

# MINUTES OF THE VERONA PLANNING BOARD MEETING

Thursday, July 25, 2024

## **PRESENT:**

Chairperson Pearson  
Mayor Tamburro  
Councilman Roman  
Mr. O'Sullivan  
Vice Chair Freschi  
Mr. Camuti

Mr. Hyndman  
Mr. Lilley  
Ms. Parker  
Mr. DeOld  
Mr. Mascera, Planning Board Attorney  
Ms. Miesch, Board Secretary

Absent from the meeting: Mr. Katzeff; Mr. Ten Kate, Engineer.

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**CALL TO ORDER** - The meeting was called to order at 7:33 PM by Chairperson Pearson.

## **PLEDGE OF ALLEGIANCE**

Open Public Meetings Act Statement is read by Kathleen Miesch, Board Secretary

## **2024-2025 REORGANIZATION OF THE PLANNING BOARD** –

Chair Pearson announces that Board Attorney Mascera already authorized the Oaths of Office prior to the start of the meeting to the following:

- Kevin O'Sullivan: Class II Member: Term Expires June 20, 2025
- Alex Roman: Class III Member: Term Expires June 30, 2025
- Jessica Pearson: Class IV Member; Term Expires June 30, 2027
- David Freschi: Class IV Member; Term Expires June 30, 2028
- Julie Parker: Alternate #2; Alternate Member - Term Expires June 30, 2026

**Nomination and Election of the Chairperson:** Councilman Roman nominates Jessica Pearson; Mayor Tamburro seconds nomination for Jessica Pearson – Chair Pearson asks if there are any additional nominations, hearing none.

All in favor – Aye (Full Board); Not in favor – None; Abstentions - None

Motion passes: Jessica Pearson is the Chairperson of the Planning Board expiring June 30, 2025

**Nomination and Election of the Vice Chairperson:** Chair Pearson nominates **David Freschi; Mr. Lilley** seconds. Chair Pearson asks if there are any additional nominations, hearing none.

All in favor – Aye (Full Board); Not in favor – None; Abstentions - None

Motion passes: David Freschi is the Vice Chairperson of the Planning Board expiring June 30, 2025

**Appointment of Planning Board Secretary, Malak Metwaly, by Resolution 2024-03:** Mayor

Tamburro moves the Resolution; Councilman Roman seconds;

All in favor – Aye (Full Board); Not in favor – None; Abstentions – None. Motion passes;

**Appointment of Planning Board Attorney, Mr. Greg Mascera, by Resolutions 2024-04**

Chair Pearson moves the Resolution; Mr. DeOld seconds;

All in favor – Aye (Full Board); Not in favor – None; Abstentions – None. Motion passes;

**Approval of 2024-2025 Meeting Dates by Resolution 2024-05:** Discussion of the October meeting date as the fourth Thursday is unavailable due to election prep in ballroom. Board agrees on October 22<sup>nd</sup> 2024 as the meeting date to add to Resolution. Councilman Roman moves the Resolution; Mayor Tamburro seconds;

All in favor – Aye (Full Board); Not in favor – None; Abstentions – None. Motion passes;

**Designation of the Township Newspaper by Resolution 2024-06:** Vice Chair Freschi moves the Resolution; Mr. DeOld seconds;

All in favor – Aye (Full Board); Not in favor – None; Abstentions – None. Motion passes;

**REORGANIZATION OF SUBCOMMITTEES**

- Architectural Review Board
  - Chair Pearson
  - Councilman Roman
  - Mr. Camuti
  - Mr. DeOld - Added
- Site Plant and Subdivision Committee (Informal Meetings)
  - Chair Pearson
  - Mr. Hyndman
  - Mr. Lilley
- Landscape and Environmental Committee
  - Chair Pearson
  - Vice Chair Freschi
  - Mr. Camuti
  - Julie Parker - Added
- Masterplan Implementation Committee –
  - Mr. DeOld steps down from committee;
  - Chair Pearson
  - Mr. Mascera
  - Mayor Tamburro
  - Deputy Manager O’Sullivan
  - Mr. Hyndman

**PUBLIC PARTICIPATION** - Chairperson Pearson asks if anyone from the public would like to address the Board on topics not on this meeting’s agenda. Seeing no one from the public in attendance, Chairperson Pearson closes this portion of the meeting.

