

**VERNON TOWNSHIP COUNCIL  
MEETING MINUTES  
NOVEMBER 10, 2025 7:00 PM**

This Meeting of the Township Council of the Township of Vernon was convened at 7:00 p.m. on November 10, 2025, in the Vernon Municipal Center, 21 Church Street, Vernon, New Jersey with Council President Rizzuto presiding.

**STATEMENT OF COMPLIANCE**

Adequate notice of this meeting has been provided to the public and the press on January 19, 2025, 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.

**SALUTE TO THE FLAG**

Council President Rizzuto led the assemblage in the salute to the flag.

**ROLL CALL**

Present were Council Members, Natalie Buccieri, Jessica DeBenedetto, William Higgins, Bradley Sparta and Council President Patrick Rizzuto. Also present were Mayor Anthony Rossi, Business Administrator Tina Kraus, Township Attorney Peter King and Municipal Clerk Marcy Gianattasio.

**MAYOR'S COMMENTS**

Mayor Rossi commented that today is the 250<sup>th</sup> birthday of the United States Marine Corp and tomorrow is Veteran's Day.

This Thursday at 3pm will be the ribbon cutting for the 55 and older building. They are waiting to get their TCO. They are also presenting to the Land Use Board three additional buildings consisting of ninety-nine apartments. There is going to be a twenty-seven-unit building going up in Vernon in the future.

We received \$276,000 from the Legends property.

We are waiting until November 19<sup>th</sup> to have the election certified.

**ITEM FOR DISCUSSION**

Garbage Incentive (see attached from Mayor Rossi)

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

President Rizzuto asked for a motion to open the meeting to Public Comments.

MOVED: Sparta

SECOND: Higgins

All members were in favor.

Motion carries to open the meeting to the public.

Steve Dunlop – commented on the garbage program.

Seeing no other members from the public wishing to come forward, President Rizzuto asked for a motion to close the meeting to Public Comments.

MOVED: Higgins

SECOND: DeBenedetto

All members were in favor.

Motion carries to close the meeting to the public.

**REVIEW OF BILLS LIST**

The Council reviewed the bills list.

**APPROVAL OF MINUTES**

**October 16, 2025 – Executive Session**

President Rizzuto asked for a motion approve the October 16, 2025 executive session minutes.

MOVED: Sparta

SECOND: Buccieri

A roll call vote was taken:

AYES: Buccieri, Higgins, Sparta, Rizzuto

NAYES:

ABSTAIN: DeBenedetto

ABSENT:

Motion carries to approve the October 16, 2025 executive session minutes.

### **October 16, 2025 – Regular Meeting**

President Rizzuto asked for a motion approve the October 16, 2025 regular meeting minutes.

MOVED: Sparta

SECOND: Buccieri

A roll call vote was taken:

AYES: Buccieri, Higgins, Sparta, Rizzuto

NAYES:

ABSTAIN: DeBenedetto

ABSENT:

Motion carries to approve the October 16, 2025 regular meeting minutes.

### **CONSENT AGENDA**

**Resolution #25-289:** Refund Overpayment (Block 1 Lot 1)

**Resolution #25-290:** Refund Overpayment (Block 273 Lot 46 – Pellegrino)

**Resolution #25-291:** Refund Overpayment (Block 334 Lot 3 – Clarke)

**Resolution #25-292:** Refund Overpayment (Block 571 Lot 8 – Mendoza)

**Resolution #25-293:** Refund Overpayment (Block 526 Lot 234 – Gorski)

**Resolution #25-294:** Refund Overpayment (Block 510 Lot 26 – Benda)

**Resolution #25-295:** Approving a Solicitor Permit – Power Home Remodeling

**Resolution #25-296:** Approving a Solicitor Permit – Power Home Remodeling

**Resolution #25-297:** Approving a Solicitor Permit – Power Home Remodeling

**Resolution #25-298:** Transfer Resolution – Balance Transfers

**Resolution #25-299:** Authorizing the Mayor to Continue the Incentive to Employees Who Enroll In An Alternate Health or Prescription Plan

President Rizzuto asked for a motion to approve the consent agenda.

MOVED: Sparta

SECOND: Higgins

A roll call vote was taken:

AYES: Buccieri, DeBenedetto, Higgins, Sparta, Rizzuto

NAYES:

ABSTAIN:

ABSENT:

Motion carries to approve the consent agenda.

### **RESOLUTION #25-289**

**REFUND OVERPAYMENT  
(Block 1 Lot 1)**

**BE IT RESOLVED**, by the Council of the Township of Vernon, Vernon, New Jersey, that a warrant be drawn to Wesboys, LLC, in the amount of \$680.84 representing refund for overpayment of 2025 property taxes for Block 1 Lot 1 also known as Owens Station Road, Vernon, NJ.

**RESOLUTION #25-290**

**REFUND OVERPAYMENT  
(Block 273 Lot 46 – Pellegrino)**

**BE IT RESOLVED**, by the Council of the Township of Vernon, Vernon, New Jersey, that a warrant be drawn to in the amount of \$1195.13 representing refund for overpayment of 1st qtr. 2022 property taxes for Block 273 Lot 46.

OWNER	BLOCK	LOT	REFUND AMOUNT
Pellegrino	273	46	\$1195.13
		<b>TOTAL:</b>	<b>\$1195.13</b>

**RESOLUTION #25-291**

**REFUND OVERPAYMENT  
(Block 334 Lot 3 – Clarke)**

**BE IT RESOLVED**, by the Council of the Township of Vernon, Vernon, New Jersey, that a warrant be drawn to Michael Clarke in the amount of \$1861.95 representing refund for overpayment of 3<sup>rd</sup> qtr. 2025 property taxes for Block 334 Lot 3.

