



**VERNON TOWNSHIP LAND USE BOARD  
REGULAR MEETING AGENDA  
June 10, 2009  
7:00 PM (REVISED)**

**CALL TO ORDER**

**STATEMENT OF COMPLIANCE:**

Pursuant to the Open Public Meetings Act, adequate notice of this Regular Meeting has been provided to the public and the press on January 23, 2009 by delivering to the press such notice and posting same at the Municipal Building and filed with the office of the Township Clerk.

**SALUTE TO THE FLAG**

**ROLL CALL**

Andrew Borisuk – Vice Chair, Andrea ‘Bunny’ Cocula, David Gornstein, Mark Nelson, Martin Theobald - Chair, Richard Spoerl, Vincent Zinno, Mayor Austin Carew, Councilman Gary Grey, Sam Lewin Alternate #1; Christopher Hack Alternate #2; Jack Smith Alternate #3; Gino Misciagna Alternate # 4

**Public Hearings**

- Merck  
PB#11-08-9  
Block 127.03, Lot 29  
Lot Line Adjustment
  
- A&P Supermarket  
LU#4-09-7  
Block 145 Lot 1.05  
Interpretation of Zoning Ordinance

## **PUBLIC PARTICIPATION**

Open Meeting to the Public for items other than those listed on the Agenda

Close Meeting to the Public

## **MINUTES**

**May 13, 2009** – Regular Meeting Minutes (Borisuk, Cocula, Gornstein, Hack, Carew, Zinno, Lewin, Smith)

## **RESOLUTIONS**

- Approving Metairie Corporation, Preliminary & Final Site Plan Approval for Phases “A” & “B”, Preliminary Site Plan Approval for Phase “C”, LU#2-09-3, Block 231.01, Lot 1

## **LAND USE BOARD DISCUSSION ITEMS**

- Highlands transfer of development rights bank

## **CLOSED SESSION**

## **APPENDIX A – ESCROWS, BOARD FEES, BOND REDUCTIONS AND ESCROW CLOSURE**

## **APPENDIX B – UPCOMING/PENDING APPLICATIONS IN LAND USE DEPARTMENT UNDER REVIEW**

## **ADJOURNMENT**

**Appendix A**  
**ESCROWS, BOARD FEES AND BOND REDUCTIONS**

**A. Escrows**

1. Board Engineer - Louis M. Kneip, P.P, P.E., CME
  - Verizon – LUB# 1-09-1 – DOS – 5/04/09-05/05/09 – (\$2,053.50)
  - Noto – LU#4-09-6 – DOS – 5/20/09 – (\$264.23)
  - NS Enterprises – LU#1-09-2 – 5/26/09 – (\$27.75)
  
2. Board Attorney – Patrick McNamara, Scarinci & Hollenbeck
  - Verizon – LUB# 1-09-1 – Services through 5/31/09 - (\$375.00)
  - Metairie Corp. – LU# 2-09-3 – Services through 5/31/09 – (\$1,125.00)
  - Glenn McLaughlin – ZB# 11-08-16 – Services through 5/31/09 – (\$105.00)
  - A&P Supermarket – LU# 4-09-7 – Services through 5/31/09 – (\$210.00)
  
3. Township Planner – Jessica Caldwell, AICP - Harold E. Pellow & Associates
  - Verizon – LU# 1-09-1 – DOS – 4/30/09 – (\$280.50)
  - Metairie Corp. – LU# 2-09-3 – DOS – 4/30/09 – (\$935.69)
  - GDS Enterprises – LU# 9-06-12 – DOS – 4/30/09 – (\$327.25)

**B. Board Fees**

1. Cynthia Davis
  - Land Use Board Business – DOS 5/11/09-5/22/09 – (\$57.00)
  
2. Board Attorney
  - Land Use Board Business – Services through 5/31/09 – (\$1,875.00)
  - Northwoods Redevelopment – Services through 5/31/09 – (\$345.00)
  
3. Township Planner – Jessica Caldwell, AICP – Harold E. Pellow & Associates
  - Land Use Board Business – DOS 4/30/09 – (\$140.25)

**C. Bond Reductions**

- None

**D. Request for Escrows to be closed**

- Eric Gabriele, LU#3-09-4, Deck Variance, Block 159.01, Lot 5

**Appendix B**  
**Status of Pending Applications**

1. Cellco Partnership dba Verizon Wireless – LU#1-09-1  
Deemed Complete & Scheduled for Public Hearing on July 22, 2009
2. A&P – PB#11-08-10 – Outdoor Storage variance - Continuation of Public Hearing, Not presently scheduled
3. Christopher Merck – Lot Line Adjustment – PB#11-08-9 – Public Hearing Scheduled for June 10, 2009
4. NS Enterprises – LU#1-09-2 – Major Site Plan, Deemed Complete & Scheduled for Public Hearing on June 24, 2009
5. Glenn McLaughlin, – ZB#11-08-16 – Deck Variance– Application Withdrawn
6. A&P – LU#4-09-7 – Ordinance interpretation, deemed complete and scheduled for public hearing on June 10, 2009
7. Noto – LU#4-09-6 - “C” Variance & Stream Buffer Variance, deemed complete and scheduled for public hearing on June 24, 2009
8. Regan Trust – LU#5-09-8 – Minor Subdivision – Currently being reviewed for completeness, tentatively scheduled for on June 24, 2009
9. Red Oak Properties – LU#5-09-9 – Preliminary/Final Major Site Plan – Deemed complete and scheduled for public hearing on June 10, 2009