



**VERNON TOWNSHIP LAND USE BOARD  
REGULAR MEETING AGENDA  
September 23, 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, 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

**COMPLETENESS HEARING/WAIVER DETERMINATION**

- Ramah Naioth Church, Inc.  
LU#8-09-10  
Block 240, Lot 3  
Minor Site Plan

**Public Hearings**

- United Water NJ  
ZB#9-08-12  
Block 100.03, Lot 8  
Use Variance & Minor Site Plan (Request time extension)
- The Great Atlantic & Pacific Tea Co., Inc.  
PB#11-08-10  
Block 145, Lots 1 & 1.05  
Amended Site Plan

## **PUBLIC PARTICIPATION**

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

Close Meeting to the Public

## **MINUTES**

**September 9, 2009** – Regular Meeting Minutes (Borisuk, Carew, Cocula, Gornstein, Grey, Hack, Lewin, Misciagna, Smith, Spoerl, Theobald, Zinno)

## **RESOLUTIONS**

- None

## **LAND USE BOARD DISCUSSION ITEMS**

- Master Plan

## **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
  - Mitelin Motors – PB#12-05-13- DOS - 07/08/09-08/05/09 – (\$582.75)
  - Bruce Zaretsky – ZB#5-07-8 – DOS - 08/05/09 – (\$55.50)
  - Appalachian Lodge – PB#3-01-5 – DOS – 08/04/09 – (\$55.50)
  - Sally Rinker – PB#9-06-11 – DOS -08/04/09 – (\$1111.00)
  - Noto – LU#4-09-6 – DOS – 08/12/09 – (\$55.50)
  - Sally Rinker – ZB#10-06-17 – DOS – 08/18/09-08/26/09 – (\$471.75)
  - Regan Trust – LU#5-09-8 – DOS – 08/18/09-08/28/09 – (\$305.25)
  
2. Board Attorney – Patrick McNamara, Scarinci & Hollenbeck
  - A&P – LU#4-09-7 – Services through 08/31/09 – (\$30.00)
  - Cellco d/b/s Verizon Wireless – LU#1-09-1 – Services through 8/31/09 – (\$675.00)
  - Noto – LU#4-09-6 – Services through 08/31/09 – (\$375.00)
  - NS Enterprises – LU#1-09-2 – Services through 08/31/09 – (\$135.00)
  - Mitelin Motors – PB#12-05-16 – Services through 08/31/09 – (\$420.00)
  - Ramah Naioth Church – LU#8-09-10 – Services through 08/31/09 – (\$135.00)
  - Agnes B. Regan Trust – LU#5-09-8 – Services through 08/31/09 – (\$105.00)
  - Bruce Zaretsky – ZB#5-07-8 – Services through 08/31/09 – (\$225.00)
  - Mountain Creek – PB#1-07-1 – Services through 08/31/09 – (\$285.00)
  
3. Township Planner – Jessica Caldwell, AICP - Harold E. Pellow & Associates
  - None submitted as of agenda distribution

**B. Board Fees**

1. Board Attorney
  - Land Use Board Business – Services through 8/31/09 – (\$2,000.00)
  - Approval of Land Use Application (Shinnihon) – Services through 08/31/09 – (\$870.00)
  
2. Township Planner – Jessica Caldwell, AICP – Harold E. Pellow & Associates
  - None submitted as of agenda distribution
  
3. Cynthia Davis – Recording Secretary
  - \$75.00 – DOS - 09/09/09-09/12/09

**C. Bond Reductions**

- None submitted as of agenda distribution

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

- None submitted as of agenda distribution

#### **Appendix B Status of Pending Applications**

1. Cellco Partnership dba Verizon Wireless – LU#1-09-1  
Continuation of Public Hearing, scheduled for October 28, 2009.
2. A&P – PB#11-08-10 – Outdoor Storage variance - Scheduled for Public Hearing on September 23, 2009.
3. Ramah Naioth Church – LU#8-09-10 – Minor Site Plan – Currently being reviewed for completeness & tentatively scheduled for public hearing on September 23, 2009.
4. United Water – ZB#9-08-12 – Use Variance & Minor Site Plan – Extension of time request. Scheduled for public hearing on September 23, 2009.