



VERNON TOWNSHIP COUNCIL MEETING AGENDA

OCTOBER 15, 2026

7:00 PM REGULAR SESSION

1. CALL TO ORDER

2. STATEMENT: Adequate Notice of this Regular Meeting was provided to the public and the press on January 22, 2026 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. PRESENTATION

GoGov.Com

6. MAYOR COMMENTS

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

8. REVIEW OF BILLS LIST

9. CONSENT AGENDA

Resolution #26-310: REFUND OVERPAYMENT (Block 359 Lot 23 – Dobrina)

Resolution #26-311: REFUND FOR CARRY PERMIT MUNICIPAL FEE, HERNANDEZ

Resolution #26-312: RESCINDING RESOLUTION R# 26-260 23-FOOD-47764
FLOORING SERVICES

Resolution #26-313: AUTHORIZING NEW JERSEY STATE CONTRACT 23-FOOD-47764
FLOORING SERVICES

Resolution #26-314: (Block 94 Lot 7) CANCELLING TAXES FOR TOTAL DISABLED
VETERAN

Resolution #26-315: REFUND FOR TOTALLY DISABLED VETERAN (Block 94 Lot 7)

Resolution #26-316: (Block 94 Lot 7) CANCELLING TAXES FOR TOTAL DISABLED VETERAN

Resolution #26-317: REFUND FOR TOTALLY DISABLED VETERAN (Block 94 Lot 7)

Resolution #26-318: (Block 254 Lot 38) CANCELLING TAXES FOR TOTAL DISABLED VETERAN

Resolution #26-319: REFUND FOR TOTALLY DISABLED VETERAN (Block 254 Lot 38)

Resolution #26-320: (Block 254 Lot 38) CANCELLING TAXES FOR TOTAL DISABLED VETERAN

Resolution #26-321: (Block 528 Lot 112) CANCELLING TAXES FOR TOTAL DISABLED VETERAN

Resolution #26-322: REFUND FOR TOTALLY DISABLED VETERAN (Block 528 Lot 112)

Resolution #26-323: (Block 528 Lot 112) CANCELLING TAXES FOR TOTAL DISABLED VETERAN

Resolution #26-324: (Block 531 Lot 81) CANCELLING TAXES FOR TOTAL DISABLED VETERAN

Resolution #26-325: REFUND FOR TOTALLY DISABLED VETERAN (Block 531 Lot 81)

Resolution #26-326: (Block 531 Lot 81) CANCELLING TAXES FOR TOTAL DISABLED VETERAN

Resolution #26-327: REFUND FOR TOTALLY DISABLED VETERAN (Block 537 Lot 11)

Resolution #26-328: (Block 537 Lot 11) CANCELLING TAXES FOR TOTAL DISABLED VETERAN

Resolution #26-329: CANCELLING TAXES FOR TOTAL DISABLED VETERAN

Resolution #26-330: REFUND FOR TOTALLY DISABLED VETERAN (Block 531 Lot 81)

Resolution #26-331: REFUND FOR CARRY PERMIT MUNICIPAL FEE, PAPP

Resolution #26-332: AUTHORIZE THE AWARD OF A REQUIRED DISCLOSURE CONTRACT WITH COUNTY CLASSICS AUTO BODY LLC

Resolution #26-333: RESOLUTION OF THE TOWNSHIP OF VERNON, COUNTY OF SUSSEX, STATE OF NEW JERSEY, AUTHORIZING THE AWARD OF IT CONSULTING SUPPORT SERVICES TO INTEGRATED MICROSYSTEMS INC., THROUGH THE COMPETITIVE CONTRACTING PROCESS

Resolution #26-334: REFUND FOR CARRY PERMIT MUNICIPAL FEE, L. DI GIROLAMO

Resolution #26-335: REFUND FOR CARRY PERMIT MUNICIPAL FEE, C. DI GIROLAMO

Resolution #26-336: REFUND FOR CARRY PERMIT MUNICIPAL FEE, MCPHAIL

10. INTRODUCTION OF ORDINANCES

Ordinance #26-22: AN ORDINANCE OF THE TOWNSHIP OF VERNON, COUNTY OF SUSSEX, STATE OF NEW JERSEY, REGULATING OUTDOOR ASSEMBLIES OF 250 OR MORE PEOPLE.

Ordinance #26-23: ORDINANCE EXTENDING LEASE AGREEMENT BETWEEN THE VERNON TOWNSHIP BOARD OF EDUCATION AND THE TOWNSHIP OF VERNON, AND SUB-LEASE AGREEMENT BETWEEN THE TOWNSHIP OF VERNON AND THE DOG OWNERS GATHERING SOCIETY OF VERNON TOWNSHIP, INC., FOR CERTAIN UNIMPROVED REAL PROPERTY IDENTIFIED ON THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF VERNON AS BLOCK 308 Lot 2 (old Block 133, Lot 2.05)

Ordinance #26-24: ORDINANCE OF THE TOWNSHIP OF VERNON, COUNTY OF SUSSEX, STATE OF NEW JERSEY, AMENDING CHAPTER 476 OF THE CODE OF THE TOWNSHIP OF VERNON SHORT TERM RENTALS

11. PUBLIC HEARING/ADOPTION OF ORDINANCE

Ordinance #26-21: AN ORDINANCE OF THE TOWNSHIP OF VERNON, COUNTY OF SUSSEX AND STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 509, "TAXATION," OF THE TOWNSHIP CODE TO ESTABLISH ARTICLE III, "100% DISABLED VETERAN TAX REFUNDS"

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

13. COUNCIL COMMENTS

14. COUNCIL PRESIDENT COMMENTS

15. ADJOURNMENT

October 8, 2026
10:26 AM

Township of Vernon
Check Register By Check Date

Patricia Reiche

Page No: 1

Range of Checking Accts: First to Last Range of Check Dates: 09/24/26 to 10/07/26
Report Type: All Checks Report Format: Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Reconciled/Void	Ref Num
PO #	Description	Amount Paid	Contract	
22-001	PAYROLL AGENCY			
5019 09/30/26	LOCAL005 P.B.A. LOCAL 285		703	
26-01222	Sept 2026	1,650.00		
5020 09/30/26	LOCAL010 U.A.W. LOCAL 2326		703	
26-01223	Sept 2026	665.60		
5021 09/30/26	POLIC005 POLICE AND FIREMAN'S INS. ASSO		703	
26-01220	Sept 2026	98.34		
5022 09/30/26	TRANS015 TRANS WORLD ASSURANCE COMPANY		703	
26-01219	Sept 2026	920.00		

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	4	0	3,333.94	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	4	0	3,333.94	0.00

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	4	0	3,333.94	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	4	0	3,333.94	0.00

October 8, 2026
10:26 AM

Township of Vernon
Check Register By Check Date

Page No: 2

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
PAYROLL	T-22	3,333.94	0.00	0.00	3,333.94
Total of All Funds:		3,333.94	0.00	0.00	3,333.94

TOWNSHIP OF VERNON

RESOLUTION #26-310

REFUND OVERPAYMENT (Block 359 Lot 23 – Dobrina)

BE IT RESOLVED, by the Council of the Township of Vernon, Vernon, New Jersey, that a warrant be drawn to in the amount of \$3058.39 representing refund for overpayment for 3rd qtr. 2026 property taxes for Block 359 Lot 23.

OWNER	BLOCK	LOT	REFUND AMOUNT
Dobrina	359	23	\$3058.39
		TOTAL:	\$3058.39

CERTIFICATION

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Meeting held on October 15, 2026 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
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

RESOLUTION #26-311

REFUND FOR CARRY PERMIT MUNICIPAL FEE, HERNANDEZ

WHEREAS, mayor and township council of the township of Vernon have adopted ordinance 26-04 dated 2/9/2026 allowing the refund of the municipal fee portion of the conceal carry application;

WHEREAS, to ease the financial burden, the Township of Vernon will offer a refund of \$150 for the municipal fee to Israel Hernandez.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Township of Vernon hereby authorizes the Township of Vernon Finance Department to refund the municipal portion of the conceal carry application fee in the amount of \$150 to Israel Hernandez.

