

**VERNON TOWNSHIP LAND USE BOARD
REGULAR MEETING MINUTES
September 9, 2009**

CALL THE MEETING TO ORDER

Mr. Theobald called the meeting to order at 7:13 p.m.

STATEMENT OF COMPLIANCE:

Pursuant to the Open Public Meetings Act, Chapter 231, P.L. 1975 adequate notice as defined in Section 4D of Chapter 231, P.L. 1975 has been transmitted from the Vernon Municipal Center to the New Jersey Herald, Star Ledger and Advertiser News on January 23, 2009. Notice is posted on the bulletin board and filed with the office of the Township Clerk.

PLEDGE OF ALLEGIANCE

ROLL CALL

Andrew Borisuk	P
Mayor Carew	P
Richard Spoerl	P
Theobald	P
Sam Lewin, Alt. #1	P
Chris Hack, Alt. #2	P
David Gornstein	P
Vincent Zinno	P
Gary Grey (7:20)	P
Andrea Cocula	P
Jack Smith, Alt #3	P
Gino Misciagna, Alt #4	P

ALSO PRESENT

Thomas Hoff Prol, Esq., Bd. Attorney
Louis Kneip, P.E., Bd. Engineer Martin
Jessica Caldwell, Planner

PUBLIC HEARINGS

Patrick Turzi

PB#8-07-11

Block 141.01, Lot 6

Final Major Site Plan (Extension of time request)

Mr. Prol advised that Mr. Turzi is before the Board tonight to request an extension on his Final Major Site Plan which was approved on September 12, 2007. He explained to the Board that they have the authority to grant three (3) one-year extensions.

Mr. Turzi, the applicant, came forward and requested a one-year extension to expire in September, 2010, due to the current economic condition and his financing difficulties. He hopes to start construction in April 2010.

OPENED TO THE PUBLIC

No one came forward.

CLOSED TO THE PUBLIC

Motion

Mr. Borisuk made a motion to approve the one year extension for the Final Major Site Plan. Mr. Gornstein seconded the motion. ROLL CALL: BORISUK - Y, CAREW - Y, SPOERL - Y, ZINNO - Y, GORNSTEIN - Y, COCULA - Y, LEWIN - N, HACK - Y, SMITH - Y, MISCIAGNA - Y, THEOBALD - Y (Vote was 11-0).

ANNOUNCEMENT

Mr. Kneip advised the Board that the Cellco application (LU #1-09-1) will be carried to

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the October 28, 2009, LUB meeting, per the applicant's request, and he understands that with this announcement, no further notice will be required. An extension of time had been granted to the end of October.

LAND USE BOARD DISCUSSION ITEMS

MASTER PLAN WORKSHOP

Master Plan was defined by Ms. Caldwell as the overall policy document for land use for the Township. It is developed and approved by the Land Use Board and is their document. The Township Council is in charge of implementing it through ordinances.

Ms. Caldwell discussed the schedule of the Master Plan update workshops will run for approximately six (6) months concluding in February 2010, with a Public Hearing. This month, September, there will be two meetings and following that there will be one meeting per month in October, November, December and January. The Board members discussed moving the meetings up so that the Master Plan discussions may conclude prior to the New Year when there may be new Board members.

Ms. Caldwell advised that there will be an introduction to the plan, a vision statement, goals and objectives, a community characteristics and demographics section, the Land Use element with existing land uses and proposed land uses, recycling element, and Master Plan reexamination that will address the other elements not being addressed with this revision. These meetings will be opened to the Public and notices will be posted on the website to encourage Public involvement. Mr. Kneip agreed to invite the other Boards and Commissions (Environmental, Historical, Economic, Beautification, Chamber of Commerce, Rotary, Lake Community Associations) to attend these discussion meetings. Ms. Seger agreed to notify the Recreation Board.

Vision Statement Discussion

Ms. Caldwell explained that the Vision Statement sets the tone for the Master Plan and the goals and objectives. It lets people know what you value about the community and provides a sense of what improvements might occur in the future. A lengthy discussion ensued about what makes Vernon unique, what makes it an attractive place to live and work, and what sets it apart from other communities.

From the discussion, Ms. Caldwell summarized that a goal would be to reinforce the four-season aspect of the community and to further identify the uniqueness and create a more cohesive identity of what this means. Also it was discussed the need to identify some other potential growth development, review the current zoning, locate available land, and review the ordinances to determine if they are promoting the vision.

Ms. Caldwell advised that at the next workshop, zoning issues will be covered. Mr. Theobald suggested that the Board review the Zoning Board's past recommendations to the Town Council.