**APPROVAL OF MINUTES** - Approval of Minutes from a Regular meeting held on June 27, 2024. Mayor Tamburro makes the motion to approve the minutes as written; Vice Chair Freschi seconds. There were no votes against. The motion passes. Minutes are approved.

**Votes in the Affirmative**

Chairperson Pearson  
Mayor Tamburro  
Mr. Camuti  
Mr. DeOld

**Absent Members**

Mr. Katzeff

**Abstain /Not Eligible**

Deputy Manager O’Sullivan  
Mr. Hyndman  
Mr. Lilley  
Ms. Parker

**CONSISTENCY DETERMINATION:** Township Council Ordinance 2024-28: Amending the standards of the C-2 (Professional Office and Business Zone District) by establishing assisted living facilities as a conditional use and co-working space as permitted use (Amendment to Chapter 150; Verona Zoning Code). Board has a memo from the Planner, Sanyogita S. Chavan, AICP, PP. dated July 22, 2024.

**Chair Pearson** opens up to any questions, comments or recommendation from the Board;

**Board Attorney Mascera** adds a clarification for the Board that the memo is the Planner's recommendation and that it is still the Board that makes the final determination.

**Mr. Camuti** starts a discussion as to the rationale behind the change. **Chair Pearson** adds that when the Master Plan was under discussion that they were being extremely careful not to put specific uses in specific areas.

**Board Attorney Mascera** directs the Board that the determination is whether the proposed ordinance is not inconsistent with the Master Plan. It is not a question of whether the Planning Board wants this type of housing or the co-worker space.

**Mr. Camuti** asks if the Board agrees that the area determined in the Ordinance is the correct location; **Chair Pearson** summarizes the reasoning behind the locations i.e. setbacks, lot size, proper density; **Councilman Roman** provides the Board with the legislative perspective. This is done in consideration of the different intents of the different zones in the community and the feel that they are expected to have, lot sizes, traffic, etc. The Councilman continues explaining the differences in the zones and notes the limited number of properties that would qualify within the township.

The C-2 Zone is only place that he could see where there is a quieter areas. The use requires space and buffers – it is a compatible use within the C-2 zone and the Master Plan.

Co-working space is a change in land use that is coming up on an ongoing basis as people move to work from home. The intent is to keep the professional office sector vital and buildings occupied. It is similar to current use.

**Vice Chair Freschi** asks what the segment of events that took place for the Planner to do this investigation of the Zone.

**Councilman Roman** offered that it is not targeted or not spot zoning for specific developers. There has been interest in the community in building assisted living spaces. The Planner was asked to look at tasks: i.e. the area in need rehabilitation for the Bloomfield Avenue corridor, the uses in the C-2 zone. The Planner is tasked at looking at the Master Plan that the Council feels are higher priority.

**Chair Pearson** adds that the TC is being looked at now.

**Mr. Camuti** asks about the C-2 Zone

**Councilman Roman** - The Grove Avenue C-2 Zone is the Cestone property currently under remediation, the Vanguard property, 21-25 Grove, Upper Bloomfield Avenue, Pompton Avenue, etc.

**Chair Pearson** asks if there is anything that any Board members have anything they wish to be sent in a memo to the Council – seeing none the Chair asks for a motion to find Town Council Ordinance 2024-28 amending the standard of the C-2 Zone and amendments to Chapter 150 Verona Zoning code are not inconsistent with Verona’s Master Plan.

**Board Attorney Mascera** requests to incorporate the comments in the Planner’s memo of July 22, 2024 into the Resolution.

**Chair Pearson** asks for the motion as stated above. **Mayor Tamburro** makes the motion; **Chair Pearson** seconds. There were no votes against; one abstention. The motion passes.

