

Minutes of a Regular Meeting of the Verona Township Council on Monday, February 9, 2026, beginning at 7:00 p.m. in the Municipal Building, 600 Bloomfield Avenue, Verona, New Jersey, and via Zoom video conferencing.

Call to Order:

The Municipal Clerk reads the notice of Open Public Meetings Act.

Roll Call:

Mayor Tamburro, Deputy Mayor McEvoy, Councilman Roman, Councilwoman McGrath, Councilwoman Holland, Township Manager Kevin O'Sullivan, Deputy Township Manager Michael Kraus, Township Attorney Brian Aloia, and Municipal Clerk Jennifer Kiernan are present.

Mayor's Report:

Mayor Tamburro had the pleasure of attending the Verona Board of Education Reorganizational Meeting to see the new board members get sworn in and also had the honor of being a judge at the Junior Women's Club spelling bee. The Verona UNICO held its annual Sunday Gravy Dinner which was sold out and the Planning Board met, with a series of future meetings coming up. Last week we had the first Mayor's call for 2026 and the mayor lastly thanks all agencies involved in their recent snow storm response.

Manager's Report:

Township Manager Kevin O'Sullivan provides an update on multiple town wide projects including the drinking system, Fairview Avenue well project, the Claridge Drive pump station and a number of storm water items. Various road projects and community services project updates as well as county updates are also given. Furthermore, in the coming weeks, we will start to kick off the inclusive healthy community's efforts with the goal of making Verona a more inclusive healthy community.

Township Manager Kevin O'Sullivan continues his report with the 2026 Community Development Block Grant Application and the public hearing is then held.

- **CDBG Public Hearing:**  
None.

Director of Community Services, Pam Priscoe provides an update on the Pool. Mike Caggiano of Boswell Engineering leads a discussion on Complete Streets.

Public Comment:

None.

Township Planner San Chavan of H2M Associates is present to provide an on Fourth Round Affordable Housing Items the Council must take action on this evening. The ordinance on the agenda for introduction on adopting the redevelopment plan for 176-200 Bloomfield Ave. and the ordinance on the agenda for introduction to amend the Town Center Zone District as well as the resolution to declare 420 Bloomfield Avenue as a non-condemnation area in need of redevelopment. A motion to move these items up on for consideration now is made by Councilwoman McGrath; seconded by Councilman Roman. (vote: 5 ayes)

**ORDINANCE No. 2026-03**

**ADOPTING THE REDEVELOPMENT PLAN FOR  
176-200 BLOOMFIELD AVENUE  
(BLOCK 202, LOTS 1 AND 23) REHABILITATION AREA**

The Municipal Clerk reads Ordinance I-1 by title into the record.

Motion to move the Ordinance is made by Councilman Roman; seconded by Mayor Tamburro.

Deputy Mayor McEvoy recuses himself from voting on this ordinance.

**ROLL CALL:**

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

**NAYS:**

**ABSTAIN (RECUSE):** McEvoy

Ordinance No. I-1 will be numbered 2026-03 and will be sent to the Planning Board for consistency review.

**ORDINANCE #2026-04**

**AMENDING AND SUPPLEMENTING THE STANDARDS OF THE TOWN CENTER ZONE DISTRICT IN CHAPTER 150 "ZONING" OF THE CODE OF THE TOWNSHIP VERONA**

The Municipal Clerk reads Ordinance I-2 by title into the record.

Motion to move the Ordinance is made by Councilwoman McGrath; seconded by Mayor Tamburro.

**ROLL CALL:**

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

**NAYS:**

Ordinance No. I-2 will be numbered 2026-04, is introduced 5-0 and will be sent to the Planning Board for consistency review.

**RESOLUTION No. 2026-028**

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

**A RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA DESIGNATING AND DECLARING THAT CERTAIN PROPERTY LOCATED AT 420 BLOOMFIELD AVENUE AND IDENTIFIED AS BLOCK 701, LOT 3 BE DECLARED A NON-CONDEMNATION 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 2025-294, 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 property identified as 420 Bloomfield Avenue, Block 701, Lot 3 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 parcel under consideration which included a statement of the basis for the investigation and other information, in a report entitled "Township of Verona, 420 Bloomfield Avenue, Area in Need of Redevelopment Preliminary Investigation Report", dated January 2, 2026 (the "**Study**"), memorializing 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 dilapidation, obsolescence and the designation is consistent with smart growth principles to be designated as a Non-Condensation 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-Condensation 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 with no member of the public appearing; and,

**WHEREAS**, on January 22, 2026, based on its review of the Study and the testimony presented at the Public Hearing, the Planning Board voted to recommend to the Council that the Study Area be designated a Non-Condensation Area in Need of Redevelopment (the "**Planning Board Recommendation**"), accepting and adopting the recommendations contained in the Study, and recommending that the Study Area be declared a Non-Condensation Redevelopment Area for the reasons set forth therein; and,

**WHEREAS**, after careful consideration of the Study, the Planning Board Recommendation, and all of the relevant facts and circumstances concerning this matter, the Township of Verona seeks to designate the Study Area as a non-condensation 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 property in the Study Area satisfies 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 property is 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:**

Public Comment:

None.

Councilmember’s Reports:

Deputy Mayor McEvoy begins by thanking the Traffic and Safety Committee for all their time and efforts on the Complete Streets discussion. He attended the Board of Education swearing in and congratulates all winners involved and thanks public works, police, fire and rescue squad for the wonderful job they all did during this last storm. He lastly mentions attending both the Verona Rescue Squad and UNICO food fundraiser events and thanks them for all they do for Verona.

Councilman Roman congratulates UNICO for a very successful Sunday gravy dinner and thanks them for all of their contributions to the town. He also attended the Verona Rescue Squad pancake breakfast and thanks DPW for their hard work on a very successful snow removal.

Councilwoman McGrath had the honor of attending the Governor’s swearing in and thanks the Neighborhood Traffic and Safety Committee for all their service. The Shade Tree Committee met tonight, and she had a great time attending the Verona Rescue Squad pancake breakfast. Lastly, Councilwoman McGrath thanks DPW for all their hard work with the snow removal as well as all of the first responders.

Councilwoman Holland thanks all residents for attending tonight’s meeting and she herself had the opportunity to attend her first MIAAC Committee meeting. She thanks the Neighborhood Traffic and Safety Committee for coming this evening and putting forward the Complete Streets recommendations and reminds all residents to take advantage of the winter shut off program during the extremely cold temperatures if needed.

Public Comment:

Jan Zales, Verona, New Jersey  
Josh Jacobs, Verona, New Jersey  
Denise Verzella, Verona, New Jersey

**ORDINANCE No. 2026-01**

**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**

The Municipal Clerk reads the Ordinance by title into the record.

Motion to move the Ordinance is made by Councilwoman Holland; seconded by Deputy Mayor McEvoy.

Council Roman recuses himself from the vote on this item.

**ROLL CALL:**

**AYES:** Holland, McGrath, McEvoy, Tamburro  
**NAYS:**  
**ABSTAIN: (RECUSE):** Roman

The Ordinance passes 4-0 with 1 recusal and it will be published according to law.

Consent Agenda:

**RESOLUTION No. 2026-029**

A motion was made by Councilwoman Holland; seconded by Councilman Roman that the following resolution be adopted:

**PROVIDING FOR THE COMBINATION OF CERTAIN  
ISSUES OF POOL UTILITY BONDS, SERIES 2026, OF THE  
TOWNSHIP OF VERONA, IN THE COUNTY OF ESSEX, NEW  
JERSEY, INTO A SINGLE ISSUE OF BONDS AGGREGATING  
\$1,987,000 IN PRINCIPAL AMOUNT**

**BE IT RESOLVED** by the Township Council of the Township of Verona in the County of Essex, New Jersey, (with not less than a majority of the full membership thereof affirmatively concurring) AS FOLLOWS:

**SECTION 1.** Pursuant to the provisions of N.J.S.A. 40A:2-26(f), the Bonds (as defined herein) of the Township of Verona, in the County of Essex, New Jersey (the "Township"), authorized pursuant to the bond ordinances of the Township heretofore adopted and described in Section 2 hereof shall be combined into a single and combined issue of pool utility bonds in the aggregate principal amount of \$1,987,000 (the "Bonds").

**SECTION 2.** The principal amount of Bonds authorized by each bond ordinance to be combined into a single issue as above provided, the bond ordinances authorizing the Bonds described by reference to the number, the improvement description and the date of adoption, and the period or average period of usefulness determined in each of the bond ordinances are respectively as follows:

<b>Principal Amount of Bonds</b>	<b>Bond Ordinance Number</b>	<b>Description of Improvement and Date of Adoption of Bond Ordinance</b>	<b>Useful Life</b>
\$17,600	7-2014	Improvement of pool utility, finally adopted July 14, 2014.	15 years
\$14,400	17-2016	Improvement of pool utility, finally adopted July 11, 2016.	15 years
\$672,000	2019-33	Pool improvements, finally adopted October 21, 2019.	15 years
\$725,000	2022-31	Supplemental appropriation for pool improvements, finally adopted October 17, 2022.	15 years
\$558,000	2024-20, as supplemented by 2024-38	Improvement of big pool for pool utility, finally adopted May 20, 2024, as supplemented December 2, 2024.	15 years

**SECTION 3.** The following matters are hereby determined with respect to the combined issue of Bonds:

- a. The average period of usefulness, computed on the basis of the respective amounts of Bonds presently authorized to be issued pursuant to each of the bond ordinances and the respective periods or average period of usefulness therein determined, is not less than 15 years.
- b. The Bonds of the combined issue shall be designated "Pool Utility Bonds, Series 2026" and shall mature within the average period of usefulness herein determined.
- c. The Bonds of the combined issue shall be sold and issued in accordance with the provisions of the Local Bond Law applicable to the sale and issuance of bonds authorized by a single bond ordinance and, accordingly, may be sold with other issues of bonds.

