Land Use Board
Meeting Agenda
May 18, 2026

Call to Order

Adequate notice of this meeting as required by the Open Public Meetings Act (N.J.S.A. 10:4-6 et seq) has been provided by publication in the NJ Herald on January 30th, 2026, by a posting in the municipal building at the place where public announcements are posted, and by the publication on the Official Internet Website of Fredon Township. If the applicant is a partnership or a corporation, there must be representation by an attorney. No new applications will be heard after 9:00 P.M. No new testimony will be heard after 10:00 P.M.

Salute to the Flag

Roll Call

Minutes

- April 20, 2026

Correspondence

1. Autumn Sylvester P.P., Sussex County Division of Planning and Economic Development- Preliminary Site Plan Approval for Jeffrey and Vivian Coulson dated April 27, 2026.

2. Christy Degeorgis, Assistant Planner, Sussex County Division of Planning and Economic Development- Copy of Report and Waiver Request Report for Jeffrey and Vivian Coulson dated April 30, 2026.
3. Wendy DeJesus, Lavery, Selvaggi, & Cohen, PC- Request to carry to June 15th meeting for DiGeronimo Application # 544-2025 dated May 4, 2026.
4. Steven C. Schepis, Esq, The Law Office of Steven C. Schepis, LLC- Proof of publication, mailing, and affidavit of service for Bonadies Application 545-2026 dated May 5, 2026.
5. Suzanne Boland, RMC, Fredon Township- Ordinance from Green Township regarding Data Centers dated May 8, 2026.

Resolutions

- Application #543-2025
  Christopher And Lucy Rudeau, Bulk "C" Variance Relief, Block 404, Lot 26.05, Application #543-2025

Continuation of Cases

- Application #533-2024
  Rosendo Vargas Application #533-2024, Block 801, Lot 32.19- Major Soil Fill Permit
- Application #542-2025
  Cellco Partnership dba Verizon Wireless Application #542-2025 – Wireless Tower
- Application # 544-2025
  Mark DiGeronimo Application # 544-2025, Block 104, Lot 10.03- Variance

Hearing of New Cases

- Application # 545-2026
  Perry Bonadies Application # 545-2026, Block 2005, Lot 24.02- Zoning Appeal

Other Business

- Data Centers

Public Comment

Liaison Reports

- Township Committee
- Environmental Commission

Adjourn