FINALLY, BE IT RESOLVED, that a certified copy of this Resolution be forwarded to the Township Finance Department.

CERTIFICATION

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Meeting held on October 15, 2026 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
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						

Submitted by: Julia Mitchell, Purchasing Clerk

TOWNSHIP OF VERNON

RESOLUTION #26-312

**RESCINDING RESOLUTION R# 26-260
23-FOOD-47764
FLOORING SERVICES**

WHEREAS there is a need for a flooring solution for the offices within the Township of Vernon; and

WHEREAS the Township of Vernon passed resolution R#26-260 on September 14, 2026, to award flooring services through state contract 23-FOOD-47764, for flooring services to Flooring Foundation, 5 Garner Road, Bloomsbury, N.J.; and

WHEREAS it became known after resolution was passed that Flooring Foundation was no longer an authorized installer for Shaw Industries, the prime holder of 23-FOOD-47764; and

WHEREAS, without a state or other in state cooperative solution Flooring Foundation will not legally be allowed to conduct installation without another in state cooperative or formal bid by the Qualified Purchasing Agent for the Township, the award of R#26-260 must be rescinded.

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Township of Vernon, pursuant to N.J.S.A.40A:11-12 & N.J.A.C. 5:34-7.29 that it authorizes the rescinding of R#26-260 to Flooring Foundation, 5 Garner Road, Bloomsbury, N.J.; and

BE IT FURTHER RESOLVED that the QPA and Director of Public Works to obtain a cost effective procured solution through in state cooperative or public bid.

CERTIFICATION

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Meeting held on October 15, 2026 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
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						

TOWNSHIP OF VERNON

RESOLUTION #26-260

**AUTHORIZING NEW JERSEY STATE CONTRACT
23-FOOD-47764
FLOORING SERVICES**

WHEREAS a need exists for a flooring solution for the offices within the Township of Vernon; and

WHEREAS the Township of Vernon may, without advertising for bids, purchase such materials through the New Jersey State Purchase and Property State Contracts pursuant to N.J.S.A. 40A:11-12 and N.J.A.C. 5:34-7.29 et. Seq., and

WHEREAS, under the state contract award, the following vendor holds New Jersey State Purchase and Property State Contract 23-FOOD-47764, for flooring services:

Flooring Foundation, 5 Garner Road, Bloomsbury, N.J.

WHEREAS, Flooring Foundation has proposed service consistent with New Jersey State Contract 23-FOOD-47764 in the amount of \$68,500.00; and

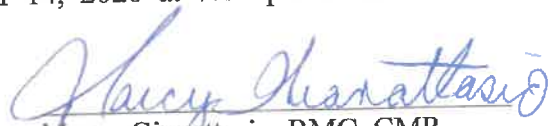
WHEREAS the Chief Financial Officer certifies funds in the amount not to exceed \$68,500.00 in the following accounts are available:

C-04-26-014-10

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Township of Vernon, pursuant to N.J.S.A.40A:11-12 & N.J.A.C. 5:34-7.29 that it authorizes the use of state contract number 23-FOOD-47764, for flooring services from Flooring Foundation, 5 Garner Road, Bloomsbury, N.J. in the amount of \$68,500.00.

CERTIFICATION

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Meeting held on September 14, 2026 at 7:00 pm in the Vernon Municipal Center.


Marcy Gianattasio, RMC, CMR
Municipal Clerk

TOWNSHIP OF VERNON

RESOLUTION #26-313

**AUTHORIZING NEW JERSEY STATE CONTRACT
23-FOOD-47764
FLOORING SERVICES**

WHEREAS a need exists for a flooring solution for the offices within the Township of Vernon; and

WHEREAS the Township of Vernon may, without advertising for bids, purchase such materials through the New Jersey State Purchase and Property State Contracts pursuant to N.J.S.A. 40A:11-12 and N.J.A.C. 5:34-7.29 et. Seq., and

WHEREAS, under the state contract award, the following vendor holds New Jersey State Purchase and Property State Contract 23-FOOD-47764, for flooring services:

Hannon Floors, 1119 Springfield Rd., Union, N.J.

WHEREAS, Hannon Floors has proposed service consistent with New Jersey State Contract 23-FOOD-47764 in the amount of \$79,381.86; and

WHEREAS the Chief Financial Officer certifies funds in the amount not to exceed \$79,381.86 in the following accounts are available:

Line Item C-04-26-014-10

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Township of Vernon, pursuant to N.J.S.A.40A:11-12 & N.J.A.C. 5:34-7.29 that it authorizes the use of state contract number 23-FOOD-47764, for flooring services from Hannon Floors, 1119 Springfield Rd., Union, N.J. in the amount of \$79,381.86.

CERTIFICATION

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Meeting held on October 15, 2026 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
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						

TOWNSHIP OF VERNON

RESOLUTION #26-314

(Block 94 Lot 7)

CANCELLING TAXES FOR TOTAL DISABLED VETERAN

WHEREAS THE DEPARTMENT OF VETERANS AFFAIRS
awarded Francis C. VanNess 100% permanent and total disabled veteran; and

WHEREAS, as of said date the law exempts said property from taxation.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Township of
Vernon authorizes the Tax Collector to cancel the taxes for 2027 in the amount of
\$4,403.25.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be
forwarded to the Tax Collector.

CERTIFICATION

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their
Meeting held on October 15, 2026 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
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

RESOLUTION #26-315

**REFUND FOR TOTALLY DISABLED VETERAN
(Block 94 Lot 7)**

WHEREAS, THE DEPARTMENT OF VETERANS AFFAIRS awarded Francis C. VanNess 100% permanent and totally disabled veteran: and,

WHEREAS, the law exempts said property from taxation.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Township of Vernon hereby authorizes the Tax Collector to refund 2026 property tax in the amount of \$6,420.73 to Francis C. VanNess.

FINALLY, BE IT RESOLVED, that a certified copy of this Resolution be forwarded to the Township Tax Collector.

CERTIFICATION

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Meeting held on October 15, 2026 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
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

RESOLUTION #26-316

(Block 94 Lot 7)

CANCELLING TAXES FOR TOTAL DISABLED VETERAN

WHEREAS THE DEPARTMENT OF VETERANS AFFAIRS
awarded Francis C. VanNess 100% permanent and total disabled veteran; and

WHEREAS, as of said date the law exempts said property from taxation.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Township of
Vernon authorizes the Tax Collector to cancel the taxes for 2026 in the amount of
\$2,385.77

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be
forwarded to the Tax Collector.

CERTIFICATION

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their
Meeting held on October 15, 2026 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
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

RESOLUTION #26-317

**REFUND FOR TOTALLY DISABLED VETERAN
(Block 94 Lot 7)**

WHEREAS, THE DEPARTMENT OF VETERANS AFFAIRS
awarded Francis C. VanNess 100% permanent and totally disabled veteran: and,

WHEREAS, the law exempts said property from taxation.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Township of
Vernon hereby authorizes the Tax Collector to refund 2025 property tax in the amount of
\$2,351.54 to Francis C. VanNess.

FINALLY, BE IT RESOLVED, that a certified copy of this Resolution be
forwarded to the Township Tax Collector.

CERTIFICATION

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their
Meeting held on October 15, 2026 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
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

RESOLUTION #26-318

(Block 254 Lot 38)

CANCELLING TAXES FOR TOTAL DISABLED VETERAN

WHEREAS THE DEPARTMENT OF VETERANS AFFAIRS
awarded Derek Manning 100% permanent and total disabled veteran; and

WHEREAS, as of said date the law exempts said property from taxation.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Township of
Vernon authorizes the Tax Collector to cancel the taxes for 2027 in the amount of
\$5,829.47.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be
forwarded to the Tax Collector.

CERTIFICATION

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their
Meeting held on October 15, 2026 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
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

RESOLUTION #26-319

**REFUND FOR TOTALLY DISABLED VETERAN
(Block 254 Lot 38)**

WHEREAS, THE DEPARTMENT OF VETERANS AFFAIRS awarded Derek Manning 100% permanent and totally disabled veteran: and,

WHEREAS, the law exempts said property from taxation.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Township of Vernon hereby authorizes the Tax Collector to refund 2026 property tax in the amount of \$1,965.76 to Derek Manning.

