

**VERNON TOWNSHIP LAND USE BOARD
REGULAR MEETING MINUTES
April 22, 2026**

CALL TO ORDER

Meeting was called to order by Vice Chairman Whitaker at 7:00 p.m.

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.

SALUTE TO THE FLAG

Vice Chairman Whitaker led the assemblage of the Flag.

ROLL CALL

Mayor's Designee John Auberger	NP
Natalie Buccieri	P
Councilmember William Higgins	NP
Martin Theobald	NP
Richard Spoerl	P
Willard McPeck	P
Andrea Cocula	P
Michael Whitaker	P
Paul Mele	NP
Jodi White-Bearstler Alt #1	NP
Mark Vizzini Alt #2	NP
Marissa-Groenendaal-Poteete Alt #3	NP
Richard Wengenroth Alt #4	P

Also Present:

Cory Stoner, Board Engineer

Kimberley Decker, Board Secretary

Vice Chairman Whitaker stated that Members Auberger, Higgins, Theobald, and Poteete notified the Board of their absence.

PUBLIC HEARINGS

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

Mr. Stoner explained that Mountain Creek Resort was requested by the Land Use Board in 1992 to present annual Master Plan Update to the Land Use Board describing minor site plan improvements as long as they do not impact items such as grading, lighting, and traffic flow.

Evan Kovach, General Manager of Mountain Creek Resort along with Matthew Carter were sworn in to present the Master Plan Update and noted red color-coded items on site plan map may be completed in 2026.

- 1) Restroom/Snack Bar – Restrooms located uphill by Cannonball /Tarzan rides will be rebuilt with required permits
- 4) Midhill Bathroom – Restrooms located Midhill will be rebuilt and upgraded with permits

10) Perimeter Fence - Existing fencing along entire uphill area near Cannonball/ Tarzan rides will be upgraded to include gates to prevent outside people entering park.

15) Expand Tubing & Ski Jump – Item changed to ‘Modify existing jump’ and site plan with grading plan will be needed to go before Board to be completed.

20) Performance Stage (Great Lawn) – Proposed semi-permanent structure with electricity but will explore drainage plan and need for minor site plan approval.

22) Outdoor Bar – temporary cart stand near Cannonball/Tarzan rides with signage as needed

58) Base Area/Bathroom – Welcome Center – not to be done in 2026. Proposed new bathroom in general area as noted on map but further location review of power lines and easements is needed as well as building permits.

61) Restaurant Improvements –existing grass area where proposed restaurant is planned. Will apply for permits and site plan when plans finalized.

Mr. Kovach explained that the blue-colored items on map are items currently under feasibility study by developing team but not yet ready to bring to Board. He noted the church property at South Lodge will be demolished in 2026 with no plans to rebuild immediately. Area may be used for future maintenance facility to access mountain without crossing RT 94.

Mr. Stoner commented that on-site signage improvements have improved traffic/parking complaints. Mr. Kovach added parking lots are now monitored with staff to help with traffic backups at North and Police are scheduled to assist at South crosswalk.

Mr. Stoner requested documentation from Dynamic Engineering who inspected RT 94 Pedestrian Bridge for suitability. Mr. Kovach agreed and added Mountain Creek is currently reviewing the three development plan options they received for replacement of bridge span in future and noted the abutments on both sides are good.

Vice Chairman Whitaker opened the hearing to the Public. Seeing no one wishing to come forward, Meeting was closed.

Vice Chairman Whitaker noted Resolution for Master Plan Update will be prepared by Board Attorney, no vote is required.

PUBLIC PARTICIPATION

Vice Chairman Whitaker opened the meeting to the Public. Seeing no one wishing to come forward, Meeting was closed.

MINUTES

- March 25, 2026 – Regular Meeting Minutes (Rossi, Buccieri, Cocula, Whitaker, Mele, Poteete, Wengenroth, Theobald)

Motion: A motion to approve Regular Minutes of March 25, 2026 was made by Ms. Cocula and was seconded by Ms. Buccieri. All Eligible Members voted in Favor. Motion Passed

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)

Motion: A motion to Approve Board Fees was made by Mr. Spoerl and was seconded by Ms. Cocula. All Members voted in Favor. Motion Passed.

B. Request for Escrows to be closed

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

Motion: A motion to Approve Release of Escrows was made by Ms. Buccieri and was seconded by Mr. McPeek. All Members voted in Favor. Motion Passed.

ADJOURNMENT

Having no more board business, a motion was made to adjourn the Regular meeting by Mr. McPeek and was seconded by Mr. Spoerl. All members were in favor.

Meeting was adjourned at 7:28 p.m.

Respectfully Submitted

Irene Mills, Recording Secretary