

**VERNON TOWNSHIP
LAND USE BOARD
REGULAR MEETING MINUTES
JUNE 9, 2010**

Mr. Theobald, Chair, called the meeting to order at 7:10 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.

SALUTE TO FLAG

New Land Use Board members, Mr. Ed Rolando (Alt. #4) and Mr. Joseph Tadrack were sworn in by Mayor Sally Rinker.

ROLL CALL

Andrew Borisuk	P
Andrea Cocula	P (arrived 7:20)
David Gornstein	P
Jessi Paladini	P
Mayor Rinker	P
Council Mbr Seufert	P (arrived 7:25)
Jean Murphy	P
Martin Theobald	P
Joseph Tadrack	P
Brian Lynch (#1 Alt)	P
Chris Hack (#2 Alt)	P
Jack Smith (#3 Alt)	P
Ed Rolando (#4 Alt)	P

ALSO PRESENT

Michael Garofalo, Esq., Board Attorney
Jessica Caldwell, Board Planner
Cynthia Davis, Recording Secretary

PUBLIC HEARINGS

None.

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

No one came forward.

CLOSED THE MEETING TO THE PUBLIC

LAND USE BOARD DISCUSSION ITEMS (Action may or may not be taken)

Master Plan

Jessica Caldwell, LUB Planner, came forward and reviewed the changes that were made to the final draft versions of the Master Plan Reexamination Report and the Master Plan Update with the Land Use Element and the Recycling Element, a copy of

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each were emailed to the LUB members. The changes included the EC recommendations that were approved by the LUB, the recommendations for zoning and the information submitted by the Historic Preservation Commission.

The public hearing for both the Master Plan Update and the Open Space Plan will be scheduled for the next LUB meeting on June 23, 2010, at 7:00 p.m. Amendments to the plans may be made at this public hearing.

Ms. Caldwell advised the LUB members that the recommendations contained in the Master Plan will need to be adopted by the Town Council later. Mr. Garofalo supported that comment by saying it is a 2-step process: 1) Master Plan and then; 2) Ordinances must be adopted.

OPENED MEETING TO THE PUBLIC

Mr. Vincent Zinno, Vernon resident, came forward to make a recommendation and/or challenge to the LUB regarding air quality control and the zoning requirements to prohibit the use of outdoor wood boilers within the Township in residential or commercial areas due to the heavy smoke they emit. He feels these boilers are a nuisance throughout the State and may become a nuisance in the Township. Mr. Zinno cited NJDEP N.J.A.C. 7:27-3.2, smoke emissions from stationery indirect heat exchange. He said there are 5 (legal) units within the Township and 4 out of the 5 have had complaints filed against them. Other municipalities have ordinances banning these units.

The issue of whether to make this a zoning issue or police issue was discussed. Mr. Borisuk does not feel the boilers should be banned completely as he feels in some situations they are beneficial and there are certain models which will burn "clean" such as the corn burning units. Mr. Theobald feels there may be instances where they shouldn't be banned. However, he is sensitive to the potential nuisance to neighbors. He suggested creating a moratorium on the outdoor furnaces until they can be further researched. Mr. Garofalo advised that the Town of Sparta banned the units which worked for them. However, he said that an outright ban did not work for the Town of Wantage. Accordingly, his recommendation was that there be a thorough policy discussion at the Town Council level. Ms. Caldwell said that the recommendation that the outdoor furnaces be further researched for the purpose of making a policy regarding their use be added to the Master Plan as a goal.

Motion:

(Mayor Rinker and Council Member Seufert abstained from voting on this motion.)

Mr. Gornstein made a motion to include a goal statement in the Master Plan regarding researching the use of outdoor wood boilers in the Township. Mr. Hack seconded the motion. ROLL CALL: BORISUK - Y, COCULA - Y, GORNSTEIN - Y, PALADINI - N, MURPHY - N, THEOBALD - Y, TADRICK - Y. (Vote: Yes-5 No-2)

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Motion:

Mr. Gornstein made a further motion that a recommendation be made by the LUB to the Town Council that they research the use of outdoor wood boilers in the Township. Mr. Hack seconded the motion. All were in favor.

CLOSED MEETING TO THE PUBLIC

Open Space and Recreation Plan Update

Ms. Caldwell advised that she spoke with Ms. Kim Decker in the Planning Office and asked her to mention to The Land Conservancy or the EC that the public hearing will be the last opportunity to make any changes or to recommend any amendments to the plan. Ms. Caldwell recommended that the draft Open Space and Recreation plan be adopted.

LUB Engineer RFQs

The committee reviewing the RFQs received the submitted RFQs today. Therefore this item will be tabled and will be discussed at the next LUB meeting on June 23, 2010.

Mr. Theobald suggested that one member be chosen from the committee reviewing the RFQs to communicate with the Planning Office regarding any issues or further information needed. Ms. Paladini volunteered.

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

No one came forward.

CLOSED THE MEETING TO THE PUBLIC

MINUTES

May 26, 2010 – Regular Session Minutes.

Motion:

Mr. Borisuk made a motion to approve of the above minutes. Mr. Gornstein seconded the motion. All were in favor.

RESOLUTIONS

None.

CLOSED SESSION

None.

escrows, board fees and bond reductions

**Escrows None
B. Board Fees**

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Cynthia Davis – Recording Secretary

DOS – 5/25/10-6/1/10 – (\$93.00)

C. Request for Bond to be closed

None submitted as of agenda distribution

Motion:

Council Member Seufert made a motion to approve of the payment of the vouchers except for the duplicate bill to Scarinci & Hollenbeck, LLC. Mr. Gornstein seconded the motion. All were in favor. None were opposed.

VICE CHAIR NOMINATION

Motion:

Mr. Gornstein made a motion to nominate Mr. Borisuk as LUB Vice Chair. Council Member Seufert seconded the motion. Mr. Borisuk accepted the nomination.

ROLL CALL: COCULA - Y, GORNSTEIN - Y, PALADINI - Y, RINKER - Y, SEUFERT - Y, MURPHY - Y, THEOBALD - Y, TADRICK - Y.

ADJOURNMENT

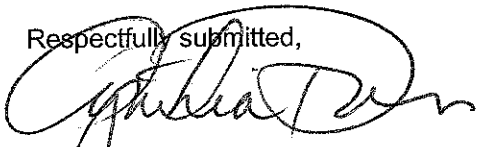
Mr. Borisuk made a motion to adjourn the meeting at 8:28 p.m. Mr. Gornstein seconded the motion. All were in favor. None were opposed.

Transcribed by Cynthia Davis on June 13, 2010.

CERTIFICATION

I, the Board Secretary, hereby certify that the above minutes were approved at the regularly scheduled Land Use Board meeting on June 23, 2010.

Respectfully submitted,



Cynthia Davis
Board Secretary
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