FINALLY, BE IT RESOLVED, that a certified copy of this Resolution be forwarded to the Township Tax Collector.

CERTIFICATION

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Meeting held on October 15, 2026 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
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

RESOLUTION #26-320

(Block 254 Lot 38)

CANCELLING TAXES FOR TOTAL DISABLED VETERAN

WHEREAS THE DEPARTMENT OF VETERANS AFFAIRS
awarded Derek Manning 100% permanent and total disabled veteran; and

WHEREAS, as of said date the law exempts said property from taxation.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Township of
Vernon authorizes the Tax Collector to cancel the taxes for 2026 in the amount of
\$3,156.88.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be
forwarded to the Tax Collector.

CERTIFICATION

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their
Meeting held on October 15, 2026 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
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

RESOLUTION #26-321

(Block 528 Lot 112)

CANCELLING TAXES FOR TOTAL DISABLED VETERAN

WHEREAS THE DEPARTMENT OF VETERANS AFFAIRS
awarded Cavin Vaughan 100% permanent and total disabled veteran; and

WHEREAS, as of said date the law exempts said property from taxation.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Township of Vernon authorizes the Tax Collector to cancel the taxes for 2027 in the amount of \$5,001.61.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to the Tax Collector.

CERTIFICATION

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Meeting held on October 15, 2026 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
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

RESOLUTION #26-322

**REFUND FOR TOTALLY DISABLED VETERAN
(Block 528 Lot 112)**

WHEREAS, THE DEPARTMENT OF VETERANS AFFAIRS
awarded Cavin Vaughan 100% permanent and totally disabled veteran: and,

WHEREAS, the law exempts said property from taxation.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Township of
Vernon hereby authorizes the Tax Collector to refund 2026 property tax in the amount of
\$1,124.09 to Cavin Vaughan.

FINALLY, BE IT RESOLVED, that a certified copy of this Resolution be
forwarded to the Township Tax Collector.

CERTIFICATION

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their
Meeting held on October 15, 2026 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
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

RESOLUTION #26-323

(Block 528 Lot 112)

CANCELLING TAXES FOR TOTAL DISABLED VETERAN

WHEREAS THE DEPARTMENT OF VETERANS AFFAIRS
awarded Cavin Vaughan 100% permanent and total disabled veteran; and

WHEREAS, as of said date the law exempts said property from taxation.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Township of
Vernon authorizes the Tax Collector to cancel the taxes for 2026 in the amount of
\$2,704.20.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be
forwarded to the Tax Collector.

CERTIFICATION

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their
Meeting held on October 15, 2026 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
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

RESOLUTION #26-324

(Block 531 Lot 81)

CANCELLING TAXES FOR TOTAL DISABLED VETERAN

WHEREAS THE DEPARTMENT OF VETERANS AFFAIRS
awarded Daryl John Lynch 100% permanent and total disabled veteran; and

WHEREAS, as of said date the law exempts said property from taxation.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Township of Vernon authorizes the Tax Collector to cancel the taxes for 2026 in the amount of \$1,302.24.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to the Tax Collector.

CERTIFICATION

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Meeting held on October 15, 2026 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
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

RESOLUTION #26-325

**REFUND FOR TOTALLY DISABLED VETERAN
(Block 531 Lot 81)**

WHEREAS, THE DEPARTMENT OF VETERANS AFFAIRS awarded Daryl John Lynch 100% permanent and totally disabled veteran: and,

WHEREAS, the law exempts said property from taxation.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Township of Vernon hereby authorizes the Tax Collector to refund 2025 property tax in the amount of \$1,204.31 to Daryl John Lynch.

FINALLY, BE IT RESOLVED, that a certified copy of this Resolution be forwarded to the Township Tax Collector.

CERTIFICATION

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Meeting held on October 15, 2026 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
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

RESOLUTION #26-326

(Block 531 Lot 81)

CANCELLING TAXES FOR TOTAL DISABLED VETERAN

WHEREAS THE DEPARTMENT OF VETERANS AFFAIRS
awarded Daryl John Lynch 100% permanent and total disabled veteran; and

WHEREAS, as of said date the law exempts said property from taxation.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Township of Vernon authorizes the Tax Collector to cancel the taxes for 2027 in the amount of \$2,408.59.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to the Tax Collector.

CERTIFICATION

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Meeting held on October 15, 2026 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
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

RESOLUTION #26-327

**REFUND FOR TOTALLY DISABLED VETERAN
(Block 537 Lot 11)**

WHEREAS, THE DEPARTMENT OF VETERANS AFFAIRS awarded Jamie Woods 100% permanent and totally disabled veteran: and,

WHEREAS, the law exempts said property from taxation.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Township of Vernon hereby authorizes the Tax Collector to refund 2026 property tax in the amount of \$1,590.44 to Jamie Woods.

FINALLY, BE IT RESOLVED, that a certified copy of this Resolution be forwarded to the Township Tax Collector.

CERTIFICATION

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Meeting held on October 15, 2026 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
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

RESOLUTION #26-328

(Block 537 Lot 11)

CANCELLING TAXES FOR TOTAL DISABLED VETERAN

WHEREAS THE DEPARTMENT OF VETERANS AFFAIRS
awarded Jamie Woods 100% permanent and total disabled veteran; and

WHEREAS, as of said date the law exempts said property from taxation.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Township of Vernon authorizes the Tax Collector to cancel the taxes for 2026 in the amount of \$2,550.64.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to the Tax Collector.

CERTIFICATION

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Meeting held on October 15, 2026 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
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

**RESOLUTION #26-329
(Block 537 Lot 11)**

CANCELLING TAXES FOR TOTAL DISABLED VETERAN

WHEREAS THE DEPARTMENT OF VETERANS AFFAIRS
awarded Jamie Woods 100% permanent and total disabled veteran; and

WHEREAS, as of said date the law exempts said property from taxation.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Township of Vernon authorizes the Tax Collector to cancel the taxes for 2027 in the amount of \$4,717.59.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to the Tax Collector.

CERTIFICATION: I hereby certify that the above Resolution is a true copy of the Resolution adopted by the Township Council of the Township of Vernon at their Regular Meeting held on October 15, 2026 at 7:00 PM in the Vernon Municipal Center.

Marcy Gianattasio, RMC, CMR
Municipal Clerk

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

RESOLUTION #26-330

**REFUND FOR TOTALLY DISABLED VETERAN
(Block 531 Lot 81)**

WHEREAS, THE DEPARTMENT OF VETERANS AFFAIRS awarded Daryl John Lynch 100% permanent and totally disabled veteran: and,

WHEREAS, the law exempts said property from taxation.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Township of Vernon hereby authorizes the Tax Collector to refund 2026 property tax in the amount of \$3,514.94 to Daryl John Lynch.

FINALLY, BE IT RESOLVED, that a certified copy of this Resolution be forwarded to the Township Tax Collector.

CERTIFICATION

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Meeting held on October 15, 2026 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
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

RESOLUTION #26-331

REFUND FOR CARRY PERMIT MUNICIPAL FEE, PAPPA

WHEREAS, mayor and township council of the township of Vernon have adopted ordinance 26-04 dated 2/9/2026 allowing the refund of the municipal fee portion of the conceal carry application;

WHEREAS, to ease the financial burden, the Township of Vernon will offer a refund of \$150 for the municipal fee to Michael Pappa.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Township of Vernon hereby authorizes the Township of Vernon Finance Department to refund the municipal portion of the conceal carry application fee in the amount of \$150 to Michael Pappa.

FINALLY, BE IT RESOLVED, that a certified copy of this Resolution be forwarded to the Township Finance Department.