**Votes in the Affirmative**

Chairperson Pearson  
Vice Chair Freschi  
Mayor Tamburro  
Councilman Roman  
Deputy Manager O’Sullivan  
Mr. Hyndman  
Mr. Lilley  
Mr. Camuti  
Mr. DeOld

**Absent Members**

Mr. Katzeff

**Abstain**

Ms. Parker

**RESOLUTIONS**

**Resolution 2024-01:** Memorialization of Finding the Bloomfield Avenue Corridor qualifying for Designation as of Area in Need of Rehabilitation, in accordance with N.J.S.A. 40A:12A-14 with Board recommendations. A recommendation from Mr. Hyndman was incorporated that the Township add hard records of information proving the age of the water infrastructure underneath the corridor so that there aren’t any issues. Chair Pearson asks for a motion: **Mr. DeOld** moves and **Mayor Tamburro** seconds. There were no votes against. The motion passes.

**Votes in the Affirmative**

Chairperson Pearson  
Vice Chair Freschi  
Mayor Tamburro  
Councilman Roman  
Deputy Manager O’Sullivan  
Mr. DeOld  
Mr. Camuti  
Mr. Hyndman  
Mr. Lilley

**Absent Members**

Mr. Katzeff

**Not Eligible**

Ms. Parker

**Resolution 2024-02:** Finding of Block 704, Lots 18 and 20, also known as 320 Bloomfield Avenue and 11 Church Street qualifying for designation as a non-condemnation Area in Need of Redevelopment in accordance with N.J.S.A. 40A:12A-1 et seq with Board Recommendations. Incorporated into this was the recommendation that the Planning Board be charged with drafting the overlay zone requirements.

**Mr. Camuti** makes the motion to approve the minutes are written; **Vice Chair Freschi** seconds. There were no votes against. The motion passes.

**Votes in the Affirmative**

Chairperson Pearson  
Vice Chair Freschi  
Mayor Tamburro  
Councilman Roman  
Mr. DeOld  
Mr. Camuti

**Absent Members**

Mr. Katzeff

**Not Eligible**

Deputy Manager O’Sullivan  
Mr. Hyndman  
Mr. Lilley  
Ms. Parker

**Chair Pearson** asks if there is any new business. Seeing none.

**Adjournment** - **Mayor Tamburro** makes a motion to adjourn, **Chair Pearson** accepts and seconds There was a unanimous agreement to adjourn the meeting at 8:06 PM.

Respectfully submitted,



**Kathleen Miesch**  
Verona Township  
Secretary – Planning Board

*PLEASE NOTE: Meeting minutes are a summation of the hearing. If you are interested in a verbatim transcript from this or any proceeding, please contact the Board Office at 973-857-4773*

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

**RESOLUTION No. 2024-01  
FINDING THE BLOOMFIELD AVENUE CORRIDOR  
AN AREA IN NEED OF REHABILITATION**

**WHEREAS**, the Governing Body of the Township of Verona directed Township Planner Sanyogita Chavan, AICP, PP of H2M Associates, to conduct a study of the entire Bloomfield Avenue Corridor to determine if the properties within the Corridor are in need of rehabilitation in accordance with criteria set forth in the Local Redevelopment and Housing Law, NJSA 40A:12A-1 et seq; NJSA 40A:12A-14; and

**WHEREAS** Ms. Chaven conducted the study and thereafter prepared a report dated February 14, 2024, wherein she identified each property within the Corridor and concluded that all of the properties within the Corridor are in need of rehabilitation in accordance with the statutory criteria; and

**WHEREAS**, The study, titled "Area in Need of Rehabilitation Study Bloomfield Avenue Corridor," dated February 14, 2024 is incorporated by reference herein; and

**WHEREAS**, the Governing Body of the Township of Verona prepared a draft resolution declaring all properties along the Bloomfield Avenue Corridor to be in need of rehabilitation, and that a program of rehabilitation may be expected to prevent further deterioration and promote the overall development of the community, in accordance with the criteria set forth in the Local Redevelopment and Housing Law, NJSA 40A:12A-14; and