**SECTION 4.** The following additional matters are hereby determined, declared, recited and stated:

None of the Bonds described in Section 2 hereof have been sold or issued heretofore, and the several bond ordinances described in Section 2 hereof have not been rescinded and now remain in full force and effect as authorizations for the respective amounts of Bonds set opposite the descriptions of the bond ordinances in Section 2 hereof.

The several purposes or improvements authorized by the respective bond ordinances described in Section 2 hereof are purposes for which bonds may be issued lawfully pursuant to the Local Bond Law and are all purposes for which no deduction may be taken in any annual or supplemental debt statement.

**SECTION 5.** This resolution shall take effect immediately.

**ROLL CALL:**

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

**NAYS:**

**RESOLUTION No. 2026-030**

A motion was made by Councilwoman Holland; seconded by Councilman Roman that the following resolution be adopted:

**PROVIDING FOR THE COMBINATION OF CERTAIN ISSUES OF WATER AND SEWER UTILITY BONDS, SERIES 2026, OF THE TOWNSHIP OF VERONA, IN THE COUNTY OF ESSEX, NEW JERSEY, INTO A SINGLE ISSUE OF BONDS AGGREGATING \$1,618,000 IN PRINCIPAL AMOUNT**

**BE IT RESOLVED** by the Township Council of the Township of Verona in the County of Essex, New Jersey, (with not less than a majority of the full membership thereof affirmatively concurring) AS FOLLOWS:

**SECTION 1.** Pursuant to the provisions of N.J.S.A. 40A:2-26(f), the Bonds (as defined herein) of the Township of Verona, in the County of Essex, New Jersey (the "Township"), authorized pursuant to the bond ordinances of the Township heretofore adopted and described in Section 2 hereof shall be combined into a single and combined issue of water and sewer utility bonds in the aggregate principal amount of \$1,618,000 (the "Bonds").

**SECTION 2.** The principal amount of Bonds authorized by each bond ordinance to be combined into a single issue as above provided, the bond ordinances authorizing the Bonds described by reference to the number, the improvement description and the date of adoption, and the period or average period of usefulness determined in each of the bond ordinances are respectively as follows:

<b>Principal Amount of Bonds</b>	<b>Bond Ordinance Number</b>	<b>Description of Improvement and Date of Adoption of Bond Ordinance</b>	<b>Useful Life</b>
\$550,000	2019-15	Replacement of mechanical bar screen at wastewater treatment plant for sewer utility, finally adopted May 6, 2019.	20 years
\$150,000	2021-27	Various water and sewer utility improvements, finally adopted October 4, 2021.	39.02 years
\$614,000	2022-11	Improvement of sanitary sewer and water distribution system, finally adopted April 25, 2022.	30 years
\$247,000	2024-19	Improvement of water and sewer utility system, finally adopted May 20, 2024.	40 years
\$57,000	2024-34	Improvement of sewer line near Peckman River, finally adopted October 21, 2024	10 years

**SECTION 3.** The following matters are hereby determined with respect to the combined issue of Bonds:

- a. The average period of usefulness, computed on the basis of the respective amounts of Bonds presently authorized to be issued pursuant to each of the bond ordinances and **THE RESPECTIVE PERIODS OR AVERAGE PERIOD OF USEFULNESS THEREIN DETERMINED, IS NOT LESS** than 28.25 years.
- b. The Bonds of the combined issue shall be designated "Water and Sewer Utility Bonds, Series 2026" and shall mature within the average period of usefulness herein determined.
- c. The Bonds of the combined issue shall be sold and issued in accordance with the provisions of the Local Bond Law applicable to the sale and issuance of

bonds authorized by a single bond ordinance and, accordingly, may be sold with other issues of bonds.

**SECTION 4.** The following additional matters are hereby determined, declared, recited and stated:

None of the Bonds described in Section 2 hereof have been sold or issued heretofore, and the several bond ordinances described in Section 2 hereof have not been rescinded and now remain in full force and effect as authorizations for the respective amounts of Bonds set opposite the descriptions of the bond ordinances in Section 2 hereof.

The several purposes or improvements authorized by the respective bond ordinances described in Section 2 hereof are purposes for which bonds may be issued lawfully pursuant to the Local Bond Law and are all purposes for which no deduction may be taken in any annual or supplemental debt statement.

**SECTION 5.** This resolution shall take effect immediately.

**ROLL CALL:**

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

**NAYS:**

#### **RESOLUTION No. 2026-031**

A motion was made by Councilwoman Holland; seconded by Councilman Roman that the following resolution be adopted:

**DETERMINING THE FORM AND OTHER DETAILS OF NOT EXCEEDING \$5,000,000 BONDS, SERIES, OF THE TOWNSHIP OF VERONA IN THE COUNTY OF ESSEX, NEW JERSEY, AND PROVIDING FOR THEIR SALE TO THE NEW JERSEY INFRASTRUCTURE BANK AND THE STATE OF NEW JERSEY PURSUANT TO THE STATE FISCAL YEAR 2026 NEW JERSEY WATER BANK ENVIRONMENTAL INFRASTRUCTURE FINANCING PROGRAM**

**WHEREAS**, the Township of Verona, in the County of Essex, New Jersey (the "Local Unit"), has determined that there exists a need within the Local Unit to upgrade the existing well treatment facility, including but not limited to, treatment of Per- and poly-fluoroalkyl substances (PFAS) and arsenic in well supply, which new treatment equipment will be housed in the existing treatment building, and further including all work and materials necessary therefor and incidental thereto (identified as Project 0720001-006, the "Project"), as defined in each of that certain Loan Agreement (the "I-Bank Loan Agreement") to be entered into by and between the Local Unit and the New Jersey Infrastructure Bank (the "I-Bank") and that certain Loan Agreement (the "Fund Loan Agreement"; and together with the I-Bank Loan Agreement, the "Loan Agreements") to be entered into by and between the Local Unit and the State of New Jersey, acting by and through the New Jersey Department of Environmental Protection (the "State"), all pursuant to the New Jersey Water Bank Environmental Infrastructure Financing Program (the "Program");

**WHEREAS**, the Local Unit has determined to finance the acquisition, construction, renovation or installation of the Project with the proceeds of a loan to be made by each of the I-

Bank (the "I-Bank Loan") and the State (the "Fund Loan"; and together with the I-Bank Loan, the "Loans") pursuant to the I-Bank Loan Agreement and the Fund Loan Agreement, respectively;

**WHEREAS**, to evidence the Loans, each of the I-Bank and the State require the Local Unit to authorize, execute, attest and deliver the Local Unit's Bonds to the I-Bank (the "I-Bank Loan Bond") and to the State (the "Fund Loan Bond"; and together with the I-Bank Loan Bond, the "Local Unit Bonds"), said Local Unit Bonds to be issued in an aggregate principal amount not to exceed \$5,000,000 pursuant to the terms of the Local Bond Law of the State, constituting Chapter 2 of Title 40A of the Revised Statutes of the State (the "Local Bond Law"), other applicable law and the Loan Agreements;

**WHEREAS**, N.J.S.A. 40A:2-27(a)(2) of the Local Bond Law allows for the sale of the I-Bank Loan Bond and the Fund Loan Bond to the I-Bank and the State, respectively, without any public offering, and N.J.S.A. 58:11B-9(a) allows for the sale of the I-Bank Loan Bond to the I-Bank without any public offering, all under the terms and conditions set forth herein; and

**WHEREAS**, the I-Bank and the State have expressed their desire to close in escrow the making of the Loans, the issuance of the Local Unit Bonds and the execution and delivery of the Loan Agreements, all pursuant to the terms of an Escrow Agreement (the "Escrow Agreement") to be entered into by and among the I-Bank, the State, the Local Unit and the escrow agent named therein.

**NOW, THEREFORE, BE IT RESOLVED** by a 2/3 vote of the full membership of the governing body of the Local Unit as follows:

**SECTION 1.** The I-Bank Loan Agreement, the Fund Loan Agreement and the Escrow Agreement (collectively, the "Financing Documents") are hereby authorized to be executed and delivered on behalf of the Local Unit by either the Mayor or the Chief Financial Officer in substantially the forms on file with the Local Unit Clerk, with such changes as the Mayor or the Chief Financial Officer (each an "Authorized Officer"), in their respective sole discretion, after consultation with counsel and any advisors to the Local Unit (collectively, the "Local Unit Consultants") and after further consultation with the I-Bank, the State and their representatives, agents, counsel and advisors (collectively, the "Program Consultants"; and together with the Local Unit Consultants, the "Consultants"), shall determine, such determination to be conclusively evidenced by the execution of such Financing Documents by an Authorized Officer as determined hereunder. The Local Unit Clerk is hereby authorized to attest to the execution of the Financing Documents by an Authorized Officer of the Local Unit as determined hereunder and to affix the corporate seal of the Local Unit to such Financing Documents.

**SECTION 2.** The Authorized Officers of the Local Unit are hereby further severally authorized to (i) execute and deliver, and the Local Unit Clerk is hereby further authorized to attest to such execution and to affix the corporate seal of the Local Unit to, any document, instrument or closing certificate deemed necessary, desirable or convenient by the Authorized Officers or the Local Unit Clerk, as applicable, in their respective sole discretion, after consultation with the Consultants, to be executed in connection with the execution and delivery of the Financing Documents and the consummation of the transactions contemplated thereby, which determination shall be conclusively evidenced by the execution of each such certificate or other document by the party authorized hereunder to execute such certificate or other document, and (ii) perform such other actions as the Authorized Officers deem necessary, desirable or convenient in relation to the execution and delivery thereof.

