



TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY
MINUTES OF THE VERONA
PLANNING BOARD MEETING
OF THURSDAY FEBRUARY 19, 2026

Meeting held in the Ballroom of the Verona Community Center @ 880 Bloomfield Avenue, Verona, NJ 07044 @ 7:00PM

PRESENT:	Mr. Magarrell
Chairperson Pearson	Mayor Tamburro
Mr. Freschi	Deputy Mayor McEvoy
Mr. Lilley	Mr. Mascera, Planning Board Attorney
Mrs. Parker	Ms. Miesch, Zoning Official
Mr. Day	Mrs. Carpinelli, Acting Board Secretary
Absent from the meeting: Mr. Hyndman, Mr. Camuti	

CALL TO ORDER - The meeting was called to order at 7:01 PM by Chairperson Pearson.

PLEDGE OF ALLEGIANCE

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

ROLL CALL

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.

APPROVAL OF MINUTES

Chair Pearson asks for a motion to approve minutes from the Regular meeting held on January 22, 2026.

Motion to approve: Mayor Tamburro; **Second:** Mr. Lilley

Chair Pearson asks for all in favor. All eligible commissioners in attendance voted in favor. **Minutes Pass.**

RESOLUTIONS

1. **Memorialization of Resolution 2026-05:** Amendment to the Master Plan Open Space and Recreation Plan Element; addition of Green Acres Properties to Verona’s Recreation and Open Space Inventory.

Chair Pearson makes the motion to approve, **Mr. Freschi** seconds;

Roll Call Vote:

	AYES	NAYS	ABSTAIN	RECUSED
Mr. Day			X	
Mr. Magarrell			X	
Mrs. Parker	X			
Mr. Lilley			X	
Mr. Freschi	X			
Township Mgr. O’Sullivan	X			
Mayor Tamburro			X	
Deputy Mayor McEvoy	X			
Chair Pearson	X			

Motion Passes.

2. Resolution 2026-06: Finding the 320 Bloomfield Avenue Redevelopment Plan not inconsistent with the Master Plan.

Mayor Tamburro makes the motion to approve, **Deputy McEvoy** seconds;

Roll Call Vote:

	AYES	NAYS	ABSTAIN	RECUSED
Mr. Day	X			
Mr. Magarrell	X			
Mrs. Parker	X			
Mr. Lilley	X			
Mr. Freschi			X	
Township Mgr. O'Sullivan			X	
Mayor Tamburro	X			
Deputy Mayor McEvoy	X			
Chair Pearson	X			

Motion Passes.

3. Resolution 2026-07: the Planning Board recommends to the Council that 420 Bloomfield Avenue be determined an Area of Redevelopment meeting criteria D&H.

Mr. Day makes the motion to approve, **Mrs. Parker** seconds;

Roll Call Vote:

	AYES	NAYS	ABSTAIN	RECUSED
Mr. Day	X			
Mr. Magarrell	X			
Mrs. Parker	X			
Mr. Lilley	X			
Mr. Freschi			X	
Township Mgr. O'Sullivan			X	
Mayor Tamburro	X			
Deputy Mayor McEvoy	X			
Chair Pearson	X			

Motion Passes.

NEW BUSINESS

1. Discussion of Amended HEFSP as per the settlement agreement

Mr. Dan Hauben- T&M Associates- Affordable Housing Planner provides overview of the Amended HEFSP that will be at the Planning Board meeting on March 3, 2026 as a hearing for adoption. He reviews the outcome of the 4th Round Fair Share Plan that he presented to the Board on 6/19/25. This Plan had to be adopted by 6/30/25 to maintain compliance and prevent exposure to builders' remedy lawsuits under State's Fair Housing Act. Interested parties had until August 31 to challenge the Plan.

There were three challengers: Fair Share Housing Center, A&R Skyline (885 Bloomfield Avenue), JMF Properties, contract purchaser for 251.5 Grove Avenue. Also, DHM2 (176 Bloomfield Avenue) but they withdrew their challenge.

In the Spring of 2025, the town settled with Fair Share Housing Center to get Township's obligation in number of affordable units to 155.

At that time Township Planners prepared a Vacant Land Analysis (VLA) and determined that realistically Verona can only create 58 affordable units over the next 10 years. State rule requires town to address the difference in the obligation and the proposed. Town needed to write Plan for 58 units plus 25 units called the unmet need. This was Plan presented in June 2025.