CERTIFICATION

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Meeting held on October 15, 2026 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
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						

Submitted by: Julia Mitchell, Purchasing Clerk

TOWNSHIP OF VERNON

RESOLUTION #26-332

**Authorize the Award of a Required Disclosure
Contract with Country Classic Auto Body LLC**

WHEREAS, the Township of Vernon has a need for 2024 Ford E350 Ambulance repair through Country Classic Auto Body LLC, 27 County Road 628, Sussex, NJ 07461 as a required disclosure contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and,

WHEREAS, the township has obtained multiple quotes in accordance with N.J.S.A. 40A:11-61., wherein Country Classic Auto Body LLC Provided for a quote of \$29,888.72, in excess of the pay to play threshold of \$17,500.00; and

WHEREAS, Country Classic Auto Body LLC, has completed and submitted a Business Entity Disclosure Certification and a Personal Contribution Disclosure form which certifies that the vendor has not made any reportable contributions to a political or candidate committee in the *Township of Vernon* in the previous one year, and that the contract will prohibit the vendor from making any reportable contributions through the term of the contract, and

WHEREAS, the Chief Financial Officer certifies funds in the amount not to exceed \$29,888.72 in the following accounts are available:

6-01-23-228-69

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Township of Vernon authorizes the Business Administrator to enter into a contract with Country Classic Auto Body LLC, 27 County Road 628, Sussex, NJ 07461, not to exceed \$29,000.00 for the repair of 2024 Ford E350 Ambulance; and,

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and Personal Contribution Disclosure form, Determination of Value be placed on file with this resolution.

CERTIFICATION

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Meeting held on October 15, 2026 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
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						

Country Classic Auto Body LLC

27 Route 628

Sussex, NJ 07461

973-702-3333

info@countryclassicab.com

"You're driving home our reputation!"

AUTHORIZATION TO REPAIR AND DIRECTION OF PAY

- . I hereby authorize Country Classic Auto Body (CCAB) to make repairs to my unit as discussed and/or outlined in a provided estimate(s) from CCAB and or my insurance company.
- . CCAB will not be responsible for loss or damage to my RV/trailer/other type of unit or personal articles caused by fire, theft, accident or any other cause of loss beyond their control.
- . If aftermarket parts, as specified by my insurance company, are used in repairs, CCAB will be held harmless in an event resulting in property damage and/or physical harm caused by said parts.
- . All customer paid repairs, insurance repairs, supplemental repairs and/or deductibles must be paid in full at the time of pick up unless arrangements are made with an insurance company for direct payment(s) to CCAB. I understand that my RV, trailer, or other type of unit cannot be released until my owed portion is received prior to or at time of pick up.
- . **Credit card payments are subject to a 3% fee.**
- . Old parts removed and replaced will be discarded. I consent to the damaged parts being discarded unless a prior agreement is made to retain the damaged parts.
- . INSPECTION DISCLAIMER: I understand that I, or my insurance company, has the right to inspect the RV/trailer/other type of unit before/during/after repairs and before payment is made to CCAB.
- . INSURANCE COMPANY: I authorize you to make payment(s) directly to Country Classic Auto Body for any initial and/or supplemental payments.

Signature: _____ Date: _____

Tax ID: 223-744-707

General License: 000376A

Heavy Duty: 000022

TOWNSHIP OF VERNON

RESOLUTION #26-333

RESOLUTION OF THE TOWNSHIP OF VERNON, COUNTY OF SUSSEX, STATE OF NEW JERSEY, AUTHORIZING THE AWARD OF IT CONSULTING SUPPORT SERVICES TO INTEGRATED MICROSYSTEMS INC., THROUGH THE COMPETITIVE CONTRACTING PROCESS

WHEREAS, the Township has authorized the competitive contract procurement for IT Consulting Support Services through Resolution #22-40 on January 10, 2022; and

WHEREAS the Township received and opened in a fair and open manner for CC# 26-09 in accordance with N.J.S.A. 19:44A-20.5, responses on September 9, 2026.; and

WHEREAS, the Township established a rating committee, rating the proposals upon the standards of Price and Other Factors, those factors being Technical, Managerial and Cost, in accord with N.J.A.C.5:34-4; and

WHEREAS the Township received 18 proposals, where Integrated Microsystems Inc. LLC 74 Lee Ave. Haledon, New Jersey, 07508, was deemed to be the most advantageous, price and other factors in accordance with N.J.S.A. 40A:11-4.1; and

WHEREAS, the report produced by the committee, recommended Integrated Microsystems Inc. LLC 74 Lee Ave. Haledon, New Jersey, 07508, and was made available to the public and governing body at least 48 hours prior to the meeting of the governing body in accord with N.J.S.A. 40A:11-4.1 and N.J.A.C. 5:34-4; and

WHEREAS it is the recommendation that the Township enter into an agreement for services under competitive contract with Integrated Microsystems Inc. LLC 74 Lee Ave. Haledon, New Jersey, 07508, for a period of five (5), years under the terms and tenets as set forth in the competitive contract procurement; and

WHEREAS the Chief Financial Officer certifies funding is available as follows:

Year 1	\$31,200.00
Year 2	\$31,200.00
Year 3	\$33,600.00
Year 4	\$33,600.00
Year 5	\$33,600.00

Line Item: Y-01-20-140-38 (Subject to Adoption of the 2027-2031 Municipal Budgets)

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Vernon, County of Sussex, State of New Jersey, as follows:

1. That the Mayor is authorized to execute a five (5) contract for services with Integrated Microsystems Inc. LLC 74 Lee Ave. Haledon, New Jersey, 07508, under the precepts of competitive contract IT consulting services, CC# 26-09

CERTIFICATION

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Meeting held on October 15, 2026 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
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						

THIS AGREEMENT made and entered into this day of , 2026
BETWEEN:

TOWNSHIP OF VERNON,

a municipal corporation of the State of New Jersey, with offices located at the Municipal Building, 21 Church Street, Vernon, N.J. 07462, party of the first part, and hereinafter designated as the "TOWNSHIP", and:

Integrated Microsystems Inc.

74 Lee Ave.

Haledon, New Jersey, 07508

WHEREAS, the TOWNSHIP duly advertised competitive contracts CC# 26-09 for furnishing the following:

CC# 26-09 IT Competitive Contract

WHEREAS, the Mayor and TOWNSHIP Council have accepted the proposal of the contractor and authorized the execution of this Agreement as cited below.

NOW THEREFORE THE CONTRACTOR AND THE TOWNSHIP, in consideration of the mutual covenants herein, **DO HEREBY AGREE AND CONTRACT** as follows:

1. The Contractor shall and will provide all materials and perform all work required to complete all work in accordance with the Specifications and Contract Documents cited above to provide the following:

Competitive Contract CC# 26-09

The above documents, supplements and addenda are incorporated by reference and made a part of this contract. All documents are intended to supplement each other and together constitute a complete set of Specifications.

2. The Contractor declares and agrees that he will be responsible for the full performance and completion of all work to be done under this contract and by the execution hereof admits that he has carefully informed himself respect all conditions at the site and pertaining to the work to be done. All work shall be done in a workmanlike manner and in accordance with all applicable laws and regulations.
3. The TOWNSHIP will pay by Voucher and the Contractor will accept in full payment and consideration for performance of the Contractor's obligations hereunder:

Proposal as per submittal 26-09

For a term of five (5) years from the date of resolution of award

Year 1	\$31,200.00
Year 2	\$31,200.00
Year 3	\$33,600.00
Year 4	\$33,600.00
Year 5	\$33,600.00

4. All increases in labor rates and material costs that may develop during the performance of the work contemplated by this contract shall be assumed by the Contractor.
5. It is expressly understood that the parties hereof that this contract includes where applicable, the tenets, general conditions and legal requirements as complete within proposal, as the source of the scope of work and measures of successful performance of the contract.
6. In addition to all other remedies and relief provided by other contract documents, including the Specifications, the Contract shall indemnify, hold and save harmless the Owner, its agents and all representatives thereof, from and against all loss, injury, cause of action, damage and liability to person or property in whatever form and will forever defend in the name of and on behalf of the Owner every suit or cause of action, even if groundless, seeking to enforce any such loss, injury, cause of action, damages and liability to person and property by reason of, arising out of, or in connection with this contract or contract documents, or the failure or neglect or conditions, the aforesaid being in addition to any other right or remedy which the Owner may have against the contractor in law or equity or otherwise.

