

**VERNON TOWNSHIP LAND USE BOARD
REGULAR MEETING MINUTES
May 13, 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's Designee John Auburger	NP
Natalie Buccieri	P
Councilmember William Higgins	P
Martin Theobald	P
Richard Spoerl	P
Willard McPeck	NP
Andrea Cocula	P
Michael Whitaker	P
Paul Mele	NP
Jodi White-Bearstler Alt #1	P
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

Chairman Theobald stated that Members Auburger and McPeck notified the Board of their absence.

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

- **ORDINANCE #26-08** AN ORDINANCE OF THE TOWNSHIP OF VERNON, IN THE COUNTY OF SUSSEX, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 405, LOT 8 ON THE OFFICIAL TAX MAPS OF THE TOWNSHIP

Ms. Caldwell stated the Township Council referred Ordinance #26-08 to the Land Use Board to review consistency with the Master Plan. The Ordinance will approve Redevelopment Plan for Block 405 Lot 8 and amend the zoning map while maintaining all permitted uses should the project not go forward. The proposed use is centrally located in Town Center and beneficial to the public due to no other like business in town. The Bulk standards in the Ordinance are tailored to the site and allows for accessory uses that go along with Car Wash business. Ms. Caldwell stated the proposed plan is consistent with Master Plan goals by encouraging mixed use development; increasing growth in Town Center, providing eco-development through majority of uses and the Township has an interested developer. Board questioned why site needs this plan since there is existing car wash on site. Ms. Caldwell explained that the existing car wash building cannot be torn down and rebuilt due to Redevelopment Plan in place and being an existing accessory to gas station/ tire store. Board suggested landscaping regulations be amended to avoid invasive trees which can be discussed during site plan review.

Developers for proposed Car Wash came forward and offered early-stage conceptual plan details for the Board. They own two other successful car wash sites in New Jersey each layout uniquely designed for efficiency and traffic flow. Developers displayed draft pictures of proposed business, Soaring Car Wash, but will work to adhere to meet Town Center guidelines. Being located on state highway, Developers stated meetings were held with NJDOT for proposed layout of one main entrance on Rt 94. Customers would be offered pay by membership plan, vacuum service, detailing section and express wash with attendants on site to assist. Soap materials used will be biodegradable with used water recaptured at 95-98% in holding tanks.

Chairman Theobald opened Ordinance #26-08 to the public. Seeing no one wishing to come forward, meeting closed to the public.

Ms. Cocula made a motion to forward Recommendation to the Township Council that Ordinance#26-08 is consistent with the Master Plan which was seconded by Mr. Whitaker. All Members were in Favor. Motion Passed.

- **ORDINANCE #26-09** AN ORDINANCE AMENDING CHAPTER 330 (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLE XI (ZONING), SECTION 330-160 (SCHEDULE OF PERMITTED, CONDITIONAL AND ACCESSORY USES AND STRUCTURES) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF VERNON TO PERMIT FOOD TRUCKS AS AN ACCESSORY USE TO WINERIES, BREWERIES AND DISTILLERIES IN ACCORDANCE WITH NEW JERSEY LAW

Ms. Caldwell stated the Township Council referred Ordinance #26-09 to the Land Use Board to review consistency with the Master Plan. The Ordinance will permit food trucks as an accessory use to wineries, craft breweries, and distilleries per NJ State Law. State Law does not allow these venues to have kitchens to serve food. The Ordinance will create economic development for Vernon, a community promoting four-season tourism. Board had no further questions nor recommendations.

Chairman Theobald opened Ordinance #26-09 to the public. Seeing no one wishing to come forward, meeting closed to the public.

Mr. Whitaker made a motion to forward Recommendation to the Township Council that Ordinance#26-09 is consistent with the Master Plan which was seconded by Ms. White-Bearstler. All Members were in Favor. Motion Passed.

- **SHIPPING CONTAINERS**

Board Members requested Board Planner to draft ordinance to regulate shipping containers in residential zones within Vernon Township. Sample ordinance was provided to Board members to review. Board discussion included details on time limits of storage, number of and size of pods, use of pods, site setbacks for pods, and specific exemptions. Board further discussed regulations for commercial and construction sites. Members will review and discuss at next meeting.

PUBLIC PARTICIPATION

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

RESOLUTIONS

- PB# 2-91-4 – Mountain Creek Resort Inc. – Master Plan Update

Motion: A motion to approve Master Plan Update for PB#2-91-4 was made by Ms. Cocula and was seconded by Ms. Buccieri.

ROLL CALL: BUCCIERI: Y; SPOERL: Y; COCULA: Y; WENGENROTH: Y; WHITAKER: Y.
Motion Passed.

MINUTES

- April 22, 2026 – Regular Meeting Minutes (Buccieri, Spoerl, McPeck, Cocula, Wengenroth, Whitaker)

Motion: A motion to approve Regular Minutes of April 22, 2026 was made by Mr. Whitaker and was seconded by Mr. Spoerl. 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 – (\$0)
2. **Board Planner** – Jessica Caldwell, J. Caldwell & Associates
 - Land Use Board Business – (\$0)
3. **Board Engineer** – Cory Stoner, Harold E. Pellow & Associates
 - Land Use Board Business – Services Through (\$0)
 - Red Hand LLC – LU# 2-25-1 – Services Through 3/18/26 (\$1,202.50)
 - Boho Realty – LU# 2-23-3 – Services Through 3/11/26 (\$125.00)
 - Mountain Creek Resort – PB# 2-91-4 Services Through 3/25/26 (\$75.00)
4. **Board Recording Secretary** – Irene Mills (\$100.00)

Chairman Theobald noted two fees were added to list for approval:

- J. Caldwell \$232.50 O'Neill Group
- J. Caldwell \$232.50 Edge Wireless Tower

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

B. Request for Escrows to be closed

- LU# 1-22-1- Bright Horizons – Block 403, Lot 4, - Revised Site Plan (\$1,246.85)

Motion: A motion to Approve Release of Escrows was made by Ms. Buccieri and was seconded by Mr. Whitaker. All Members voted in Favor. Motion Passed.

May 13, 2026 LUB Minutes

ADJOURNMENT

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

Meeting was adjourned at 7:47 p.m.

Respectfully Submitted

Irene Mills, Recording Secretary