After several mediation sessions, moderated by Beth McManus, special adjudicator, the town was able to settle on new VLA and new realistic development potential (RDP) of 67 units vs the 58 units. Brings the town to a Plan with RDP of 67 units- 74 units with bonus credits. Will carry the town into the 5th Round Fair Share Housing.

Town also had to plan for the additional 22 units; 25% of the difference in the required 155 affordable units and 67 proposed. A portion is coming from the TCMU Zone Overlay and from the Amendment to the TC Zone which will remove the 50% requirement of a mixed-use building must be commercial space.

Another change from the original June 2025 plan, it now includes a property at 21-25 Grove Avenue that is now before the Board of Adjustment that would provide 2 affordable units.

Mr. Hauben also reviews the Ordinance being introduced as part of the plan amending Chapter 150 Article IXI and XXI – Affordable housing and development fees.

Board Discussion:

- Questions about how the number of affordable units have been reached, if enough surplus is provided, distinction about RDP and overlay of TC Zone.
- Comments on the whole process, what is state mandated, stormwater regulations imposed on the properties, possible extension for 251.5 Grove Avenue.

Chair Pearson reviews the Board's schedule for the next two meetings.

CONSISTENCY DETERMINATION

1. Amendment to TC Zone ordinance.

Ms. Chavan reviews the updates to the TC Zone ordinance. When rewriting the Master Plan in 2022 looked at how to revitalize the TC zone and Bloomfield Avenue corridor. With this amendment, a sliding scale for density in the TC Zone was provided. She identifies several goals and recommendations which will effectuate the HEFSP. Her opinion is that update to the TC Zone Ordinance is not inconsistent with the Master Plan. This is the version that was reviewed and updated by the Zoning Officer, Planner Ms. Chavan and Board attorney Mascera. It was introduced at the February 9th Town Council Meeting.

Board Discussion:

- Questions about Medical Office definition, what is permitted or not permitted. If all uses are not defined does this leave the use open to interpretation. The Ordinance can be amended at a later date to modify language to remove any confusion, but do not want to limit uses that are beneficial to residents and the Town Center. Modify the definition of medical office to allow certain uses in the TC Zone.
- The language under Conditional use requirements applicable to Mixed uses, except for those in the TC Zone is confusing as two of the exceptions are permitted.
- Questions concerning Commercial Entertainment and Pharmacies.

Mayor Tamburro makes motion to find the amendment to the TC Zone Ordinance not inconsistent with the Master Plan. **Second:** Deputy Mayor McEvoy

Roll Call Vote:

	AYES	NAYS	ABSTAIN	RECUSED
Mr. Day	X			
Mr. Magarrell	X			
Mrs. Parker	X			
Mr. Lilley	X			
Mr. Freschi			X	
Township Mgr. O'Sullivan			X	
Mayor Tamburro	X			
Deputy Mayor McEvoy	X			
Chair Pearson	X			

Motion Passes.

2. Redevelopment Plan for 176 Bloomfield Avenue

Chair Pearson and Deputy Mayor McEvoy recuse themselves from this review due to the proximity of their residence and the redevelopment property.

This was a settlement agreement between the Town of Verona and DMH2 drafted November 2025; one requirement was preparation of a redevelopment plan.

This is a 3 story, 28 unit, 100% residential project with suggested design standards to be consistent with Town Center Zone. Includes a 40 Foot conservation easement along rear property line, and buildings were moved closer to Bloomfield Avenue to prevent the need for any blasting. This redevelopment plan meets the Town's land use goals and helps meet obligation of Fair Share Housing.

Board Discussion:

- Details such as traffic impact will be addressed when this comes before the Board as a site plan application.
- Discussion of the conditions approved between the applicant and Board that were results of negotiation of the litigation.

Township Manager O'Sullivan makes motion to find the Redevelopment Plan for 176 Bloomfield Avenue not inconsistent with the Master Plan **Second: Mr. Day**

Roll Call Vote:

	AYES	NAYS	ABSTAIN	RECUSED
Mr. Day	X			
Mr. Magarrell	X			
Mrs. Parker	X			
Mr. Lilley	X			
Mr. Freschi	X			
Mayor Tamburro	X			
Deputy Mayor McEvoy				X
Township Mgr. O'Sullivan	X			
Vice Chair Hyndman	X			
Chair Pearson				X

Motion Passes

SUB-COMMITTEE UPDATES- None

EXECUTIVE SESSION – Not Necessary

Mr. Day makes the motion to adjourn. **Mr. Lilley** seconds

Meeting Adjourned at 8:34 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 973-857-4773