7. The Contractor covenants and agrees that anything in this contract or in the contract documents to the contrary notwithstanding, or regardless of any matter, thing, contingency or conditions, unforeseen, or otherwise, present or future, the Contractor shall not be entitled to receive any additional or further sums of money than the amounts in said contract documents provided, and the failure of the Owner to insist upon strict performance of any terms, covenants, agreements, provisions or conditions in this contractor in the contract documents, in any one or more instances, shall not be construed as a waiver or relinquishment, for the future of any such terms, covenants, agreements, provisions and conditions, the same shall be the remain in full force and effect with power and authority on the part of the Owner to enforce the same or cause the same to be enforced at any time, without prejudice to the other rights which the Owner may have against the Contractor under this contract or the contract documents.
8. This contract shall inure to the benefit of and be binding to the parties hereto, their respective heirs, executors, administrators, successors and assigns, but it is expressly understood, covenanted, and agreed that this contract shall not be assigned, sold, subcontracted, pledged, mortgaged or set over the Contractor to any person, firm, corporation or association, except upon the expressed written consent of the Owner.
9. During the performance of this contract the Contractor agrees that he will fully comply with the Affirmative Action Requirements as outlined in the Specifications annexed to and incorporated in full in this contract document (P.L. 1975, c.127.).

IN WITNESS WHEREOF, the said party of the first part has caused this instrument to be signed by its Mayor, attest by its Clerk and its official seal to be hereto affixed, and the said party of the second part has hereunto set his hand and seal or caused these presents to be signed by its proper officers and its corporate seal to be hereto affixed, the day and year first above written.

ATTEST:

TOWNSHIP OF VERNON

ATTEST:

VENDOR NAME

TOWNSHIP OF VERNON

RESOLUTION #26-334

REFUND FOR CARRY PERMIT MUNICIPAL FEE, DI GIROLAMO

WHEREAS, mayor and township council of the township of Vernon have adopted ordinance 26-04 dated 2/9/2026 allowing the refund of the municipal fee portion of the conceal carry application;

WHEREAS, to ease the financial burden, the Township of Vernon will offer a refund of \$150 for the municipal fee to Linda Di Girolamo.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Township of Vernon hereby authorizes the Township of Vernon Finance Department to refund the municipal portion of the conceal carry application fee in the amount of \$150 to Linda Di Girolamo.

FINALLY, BE IT RESOLVED, that a certified copy of this Resolution be forwarded to the Township Finance Department.

CERTIFICATION

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Meeting held on October 15, 2026 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
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						

Submitted by: Julia Mitchell, Purchasing Clerk

TOWNSHIP OF VERNON

RESOLUTION #26-335

REFUND FOR CARRY PERMIT MUNICIPAL FEE, DI GIROLAMO

WHEREAS, mayor and township council of the township of Vernon have adopted ordinance 26-04 dated 2/9/2026 allowing the refund of the municipal fee portion of the conceal carry application;

WHEREAS, to ease the financial burden, the Township of Vernon will offer a refund of \$150 for the municipal fee to Christopher Di Girolamo.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Township of Vernon hereby authorizes the Township of Vernon Finance Department to refund the municipal portion of the conceal carry application fee in the amount of \$150 to Christopher Di Girolamo.

FINALLY, BE IT RESOLVED, that a certified copy of this Resolution be forwarded to the Township Finance Department.

CERTIFICATION

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Meeting held on October 15, 2026 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
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						

Submitted by: Julia Mitchell, Purchasing Clerk

TOWNSHIP OF VERNON

RESOLUTION #26-336

REFUND FOR CARRY PERMIT MUNICIPAL FEE, MCPHAIL

WHEREAS, mayor and township council of the township of Vernon have adopted ordinance 26-04 dated 2/9/2026 allowing the refund of the municipal fee portion of the conceal carry application;

WHEREAS, to ease the financial burden, the Township of Vernon will offer a refund of \$150 for the municipal fee to Lawrence McPhail.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Township of Vernon hereby authorizes the Township of Vernon Finance Department to refund the municipal portion of the conceal carry application fee in the amount of \$150 to Lawrence McPhail.

FINALLY, BE IT RESOLVED, that a certified copy of this Resolution be forwarded to the Township Finance Department.

CERTIFICATION

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Meeting held on October 15, 2026 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
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						

Submitted by: Julia Mitchell, Purchasing Clerk

TOWNSHIP OF VERNON

ORDINANCE #26-22

AN ORDINANCE OF THE TOWNSHIP OF VERNON, COUNTY OF SUSSEX, STATE OF NEW JERSEY, REGULATING OUTDOOR ASSEMBLIES OF 250 OR MORE PEOPLE.

WHEREAS, the Township Council of the Township of Vernon has determined that public assemblies of 250 or more people can create adverse impacts on surrounding residential neighborhoods, including increased traffic, noise, parking congestion, and potential safety concerns; and

WHEREAS, the Township currently lacks a specific ordinance addressing public assemblies over 250 or more people; and

WHEREAS, it is in the interest of the public health, safety, and general welfare of the residents of the Township of Vernon to regulate such assemblies;

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

“SECTION 1. The Revised General Ordinances of the Township of Vernon are hereby amended and supplemented by the addition of a new Chapter 153, Public Assemblies, as follows:

§ 153-1. Permit required; exceptions.

A. **When permit is required.** No person, partnership, association, corporation or any combination thereof shall permit, maintain, promote, conduct, act as entrepreneur, undertake, organize, manage, sell or give tickets to an outdoor assembly of **250 or more people** (or **500 or more** for events held entirely within a Township-owned park or recreational facility during normal operating hours), whether on public or private property, unless a permit has first been issued by the Zoning Officer. Application must be made at least **60 days** in advance of the assembly.

B. **Exceptions.** No permit is required for: (1) regularly operated outdoor recreational facilities conducting usual business between 8:00 a.m. and 11:00 p.m.; (2) assemblies inside fully enclosed buildings licensed for public occupancy; and (3) normal day-to-day park use by individuals or small family groups (under 250 people total).

C. A separate permit is required for each day and each location.

§ 153-2. License fee; maximum number of attendees; waiver from fee.

A. The fee for each permit is set forth in Chapter 250, Fees and Escrows. A separate fee is required for each day and location.

B. The permit shall state the maximum number of attendees. The permittee shall not allow more persons than the maximum stated.

C. The Mayor and Council may waive the fee for civic, charitable, or nonprofit organizations upon written request.

§ 153-3. Application for permit.

A. **Filing.** The applicant shall file a verified application with the Zoning Officer at least 60 days prior to the event. Corporate applications must be signed by the appropriate officers.

B. **Contents.** The application shall include all information required by § 153-4 plus:

(1) Applicant's name, age, residence, mailing address, and (for corporations) 10%+ shareholders;

(2) Exact location (block/lot and legal description), record owner, and proof of permission to use the site;

(3) Nature and purpose of the assembly, schedule of events, advertising examples, and performer names;

(4) Dates, start/end times (no event before 8:00 a.m. or after 12:00 midnight unless specifically approved);

(5) Detailed site plan showing parking, traffic flow, fire access lanes, emergency vehicle access, toilet facilities (minimum 1 toilet per 350 persons or as required by Health Department), water supply, solid-waste disposal, lighting, sound-amplification equipment, and medical/ambulance services;

(6) Security plan (number and credentials of guards/special police);

(7) Proof of insurance and financial responsibility (see § 153-5); and

(8) Past experience with similar events and any prior permit revocations or violations.

§ 153-4. Application procedure; additional requirements.

A. Upon receipt, the Zoning Officer shall immediately forward copies to:

(1) Chief of Police (or designee) – traffic, parking, security;

(2) Fire Marshal (or designee) – fire safety and access;

(3) Sussex County Health Department (or designee) – sanitation, water, medical;

(4) Construction Official – structural/safety compliance; and

(5) Recreation Department – scheduling conflicts for Township properties.

Each department shall provide written recommendations within **15 days**.

B. The Zoning Officer may issue the permit only after receiving all recommendations and confirming all requirements are met.

