



## **VERNON TOWNSHIP COUNCIL MEETING AGENDA**

**APRIL 8, 2024**

**6:00 PM EXECUTIVE SESSION**

**7:00 PM REGULAR SESSION (OPEN TO THE PUBLIC)**

### **1. CALL TO ORDER**

**2. STATEMENT:** Adequate notice of this meeting has been provided to the public and the Press on January 17, 2024 and was posted on the bulletin board in the Municipal Building in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-7.

### **3. ROLL CALL**

**4. EXECUTIVE SESSION – Resolution #24-105 – Resolution to Enter into Executive Session Redevelopment**

**AT 7:00 PM**

### **1. CALL TO ORDER**

**2. STATEMENT:** Adequate Notice of this Regular Meeting was provided to the public and the press on January 17, 2024 and was posted at the Municipal Building in accordance with the Open Public Meetings Act, N.J.S.A.10:4-7.

### **3. SALUTE THE FLAG**

### **4. ROLL CALL**

### **5. RECOGNITION**

Gabrielle Travares – Girls' Ski Team Overall State Title  
Vernon Township Girls' Ski Team  
Vernon Township Varsity Boys' Basketball Team

### **6. PROCLAMATIONS**

National Volunteer Month  
Child Abuse Prevention Month

**7. ITEMS FOR DISCUSSION**

Squatter Ordinance  
Mayor Full-Time

**8. MAYOR COMMENTS**

**9. PUBLIC COMMENT (For Current Agenda Items Only, Limited to 3 Minutes Per Person)**

**10. REVIEW OF BILLS LIST**

**11. APPROVAL OF MINUTES**

March 20, 2024 - Special Budget Meeting Minutes  
March 25, 2024 – Regular Meeting

**12. CONSENT AGENDA**

**Resolution #24-106:** A Resolution Appointing a Fund Commissioner and Alternate Fund Commissioner to the North Jersey Municipal Employee Benefits Fund

**Resolution #24-107:** Approving Active Volunteer Firefighter for Membership in the New Jersey State Fireman’s Association (Kurdziel)

**Resolution #24-108:** Refund Overpayment (Block 273 Lot 103 – McLaughlin Jr.)

**Resolution #24-109:** Refund Overpayment (Block 273 Lot 105 – McLaughlin Jr.)

**Resolution #24-110:** Refund Overpayment (Block 345 Lot 2 – McLaughlin)

**Resolution #24-111:** Participant ’s Resolution LEAP Implementation Grant FY2024

**Resolution #24-112:** Refund Overpayment (Block 599 Lot 13 – Corelogic)

**Resolution #24-113:** Refund Overpayment (Block 335 Lot 17 – Corelogic)

**13. INTRODUCTION OF THE 2024 MUNICIPAL BUDGET**

**Resolution #24-114** Introduction of the 2024 Municipal Budget

**14. PUBLIC HEARING/2<sup>ND</sup> READING OF ORDINANCE**

**Ordinance #24-05:** An Ordinance of the Township of Vernon, in the County of Sussex, New Jersey Adopting a Redevelopment Plan for the Property Located in the Township Identified as Block 525, Lots 18 and 19 Pursuant to the Local Redevelopment and Housing Law,

N.J.S.A. 40A:12A-1 ET SEQ. (151-161 NJSH Route 94)

**15. PUBLIC COMMENT (Limited to 5 Minutes On Any Topic)**

**16. COUNCIL COMMENTS**

**17. COUNCIL PRESIDENT COMMENTS**

**18. ADJOURNMENT**

**VERNON TOWNSHIP**

**RESOLUTION #24-105**

**RESOLUTION TO ENTER INTO AN EXECUTIVE SESSION**

**WHEREAS**, the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq. permits the exclusion of the public from a meeting in certain circumstances; and

**WHEREAS**, this public body is of the opinion that such circumstances presently exist; and

**WHEREAS**, the Governing Body wishes to discuss:

- Matters made confidential by state, federal law or rule by court
- Matters in which the release of information would impair the right to receive funds from the Government
- Matters involving individual privacy
- Collective bargaining
- Purchase, lease or acquisition of real property with public funds, setting of bank rates, investment of public funds if disclosure would harm the public interest
- Public safety
- Attorney-Client privilege
- Pending, ongoing or anticipated litigation or negotiation contracts (Redevelopment)
- Personnel matters
- Civil penalty or loss of license

Minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.

**NOW THEREFORE BE IT RESOLVED** that the public be excluded from this meeting.

**CERTIFICATION**

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Regular Meeting held on March 11, 2024 at 7:00 pm in the Vernon Municipal Center.

\_\_\_\_\_  
Marcy Gianattasio, RMC, CMR  
Municipal Clerk

**VERNON TOWNSHIP COUNCIL**

NAME	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Buccieri, N.	X					
DeBenedetto, J.		X				
Higgins, W.						
Sparta, B.						
Rizzuto, P.						

**ALL WERE IN FAVOR**

## *Proclamation*



### **Designation of April as National Volunteer Month**

WHEREAS volunteers are an integral part of communities throughout this country, and Vernon Township is well-known for its spectacular volunteer spirit. A large measure of Vernon's strength, beauty and unique character is derived from the outstanding contributions made by thousands of residents who volunteer in every facet of everyday life, and play a vital role in many organizations and groups; and

WHEREAS residents who volunteer their time provide assistance which cannot be measured in terms of dollars; volunteers provide a spirit of helping that multiplies in value when each resident reaches out to assist another, discovering their power to make a difference; and

WHEREAS volunteers throughout the Township of Vernon donate their time to a wide variety of programs such as the arts and recreation, youth athletic leagues and through their service on multiple Township Boards, Committees and Commissions; and

WHEREAS volunteers provide vital emergency services through the all-volunteer Emergency Medical Service Department, Fire Department, Auxiliary and Emergency Management; and

WHEREAS April is a month for volunteers, with the occurrences of National Service Recognition Day, Earth Day, and United Way's National Volunteer Month; and

WHEREAS during this month, all over the nation, service projects will be performed and volunteers recognized for their commitment to service; and

WHEREAS the Vernon Township Council extends their deepest gratitude to the fine men and women who generously donate their time to the community; and

WHEREAS Vernon Township, NJ recognizes the benefits derived from volunteers and encourages fellow citizens to volunteers in their community. By volunteering and recognizing those who serve, we can come together and make a difference.

NOW THEREFORE, BE IT RESOLVED BY the Vernon Township Council that April is recognized as National Volunteer Month in Vernon Township, NJ.

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Anthony Rossi, Mayor

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Patrick Rizutto, Council President

## Proclamation



### Child Abuse Prevention Month

**WHEREAS**, child abuse and neglect is a complex and ongoing problem in our society, affecting many children in Sussex County; and

**WHEREAS**, every child is entitled to be loved, cared for, nurtured, feel secure and be free from verbal, sexual, emotional and physical abuse, and neglect; and

**WHEREAS**, child abuse and neglect not only directly harm children, but also increase the likelihood of criminal behavior, substance abuse, health problems, and risky behavior; and

**WHEREAS**, the effects of child abuse are felt by communities as a whole, and need to be addressed by the entire community; and

**WHEREAS**, effective child abuse prevention programs succeed because of partnerships among families, social service agencies, schools, religious and civic organizations, law enforcement agencies and the business community.

**NOW THEREFORE**, be it resolved that the Mayor and Council of the Township of Vernon does proclaim April as Child Abuse Prevention Month, and calls upon all citizens, community agencies, faith groups, medical facilities, and businesses to increase their participation in our efforts to support families, thereby preventing child abuse and strengthening the communities in which we live.

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Anthony Rossi, Mayor

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Patrick Rizzuto, Council President

## Chapter 5. Administration of Government

### Article II. Mayor and Council

#### § 5-3. Office of the Mayor.

- A. Executive power. Pursuant to N.J.S.A. 40:69A-39, the executive power of the Township shall be exercised by the Mayor, subject to the procedures set forth in the Mayor-Council Plan of government.
- B. General powers and duties. The powers and duties of the Mayor shall be to:
- (1) Enforce the charter and ordinances of the municipality and all general laws applicable thereto;
  - (2) Report annually to the council and to the public on the state of the municipality, and the work of the previous year; the Mayor shall also recommend to the council whatever action or programs the Mayor deems necessary for the improvement of the municipality and the welfare of its residents. The Mayor may from time to time recommend any action or programs the Mayor deems necessary or desirable for the municipality to undertake;
  - (3) Supervise, direct and control all departments of the Township government and shall require each department to make an annual and such other reports of its work as the Mayor may deem desirable;
  - (4) Require such reports and examine such accounts, records and operations of any board, commission or other agency of municipal government, as the Mayor deems necessary;
  - (5) Prepare and submit to the council for its consideration and adoption an annual operating budget and a capital budget, establish the schedules and procedures to be followed by all municipal departments, offices and agencies in connection therewith, and supervise and administer all phases of the budgetary process;
  - (6) Supervise the care and custody of all municipal property, institutions and agencies, and make recommendations concerning the nature and location of municipal improvements and execute improvements determined by the Council;
  - (7) Sign all contracts, bonds or other instruments requiring the consent of the Township;
  - (8) Review, analyze and forecast trends of municipal services and finances and programs of all boards, commissions, agencies and other municipal bodies, and report and recommend thereon to the Council;
  - (9) Supervise the development, installation and maintenance of centralized budgeting, personnel and purchasing procedures as may be authorized by ordinance;
  - (10) Negotiate contracts for the Township, subject to Council approval;
  - (11) Assure that all terms and conditions imposed in favor of the Township or its inhabitants in any statute, franchise or other contract are faithfully kept and performed;

(12) Serve as an ex officio, nonvoting member of all appointive bodies in Township government of which the Mayor is not an official voting member.

C. Appointment power.

(1) The Mayor shall appoint all officers and employees for whose selection or appointment no other provision is made by Charter, ordinance or general law.

(2) The Mayor shall appoint the directors of each department with the advice and consent of the Council. Each director shall serve during the term of office of the Mayor and until the appointment and qualification of a successor.

(3) The Mayor shall have such further appointment power as is provided by general law or this code.

(4) The Mayor may remove any director after giving the director notice and an opportunity to be heard. Prior to removing the director, the Mayor shall file written notice of the Mayor's intention with the Council, and such removal shall become effective on the 20th day after the filing of the notice unless the Council prior to that day adopts a resolution by a two-thirds vote of the whole membership of the Council disapproving the removal.

(5) Whenever a vacancy exists in any office required by the Charter or the Administrative Code to be filled by the Mayor with the advice and consent of the Council and if there is no holdover incumbent, the Mayor may temporarily fill a vacancy (in the absence of any contrary provision in the Charter or ordinances) by appointing an acting officer, including the designation of the Mayor as Acting Director in the event of a vacancy in any department. The appointee shall have all the functions, powers and duties of the office until it shall be permanently filled. Any such appointment shall terminate 90 days after the date of the appointment unless the Council shall, by resolution, authorize one or more extensions of such period of up to 90 days.

D. Attendance and participation in Council meetings. The Mayor may attend meetings of the Council and may take part in discussions of Council, but shall not vote except in the case of a tie on the question of filling a vacancy in the Council, in which case the Mayor may cast the deciding vote.

E. Approval or veto of ordinances. All ordinances adopted by the Council shall be submitted to the Mayor and the Mayor shall within ten (10) days after receiving an ordinance either approve the ordinance by signing it or return it to the Council by delivering it to the Township Clerk, together with a statement setting forth the Mayor's objections to the ordinance or to any item or part thereof. Pursuant to N.J.S.A. 40:69A-41, no ordinance or any item or part thereof shall take effect without the Mayor's approval unless the Mayor fails to return the ordinance to the Council within ten (10) days after it has been presented to the Mayor or unless Council, upon reconsideration after the third day following its return by the Mayor, shall by a vote of 2/3 of the total membership of the Council resolve to override the Mayor's veto.

F. Acting Mayor. Pursuant to N.J.S.A. 40:69A-42, the Mayor shall designate the Business Administrator, any other department head or the Township Clerk to act as Mayor whenever the Mayor shall be prevented by absence from the Township, disability or other cause from attending to the duties of the Mayor's office. During such time, the person so designated by the Mayor shall possess all of the rights, powers and duties of the Mayor. Whenever the Mayor has been unable to attend to the duties of the Mayor's office for a period of 60 consecutive days for any of the above-stated reasons, an Acting Mayor shall be appointed by the Council, who shall succeed to all the rights, powers and duties of the Mayor or the then Acting Mayor.

G. Election; term of office. The Mayor shall be elected by the voters of the Township at a regular municipal election held on the Tuesday after the first Monday in November in the years in which municipal officers are to be elected and shall serve for a term of four (4) years beginning on January 1 next following his or her election.

