

October 13, 2010

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**VERNON TOWNSHIP
LAND USE BOARD
REGULAR MEETING MINUTES
October 13, 2010**

Mr. Theobald, LUB Chair, 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.

SALUTE TO FLAG

ROLL CALL

Andrew Borisuk	P
Andrea Cocula	NP
David Gornstein	P
Jessi Paladini	P
Mayor Rinker	NP
Council Mbr Seufert	NP
Jean Murphy	P
Martin Theobald	P
Joseph Tadrick	NP
Brian Lynch (#1 Alt)	P (left at 9:40 p.m.)
Chris Hack (#2 Alt)	NP
Jack Smith (#3 Alt)	P
Ed Rolando (#4 Alt)	P (left at 10:05 p.m.)

ALSO PRESENT

Michael Garofalo, Esq. – Board Attorney
Jessica Caldwell, Board Planner
Corey Stoner, Board Engineer

Please note that Mr. Theobald advised the LUB that all of the LUB members not present had informed the office that they would not be attending tonight's meeting.

PUBLIC HEARINGS

- **ZB# 10-06-17 – Sally Rinker**, Block 122, Lot 1 – Final Major Subdivision – Requesting Extension of Time
Robert Jordan, Surveyor came forward on behalf of the applicant, Ms. Sally Rinker. Due to the downturn in the economy, the applicant is requesting an extension of time.

Mr. Garofalo advised the LUB that the statute permits the LUB to grant up to (3) one-year extensions for this reason. He would have no objections if the LUB would like to grant a two-year extension tonight.

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Meeting opened to the Public.

No one came forward.

Meeting closed to the Public.

Motion: A motion was made by Mr. Gornstein to grant a 2-year extension of time to the applicant. Mr. Smith seconded the motion. ROLL CALL: BORISUK – Y, GORNSTEIN – Y, PALADINI – Y, THEOBALD – Y, LYNCH – Y, SMITH – Y ROLANDO – Y. (Passed).

- **PB# 8-07-12 – The Cedars at Black Creek Reserve, LLC, Final Major Subdivision – Requesting Extension of Time**

Mr. Ed Talmo, representing the applicant, came forward to request an additional extension of time. A one-year extension had been previously granted by the LUB. Mr. Garofalo advised that if a 2-year extension is granted, that will be the last extension allowed.

Meeting opened to the Public.

No one came forward.

Meeting closed to the Public.

Motion: A motion was made by Mr. Gornstein to grant a 2-year extension of time to the applicant. Mr. Smith seconded the motion. ROLL CALL: BORISUK – Y, GORNSTEIN – Y, PALADINI – Y, THEOBALD – Y, MURPHY – Y, LYNCH – Y, SMITH – Y ROLANDO – Y. (Passed).

- **LU# 7-10-5 – Verizon Wireless/Cellco, Block 82, Lot 2.01– Construction of a 100' Monopole and 12'x30' Equipment Shelter**

Mr. Garofalo confirmed that seven (7) LUB members were present and eligible to vote on this application.

Note: For details, please see the transcript of this hearing provided by the applicant to the Planning office.

This hearing was carried to the LUB meeting on December 8, 2010 at 7:00 p.m.

RESOLUTIONS

- **LU# 8-10-9 – Walsh/Taylor- Block 150.09, Lots 4, 6 and 7 - Minor Subdivision Approval**

Motion: A motion was made by Mr. Borisuk to approve of the resolution, as written. Mr. Smith seconded the motion. ROLL CALL: BORISUK – Y, PALADINI – Y, MURPHY – Y, SMITH - Y. (Passed).

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- **ZB# 4-06-6 – Glenwood Management, LP** – Block 231, Lot – 14 – Conversion of Age Restricted Housing to Open Market Units

Motion: A motion was made by Mr. Borisuk to approve of the resolution. Mr. Theobald seconded the motion. **ROLL CALL: BORISUK – Y, PALADINI – Y, MURPHY – Y, SMITH – Y. (Passed).**

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

Performance and Maintenance Bonds

Mr. Stoner advised that he will e-mail a memo to the LUB members regarding this issue to be discussed at a later date.

CLOSED SESSION

NONE

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

NO ONE CAME FORWARD.

MEETING CLOSED TO THE PUBLIC.

MINUTES

September 22, 2010 – Regular Meeting Minutes

Motion: A motion was made by Mr. Borisuk to approve of the 9/22/10 regular meeting minutes. Mr. Theobald seconded the motion. **ROLL CALL: BORISUK – Y, GORNSTEIN – Y, PALADINI – Y, MURPHY – Y, SMITH – Y.**

A. Board Fees

2. Board Planner – Jessica Caldwell, Harold E. Pellow & Associates Land Use Board Business – Services through 7/2/10 – 7/29/10 (\$364.25)
3. Board Recording Secretary - Cynthia Davis DOS – 9/21/10-9/28/10 – (\$96.00)

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Motion: A motion was made by Mr. Gornstein to approve of the above referenced Board fees. Ms. Paladini seconded the motion. All were in favor.

Mr. Gornstein suggested that the LUB send a message to the Town Manager to ask that the Board fees for the professionals be paid in a timely manner. Ms. Paladini agreed to send the message.

B. Request for Escrows to be closed

- **PB# 11-08-8** - Robert & Michelle Kronberg/Capro, Block 22, Lots 1.01, 2 & 3 – Lot Line Adjustment – Requesting Release of Escrow

Motion: A motion was made by Mr. Gornstein to approve of the above referenced escrow. Ms. Paladini seconded the motion. All were in favor.

Mr. Stoner suggested that the escrow fees for applicants be raised as the current requirements are lower than other local municipalities. This item will be placed on the next meeting's Agenda.

ADJOURNMENT

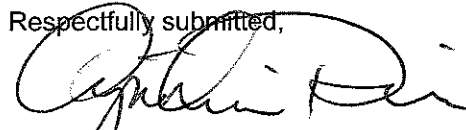
Mr. Smith made a motion to adjourn the LUB meeting at 9:50 p.m. Mr. Gornstein seconded the motion. All were in favor.

These minutes were transcribed by Cynthia Davis on September 28, 2010.

CERTIFICATION

I, the Board Secretary, hereby certify that the above minutes were approved at the regularly scheduled Land Use Board meeting on October 27, 2010.

Respectfully submitted,



Cynthia Davis
Board Secretary