



**VERNON TOWNSHIP LAND USE BOARD  
REGULAR MEETING AGENDA  
May 13, 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**

- NONE

**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
- 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
- SHIPPING CONTAINERS

## **PUBLIC PARTICIPATION**

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

## **RESOLUTIONS**

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

## **MINUTES**

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

## **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)

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

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

## **ADJOURNMENT**

**NEXT MEETING: MAY 27, 2026**