



**VERNON TOWNSHIP LAND USE BOARD
REGULAR MEETING AGENDA
July 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

LU# 4-26-5 – Wireless EDGE Towers II, LLC, - Block 308, Lot 2, - Preliminary & Final Site Plan with Use, Height and Bulk Variances for a proposed 146 ft. monopole and related equipment within a 2,500 s.f. fenced compound

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

- June 10, 2026 – Regular Meeting Minutes (Rossi, Higgins, Spoerl, McPeck, Cocula, Whitaker, Mele, Bearstler, 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 5/28/26 (\$288.00)
- Land Use Board Business – Services Through 2/25/26 (\$90.00)
- Land Use Board Business – Services Through 6/11/26 (1,116.00)
- Legends Mgmt. Company – LU# 2-26-2 – Services Through 5/26/26 (\$216.00)
- Mountain Creek Resort – PB# 2-91-4 – Services Through 5/1/26 (\$180.00)
- R&R Commerce – LU# 3-26-4 - Services Through 6/16/26 (\$72.00)
- FW Webb – LU# 2-23-2 – Services Through 6/11/12 (\$72.00)

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

- Land Use Board Business – Services Through 5/19/26 (\$1,157.50)
- Land Use Board Business – Services Through 6/15/26 (\$1,672.50)
- Wireless Edge Towers – LU# 4-26-5 – Services Through 4/29/26 (\$1,792.50)
- Wireless Edge Towers – LU# 4-26-5 – Services Through 5/5/26 (\$150.00)
- Red Hand LLC – LU# 2-25-1 – Services Through 5/7/26 (\$465.00)
- 23 Old Rude Town Rd LLC – LU#6-26-6 – Services Through 6/30/26 (\$542.50)

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

- Land Use Board Business – Services Through (\$0)
- Farm 94 LLC – LU# 9-20-6 – Services Through 4/15/26 (\$587.50)
- R&R Commerce – LU# 3-26-4 Services Through 3/31/26 (\$150.00)
- CR 515 Vernon LLC- LU# 3-26-3 – Services Through 3/31/26 (\$150.00)
- Veolia Water NJ, Inc – LU# 11-23-17 – Services Through 5/13/26 (\$118.50)
- Veolia Water NJ, Inc – LU# 8-22-8 – Services Through 5/13/26 (\$118.50)
- Red Hand LLC – LU# 2-25-1 – Services Through 5/15/26 (\$125.00)
- Legends Mgmt. Company – LU# 2-26-2 – Services Through 5/12/26 (\$675.00)
- Wireless Edge Towers – LU# 4-26-5 – Services Through 5/13/26 (\$380.00)
- Farm 94 LLC – LU# 9-20-6 – Services Through 5/20/26 (\$218.75)
- Waheguru Gas -LU# 3-22-2 – Services Through 5/11/26 (\$62.00)

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

B. Request for Escrows to be closed

➤ None

ADJOURNMENT

NEXT MEETING: AUGUST 12, 2026