



**VERNON TOWNSHIP LAND USE BOARD
REGULAR MEETING AGENDA
August 26, 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

Old Business

- Bruce Zaretsky
PB#5-07-8
Block 141.04, Lot 6
Request for landscaping relief on site plan @ 14 Church St.

Public Hearings

- Agnes B. Regan Trust
LU#5-09-8
Block 172, Lot 15
Minor Subdivision
- Sally Rinker
ZB#10-06-17
Block 122, Lot 1
Final Major Subdivision

PUBLIC PARTICIPATION

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

Close Meeting to the Public

MINUTES

August 12, 2009 – Regular Meeting Minutes (Spoerl, Cocula, Gornstein, Grey, Hack, Misciagna, Zinno)

RESOLUTIONS

- 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

LAND USE BOARD DISCUSSION ITEMS

- Master Plan

ORDINANCE REVIEW

- Ordinance #09-14 - Board of Education Historic Building Designation, Block 144.01, Lot 7

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 – LU# 1-09-1 – DOS – 7/22/09 – (\$388.50)
 - NS Enterprises – LU# 1-09-2 – DOS – 7/08/09 – (\$1111.00)

2. Board Attorney – Patrick McNamara, Scarinci & Hollenbeck
 - The Cedars at Black Creek Reserve – PB# 5-07-5 – Services through 7/31/09 - (\$300.00)
 - Metairie Corporation – LU#2-09-3 - Services through 7/31/09 – (\$30.00)
 - Cellco d/b/s Verizon Wireless – LU# 1-09-1 – Services through 7/31/09 – (\$1,355.00)
 - Red Oak Properties – LU#5-09-9 - Services through 7/31/09 – (\$315.00)
 - NS Enterprises – LU# 1-09-2 – Services through 7/31/09 – (\$570.00)
 - Mitelin Motors – PB# 12-05-13- Services through 7/31/09 – (\$90.00)
 - Mountain Creek Resort – PB# 1-07-1 – Services through 7/31/09 – (\$45.00)

3. Township Planner – Jessica Caldwell, AICP - Harold E. Pellow & Associates
 - Cellco d/b/s Verizon Wireless – LU# 1-09-1 – DOS – 7/30/09 – (\$374.00)
 - Red Oak Properties – LU# 5-09-9 – DOS – 7/30/09 – (\$46.75)
 - NS Enterprises – LU# 1-09-2 – DOS – 7/30/09 – (\$561.00)
 - Mitelin Motors – PB# 12-05-13- DOS - 7/30/09 – (\$420.75)

B. Board Fees

1. Board Attorney
 - Land Use Board Business – Services through 7/31/09 – (\$1,965.00)
 - Northwoods Redevelopment – Services through 7/31/09 – (\$537.75)
 - Board of Education Historic Building – Services through 7/31/09 – (\$165.00)

2. Township Planner – Jessica Caldwell, AICP – Harold E. Pellow & Associates
 - Land Use Board Business – DOS 7/30/09 – (\$233.75)

C. Bond Reductions

- None submitted as of agenda distribution

D. Request for Escrows to be closed

- Bill Van Althius
PB#11-99-18
Major Subdivision
Block 260, Lot 4 (\$23.51)

- Robert & Irene Valls
ZB#10-08-13
Deck Variance
Block 83.23, Lot 4 (\$114.40)

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 - Scheduled for Public Hearing on September 23, 2009

3. Regan Trust – LU#5-09-8 – Minor Subdivision – Deemed Complete & Scheduled for Public Hearing on August 26, 2009

4. Sally Rinker – ZB#10-06-17 – Final Major Subdivision. Deemed Complete & Scheduled for Public Hearing on August 26, 2009

5. Ramah Naioth Church – LU#8-09-10 – Minor Site Plan – Currently being reviewed for completeness & tentatively scheduled for public hearing on September 23, 2009.