clear that the setback is from property line.
- Deputy Mayor McEvoy agrees required landscaping is needed in the front of building
- Need to maintain a 10foot buffer between these buildings and the surrounding residential area.
- Is more than one principal use allowed on the first level and is that specified. **Yes, on page 19 it is stated that any combination of permitted uses is allowed.** Discussion of what should be permitted and how it should be worded. **Nothing contained herein shall prohibit two or more principal uses in a singular site.**

**Mayor Tamburro makes motion** to send these recommendations back to the Town Council and advise that with the recommendations, that the Board finds the Redevelopment Plan to be not inconsistent with the Master Plan. **Second:** Vice Chair Hyndman

**Roll Call Vote:**

	AYES	NAYS	ABSTAIN	RECUSED
<b>Mr. Magarrell</b>	X			
<b>Mr. Day</b>	X			
<b>Mrs. Parker</b>	X			
<b>Mr. Camuti</b>	X			
<b>Mr. Lilley</b>	X			
<b>Mayor Tamburro</b>	X			
<b>Deputy Mayor McEvoy</b>	X			
<b>Vice Chair Hyndman</b>	X			
<b>Chair Pearson</b>	X			

- **Motion Passes**

**NEW BUSINESS**

1. **Area in need of redevelopment investigation for 420 Bloomfield Avenue.**

Area has to be specified as an area of condemnation or non-condemnation; must be voluntary with property owner and interested developers negotiate directly with property owner; with no eminent domain. The Town Council passes a resolution authorizing the Planning Board to

conduct the study and then Planning Board determines if the area meets the statutory criteria. Next step is a Public Hearing of the planning Board where study findings are presented. Power Point redevelopment investigation plan prepared and presented by Sanyogita Chavan.

**Board Questions:**

- Is the water damage shown, indicative of a mold infestation. **It potentially could be, but it is beyond the scope of this investigation. There are some other areas with water damage where tiles were lifting or missing.**
- Do you believe any of these conditions creates a safety concern for employees? **Most issues are from lack of building maintenance. Loading area is a “makeshift” conveyor belt and is a bit unorthodox. Another concern is storage of materials, particularly the CO2 canisters outside the service entrance. They are active canisters and the owner had received citations in the past.**
- Chair Pearson questions why the property doesn’t also meet criteria a) substandard buildings. To qualify for redevelopment, it only needs to meet one of the criteria so Criteria d and h were focused on. To meet one of the criteria, the property has to meet all of the standards for that criteria and additional consultants would be required to provide evidence.
- Will the parking lot across Claremont, that is also owned by the same owner, be included in the redevelopment plan? **This lot on its own meets the statutory criteria for redevelopment based on d) dilapidated area, deleterious land use. For density calculation purposes, only the parking on the site and street parking will be included.**
- The strongest case the planner has for naming this an area for redevelopment is criteria d under NJAC 40A:12A-5

Chair Pearson asks if there are any questions or statements from the public- Seeing none public portion is closed.

**Chair Pearson makes motion** to recommend to the Town Council to find the property located at 420 Bloomfield Avenue an area in need of Redevelopment based on criteria D and H. **Second:** Mr. Lilley

**Roll Call Vote:**

	AYES	NAYS	ABSTAIN	RECUSED
Mr. Magarrell	X			
Mr. Day	X			
Mrs. Parker	X			
Mr. Camuti	X			
Mr. Lilley	X			
Mayor Tamburro	X			
Deputy Mayor McEvoy	X			
Vice Chair Hyndman	X			
Chair Pearson	X			

- **Motion Passes**

**EXECUTIVE SESSION** – Not Necessary

**Mayor Tamburro** makes the motion to adjourn.

**Meeting Adjourned at 9:43 PM**

Respectfully submitted,



**Dolores Carpinelli**  
Verona Township  
Planning Board Secretary

*PLEASE NOTE: Meeting minutes are a summation of the hearing. If you are interested in a verbatim transcript from this or any proceeding, please contact the Board Office at 973-857-4772*

