



**VERNON TOWNSHIP LAND USE BOARD
REGULAR MEETING AGENDA
November 4, 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

- Coppola, Joseph & Linda
ZB#10-04-21
Block 130.01, Lot 6
Variance – New single family dwelling (Extension of time request)
- Colonial Developers, LLC
PB#8-02-12
Block 20, Lot 29
Final Major Subdivision (Extension of time request)
- Vernon Dog Park
Block 133 Lot 2.05
Courtesy review

PUBLIC PARTICIPATION

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

Close Meeting to the Public

MINUTES

October 14, 2009 – Regular Meeting Minutes (Borisuk, Cocula, Gornstein, Grey, Hack, Lewin, Smith, Spoerl, Theobald, Zinno)

RESOLUTIONS

- United Water NJ
ZB#9-08-12
Block 100.03, Lot 8
Use Variance & Minor Site Plan (Request time extension)

- The Great Atlantic & Pacific Tea Co., Inc.
PB#11-08-10
Block 145, Lots 1 & 1.05
Amended Site Plan

LAND USE BOARD DISCUSSION ITEMS

- Master Plan
- Highlands Master Plan Element
- Professionals 2010

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
 - A&P – LU#4-09-7 – Services through 09/30/09 – (\$120.00)
 - Cellco d/b/s Verizon Wireless – LU#1-09-1 – Services through 9/30/09 – (\$390.00)
 - Noto – LU#4-09-6 – Services through 09/30/09 – (\$30.00)
 - Patrick Turzi – PB#12-06-17 – Services through 09/30/09 – (\$45.00)
 - Mitelin Motors – PB#12-05-16 – Services through 09/30/09 – (\$30.00)
 - Ramah Naiioth Church – LU#8-09-10 – Services through 09/30/09 – (\$180.00)
 - Agnes B. Regan Trust – LU#5-09-8 – Services through 09/30/09 – (\$375.00)
 - Bruce Zaretsky – ZB#5-07-8 – Services through 09/30/09 – (\$360.00)
 - Metairie Corporation – LU#2-09-3 – Services through 09/30/09 – (\$45.00)
 - Sally Rinker – ZB#10-06-17 – Services through 09/30/09 – (\$660.00)

3. Township Planner – Jessica Caldwell, AICP - Harold E. Pellow & Associates
 - A&P – LU#4-09-7 – DOS – 10/01/09 – (\$93.50)

B. Board Fees

1. Board Attorney
 - Land Use Board Business – Services through 9/30/09 – (\$2,000.00)

2. Township Planner – Jessica Caldwell, AICP – Harold E. Pellow & Associates
 - Master Plan Update – DOS – 10/01/09 – (\$4,587.87)
 - Land Use Board Business – DOS – 10/01/09 – (\$125.22)

3. Cynthia Davis – Recording Secretary
 - None submitted as of agenda distribution

C. Request for Bond to be closed

- None submitted as of agenda distribution

D. Request for Escrows to be closed

- None submitted as of agenda distribution

Appendix B
Status of Pending Applications

1. Cellco Partnership dba Verizon Wireless – LU#1-09-1
Continuation of Public Hearing, scheduled for second meeting in January 2010.
2. Ramah Naioth Church – LU#8-09-10 – Use Variance & Minor Site Plan – Not currently scheduled.
3. Vernon Dog Park – Block 133, Lot 2.05 – Courtesy review of proposed dog park. Scheduled for public hearing on November 4, 2009.