[Amended 2-23-2015 by Ord. No. 2015-02]





Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	3-01	40,678.67	0.00	0.00	40,678.67
CURRENT FUND	4-01	2,189,674.35	0.00	0.00	2,189,674.35
CAPITAL FUND	C-04	49,876.36	0.00	0.00	49,876.36
ESCROW	E-12	6,285.13	0.00	0.00	6,285.13
OTHER TRUST	T-14	169,815.97	0.00	0.00	169,815.97
PAYROLL	T-22	4,432.74	0.00	0.00	4,432.74
Year Total:		174,248.71	0.00	0.00	174,248.71
Total of All Funds:		2,460,763.22	0.00	0.00	2,460,763.22

Range of Checking Accts: First to Last      Range of Check Dates: 03/21/24 to 04/03/24  
Report Type: All Checks      Report Format: Condensed      Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
10-001		GENERAL/CENTRAL CHECKING			
61480	03/21/24	ACMEM005 ACME MARKETS, INC			512
		24-00086 Senior Center Kitchen Supplies	100.27	charged to T-14-56-813-00 Senior Trust	
61481	03/21/24	AIRGA010 AIRGAS			512
		24-00091 WELDING SUPPLIES & ANNUAL LEAS	17.45		
61482	03/21/24	ALLIE020 ALLIED OIL			512
		24-00237 Municipal Gas Fuel	4,158.79		
61483	03/21/24	ALPHA010 ALPHA STAMP & ENGRAVING CO.			512
		24-00433 Plaque Peg Distasi	62.50		
61484	03/21/24	AMAZ005 AMAZON.COM SERVICES LLC			512
		24-00106 Police Supplies	180.93		
		24-00225 Admin Tech Supplies	47.97		
			228.90		
61485	03/21/24	AMERIO40 AMERICAN HOSE & HYDRAULIC CO,			512
		24-00159 VARIOUS HYDRAULIC REPAIRS DPW	1,278.76		
61486	03/21/24	ARKELO05 ARKEL MOTORS INC			512
		24-00065 PARTS TO REPAIR INTER'L VEH	373.86		
61487	03/21/24	ASCAP005 A.S.C.A.P.			512
		24-00201 Renewal ASCAP Licensing	483.43		
61488	03/21/24	CABLE005 CABLEVISION LIGHTPATH NJ, LLC			512
		24-00261 Municipal Bldg Internet	1,084.00		
61489	03/21/24	CAESA005 CAESARS ATLANTIC CITY			512
		24-00451 NJST Assoc Police Chief's Conf	876.00		
61490	03/21/24	CAMPB010 CAMPBELL SUPPLY CO, LLC,			512
		24-00179 FREIGHTLINER TRUCK PARTS	1,167.45		
61491	03/21/24	CHERR005 CHERRY VALLEY TRACTOR SALES, I			512
		23-00946 GUARDRAIL MOWER	38,604.50		
61492	03/21/24	CINTA005 CINTAS CORPORATION NO 2			512
		24-00468 Municipal AED Maint 2024	388.00		
61493	03/21/24	CLUTC005 DOVER BRAKE & CLUTCH			512
		24-00063 PARTS TO REPAIR DPW VEHICLES	913.68		
61494	03/21/24	CONVE005 CONVERGEONE			512
		23-00276 Phone System Repairs - 2023	70.00		
61495	03/21/24	COUNT045 COUNTY OF SUSSEX			512
		24-00137 SC Transportation	4,166.67		

Check # PO #	Check Date	Vendor Description	Amount Paid	Reconciled/Void	Ref Num Contract
10-001		GENERAL/CENTRAL CHECKING	Continued		
61496	03/21/24	CREAT025 CREATIVE MANAGEMENT INC			512
	24-00238	Municipal Fuel Diesel	2,281.48		
61497	03/21/24	CRYST005 CRYSTAL MOUNTAIN SPRINGS			512
	24-00022	WATER COOLER SERVICE	327.49		
61498	03/21/24	CSG00010 Chiesa Shahinian Giantomasi PC			512
	24-00479	2023 Settlement MSA Reimburse	151,303.20		
61499	03/21/24	CUSTO005 CUSTOM BANDAG INC			512
	24-00155	VARIOUS AUTOMOTIVE TIRES VES	1,532.48		
61500	03/21/24	DIONI010 DIONISIO CUCUTA JR.			512
	24-00437	100% EXEMPT VETERAN REFUND	2,798.50		
61501	03/21/24	DOWNT005 MISHELLE DOWNTAIN			512
	24-00142	Rec Event Mileage	243.55		
	24-00143	Conference Expense	68.87		
			<u>312.42</u>		
61502	03/21/24	ELIZA005 ELIZABETHTOWN GAS CO			512
	24-00367	Blanket Municipal Gas Services	1,864.27		
61503	03/21/24	ENTER020 ENTERPRISE FLEET MANAGMENT, INC			512
	24-00067	MONTHLY LEASE PAYMENTS	9,124.78		
	24-00255	GPVAC Enterprise Lease	591.94		
	24-00326	CAR LEASE	528.27		
			<u>10,244.99</u>		
61504	03/21/24	FASTE005 FASTENAL COMPANY			512
	24-00176	RE-STOCKING OF SAFETY VENDING	93.48		
61505	03/21/24	FEDER015 FEDERAL EXPRESS			512
	24-00429	Municipal - Express Postage	38.34		
61506	03/21/24	FIREF010 FIREFIGHTER ONE LLC			512
	23-01622	OSHA MASK FIT TESTING	40.00		
61507	03/21/24	GIANA005 MARCY GIANATTASIO			512
	23-01498	Zoom Webinar 11/25/23-12/24/23	59.70		
61508	03/21/24	GOLDT005 GOLD TYPE BUSINESS MACHINES			512
	24-00489	ICop Back Trace	1,776.00		
61509	03/21/24	HARDR005 Hard Rock Hotel & Casino AC			512
	24-00464	BUILDING SAFETY WEEK	270.00		
61510	03/21/24	HAWKI005 HAWKINS, DELAFIELD & WOOD			512
	24-00494	BOND ANTICIPATION NOTES 23	14,533.91		
	24-00495	BOND ISSUANCE	2,013.42		
			<u>16,547.33</u>		

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
10-001		GENERAL/CENTRAL CHECKING	Continued		
61511	03/21/24	HERAL005 NEW JERSEY HERALD			512
	24-00279	LUB Notice of Action	7.44		
	24-00304	Admin - Legal Notices	61.26		
	24-00391	2024 Legal Advertising	39.37		
			<u>108.07</u>		
61512	03/21/24	HHAUT005 H & H AUTO PARTS OF VERNON			512
	24-00060	PARTS TO REPAIR VES VEHICLES	105.40		
	24-00061	PARTS TO REPAIR DPW VEHICLES	359.23		
			<u>464.63</u>		
61513	03/21/24	HOOVE005 HOOVER TRUCK CENTERS, INC			512
	24-00178	PARTS TO REPAIR FREIGHTLINER	42.55		
61514	03/21/24	INTER070 INTERGRATED SYSTEMS & SERVICES			512
	23-01606	Municipal Door Access System	23,236.00		
61515	03/21/24	JCALD005 J. CALDWELL & ASSOCIATES LLC			512
	24-00492	Planner Services Redevelopment	2,450.00		
61516	03/21/24	JEMEL005 JEM ELECTRIC LLC			512
	24-00361	EMERGENCY PARKING LOT LIGHT	265.00		
61517	03/21/24	JOHNS020 JOHNNY ON THE SPOT DBA UNITED			512
	24-00147	Porta Potty Rentals	299.76		
61518	03/21/24	MCAFE005 MC AFEE FIRE DEPT.			512
	24-00473	Reimburse Monthly Feb 2024	2,733.15		
61519	03/21/24	MCAFE010 MC AFEE HARDWARE CO., INC.			512
	24-00012	PARKS SUPPLIES	56.97		
	24-00039	SIGN SUPPLIES	18.99		
	24-00045	ROAD MATERIALS & SUPPLIES	145.98		
			<u>221.94</u>		
61520	03/21/24	MCICO005 MCI COMMUNICATIONS SERVICES, I			512
	24-00475	Long Distance Services Feb 24	944.59		
61521	03/21/24	NAVRI005 NAVRIZ DOORS INSTALLATION & RE			512
	24-00460	EMERGENCY RECYCLING DOOR	767.70		
61522	03/21/24	NJMEB005 NJMEBF			512
	24-00448	FEBRUARY 2024	293,262.54		
61523	03/21/24	NJMMA005 NJMMA			512
	24-00394	NJMMA Membership - BA 2024	250.00		
61524	03/21/24	NORTH010 NORTH CHURCH GRAVEL, INC			512
	24-00256	ROAD GRIT	967.82		
61525	03/21/24	NORTH015 NORTH EAST PARTS GROUP LLC			512
	24-00057	PARTS TO REPAIR VES VEHICLES	670.52		

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
10-001		GENERAL/CENTRAL CHECKING	Continued		
61525		NORTH EAST PARTS GROUP LLC	Continued		
	24-00058	PARTS TO REPAIR DPW VEHICLES	59.98		
			<u>730.50</u>		
61526	03/21/24	NORTH050 NORTHEAST COMMUNICATIONS INC			512
	23-01505	Replace MTR 3000 Lake Panorama	7,950.00		
61527	03/21/24	NRGBU005 NRG BUSINESS MARKETING			512
	24-00474	Utility Gas Co-Op ETown Gas	1,800.69		
61528	03/21/24	OPTIM005 Optimum			512
	24-00090	Police- Cable	19.90		
61529	03/21/24	PETRO015 Petro-Mechanics, Inc.			512
	23-01266	EMERGENCY PUMP REPAIR	250.00		
61530	03/21/24	RAYBR005 RAY BROSS SANITATION & CONSTRU			512
	24-00188	SNOW REMOVAL HIGHLAND LAKES	16,500.00		
61531	03/21/24	ROUTE005 ROUTE 23 AUTO MALL LLC			512
	24-00068	PARTS TO REPAIR FORD VEHICLES	331.74		
	24-00069	PARTS TO REPAIR FORD VES VEH	93.01		
			<u>424.75</u>		
61532	03/21/24	SHIIN005 SHI INTERNATIONAL CORP			512
	24-00297	IT DUO Computer Licenses	3,240.00		
61533	03/21/24	SIRCH005 SIRCHIE			512
	24-00266	Porelon Fingerprint Pad	52.78		
61534	03/21/24	STAPL010 Staples Contract & Commercial			512
	24-00321	REFLECTIVE SAFETY FLAGS DPW	125.89		
	24-00334	B&G SUPPLIES	418.90		
	24-00335	DPW OFFICE SUPPLIES	38.42		
	24-00345	2024/Municipal Court	38.57		
	24-00346	JANITORIAL SUPPLIES	1,369.32		
	24-00402	Office Supplies	221.64		
			<u>2,212.74</u>		
61535	03/21/24	SUBUR005 SUBURBAN PROPANE ,L.P.			512
	24-00453	Propane Tank Rent 22 Lkside NW	73.08		
61536	03/21/24	SUSSE095 SUSSEX COUNTY M.U.A.			512
	24-00049	GLASS DISPOSAL FEE	321.10		
61537	03/21/24	SUSSE170 SUSSEX RURAL ELECTRIC CO-OP			512
	24-00493	Munic Facil Electric Serv Feb	644.61		
61538	03/21/24	TCTA0005 TCTA OF SUSSEX & WARREN CO			512
	24-00404	2024 TCTA SUSSEX/WARREN MEMBER	60.00		

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
10-001		GENERAL/CENTRAL CHECKING	Continued		
61539	03/21/24	TELEP005 WARWICK VALLEY TELEPHONE			512
	24-00260	Municipal Phone Service	3,644.95		
61540	03/21/24	TLOLL005 TLO, LLC (TransUnion Risk)			512
	24-00099	PD- Detective People Search	82.80		
61541	03/21/24	VAN00005 O'TOOLE SCRIVO FERNANDEZ WEINE			512
	24-00186	Township Attorney Retainer	780.00		
	24-00476	Twp Attorney Litigation	3,850.00		
			<u>4,630.00</u>		
61542	03/21/24	VANDI005 VAN DINE MOTORS, INC			512
	24-00070	PARTS TO REPAIR WESTERN PLOWS	221.58		
61543	03/21/24	VERIZ005 VERIZON			512
	24-00303	Municipal Phone Service	124.39		
61544	03/21/24	VERIZ010 VERIZON WIRELESS			512
	24-00093	Police MDT Airtime	592.17		
61545	03/21/24	VERIZ035 VERIZON CONNECT FLEET USA LLC			512
	24-00092	Verizon Reveal-Police GPS	65.80		
61546	03/21/24	VERNO120 VERNON TWP BOARD OF EDUCATION			512
	24-00498	Mar Current Expenses & Debt 24	1,836,868.00		
61547	03/21/24	WBMA005 W B MASON CO INC			512
	24-00407	Office Supplies	57.82		

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	68	0	2,450,045.35	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>68</u>	<u>0</u>	<u>2,450,045.35</u>	<u>0.00</u>

12-001		PLANNING/ZONING			
4564	04/03/24	HAROL005 HAROLD E PELLOW AND ASSOC, INC			514
	24-00559	various lub payments 4/3/24	1,141.63		
4565	04/03/24	HEAVE005 HEAVEN HILL FARM			514
	24-00556	release of escrow lu# 12-19-10	271.50		
4566	04/03/24	JCALD005 J. CALDWELL & ASSOCIATES LLC			514
	24-00560	various lub payments 4/3/24	3,375.50		
4567	04/03/24	PHILH005 Phil Huling			514
	24-00557	release of escrow lu# 6-23-9	895.50		
4568	04/03/24	VICTO015 Victoria Akkerman			514
	24-00558	release of escrow lu# 9-23-15	245.50		

