

**VERNON TOWNSHIP  
LAND USE BOARD  
REGULAR MEETING MINUTES  
January 27, 2010**

Mr. Theobald called the meeting to order at 7:08 p.m.

**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 19, 2010, by delivering to the press such notice and posting same at the Municipal Building and filed with the office of the Township Clerk.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Andrew Borisuk P  
Andrea Cocula P  
David Gornstein P  
Chris Hack (#2 Alt) P  
Robert Jordan NP  
G. Misciagna (#4 Alt) P  
Jean Murphy (#1 Alt) P  
Mayor Rinker NP  
Valerie Seufert P  
Jack Smith (#3 Alt) NP  
Richard Spoerl NP  
Martin Theobald P  
Vincent Zinno P

**ALSO PRESENT**

Patrick McNamara, Esq.  
Cynthia Davis, Recording Sec.  
Lou Kneip, Engineer  
Jessica Caldwell, Planner

**Mr. Kneip advised that the absent members of the Board had called to advise they would not be in attendance.**

**PUBLIC HEARINGS**

**Cellco Partnership d/b/a Verizon Wireless (Second Hearing)  
LU#1-09-1  
Block 130, Lot 1.05  
Use Variance & Major Site Plan**

**Note: Council Member Valerie Seufert stepped down from this hearing.**

**PLEASE REFER TO THE TRANSCRIPT OF THIS HEARING FOR THE TESTIMONY GIVEN.**

**OPEN MEETING TO THE PUBLIC FOR ITMES OTHER THAN THOSE LISTED ON THE AGENDA**

No one came forward.

**CLOSED MEETING TO THE PUBLIC**

**Minutes - January 13, 2010**

Ms. Cocula made a motion to approve the proposed minutes of the LUB meeting of January 13, 2010. Mr. Zinno seconded the motion.

**ROLL CALL: COCULA - Y, GORNSTEIN - Y, HACK - Y, MISCIAGNA - Y, MURPHY - Y, ZINNO - Y, THEOBALD - Y.**

**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  
Cellco Partnership – LU#1-09-1 - Services through 12/31/09 – (\$165.00)  
A&P – LU# 4-09-7 – Services through 12/31/09 – (\$30.00)  
Ramah Naioth Church – LU#8-09-10 – Services through 12/31/09 – (\$540.00)  
Arthur F. Greenberg – LU#11-09-11 – Services through 12/31/09 – (\$345.00)  
Crystal Springs – PB#6-06-08 – Services through 12/31/09 – (\$285.00)

Township Planner – Jessica Caldwell, AICP - Harold E. Pellow & Associates  
Ramah Naioth Church – LU#8-09-10 – Services through 12/31/09 – (\$140.25)  
Arthur F. Greenberg – LU#11-09-11 – Services through 12/31/09 – (\$420.75)

**B. Board Fees**

Board Attorney  
Land Use Board Business – Services through 12/31/09 – (\$1,335.00)

Township Planner – Jessica Caldwell, AICP – Harold E. Pellow & Associates  
Master Plan Update – DOS – 12/31/09 – (\$2,883.55)  
Land Use Board Business – DOS – 12/31/09 – (\$93.50)

Cynthia Davis – Recording Secretary - DOS - 12/8/09 to 1/9/10 (\$99.00)

**Motion:**

**Ms. Cocula made a motion to approve of the above listed Escrows and Board Fees. Mr. Zinno seconded the motion. All were in favor.**

**STATUS OF PENDING APPLICATIONS**

**Wayne Vaughn – LU#1-10-01 – Minor Subdivision & “C” Variance deemed complete and scheduled for public hearing on February 10, 2010.**

Mr. McNamara advised the Board members that the Federal EPA has issued new storm water management requirements for construction sites which are going to be phased in over the next couple years down to as small as a 10 acre site and now will have to take additional mitigation measures and get discharge monitoring permits.

**CLOSED SESSION**

**Motion:**

**Mr. Borisuk made a motion to adjourn the public meeting to go into Closed Session. Ms. Seufert seconded the motion.**

**ROLL CALL: BORISUK - Y, COCULA - Y, GORNSTEIN - Y, HACK - Y, MISCIAGNA - Y, MURPHY - Y, SEUFERT - Y, ZINNO - Y, THEOBALD - Y.**

**CLOSED SESSION**

**The LUB meeting was closed for Executive Session. \***

**Motion:**

**Mr. Borisuk made a motion to adjourn the regular meeting. Ms. Seufert seconded the**

**VERNON TOWNSHIP LAND USE BOARD**

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**motion. All were in favor.**

**Motion:**

**Ms. Seufert made a motion to reopen the Regular Meeting of the Land Use Board. Mr. Gornstein seconded the motion.**

**\*Mr. Theobald advised that the purpose of the Closed Session was to discuss the hiring of the Board Planner and Board Attorney. He advised that it was agreed by the Board members that three (3) of the firms who submitted RFQs would be interviewed at the next LUB meeting in February.**

**Motion:**

**Mr. Theobald made a motion to continue working with Harold Pellow & Associates for the year 2010, and not interview the other firm. Ms. Cocula seconded the motion.**

**ROLL CALL: BORISUK - N, HACK - N, COCULA - Y, MISCIAGNA - Y, MURPHY - N, GORNSTEIN - Y, SEUFERT - N, ZINNO - Y, THEOBALD - Y. (Vote: 5 yes, 4 no).**

**ADJOURNMENT**

**Mr. Gornstein made a motion to adjourn the Land Use Board Regular Meeting at 11:30 p.m. Ms. Cocula seconded the motion. All were in favor.**

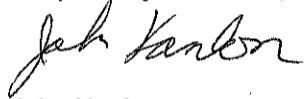
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Transcribed by Cynthia Davis on February 4, 2010.

**CERTIFICATION**

I, the Board Secretary, hereby certify that the above minutes were approved at the regularly scheduled Land Use Board meeting on February 24, 2010.

Respectfully submitted,



John Hanlon  
Board Secretary