**SECTION 3.** In accordance with N.J.S.A. 40A:2-27(a)(2) of the Local Bond Law and N.J.S.A. 58:11B-9(a), the Local Unit hereby sells and awards its I-Bank Loan Bond to the I-Bank and its Fund Loan Bond to the State, in a total aggregate principal amount not to exceed \$5,000,000, all in accordance with the provisions hereof. The Local Unit Bonds have been referred to and are described in Bond Ordinance #2023-41 of the Borrower finally adopted October 20,

2023 and entitled, "BOND ORDINANCE PROVIDING FOR IMPROVEMENTS AT THE LINN DRIVE WELL IN AND BY THE TOWNSHIP OF VERONA, IN THE COUNTY OF ESSEX, NJ, APPROPRIATING 4,000,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF 4,000,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE THE COST THEREOF", Bond Ordinance #2023-32 of the Borrower finally adopted July 28, 2023 and entitled, "BOND ORDINANCE PROVIDING SUPPLEMENTAL APPROPRIATION OF \$500,000 FOR PRELIMINARY PLANNING EXPENSES FOR IMPROVEMENTS AT THE FAIRVIEW AVENUE AND LINN DRIVE WELLS IN AND BY THE TOWNSHIP OF VERONA, IN THE COUNTY OF ESSEX, NJ, AND AUTHROIZING THE ISSUACE OF \$476,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF", and Bond Ordinance #2021-24 of the Borrower finally adopted September 7, 2021 and entitled, "BOND ORDINANCE PROVIDING FOR PRELIMINARY PLANNING EXPENSES FOR IMPROVEMENTS AT THE FAIRVIEW AVENUE AND LINN DRIVE WELLS IN AND BY THE TOWNSHIP OF VERONA, IN THE COUNTY OF ESSEX, NJ, APPROPRIATING \$500,000 THEREFOR AND AUTHORIZING THE ISSUACE OF \$500,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF." The aforementioned bond ordinances were finally adopted by the Local Unit at a meeting duly called as set forth above, at which time a quorum was present and acted throughout, all pursuant to the terms of the Local Bond Law and other applicable law.

**SECTION 4.** The Chief Financial Officer of the Local Unit is hereby authorized to determine, in accordance with the Local Bond Law and pursuant to the terms and conditions established by the I-Bank and the State under the Loan Agreements and the terms and conditions hereof, the following items with respect to the I-Bank Loan Bond and the Fund Loan Bond:

- (a) The aggregate principal amounts of the I-Bank Loan Bond and the Fund Loan Bond to be issued;
- (b) The maturity and annual principal installments of the Local Unit Bonds, which maturity shall not exceed 30 years;
- (c) The date of the Local Unit Bonds;
- (d) The interest rates of the Local Unit Bonds;
- (e) The purchase price for the Local Unit Bonds; and
- (f) The terms and conditions under which the Local Unit Bonds shall be subject to redemption prior to their stated maturities.

**SECTION 5.** Any determination made by the Chief Financial Officer pursuant to the terms hereof shall be conclusively evidenced by the execution and attestation of the Local Unit Bonds by the parties authorized under Section 6(c) hereof.

**SECTION 6.** The Local Unit hereby determines that certain terms of the Local Unit Bonds shall be as follows:

- (a) The I-Bank Loan Bond shall be issued in a single denomination and shall be numbered R-1. The Fund Loan Bond shall be issued in a single denomination and shall be numbered R-2;
- (b) The Local Unit Bonds shall be issued in fully registered form and shall be payable to the registered owners thereof as to both principal and interest in lawful money of the United States of America; and
- (c) The Local Unit Bonds shall be executed by the manual or facsimile signatures of the Mayor and the Chief Financial Officer under official seal or facsimile thereof affixed,

printed, engraved or reproduced thereon and attested by the manual signature of the Local Unit Clerk.

**SECTION 7.** The I-Bank Loan Bond and the Fund Loan Bond shall be substantially in the form set forth in the I-Bank Loan Agreement and the Fund Loan Agreement, respectively.

**SECTION 8.** The law firm of McManimon, Scotland & Baumann, LLC is hereby authorized to arrange for the printing of the Local Unit Bonds, which law firm may authorize McCarter & English, LLP, bond counsel to the I-Bank and the State for the Program, to arrange for same. The Local Unit auditor is hereby authorized to prepare the financial information necessary in connection with the issuance of the Local Unit Bonds. The Mayor, the Chief Financial Officer and the Local Unit Clerk are hereby authorized to execute any certificates necessary or desirable in connection with the financial and other information.

**SECTION 9.** The Mayor and the Chief Financial Officer are hereby severally authorized to execute any certificates or documents necessary or desirable in connection with the sale of the Local Unit Bonds, and are further authorized to deliver same to the I-Bank and the State upon delivery of the Local Unit Bonds and the receipt of payment therefor in accordance with the Loan Agreements.

**SECTION 10.** This resolution shall take effect immediately.

**SECTION 11.** Upon the adoption hereof, the Local Unit Clerk shall forward certified copies of this resolution to McManimon, Scotland & Baumann, LLC, bond counsel to the Local Unit, and Richard T. Nolan, Esq., McCarter & English, LLP, bond counsel to the I-Bank.

**ROLL CALL:**

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

**NAYS:**

**RESOLUTION No. 2026-032**

A motion was made by Councilwoman Holland; seconded by Councilman Roman that the following resolution be adopted:

**ESSEX COUNTY COMMUNITY DEVELOPMENT BLOCK GRANTS (CDBG)  
PUBLIC FACILITIES AND IMPROVEMENTS PROGRAM FY26**

**WHEREAS,** the Township of Verona is a participating municipality in the Essex County Community Development Block Grant (CDBG) Public Facilities and Improvements Program; and

**WHEREAS,** the Township of Verona desires to request \$100,000.00 in funding under the CDBG grant application year 2026 for the following project:

<u>PROJECT</u>	<u>REQUEST</u>
Verona Commerce Park ("Peckman Park") ADA Access and Accessibility Improvements	\$100,000.00

**NOW, THEREFORE BE IT RESOLVED** that the Township Council does hereby authorize the Township Manager to submit an application for funding under the Essex County Community Block Grant FY2026 Public Facilities and Improvement Program for the proposed project.

**ROLL CALL:**

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

**NAYS:**

**RESOLUTION No. 2026-033**

A motion was made by Councilwoman Holland; seconded by Councilman Roman that the following resolution be adopted:

**REQUESTING APPROVAL OF THE DIRECTOR OF THE DIVISION OF  
LOCAL GOVERNMENT SERVICES TO ESTABLISH A DEDICATED TRUST  
BY RIDER FOR BEQUESTS OF FIELD HOCKEY TRUST FUND**

**WHEREAS**, permission is required of the Director of the Division of Local Government Services for approval as a dedication by rider of revenue received by a municipality when the revenue is not subject to reasonably accurate estimates in advance; and,

**WHEREAS**, N.J.S.A 40A:5-29 allows municipalities to accept bequests, legacies and gifts made to it and is empowered to utilize such bequests, legacies and gifts in the manner set forth in the conditions of the bequests, legacy or gift, provided, however, that such bequest, legacy or gift shall not be put to any use which is inconsistent with the laws of this State and the United States.

**WHEREAS**, as per N.J.S.A 40A:5-29, the donations received are to provide for the Field Hockey recreation service and operating costs to administer this act, and

**WHEREAS**, N.J.S.A. 40A:4-39 provides the dedication of funds collected as Field Hockey Trust Fund and are hereby appropriated for the purpose to which said revenue is dedicated by statute or other legal requirements:

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Council, of the Township of Verona, County of Essex, State of New Jersey as follows (passage requires passage by a majority of the full membership):

1. The Council does hereby request permission of the Director of the Local Government Services to pay expenditures for purchasing the Field Hockey Trust under N.J.S.A 40A:4-39
2. The Township Clerk of Township of Verona, County of Essex, State of New Jersey is hereby directed to forward two certified copies of this resolution, with the votes indicated, to the Director of the Division of Local Government Services for approval.

**ROLL CALL:**

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

**NAYS:**

**RESOLUTION No. 2026-034**

A motion was made by Councilwoman Holland; seconded by Councilman Roman that the following resolution be adopted:

**REQUESTING APPROVAL OF THE DIRECTOR OF THE DIVISION OF LOCAL  
GOVERNMENT SERVICES TO ESTABLISH A DEDICATED TRUST BY RIDER FOR  
BEQUESTS OF SOLAR ENERGY TRUST FUND**

**WHEREAS**, permission is required of the Director of the Division of Local Government Services for approval as a dedication by rider of revenue received by a municipality when the revenue is not subject to reasonably accurate estimates in advance; and,

**WHEREAS**, N.J.S.A 40A:5-29 allows municipalities to accept bequests, legacies and gifts made to it and is empowered to utilize such bequests, legacies and gifts in the manner set forth in the conditions of the bequests, legacy or gift, provided, however, that such bequest, legacy or gift shall not be put to any use which is inconsistent with the laws of this State and the United States.

**WHEREAS**, as per N.J.S.A 40A:5-29, the donations received are to provide for the Solar Energy service and operating costs to administer this act, and

**WHEREAS**, N.J.S.A. 40A:4-39 provides the dedication of funds collected as Solar Energy Trust Fund and are hereby appropriated for the purpose to which said revenue is dedicated by statute or other legal requirements:

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Council, of the Township of Verona, County of Essex, State of New Jersey as follows (passage requires passage by a majority of the full membership):

3. The Council does hereby request permission of the Director of the Local Government Services to pay expenditures for purchasing the Solar Energy Trust under N.J.S.A 40A:4-39
4. The Township Clerk of Township of Verona, County of Essex, State of New Jersey is hereby directed to forward two certified copies of this resolution, with the votes indicated, to the Director of the Division of Local Government Services for approval.

