



**VERNON TOWNSHIP LAND USE BOARD  
REGULAR MEETING AGENDA  
October 8, 2025  
7:00 PM**

**CALL TO ORDER**

**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 and filed with the office of the Township Clerk.

**SALUTE TO THE FLAG:**

**ROLL CALL**

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

**PUBLIC HEARINGS**

**LU# 9-25-9 – O'Neill Group 12, LLC** – Minor Site Plan to store a trailer, stock pile and a container on a vacant lot

**LU# 9-25-8 – Veolia Water New Jersey, Inc.** – Block 241, Lot 12, - Preliminary and Final Site Plan with Conditional Use and Bulk Variances to Construct a 383 square foot addition to the existing water utility building to include the installation of PFAS filtration equipment, an above ground emergency generator and an above ground water storage tank

**PUBLIC PARTICIPATION**

Open Meeting to the Public for items other than those listed on the Agenda  
Close Meeting to the Public

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

➤ None

## RESOLUTIONS

LU# 7-25-6 – Aqua New Jersey, Inc. – Block 546, Lot 45, - Preliminary and Final Site Plan with Use, Bulk and Conditional Variances to permit the development and use of improvements associated with PFAS water treatment equipment involving a utility enclosure containing two PFAS water treatment vessels

**Eligible to vote:** Auberger, Spoerl, McPeck, Cocula, Whitaker, Haley, Theobald

## MINUTES

- September 10, 2025 – Regular Meeting Minutes (Auberger, Spoerl, McPeck, Cocula, Whitaker, Haley, Theobald)

## 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 8/27/25 (\$720.00)
- Frank Dewitt - LU# 7-25-7 – Services Through 8/28/25 (\$472.50)
- Thomas Reeves – LU# 7-25-5 – Services Through 8/19/25 (\$472.50)
- Waleid Shousha – LU# 5-25-3 – Services Through 8/19/25 (\$544.50)
- 515 Vernon Property – LU# 7-20-4 – Services Through 8/12/25 (\$252.00)
- Red Hand LLC – LU# 2-25-1 – Services Through 8/28/25 (\$1,012.50)

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

- Land Use Board Business – Services Through 8/27/25 (\$675.00)
- Aqua New Jersey – LU# 7-25-6 – Services Through 8/7/25 (\$300.00)
- 515 Vernon Property – LU# 7-20-4 – Services Through 8/12/25 (\$150.00)
- Red Hand LLC – LU# 2-25-1 – Services Through 8/15/25 (\$870.00)

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

- Land Use Board Business – Services Through 7/9/25 (\$72.50)
- Mountain Creek – PB#2-91-4 – Services Through 7/9/25 (\$72.50)
- Bright Horizon – LU# 1-22-1 – Services Through 7/30/25 (\$1,972.10)
- Red Hand LLC – LU# 2-25-1 – Services Through 7/11/25 (\$145.00)
- O'Neil Group 517 – LU# 6-25-4 – Services Through 7/3/25 (\$810.00)

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

#### B. Request for Escrows to be closed

- NONE

## ADJOURNMENT

**NEXT MEETING: OCTOBER 22, 2025**