



**VERNON TOWNSHIP LAND USE BOARD
REGULAR MEETING AGENDA
August 12, 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

- Township Capital Project
Maple Grange Park – Community Building
Block 93, Lot 2.02
- Noto
LU#4-09-6
Block 100.07, Lot 13
Stream Buffer & Rear Yard Setback Variance
- Mitelin Motors
PB#12-05-13
Block 270, Lot 6.05
Amended Prel/Final Major Site Plan

PUBLIC PARTICIPATION

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

Close Meeting to the Public

MINUTES

July 8, 2009 – Regular Meeting Minutes (Borisuk, Carew, Cocula, Gornstein, Grey, Hack, Lewin, Theobald, Zinno)

July 22, 2009 – Regular Meeting Minutes (Borisuk, Cocula, Gornstein, Hack, Lewin, Theobald, Zinno)

RESOLUTIONS

- Technical amendments to previously approved resolution for Linda & Donald Weiss “C” Variance for a lot without frontage on a roadway in NJ, LU#3-09-5, Block 61, Lot 28

LAND USE BOARD DISCUSSION ITEMS

- Master Plan
- LUB By-Laws

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

- None submitted as of agenda distribution

B. Board Fees

- None submitted as of agenda distribution

C. Bond Reductions

- Sally Rinker
PB#9-06-11
Site Plan
Block 190.06, Lot 8

- Mountain Creek
PB#3-01-5
Major Site Plan (Appalachian Lodge, Phase "A")
Block 190, Lot 9

D. Request for Escrows to be closed

- Glenwood Homes, ZB#8-07-12, Block 20.03, Lot 11. Requesting release of remaining escrow
- Market Square Management, PB#7-05-6, Block 141, Lot 1. Requesting release of remaining escrow
- Main Street Associates, PB#3-06-3, Block 144.01, Lot 4. Requesting release of remaining escrow

Appendix B
Status of Pending Applications

1. Cellco Partnership dba Verizon Wireless – LU#1-09-1
Continuation of Public Hearing, scheduled for September 9, 2009
2. A&P – PB#11-08-10 – Outdoor Storage variance - Continuation of Public Hearing, Not presently scheduled
3. Noto – LU#4-09-6 - “C” Variance & Stream Buffer Variance, deemed complete and scheduled for public hearing on August 12, 2009
4. Regan Trust – LU#5-09-8 – Minor Subdivision – Deemed Complete & Scheduled for Public Hearing on August 26, 2009
5. Mitelin Motors – PB#12-05-13 – Amended Preliminary & Final Major Site Plan – Administratively complete and Scheduled for Extension of Time Request & Public Hearing on August 12, 2009
6. Sally Rinker – ZB#10-06-17 – Final Major Subdivision. Presently being reviewed for completeness, tentatively scheduled for Public Hearing on August 26, 2009