**WHEREAS**, in accordance with NJSA 40A: 12A- 14, the Planning Board considered the February 14, 2024 study and the draft resolution at its February 22, 2024 regular meeting; and

**WHEREAS**, based upon the information presented to it, the Planning Board endorsed the Governing Body's draft resolution; and

**WHEREAS**, The Planning Board expressed concern over municipal infrastructure along and within the Corridor; and

**NOW, THEREFORE, BE IS RESOLVED**, by the Planning Board of the Township of Verona, Essex County, New Jersey, that the Planning Board finds that the properties within the Bloomfield Avenue Corridor as fully described in the February 14, 2024 H2M Report, are in need of rehabilitation and the Planning Board recommends the Governing Body adopt the aforesaid resolution; and

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Planning Board recommends that the Governing Body include within the Resolution a statement about

the condition of the storm water infrastructure within the Corridor and a declaration that the system will be further studied to ensure future adequate storm water maintenance.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that a copy of this resolution be provided to the Township Manager, Township Council and Township Clerk.

**MOVED: Mr. DeOld**

**SECONDED: Mayor Tamburro**

**ROLL CALL VOTE JULY 25, 2024:**

	Y	N	Abstain	Absent	NE		Y	N	Abstain	Absent	NE
Ms. Parker (Alt. 2)					X	Mr. O'Sullivan	X				
Mr. Katzeff (Alt. 1)				X		Councilman Roman	X				
Mr. Lilley	X					Mayor Tamburro	X				
Mr. Hyndman	X					Vice Chair Freschi	X				
Mr. DeOld	X					Chair Pearson	X				
Mr. Camuti	X										

\*NE- Not Eligible

**THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE PLANNING BOARD OF THE TOWNSHIP OF VERONA AT THE REGULAR MEETING HELD ON JULY 25, 2024.**



**KATHLEEN MIESCH,  
Acting Secretary, Verona Planning Board**



**JESSICA PEARSON,  
Chairperson, Verona Planning Board**

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

**RESOLUTION NO. 2024-02  
FINDING BLOCK 704, LOTS 18 AND 20 AN AREA IN NEED OF  
REDEVELOPMENT**

**WHEREAS**, the governing body of the Township of Verona requested that the Verona Planning Board determine whether 320 Bloomfield Avenue, (Block 704, Lot 18) and 11 Church Street, (Block 704, Lot 20) would qualify as an area in need of Redevelopment in accordance with the criteria set forth in NJSA 40A:12A-1 et seq; and

**WHEREAS**, the Planning Board considered the study performed by Sanyogita Chavan, AICP, PP of H2M Associates, the Planning Board's Professional Planner; and

**WHEREAS**, based upon the information presented to it, the Planning Board determined that the subject properties are in need of redevelopment pursuant to the criteria set forth in NJSA 40A:12A-5(d), including but not limited to faulty design creating a hazardous condition and a negative impact on public health, safety, and welfare; and,

**WHEREAS**, the Planning Board determined that the designation of the delineated area comprising the subject properties is consistent with smart growth planning principles adopted pursuant to law or regulation, and therefore the area is in need of redevelopment pursuant to the criteria set forth in NJSA 40A:12A-5(h); and

**WHEREAS**, The Planning Board further discussed that an overlay zone likely will be created after the designation of the properties as being in need of redevelopment, and that the Planning Board is best suited to create the zone criteria;

**NOW, THEREFORE, BE IS RESOLVED**, by the Planning Board of the Township of Verona, Essex County, New Jersey, that the Planning Board finds that the properties known as 320 Bloomfield Avenue (Block 704, Lot 18) and 11 Church Street. Block 704, Lot 20) are in need of redevelopment; and

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Planning Board recommends that the Governing Body direct the Planning Board to draft the overlay zone ordinance on behalf of the Governing Body.

**NOW THEREFORE, BE IT FURTHER RESOLVED** that a copy of this resolution be provided to the Township Manager, Township Council and Township Clerk.

