

Members Present (Quorum Established at Four or More Members)		
<input checked="" type="checkbox"/> Jessica Pearson (Chair/Planning Board Liaison)	<input checked="" type="checkbox"/> Adam Bulger	
<input type="checkbox"/> Sean DiBartolo (Vice Chair/Plan Review)	<input checked="" type="checkbox"/> Kelly Peña	
<input checked="" type="checkbox"/> Sarah Yauch O'Farrell	<input type="checkbox"/> Philip Beaulac (Alternate I)	
<input checked="" type="checkbox"/> Fuad Dahan	<input checked="" type="checkbox"/> Christopher Tamburro (Gov. Body Liaison)	
<input checked="" type="checkbox"/> Walter Steinmann	<input type="checkbox"/> Vacant Seat (Alternate II)	
	DISCUSSION	ACTION REQUIRED
1.	Call to Order by Jess: a) Open Public Meetings Act Statement. b) Roll Call performed.	<ul style="list-style-type: none"> None.
2.	Public Comment Period:	<ul style="list-style-type: none"> No Public Comments
3.	Approval of November 13, 2024 Regular Meeting Minutes: <ul style="list-style-type: none"> MOTION to Approve: Sarah; Second: Adam. APPROVAL: All Members Present AYE. Abstentions: None 	<ul style="list-style-type: none"> Sean will email approved minutes to Township Clerk Kiernan and Public Information Officer Northrop and post them to the VEC website.
4.	Updates:	
	a) Peckman Kiosk Plans (On hold) <ul style="list-style-type: none"> Jess, Walter and Sean still need to meet to discuss content and design. 	<ul style="list-style-type: none"> Lock replacement underway Meetings should occur for layout and content between Sean, Walter and Jess.
	b) Newsletter: Winter 2024-25 focus <ul style="list-style-type: none"> Sean will be sending Jessica a list of the most notable achievements from our Annual Report for the Winter newsletter. 	<ul style="list-style-type: none"> Talk Elisa about January release date.
	c) Sustainable Verona <ul style="list-style-type: none"> Discussed plans to use grant monies: included a possible study of costs to revert Centennial Field back to grass; hiring an intern. 	<ul style="list-style-type: none"> Updates at each meeting.
	d) Junior Commissioners Presentation Takeaways <ul style="list-style-type: none"> Both Cece and Nia expressed gratitude for the opportunities that the VEC program has given to them. Each also expressed a great sense of achievement with the program. Each felt that they had gained education, both from the VEC and from their independent course of studies involved with their projects. Cece and Nia: Recommended that the next JECs are tasked with a more active role in drafting articles for the Newsletters and in planning cleanup and other events. 	<ul style="list-style-type: none"> No actions necessary.
	e) Jr. Commissioner Program: <ul style="list-style-type: none"> Jess sent members the two applications received. Members discussed candidates Adam, Fuad and Walter volunteers to be on the JEC Subcommittee which will help provide guidance to the incoming JECs. 	<ul style="list-style-type: none"> Jess will send the candidates emails welcoming them and ensure acceptance to the program.
	f) Annual Report Review	<ul style="list-style-type: none"> Jessica will send the Report to the Council and Administration. Jess will confirm with Sean

	<ul style="list-style-type: none"> ○ Members discussed the Annual Report’s contents; no additions, deletions or corrections were requested ○ Mayor Tamburro added that he would like VEC members to attend the January 6, 2025 meeting to give an overview of our year and to answer any questions that the Council may have. ○ MOTION to approve the VEC 2024 Annual Report: Walter; Second: Fuad. ○ APPROVAL: All other Members Present AYE. ○ ABSTAIN: None. 	and present to the Verona Towns Council.
	<p>g) Everett Field Updates</p> <ul style="list-style-type: none"> ○ No updates to report 	<ul style="list-style-type: none"> ● Updates when they become available.
5.	Ordinance Updates	
	a) None	<ul style="list-style-type: none"> ● No updates
6.	Plan Review	
	<p>a) 95 Harrison Avenue</p> <ul style="list-style-type: none"> ○ Applicant seeks to add rear and side yard patios and concrete step systems; also, a generator in the front yard (corner lots have two front yards) ○ Stormwater mitigation was not addressed even when more than 400 ft² of new impervious surface is proposed; PRC recommends engineer review and compliance with the minor development section of Verona’s Stormwater Ordinance. ○ Recommend, if the application was approved, addressing stormwater and plantings, and adherence to low impact development checklist. ○ MOTION to approve VEC PRC recommendations for 95 Harrison Avenue: Adam; Second: Kelly. ○ APPROVAL: All other Members Present AYE. ○ ABSTAIN: None. 	<ul style="list-style-type: none"> ● VEC PRC memo was emailed to the appropriate Board prior to this meeting.
	<p>b) 38 Forest Avenue</p> <ul style="list-style-type: none"> ○ Applicant seeks to install fencing a 2-story addition and a deck which increases impervious surface beyond the allowable 40% in the R-60 zone. ○ Stormwater mitigation was not addressed even when more than 400 ft² of new impervious surface is proposed; Plans proposed the addition of 648 ft². ○ PRC recommends engineer review and compliance with the minor development section of Verona’s Stormwater Ordinance ○ PRC recommends adherence to low impact development checklist. ○ MOTION to approve VEC PRC recommendations for 38 Forest Avenue: Adam; Second: Walter. ○ APPROVAL: All other Members Present AYE. ○ ABSTAIN: None. 	<ul style="list-style-type: none"> ● VEC PRC memo was emailed to the appropriate Board prior to this meeting.
	<p>c) 30 Elk Road</p> <ul style="list-style-type: none"> ○ Applicant seeks variances related to addition to detached garage and a deck which results in the addition of 249 ft² of new impervious coverage. ○ Applicant’s property is in the R50B zone, which allows for 40% total improved lot coverage. The Applicant’s site had 52.5% 	<ul style="list-style-type: none"> ● VEC PRC memo was emailed to the appropriate Board prior to this meeting.