OPENED MEETING TO THE PUBLIC FOR ITEMS OTHER THAN THOSE LISTED ON THE AGENDA

No one came forward.

CLOSED MEETING TO THE PUBLIC

MINUTES

August 26, 2009

Mr. Smith made a motion to approve the minutes. Mr. Gornstein seconded the motion. ROLL CALL: BORISUK - Y, GREY - Y, ZINNO - Y, GORNSTEIN - Y, LEWIN - Y, HACK - Y, SMITH - Y, MISCIAGNA - Y, THEOBALD - Y.

RESOLUTIONS

Noto

LU#4-09-6

Block 100.07, Lot 13

Stream Buffer & Rear Yard Setback Variance

Mr. Gornstein made a motion to adopt the ordinance. Mr. Zinno seconded the motion.
ROLL CALL: SPOERL - Y, ZINNO - Y, GORNSTEIN - Y, COCULA - Y, HACK - Y,
MISCIAGNA - Y. (Vote: 6-0)

Mitelin Motors

PB#12-05-13

Block 270, Lot 6.05

Amended Prel/Final Major Site Plan

Mr. Spoerl made a motion to adopt the resolution. Mr. Gornstein seconded the motion.
ROLL CALL: SPOERL - Y, GREY - Y, ZINNO - Y, GORNSTEIN - Y, COCULA - Y,
HACK - Y, MISCIAGNA - Y. (Vote 7-0)

Bruce Zaretsky

PB#5-07-8

Block 141.04, Lot 6

Request for landscaping relief on site plan @ 14 Church St.

Mr. Gornstein made a motion to adopt the resolution. Mr. Zinno seconded the motion.
ROLL CALL: ZINNO - Y, LEWIN - Y, HACK - Y, MISCIAGNA - Y, GORNSTEIN - Y,
THEOBALD - Y, BORISUK - Y, GREY - Y. (Vote 8-0)

Agnes B. Regan Trust

LU#5-09-8

Block 172, Lot 15

Minor Subdivision

Mr. Borisuk made a motion to adopt the resolution. Mr. Grey seconded the motion.
ROLL CALL: GORNSTEIN - Y, ZINNO - Y, GREY - Y, LEWIN - Y, HACK - Y,
MISCIAGNA - Y, SMITH - Y, THEOBALD - Y, BORISUK - Y. (Vote 9-0)

Sally Rinker

ZB#10-06-17

Block 122, Lot 1

Final Major Subdivision

This resolution had not been distributed by this meeting and was tabled to the next LUB meeting.

CLOSED SESSION

Escrows, board fees and bond reductions

Escrows

Board Engineer - Louis M. Kneip, P.P, P.E., CME
None submitted as of agenda distribution

Board Attorney – Patrick McNamara, Scarinci & Hollenbeck
None submitted as of agenda distribution

Township Planner –Jessica Caldwell, AICP - Harold E. Pellow & Associates
None submitted as of agenda distribution

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B. Board Fees

Board Attorney
None submitted as of agenda distribution

Township Planner – Jessica Caldwell, AICP – Harold E. Pellow & Associates
None submitted as of agenda distribution

Recording Secretary - Cynthia Davis - DOS 8/25/09 - 8/30/09 (\$87.00)

C. Bond Reductions

None submitted as of agenda distribution

D. Request for Escrows to be closed

Cellco Partnership d/b/a Verizon Wireless
ZB#6-07-9
Use Variance, Preliminary & Final Site Plan
Block 102, Lot 1.01 (\$1,694.95)

Casey Casbarro
ZB#11-08-15
Garage Variance
Block 102.04, Lot 2 (\$335.45)

Motion

Mr. Zinno made a motion to approve the above listed escrows, escrows to be closed and Board fees. Mr. Gornstein seconded the motion. All were in favor.

Status of Pending Applications

Mr. Kneip discussed the following pending applications.

Cellco Partnership dba Verizon Wireless – LU#1-09-1
Continuation of Public Hearing, scheduled for October 28, 2009.

A&P – PB#11-08-10 – Outdoor Storage variance - Scheduled for Public Hearing on September 23, 2009.

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

United Water – ZB#9-08-12 – Use Variance & Minor Site Plan – Extension of time request. Scheduled for public hearing on September 23, 2009.

ADJOURNMENT

Mr. Gornstein made a motion and Mr. Zinno seconded the motion to adjourn the meeting at 9:20 p.m. All were in favor.

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CERTIFICATION

I, the Board Secretary, hereby certify that the above minutes were approved at the regularly scheduled Land Use Board meeting on September 23, 2009.

Respectfully submitted,

John Hanlon
Board Secretary

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