§ 153-5. Financial responsibility; insurance.

A. The applicant shall provide proof of general liability insurance naming the Township of Vernon as an additional insured:

- **\$1,000,000** per occurrence/**\$2,000,000** aggregate for bodily injury and property damage.

B. The Township Council may require a cash deposit or surety bond (minimum \$50,000) to cover cleanup, police overtime, or damages.

C. Nonprofit applicants may submit a letter of indemnification if they demonstrate assets exceeding \$5,000,000.

§ 153-6. (Reserved)

§ 153-7. Revocation of permit.

A. A permit may be revoked by the Zoning Officer, Chief of Police, or Fire Marshal upon 12 hours' notice if: (1) the application contains material false information; (2) the number of attendees exceeds the permitted maximum by 50% or more and the applicant cannot provide additional services; and (3) new conditions arise that endanger public health, safety, or welfare.

B. Immediate revocation (without 12-hour notice) is permitted if criminal activity, disorderly conduct, or nuisances substantially impair public safety or welfare.

C. Upon revocation, the permit fee and any deposit shall not be refunded.”

SECTION 2. All other Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed as to such inconsistency.

SECTION 3. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of this Ordinance shall be deemed valid and effective. This article is not intended to alter the current or later enacted amendments to the Township's Zoning Code.

SECTION 4. This Ordinance shall take effect upon its passage and publication according to law.

TOWNSHIP OF VERNON

ORDINANCE #26-23

ORDINANCE EXTENDING LEASE AGREEMENT BETWEEN THE VERNON TOWNSHIP BOARD OF EDUCATION AND THE TOWNSHIP OF VERNON, AND SUB-LEASE AGREEMENT BETWEEN THE TOWNSHIP OF VERNON AND THE DOG OWNERS GATHERING SOCIETY OF VERNON TOWNSHIP, INC., FOR CERTAIN UNIMPROVED REAL PROPERTY IDENTIFIED ON THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF VERNON AS BLOCK 308 Lot 2 (old Block 133, Lot 2.05)

WHEREAS, the Vernon Township Board of Education (“BOE”) is the owner of certain unimproved real property located at 669 Route 517, identified further on the official tax maps of the Township of Vernon (“Township”) as Block 308 Lot 2 (old Block 133, Lot 2.05) (the “Premises”); and

WHEREAS, pursuant to N.J.S.A. 18A:20-8.2(a), the BOE previously determined that the Premises is not necessary for school purposes but may, at some future time, be required for said purposes; and

WHEREAS, on November 1, 2009 the BOE and Township entered into a five (5) year lease agreement (“Lease”) for the Premises for the sole purpose of allowing the Township to sublet said Premises to the Dog Owners Gathering Society of Vernon Township, Inc. (“DOGS”); and

WHEREAS, DOGS is a tax-exempt organization under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, having a postal address of P.O. Box 221, Vernon, New Jersey; and

WHEREAS, on November 1, 2009 the Township and DOGS entered into a five (5) year sublease agreement (“Sublease”) for the Premises for use as a free, open-to-the-public, off-leash dog park operated and maintained by DOGS; and

WHEREAS, consideration for the Lease and Sublease was limited to the mutual promises and obligations contained in said Lease and Sublease, without additional monetary compensation; and

WHEREAS, on or about July 9, 2012 the Lease and Sublease were amended to allow the Township to use a portion of the Premises as a community garden available to Township residents on a first come, first served basis; and

WHEREAS, the Lease and Sublease, as amended, expired on October 31, 2014; and

WHEREAS, the parties extended the terms of the Lease and Sublease, as amended, for an additional five (5) year period through October 31, 2019 and again through October 31, 2026; and

WHEREAS the parties desire to extend the terms of the Lease and Sublease, as amended, for an additional three (3) year period ending on October 31, 2029; and

WHEREAS, there is an ongoing and continuous need for a dog park within the Township due to the increased number of dogs and dog owners residing within the Township; and

WHEREAS, the Township Council has determined that having a free, open-to-the-public, off-leash dog park will continue to benefit the residents of Vernon in that dog parks, in general, promote responsible pet ownership, give dogs a place to exercise safely thereby reducing barking and other problem behaviors, provide seniors and disabled owners with an accessible place to exercise their companions, and provide an area for community-building and socializing; and

WHEREAS, there is also an ongoing and continuous need for a public facility where gardeners may share and exchange ideas while producing healthy food for friends and family; and

WHEREAS, the Township Council has determined that having a community garden will continue to benefit the residents of Vernon in that it will provide a suitable gardening area to residents who do not have any at home, provide an area capable of growing healthy produce which can combat adult obesity and chronic illnesses, allow residents to connect with nature, create intergenerational connections between seniors and youths, foster community spirit and civic mindedness, and reduce costs otherwise spent on groceries; and

WHEREAS, the Local Lands and Buildings Law, N.J.S.A. 40A:12-14(c) allows a municipality to lease property to a nonprofit corporation for a public purpose.

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

1. The Township is hereby authorized to extend the term of its November 1, 2009 Lease, as extended and amended, with the Vernon Township Board of Education for an additional three (3) year term ending on October 31, 2029 subject to the remaining terms and conditions set forth in the Lease, as amended, which shall remain in full force and effect.

2. The Mayor is hereby authorized to execute the Amendment to Lease with the Vernon Township Board of Education, a copy of which is attached hereto as **Attachment A**.

3. The Township is hereby authorized to extend the term of its November 1, 2009 Sublease, as extended and amended, with the Dog Owners Gathering Society of Vernon Township, Inc. for an additional three (3) year term ending on October 31, 2029 subject to the remaining terms and conditions set forth in the Sublease, as amended, which shall remain in full force and effect.

4. The Mayor is hereby authorized to execute the Amendment to Sublease with the Dog Owners Gathering Society of Vernon Township, Inc., a copy of which is attached hereto as **Attachment B**.

5. Consideration for the extended terms shall be limited to the continuation of the mutual promises and obligations contained in the Lease and Sublease, as amended, without monetary compensation; and

6. The Township shall not be responsible for the operation and/or maintenance of the dog park or any costs associated therewith during the extended terms of the Lease and Sublease.

7. The Mayor and Business Administrator are hereby designated as the Township Officials responsible for the supervision of the Lease and Sublease, as amended.

8. Pursuant to N.J.S.A. 40A:12-14(c), The Dog Owners Gathering Society of Vernon Township, Inc. shall submit an annual report to the Mayor or Business Administrator which describes or contains the following:

- (i) the use to which the Premises was put during each year;
- (ii) the activities performed in furtherance of the public purpose for which the Sublease was granted;
- (iii) the approximate value or cost, if any, of such activities in furtherance of the such purpose; and
- (iv) an affirmation of the continued tax-exempt status of the nonprofit corporation or association pursuant to both State and federal law.

NOW, THEREFORE, BE IT FURTHER ORDAINED that this Ordinance shall take effect upon final adoption and publication pursuant to law.

AMENDMENT TO LEASE

This Amendment to the Lease (the "Amendment") is made as of this 17th day of September, 2026.

BETWEEN

VERNON TOWNSHIP BOARD OF EDUCATION, having a postal address of P.O. Box 99, 625 Route 517, Vernon, New Jersey 07462 (the "Landlord");

AND

TOWNSHIP OF VERNON, NEW JERSEY, a municipal corporation of the State of New Jersey, with offices located at 21 Church Street, Vernon, New Jersey 07462 (the "Tenant").

