



**VERNON TOWNSHIP LAND USE BOARD  
REGULAR MEETING AGENDA  
February 24, 2010  
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 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.

**SALUTE TO THE FLAG**

**ROLL CALL**

Andrew Borisuk, Andrea 'Bunny' Cocula, David Gornstein, Christopher Hack Alternate #2, Gino Misciagna Alternate #4, Jean Murphy Alternate #1, Mayor Sally Rinker, Councilmember Valerie Seufert, Jacob Smith Alternate #3, Richard Spoerl, Martin Theobald, Vincent Zinno.

**Public Hearings**

- Wayne & Norma Vaughn  
LU#1-10-1  
Block 143.01, Lots 18, 19 & 20  
Minor Subdivision / Lot Line Adjustment
  
- United Water New Jersey  
LU#2-10-2  
Block 194.04, Lot 31  
Minor Site Plan
  
- Christopher Merck  
PB#11-08-9  
Block 127.03 Lot 29 & 30  
Time Extension Request

## **PUBLIC PARTICIPATION**

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

Close Meeting to the Public

## **MINUTES**

**January 27, 2010** – Regular Meeting Minutes (Cocula, Borisuk, Gornstein, Hack, Misciagna, Murphy, Theobald, Zinno)

**January 27, 2010** – Executive Session Minutes (Cocula, Borisuk, Gornstein, Hack, Misciagna, Murphy, Seufert, Theobald, Zinno)

**January 13, 2010** – Reorganization Meeting Minutes (Cocula, Gornstein, Hack, Misciagna, Murphy, Rinker, Smith, Spoerl, Theobald, Zinno)

**December 9, 2009** – Re-Adoption Regular Meeting Minutes (Borisuk, Hack, Misciagna, Smith, Theobald, Zinno) – *Revised vote on the Greenberg Application*

**May 13, 2009** – Re-Adoption Regular Meeting Minutes (Borisuk, Cocula, Gornstein, Hack, Smith, Theobald, Zinno) – *Added company name “Benecke Economics” & revised vote*

## **RESOLUTIONS**

- Planner Appointment

## **LAND USE BOARD DISCUSSION ITEMS**

- Sam Lewin Letter

## **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
  - Cellco Partnership – LU#1-09-1 - Services through 1/28/10 – (\$388.50)
2. Board Attorney – Patrick McNamara, Scarinci & Hollenbeck
  - NS Enterprises – LU#1-09-2 – Services through 1/31/10 - (\$105.00)
  - Cellco Partnership – LU#1-09-1 - Services through 1/31/10 – (\$1,169.40)
  - Christopher Merck – PB#11-08-9 – Services through 1/31/10 – (\$60.00)
3. Township Planner – Jessica Caldwell, AICP - Harold E. Pellow & Associates
  - Cellco Partnership – LU#1-09-1 - Services through 1/28/10 – (\$327.25)
  - NS Enterprises – LU#1-09-2 – Services through 1/28/10 - (\$46.75)
  - United Water – LU#2-10-2 – Services through 1/28/10 – (\$140.25)

**B. Board Fees**

1. Board Attorney
  - Land Use Board Business – Services through 1/31/10 – (\$1,890.00)
2. Township Planner – Jessica Caldwell, AICP – Harold E. Pellow & Associates
  - Land Use Board Business – DOS – 1/28/10 – (\$140.25)
3. Cynthia Davis – Recording Secretary
  - DOS – 1/26/10-2/5/10 – (\$90.00)

**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. Market Square Management – LU#2-10-3 – “C” Variance for Lighted Sign, tentatively scheduled for public hearing on March 10, 2010.