



RESOLUTION 2026-014  
of the  
PLANNING BOARD  
of the  
TOWNSHIP OF VERONA

RESOLUTION ADOPTING THE FIRST AMENDMENT TO FOURTH ROUND  
HOUSING ELEMENT AND FAIR SHARE PLAN, AMENDING THE HOUSING  
ELEMENT AND FAIR SHARE PLAN PREVIOUSLY ADOPTED BY THE  
PLANNING BOARD OF THE TOWNSHIP OF VERONA  
BY RESOLUTION 2025-10 JUNE 19, 2025

WHEREAS, on January 22, 2025, the Township of Verona (the “Township”), as authorized by Resolution 2025-25 adopted January 20, 2025 by the Township Council of Verona (the “Township Council”), filed the necessary complaint with the Superior Court of New Jersey, Law Division, Essex County Vicinage (the “Court”), initiating a declaratory judgment action bearing Docket No. ESX-L-594-25 (the “DJ Action”) before the Affordable Housing Dispute Resolution Program (the “Program”), established pursuant to N.J.S.A. 52:27D-313.2 of the Fair Housing Act, N.J.S.A. 52:27D-301 et seq. (the “Amended FHA”) in accordance with the requirements of the Amended FHA, and the timeframes set forth in Directive #14-24 issued December 13, 2024 by the Administrative Office of the Courts (the “Directive”); and

WHEREAS, the Planning Board of the Township of Verona (the “Planning Board”) is authorized pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. (the “MLUL”), to prepare and adopt a Master Plan and amendments thereto; and

WHEREAS, pursuant to N.J.S.A. 40:55D-28(b)(3), the Master Plan shall include a Housing Element designed to meet the municipality’s present and prospective housing needs, including its obligation to provide a realistic opportunity for the construction of affordable housing; and

WHEREAS, the Planning Board, by the adoption of Resolution 2025-10 following a public hearing during a duly noticed public meeting on June 19, 2025, pursuant to N.J.S.A. 40:55D-28 and as authorized by order filed April 7, 2025 by the Court in the DJ Action, adopted the Housing Element and Fair Share Plan dated June 9, 2025 (the “Fourth Round HEFSP”) prepared by the affordable housing planning consultant (the “Affordable Housing Planning Consultant”) engaged by the Township in connection with the DJ Action addressing the Township’s satisfaction of its Fourth Round Prospective Need and Present Need affordable housing obligations as determined by the Court in the DJ Action and in accordance with applicable law including the Amended FHA; and

WHEREAS, the Township Council, serving as the governing body thereof, pursuant to the Amended FHA and as authorized by order filed April 7, 2025 by the Court in the DJ Action, by Resolution 2025-127 adopted during a duly noticed public meeting on June 23, 2025, endorsed the Fourth Round HEFSP as adopted by Resolution 2025-10 of the Planning Board of the Township of Verona; and

WHEREAS, through participation in the Program, the Township amicably resolved by settlement (the "Program Settlements") all challenges (the "DJ Action Challenges") filed concerning the Township's Fourth Round HEFSP, and the Court, by order filed February 18, 2026 in the DJ Action, approved the Program Settlements resolving all DJ Action Challenges, approved the Fourth Round HEFSP as previously adopted by the Township of Verona Planning Board and endorsed by the Township Council, and authorized the adoption of those amendments to the Fourth Round HEFSP as were required by the Program Settlements; and

WHEREAS, following the Township entering into the Program Settlements resolving the DJ Action Challenges, pursuant to and as required by the Amended FHA and the Program Settlements and order of the Court in the DJ Action and as directed by the Township, the Township's Affordable Housing Planning Consultant prepared the First Amendment to the Fourth Round HEFSP dated February 17, 2026 (the "Amended Fourth Round HEFSP"), making those revisions to the Fourth Round HEFSP as were required by the Program Settlements; and

WHEREAS, the Planning Board conducted a duly noticed public meeting on March 3, 2026, at which the Amended Fourth Round HEFSP was presented by the Affordable Housing Planning Consultant, discussed by the Planning Board, and members of the public were afforded the opportunity to comment; and

WHEREAS, the Planning Board reviewed the proposed Amended Fourth Round HEFSP for consistency with the Township's Master Plan and determined that adoption of same advances the purposes of zoning set forth in N.J.S.A. 40:55D-2; and

WHEREAS, the Planning Board finds that the Amended Fourth Round HEFSP is consistent with and supplements the Township Master Plan and is necessary to ensure compliance with the Township's constitutional and statutory affordable housing obligations.

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

1. The First Amendment to the Fourth Round Housing Element and Fair Share Plan dated February 17, 2026, as presented by the Township's Affordable Housing Planning Consultant Daniel Hauben, PP, AICP of T&M Associates is hereby adopted as an amendment to the Township of Verona Master Plan.

2. The Planning Board has determined that the First Amendment to the Fourth Round Housing Element and Fair Share Plan dated February 17, 2026:

- Complies with N.J.S.A. 40:55D-28(b)(3);
- Is designed to provide a realistic opportunity for the construction of affordable housing;
- Addresses the Township's rehabilitation, prior round, and Fourth Round affordable housing obligations as determined by the Court in the DJ Action;
- Addresses the revisions to the previously adopted Fourth Round HEFSP required by the Program Settlements; and

- Advances the purposes of zoning enumerated in N.J.S.A. 40:55D-2.

3. A certified copy of this Resolution and the adopted First Amendment to Fourth Round Housing Element and Fair Share Plan shall be transmitted to the Township Council for its review and for the adoption of any necessary implementing ordinances and resolutions.

4. This Resolution shall take effect immediately upon adoption.

MOVED: *Mayor Tamburro* SECOND: *Chair Pearson*

**ROLL CALL VOTE:**

	Y	N	Abstain	Absent	Not Eligible		Y	N	Abstain	Absent	Not Eligible
Mr. Magarrell (Alt. 2)				AB		Deputy Mayor McEvoy	Y				
Mr. Day (Alt. 1)	Y					Mayor Tamburro	Y				
Mrs. Parker	Y					Township Mgr. O'Sullivan	Y				
Mr. Lilley	Y					Vice Chair Hyndman				AB	
Mr. Camuti	Y					Chair Pearson	Y				
Mr. Freschi				AB							

**THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE VERONA TOWNSHIP PLANNING BOARD AT A SPECIAL MEETING HELD ON MARCH 3, 2026.**

*Dolores Carpinelli*  
 Dolores Carpinelli  
 Secretary, Planning Board

*Jessica Pearson*  
 Jessica Pearson  
 Chairperson, Planning Board