



**VERNON TOWNSHIP LAND USE BOARD
REGULAR MEETING AGENDA
June 24, 2009
7:00 PM**

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, 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

- Noto
LU#4-09-6
Block 100.07, Lot 13
Stream Buffer & Rear Yard Setback Variance

- Red Oak Properties
LU#5-09-9
Block 144.01, Lot 3 & 4
Prel/Final Major Site Plan (Enlarge parking area, add drainage and landscaping)

PUBLIC PARTICIPATION

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

Close Meeting to the Public

MINUTES

June 10, 2009 – Regular Meeting Minutes (Borisuk, Carew, Cocula, Gornstein, Grey, Hack, Lewin, Misciagna, Smith, Spoerl, Theobald, Zinno)

RESOLUTIONS

- Merck
PB#11-08-9
Block 127.03, Lot 29
Lot Line Adjustment

LAND USE BOARD DISCUSSION ITEMS

- Highlands Master Plan Element

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
 - None Submitted as of agenda distribution
2. Board Attorney – Patrick McNamara, Scarinci & Hollenbeck
 - None Submitted as of agenda distribution
3. Township Planner –Jessica Caldwell, AICP - Harold E. Pellow & Associates
 - None Submitted as of agenda distribution

B. Board Fees

1. Cynthia Davis
 - None Submitted as of agenda distribution
2. Board Attorney
 - None Submitted as of agenda distribution
3. Township Planner – Jessica Caldwell, AICP – Harold E. Pellow & Associates
 - None Submitted as of agenda distribution

C. Bond Reductions

- None

D. Request for Escrows to be closed

- None

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. NS Enterprises – LU#1-09-2 – Major Site Plan, Deemed Complete & Tentatively Scheduled for Public Hearing on July 8, 2009
4. Glenn McLaughlin, – ZB#11-08-16 – Deck Variance– Application Withdrawn
5. Noto – LU#4-09-6 - “C” Variance & Stream Buffer Variance, deemed complete and scheduled for public hearing on June 24, 2009
6. Regan Trust – LU#5-09-8 – Minor Subdivision – Currently being reviewed for completeness
7. Red Oak Properties – LU#5-09-9 – Preliminary/Final Major Site Plan – Deemed complete and scheduled for public hearing on June 24, 2009