Check #	Check Date	Vendor	Amount Paid	Reconciled/void	Ref Num
PO #		Description			Contract

12-001		PLANNING/ZONING	Continued		
4569	04/03/24	WEINE005 WEINER LAW GROUP LLP			514
		24-00561 various Tub payments 4/3/24	355.50		

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	6	0	6,285.13	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	6	0	6,285.13	0.00

22-001		PAYROLL AGENCY			
4866	03/27/24	AFSCM005 A.F.S.C.M.E., NEW JERSEY COUNC			513
		24-00548 MARCH 2024	973.20		
4867	03/27/24	LOCAL005 P.B.A. LOCAL 285			513
		24-00547 MARCH 2024	1,650.00		
4868	03/27/24	LOCAL010 U.A.W. LOCAL 2326			513
		24-00546 MARCH 2024	691.20		
4869	03/27/24	POLIC005 POLICE AND FIREMAN'S INS. ASSO			513
		24-00545 MARCH 2024	98.34		
4870	03/27/24	TRANS015 TRANS WORLD ASSURANCE COMPANY			513
		24-00549 MARCH 2024	1,020.00		

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	5	0	4,432.74	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	5	0	4,432.74	0.00

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	79	0	2,460,763.22	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	79	0	2,460,763.22	0.00

**Action Data Services**  
**0577 Township of Vernon**

**Payroll Summary**

Run: 05772406 Pay Date: Thursday 3/28/24 Pay Period: 06 Type: Regular Schedule: 1

	Current	Qtr To Date	Year To Date	
Taxable Wages				
Federal Income	354,477.97	2,114,470.80	2,114,470.80	
FICA - Social Security	390,606.54			
FICA - Medicare	390,606.54	2,330,331.25	2,330,331.25	
State Income	416,018.51	2,483,026.72	2,483,026.72	
State Unemployment	396,102.99	2,439,879.09	2,439,879.09	
State FLI / DIS	412,293.85	2,460,326.16	2,460,326.16	
<b>Amount Your Account Will Be Debited:</b>			<b>158,332.62</b>	
	Employer Share	Employee Share	Total	ADS
<b>Federal Taxes</b>				
Federal Income Tax		41,895.87	41,895.87	*
Social Security 6.200% / 6.200%	24,217.63	24,217.63	48,435.26	*
Medicare 1.450% / 1.450%	5,663.79	5,663.79	11,327.58	*
<b>Total Federal Taxes</b>	<b>29,881.42</b>	<b>71,777.29</b>	<b>101,658.71</b>	
<b>NJ State Taxes</b>				
NJ State Income Tax		17,253.51	17,253.51	*
NJ Unemployment / 0.425%		1,683.41	1,683.41	*
NJ Family Leave / 0.090%		371.10	371.10	*
<b>Total NJ State Taxes</b>		<b>19,308.02</b>	<b>19,308.02</b>	
<b>Public Employees Retirement System</b>				
PERS Pension		13,300.84	13,300.84	*
PERS Back Deduction		131.33	131.33	*
PERS Pension Loan		3,128.85	3,128.85	*
PERS Contributory Insurance		886.79	886.79	*
<b>Total PERS Pension</b>		<b>17,447.81</b>	<b>17,447.81</b>	
<b>Police And Firemans Retirement System</b>				
P&F Pension		16,357.75	16,357.75	*
P&F Back Deduction		654.60	654.60	*
P&F Pension Loan		2,475.72	2,475.72	*
P&F Pension Arrears		373.10	373.10	*
P&F Supplemental Annuity		56.91	56.91	*
<b>Total P&amp;F Pension</b>		<b>19,918.08</b>	<b>19,918.08</b>	
<b>DCRP Contribution</b>				
DCRP Contribution	184.60	250.72	435.32	
<b>Total DCRP Contribution</b>	<b>184.60</b>	<b>250.72</b>	<b>435.32</b>	
<b>Agency / Deductions</b>				
Child Support		727.46	727.46	
Aflac Post Tax		201.22	201.22	
Trans Wo		510.00	510.00	
POL/FIRE		49.17	49.17	
Dues AFSCME D		486.60	486.60	
Dues UAW		345.60	345.60	
Valic 457		4,833.33	4,833.33	
Lincoln 457		600.00	600.00	
Dues PBA		825.00	825.00	
AFLAC Pre Tax		541.97	541.97	
FSA Dependent Care		228.34	228.34	
Medical Pre Tax		23,632.49	23,632.49	
FSA Medical		1,009.17	1,009.17	



	Employer Share	Employee Share	Total	ADS
Agency / Deductions Continued				
Total Agency / Deductions		33,990.35	33,990.35	
Net Pay				
Net Checks		11,391.53	11,391.53	
Net Deposits Checking		233,502.88	233,502.88	
Net Deposits Savings		1,870.73	1,870.73	
Partial Checking		5,225.00	5,225.00	
Partial Savings 1		1,750.00	1,750.00	
Partial Savings 2		270.00	270.00	
Total Net Pay		254,010.14	254,010.14	
Grand Totals				
Taxes, Pension, Agency, & Net Pay	30,066.02	416,702.41	446,768.43	
Payroll Funding				
Gross Payroll		416,702.41		
Total Payroll Funding	30,066.02	416,702.41	446,768.43	
Gross Earnings				
Regular		370,911.59	370,911.59	
Overtime		8,097.96	8,097.96	
Adjustment		2,428.82-	2,428.82-	
Sgnt Pay		871.10	871.10	
Sgnt Overtime		59.50	59.50	
Benefit		1,279.65	1,279.65	
On Call		350.00	350.00	
Dispatch Lunch		588.85	588.85	
Outside		32,529.28	32,529.28	
Wed Pay		75.00	75.00	
Health Care Stipend		1,805.57	1,805.57	
Stipend		104.17	104.17	
Workers Compensation		2,458.56	2,458.56	
Total Gross Earnings		416,702.41	416,702.41	
Taxable / Non Taxable / Other				
Group Life		1,774.66	1,774.66	
Total Txbl/Non Taxable/Other		1,774.66	1,774.66	
Deductions Summary				
Total Taxes	29,881.42	91,085.31	120,966.73	
Total Pension		37,365.89	37,365.89	
Total DCRP	184.60	250.72	435.32	
Total Agency		33,990.35	33,990.35	
Total Deductions	30,066.02	162,692.27	192,758.29	

**TOWNSHIP OF VERNON**

**RESOLUTION #24-106**

**A RESOLUTION APPOINTING A  
FUND COMMISSIONER AND ALTERNATE FUND COMMISSIONER  
TO THE  
NORTH JERSEY MUNICIPAL EMPLOYEE BENEFITS FUND**

**WHEREAS**, the Township of Vernon (hereinafter, the Township) is a member of the North Jersey Municipal Employee Benefits Fund (hereinafter, the NJHIF) for medical and prescription benefits, as part of the Employee Benefits Program effective September 1, 2023; and

**WHEREAS**, in accordance with the by-laws and requirements of membership promulgated by the NJHIF, the Township must appoint a Fund Commissioner and Alternate Fund Commissioner to represent the Township in all pertinent Fund affairs.

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Township of Vernon, County of Sussex, State of New Jersey, that Tina Kraus, Business Administrator is hereby affirmed as Fund Commissioner for Fund Year 2024 and/or until a successor has been qualified and appointed; and

**BE IT FURTHER RESOLVED**, that Donelle Bright, Chief Financial Officer is hereby appointed to serve as the Alternate Fund Commissioner for Fund Year 2024 and/or until a successor has been qualified and appointed, and

**BE IT FURTHER RESOLVED**, a certified copy of this Resolution shall be forwarded to the Fund through the Township's Health Benefits Consultant.

**CERTIFICATION**

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Regular Meeting held on April 8, 2024 at 7:00 pm in the Vernon Municipal Center.

\_\_\_\_\_  
Marcy Gianattasio, RMC, CMR  
Municipal Clerk

**VERNON TOWNSHIP COUNCIL**

<b>NAME</b>	<b>MOTION</b>	<b>SECOND</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Buccieri, N.						
DeBenedetto, J.						
Higgins, W.						
Sparta, B.						
Rizzuto, P.						

**TOWNSHIP OF VERNON**

**RESOLUTION #24-107**

**APPROVING ACTIVE VOLUNTEER FIREFIGHTER FOR MEMBERSHIP IN THE  
NEW JERSEY STATE FIREMEN’S ASSOCIATION (Kurdziel)**

**WHEREAS**, the Township Council recognizes the extraordinary contributions made by volunteer firefighters to our community and seeks to encourage their full participation in professional organizations; and

**WHEREAS**, Lance G. Kurdziel, an active firefighter and member of the Pochuck Valley Fire Department, is requesting approval to submit an application for membership to the New Jersey State Firemen’s Association.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council of the Township of Vernon, Sussex County, New Jersey hereby approves Lance G. Kurdziel for membership in the New Jersey State Firemen’s Association.

**CERTIFICATION**

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Regular Meeting held on April 8, 2024 at 7:00 pm in the Vernon Municipal Center.

\_\_\_\_\_  
Marcy Gianattasio, RMC, CMR  
Municipal Clerk

**VERNON TOWNSHIP COUNCIL**

<b>NAME</b>	<b>MOTION</b>	<b>SECOND</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Buccieri, N.						
DeBenedetto, J.						
Higgins, W.						
Sparta, B.						
Rizzuto, P.						

New Jersey State  
Firemen's Association  
Application for Membership

Form 100 - REV 7/21

Date 3/12/24

ASSOCIATION #	COMPANY #	LINE #
FOR STATE OFFICE USE ONLY		

VERNON TOWNSHIP 416 Vernon Sussex  
Relief Association Name Assoc. Number Municipality County  
Pochuck Valley #4 Pochuck Valley Fire Dept  
Fire Company Name Fire Department Name

Lance G. Kurdziel  
Applicant Name First Middle Initial Last Suffix  
Home Address [Redacted] [Redacted] [Redacted] [Redacted] 6  
Street Municipality Zip Code # of years  
Date of Birth [Redacted] Birth Place [Redacted] SS # [Redacted]  
(REQUIRED)

Applicant Phone Number [Redacted] Applicant Email Address [Redacted]

Have you ever applied to be a member of the NJSFA?  Yes  No If yes, when Jan 2024 where Pochuck Valley

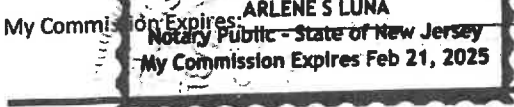
If you have a line number with another Relief Association:  Stay with previous Association  Move records to new Association

Signature of Applicant (witnessed by a Notary Public): [Signature]

State of New Jersey, County of Sussex

On March 14, 2024 before me, Arlene Luna, Notary Public in and for said county, personally appeared

Lance Kurdziel (signer) who has satisfactorily identified himself/herself as the signer to the above referenced document.



[Signature] (Affix Notary Stamp Here)  
Notary Public Signature

Signature of Relief Association Secretary \_\_\_\_\_  
Signature of Chief of Department [Signature]

Type of Firefighter the Applicant will be:  Career (full time paid)  Volunteer

Municipal/Fire District Approval: I hereby certify that this applicant was admitted to active membership in the Department and has been approved by the governing body of \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature of Municipal Clerk/Board of Fire Commissioners: \_\_\_\_\_

- A. Application portion should be completed by Applicant - Typed or Printed ONLY
  - B. Application must have the Physical Test Record completed by a New Jersey Licensed Physician, Nurse Practitioner or Physician's Assistant
  - C. The completed Application and Physical Test Record must be returned to the Local Relief Secretary
  - D. The Local Relief Secretary shall review the application for completeness, attain the proper signatures, and forward to the NJSFA State office.
- The Applicant is not a member of the NJSFA until the completed **ORIGINAL** application is received **AND** approved at the NJSFA State office.

# TOWNSHIP OF VERNON

## RESOLUTION #24-108

### REFUND OVERPAYMENT (Block 273 Lot 103 – McLaughlin Jr.)

**BE IT RESOLVED**, by the Council of the Township of Vernon, Vernon, New Jersey, that a warrant be drawn to John McLaughlin Jr. in the amount of \$242.44 representing refund for overpayment of 1st qtr. 2023 property taxes for Block 273 Lot 103.

OWNER	BLOCK	LOT	REFUND AMOUNT
McLaughlin Jr.	273	103	\$242.44
		<b>TOTAL:</b>	<b>\$242.44</b>

### CERTIFICATION

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Regular Meeting held on April 8, 2024 at 7:00 pm in the Vernon Municipal Center.

\_\_\_\_\_  
Marcy Gianattasio, RMC, CMR  
Municipal Clerk

### VERNON TOWNSHIP COUNCIL

NAME	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Buccieri, N.						
DeBenedetto, J.						
Higgins, W.						
Sparta, B.						
Rizzuto, P.						

Submitted by: Lisa A. Kimkowski, CTC

# TOWNSHIP OF VERNON

## RESOLUTION #24-109

### REFUND OVERPAYMENT (Block 273 Lot 105 – McLaughlin Jr.)

**BE IT RESOLVED**, by the Council of the Township of Vernon, Vernon, New Jersey, that a warrant be drawn to John McLaughlin Jr. in the amount of \$1094.43 representing refund for overpayment of 1st qtr. 2023 property taxes for Block 273 Lot 105.

