



**VERNON TOWNSHIP LAND USE BOARD
REGULAR MEETING AGENDA
May 27, 2009
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 23, 2009 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

Andrew Borisuk – Vice Chair, Andrea ‘Bunny’ Cocula, David Gornstein, Mark Nelson, Martin Theobald - Chair, Richard Spoerl, Vincent Zinno, Mayor Austin Carew, Councilman Gary Grey, Sam Lewin Alternate #1; Christopher Hack Alternate #2; Jack Smith Alternate #3; Gino Misciagna Alternate # 4

Public Hearings

- Merck
PB#11-08-9
Block 127.03, Lot 29
Lot Line Adjustment
- McLaughlin
ZB#11-08-16
Block 83.10 Lot 13
Deck Variance
- Noto
LU#4-09-6
Block 100.07, Lot 13
Stream Buffer & Rear Yard Setback Variance

PUBLIC PARTICIPATION

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

Close Meeting to the Public

MINUTES

May 13, 2009 – Regular Meeting Minutes (Borisuk, Cocula, Gornstein, Hack, Misciagna, Spoerl, Theobald, Zinno, Lewin)

RESOLUTIONS

- Approving Metairie Corporation, Preliminary & Final Site Plan Approval for Phases “A” & “B”, Preliminary Site Plan Approval for Phase “C”, LU#2-09-3, Block 231.01, Lot 1
- Approving Northwoods Redevelopment, Block 190, Lot 10.02

LAND USE BOARD DISCUSSION ITEMS

- None

CLOSED SESSION

APPENDIX A – ESCROWS, BOARD FEES, BOND REDUCTIONS AND ESCROW CLOSURE

APPENDIX B – UPCOMING/PENDING APPLICATIONS IN LAND USE DEPARTMENT UNDER REVIEW

ADJOURNMENT

Appendix A
ESCROWS, BOARD FEES AND BOND REDUCTIONS

A. Escrows

1. Board Engineer - Louis M. Kneip, P.P, P.E., CME
 - None Submitted as of agenda distribution
2. Board Attorney – Patrick McNamara, Scarinci & Hollenbeck
 - None Submitted as of agenda distribution
3. Township Planner – Jessica Caldwell, AICP - Harold E. Pellow & Associates
 - None Submitted as of agenda distribution

B. Board Fees

1. Cynthia Davis
 - None submitted as of agenda distribution
2. Board Attorney
 - None submitted as of agenda distribution
3. Township Planner – Jessica Caldwell, AICP – Harold E. Pellow & Associates
 - None submitted as of agenda distribution

C. Bond Reductions

- None

D. Request for Escrows to be closed

- None

Appendix B
Status of Pending Applications

1. Cellco Partnership dba Verizon Wireless – LU#1-09-1
Deemed Complete & Scheduled for Public Hearing on July 22, 2009
2. A&P – PB#11-08-10 – Outdoor Storage variance - Continuation of Public Hearing, not currently scheduled
3. Christopher Merck – Lot Line Adjustment – PB#11-08-9 – Public Hearing Scheduled for May 27, 2009
4. NS Enterprises – LU#1-09-2 – Major Site Plan, Currently being reviewed for completeness
5. Glenn McLaughlin, – ZB#11-08-16 – Deck Variance– Application to start over on May 27, 2009, with new notice
6. A&P – LU#4-09-7 – Ordinance interpretation, deemed complete and scheduled for public hearing on June 10, 2009
7. Noto – LU#4-09-6 - “C” Variance & Stream Buffer Variance, deemed complete and scheduled for public hearing May 27, 2009
8. Regan Trust – LU#5-09-8 – Minor Subdivision – Currently being reviewed for completeness, tentatively scheduled for June 10, 2009
9. Red Oak Properties – LU#5-09-9 – Preliminary/Final Major Site Plan - Currently being reviewed for completeness, tentatively scheduled for June 10, 2009