**MOVED: Mr. Camuti**

**SECONDED: Vice Chair Freschi**


**ROLL CALL VOTE JULY 25, 2024:**

	Y	N	Abstain	Absent	NE		Y	N	Abstain	Absent	NE
Ms. Parker (Alt. 2)					X	Mr. O'Sullivan					X
Mr. Katzeff (Alt. 1)				X		Councilman Roman	X				
Mr. Lilley					X	Mayor Tamburro	X				
Mr. Hyndman					X	Vice Chair Freschi	X				
Mr. DeOld	X					Chair Pearson	X				
Mr. Camuti	X										

\*NE- Not Eligible

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**KATHLEEN MIESCH,**  
**Acting Secretary, Verona Planning Board**

  
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**JESSICA PEARSON,**  
**Chairperson, Verona Planning Board**



**TOWNSHIP OF VERONA PLANNING BOARD  
COUNTY OF ESSEX, STATE OF NEW JERSEY  
RESOLUTION No. 2024-03**

**RESOLUTION APPOINTING MALAK METWALY  
AS SECRETARY TO THE PLANNING BOARD**

**WHEREAS**, the Planning Board of the Township of Verona has identified a need to appoint a Secretary of the Planning Board for 2024-2025 year, and

**WHEREAS**, *N.J.S.A. 40:55D-24* requires the Planning Board to select a Secretary who may be a municipal employee and permits the Board to fix the compensation of the staff it employs; and

**NOW THEREFORE BE IT RESOLVED** that the Planning Board of the Township of Verona hereby appoints Malek Metwaly as Secretary to the Planning Board for a term commencing on July 1, 2024 and expiring on June 30, 2025.

**MOVED: Mayor Tamburro**


**SECONDED: Councilman Roman**

**ROLL CALL VOTE JULY 25, 2024:**

	Yes	No	Abstain	Absent		Yes	No	Abstain	Absent
Mrs. Parker (Alt. 2)	X				Mr. O’Sullivan	X			
Mr. Katzeff (Alt 1)				X	Councilman Roman	X			
Mr. Lilley	X				Mayor Tamburro	X			
Mr. Hyndman	X				Vice Chair Freschi	X			
Mr. DeOld	X				Chair Pearson	X			
Mr. Camuti	X								

**THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE PLANNING BOARD OF THE TOWNSHIP OF VERONA AT THE REGULAR MEETING HELD ON JULY 25, 2024.**

  
Kathleen Miesch  
Secretary, Verona Planning Board


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**JESSICA PEARSON,**  
Chairperson, Verona Planning Board

**TOWNSHIP OF VERONA PLANNING BOARD  
COUNTY OF ESSEX, STATE OF NEW JERSEY  
RESOLUTION No. 2024-04**

**PLANNING BOARD TOWNSHIP OF VERONA  
APPOINTMENT OF PLANNING BOARD ATTORNEY**

**WHEREAS**, pursuant to the Municipal Land Use Law section 40:55D-24 the Planning Board shall appoint legal counsel, other than the municipal attorney; and;

**WHEREAS**, the Reorganization Meeting of the Planning Board of the Township of Verona, County of Essex, State of New Jersey was held on the 25th day of July, 2024; and

**WHEREAS**, it is necessary to appoint a Board Attorney; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Board of the Township of Verona, County of Essex, State of New Jersey as follows:

1. Gregory Mascera, Esq., is selected Board Attorney from July 1, 2024 through June 30, 2025 pursuant to the following terms:
  - a. For the term beginning on July 1, 2024 and ending on June 30, 2025 for the sum of \$12,500;
  - b. The hourly rate of \$215 per hour for all litigation matters.

**BE IT FURTHER RESOLVED** that the Township of Verona Planning Board is authorized to enter into contract with its appointed professional and the aforementioned professional shall continue to serve in his respective capacity until such time a new appointment is made by Resolution adopted by this Board.

**NOW, THEREFORE, BE IT RESOLVED**, that Gregory Mascera, Esq., is hereby appointed as legal counsel to the Planning Board of Verona and is hereby authorized and directed to perform the functions assigned to said position.

