



VERNON TOWNSHIP LAND USE BOARD

REGULAR MEETING AGENDA

January 28, 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 January 29, 2025, 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 McPeek		
Andrea Cocula		
Michael Whitaker		
Paul Mele		

PUBLIC HEARINGS

➤ **NONE**

O'Neill Group 517 Route 515 LLC has requested to adjourn until March or April with no further notice

PUBLIC PARTICIPATION

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

LAND USE BOARD DISCUSSION ITEMS (ACTION MAY OR MAY NOT BE TAKEN)

- **ORDINANCE #26-02** – AN ORDINANCE OF THE TOWNSHIP OF VERNON, COUNTY OF SUSSEX, STATE OF NEW JERSEY, RELEASING, EXTINGUISHING AND VACATING THE RIGHTS OF THE PUBLIC IN A PORTION OF BLOCK 436, LOT 22, BURGHER ROAD.

RESOLUTIONS

LU# 10-25-10 – Mountain Creek Resort, Inc. - Block 532, Lot 11, - Major Soil Fill

Application for 3,000 yards of soil

Eligible to vote: Rossi, Larsen, Higgins, Spoerl, McPeek, Cocula, Whitaker, Haley, Theobald

MINUTES

- November 12, 2025 – Regular Meeting Minutes (Rossi, Larsen, Higgins, Spoerl, McPeek, Cocula, Whitaker, Haley, 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 11/12/25 (\$666.00)
- Land Use Board Business – Services Through 12/23/25 (\$144.00)

- Veolia Water NJ – LU# 9-25-8 – Services Through 9/23/25 (\$67.50)
- O’Neil Group Theta 12 – LU# 9-25-9 – Services Through 11/12/25 (\$540.00)
- O’Neil Group Theta 12 – LU# 9-25-9 – Services Through 12/5/25 (\$72.00)
- Mountain Creek Inc. – LU# 10-25-10 – Services Through 11/18/25 (\$454.50)
- O’Neil Group 517 – LU# 6-25-4 – Services Through 11/12/25 (\$238.50)
- O’Neil Group 517 – LU# 6-25-4 – Services Through 12/29/25 (\$234.00)
- Red Hand LLC – LU# 2-25-1 – Services Through 11/21/25 (\$432.00)
- Red Hand LLC – LU# 2-25-1 – Services Through 12/19/25 (\$234.00)
- Thomas Reeves – LU# 7-25-5 – Services Through 11/11/25 (\$216.00)

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

- Land Use Board Business – Services Through 11/12/25 (\$525.00)
- Land Use Board Business – Services Through 12/30/25 (\$150.00)

- Aqua New Jersey – LU# 7-25-6 – Services Through 8/7/25 (\$300.00)
- Red Hand LLC – LU# 2-25-1 – Services Through 9/17/25 (\$300.00)
- Veolia Water NJ – LU# 9-25-8 – Services Through 9/22/25 (\$2,123.00)
- O’Neil Group 517 – LU# 6-25-4 – Services Through 9/8/25 (\$1,087.50)
- Waleid Shousha – LU# 5-25-3 – Services Through 9/29/25 (\$942.50)

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

- Land Use Board Business – Services Through 11/12/25 (\$580.00)

- Bright Horizon – LU# 1-22-1 – Services Through 10/30/25 (\$607.20)
- Bright Horizon – LU# 1-22-1 – Services Through 11/26/25 (\$1,351.15)
- Red Hand LLC – LU# 2-25-1 – Services Through 10/20/25 (\$472.90)

- Red Hand LLC – LU# 2-25-1 – Services Through 11/7/25 (\$276.00)
- O’Neil O’Neil Group 517 – LU# 6-25-4 – Services Through 10/16/25 (\$1,644.00)
- O’Neil Group 517 – LU# 6-25-4 – Services Through 11/10/25 (\$1,501.20)
- Group Theta 12 – LU# 9-25-9 – Services Through 10/8/25 (\$348.00)
- Waleid Shousha – LU# 5-25-3 – Services Through 10/8/25 (\$72.50)
- Veolia Water NJ – LU# 9-25-8 – Services Through 10/8/25 (\$976.25)
- Mountain Creek Inc. – LU# 10-25-10 – Services Through 10/14/25 (\$432.50)
- Waheguru Gas – LU# 3-22-2 – Services Through 11/25/25 (\$60.00)

4. Board Recording Secretary – Irene Mills (\$150.00)

B. Request for Escrows to be closed

- None

ADJOURNMENT

NEXT MEETING: FEBRUARY 11, 2026