OWNER	BLOCK	LOT	REFUND AMOUNT
McLaughlin Jr.	273	105	\$1094.43
		<b>TOTAL:</b>	<b>\$1094.43</b>

### CERTIFICATION

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Regular Meeting held on April 8, 2024 at 7:00 pm in the Vernon Municipal Center.

\_\_\_\_\_  
Marcy Gianattasio, RMC, CMR  
Municipal Clerk

### VERNON TOWNSHIP COUNCIL

NAME	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Buccieri, N.						
DeBenedetto, J.						
Higgins, W.						
Sparta, B.						
Rizzuto, P.						

Submitted by: Lisa A. Kimkowski, CTC

# TOWNSHIP OF VERNON

## RESOLUTION #24-110

### REFUND OVERPAYMENT (Block 345 Lot 2 – McLaughlin)

**BE IT RESOLVED**, by the Council of the Township of Vernon, Vernon, New Jersey, that a warrant be drawn to Megan McLaughlin in the amount of \$1997.27 representing refund for overpayment of 1st qtr. 2023 property taxes for Block 345 Lot 2.

OWNER	BLOCK	LOT	REFUND AMOUNT
McLaughlin	345	2	\$1997.27
		<b>TOTAL:</b>	<b>\$1997.27</b>

### CERTIFICATION

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Regular Meeting held on April 8, 2024 at 7:00 pm in the Vernon Municipal Center.

\_\_\_\_\_  
Marcy Gianattasio, RMC, CMR  
Municipal Clerk

### VERNON TOWNSHIP COUNCIL

NAME	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Buccieri, N.						
DeBenedetto, J.						
Higgins, W.						
Sparta, B.						
Rizzuto, P.						

Submitted by: Lisa A. Kimkowski, CTC

**TOWNSHIP OF VERNON**

**RESOLUTION #24-111**

**PARTICIPANT'S RESOLUTION  
LEAP IMPLEMENTATION GRANT**

WHEREAS, the State of New Jersey has appropriated \$7.5 million for Shared Services and School District Consolidation Study and Implementation Grants to assist local units with the study, development, and implementation of new shared and regional services; and

WHEREAS, the Department of Community Affairs, Division of Local Government Services (DLGS) is tasked with administering these grant funds through the Local Efficiency Achievement Program (LEAP); and

WHEREAS, LEAP Implementation Grants exist to support costs associated with shared service implementation to ensure that meaningful, efficiency generating initiatives are not hindered by short term transitional expenses; and

WHEREAS, the Sussex County Division of Senior Services and Township of Vernon propose to enter into a shared services agreement, but face certain expenses associated with implementation that present a burden to the local units; and

WHEREAS, the purpose of this shared services agreement is to enhance the recreational activities for Vernon Senior Citizens and strengthen our collaboration with Sussex County Division of Senior Services, which will benefit the residents of all participating local units; and

WHEREAS, the Sussex County Division of Senior Services has agreed to be the lead agency in this program and will submit the application to DLGS on behalf of all participating units; and

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Township of Vernon, that the Township of Vernon does hereby join with Sussex County Division of Senior Services in applying for a LEAP Implementation Grant in the amount of \$400,000.00 to support implementation of this shared service.

**CERTIFICATION**

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Regular Meeting held on April 8, 2024 at 7:00 pm in the Vernon Municipal Center.

---

Marcy Gianattasio, RMC, CMR  
Municipal Clerk



**VERNON TOWNSHIP COUNCIL**

<b>NAME</b>	<b>MOTION</b>	<b>SECOND</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Buccieri, N.						
DeBenedetto, J.						
Higgins, W.						
Sparta, B.						
Rizzuto, P.						



## **Local Efficiency Achievement Program (LEAP)**

### **Application for an IMPLEMENTATION GRANT FY2024**

#### **Application Instructions**

LEAP Grants support local units' study, development, and implementation of shared services projects across New Jersey. Program details, including application requirements and evaluation criteria, are set forth in the LEAP Implementation Guidelines document. \$2.275 million is available statewide. Consult the guidelines before preparing a grant application.

#### **Applicant Information**

New Jersey counties, municipalities, school districts, authorities, commissions, and fire districts are eligible to apply.

#### **Application Submission**

Applications must be received by DLGS on or before **April 15, 2024 by 5:00 p.m. EST**. Completed applications must be submitted electronically to DLGS at [dlgs.leapgrant@dca.nj.gov](mailto:dlgs.leapgrant@dca.nj.gov). The date of email submission shall constitute the date filed.

Incomplete applications will not be considered for funding. Each application may only be submitted once. If not approved for funding, the application and its project may not be resubmitted for additional consideration in this funding cycle.



**Please review the Application Checklist to ensure that your application is complete.**

**Authorizing Resolution (See Sample)**

Every lead applicant and each participating local unit must submit a certified governing body resolution identifying the application's purpose and authorizing participation in the program

**Applicant and Participating Local Unit Identification (LEAP-1)**

Complete the data page (s): Identify the project name, lead entity, participating local unit (s), the contact information for the proposed grant program administrator and any key personnel assigned to supervise or participate in the implementation grant program and the amount of grant requested. For additional participating local units use Supplemental Form LEAP-1a.

**Project Narrative Statement of Need (LEAP-2)**

Present a brief (300-500 word) narrative describing the project, estimate the total cost and summarize the anticipated results and how the project will advance the provision of services, improve operational efficiency, and has the potential to scale or to be replicated.

In a brief (150-250 word) summary, demonstrate the need for the proposed project and identify the desired outcome. Need may be defined as the difference between current status and desired outcome. If appropriate, supporting documentation should be included to substantiate the need. Identify how the project will satisfy the needs of the participating units in the short term and long term.

**Planned Expenditure and Funding Report (LEAP-3)**

Use the Planned Expenditure and Funding Report Form (LEAP-3) to show the estimated cost related to the project and proposed allocation of funds through the project period.

If funds from other sources will also be used for this project, identify the source, amount, and proposed use of these funds. All proposed expenditures, including any contingencies, must be clearly and directly related to project activity and essential to accomplishing the project purposes. Planned expenditures must demonstrate the prudent use of resources. The total grant funds requested must also be shown on the Applicant Identification and Project Narrative Form (LEAP-1).

**Planned Expenditures Form – Consultant Services (LEAP-4)**

All consultant proposals are to be on a time and materials basis, not a single all-inclusive fee. Applicants must identify the consultant, describe the service to be provided, break down the activity, task, staff level assignment, rate per hour, estimated time for completion and other expenses. See guidelines for more information.

**Estimation of Savings (LEAP 5)**

All requests for LEAP Implementation Grants must reflect a good faith estimate of potential savings that will come from the program and be identified on form LEAP 5. The applicant must demonstrate the potential for cost savings or cost avoidance as a result of the shared service.

**ASSISTANCE**

For questions about the LEAP, the application, or the grant process, contact us at (609) 913-4398.

# **Local Efficiency Achievement Program (LEAP) Implementation Grant FY 2024 APPLICATION CHECKLIST**

**PLEASE ENSURE THAT EACH OF THE FOLLOWING ITEMS IS IN YOUR APPLICATION PACKAGE.**

- Application Checklist
- Certified Resolutions from Applicant (Lead) and All Participating Local Government Units.
- Applicant Identification and Project Summary Form (LEAP-1)
- Project Narrative and Statement of Need Form (LEAP-2)
- Planned Expenditure and Funding Report Form (LEAP-3)
- Consultant Proposal or Planned Expenditures Form - Consultant Assistance Form (LEAP-4)
- Estimation of Savings (LEAP-5)
- RFP for Consultant Services (if applicable)
- Information Technology Plan (if applicable)
- Cybersecurity Plan (if applicable)
- Executed Shared Service Agreement **or**
- Executed Shared Service Agreement - To Be Completed

**APPLICANT IDENTIFICATION AND PROJECT SUMMARY FORM - LEAP 1**

<b>Project Name:</b>
----------------------

**Applicant (Lead Entity):**

Entity Name:	County:
Address:	
<b>Program Contact Information</b>	
<i>Grant Administrator:</i>	<i>Contact Person &amp; Title:</i>
Voice Phone/Extension #:	Voice Phone/Extension #:
Fax:	Fax:
E-mail:	E-mail:

<b>Total Grant Amount Requested:</b> (Insert Grant Amount from Form LEAP-4)	\$
--	----

**Required:**

New Jersey State Vendor ID Number:
------------------------------------

**Participating Local Unit:**

Entity Name:	County:
Address:	
<b>Program Contact Information</b>	
<i>Grant Administrator:</i>	<i>Contact Person &amp; Title:</i>
Voice Phone/Extension #:	Voice Phone/Extension #:
Fax:	Fax:
E-mail:	E-mail:

Check this box if there are additional participants. Include the required information on supplemental sheet (LEAP-1a).

**APPLICANT IDENTIFICATION SUPPLEMENTAL FORM - LEAP-1A**

**Participating Local Unit:**

Entity Name:	County:
Address:	
<b>Program Contact Information</b>	
<i>Grant Administrator:</i>	<i>Contact Person &amp; Title:</i>
Voice Phone/Extension #:	Voice Phone/Extension #:
Fax:	Fax:
E-mail:	E-mail:

**Participating Local Unit:**

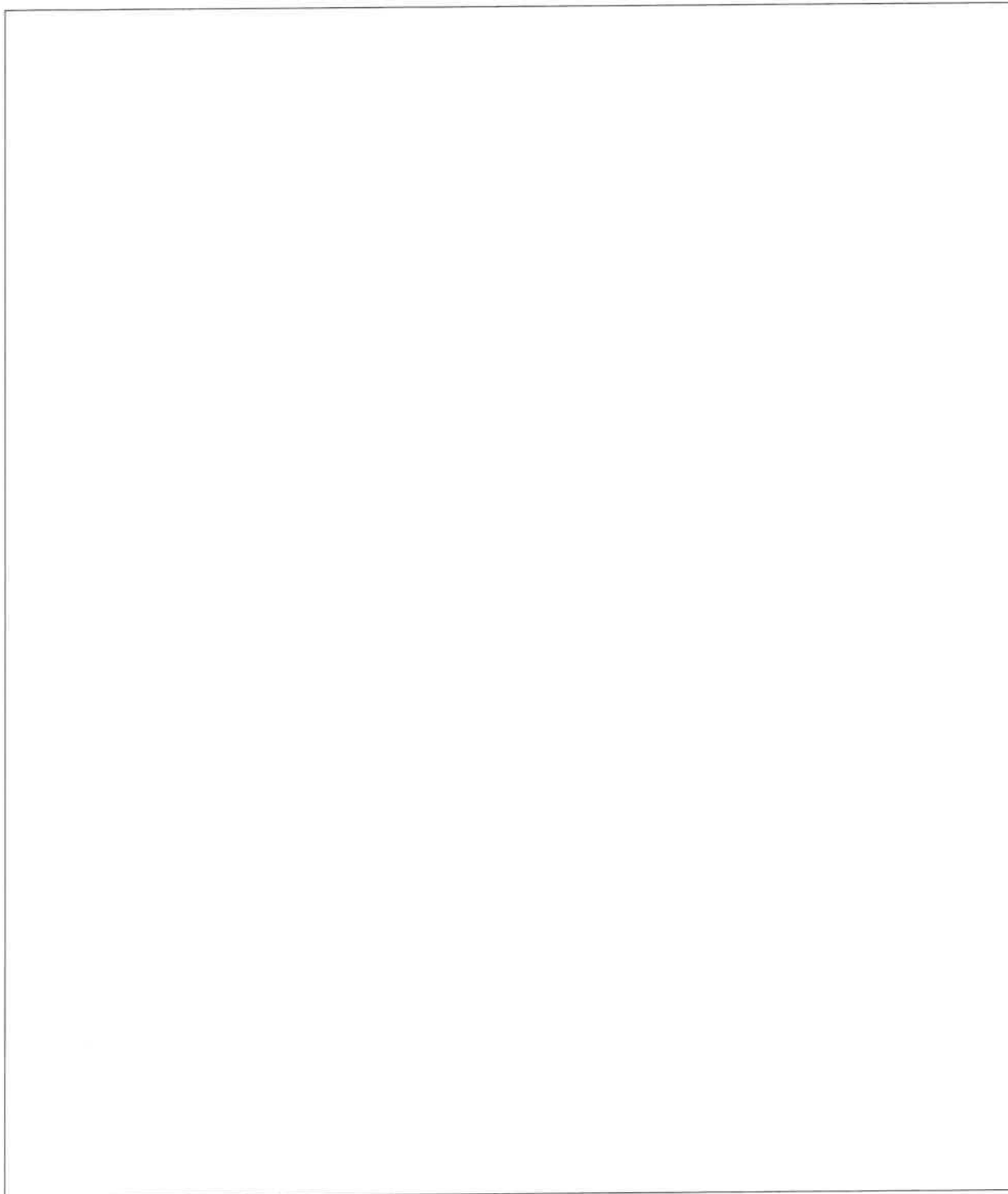
Entity Name:	County:
Address:	
<b>Program Contact Information</b>	
<i>Grant Administrator:</i>	<i>Contact Person &amp; Title:</i>
Voice Phone/Extension #:	Voice Phone/Extension #:
Fax:	Fax:
E-mail:	E-mail:

**Participating Local Unit:**

Entity Name:	County:
Address:	
<b>Program Contact Information</b>	
<i>Grant Administrator:</i>	<i>Contact Person &amp; Title:</i>
Voice Phone/Extension #:	Voice Phone/Extension #:
Fax:	Fax:
E-mail:	E-mail:

**PROJECT NARRATIVE AND STATEMENT OF NEED – LEAP-2**

**PROJECT NARRATIVE:** Summarize the project in the space below:

A large, empty rectangular box with a thin black border, occupying the majority of the page below the text. It is intended for the applicant to write their project narrative.



