

**VERNON TOWNSHIP LAND USE BOARD
REGULAR MEETING MINUTES
March 25, 2026**

CALL TO ORDER

Meeting was called to order by Chairman Theobald 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 February 3, 2026, by delivering to the press such notice and posting same at the Municipal Building.

SALUTE TO THE FLAG

Chairman Theobald led the assemblage of the Flag.

ROLL CALL

Mayor Anthony Rossi	P
Natalie Buccieri	P
Councilmember William Higgins	NP
Martin Theobald	P
Richard Spoerl	NP
Willard McPeek	NP
Andrea Cocula	P
Paul Mele	P
Michael Whitaker	P
Jodi White-Bearstler Alt #1	NP
Mark Vizzini Alt #2	NP
Marissa-Groenendaal-Poteete Alt #3	P
Richard Wengenroth Alt #4	P

Also Present:

Jessica Caldwell, Board Planner

Kimberley Decker, Board Secretary

Mr. Theobald stated that Members Higgins, McPeek, Spoerl and White-Bearstler notified the Board of their absence.

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

- Ordinance #26-07 – An ordinance of the Township of Vernon, in the County of Sussex, New Jersey amending the McAfee Village Commercial Resort Redevelopment Plan
- Resolution of the Land Use Board of the Township of Vernon, in the County of Sussex, New Jersey recommending the adoption of the McAfee Village Commercial Resort Redevelopment Plan amendment pursuant to the local Redevelopment and Housing Law

Board Planner Caldwell stated Ordinance #26-07 is amending the 2003 Redevelopment Plan by an adding a permitted use at the Legends Hotel area only. The new section 4(a)(9)(xxiv) to the Original Redevelopment Plan will read as follows: “Media studio and production company encompassing the development, production, and distribution of media projects including film, television, radio, advertising, internet and social media content”. Ms. Caldwell stated the Plan currently has similar uses such as theater, recreation and resort services but amendment will clarify interpretation of specific permitted uses. Role of Land Use Board is to review consistency of Amendment to the Master Plan. In respect to the Redevelopment Area, the Ordinance allows for future growth in non-residential area, promotes re-use and redevelopment of under-utilized commercial property and includes economic drivers which is

March 25, 2026 LUB Minutes

consistent with goals in the Master Plan. Board Members questioned how many film companies will use the site and will rooms be rented out. Ms. Caldwell stated at this time, only one company has interest in the site, but use will be good for community and nearby restaurants and businesses. Mayor Rossi added owner will lease to film company with rooms, kitchen areas, and offices only being used by production staff after all safety improvements are made.

Chairman Theobald opened the Discussion to the Public. Seeing no one wishing to come forward, Chairman Theobald closed the Discussion.

Ms. Cocula made a motion to forward Recommendation to the Township Council that Ordinance#26-07 is consistent with the Master Plan and Approve Resolution for same which was seconded by Mr. Whitaker.

ROLL CALL: ROSSI: Y; BUCCIERI: Y; COCULA: Y; WHITAKER: Y; MELE: Y; POTEETE: Y; WENGENROTH: Y; THEOBALD: Y. Motion Passed.

PUBLIC PARTICIPATION

Chairman Theobald opened the meeting to the Public. Seeing no one wishing to come forward, Meeting was closed.

MINUTES

- February 25, 2026 – Regular Meeting Minutes (Rossi, Buccieri, Higgins, Spoerl, McPeek, Cocula, Whitaker, White-Bearstler)

Motion: A motion to approve Regular Minutes of February 25, 2026 was made by Mr. Whitaker and was seconded by Ms. Cocula. All Eligible Members voted in Favor. 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 2/20/26 (\$67.50)
 - Legends Mgmt. Company – LU# 2-26-2 – Services Through 2/20/26 (\$198.00)
- 2. Board Planner** – Jessica Caldwell, J. Caldwell & Associates
 - Land Use Board Business – (\$0)
 - Legends Mgmt. Company – LU# 2-26-2 – Services Through 2/20/26 (\$155.00)
- 3. Board Engineer** – Cory Stoner, Harold E. Pellow & Associates
 - Land Use Board Business – Services Through 1/28/26 (\$300.00)
 - Red Hand LLC – LU# 2-25-1 – Services Through 1/28/25 (\$3,461.25)
 - Waleid Shousha – LU# 5-25-3 – Services Through 1/15/26 (\$876.25)
- 4. Board Recording Secretary** – Irene Mills (\$100.00)

March 25, 2026 LUB Minutes

Motion: A motion to Board Fees was made by Mr. Whitaker and was seconded by Mr. Mele. All Members voted in Favor. Motion Passed.

Board Members discussed proposed Ordinance regarding allowed uses for shipping containers within various zones in Vernon Township. Residents have expressed permission to use containers for commercial storage, industrial as well as conversion to a residence and current Ordinance needs clarification. Board Planner will draft ordinance based on Board comments for review. All Board Members were in Favor of drafting proposed Ordinance regarding shipping containers.

ADJOURNMENT

Having no more board business, a motion was made to adjourn the Regular meeting by Ms. Buccieri and was seconded by Mr. Mele. All members were in favor.

Meeting was adjourned at 7:25 p.m.

Respectfully Submitted

Irene Mills, Recording Secretary