**ROLL CALL:**

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

**NAYS:**

**RESOLUTION No. 2026-035**

A motion was made by Councilwoman Holland; seconded by Councilman Roman that the following resolution be adopted:

**AMENDING THE CURRENT PLANT SELECTION LIST IN ACCORDANCE  
WITH THE CODE OF THE TOWNSHIP OF VERONA,  
ARTICLE XI, § 150-11.7**

**WHEREAS**, the Code of Township of Verona Article XI entitled "Buffer and General Landscaping Requirements, § 150-11.7 "Plant selection and placement," requires the Township Council to adopt the recommended plant selection list at least once every February after the Verona Environmental Commission, in coordination with the Planning Board, and with input from other groups and professionals as the Verona Environmental Commission finds necessary, recommends updates to the plant selection list; and

**WHEREAS**, this year the Verona Environmental Commission has no amendments to the existing plant selection and placement list.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Council of the Township of Verona that the plant selection list affirmed by the Township Council by Resolution No. 2025-047, adopted at a regular meeting held on February 3, 2025, shall continue unchanged for the 2026 calendar year.

**ROLL CALL:**

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

**NAYS:**

**RESOLUTION No. 2026-036**

A motion was made by Councilwoman Holland; seconded by Councilman Roman that the following resolution be adopted:

**AUTHORIZING A CONTRACT WITH PARAMUS FORD**

**WHEREAS**, a need exists for the acquisition of 2025 Ford F150 Pickup for the Fire Prevention Bureau of the Township of Verona; and

**WHEREAS**, the Township of Verona may, without advertising for bids, purchase such materials through the Bergen County Coop, Bid#BC-BID-24-23 Co-Op #CK04 pursuant to N.J.S.A. 40A:11-12 and N.J.A.C. 5:34-7.29 et seq., and

**WHEREAS**, Paramus Ford has proposed a 2025 Ford F150 Pickup in the amount of \$55,021.83.

**NOW, THEREFORE BE IT RESOLVED**, by the Township Council of the Township of Verona, in the County of Essex, New Jersey, that Paramus Ford is hereby awarded a contract for a 2025 Ford F150 Pickup in an amount not to exceed \$55,021.83, charged to account number C-53-46-040-044 or any other account deemed appropriate by the Chief Financial Officer and the availability of funds have been contingently certified by the Chief Financial Officer.

**ROLL CALL:**

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

**NAYS:**

**RESOLUTION No. 2026-037**

A motion was made by Councilwoman Holland; seconded by Councilman Roman that the following resolution be adopted:

**CANCELLING UNFUNDED APPROPRIATION BALANCES UNDER CERTAIN BOND ORDINANCES PREVIOUSLY ADOPTED BY THE TOWNSHIP OF VERONA FOR VARIOUS CAPITAL IMPROVEMENT PROJECTS IN THE TOTAL AMOUNT OF \$850,000.00**

**WHEREAS**, the Township of Verona, Essex County, New Jersey previously adopted Bond Ordinances for the purpose of funding various capital projects and improvements of the Township as more fully specified in the Bond Ordinances; and

**WHEREAS**, as of the date hereof, the projects have been completed.

**NOW, THEREFORE, BE IT RESOLVED**, the Township now desires to cancel such appropriations and transfer the funded balances to their respective fund surplus;

<b>ORDINANCE</b>	<b>ORDINANCE DESCRIPTION</b>	<b>AMOUNT TO BE CANCELLED</b>
<b>General Capital</b>		
2021-26A	Reconstruction of Ann, Cypress, Willow & Steven	\$550,000.00
2023-30	Reconstruction of Balston, Windemere & Whitney	\$300,000.00
		<b>\$850,000.00</b>

**ROLL CALL:**

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

**NAYS:**

**RESOLUTION No. 2026-038**

A motion was made by Councilwoman Holland; seconded by Councilman Roman that the following resolution be adopted:

**AUTHORIZING CANCELLATION OF GRANT BALANCES**

**WHEREAS**, there exists Grant Receivables and Grant Reserves on the General Capital

Balance sheet; and

**WHEREAS**, these Capital projects are complete; and

**WHEREAS**, it is necessary to formally cancel the receivables balances and their offsetting appropriation balance from the balance sheet.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Council of the Township of Verona, in the County of Essex, New Jersey that the following grant receivable and appropriation balance be cancelled:

<b>ORDINANCE</b>	<b>ORDINANCE DESCRIPTION</b>	<b>AMOUNT TO BE CANCELLED</b>
<b>General Capital</b>		
2023-31	Reconstruction of Douglas Place	\$267,383.02
		<b>\$267,383.02</b>

**ROLL CALL:**

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

**NAYS:**

**RESOLUTION No. 2026-039**

A motion was made by Councilwoman Holland; seconded by Councilman Roman that the following resolution be adopted:

**EXTENDING CONTRACT No. 2024-13  
FURNISHING OF SNOW PLOW EQUIPMENT & PERSONNEL**

**WHEREAS**, on December 2, 2024, the Township Council approved Resolution No. 2024-228 Awarding Contract 2024-13- Furnishing of Snow Plowing Equipment & Personnel to Martin Contracting LLC; and

**WHEREAS**, a contract was entered into, for one twelve-month period with an option to renew for a maximum of two (2) additional twelve-month terms; and

**WHEREAS**, the Township administration desires to extend this contract for an additional twelve-month period, bringing this contract into its third year; and

**WHEREAS**, the terms and conditions of the contract remain substantially the same; and

**WHEREAS**, the Township Manager has indicated that the services are being performed in an effective and efficient manner and recommends that Contract No. 2024-13 be extended and an agreement be executed with Martin Contracting, LLC; and

**WHEREAS**, this contract is being awarded as an open-ended contract pursuant to *N.J.A.C. 5:30-11.10* and there shall be a maximum of 50 work orders as defined in the bid specifications per contract year (twelve-months); and

**WHEREAS**, the as required amount shall be chargeable at such time as a certification of available funds is made by the Chief Financial Officer upon receipt of a properly executed purchase order.

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

1. The preamble to this Resolution is hereby incorporated as if more fully set forth herein.
2. Contract No. 2024-13 is renewed for an addition twelve-month term (February 5, 2026 through February 4, 2027).
3. No amount of this contract shall be chargeable until such time as to the certification of available funds is made by the Chief Financial Officer, upon receipt of a properly executed Purchase Order pursuant to *N.J.A.C. 5:30-11.10*.
4. No minimum payment is implied or shall be guaranteed under the contract which shall be terminable by the Township with or without reason and contractor shall only be paid for the work completed up to the date of termination.
5. The Township Manager and the Municipal Clerk are hereby authorized to enter into any agreement necessary for the aforementioned services a copy of which shall be available for public inspection in the Office of the Municipal Clerk.

**ROLL CALL:**

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

**NAYS:**

**RESOLUTION No. 2026-040**

A motion was made by Councilwoman Holland; seconded by Councilman Roman that the following resolution be adopted:

**EXTENDING CONTRACT No. 2024-04  
TREE TRIMMING, REMOVAL & MAINTENANCE SERVICES**

**WHEREAS**, on May 20, 2025, the Township Council approved Resolution No. 2024-094, awarding Contract 2024-04 to Dujets Tree Experts, Woodland Park, NJ; and

**WHEREAS**, Resolution 2024-094 awarded the contract for a period of twelve months and said contract included an option to renew for a maximum of four (4) additional twelve-month terms; and

**WHEREAS**, the contract shall not be extended so that it runs for more than a total of five consecutive years; and

**WHEREAS**, the Township administration desires to extend this contract for an additional twelve-month period, bringing this contract into its second year; and

**WHEREAS**, any price change included as part of this extension is be based upon the price of the original contract as cumulatively adjusted pursuant to any previous adjustment or extension and shall not exceed the change in the index rate for the 12 months preceding the most recent quarterly calculation available at the time the contract is renewed; and

**WHEREAS**, the terms and conditions of the contract remain substantially the same; and

**WHEREAS**, the Township Manager has indicated that the services are being performed in an effective and efficient manner and recommends that Contract No. 2024-04 be extended and an agreement be executed with Dujets Tree Experts; and

**WHEREAS**, this contract is being awarded as an open-ended contract pursuant to *N.J.A.C. 5:30-11.10* and there shall be a maximum of 250 work orders as defined in the bid specifications per contract year (twelve-months); and

**WHEREAS**, the as required amount shall be chargeable at such time as a certification of available funds is made by the Chief Financial Officer upon receipt of a properly executed purchase order.

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

6. The preamble to this Resolution is hereby incorporated as if more fully set forth herein.
7. Contract No. 2024-04 is renewed for an addition twelve-month term (February 5, 2026 through February 4, 2027).
8. No amount of this contract shall be chargeable until such time as to the certification of available funds is made by the Chief Financial Officer, upon receipt of a properly executed Purchase Order pursuant to *N.J.A.C. 5:30-11.10*.
9. No minimum payment is implied or shall be guaranteed under the contract which shall be terminable by the Township with or without reason and contractor shall only be paid for the work completed up to the date of termination.
10. The Township Manager and the Municipal Clerk are hereby authorized to enter into any agreement necessary for the aforementioned services a copy of which shall be available for public inspection in the Office of the Municipal Clerk.