**STATEMENT OF NEED:** Summarize the statement of need in the space below:

**PLANNED EXPENDITURE AND FUNDING REPORT - LEAP 3**

<b>Applicant:</b>
<b>Project Name:</b>

**PLANNED EXPENDITURES**  
(Please refer to the Implementation Guidelines for eligible activities)

ACTIVITY/TASK	Project Total
	\$
<b>Professional Services (Submit proposal with application) <sup>1</sup></b>	
Consulting	
Engineering	
Legal	
Architecture	
<b>TOTAL PLANNED EXPENDITURES</b>	<b>\$</b>

- For a county wide project, include total number of units, unit cost, and total cost per listed expense item for each participating municipality. (Continue on the back of this form, if additional space is needed)
- Project expense item should comprise of a maximum of one (1) year for start-up costs or a maximum of two (2) years for personnel costs.

**PARTICIPANT CONTRIBUTION BREAKDOWN**

Funding Source	Amount
Grant funds <sup>2</sup>	\$
Applicant/participant cash	
Applicant/Participant in-kind resources	
Other funds	
<b>TOTAL PROGRAM COST</b>	

<sup>1</sup> Complete Planned Expenditures Form - Consultant Assistance (LEAP-5) or submit detailed consultant proposal.

<sup>2</sup> Insert Amount on LEAP Form 1

**Explanation of In-Kind Resources:**

--

**Explanation of Other Funds:**

--

**PLANNED EXPENDITURES FORM – CONSULTANT SERVICES - LEAP 4**

*Submit this form or a separate consultant proposal detailing the following information.*

<b>Applicant:</b>
<b>Project Name:</b>

<p><b>Identify the consultant and describe the service(s) to be provided.</b>                  (Continue on the back of this form if additional space is needed)</p>

Activity/Task	Consultant Staff Level Assigned	Rate Per Hour/Per Day	Est. Time for Completion (hours/days)	(A) Cost Per Activity/Task
1.		\$		\$
2.				
3.				
4.				
5.				
6.				
<b>TOTAL</b>				\$

OTHER EXPENSES (Itemize)	(B) COST
	\$
<b>TOTAL Column (B) Costs</b>	\$
<b>TOTAL Columns (A) and (B) Costs</b> (Also enter this amount on Form LEAP-4 next to "Consulting")	\$

**ESTIMATE OF POTENTIAL SAVINGS - LEAP 5**

Achieving cost savings and efficiencies through shared services motivates the LEAP. The information provided below is an important factor in application assessment. Please be as specific as possible. Although the outcome of local or regional service activities cannot be fully predicted in advance, please be as specific as possible and refer to your goals. Savings can include reduction of current expenditures, productivity improvements, current or future cost avoidance, reduced rates of cost increases, or improved service levels without increased expenditures. Provide an additional page if necessary.

1. List each area in which the participating local units anticipate efficiencies and cost savings will arise due to undertaking the proposed shared service project. For each identified area, list the current total operating costs for all initial participants and project (in dollars or %) potential savings.

Cost areas	Current cost	Potential Savings

1. Describe potential productivity or other efficiencies that can result from local or regional agreement.

2. Describe reductions in staffing that could result from the areas described above.

3. Describe potential costs or expenditures that can be avoided.

Participating Local Unit Acknowledgement

By signing this application form, each participating local unit signatory attests to the express authority to sign on behalf of the local government he or she represents and to the accuracy of the information contained in the application.

\_\_\_\_\_  
Signature Date: \_\_\_\_\_  
(Print) Name and Title: \_\_\_\_\_  
(Print) Applicant (Lead) Entity: \_\_\_\_\_

\_\_\_\_\_  
Signature Date: \_\_\_\_\_  
(Print) Name and Title: \_\_\_\_\_  
(Print) Participating Local Entity: \_\_\_\_\_

\_\_\_\_\_  
Signature Date: \_\_\_\_\_  
(Print) Name and Title: \_\_\_\_\_  
(Print) Participating Local Entity: \_\_\_\_\_

\_\_\_\_\_  
Signature Date: \_\_\_\_\_  
(Print) Name and Title: \_\_\_\_\_  
(Print) Participating Local Entity: \_\_\_\_\_

**SAMPLE**

**PARTICIPANT’S RESOLUTION  
LEAP IMPLEMENTATION GRANT**

WHEREAS, the State of New Jersey has appropriated \$7.5 million for Shared Services and School District Consolidation Study and Implementation Grants to assist local units with the study, development, and implementation of new shared and regional services; and

WHEREAS, the Department of Community Affairs, Division of Local Government Services (DLGS) is tasked with administering these grant funds through the Local Efficiency Achievement Program (LEAP); and

WHEREAS, LEAP Implementation Grants exist to support costs associated with shared service implementation to ensure that meaningful, efficiency generating initiatives are not hindered by short term transitional expenses; and

WHEREAS, the (Name of Lead Entity Applicant and Participating Local Units) propose to enter into a shared services agreement, but face certain expenses associated with implementation that present a burden to the local units; and

WHEREAS, the purpose of this shared services agreement is to (describe services/project title), which will benefit the residents of (both or all) participating local units; and

WHEREAS, the (Name of Lead Entity Applicant) has agreed to be the lead agency in this program and will submit the application to DLGS on behalf of all participating units; and

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the (Name of Participating Local Unit), that the (Name of Participating Local Unit) does hereby join with (Name of Applicant) in applying for a LEAP Implementation Grant in the amount of \$ \_\_\_\_\_ to support implementation of this shared service.

**CERTIFICATION**

I, \_\_\_\_\_, (Clerk/Secretary of the Local Unit) of the (Name of Local Unit) in the County of \_\_\_\_\_, and the State of New Jersey do hereby Certify that the foregoing Resolution is a true copy of the Original Resolution duly passed and adopted by a majority of the full membership of the (Name of Governing Body) at its meeting of \_\_\_\_\_.

**SAMPLE**

**APPLICANT’S RESOLUTION  
LEAP IMPLEMENTATION GRANT**

WHEREAS, the State of New Jersey has appropriated \$7.5 million for Shared Services and School District Consolidation Study and Implementation Grants to assist local units with the study, development, and implementation of new shared and regional services; and

WHEREAS, the Department of Community Affairs, Division of Local Government Services (DLGS) is tasked with administering these grant funds through the Local Efficiency Achievement Program (LEAP); and

WHEREAS, LEAP Implementation Grants exist to support costs associated with shared service implementation to ensure that meaningful, efficiency generating initiatives are not hindered by short term transitional expenses; and

WHEREAS, the (Name of Lead Entity Applicant and Participating Local Units) propose to enter into a shared services agreement, but face certain expenses associated with implementation that present a burden to the local units; and

WHEREAS, the purpose of this shared services agreement is to (describe services/project title), which will benefit the residents of (both or all) participating local units; and

WHEREAS, the (Name of Lead Entity Applicant) has agreed to be the lead agency in this program and will submit the application to DLGS on behalf of all participating units; and

NOW, THEREFORE, BE IT RESOLVED by the (Name of Governing Body of Lead Agency), that the (Name of Lead Agency) will apply for a LEAP Implementation Grant in the amount of \$ \_\_\_\_\_ to support implementation of this shared service on behalf of itself, and on behalf of [Name(s) of Participating Unit(s)] and if awarded and upon execution of said Agreement, the (City of Anytown USA) does accept the Terms and Conditions specified in the Agreement in connection to this grant award.

**CERTIFICATION**

I, \_\_\_\_\_, (Clerk/Secretary of the Local Unit) of the (Name of Local Unit) in the County of \_\_\_\_\_, and the State of New Jersey do hereby Certify that the foregoing Resolution is a true copy of the Original Resolution duly passed and adopted by a majority of the full membership of the (Name of Governing Body) at its meeting of \_\_\_\_\_.



# TOWNSHIP OF VERNON

## RESOLUTION #24-112

### REFUND OVERPAYMENT (Block 599 Lot 13- CORELOGIC)

**BE IT RESOLVED**, by the Council of the Township of Vernon, Vernon, New Jersey, that a warrant be drawn to Corelogic in the amount of \$1,436.28 representing refund for overpayment of 3<sup>rd</sup> qtr. 2023 property taxes for Block 599 Lot 13.

OWNER	BLOCK	LOT	REFUND AMOUNT
Murphy	599	13	\$1436.28
		<b>TOTAL:</b>	<b>\$1,436.28</b>

### CERTIFICATION

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Regular Meeting held on April 8, 2024 at 7:00 pm in the Vernon Municipal Center.

\_\_\_\_\_  
Marcy Gianattasio, RMC, CMR  
Municipal Clerk

### VERNON TOWNSHIP COUNCIL

NAME	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Buccieri, N.						
DeBenedetto, J.						
Higgins, W.						
Sparta, B.						
Rizzuto, P.						

Submitted by: Lisa A. Kimkowski, CTC

# TOWNSHIP OF VERNON

## RESOLUTION #24-113

### REFUND OVERPAYMENT (Block 335 Lot 17- CORELOGIC)

**BE IT RESOLVED**, by the Council of the Township of Vernon, Vernon, New Jersey, that a warrant be drawn to Corelogic in the amount of \$2482.53 representing refund for overpayment of 1st qtr. 2024 property taxes for Block 335 Lot 17.

OWNER	BLOCK	LOT	REFUND AMOUNT
Lillis	335	17	\$2482.53
		<b>TOTAL:</b>	<b>\$2482.53</b>

### CERTIFICATION

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Regular Meeting held on April 8, 2024 at 7:00 pm in the Vernon Municipal Center.

\_\_\_\_\_  
Marcy Gianattasio, RMC, CMR  
Municipal Clerk

### VERNON TOWNSHIP COUNCIL

NAME	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Buccieri, N.						
DeBenedetto, J.						
Higgins, W.						
Sparta, B.						
Rizzuto, P.						

Submitted by: Lisa A. Kimkowski, CTC

**TOWNSHIP OF VERNON**

**RESOLUTION #24-114**

**INTRODUCTION OF 2024 BUDGET**

**BE IT RESOLVED** that the Local Municipal budget of the Township of Vernon, County of Sussex, New Jersey for the fiscal year 2024 be approved by the Governing Body of the Township of Vernon, and the Clerk is hereby instructed to advertise in the New Jersey Herald on April 19, 2024 and that a final public hearing before passage will be held on May 13, 2024 at 7:00 P.M. at the Municipal Building 21 Church Street, Vernon and via Zoom Webinar, that said budget shall authorize total general appropriations of \$31,400,500.00 and the anticipated revenues of \$12,518,045.53 leaving an amount to be raised by taxes for municipal purposes of \$18,882,454.47.

**CERTIFICATION**

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Regular Meeting held on April 8, 2024 at 7:00 pm in the Vernon Municipal Center.

\_\_\_\_\_  
Marcy Gianattasio, RMC, CMR  
Municipal Clerk

**VERNON TOWNSHIP COUNCIL**

<b>NAME</b>	<b>MOTION</b>	<b>SECOND</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Buccieri, N.						
DeBenedetto, J.						
Higgins, W.						
Sparta, B.						
Rizzuto, P.						