	<ul style="list-style-type: none"> ○ coverage and is seeking to increase it to 54.6%. ○ Even though the 400 ft² threshold was not met, the PRC recommends stormwater mitigation due to the excessive amount of coverage on the site. ○ PRC also recommends adherence to low impact development checklist. ○ MOTION to approve VEC PRC recommendations for 30 Elk Road: Sarah; Second: Adam. ○ APPROVAL: All other Members Present AYE. ○ ABSTAIN: None. 	
	<p>d) 63 Hillside Avenue</p> <ul style="list-style-type: none"> ○ Applicant seeks to add an attached garage relocation of walkways and a wraparound porch to a corner lot property. ○ The Application cites the addition of 579 ft² of new impervious surface, which triggers the need for stormwater. ○ No mitigation was addressed or mapped on the site plans ○ PRC recommends engineer review and compliance with the minor development section of Verona’s Stormwater Ordinance. ○ PRC also recommends adherence to low impact development checklist. ○ MOTION to approve VEC PRC recommendations for 63 Hillside Avenue: Fuad; Second: Kelly. ○ APPROVAL: All other Members Present AYE. ○ ABSTAIN: None. 	<ul style="list-style-type: none"> ● VEC PRC memo was emailed to the appropriate Board prior to this meeting.
	<p>e) 57 Hillside Avenue</p> <ul style="list-style-type: none"> ○ Applicant seeks to replace a deck and relocate walkways from damage caused from a fallen tree. ○ The property exists in the R-50 zone, which allows for 40% total improved lot coverage. The applicant’s existing coverage is listed as 55.37% and they are proposing 57.71% with the addition of 118 ft² of new impervious surface. ○ Even though stormwater mitigation is not triggered, the PRC recommends that due to the excessive coverage on the site, that the Applicant consider onsite mitigation. ○ PRC also recommends adherence to low impact development checklist. ○ MOTION to approve VEC PRC recommendations for 57 Hillside Avenue: Adam; Second: Walter. ○ APPROVAL: All other Members Present AYE. ○ ABSTAIN: None. 	<ul style="list-style-type: none"> ● VEC PRC memo was emailed to the appropriate Board prior to this meeting.
7.	New Business	
	<p>a) Planning for the Poster Contest</p> <ul style="list-style-type: none"> ○ Jessica will be preparing the information to send to the 4th grade teachers for later this month. ○ The contest will be due in Mid-March and the awards ceremony will coincide with the Council Meeting closest to Earth Day in April. 	<ul style="list-style-type: none"> ● Discussion at next meeting.
	<p>b) Earth Day Celebration</p> <ul style="list-style-type: none"> ○ Members discussed possible native plant sale or giveaway for our Earth Day celebration. 	<ul style="list-style-type: none"> ● Discussion at next meeting.

**Regular Meeting Minutes:
 Wednesday, December 11, 2024, at 7 p.m.
 Via Internet Conferencing**

	<ul style="list-style-type: none"> ○ Jess will speak with Hillcrest and Pleasantdale Nursery to bounce some ideas off them. ○ Kelly will contact the NJ Native Plant Society to seek information and possible resources for the event. 	
	<p>c) Brief Discussion of Website updates</p> <ul style="list-style-type: none"> ○ Questions were raised about the ability to fundraise. ○ Commissioners expressed a deep interest in keeping this resource available to the public. 	<ul style="list-style-type: none"> • No actions necessary
8.	<p>Adjournment: 8:11 p.m. Next Meeting Wednesday, January 8, 2024 at 8:51 p.m.</p>	<ul style="list-style-type: none"> • Via Internet Conference.
9.	<p>Meeting Minutes Approved: 1/8/2025.</p> <ul style="list-style-type: none"> ○ Jessica Pearson, Chair, Verona Environmental Commission 	