**ROLL CALL:**

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

**NAYS:**

**RESOLUTION No. 2026-041**

A motion was made by Councilwoman Holland; seconded by Councilman Roman that the following resolution be adopted:

**AUTHORIZING AN AGREEMENT WITH ALOIA LAW FIRM LLC FOR  
TOWNSHIP ATTORNEY SERVICES**

**WHEREAS**, the Township has a need for legal services for the period commencing on January 1, 2026 and terminating on December 31, 2026; and

**WHEREAS**, the Township has received a proposal from Aloia Law Firm LLC, 2 Broad Street, Suite 407, Bloomfield, New Jersey 07003 to represent the Township as the Township Attorney for 2026 at the same rate of compensation as in 2025; and

**WHEREAS**, the Local Public Contracts Law (*N.J.S.A. 40A:11-5(a)(1)(i)*) permits contracts for professional services to be negotiated and awarded by the governing body without public advertising for bids and requires that the resolution authorizing the award of a contract for professional services without competitive bids and the contract itself be available for public inspection; and

**WHEREAS**, the award of the contract to Aloia Law Firm LLC is being made pursuant to

N.J.S.A. 19:44A-20.5; and

**WHEREAS**, the cost for said professional services shall be set at a monthly retainer of \$6,000 per month worked, or any portion thereof for "General Services" as outlined in the agreement, plus \$125 per hour for any and all legal services outside of the "General Services" performed by the Attorney, \$75 per hour for any paralegal work performed on services other than "General Services", plus the cost of any reimbursable items; and

**WHEREAS**, this expenditure shall be charged to Budget Accounts that may be deemed appropriate by the Chief Financial Officer or his designee, and the availability of funds which shall be certified by the Chief Financial Officer upon presentation of a property executed Purchase Order and approval of the 2026 Budget.

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

1. The preamble to this Resolution is hereby incorporated as if more fully set forth herein.
2. An agreement with the Aloia Law Firm LLC, 2 Broad Street, Suite 407, Bloomfield, New Jersey 07003 is hereby authorized to provide legal services for the period commencing on January 1, 2025 and terminating on December 31, 2025 not to exceed \$100,000 without further authorization of the Township Council.
3. That the Township reserves the right to cancel this contract for any reason upon thirty (30) days' notice and Aloia Law Firm LLC shall only be paid for the work completed; furthermore, no minimum amount of work or payment is implied or guaranteed.
4. That this contract is being awarded pursuant to N.J.S.A. 19:44A-20.5.
5. That the Township Manager and the Township Clerk are hereby authorized to enter into any agreement necessary for the aforementioned services a copy of which shall be available for public inspection in the Office of the Township Clerk.

**ROLL CALL:**

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

**RESOLUTION No. 2026-042**

A motion was made by Councilwoman Holland; seconded by Councilman Roman that the following resolution be adopted:

**DISPOSAL OF OBSOLETE TOWNSHIP EQUIPMENT**

**WHEREAS**, the Township Manager has advised the Township Council that there is obsolete equipment that is no longer needed for public use; and

**WHEREAS**, N.J.S.A. 40A:11-36(7) authorizes the disposition of personal property not needed for public use as part of a purchase to offset the price of the new purchase; and

**WHEREAS**, it is in the best interest of the Township to dispose of said equipment by trade-in specifically twenty-seven (27) Drager, CDR4500 gas masks and 17 Calypso Holiday Hanging Lighting Décor.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Verona, in the County of Essex, New Jersey that the obsolete equipment referenced by the Township Manager which is no longer needed for public use by the Township shall be disposed of according to the manner as prescribed by law.

**ROLL CALL:**

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

**RESOLUTION No. 2026-043**

A motion was made by Councilwoman Holland; seconded by Councilman Roman 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:** Holland, McGrath, Roman, McEvoy, Tamburro

**NAYS:**

**RESOLUTION No. 2026-044**

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

**PROVIDING FOR THE COMBINATION OF CERTAIN ISSUES OF GENERAL IMPROVEMENT BONDS, SERIES 2026, OF THE TOWNSHIP OF VERONA, IN THE COUNTY OF ESSEX, NEW JERSEY, INTO A SINGLE ISSUE OF BONDS AGGREGATING \$6,333,000 IN PRINCIPAL AMOUNT**

**BE IT RESOLVED** by the Township Council of the Township of Verona in the County of Essex, New Jersey, (with not less than a majority of the full membership thereof affirmatively concurring) AS FOLLOWS:

**SECTION 1.** Pursuant to the provisions of N.J.S.A. 40A:2-26(f), the Bonds (as defined herein) of the Township of Verona, in the County of Essex, New Jersey (the "Township"), authorized pursuant to the bond ordinances of the Township heretofore adopted and described in Section 2 hereof shall be combined into a single and combined issue of general improvement bonds in the aggregate principal amount of \$6,333,000 (the "Bonds").

**SECTION 2.** The principal amount of Bonds authorized by each bond ordinance to be combined into a single issue as above provided, the bond ordinances authorizing the Bonds described by reference to the number, the improvement description and the date of adoption, and the period or average period of usefulness determined in each of the bond ordinances are respectively as follows:

<b>Principal Amount of Bonds</b>	<b>Bond Ordinance Number</b>	<b>Description of Improvement and Date of Adoption of Bond Ordinance</b>	<b>Useful Life</b>
\$350,000	2021-05	Reconstruction and rehabilitation of Lynwood Road, finally adopted March 8, 2021.	20 years
\$60,000	2021-18	Re-examination and update of Verona Township Master Plan and zoning code, finally adopted June 21, 2021.	10 years
\$1,367,200	2021-26	Various capital improvements, finally adopted October 4, 2021.	19.81 years
\$693,750	2022-10	Road improvements, finally adopted April 25, 2022.	18.38 years
\$323,000	2022-28	Acquisition and installation of equipment for Police Department, finally adopted August 22, 2022.	5 years
\$173,500	2022-37	Accessible/sensory playground and adult exercise area project at Community Center, finally adopted December 5, 2022.	15 years
\$125,000	2023-14	Amends in their entirety and supersedes bond ordinance 2021-13 (finally adopted May 3, 2021) and supplemental bond ordinance 2022-30 (finally adopted September 19, 2022), finally adopted May 1, 2023.	15 years
\$1,666,500	2023-17	Acquisition of property, finally adopted May 15, 2023.	40 years
\$570,500	2023-22	Various capital improvements, finally adopted June 12, 2023	8.33 years
\$467,000	2023-30	Reconstruction of Balston Drive, Windemere Road and Whitney Terrace, finally adopted July 24, 2023.	20 years
\$196,550	2023-31	Reconstruction of entire length of Douglas Place, finally adopted July 24, 2023.	20 years
\$340,000	2024-39	Reappropriating \$340,000 proceeds of obligations not needed for their original purpose in order to provide for the repointing of Township Hall, finally adopted December 2, 2024.	15 years

**SECTION 3.** The following matters are hereby determined with respect to the combined issue of Bonds:

- a. The average period of usefulness, computed on the basis of the respective amounts of Bonds presently authorized to be issued pursuant to each of the bond ordinances and the respective periods or average period of usefulness therein determined, is not less than 22.62 years.
- b. The Bonds of the combined issue shall be designated "General Improvement Bonds, Series 2026" and shall mature within the average period of usefulness herein determined.
- c. The Bonds of the combined issue shall be sold and issued in accordance with the provisions of the Local Bond Law applicable to the sale and issuance of bonds authorized by a single bond ordinance and, accordingly, may be sold with other issues of bonds.

**SECTION 4.** The following additional matters are hereby determined, declared, recited and stated:

None of the Bonds described in Section 2 hereof have been sold or issued heretofore, and the several bond ordinances described in Section 2 hereof have not been rescinded and now remain in full force and effect as authorizations for the respective amounts of Bonds set opposite the descriptions of the bond ordinances in Section 2 hereof.

The several purposes or improvements authorized by the respective bond ordinances described in Section 2 hereof are purposes for which bonds may be issued lawfully pursuant to the Local Bond Law and are all purposes for which no deduction may be taken in any annual or supplemental debt statement.

**SECTION 5.** This resolution shall take effect immediately.

**ROLL CALL:**

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

**NAYS:**

**ABSTAIN (Recusal): Holland**

**RESOLUTION No. 2026-045**

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

**DETERMINING THE FORM AND OTHER DETAILS OF \$9,938,000 GENERAL OBLIGATION BONDS, CONSISTING OF \$6,333,000 GENERAL IMPROVEMENT BONDS, \$1,618,000 WATER AND SEWER UTILITY BONDS AND \$1,987,000 POOL UTILITY BONDS, OF THE TOWNSHIP OF VERONA, IN THE COUNTY OF ESSEX, NEW JERSEY AND PROVIDING FOR THEIR SALE**

**BE IT RESOLVED** by the Township Council of the Township of Verona in the County of Essex, New Jersey, (with not less than a majority of the full membership thereof affirmatively concurring) AS FOLLOWS:

**SECTION 1.** The \$6,333,000 General Improvement Bonds of the Township of Verona, in the County of Essex, New Jersey (the "Township") referred to and described in the resolution adopted by the Township Council pursuant to the Local Bond Law of the State of New Jersey on February 9, 2026 and entitled, "Resolution Providing for the Combination of Certain Issues of General Improvement Bonds of the Township of Verona, in the County of Essex, New Jersey into a Single Issue of Bonds Aggregating \$6,333,000 in Principal Amount" shall be issued as "General Improvement Bonds" (the "General Improvement Bonds"). The General Improvement Bonds shall mature in the principal amounts on January 15 in each of the years follows:

<u>Year</u>	<u>Principal Amount*</u>	<u>Year</u>	<u>Principal Amount*</u>
2027	\$158,000	2038	\$315,000
2028	\$180,000	2039	\$315,000
2029	\$160,000	2040	\$315,000

<u>Year</u>	<u>Principal Amount*</u>	<u>Year</u>	<u>Principal Amount*</u>
2030	\$270,000	2041	\$315,000
2031	\$280,000	2042	\$315,000
2032	\$285,000	2043	\$315,000
2033	\$295,000	2044	\$315,000
2034	\$300,000	2045	\$315,000
2035	\$310,000	2046	\$315,000
2036	\$315,000	2047	\$315,000
2037	\$315,000	2048	\$315,000

\*Subject to change as set forth in the Full Notice of Sale attached hereto

The General Improvement Bonds are subject to redemption prior to their stated maturities in accordance with the Notice of Sale authorized herein. The General Improvement Bonds shall be twenty-two in number, with one certificate being issued for each year of maturity, and shall be numbered GI-1 to GI-22, inclusive.

