

**VERNON TOWNSHIP LAND USE BOARD
REGULAR MEETING MINUTES
March 26, 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 Auberger	NP
Ann Larsen	P
Councilmember William Higgins	P
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:

Steven Tombalakian, Board Attorney
Justin Singleton, Board Planner
Kimberley Decker, Board Secretary

PUBLIC HEARINGS

LU# 12-24-8 – Danielle Alexander – Block 474, Lot 56, - Variance for a Rear Yard Deck

Danielle Alexander was sworn in to testify for request of variance to construct a rear yard deck. Ms. Alexander explained she purchased the home that has existing sliding glass doors on second level with no deck attached. She added proposed 14' x 16' deck would greatly improve the quality of life for the family, to enjoy lake views, recreational purposes and for pet access to fenced in back yard.

Board Planner Singleton stated application requires a variance for rear yard setback where 25 ft is required in the PLC zone but only 11.5 ft is proposed. He added site building coverage is proposed at 11% where 25% is maximum and lot coverage is proposed at 20% where maximum is 35% which complies with Township Ordinance. Also noted that existing rock wall on property is beyond survey line but as stated by Ms. Alexander was preexisting when purchased.

Ms. Alexander added that the house was built in 2007 with two prior owners and after purchasing site, debris from rear yard was cleaned up and fence installed around rock wall. She added that the proposed deck and stairs will align with existing lower patio walkway.

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Vice Chairman Whitaker opened the hearing to the Public. Seeing no one wishing to come forward, Vice Chairman Whitaker closed the hearing to the Public.

Motion: Motion to Approve LU#12-24-8 as proposed per testimony presented was made by Mr. Spoerl and was seconded by Mr. Williams

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

Motion Passed

Attorney Tombalakian explained to Applicant that Board has verbally approved application but must further approve by Resolution at next Board meeting. Applicant has opportunity to request waiver of Reading of Resolution to begin obtaining permit for proposed construction immediately at own risk during appeal period.

Ms. Alexander requested Board approve Waiver of Reading Resolution. All Board Members were in Favor. Motion Passed.

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.

MINUTES

- March 12, 2025 – Regular Meeting Minutes (Spoerl, McPeek, Cocula, Haley, Whitaker, White-Bearstler, Williams)

Motion: Motion to Approve March 12, 2025 Regular Meeting Minutes was made by Ms. Cocula and was seconded by Mr. Williams

ROLL CALL: SPOERL: Y; MCPEEK: Y; COCULA: Y; HALEY: Y; WHITAKER: Y; WHITE-BEARSTLER: Y; WILLIAMS: 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 2/28/25 (\$774.00)
- Red Hand LLC – LU# 2-25-1 – Services Through 2/18/25 (\$45.00)
- Danielle Alexander – LU# 12-24-8 – Services Through 2/19/25 (\$22.50)

2. Board Planner – Jessica Caldwell, J. Caldwell & Associates

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- Land Use Board Business – Services Through 2/21/25 (\$1,200.00)
- Danielle Alexander – LU# 12-24-8 – Services Through 2/7/25 (\$150.00)
- Red Hand LLC – LU# 2-25-1 – Services Through 2/24/25 (\$3,298.75)

3. Board Engineer – Cory Stoner, Harold E. Pellow & Associates

- Land Use Board Business – (\$0)

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 Mr. Williams and was seconded by Mr. Spoerl. All Members were in favor.

Meeting was adjourned at 7:13 p.m.

Respectfully Submitted

Irene Mills, Recording Secretary