**TOWNSHIP OF VERNON**

**ORDINANCE #24-05**

**AN ORDINANCE OF THE TOWNSHIP OF VERNON, IN THE COUNTY OF SUSSEX, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR PROPERTY LOCATED IN THE TOWNSHIP IDENTIFIED AS BLOCK 525, LOTS 18 AND 19 PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ. (151-161 NJSH ROUTE 94)**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the “Redevelopment Law”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of rehabilitation or redevelopment; and

**WHEREAS**, on July 18, 2005, the Council (the “**Township Council**”) of the Township of Vernon, in the County of Sussex, New Jersey (the “**Township**”), authorized and directed the Land Use Board of the Township of Vernon (the “**Land Use Board**”) to examine whether all or a portion of the McAfee Village area (the “**Initial Study Area**”), meet the criteria set forth in the Redevelopment Law for redevelopment area designation and to make a recommendation as to whether such Initial Study Area should be designated as an area in need of redevelopment; and

**WHEREAS**, on May 31, 2006, the Land Use Board, after providing due notice, conducted a public hearing in accordance with the Redevelopment Law, at which hearing it determined that the Initial Study Area qualified as an area in need of redevelopment and recommended that the Township Council designate the Initial Study Area as an area in need of redevelopment pursuant to the criteria and requirements of the Redevelopment Law; and

**WHEREAS**, on June 12, 2006, in accordance with the provisions of the Redevelopment Law, the Township Council adopted Resolution #06-106 that designated a portion of the Initial Study Area as an area in need of redevelopment (the “**Initial Redevelopment Area**”) which included Block 525, Lot 18 (the “**Parcel**”); and

**WHEREAS**, on March 13, 2008, the Township Council adopted Ordinance #08-04 adopting a redevelopment plan for the Initial Redevelopment Area (the “**Initial Redevelopment Plan**”); and

**WHEREAS**, on April 9, 2018, the Township Council adopted Resolution #18-127 ratifying and reaffirming Resolution #06-106 designating the Initial Redevelopment Area; and

**WHEREAS**, on June 13, 2022, the Township Council adopted Resolution #22-159 authorizing the Land Use Board to undertake a preliminary investigation of property located at 161 NJSH Route 94 and known as Block 525, Lot 19 (the “**Study Area**”) to determine whether that parcel constitutes a non-condemnation area in need of redevelopment in accordance with the Redevelopment Law; and

**WHEREAS**, on August 24, 2022, the Land Use Board, after providing due notice, conducted a public hearing in accordance with the Redevelopment Law, at which hearing it determined that the Study Area qualified as an area in need of redevelopment and recommended that the Township Council designate the Study Area as an area in need of redevelopment pursuant to the criteria and requirements of the Redevelopment Law; and

**WHEREAS**, on October 13, 2022, in accordance with the provisions of the Redevelopment Law, the Township Council of the Township adopted Resolution #22-241 which designated the Study Area as an area in need of redevelopment (together with the Parcel, the “**Redevelopment Area**”) and authorized Jessica Caldwell, PP, AICP of J. Caldwell & Associates, LLC (the “**Planning Consultant**”) to draft a redevelopment plan for the Redevelopment Area; and

**WHEREAS**, the Planning Consultant prepared a redevelopment plan entitled, “151-161 NJSH Route 94 Redevelopment Plan” for Block 525, Lots 18 and 19 (the “**Redevelopment Plan**”); and

**WHEREAS**, the Township Council desires to have the Land Use Board review and make recommendations concerning the Redevelopment Plan in accordance with Section 7(e) of the Redevelopment Law; and

**WHEREAS**, subject to receipt of the Land Use Board’s recommendations concerning the Redevelopment Plan, the Township Council believes that the adoption of the Redevelopment Plan is in the best interests of the Township and the redevelopment of the Redevelopment Area.

**NOW, THEREFORE, BE IT ORDAINED** by the Township Council of the Township of Vernon, in the County of Sussex, New Jersey, as follows:

**Section 1.** The aforementioned recitals hereof are incorporated herein as though fully set forth at length.

**Section 2.** The Redevelopment Plan, on file with the Township Clerk, is incorporated herein by reference and, contingent upon the receipt of the Planning Board’s recommendations, is hereby approved and adopted pursuant to N.J.S.A. 40A:12A-7.

**Section 3.** The zoning ordinances and maps of the Township are hereby amended to be consistent with the Redevelopment Plan and the provisions therein.

**Section 4.** This Redevelopment Plan supersedes the Initial Redevelopment Plan in its entirety with regard to the Redevelopment Area.

**Section 5.** The Township Council shall serve as “redevelopment entity” for purposes of implementing the Redevelopment Plan and exercising the powers granted to a redevelopment entity under the Redevelopment Law.

**Section 6.** In case any one or more of the provisions of this ordinance or the Redevelopment Plan shall, for any reason, be held to be illegal or invalid, such illegality or

invalidity shall not affect any other provision of this ordinance or the Redevelopment Plan and this ordinance shall be construed and enforced as if such illegal or invalid provision had not been contained herein.

**Section 7.** This ordinance shall take effect as provided by law.

**CERTIFICATION**

This is to certify that the above Ordinance was introduced and passed on first reading at the Meeting of the Township Council held on March 11, 2024, and the same came up for final passage and was adopted at the Meeting of the Township Council held on April 8, 2024 at which time all persons interested were given an opportunity to be heard. The above ordinance will be in full force and effect in the Township of Vernon according to law.

\_\_\_\_\_  
 Marcy Gianattasio, Clerk  
 Township of Vernon

\_\_\_\_\_  
 Anthony Rossi, Mayor

**Township of Vernon**

**INTRODUCED: March 11, 2024**

NAME	M	S	YES	NO	ABSTAIN	ABSENT
Buccieri, N.		X	X			
DeBenedetto, J.	X		X			
Higgins, W.			X			
Sparta, B.			X			
Rizzuto, P.			X			

**ADOPTED:**

NAME	M	S	YES	NO	ABSTAIN	ABSENT
Buccieri, N.						
DeBenedetto, J.						
Higgins, W.						
Sparta, B.						
Rizzuto, P.						



TOWNSHIP OF VERNON  
21 CHURCH STREET  
VERNON, NJ 07462  
973-764-4055 X2279

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## MEMORANDUM

March 28, 2024

**TO:** Township Council

**FROM:** Kimberley Decker, LUB Administrator

**SUBJECT:** Review of Ordinance #24-05 & 151-161 NJSH Route 94  
Redevelopment Plan

Dear Township Council:

The Vernon Township Land Use Board held a public meeting hearing on the referral of Ordinance #24-05 on March 27, 2024 pursuant to N.J.S.A. 40:55D-64 of the Municipal Land Use Law, which requires referral of all land use ordinances to the municipal planning board for review and comment. The Land Use Board Reviewed Ordinance #24-05 pursuant to N.J.S.A. 40:55D-26 of the Municipal Land Use Law, which requires the Land Use Board to transmit a report to the Governing Body within 35 days of a referral of an ordinance for review. The Board's report shall include a review of the proposed development regulation for consistency with the municipal master plan along with any recommendations the Board may have respective to the ordinance. The Board's review and findings are as follows:

1. The Land Use Board finds the proposal of 151-161 NJSH Route 94 Redevelopment Plan and Ordinance #24-05 to be consistent with the Township Master Plan.
2. The Land Use Board did not have any further comments or recommendations.

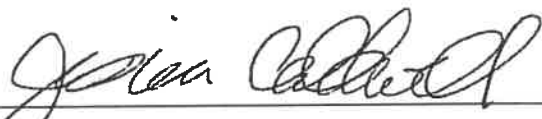
Thank you,  
Kim

# 151-161 NJSH Route 94 Redevelopment Plan

Township of Vernon  
Sussex County, New Jersey

Block 525, Lots 18 & 19  
151-161 NJSH Route 94

February 23, 2024



Jessica Caldwell, P.P., A.I.C.P., Township Planner, P.P. #5944

The original of this document was signed and sealed in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.



**J Caldwell  
& Associates, LLC**  
Community Planning Consultants

145 Spring Street, Suite E  
Newton, New Jersey 07860

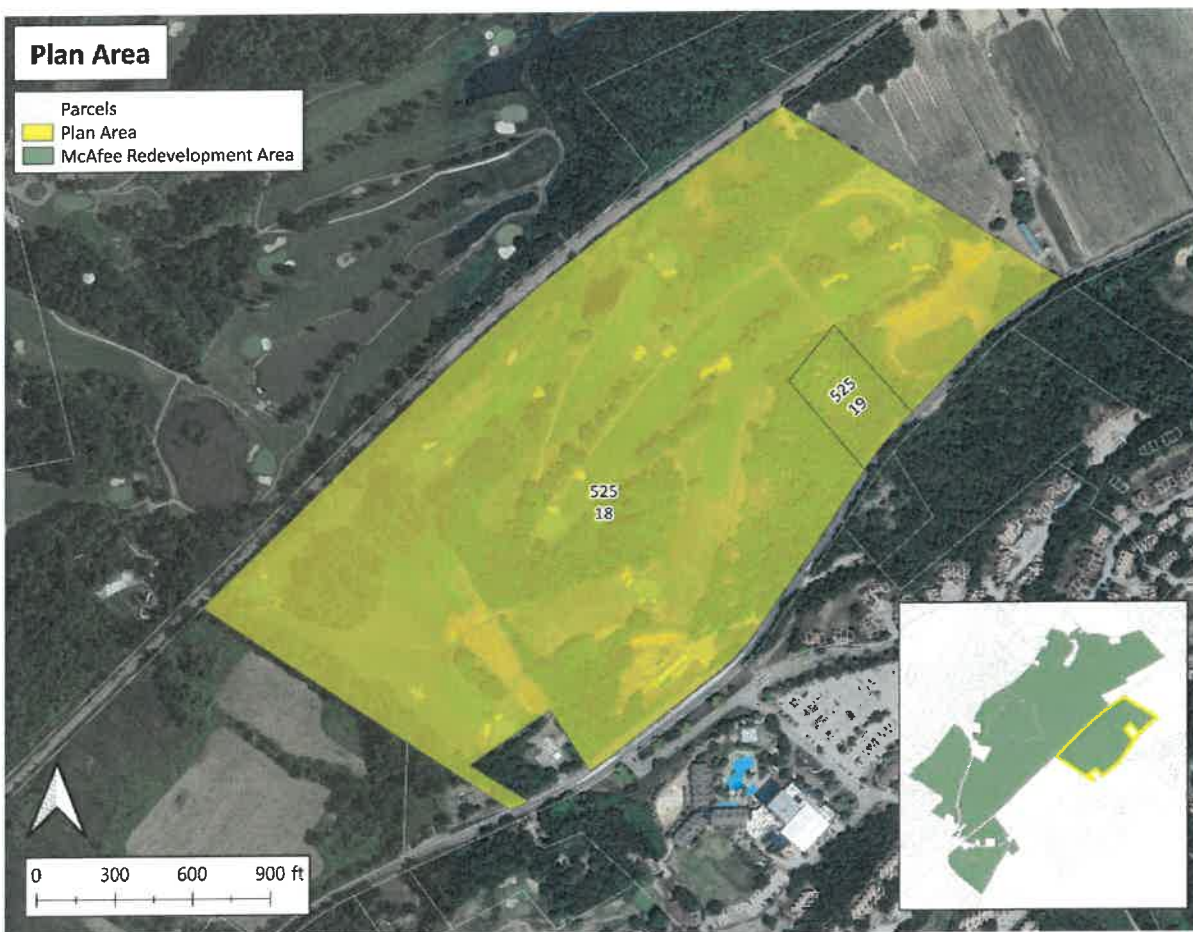


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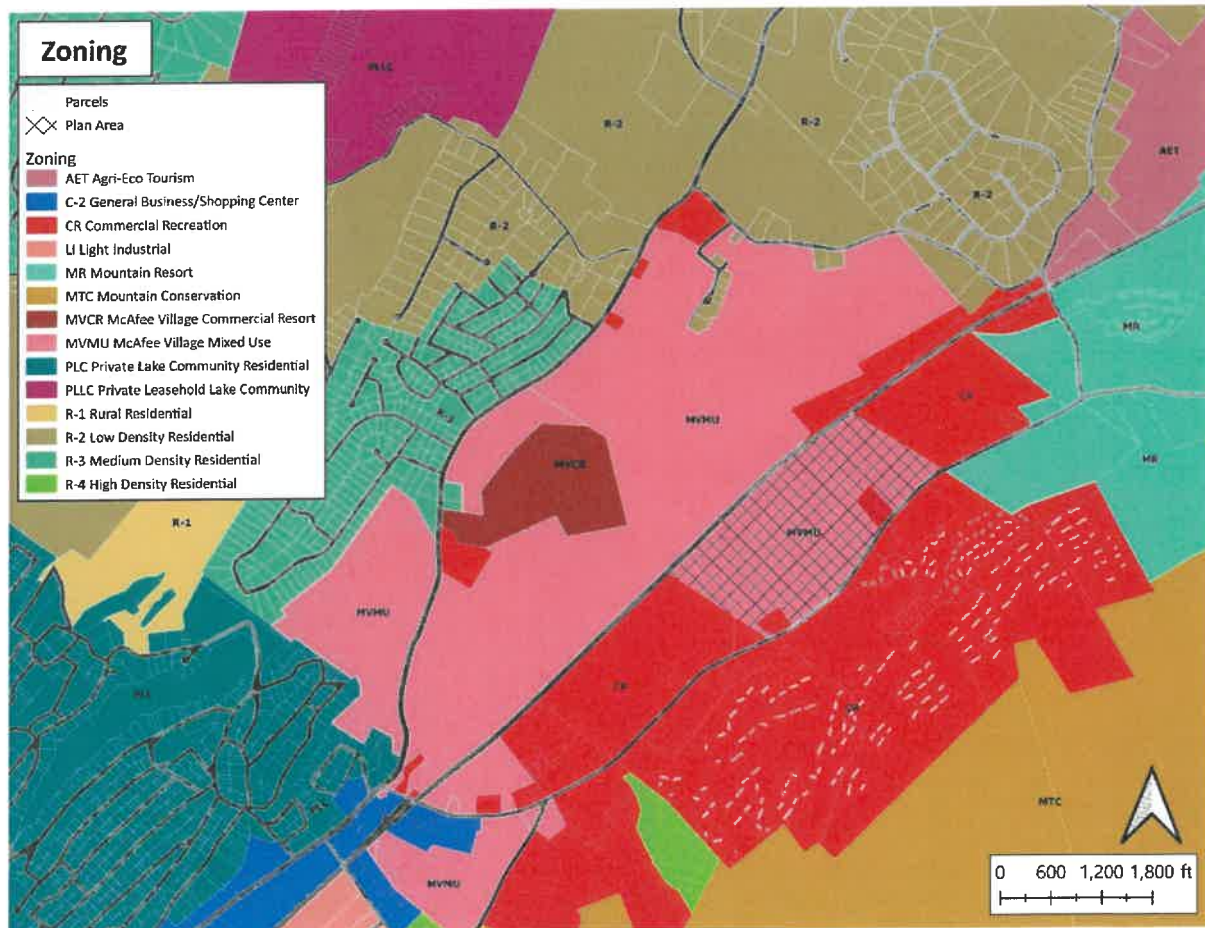
## Introduction

The 151-161 NJSH Route 94 Redevelopment Plan (the “Plan”) governs two (2) parcels including Block 525, Lots 18 and 19 (the “Plan Area”). Block 525, Lot 18, is within the McAfee Redevelopment Area which was designated as an Area in Need of Redevelopment by a resolution adopted by the Township Council of the Township of Vernon (the “Council”) on April 25<sup>th</sup>, 2006, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”). Block 525, Lot 19, was designated as an Area in Need of Redevelopment by a resolution adopted by the Council on October 13, 2022. A redevelopment Plan, Ordinance 08-04, was adopted by the Township Council on May 8, 2008. This Plan will supersede Ordinance 08-04 for the Plan Area shown below.