**SECTION 2.** The \$1,618,000 Water and Sewer Utility Bonds of the Township referred to and described in the resolution adopted by the Township Council pursuant to the Local Bond Law of the State of New Jersey on February 9, 2026 and entitled, "Resolution Providing for the Combination of Certain Issues of Water and Sewer Utility Bonds of the Township of Verona, in the County of Essex, New Jersey into a Single Issue of Bonds Aggregating \$1,618,000 in Principal Amount" shall be issued as "Water and Sewer Utility Bonds" (the "Water and Sewer Utility Bonds"). The Water and Sewer Utility Bonds shall mature in the principal amounts on January 15 in each of the years follows:

<u>Year</u>	<u>Principal Amount*</u>	<u>Year</u>	<u>Principal Amount*</u>
2027	\$38,000	2040	\$65,000
2028	\$40,000	2041	\$65,000
2029	\$40,000	2042	\$70,000
2030	\$50,000	2043	\$75,000
2031	\$50,000	2044	\$75,000
2032	\$50,000	2045	\$75,000
2033	\$50,000	2046	\$75,000
2034	\$55,000	2047	\$75,000
2035	\$55,000	2048	\$75,000
2036	\$55,000	2049	\$75,000
2037	\$60,000	2050	\$75,000
2038	\$60,000	2051	\$75,000
2039	\$65,000	2052	\$75,000

\*Subject to change as set forth in the Full Notice of Sale attached hereto

The Water and Sewer Utility Bonds are subject to redemption prior to their stated maturities in accordance with the Notice of Sale authorized herein. The Water and Sewer Utility

Bonds shall be twenty-six in number, with one certificate being issued for each year of maturity, and shall be numbered WSU-1 to WSU-26, inclusive.

**SECTION 3.** The \$1,987,000 Pool Utility Bonds of the Township referred to and described in the resolution adopted by the Township Council pursuant to the Local Bond Law of the State of New Jersey on February 9, 2026 and entitled, "Resolution Providing for the Combination of Certain Issues of Pool Utility Bonds of the Township of Verona, in the County of Essex, New Jersey into a Single Issue of Bonds Aggregating \$1,987,000 in Principal Amount" shall be issued as "Pool Utility Bonds" (the "Pool Utility Bonds"). The Pool Utility Bonds shall mature in the principal amounts on January 15 in each of the years follows:

<u>Year</u>	<u>Principal Amount*</u>	<u>Year</u>	<u>Principal Amount*</u>
2027	\$82,000	2035	\$135,000
2028	\$115,000	2036	\$140,000
2029	\$115,000	2037	\$145,000
2030	\$120,000	2038	\$150,000
2031	\$120,000	2039	\$155,000
2032	\$125,000	2040	\$160,000
2033	\$130,000	2041	\$160,000
2034	\$135,000		

\*Subject to change as set forth in the Full Notice of Sale attached hereto

The Pool Utility Bonds are subject to redemption prior to their stated maturities in accordance with the Notice of Sale authorized herein. The Pool Utility Bonds shall be fifteen in number, with one certificate being issued for each year of maturity, and shall be numbered PU-1 to PU-15, inclusive.

**SECTION 4.** The General Improvement Bonds, the Water and Sewer Utility Bonds, and the Pool Utility Bonds collectively are sometimes referred to hereinafter as the "Bonds."

**SECTION 5.** The Bonds will be issued in fully registered form. One certificate shall be issued for the aggregate principal amount of Bonds maturing in each year. Both principal of and interest on the Bonds will be payable in lawful money of the United States of America. Each certificate will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York, which will act as securities depository (the "Securities Depository"). The certificates will be on deposit with The Depository Trust Company. The Depository Trust Company will be responsible for maintaining a book-entry system for recording the interests of its participants or the transfers of the interests among its participants. The participants will be responsible for maintaining records regarding the beneficial ownership interests in the Bonds on behalf of individual purchasers. Individual purchases of the Bonds may

be made in the principal amount of \$5,000 or any integral multiple thereof (except that Bonds maturing in any year in an amount that is not a multiple of \$5,000 may be made in a principal amount that is a multiple of \$1,000), through book-entries made on the books and records of The Depository Trust Company and its participants.

The Bonds will bear interest payable semiannually on the fifteenth day January and July in each year until maturity or earlier redemption, commencing on January 15, 2027, at a rate or rates per annum, expressed in a multiple of 1/8 or 1/20 of 1% and proposed by the successful bidder in accordance with the Notice of Sale authorized herein.

The principal of and the interest on the Bonds will be paid to the securities depository by the Township or a duly authorized paying agent on the respective maturity dates and due dates and will be credited on the respective maturity dates and due dates to the participants of The Depository Trust Company as listed on the records of The Depository Trust Company as of each next preceding January 1 and July 1 (the "Record Dates" for the Bonds). The Bonds shall be executed by the manual or facsimile signature of the Mayor of the Township under the official seal or facsimile thereof affixed, printed, engraved or reproduced thereon and attested by the manual signature of the Clerk of the Township. The following matters are hereby determined with respect to the Bonds:

Date of Bonds:	Date of Delivery
Interest Payment Dates:	Each January 15 and July 15 until maturity or earlier redemption, commencing on January 15, 2027

**SECTION 6.** The Bonds shall be substantially in the following form with such additions, deletions and omissions as may be necessary for the Township to deliver and to market the Bonds in accordance with the requirements of The Depository Trust Company and the final terms of sale:

**SAMPLE BOND FORM FOR INFORMATION  
ONLY - DO NOT COMPLETE OR SIGN**

REGISTERED  
NUMBER A-\_\_

REGISTERED  
\$\_\_\_\_\_

UNITED STATES OF AMERICA  
STATE OF NEW JERSEY

TOWNSHIP OF VERONA, IN THE  
COUNTY OF ESSEX

B. \_\_\_\_\_ BOND

	MATURITY	RATE OF INTEREST	
DATED DATE:	DATE:	PER ANNUM:	CUSIP:
___/___/2026	01/15/20__	_____ %	_____

The TOWNSHIP OF VERONA, in the County of Essex, New Jersey (the "Township") hereby acknowledges itself indebted and for value received promises to pay to CEDE & CO., as nominee of The Depository Trust Company, which will act as Securities Depository, on the Maturity Date specified above, the principal sum of \_\_\_\_\_ DOLLARS (\$\_\_\_\_\_), and to pay interest on such sum from the Dated Date of this bond at the Rate of Interest Per Annum specified above semiannually on the fifteenth day of January and July in each year until maturity or earlier redemption, commencing on January 15, 2027. Interest on this bond will be paid to the Securities Depository by the Township or a duly appointed paying agent and will be credited to the participants of The Depository Trust Company as listed on the records of The Depository Trust Company as of the January 1 and July 1 next preceding the date of such payments (the "Record Dates" for such payments). Principal of this bond, upon presentation and surrender to the Township, will be paid to the Securities Depository by the Township and will be credited to the participants of The Depository Trust Company.

This bond is not transferable as to principal or interest except to an authorized nominee of The Depository Trust Company. The Depository Trust Company shall be responsible for maintaining the book-entry system for recording the interests of its participants or the transfers of the interests among its participants. The participants are responsible for maintaining records regarding the beneficial ownership interests in the bonds on behalf of individual purchasers.

The bonds of this issue maturing prior to January 15, 2036 are not subject to redemption prior to their stated maturities. The bonds of this issue maturing on or after January 15, 2037 are redeemable at the option of the Township in whole or in part on any date on or after January 15, 2036 upon notice as required herein at par, plus in each case unpaid accrued interest to the date fixed for redemption.

Notice of redemption shall be given by mailing by first class mail in a sealed envelope with postage prepaid to the registered owners of the bonds not less than thirty (30) days, nor more than sixty (60) days prior to the date fixed for redemption. Such mailing shall be to the owners of such bonds at their respective addresses as they last appear on the registration books kept for that purpose by the Township or a duly appointed bond registrar. However, as long as DTC (or any successor thereto) acts as Securities Depository for the bonds, notice of redemption may be sent to such Securities Depository by email or as otherwise permitted by the Securities Depository regulations. Any failure of the Securities Depository to advise any of its participants or any failure of any participant to notify any beneficial owner of any notice of redemption shall not affect the validity of the redemption proceedings. If the Township determines to redeem a portion of the bonds prior to maturity, the bonds to be redeemed shall be selected by the Township. The bonds to be redeemed having the same maturity shall be selected by the Securities Depository in accordance with its regulations.

If notice of redemption has been given as provided herein, the bonds or the portion thereof called for redemption shall be due and payable on the date fixed for redemption at the redemption price, together with unpaid accrued interest to the date fixed for redemption. Interest shall cease to accrue on the bonds after the date fixed for redemption. Payment shall be made upon surrender of the bonds redeemed.

C. \_\_\_\_\_

The full faith and credit of the Township are hereby irrevocably pledged for the punctual payment of the principal of and the interest on this bond according to its terms.

It is hereby certified and recited that all conditions, acts and things required by the constitution or statutes of the State of New Jersey to exist, to have happened or to have been performed precedent to or in the issuance of this bond exist, have happened and have been performed and that the issue of bonds of which this is one, together with all other indebtedness of the Township, is within every debt and other limit prescribed by such constitution or statutes.

