



**VERNON TOWNSHIP LAND USE BOARD  
REGULAR MEETING AGENDA  
April 22, 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**

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

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

➤ None

**PUBLIC PARTICIPATION**

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

## RESOLUTIONS

- None

## MINUTES

- March 25, 2026 – Regular Meeting Minutes (Rossi, Buccieri, Cocula, Whitaker, Mele, Poteete, Wengenroth, 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 3/20/26 (\$108.00)
- Sussex Cultivation LLC – LU# 2-23-4 – Services Through 3/17/26 (\$54.00)
- Red Hand LLC – LU#2-25-1 – Services Through 3/5/26 (\$36.00)
- RR Commerce LLC – LU# 3-26-4 – Services Through 3/31/26 (\$184.50)
- County Road 505 Vernon LLC – LU#3-26-3 – Services Through 3/31/26 (\$256.50)

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

- Land Use Board Business – Services Through 3/25/26 (\$155.00)
- County Road 515 Vernon LLC – LU# 3-26-3 – Services Through 3/31/26 (\$387.50)
- RR Commerce LLC – LU# 3-26-4 – Services Through 3/31/26 (\$310.00)

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

- Land Use Board Business – Services Through 2/25/26 (\$150.00)
- Red Hand LLC – LU# 2-25-1 – Services Through 2/19/26 (\$600.00)
- Waleid Shousha – LU# 5-25-3 – Services Through 2/2/26 (\$94.00)

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

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

- LU# 2-09-3 – Metairie Corporation – Block 521, Lot 19, - Preliminary & Final Site Plan (\$2,555.42)

## ADJOURNMENT

**NEXT MEETING: MAY 13, 2026**