

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

**RESOLUTION No. 2026-082**

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

**PERMITTING THE REMOVAL OF AN EXTRAORDINARY TREE PURSUANT TO  
CHAPTER 493, ARTICLE II, PARAGRAPH 21(C) OF THE CODE OF THE  
TOWNSHIP**

**WHEREAS**, the property owner at 34 Mountain Road, Block 2209, Lot 23, has requested a permit to remove two Red Oak trees located on their property; and

**WHEREAS**, one tree has a diameter of thirty-nine inches (37") and the second tree has a diameter of forty-seven inches (47) and said trees are defined as extraordinary trees in Chapter 493, Article II of the Township Code; and

**WHEREAS**, the Township Forester has reported that the 37' tree, located along the driveway is a living tree in good condition with no visible decay present although the oak tree does hang over the house and its roots are actively damaging the driveway and therefore mitigation will be required; and

**WHEREAS**, the Township Forester has reported that the 47" tree, located in the front of the house has a cavity about thirty feet (30') up the stalk and there is visible decay and signs that the tree is hollow and has a hazardous lean over the house, recommending the tree be removed; and

**WHEREAS**, Chapter 493, Article II, paragraph 21(C) of the Township Code states that removal of extraordinary trees shall be prohibited except upon the specific written recommendation of the Zoning Official after consultation of the Township Forester and approval by resolution of the Township Council; and

**WHEREAS**, the Zoning Official is in agreement with the Township Forester's recommendations as stated in the attached memorandum.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Council of the Township of Verona that due to the forester's concern, immediate removal of the 47" red oak tree is warranted and the 37" living oak may be removed and four (4) replacement trees planted, pursuant to Chapter 493 of the Township Code.

**BE IT FURTHER RESOLVED**, that this resolution shall serve as the written authorization pursuant to Chapter 493, Article II, Paragraph 21(C).


**ROLL CALL:**

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

**NAYS:**

**ABSENT:** Holland

**THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT A REGULAR MEETING HELD ON APRIL 6, 2026.**

  
JENNIFER KIERNAN, RMC, CMC  
MUNICIPAL CLERK



TOWNSHIP OF VERONA  
COUNTY OF ESSEX, NEW JERSEY

TOWNSHIP MANAGER  
KEVIN O'SULLIVAN  
TOWNSHIP CLERK  
JENNIFER KIERNAN



DEPUTY MANAGER  
MICHAEL KRAUS  
TOWNSHIP ATTORNEY  
BRIAN J. ALOIA, ESQ.

VERONA COMMUNITY CENTER  
880 BLOOMFIELD AVENUE  
VERONA, NEW JERSEY 07044

MUNICIPAL BUILDING  
600 BLOOMFIELD AVENUE  
VERONA, NEW JERSEY 07044  
(973) 239-3220  
WWW.VERONANJ.ORG

DEPARTMENT OF PUBLIC WORKS  
10 COMMERCE COURT  
VERONA, NEW JERSEY 07044


Zoning Office

880 Bloomfield Avenue, Verona, NJ 07044

973-857-4772

MEMORANDUM

March 31, 2026

TO: Jennifer Kiernan, Township Clerk   
FROM: Kathleen Miesch, Zoning Official  
RE: Extraordinary Tree Removal – 34 Mountain Road; Block 2209, Lot 23

Please accept this as a request for the Township Council to approve the removal of two extraordinary trees on the property known as 34 Mountain Road; Block 2209, Lot 23. The extraordinary trees are as follows:

1. 37" DBH Red Oak
2. 47" DBH Red Oak

Attached please find the letter from the Township Forester, Greg Dujets, Dujets Tree Experts dated March 30, 2026.

- The 37" DBH Red oak tree located on the right side of the house along the driveway is in good condition from a visual ground inspection. The crown is viable and no visible decay is present. The oak tree does hang over the house and the roots are actively damaging the driveway.
- The 47" DBH Red oak tree located in front of the house has a very large cavity about 30' up the stalk on the backside of the tree. There is visible decay on the stalk and there are signs that the tree is hollow. The oak also has a hazardous lean over the house. I recommend this oak be removed.

I am in agreement with the Forester's recommendation noting that the 37" DBH Red Oak is a living tree and mitigation will be required. The resident shall pay a mitigation fee per tree, which will be held by the Township as a bond for one year. The resident must replant the required trees, notify the Zoning Official upon replanting, and request a follow-up inspection after one year. If the trees are found to be healthy and thriving at that time, the mitigation fee will be returned. If the trees are not properly maintained or fail to survive, the fee may be forfeited. The applicant can also choose to pay a fee to the Townships Tree Replacement Fund. (non-refundable) based on the size of the size of the tree(s) removed and choose to not replant any trees. In this case the mitigation for a living tree 24 inches or greater is 4 Replacement Trees and \$50.00 fee + \$1,600.00 (\$400.00 4).

Per § 493-18 An extraordinary tree is defined as any tree with a DPM of 36 inches or greater or any tree designated by the Township Council as an historic or landmark tree and such other trees or species of tree as the Council may, from time to time, designate as an extraordinary tree.

Per § 493-21 C. Extraordinary trees shall be maintained in a living condition, and it shall be unlawful for any person to harm or remove said tree without an approved tree removal permit. All reasonable efforts shall be made to preserve extraordinary trees, including, but not limited to, if feasible, relocation of infrastructure, roadways, and buildings. Removal of extraordinary trees shall be prohibited except upon the specific written recommendation of the Zoning Official after consultation of the Township Forester and approval by resolution of the Township Council.



54 Notch Road  
Woodland Park, NJ 07424  
(973) 256-0007  
[www.dujetstree.com](http://www.dujetstree.com)  
[gregdujets@dujetstree.com](mailto:gregdujets@dujetstree.com)

March 30, 2026

34 Mountain Rd

The 37" DBH Red oak tree located on the right side of the house along the driveway is in good condition from a visual ground inspection. The crown is viable and no visible decay is present. The oak tree does hang over the house and the roots are actively damaging the driveway.

The 47" DBH Red oak tree located in front of the house has a very large cavity about 30' up the stalk on the backside of the tree. There is visible decay on the stalk and there are signs that the tree is hollow. The oak also has a hazardous lean over the house. I recommend this oak be removed.

Thanks

  
Greg Dujets  
NJ LTE #559