**MOVED: Chairperson Pearson**

**SECONDED: Mr. DeOld**

**ROLL CALL VOTE JULY 25, 2024:**

	Yes	No	Abstain	Absent		Yes	No	Abstain	Absent
Mrs. Parker (Alt. 2)	X				Mr. O’Sullivan	X			
Mr. Katzeff (Alt 1)				X	Councilman Roman	X			
Mr. Lilley	X				Mayor Tamburro	X			
Mr. Hyndman	X				Vice Chair Freschi	X			
Mr. DeOld	X				Chair Pearson	X			
Mr. Camuti	X								

I hereby certify that the within is a true copy of the Resolution adopted by the Planning Board of the Township of Verona at its meeting on the 25<sup>th</sup> day of July 2024.



**Kathleen Miesch  
Secretary, Verona Planning Board**



**JESSICA PEARSON,  
Chairperson, Verona Planning Board**

**PLANNING BOARD  
TOWNSHIP OF VERONA  
ESSEX COUNTY, NEW JERSEY  
RESOLUTION No. 2024-05**

**DESIGNATING THE REGULAR, CONFERENCE AND LEGAL MEETING  
DATES OF THE PLANNING BOARD FOR 2024-2025**

**WHEREAS**, the Open Public Meetings Act, Chapter 231 of the Laws of 1975, requires all public bodies covered by said Act, at least once each year, and within seven (7) days following the annual reorganization meeting of such body, to post and maintain posted throughout the year a schedule of the regular meetings of the public body to be held during the succeeding year.

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

1. The schedule of regular meetings of the Planning Board of the Township of Verona will be held in the Ballroom of the Community Center located at 880 Bloomfield Avenue, Verona, New Jersey, or any other place or media that may be determined from time to time and properly noticed on the meeting, as set forth in the schedule herein.
2. The Planning Board Secretary is hereby directed to forward a copy of this resolution to the Municipal Clerk who shall prominently post the schedule on the public bulletin located in the lobby of the Municipal Building.
3. In the event that the approved schedule is hereafter revised, the revised schedule shall be posted and filed by the Planning Board Secretary as required by the Act; and
4. The Municipal Clerk shall publish it in full in the Verona-Cedar Grove Times and Star Ledger.

**SCHEDULE**

Meetings will be held at 7:30 p.m. unless otherwise specified.

**AUGUST 22, 2024  
SEPTEMBER 26 2024  
OCTOBER 22, 2024 - TUESDAY  
DECEMBER 5, 2024  
JANUARY 23 2025  
FEBRUARY 27, 2025  
MARCH 27, 2025  
APRIL 24, 2025  
MAY 22, 2025  
JUNE 26, 2025  
JULY 24, 2025**

**MOVED: Councilman Roman**


**SECONDED: Mayor Tamburro**

**ROLL CALL HELD ON JULY 25, 2024:**

	Yes	No	Abstain	Absent		Yes	No	Abstain	Absent
Mrs. Parker (Alt. 2)	X				Mr. O'Sullivan	X			
Mr. Katzeff (Alt 1)				X	Councilman Roman	X			
Mr. Lilley	X				Mayor Tamburro	X			
Mr. Hyndman	X				Vice Chair Freschi	X			
Mr. DeOld	X				Chair Pearson	X			
Mr. Camuti	X								

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Kathleen Miesch  
Secretary, Verona Planning Board

  
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JESSICA PEARSON,  
Chairperson, Verona Planning Board

**PLANNING BOARD  
TOWNSHIP OF VERONA  
COUNTY OF ESSEX, STATE OF NEW JERSEY  
RESOLUTION No. 2024-06**

**RESOLUTION DESIGNATING OFFICIAL NEWSPAPER FOR ALL ADVERTISEMENTS  
AND NOTICES AND DESIGNATING TWO NEWSPAPERS TO RECEIVE NOTICE OF  
MEETING**

**WHEREAS**, *N.J.S.A. 40:53.1* permits the Planning Board of every municipality to designate official newspapers for the publication of all advertisements and notices required by law to be published; and

**WHEREAS**, the Open Public Meetings Act, *N.J.S.A.10:4-6 et seq.*, requires the governing body of each municipality to designate two newspapers to receive the notices of its meetings.

