

TOWNSHIP OF VERONA  
COUNTY OF ESSEX, NEW JERSEY



## PLANNING BOARD AGENDA

REGULAR MEETING

7:30 P.M.

July 25, 2024

**IN PERSON ONLY AT THE  
VERONA COMMUNITY CENTER  
880 BLOOMFIELD AVENUE  
VERONA, NJ 07044**

Public Documents for this meeting can be viewed at  
[www.VeronaNJ.org/planningboarddocuments](http://www.VeronaNJ.org/planningboarddocuments)

---

- A. CALL TO ORDER** (Jessica Pearson: Chair 2023-2024)
- B. PLEDGE OF ALLEGIANCE**
- C. STATEMENT re: OPEN PUBLIC MEETINGS ACT**
- D. REORGANIZATION OF THE PLANNING BOARD**
  - 1. Oaths of Office (Administered by Greg Mascera)
    - i. Kevin O'Sullivan: Class II Member: Term Expires June 20, 2025
    - ii. Alex Roman: Class III Member: Term Expires June 30, 2025
    - iii. Jessica Pearson: Class IV Member; Term Expires June 30, 2027
    - iv. David Freschi: Class IV Member; Term Expires June 30, 2028
  - 2. Alternate Member
    - i. Julie Parker: Alternate #2; Term Expires June 30, 2026
  - 3. Nomination and Election of the Chairperson
  - 4. Nomination and Election of the Vice Chairperson
  - 5. Appointment of Planning Board Secretary by Resolution 2024-03
  - 6. Appointment of Planning Board Attorney by Resolutions 2024-04
  - 7. Approval of 2024-2025 Meeting Dates by Resolution 2024-05
  - 8. Designation of the Township Newspaper by Resolution 2024-06
- E. REORGANIZATION OF SUBCOMMITTEES**
  - 1. Architectural Review Board
  - 2. Site Plant and Subdivision Committee (Informal Meetings)
  - 3. Landscape and Environmental Committee
  - 4. Masterplan Implementation Committee
- F. PUBLIC PARTICIPATION**
- G. APPROVAL OF MINUTES**
  - 1. Approval of Minutes from a Regular meeting held on June 27, 2024

\*\*\* AGENDA SUBJECT TO CHANGE \*\*\*

## **H. CONSISTENCY DETERMINATION**

1. 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)

## **I. RESOLUTIONS**

1. 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.
2. 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.

## **J. SUBCOMMITTEE UPDATES**

## **K. NEW BUSINESS**

## **L. EXECUTIVE SESSION (if necessary)**

## **M. ADJOURNMENT**