IN WITNESS WHEREOF, the TOWNSHIP OF VERONA, in the County of Essex, New Jersey has caused this bond to be executed in its name by the manual or facsimile signature of its Mayor and Chief Financial Officer, its corporate seal to be hereunto imprinted or affixed, this bond and the seal to be attested by the manual signature of its Clerk, and this bond to be dated the Dated Date as specified above.

TOWNSHIP OF VERONA

[TOWNSHIP SEAL]

ATTEST:

By: [to be executed upon issuance of bonds]  
Mayor

By: [to be executed upon issuance of bonds]  
Clerk

By: [to be executed upon issuance of bonds]  
Chief Financial Officer

**[END OF SAMPLE BOND FORM]**

**SECTION 7.** In each of the General Improvement Bonds the following language should be inserted in the places indicated by the corresponding letter in the form of the Bonds.

A. GI-\_\_.

B. GENERAL IMPROVEMENT

C. This bond is one of an authorized issue of bonds issued pursuant to the Local Bond Law of the State of New Jersey, a resolution of the Township adopted February 9, 2026 and entitled, "Resolution Providing for the Combination of Certain Issues of General Improvement Bonds of the Township of Verona, in the County of Essex, New Jersey into a Single Issue of Bonds Aggregating \$6,333,000 in Principal Amount," and the various bond ordinances referred to therein, each in all respects duly approved and published as required by law.

**SECTION 8.** In each of the Water and Sewer Utility Bonds the following language should be inserted in the places indicated by the corresponding letter in the form of the Bonds.

A. WSU-\_\_.

B. WATER AND SEWER UTILITY

C. This bond is one of an authorized issue of bonds issued pursuant to the Local Bond Law of the State of New Jersey, a resolution of the Township adopted February 9, 2026 and entitled, "Resolution Providing for the Combination of Certain Issues of Water and Sewer Utility Bonds of the Township of Verona, in the County of Essex, New Jersey into a Single Issue of Bonds

Aggregating \$1,618,000 in Principal Amount," and the various bond ordinances referred to therein, each in all respects duly approved and published as required by law.

**SECTION 9.** In each of the Pool Utility Bonds the following language should be inserted in the places indicated by the corresponding letter in the form of the Bonds.

A. PU-\_\_.

B. POOL UTILITY

C. This bond is one of an authorized issue of bonds issued pursuant to the Local Bond Law of the State of New Jersey, a resolution of the Township adopted February 9, 2026 and entitled, "Resolution Providing for the Combination of Certain Issues of Pool Utility Bonds of the Township of Verona, in the County of Essex, New Jersey into a Single Issue of Bonds Aggregating \$1,987,000 in Principal Amount," and the various bond ordinances referred to therein, each in all respects duly approved and published as required by law.

**SECTION 10.** The Bonds shall be sold on February 17, 2026 via the "PARITY Electronic Bid System" (PARITY) upon the terms and the conditions set forth in and described in the Full Notice of Sale authorized below and set forth in Exhibit A attached hereto (the "Full Notice of Sale"). The Full Notice of Sale shall be posted in full at *The Bond Buyer Online*. The Township Clerk is hereby directed to arrange for the publication of the Short Notice of Sale authorized below and set forth in Exhibit B attached hereto (the "Short Notice of Sale") and the Summary Notice of Sale authorized below and set forth in Exhibit C (the "Summary Notice of Sale"). The Notices of Sale shall be posted and published as required by law not less than seven days prior to the date of sale. The full Notice of Sale shall be substantially in the form attached hereto as Exhibit A, the Short Notice of Sale shall be substantially in the form attached hereto as Exhibit B and the Summary Notice of Sale shall be substantially in the form attached hereto as Exhibit C, each with such additions, deletions and omissions as may be necessary for the Township to market the Bonds in accordance with the requirements of The Depository Trust Company and PARITY and as may be suggested by Bond Counsel. The Short Notice of Sale shall be published in the Township's local newspaper, and the Summary Notice of Sale shall be published in the *Bond Buyer*, a financial newspaper published and circulating in the City of New York, New York, and in *The Bond Buyer Online*.

**SECTION 11.** The Township hereby designates the Chief Financial Officer as the officer to sell and to award the Bonds and to act on behalf of the Township in accordance with the Notices of Sale authorized herein, and the Chief Financial Officer shall report in writing the results of the sale to this Township Council as required by law.

**SECTION 12.** The Bonds shall have printed thereon, or be accompanied with, a copy of the written opinion with respect to the Bonds that is to be rendered by the law firm of McManimon, Scotland & Baumann, LLC ("Bond Counsel") complete except for omission of its date.

**SECTION 13.** Bond Counsel is authorized to arrange for the printing of the Bonds, and Acacia Financial Group, Inc. (the "Municipal Advisor") or Bond Counsel are authorized to arrange for the printing of the Official Statement to be prepared in connection with the sale of the Bonds and to arrange for the distribution of the preliminary Official Statements on behalf of the Township to those financial institutions that customarily submit bids for such Bonds. The Municipal Advisor, PKF O'Connor Davies LLP, the Township's auditor, and Bond Counsel are authorized to prepare the Official Statement necessary in connection with the issuance of the Bonds, and the Mayor and/or the Chief Financial Officer of the Township is authorized to execute any certificates necessary in connection with the distribution of the Official Statement. Such Official Statement may be distributed in preliminary form and deemed final for purposes of Rule 15c2-12 of the Securities and Exchange Commission on behalf of the Township by the Chief Financial Officer or by the Mayor of the Township. Final Official Statements shall be delivered to the purchaser of the Bonds within the earlier of seven business days following the sale of the Bonds or to accompany the purchaser's confirmations that request payment for the Bonds. The Municipal Advisor is further authorized to arrange on behalf of the Township for a rating on the Bonds from S&P Global Ratings, acting through Standard & Poor's Financial Services LLC, and/or Moody's Investors Service.

**SECTION 14.** The Chief Financial Officer is hereby authorized to make representations and warranties, to enter into agreements and to make all arrangements with The Depository Trust Company, New York, New York, as may be necessary in order to provide that the Bonds will be eligible for deposit with The Depository Trust Company and to satisfy any obligation undertaken in connection therewith.

**SECTION 15.** In the event that The Depository Trust Company may determine to discontinue providing its service with respect to the Bonds or is removed by the Township and if no successor Securities Depository is appointed, the Bonds that were previously issued in book-entry form shall be converted to registered bonds (the "Registered Bonds") in denominations of \$5,000 or any integral multiple thereof (except that Bonds maturing in any year in an amount that is not a multiple of \$5,000 shall be issued in denominations of an integral multiple of \$1,000). The

beneficial owner under the book-entry system, upon registration of the Bonds held in the beneficial owner's name, will become the registered owner of the Registered Bonds. The Township shall be obligated to provide for the execution and delivery of the Registered Bonds in certificate form.

**SECTION 16.** Solely for purposes of complying with Rule 15c2-12 of the Securities and Exchange Commission, as amended and interpreted from time to time (the "Rule"), and provided that the Bonds are not exempt from the Rule and provided that the Bonds are not exempt from the following requirements in accordance with paragraph (d) of the Rule, for so long as the Bonds remain outstanding (unless the Bonds have been wholly defeased), the Township shall provide for the benefit of the holders of the Bonds and the beneficial owners thereof:

(a) On or prior to September 30 of each fiscal year, beginning September 30, 2026 for the fiscal year ending December 31, 2025, electronically to the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("EMMA") system or such other repository designated by the Securities and Exchange Commission to be an authorized repository for filing secondary market disclosure information, if any, annual financial information with respect to the Township consisting of the audited financial statements (or unaudited financial statements if audited financial statements are not then available, which audited financial statements will be delivered when and if available) of the Township and certain financial information and operating data consisting of (1) Township indebtedness and overlapping indebtedness including a schedule of outstanding debt issued by the Township; (2) property valuation information; and (3) tax rate, levy and collection data. The audited financial statements will be prepared in accordance with modified cash accounting as mandated by the State of New Jersey statutory principles in effect from time to time or with generally accepted accounting principles as modified by governmental accounting standards as may be required by New Jersey law.

(b) If any of the following events occur regarding the Bonds, a timely notice not in excess of ten business days after the occurrence of the event sent to EMMA:

- (1) Principal and interest payment delinquencies;
- (2) Non-payment related defaults, if material;
- (3) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (4) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (5) Substitution of credit or liquidity providers, or their failure to perform;
- (6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue

(IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the Bonds;

- (7) Modifications to rights of holders of the Bonds, if material;
- (8) Bond calls, if material, and tender offers;
- (9) Defeasances;
- (10) Release, substitution or sale of property securing repayment of the Bonds, if material;
- (11) Rating changes;
- (12) Bankruptcy, insolvency, receivership or similar event of the Township;
- (13) The consummation of a merger, consolidation or acquisition involving the Township or the sale of all or substantially all of the assets of the Township, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
- (14) Appointment of a successor or additional trustee or the change of name of a trustee, if material;
- (15) Incurrence of a Financial Obligation of the Township, if material, or agreement to covenants, events of default, remedies, priority rights or other similar terms of a Financial Obligation, any of which affect holders of the Bonds, if material;
- (16) Default, event of acceleration, termination event, modification of terms or other similar events under a Financial Obligation of the Township, if any such event reflects financial difficulties.

The term "Financial Obligation" as used in subparagraphs (b)(15) and (b)(16) above means a (i) debt obligation, (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation or (iii) guarantee of (i) or (ii); provided, however, that the term "Financial Obligation" shall not include municipal securities as to which a final official statement has been provided to the Municipal Securities Rulemaking Board consistent with the Rule.

Notice of failure of the Township to provide required annual financial information on or before the date specified in this resolution shall be sent in a timely manner to EMMA.