RECITALS

WHEREAS, by Lease dated November 1, 2009, which has been extended to the present, (collectively the "Lease") the Landlord leased to Tenant certain unimproved property consisting of a portion of Lot 2.05, Block 133, located at the intersection of Dorfred Terrace and Route 517 (the "Premises") for the specific limited purposes of allowing the Tenant: (1) sublet a portion of the Premises to Dog Owners Gathering Society of Vernon Township (the "Subtenant") and (2) develop a portion of the Premises into a public garden for use by the residents of Vernon Township; and

WHEREAS, the parties wish to amend the Lease including extending the term thereof;

NOW, THEREFORE, in consideration of the mutual covenants herein an \$1.00, the receipt and sufficiency of which is hereby acknowledged, and with the concurrence of the Subtenant, the Lease is hereby amended as follows:

1. Section 2.1 of the Lease is revised to read as follows:

Subject to Section 2.2 below, the term of this Lease shall be three (3) years commencing on November 1, 2026 and ending on October 31, 2029, unless terminated earlier in the manner set forth in this Lease or the Sublease attached to the Original Lease as Exhibit A, as amended. Thereafter, this Lease may be renewed for additional successive three (3) year terms upon the mutual written consent of the Landlord and the Tenant, given no later than ninety (90) days prior to the expiration of the then-current term, subject to earlier termination in the manner set forth in this Lease or Exhibit A, as amended.

2. Section 2.2 of the Lease is revised to read as follows:

If the Landlord determines at any time the term hereof that the Premises are required to be used by the school district for any purpose, the Landlord shall have

the right to terminate this Lease and the Tenant shall concurrently terminate the sublease upon thirty (30) days' prior notice in writing to Tenant and D.O.G.S. of Vernon, respectively.

3. Section 8.6 of the Lease is revised to read as follows:

The Landlord and Tenant shall, at their respective own cost and expense, obtain or provide and keep in full force, during the term hereof, general public liability insurance insuring the Landlord and Tenant, respectively, against any and all liability or claims of liability arising out of, occasioned by or resulting from any accident or otherwise in or about the Premises for injuries to any persons, for limits of not less than \$50,000 for property damage, \$1,000,000 for injuries to one person and \$3,000,000 for injuries to more than one person, in any one accident or occurrence.

Unless caused by gross negligence or willful misconduct of the Tenant, its employees, representatives, agents or independent contractors, the Tenant shall in no instance be liable to Landlord for any environmental damage to the Premises, nor shall the Tenant be liable for any environmental studies, clean up and/or remediation of any nature whatsoever with respect to use of the Premises by D.O.G.S. of Vernon as a public off-leash dog park pursuant to the terms and conditions of the sublease attached hereto as Exhibit A.

4. Concurrent with this Amendment, the Tenant shall enter into an amendment of the Sublease with the Subtenant in the form attached hereto as Appendix 1, extending the term of the Sublease. Tenant and Subtenant shall provide certificates of insurance which include Landlord as additional insured.
5. The parties acknowledge that the Landlord uses a significant portion of the remainder of Lot 2.05, Block 133 for a solar renewable energy installation which provides low cost energy to the Lounsberry Hollow and Rolling Hills schools. The Tenant acknowledges that this use does not interfere with the Tenant's use of its leased portion of the Premises.
6. If there is a conflict between this Amendment and any provisions of the Lease, this Amendment shall govern.
7. Except as amended herein the Lease remains in full force and effect.
8. This Amendment may be executed in one or more counterparts, which shall constitute on and the same instrument.
9. Except as amended hereby all capitalized terms used herein shall have the same meaning ascribed to them in the Lease.

IN WITNESS WHEREOF, the parties have caused this Agreement to be signed by their authorized representatives as of the date written above.

ATTEST:

VERNON TOWNSHIP BOARD OF
EDUCATION

By: _____

By: *Al Mull*

ATTEST:

TOWNSHIP OF VERNON

By: _____

By: _____

TOWNSHIP OF VERNON

ORDINANCE #26-24

ORDINANCE OF THE TOWNSHIP OF VERNON, COUNTY OF SUSSEX, STATE OF NEW JERSEY, AMENDING CHAPTER 476 OF THE CODE OF THE TOWNSHIP OF VERNON SHORT TERM RENTALS

WHEREAS, a determination has been made that the municipal code concerning Short Term Rentals needs to be amended to reflect current operations and to harmonize the municipal code.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and the Council of the Township of Vernon, County of Sussex, and State of New Jersey, that Chapter 476 of the Municipal Code is hereby amended and supplemented as follows:

§ 476-6 Application process for short-term rental permit and inspections.

A transient accommodation tax of three percent (3%) shall be paid to the Township in accordance with applicable Township requirements. If the owner utilizes a booking platform or service, including but not limited to Airbnb or Vrbo, that does not automatically collect and remit the required three percent (3%) tax directly to the Township, the owner shall submit a sworn statement affirming that the tax will be paid to the Township on a quarterly basis. The owner shall be responsible for verifying whether the booking platform or service collects and remits the tax directly to the Township. Any tax not collected and remitted by the booking platform or service shall remain the responsibility of the owner.

The owner shall provide the Township with a direct link to each online listing or advertisement for the transient accommodation property, including any listing maintained on a booking platform or other website. The owner shall notify the Township of any changes to the listing link and provide updated information as necessary.

AND BE IT FURTHER ORDAINED that this Ordinance shall be effective upon its passage and publication as provided by law.

§ 476-6. Application process for short-term rental permit and inspections.

- A. Applicants for an STR permit shall submit, on an annual basis, an application for an STR permit to the Township Fire Prevention Department.
- B. The application shall be signed, under oath, on a form specified by the Township.
- C. Such application shall include:
 - (1) The name, address, telephone number and email address of the owner(s) of the dwelling unit for which an STR permit is sought. If such owner is not a natural person, the application must include and identify the names of all owners, members, partners, officers and/or directors of any such entity, and the personal contact information, including address and telephone numbers for each of them;
 - (2) The address of the unit to be used as a short-term rental;
 - (3) The name, address, telephone number and email address of the short-term rental property agent, which shall constitute his or her seven-day-a-week, twenty-four-hour contact information;
 - (4) The name, address, telephone number and email address of the responsible party, which shall constitute his or her seven-day-a-week, twenty-four-hour contact information;
 - (5) The owner's sworn acknowledgement that he or she has received a copy of this chapter has reviewed it, understands its requirements and certifies, under oath, as to the accuracy of all information provided in the STR permit application;
 - (6) The number and location of all parking spaces available to the STR. A short-term rental property shall designate one parking space for every bedroom available for rent;
 - (7) A site plan showing all structures on the short-term rental property, the number and location of parking spaces available to the STR, a floor plan, which shall also show the garage if the garage is intended to be used for STR parking. No parking shall be permitted on lawns or in the street.
 - (8) The STR owner's agreement to use his or her best efforts to assure that use of the STR will not disrupt the neighborhood, and will not interfere with the rights of neighboring property owners to the quiet enjoyment of their properties;
 - (9) Any other information that this chapter requires an owner to provide to the Township in connection with an application for a rental certificate of occupancy.
- D. Every short-term rental property shall be inspected once a year for compliance with the Township's fire safety regulations, property maintenance regulations, building and other code provisions. In addition, each STR is subject to review to verify the STR's eligibility for use as an STR.
- E. A sworn statement demonstrating that the short-term rental property is not being occupied or used in violation of any provision of the Township Code shall be submitted with an STR permit application.
- F. A sworn statement providing there have been no revocations or suspensions of an STR permit shall be submitted with the STR permit application. If an STR permit has been revoked or suspended an STR permit shall not be issued, which denial may be appealed as provided hereinafter.
- G. Attached to and concurrent with submission of the STR permit application, the owner shall provide:
 - (1) Proof of the owner's current ownership of the short-term rental property;
 - (2) Proof of general liability insurance in a minimum amount of \$500,000; and
 - (3) Written certifications from the short-term rental property agent and responsible party that they agree to perform all of the respective duties specified in this chapter.

- (4) Water testing responsibilities for private wells. With the initial permit application and at least once every five years, thereafter, the owner of any short-term rental, the potable water supply for which is a private well for which testing of the water is not required pursuant to any other state law, shall test that water supply in the manner established pursuant to the Private Well Testing Act for the following parameters: bacteria (total coliform); nitrates; iron; manganese; pH; all volatile organic compounds for which maximum contaminant levels have been established pursuant to P.L. 1977, c. 224 (N.J.S.A. 58:12A-1 et seq.); and lead by a state-certified laboratory. The potable water test results shall be provided with STR permit application.
- H. The STR permit holder shall publish the STR permit number issued by the Township in every print, digital, internet advertisement or any solicitation offering the STR for rent.
- I. In no event shall an STR be rented to anyone younger than 21 years of age. The party executing the lease or rental agreement for occupancy of the STR may allow occupants under the age of 21 to stay with him/her during the rental period of the STR.
- J. An STR can be occupied by two persons per bedroom, with an additional two persons permitted. For example, a three-bedroom STR can be rented to no more than eight people

§ 476-6. Application process for short-term rental permit and inspections.

