

**VERNON TOWNSHIP LAND USE BOARD
REGULAR MEETING MINUTES
March 12, 2025**

CALL TO ORDER

Meeting was called to order by Vice Chairman Whitaker at 7:00 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 29, 2025, by delivering to the press such notice and posting same at the Municipal Building.

SALUTE TO THE FLAG

Vice Chairman Whitaker led the assemblage of the Flag.

ROLL CALL

Mayor's Designee John Auburger	NP
Ann Larsen	NP
Councilmember William Higgins	NP
Martin Theobald	NP
Richard Spoerl	P
Willard McPeck	P
Andrea Cocula	P
Jacqueline Haley	P
Michael Whitaker	P
Jodi White- Bearstler Alternate #1	P
Paul Mele Alternate #2	NP
Craig Williams Alternate #3	P
Mark Vizzini Alternate #4	NP

Also Present:

Kimberley Decker, Board Secretary

PUBLIC PARTICIPATION

Vice Chairman Whitaker opened the meeting to the Public for items other than on the Agenda. Seeing no one wishing to come forward, Vice Chairman Whitaker closed the meeting to the Public.

LAND USE BOARD DISCUSSION ITEMS (ACTION MAY OR MAY NOT BE TAKEN)

- ORDINANCE #25-03 – ORDINANCE OF THE TOWNSHIP OF VERNON, COUNTY OF SUSSEX, STATE OF NEW JERSEY, AMENDING CHAPTER 330, “NONCONFORMING BUILDINGS AND USES” OF THE CODE OF THE TOWNSHIP OF VERNON TO ALLOW FOR THE RECONSTRUCTION OF EXISTING DWELLINGS WITHIN THE EXISTING FOOTPRINT

Vice Chairman Whitaker explained that the Township Council has introduced Ordinance #25-03 and requests the Land Use Board to review for any recommendations. Mr. Spoerl stated that the Land Use Board initiated this ordinance change based on past variance application required to reconstruct preexisting deck. Mr. Williams discussed example of reconstruction of house that required owner to maintain one original wall to meet current zoning rules but may not be required in future applications if Ordinance #25-03 is adopted. Vice Chairman Whitaker explained in reading ordinance, that no variance is needed if deconstruction of structure is reconstructed on same footprint and same height. He added

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owner must also conform to permitted uses, obtain necessary permits with inspections per Township code.

Motion: Motion to Approve Ordinance #25-03, as proposed with no further recommendations, was made by Ms. Cocula and was seconded by Mr. Williams.

ROLL CALL: SPOERL: Y; MCPEEK: Y; COCULA: Y; WHITAKER: Y; HALEY: Y; WHITE-BEARSTLER: Y; WILLIAMS: Y.

Motion Passed

MINUTES

- January 22, 2025 – Reorganization Meeting Minutes (Williams, Spoerl, McPeek, Cocula, Whitaker, Haley, Theobald)
- January 22, 2025 – Regular Meeting Minutes (Williams, Spoerl, McPeek, Cocula, Whitaker, Haley, Theobald)

Motion: Motion to Approve January 22, 2025 Reorganization and Regular Meeting Minutes was made by Mr. Spoerl and was seconded by Mr. McPeek.

ROLL CALL: WILLIAMS: Y; SPOERL: Y; MCPEEK: Y; COCULA: Y; WHITAKER: Y; HALEY: Y.

Motion Passed

APPENDIX A – ESCROWS, BOARD FEES, BOND REDUCTIONS AND ESCROW CLOSURE

ESCROWS, BOARD FEES AND BOND REDUCTIONS

A. Board Fees

- 1. Board Attorney** – Glenn Kienz, Weiner Law Group LLP
 - Land Use Board Business – Services Through 1/22/25 (\$762.00)
 - Boho Realty – LU# 2-23-3 – Services Through 1/21/25 (\$72.00)
 - Danielle Alexander – LU# 12-24-8 – Services Through 1/2/25 (\$45.00)
- 2. Board Planner** – Jessica Caldwell, J. Caldwell & Associates
 - Land Use Board Business – Services Through (\$0)
 - Boho Realty – LU# 2-23-3 – Services Through 1/20/25 (\$805.00)
 - Danielle Alexander – LU# 12-24-8 – Services Through 1/9/25 (\$1,667.50)
- 3. Board Engineer** – Cory Stoner, Harold E. Pellow & Associates
 - Land Use Board Business – Services Through 12/11/24 (\$142.00)
 - Raymond Little – LU# 3-22-3 – Services Through 12/3/24 (\$58.00)
 - Rosemark Realty – LU# 9-23-12 – Services Through 12/10/24 (\$87.00)
 - Waheguru Gas – LU# 3-22-2 – Services Through 12/23/24 (\$469.00)
 - Indoveda LLC – LU# 4-24-3 – Services Through 1/8/25 (\$1,141.20)
 - Mountain Creek Master Plan – PB# 2-91-4 – Services Through 1/22/25 (\$72.50)

4. Board Recording Secretary – Irene Mills (\$100.00)

Motion: Motion to Approve Fees was made by Ms. Cocula and was seconded by Mr. McPeck. All members voted in Favor. Motion Passed.

ADJOURNMENT

There being no further items of business to be conducted on the agenda, a motion to adjourn the meeting was made by Ms. Haley and was seconded by Mr. Williams. All Members were in favor.

Meeting was adjourned at 7:13 p.m.

Respectfully Submitted

Irene Mills, Recording Secretary