



**VERNON TOWNSHIP LAND USE BOARD
REGULAR MEETING AGENDA
February 25, 2026
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 February 3, 2026, 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
Natalie Buccieri	Mark Vizzini	Alt #2
Councilmember William Higgins	Marissa Groenendall-Poteete	Alt #3
Martin Theobald	Richard Wengenroth	Alt #4
Richard Spoerl		
Willard McPeck		
Andrea Cocula		
Michael Whitaker		
Paul Mele		

PUBLIC HEARINGS

LU# 1-26-1 – Board of Education – Capital Project Courtesy Review – Block 46, Lot 3, - Solar Photovoltaic System and Associated Improvements

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)

- ORDINANCE #26-05 – ORDINANCE TO REPEAL AND REPLACE EXISTING CHAPTER 133, "AFFORDABLE HOUSING" OF THE MUNICIPAL CODE OF THE TOWNSHIP OF VERNON
- Ordinance #26-06 – ORDINANCE TO REPEAL AND REPLACE THE EXISTING ARTICLE XIV, "AFFORDABLE HOUSING" OF THE MUNICIPAL CODE OF THE TOWNSHIP OF VERNON

RESOLUTIONS

NONE

MINUTES

- January 28, 2026 – Reorganization Meeting Minutes (Auberger, Buccieri, Higgins, Spoerl, McPeck, Cocula, Mele, Whitaker, White-Bearstler)
- January 28, 2026 – Regular Meeting Minutes (Auberger, Buccieri, Higgins, Spoerl, McPeck, Cocula, Mele, Whitaker, White-Bearstler)

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)
 - O’Neil Group 517 – LU# 6-25-4 – Services Through 1/6/26 (\$252.00)
- 2. Board Planner** – Jessica Caldwell, J. Caldwell & Associates
 - Land Use Board Business – Services Through 1/16/26 (\$155.00)
- 3. Board Engineer** – Cory Stoner, Harold E. Pellow & Associates
 - Land Use Board Business – (\$0)
 - Red Hand LLC – LU# 2-25-1 – Services Through 11/24/25 (\$652.50)
- 4. Board Recording Secretary** – Irene Mills (\$100.00)

B. Request for Escrows to be closed

- None

ADJOURNMENT

NEXT MEETING: MARCH 11, 2026