- A. Applicants for an STR permit shall submit, on an annual basis, an application for an STR permit to the Township Fire Prevention Department.
- B. The application shall be signed, under oath, on a form specified by the Township.
- C. Such application shall include:
 - (1) The name, address, telephone number and email address of the owner(s) of the dwelling unit for which an STR permit is sought. If such owner is not a natural person, the application must include and identify the names of all owners, members, partners, officers and/or directors of any such entity, and the personal contact information, including address and telephone numbers for each of them;
 - (2) The address of the unit to be used as a short-term rental;
 - (3) The name, address, telephone number and email address of the short-term rental property agent, which shall constitute his or her seven-day-a-week, twenty-four-hour contact information;
 - (4) The name, address, telephone number and email address of the responsible party, which shall constitute his or her seven-day-a-week, twenty-four-hour contact information;
 - (5) The owner's sworn acknowledgement that he or she has received a copy of this chapter has reviewed it, understands its requirements and certifies, under oath, as to the accuracy of all information provided in the STR permit application;
 - (6) The number and location of all parking spaces available to the STR. A short-term rental property shall designate one parking space for every bedroom available for rent;
 - (7) A site plan showing all structures on the short-term rental property, the number and location of parking spaces available to the STR, a floor plan, which shall also show the garage if the garage is intended to be used for STR parking. No parking shall be permitted on lawns or in the street.
 - (8) The STR owner's agreement to use his or her best efforts to assure that use of the STR will not disrupt the neighborhood, and will not interfere with the rights of neighboring property owners to the quiet enjoyment of their properties;
 - (9) Any other information that this chapter requires an owner to provide to the Township in connection with an application for a rental certificate of occupancy.
- D. Every short-term rental property shall be inspected once a year for compliance with the Township's fire safety regulations, property maintenance regulations, building and other code provisions. In addition, each STR is subject to review to verify the STR's eligibility for use as an STR.
- E. A sworn statement demonstrating that the short-term rental property is not being occupied or used in violation of any provision of the Township Code shall be submitted with an STR permit application.
- F. A sworn statement providing there have been no revocations or suspensions of an STR permit shall be submitted with the STR permit application. If an STR permit has been revoked or suspended an STR permit shall not be issued, which denial may be appealed as provided hereinafter.
- G. Attached to and concurrent with submission of the STR permit application, the owner shall provide:
 - (1) Proof of the owner's current ownership of the short-term rental property;
 - (2) Proof of general liability insurance in a minimum amount of \$500,000; and
 - (3) Written certifications from the short-term rental property agent and responsible party that they agree to perform all of the respective duties specified in this chapter.

- (4) Water testing responsibilities for private wells. With the initial permit application and at least once every five years, thereafter, the owner of any short-term rental, the potable water supply for which is a private well for which testing of the water is not required pursuant to any other state law, shall test that water supply in the manner established pursuant to the Private Well Testing Act for the following parameters: bacteria (total coliform); nitrates; iron; manganese; pH; all volatile organic compounds for which maximum contaminant levels have been established pursuant to P.L. 1977, c. 224 (N.J.S.A. 58:12A-1 et seq.); and lead by a state-certified laboratory. The potable water test results shall be provided with STR permit application.
- H. The STR permit holder shall publish the STR permit number issued by the Township in every print, digital, internet advertisement or any solicitation offering the STR for rent.
- I. In no event shall an STR be rented to anyone younger than 21 years of age. The party executing the lease or rental agreement for occupancy of the STR may allow occupants under the age of 21 to stay with him/her during the rental period of the STR.
- J. An STR can be occupied by two persons per bedroom, with an additional two persons permitted. For example, a three-bedroom STR can be rented to no more than eight people

TOWNSHIP OF VERNON

ORDINANCE #26-21

AN ORDINANCE OF THE TOWNSHIP OF VERNON, COUNTY OF SUSSEX AND STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 509, "TAXATION," OF THE TOWNSHIP CODE TO ESTABLISH ARTICLE III, "100% DISABLED VETERAN TAX REFUNDS"

WHEREAS, pursuant to N.J.S.A. 54:4-3.30, the dwelling house and the lot whereupon the same is erected, of any citizen and resident of this State, honorably discharged or released under honorable circumstances, from active service, in time of war, in any branch of the Armed Forces of the United States, who has been or shall be declared by the United States Veterans Administration or its successor to have a service-connected disability declared by the United States Veterans Administration or its successor to be a total or 100 percent permanent disability, and not so evaluated solely because of hospitalization or surgery and recuperation, sustained through enemy action, or accident, or resulting from disease contracted while in such active service, shall be exempt from taxation on proper claim made therefor; and

WHEREAS, pursuant to N.J.S.A. 54:4-3.31, upon review and approval of the required documentation by the municipal tax assessor, the assessor shall allow said exemption from taxation for the tax year in which the claim was filed; and

WHEREAS, pursuant to N.J.S.A. 54:4-3.32, the governing body of each municipality, by appropriate resolution, may return all taxes collected on property from prior years which would have been exempt had proper claim been timely made in writing; and

WHEREAS, the statutory intent to grant discretion to the governing body of every municipality has been affirmed by court decisions that have held that a municipality has discretion to grant or deny a taxpayer a retroactive refund of property taxes that has been paid from the effective date of the disability as determined by the United States Department of Veterans Affairs as set forth in N.J.S.A. 54:4-3.32; and

WHEREAS, the Township Council desires to establish a formal policy providing that a retroactive refund of property taxes as set forth in N.J.S.A. 54:4-3.32 shall be limited to the current year of the submission of a proper claim to the tax assessor as required by N.J.S.A. 54:4-30.

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

SECTION 1

Chapter 509, "Taxation," of the Code of the Township of Vernon is hereby amended and supplemented to establish Article III, "100% Disabled Veteran Tax Refunds" which shall read in its entirety as follows:

ARTICLE III 100% Disabled Veteran Tax Refunds

§ 509-22 Property Tax Refunds.

~~A refund of property taxes pursuant to N.J.S.A. 54:4-3.32 shall be granted provided that the applicant submits a complete application to the tax assessor as required by N.J.S.A. 54:4-3.30. A retroactive refund of property taxes as set forth in N.J.S.A. 54:4-3.32 shall be limited to the effective date listed in the letter received by the Tax Assessor from the United States Department of Veterans Affairs up to a maximum of four tax quarters (1 year) as required by N.J.S.A. 54:4-3.30.~~

A refund of property taxes pursuant to N.J.S.A. 54:4-3.32 shall be granted, provided that the applicant submits a complete application to the Tax Assessor as required by N.J.S.A. 54:4-3.30. The refund of taxes may be granted retroactively only to the date that the complete application was submitted to the Tax Assessor.

No refunds shall be authorized under this section for any year, or portion thereof, prior to the year in which this ordinance took effect.

SECTION 2

All Ordinances of the Township of Vernon that are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 3

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

SECTION 4

This ordinance shall take effect twenty (20) days following final passage, approval, and publication as required by law.

CERTIFICATION

This is to certify that the above Ordinance was introduced and passed on first reading at the special meeting of the Township Council held on September 28, 2026 and the same came up for final passage and was adopted at the meeting of the Township Council held on October 15, 2026 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: September 28, 2026

NAME	M	S	YES	NO	ABSTAIN	ABSENT
Contino C.		X	X			
Ooms S.			X			
Rizzuto R.			X			
Sparta, B.	X		X			
Higgins W.			X			

ADOPTED:

NAME	M	S	YES	NO	ABSTAIN	ABSENT
Contino C.						
Ooms S.						
Rizzuto P.						
Sparta, B.						
Higgins W.						