## Plan Context

The Plan Area occupies approximately 90.41 acres in Vernon Township, Sussex County. Lot 18 is 87.61 acres and Lot 19 is 2.80 acres. A large portion of the Plan Area is located in the McAfee Redevelopment Area, specifically in the McAfee Village Mixed Use Zone as illustrated in the Zoning Map below. The remainder is in the Commercial Recreation Zone. The Plan Area is bound by: the New York, Susquehanna, and Western Railway to the northwest; Block 525, Lot 17 to the northeast; Block 634, Lots 1 and 3 to the southwest; and Block 525, Lot 20, and New Jersey State Route 94/McAfee Vernon Road to the southeast. Lot 18 currently contains seven (7) holes that are a part of the Great Gorge Golf Club, which consists of 27 holes and three (3) courses in total. In addition to the golf uses, Lot 18 also contains Legends Riding Stables, which is accessed from Route 94. Lot 19 is entirely undeveloped, forested land. The primary goal of this Redevelopment Plan is to increase the quantity and variety of housing opportunities within the Plan Area while retaining the mountain resort atmosphere that the Township desires. This could include adaptive reuse of the Horse Stables for commercial opportunities.



## Purpose

This Plan is designed to serve as the zoning for the Plan Area, provide guidelines for new construction, and establish permitted land uses and building requirements for the Plan Area. The Plan permits single-family detached residences, townhouses, stacked condo units and a variety of neighborhood commercial and resort-oriented uses. All development is required to follow the design standards of the Town Center and Resort Areas to promote the Township's desired mountain resort atmosphere. Furthermore, the Plan is designed to encourage the integration of enhanced building designs, parking, landscape, and signage elements in order to improve the appearance of the streetscape along NJSH Route 94 (McAfee Vernon Road) and to support the specific goals and policy statements set forth in the Township Master Plan.

## Plan Consistency Review

### Township Master Plan Consistency

The Redevelopment Law requires that this Plan define its relationship to local master plan goals and objectives such as appropriate land uses, population densities, improvements to traffic, public utilities, recreational and community facilities, and other improvements. The Redevelopment Law also requires that this Plan be substantially consistent with the municipal master plan or designed to effectuate the master plan.

The Township's Master Plan was adopted by the Vernon Township Land Use Board on December 27, 1995, and a Master Plan amendment was adopted in November 2003. The 1995 Master Plan was then updated in July 2010 with a new Land Use Element, Historic Element and Recycling Plan. Most recently, the Township completed a Reexamination Report in February 2022. The following Master Plan goals and objectives relate to the Redevelopment Plan and further enhance the Land Use Goals of the Township of Vernon's Master Plan.

1. To ensure adequate infrastructure to accommodate the projected level of intensity and development;
2. To direct the majority of future growth in the Township to the Vernon Center, Redevelopment Areas, and appropriate existing resort areas of the Township; and
3. To create land use and development plans, policies, and ordinances that are predominantly consistent with the goals and policies of the State Development and Redevelopment Plan.

The 2022 Reexamination Report also affirmed that the Township's housing policies supporting a variety of housing opportunities are appropriate given 2020 Census data. Additionally, the Reexamination Report recommended that the Township continue to promote redevelopment and infill as well as increase housing. This Plan is consistent with these goals and objectives of the Township's Master Plan.

### Local, Regional, and State Plan Consistency

The relationship of this Plan with surrounding communities' master plans is also reviewed to determine whether any significant relationship exists. Its relationship to the State Development and Redevelopment Plan must also be reviewed. The Plan Area is located in the southwestern portion of the Township but is not bordered by another municipality and does not create any significant issues with surrounding municipalities or their respective Master Plans.

The Sussex County Strategic Growth Plan (SGP) divides the County into six (6) "landscapes," and this Plan's parcel is classified as "Rural/Agricultural," where there is a combined sense of openness and human presence. These areas are characterized by large tracts of land with low-density residential development, active and fallow farmlands and small commercial service groups, natural resource development, golf courses, and ski areas. This Plan is consistent with the Sussex County Strategic Growth Plan because the Plan calls for low-density housing and agricultural uses as permitted uses.

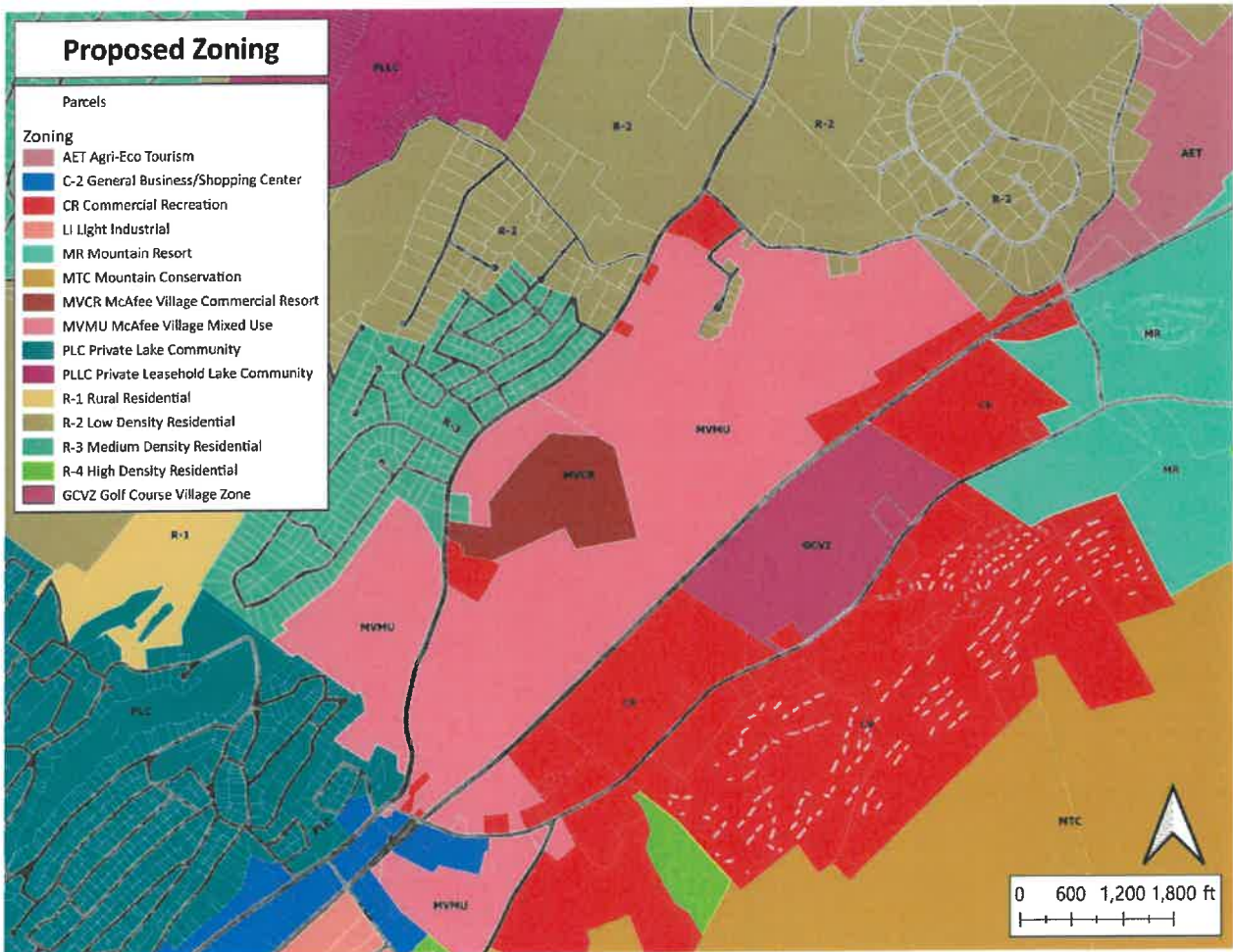
The Plan Area is located in the State Development and Redevelopment Plan designated Vernon Town Center. The Town Center designation acknowledges that the development proposed within this area is generally consistent with the State Plan. The Township, overall, falls within three (3) planning areas, according to the State Plan. These areas include the Rural Planning Area (PA4), Rural/Environmentally Sensitive Planning Area (PA4b), and the Environmentally Sensitive Planning Area (PA5). The Plan Area is in two (2) of the three (3) planning areas, which includes the Rural Planning Area (PA5) and Environmentally Sensitive Plan Area (PA4), which enables areas for limited growth. Given the constraints of the Planning Areas in the Township overall, the Town Center is the primary area where the State Plan encourages growth in the Township and has access to water and sewer utilities. As a result, this Plan is consistent with the State Development and Redevelopment Plan.

Vernon Township falls mostly in the Highlands Preservation Area (approximately two-thirds of the land area) with a smaller area in the Highlands Planning Area (approximately one-third of the land area). The Highlands Regional Master Plan (RMP) was adopted by the Highlands Council in 2008. The Township has conformed to the Highlands Regional Master Plan in the Preservation Area of the Township. The Plan Area is located in the Planning Area of the Highlands Region, and is therefore an area that is appropriate for redevelopment. The Redevelopment Plan is consistent with the Highlands Regional Master Plan.

### Golf Course Village Zone - Application of Regulations

Vernon Township will seek a Redeveloper, or Redevelopers, for all or portions of the Plan Area based on developer interest and ability to assemble parcels. The Redeveloper will acquire, or work with the Township to acquire, all or portions of the Plan Area in order to redevelop it according to the following land use regulations. This Plan shall serve as the zoning for the Redevelopment Area. Where conflicts exist between this Plan and the Township's Land Development Ordinance, this plan shall supersede. Where a standard is not addressed by this Plan, the Land Development Ordinance shall supersede.

### Golf Course Village Zone (GCVZ)



## Golf Course Village Zone - Permitted Uses

The following uses are permitted in the Golf Course Village Zone (GCVZ). Uses not identified below are prohibited. Multiple principal uses and structures, along with multiple accessory uses and structures are permitted subject to the regulations below.

### A. Principal permitted uses.

1. Dwellings, single-family, detached;
2. Townhouses and stacked condo units;
3. Farmer's Market/Farm Related-Retail Sales;
4. Resort lodging;
5. Bakeries;
6. Banks and financial institutions, including ATMs, either with a banking facility or as a standalone machine;
7. Barber and beauty shops;
8. Bars, Brewpubs, craft breweries or distilleries;
9. Bookstore/newsstand/card shops;
10. Childcare facilities;
11. Conference centers and support services, including stationery and supplies sales kiosks or small shops not exceeding 1,000 square feet;
12. Delicatessens/coffee shops;
13. Drug stores and pharmacies;
14. Galleries;
15. Golf courses;
16. Grocery and convenience stores;
17. Health clubs;
18. Hospitals, having a 24-hour emergency room facility and/or other medical facilities including medical education facilities (colleges);
19. Indoor and outdoor recreation facilities, including but not limited to, indoor tennis, basketball, soccer and youth sports (gymnastics, softball, etc.) activities. This may include a limited number of mechanized rides and attractions (e.g., amusements, roller coasters, arcades, miniature golf parks);
20. Learning centers;
21. Liquor stores;
22. Indoor and outdoor ice skating, water park and related recreation facilities;
23. Nightclubs/dance clubs;
24. Offices, including medical offices and/or urgent medical care facility;
25. Outdoor festivals and art shows, commercial retail, food and beverage;
26. Restaurants;
27. Resort support services (e.g., aerial transportation system, water park resort sales and operation centers, skier information services, transit center, lift ticket offices, event areas);
28. Spas and personal services;
29. Indoor and outdoor theaters and amphitheatres;
30. Clothing and other merchandise sales;
31. Temporary uses which are customary and incidental to a resort, including but not limited to festivals, concerts, events, picnics, shows, games and other temporary gatherings or events provided that such temporary uses shall be limited by a Redevelopment Agreement;
32. Other commercial, retail, and service uses of similar character normally associated with a resort;
33. Wineries/breweries and associated services; and
34. Above- and below-grade parking decks.

