

**VERNON TOWNSHIP LAND USE BOARD
REGULAR MEETING MINUTES
August 26, 2026**

CALL TO ORDER

Meeting was called to order by Chairman Theobald 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

Chairman Theobald led the assemblage of the Flag.

ROLL CALL

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

Also Present:

Kimberley Decker, Board Secretary

RESOLUTIONS

LU# 4-26-5 – Wireless EDGE Towers II, LLC, - Block 308, Lot 2, - Preliminary & Final Site Plan with Use, Height and Bolk Variances for a proposed 146 ft. monopole and related equipment within a 2500 s.f. fenced compound

Eligible to vote: Spoerl, Cocula, Mele, Wengenroth, Whitaker

Motion: A motion to approve Resolution for LU#4-26-5 was made by Ms. Cocula and was seconded by Mr. Spoerl.

ROLL CALL: SPOERL: Y; COCULA: Y; MELE: Y; WHITAKER: Y.

Motion Passed

MINUTES

- July 22, 2026 – Regular Meeting Minutes (Spoerl, Cocula, Mele, Bearstler, Poteete, Wengenroth, Whitaker)

Motion: A motion to approve Regular Minutes of July 22, 2026 was made by Mr. Whitaker and was seconded by Mr. Mele. All Eligible Members were 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 7/22/26 (\$360.00)
 - Wireless Edge Towers – LU# 4-26-5 – Services Through 7/27/26 (\$2,020.50)
- 2. Board Planner** – Jessica Caldwell, J. Caldwell & Associates
 - Land Use Board Business – Services Through 7/22/26 (\$232.50)
 - Wireless Edge Towers – LU# 4-26-5 – Services Through 7/22/26 (\$1,085.00)
 - 23 Old Rude Town Rd LLC – LU#6-26-6 – Services Through 7/1/26 (\$155.00)
- 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 6/23/26 (\$495.75)
 - FW Webb – LU# 2-23-2 – Services Through 6/16/26 (\$381.00)
 - Waheguru Gas -LU# 3-22-2 – Services Through 6/16/26 (\$62.50)
- 4. Board Recording Secretary** – Irene Mills (\$100.00)

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

PUBLIC PARTICIPATION

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

Chairman Theobald added to the record that Mr. Auberger, Mr. Wengenroth, Mr. Higgins and Ms. White Bearstler advised the Board of their absence.

Board Members were made aware that only November meeting scheduled is on November 25th (Thanksgiving eve) and discussed option to cancel if no applications are received.

ADJOURNMENT

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

Meeting was adjourned at 7:06 p.m.

Respectfully Submitted

Irene Mills, Recording Secretary