If all or any part of the Rule ceases to be in effect or is not in effect for any reason, then the information required to be provided under this resolution, insofar as the provisions of the Rule not or no longer in effect required the provision of such information, shall not or no longer be required to be provided.

The Chief Financial Officer shall determine, in consultation with Bond Counsel, the application of the Rule or the exemption from the Rule for each issue of obligations of the Township prior to their offering. Such officer is hereby authorized to enter into additional written contracts or undertakings to implement the Rule and is further authorized to amend such contracts or undertakings or the undertakings set forth in this resolution, provided such amendment is, in the opinion of nationally recognized bond counsel, in compliance with the Rule.

In the event that the Township fails to comply with the Rule requirements or the written contracts or undertakings specified in this resolution, the Township shall not be liable for monetary damages, remedy being hereby specifically limited to specific performance of the Rule requirements or the written contracts or undertakings therefor.

**SECTION 17.** The Chief Financial Officer is authorized to invest the proceeds of the Bonds in investment obligations or deposits as permitted in accordance with New Jersey law.

**SECTION 18.** The Chief Financial Officer is authorized to pay the costs of issuance at or after the time of closing to the various participants regarding the sale and issuance of the Bonds, including costs for the publications, preparation and printing of the Official Statement, credit rating, municipal advisory services, legal services and other miscellaneous costs of issuing the Bonds.

**SECTION 19.** The Chief Financial Officer and other appropriate representatives of the Township are authorized to take all other actions on behalf of the Township necessary for the sale and the delivery of the Bonds in accordance with this resolution.

**SECTION 20.** This resolution shall take effect immediately.

**ROLL CALL:**

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

**NAYS:**

**ABSTAIN (Recusal): Holland**

**RESOLUTION No. 2026-046**

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

**AUTHORIZING THE RELEASE OF THE PERFORMANCE GUARANTEE FOR CONIFER-LECHASE CONSTRUCTION, LLC AND AUTHORIZING THE ACCEPTANCE OF A MAINTENANCE BOND IN CONNECTION WITH THE PROPERTY IDENTIFIED AS BLOCK 2301, LOT 14.01 ON THE TAX MAP OF THE TOWNSHIP**

**WHEREAS**, the Township of Verona Planning Board (the "**Board**") adopted Resolution No. 2023-02 memorializing its revised site plan approval (the "**Site Plan Approval**") for construction of three residential buildings containing 95 affordable housing units and associated improvements (the "**Project**") on property identified as Block 2301, Lot 14.01 on the tax map of the Township (the "**Property**"); and

**WHEREAS**, as one of the conditions of the Site Plan Approval, Conifer-LeChase Construction, LLC (the "**Applicant**"), posted a performance guarantee comprised of a performance bond in the amount of Four Hundred Thirty-One Thousand Seventy-Five Dollars Fifty-Two Cents (\$431,075.52) and cash in the amount of Forty-Seven Thousand Eight Hundred Ninety Seven Dollars Twenty-Eight Cents (\$47,897.28) (the "**Performance Guarantee**") as security for the installation of the Project at the Property; and

**WHEREAS**, in response to the Applicant's request for the release of the Performance Guarantee, Peter C. Ten Kate, P.E., the Township Engineer (the "**Engineer**") conducted a status review of the Project, including a field observation and review of the project files; and

**WHEREAS**, in a letter dated December 8, 2025, the Engineer reported that the bonded improvements at the Property are in substantial conformance with the Project plans; and

**WHEREAS**, prior to the release of the Performance Guarantee to the Applicant, the Applicant shall: (a) provide a two (2) year, maintenance guarantee in the amount of Fifty-Nine Thousand Eight Hundred Seventy-One Dollars Sixty Cents (\$59,871.60), subject to review and approval by the Township Attorney (the "**Maintenance Bond**"); and (b) pay all outstanding engineering or inspection escrow fees.

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

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

2. Upon the recommendation of the Engineer, the Performance Guarantee shall be returned to the Applicant, upon completion of the following: (a) the Applicant shall provide the Maintenance Bond to the Township, which shall be subject to review and approval by the Township Attorney; and (b) the Applicant shall pay all outstanding Township engineering or inspection escrow fees.

3. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

4. A copy of this Resolution shall be available for public inspection at the offices of the Township Clerk.

5. This Resolution shall take effect as provided by law.

**ROLL CALL:**

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

**NAYS:**

**ABSTAIN: McGrath**

**RESOLUTION No. 2026-047**

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

**AUTHORIZING THE EXECUTION OF A CERTIFICATE OF COMPLETION FOR VERONA LIHTC URBAN RENEWAL LLC**

**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 designated by the municipality as in need of redevelopment in accordance with the Redevelopment Law; and

**WHEREAS**, on February 11, 2019, the Township Council (the "**Township Council**") of the Township of Verona (the "**Township**") adopted Resolution No. 2019-55 designating certain property identified as Block 2301, Lots 1 through 12 and 14 through 19 on the tax maps of the Township (the "**Redevelopment Area**") as a non-condemnation "area in need of redevelopment" pursuant to the Redevelopment Law; and

**WHEREAS**, the Township Council adopted Ordinance No. 2019-16 authorizing a redevelopment plan for the Redevelopment Area entitled the “Depot and Pine Redevelopment Area, Redevelopment Plan, Block 2301, Lots 1-12, 14-19, Township of Verona, New Jersey” (the “**Redevelopment Plan**”); and

**WHEREAS**, the Township and PIRHL Developers, LLC (the “**Original Redeveloper**”) entered into a “Redevelopment Agreement”, dated January 9, 2020, (the “**Original Redevelopment Agreement**”), and thereby designating the Redeveloper as the “redeveloper” in connection with the redevelopment project, as more particularly described in the Redevelopment Agreement (as defined below) (the “**Project**”) on Block 2301, Lot 14.01 (formerly known as Lots 11, 12, 14, 15, 16, 17, 19 and a portion of 18); and

**WHEREAS**, the Original Redevelopment Agreement was thereafter amended on September 3, 2020 (the “**First Amendment**”); and

**WHEREAS**, the Original Redevelopment Agreement and First Amendment was then assigned to Verona LIHTC Urban Renewal LLC (the “**Redeveloper**”) and the Township and Redeveloper entered into an amendment to the Original Agreement on February 7, 2022 (the “**Second Amendment**”) and thereafter amended on August 26, 2022 (the “**Third Amendment**”) and May 17, 2023 (the “**Fourth Amendment**”, together with the Original Redevelopment Agreement, First Amendment, Second Amendment and Third Amendment, collectively referred to herein as the “**Redevelopment Agreement**”); and

**WHEREAS**, the Redevelopment Agreement requires the Redeveloper to construct the Project, at its sole cost and expense, which is specified in the Redevelopment Agreement and in the Redevelopment Plan; and

**WHEREAS**, the Redevelopment Agreement provides that upon Completion (as defined in the Redevelopment Agreement) of the required work for the Project, the Redeveloper may apply for a Certificate of Completion, which in part recognizes that the work has been completed and releases the Redeveloper from its responsibilities under the Redevelopment Agreement as to the Project; and

**WHEREAS**, the Redeveloper has requested that the Township issue a Certificate of Completion for the Project and submits that it has complied with all requirements of the Redevelopment Agreement, the applicable Planning Board and related approvals, and has obtained a Final Certificate of Occupancy from the Township Construction Official in accordance with the Redevelopment Agreement.

**NOW THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Verona in the County of Essex, New Jersey, (with not less than a majority of the full membership thereof affirmatively concurring) AS FOLLOWS:

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

**SECTION 2.** The Township Council hereby authorizes the execution of a Certificate of Completion as set forth herein, in accordance with the terms of the Redevelopment Agreement.

**SECTION 3.** The Township Manager is hereby authorized and directed to execute the Certificate of Completion on behalf of the Township, as necessary to further evidence or acknowledge the Township’s consent.

**SECTION 4.** If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

**SECTION 5.** This Resolution shall take effect in accordance with all applicable laws.

**ROLL CALL:**

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

**NAYS:**

**ABSTAIN:** McGrath

**RESOLUTION No. 2026-048**

A motion was made by Councilwoman McGrath; seconded by Councilman Roman that the following resolution be adopted:

**AUTHORIZING NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS  
2026 LOCAL RECREATION IMPROVEMENT GRANT PROGRAM**

**WHEREAS**, the Township of Verona desires to apply for and obtain a grant from the New Jersey Department of Community Affairs 2026 Local Recreation Improvement Grant (“LRIG”) for an amount not to exceed \$75,000 to carry out a project to replace the outdated turf at Centennial Field.

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

1. the Township of Verona does hereby authorize the application for such a grant; and
2. the Township of Verona recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Township of Verona and the New Jersey Department of Community Affairs.

**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 a grant agreement with the New Jersey Department of Community Affairs on behalf of the Township.

**ROLL CALL:**

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

**NAYS:**

New Business:

Council discussion on an ordinance “Amending Chapter A565-1 Schedule of Fees - Blasting, A565-3 Administrative and Other Fees and A565-6 Uniform Construction Code Fees”, an ordinance “Amending Chapter 150 “Zoning” of the Code of the Township, Specifically Article XVI, “Administration and Enforcement”, Sections 16.1-16.8” and an ordinance “Amending Chapter 390 Property Maintenance, Article II Lead Based Paint Hazard Inspection Requirements for Rental Dwellings”

Public Comment

None.

Council enters into Executive Session at 9:00 p.m.

Adjournment:

Council returns to the Public Session at 9:15 and a motion to adjourn is made by Deputy Mayor McEvoy; seconded by Councilwoman Holland.

The next Council Meeting is February 23, 2026 at 7pm

Respectfully submitted,

  
Jennifer Kiernan, Municipal Clerk

  
Christopher Tamburro, Mayor

APPROVED: March 9, 2026