**WHEREAS**, all municipal advertisements shall be published in one or both of the designated official newspapers according to the various statutory provisions; and

**WHEREAS**, the VERONA-CEDAR GROVE TIMES and THE STAR LEDGER, both published within the County of Essex meet the statutory criteria for designation as the official newspapers for the Township of Verona.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the Township of Verona, in the County of Essex, New Jersey that the VERONA-CEDAR GROVE TIMES and THE STAR LEDGER be hereby designated as the official newspapers for all advertisements and notices of the Township of Verona required to be published.

**MOVED: Vice Chair Freschi**

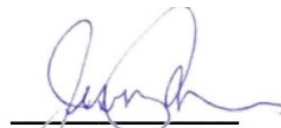
**SECONDED: Mr. DeOld**

**ROLL CALL VOTE: JULY 25, 2024**

	Yes	No	Abstain	Absent		Yes	No	Abstain	Absent
Mrs. Parker (Alt. 2)	x				Mr. O’Sullivan	x			
Mr. Katzeff (Alt 1)				x	Councilman Roman	x			
Mr. Lilley	x				Mayor Tamburro	x			
Mr. Hyndman	x				Vice Chair Freschi	x			
Mr. DeOld	x				Chair Pearson	x			
Mr. Camuti	x								

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Kathleen Miesch  
Secretary, Verona Planning Board

  
JESSICA PEARSON,  
Chairperson, Verona Planning Board



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**KATHLEEN MIESCH,**  
Acting Secretary, Verona Planning Board



**JESSICA PEARSON,**  
Chairperson, Verona Planning Board

**EXHIBIT 1 ATTACHMENT:  
H2M MEMORANDUM CONSISTENCY REVIEW OF ORDINANCE 2024-28: C2 ZONE**

# Memorandum

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**TO: TOWNSHIP OF VERONA PLANNING BOARD**

**FROM: SAN CHAVAN P.P., AICP**

**DATE: JULY 22, 2024**

**RE: MASTER PLAN CONSISTENCY REVIEW OF ORDINANCE NO. 2024-**

Ordinance 2024-28 amends Chapter 150, Zoning, wherein the ordinance proposes to permit assisted living facilities as a conditional use in the C2 Zone, permit coworking space as a permitted use in the C2 Zone, and amends the definition section. Furthermore, the ordinance sets forth the conditional use standards for assisted living facilities. Pursuant to N.J.S.A. 40:55D-26, the Planning Board is required to review the ordinance for consistency with the Master Plan. This memorandum examines the ordinance with respect to the 2022 Master Plan.

The proposed ordinance forwards the following goals, objectives, and recommendations of the Master Plan.

- Goal #5: Promote growth in appropriate areas that meet current and future land use trends.  
Objective e: Preserve and promote a balanced variety of residential, commercial, public, recreation and conservation land uses.
- Goal #7: Ensure zoning districts regulations and land uses align with the Township's development goals.  
Objective b: Continuously monitor the economic competitiveness of the Township's commercial and office areas.
- Goal #8: Promote policies that encourage older residents to "age-in-place."  
Objective b: Consider the construction of housing appropriate for seniors in appropriate locations without disruptions to the established character of the neighborhood.
- Land Use Recommendation #12: Create definition for "coworking space" and similar such uses relevant to the current times.
- Land Use Recommendation #25: Evaluate the potential to conditionally permit assisted living facilities in appropriate locations.
- Land Use Recommendation #26: Permit coworking spaces in the C-2, TC, and ETC zones.

By providing an opportunity for senior living on appropriate sites and infusing additional nonresidential uses in the C2 District, the proposed ordinance forwards the above referenced goals, objectives, and recommendations. In conclusion, the proposed ordinance is consistent with the Township's 2022 Master Plan.