**B. Accessory uses and structures.**

1. Recreational facilities including but not limited to clubhouses, lobbies, fitness facilities, outdoor barbecues, fire pits, gazebos, club rooms, lounges, libraries, game rooms, pool rooms, community gardens, recreation rooms, children's play rooms, private theater rooms, community bath houses and locker rooms.
2. Tenant amenities including but not limited to leasing and management offices, business centers, mail rooms, package storage areas, general storage areas and/or enclosure areas, kitchens for tenant use and related mechanical equipment, shared work space and similar interior tenant amenities.
3. Sports facilities, including but not limited to sports fields, courts, putting greens and swimming pools.
4. Park facilities including but not limited to playground facilities, picnic areas; walking paths, dog parks and dog runs.
5. Home Occupations complying with Section 165-95J.
6. Generators.
7. Sheds on commercial lots (not on residential lots)
8. Interior and/or exterior waste and recycling receptacles.
9. Signs.
10. Fences.
11. Parking.
12. Retaining walls.
13. Decks and patios.
14. Temporary model homes and units.
15. Temporary sales and construction offices and trailers.
16. Above and/or below ground detention basins, retention basins, and/or stormwater management uses and/or structures including green infrastructure.
17. Utilities.
18. Any use customary and incidental to a permitted principal use.



Golf Course Village Zone Area and Bulk Requirements

The following regulatory controls apply to properties located within the Plan Area:

Bulk Regulations	Townhouses/Condos	Residential	Non-Residential Uses
Minimum Lot Area	N/A	6,000 SF	N/A
Minimum Lot Width	20 feet	50 feet	500 feet
Minimum Lot Depth	75 feet	100 feet	700 feet
Front Yard Setback	15 feet	15 feet	80 feet
Side Yard Setback			
One Side	5 feet	5 feet	100 feet
Both Sides	15 feet	15 feet	
Rear Yard Setback	15 feet	15 feet	100 feet
Maximum Building Height	35 feet / 2 ½ stories	35 feet/ 2 ½ stories	45 feet / 3 stories
Maximum Building Coverage	N/A	50%	35%
Maximum Lot Coverage	65%	65%	50%
Maximum Number of Units	100	150	N/A
Affordable Housing Set-Aside	20%*	20%*	N/A

\*Affordable set-aside is based on total unit count which may be satisfied by any permitted unit type.

Accessory uses and structures shall be permitted in side and rear yards and five (5) feet shall be the minimum side or rear yard setback for accessory structures and uses.

Parking Standards

Residential parking shall comply with Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq., (RSIS) as listed below, except where the Land Use Board grants de minimis exceptions as permitted by RSIS. The number of parking spaces required per use in the Plan Area are as displayed on the table below:

Use	Required Parking Spaces
	<i>Per N.J.A.C. 5.21-4.14 Table 4.4, unless otherwise noted</i>
Market-rate single-family detached dwelling	2.0 spaces per 3 BR dwelling unit 2.5 spaces per 4 BR dwelling unit
1-bedroom stacked condo	1.8 spaces per dwelling unit
2-bedroom stacked condo	2.1 spaces per dwelling unit
3-bedroom stacked condo	2.3 spaces per dwelling unit
3-bedroom townhouse	2.4 spaces per dwelling unit
Other Residential	Per N.J.A.C. 5.21-4.14 Table 4.4
Non-Residential Uses	Refer to § 330 Land Development of Vernon Township Code, Attachment 8, Schedule D: Minimum Parking Requirements

1. Parking Layout shall follow the Land Development Ordinance for Commercial uses and RSIS for residential uses including the following:
  - a. Parking space sizes shall be 9 feet by 18 feet.
  - b. Parking lots shall meet New Jersey ADA requirements for handicapped parking.
  - c. Electric Vehicle Supply/Service Equipment (EVSE) and/or Make-Ready Spaces shall be provided pursuant to P.L. 2021, c. 171 signed into law on July 9, 2021.

### Screening Requirements

1. Wherever possible, natural screening shall be used to achieve privacy. However, where a privacy fence appears to offer a better alternative than the absence of such fence or natural screening due to circumstances involving the characteristics of the affected properties, fences conforming to § 330-178.C shall be required by the Land Use Board.
2. Fences and screen walls shall be limited to a maximum height of four (4) feet in front yards except they must be six (6) feet in height when used as a buffer for refuse area enclosures. Fences and screen walls in rear and side yards may be up to six (6) feet in height. The Land Use Board may increase height up to eight (8) feet where it deems necessary for screening purposes.

### Landscaping Requirements

Landscaping shall be provided in all non-developed graded areas to promote a desirable and cohesive natural environment for residents, commercial/resort patrons, employees, and the public. Landscaping shall enhance the particular identity and character of the site. Landscaping must also be utilized to screen parking and loading areas, provide windbreaks for winter winds and summer cooling for building, streets, and parking, according to the following standards:

1. Landscaping plans shall be submitted as part of the site plan review process in both map and written form and shall indicate the types of trees and shrubs to be used.
2. Ornamental trees should be provided throughout the Plan Area, particularly at key locations such as site entrances and along existing roadway frontages along the property lines.
3. Hedges, shrubs, and ground cover must be used to define space and provide privacy along the perimeter of the property.
4. All landscaping must have a two-year maintenance guarantee. If any planting material dies within two years of planting, it must be replaced by the following planting season.
5. Within the overall Landscape Plan, a Hardscape and Streetscape Plan shall be required. The Hardscape and Streetscape Plan shall be submitted to the Vernon Township Land Use Board for its review and approval in conjunction with the project site Plan application and implemented contemporaneously with the construction of the redevelopment project. The Streetscape Plan shall include sidewalks on all street frontages.

### Street Trees

Street trees should have a minimum of a three (3) inch caliper at the time of planting. The bottom branches shall be trimmed to a minimum of seven (7) feet from the group to allow pedestrian passage. Tree spacing shall be generally fifty (50) feet apart with variation for driveways, lighting, and other streetscape impediments.

### Mobility Regulations

Thoroughfares are an important aspect of public space. Streets and their surrounding development form our primary sense of place. The design of the Plan Area plays a key role in forming this sense of place for the neighborhood. Streets and circulation shall comply with RSIS and the following:

1. Streets and circulation:
  - a. Appropriate traffic control signs must be installed to ensure the safe flow of traffic into and through the redeveloped area.
  - b. Street configurations shall be designed to meet projected vehicular traffic and circulation needs.
  - c. Bicycle racks are encouraged.
2. Pedestrian circulation:
  - a. The streetscape shall include sidewalk, brick paver or landscaped area, street trees, and street lights.
  - b. Sidewalk areas shall be minimum width of four (4) feet wide; grass strips or paver areas shall be a minimum of two (2) feet wide.

### Building Design Standards

Building design should meet, to the maximum extent practicable, the requirements of Section 330-204.A-B (Architecture) of the Township Code.

1. Buildings in the Plan Area shall be designed to evoke the architectural attributes of mountain village architecture, alpine architecture, or the colonial architectural elements of historic Vernon buildings. Building materials shall contain mountain resort architectural elements such as timber framing, cedar shake shingles and field stone, or traditional architectural elements such as clapboard siding, gable roofs and window shutters.

Noise

1. Noise levels at any property shall meet NJDEP standards.

Lighting

Lighting standards for the Redevelopment Plan are regulated by § 330-80 of the Township Code. In the Plan Area, residential uses shall adhere to levels stated for the R-1 zone and farmstand/produce uses should adhere to the levels stated for the CR zone.

Signage

The following standards shall apply to signage in the Plan Area.

Sign Type	Required
<i>Freestanding or Ground Sign</i>	
Maximum Number of Signs	Two (2) per business occupancy. One (1) per entrance for residential development
Maximum Area of Sign	100 square feet
Maximum Height	20 feet
Minimum Setback to Property Line or Right-of-Way Line, whichever is closer	5 feet
<i>Wall Signs</i>	
Maximum Area of Signs (Lesser of 10% of Wall Area or 40 Square Feet per sign)	Building: 40 Square Feet Canopy: 2 Square Feet
Maximum Sign Extension Beyond Wall	12 Inches

All signs may be internally illuminated. Additional signs not regulated by this Section are regulated by Section 330-180 of the Township Code.

Site Plan Design Standards

Site Plan Design Standards not addressed by this Plan shall be governed by Article VII Design and Development Principles and Standards of the Township’s Land Development Ordinance.

Affordable Housing

The Township of Vernon is in the Highlands Region with two-thirds of the municipality located in the Preservation Area, and one-third in the Planning Area. With most of the land in the Preservation Area, developing affordable housing in the Township is challenging and the bulk of new development will occur within the Town Center Area and sewer service area. As a result, an affordable housing set-aside within this Redevelopment Plan, will provide for a mix of housing choices consistent with the Township’s goals to provide for a variety of housing types including affordable housing. Any housing proposed within this Plan Area shall provide a 20 percent set-aside for affordable housing. Those units shall meet N.J.A.C. 5:80-26.1 et seq., Uniform Housing Affordability Controls as well as N.J.A.C. 5:93 Council on Affordable Housing Regulations. Affordable units may be satisfied using any permitted unit type.

### Submittal Requirements

The Redeveloper(s) will submit a site plan, and subdivision application if applicable, for all, or a portion of, the Plan Area. The site plan approval process will occur as per the Land Use Board's site plan review requirements.

### Projects Governed by a Redevelopment Agreement

For developments within the Plan Area that are governed by a redevelopment agreement between the developer and the Township (each, a "Redevelopment Agreement"), such Redevelopment Agreement must be fully executed prior to submission of a development application to the Township Land Use Board. The Township Land Use Board shall deem any application for redevelopment subject to this Redevelopment Plan incomplete if the applicant has not yet entered into such Redevelopment Agreement with the Borough. After entering into a Redevelopment Agreement with the Township, a redeveloper shall submit to the Township Land Use Board a development application for all, or a portion of, the Plan Area. The development application must be consistent with this Redevelopment Plan and the Redevelopment Agreement. The approval process for the development application will proceed in accordance with the Township's Land Use Board's rules and requirements.

## Legal Provisions

### The Validity of the Plan

If any section, subsection, paragraph, division, subdivision, clause or provision of this Plan is deemed by a court of competent jurisdiction to be invalid, such adjunction will only apply to the particular section, subsection, paragraph, division, subdivision, clause, or provision in question, and the balance of the Plan will be adjudged valid and effective.

### Zoning Map Revisions

Upon final adoption of this Redevelopment Plan by the Township Council, the Zoning Map of the Township of Vernon is hereby amended and must be revised to show the boundaries of the 151-161 NJSH Route 94 Redevelopment Area and identify the district as the "Multi-family Residential Redevelopment Zone." All provisions of this Plan apply, and upon final adoption of this Redevelopment Plan by the Borough Council, this Redevelopment Plan will supersede all provisions of the Mount Arlington Zoning Ordinance for the Plan Area. Any zoning-related issue that is not addressed herein will refer to the Mount Arlington Zoning Ordinance for guidance. No variance from the requirements herein will be cognizable by the Land Use Board. The Land Use Board alone will have the authority to grant deviations from the requirements of this Plan, as provided herein.

### Amendment to the 151-161 NJSH Route 94 Redevelopment Plan

This Plan may be amended from time to time in compliance with the requirements of the Redevelopment Law.

As development occurs within the Plan Area, development priorities and market demands may change. This Plan should have the adaptability to meet the changing needs of market demand, the Township of Vernon and its citizens. Amendments may be required in order to accommodate these changes.

### Variations in Site Plan Design

Modifications from standards that are expressly stated to be “mandatory” under the Land Use Regulations of this Plan, may be approved by the Land Use Board only by formal grant of a deviation as provided.

The Land Use Board may grant deviations from the regulations contained within the Plan, where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structure, or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk, or design objective or regulation adopted pursuant to this Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the owner of such property. The Land Use Board may also grant a deviation from the regulations within this Plan related to a specific piece of property where the purposes of this Plan would be advanced by such deviation from the strict application of the requirements of this plan, and the benefits of granting the deviation would outweigh any detriments. The Land Use Board may grant exceptions or waivers from design standards, from the requirements for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review, and/or subdivision approval within this Plan, if the literal enforcement of one or more provisions of the Plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to the site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good, and will not substantially impair the intent and purpose of this Plan.

De minimis exceptions from RSIS may be granted by the Land use Board as permitted by N.J.A.C. 5:21-3.1 et seq.

An application requesting deviation from the requirements of this Plan must provide a public notice of such application in accordance with the public notice requirements set forth in N.J.S.A. 40:55D-12.a. & b.

No deviations may be granted which will result in permitting:

1. A use or principal structure not permitted in this Plan;
2. An expansion of a nonconforming use; and
3. An increase in height of a principal structure which exceeds by ten (10) feet or ten (10%) percent the maximum height permitted in this Plan.

Any party seeking a deviation from this Plan which cannot be granted by the Land Use Board as set forth above may apply to the Governing Body to request an amendment to this Plan.

### Acquisition Plan

There is no property acquisition by the Township anticipated by this Plan.

### Relocation Plan

Because there is no property acquisition by the Township anticipated by this Plan, no Relocation Plan is necessary.