OWNER	BLOCK	LOT	REFUND AMOUNT
Clarke	334	3	\$1861.95
		<b>TOTAL:</b>	<b>\$1861.95</b>

**RESOLUTION #25-292**

**REFUND OVERPAYMENT  
(Block 571 Lot 8 – Mendoza)**

**BE IT RESOLVED**, by the Council of the Township of Vernon, Vernon, New Jersey, that a warrant be drawn to Sharon Mendoza in the amount of \$2486.50 representing refund for overpayment of 4th qtr. 2024 property taxes for Block 571 Lot 8.

OWNER	BLOCK	LOT	REFUND AMOUNT
Mendoza	571	8	\$2486.50
		<b>TOTAL:</b>	<b>\$2486.50</b>

**RESOLUTION #25-293**

**REFUND OVERPAYMENT  
(Block 526 Lot 234 – Gorski)**

**BE IT RESOLVED**, by the Council of the Township of Vernon, Vernon, New Jersey, that a warrant be drawn to Roseann Gorski in the amount of \$2043.08 representing refund for overpayment of 3rd qtr. 2025 property taxes for Block 526 Lot 234.

OWNER	BLOCK	LOT	REFUND AMOUNT
Gorski	526	234	\$2043.08

		<b>TOTAL:</b>	<b>\$2043.08</b>
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**RESOLUTION #25-294**

**REFUND OVERPAYMENT  
(Block 510 Lot 26 – Benda)**

**BE IT RESOLVED**, by the Council of the Township of Vernon, Vernon, New Jersey, that a warrant be drawn to Craig Benda in the amount of \$1997.95 representing refund for overpayment of 3rd qtr. 2025 property taxes for Block 510 Lot 26.

OWNER	BLOCK	LOT	REFUND AMOUNT
Benda	510	26	\$1997.95
		<b>TOTAL:</b>	<b>\$1997.95</b>

**RESOLUTION #25-295**

**APPROVING A SOLICITOR PERMIT – POWER HOME REMODELING**

**WHEREAS**, Michael Vitiello has made an application for a Solicitor Permit for the purpose of windows, roofing and siding; and

**WHEREAS**, upon receipt of the application for a Solicitor Permit, by Michael Vitiello of Power Home Remodeling the Vernon Township Police Department investigated the applicant's moral character and found it to be satisfactory and in good order for the protection of the public good; and the necessary application has been filed and all documentation is in order;

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Council of the Township of Vernon that approval be granted for a Solicitor Permit for Michael Vitiello.

**BE IT FURTHER RESOLVED** that the Township Clerk is hereby authorized to issue a Solicitor's Permit to the aforesaid applicant in accordance with Chapter 428 of the Code of the Township of Vernon.

**RESOLUTION #25-296**

**APPROVING A SOLICITOR PERMIT – POWER HOME REMODELING**

**WHEREAS**, Paul Jadamiec has made an application for a Solicitor Permit for the purpose of free estimates on windows, siding and roofs; and

**WHEREAS**, upon receipt of the application for a Solicitor Permit, by Paul Jadamiec of Power Home Remodeling the Vernon Township Police Department investigated the applicant's moral character and found it to be satisfactory and in good order for the protection of the public good; and the necessary application has been filed and all documentation is in order;

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Council of the Township of Vernon that approval be granted for a Solicitor Permit for Paul Jadamiec.

**BE IT FURTHER RESOLVED** that the Township Clerk is hereby authorized to issue a Solicitor's Permit to the aforesaid applicant in accordance with Chapter 428 of the Code of the Township of Vernon.

**RESOLUTION #25-297**

**APPROVING A SOLICITOR PERMIT – POWER HOME REMODELING**

**WHEREAS**, Chase De Jong has made an application for a Solicitor Permit for the purpose of free estimates on windows, siding and roofs; and

**WHEREAS**, upon receipt of the application for a Solicitor Permit, by Chase De Jong of Power Home Remodeling the Vernon Township Police Department investigated the applicant's moral character and found it to be satisfactory and in good order for the protection of the public good; and the necessary application has been filed and all documentation is in order;

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Council of the Township of Vernon that approval be granted for a Solicitor Permit for Chase De Jong.

**BE IT FURTHER RESOLVED** that the Township Clerk is hereby authorized to issue a Solicitor's Permit to the aforesaid applicant in accordance with Chapter 428 of the Code of the Township of Vernon.

**RESOLUTION #25-298**

**TRANSFER RESOLUTION- BALANCE TRANSFERS**

**WHEREAS**, the Township of Vernon Municipal Budget requires certain modifications to cover potential expenses that may occur in excess of the original budget;

**NOW, THEREFORE BE IT RESOLVED** by the Township Council of the Township of Vernon that the following Transfer of Appropriations in the 2025 Municipal Budget in accordance with N.J.S.A 40A-58/59 are hereby approved.

ACCOUNT	TRANSFER OUT	TRANSFER IN
FROM CURRENT FUND:		
FINANCE – S&W	12,000.00	
ASSESSOR – O/E	15,000.00	
TO: CURRENT FUND		
FINANCE – O/E		12,000.00
ASSESSOR – S&W		3,000.00
FLEET MAINTENANCE – O/E		12,000.00
<b>TOTAL TRANSFERS</b>	<b>27,000.00</b>	<b>27,000.00</b>

**RESOLUTION #25-299**

**AUTHORIZING THE MAYOR TO CONTINUE THE INCENTIVE TO EMPLOYEES WHO ENROLL IN AN ALTERNATE HEALTH OR PRESCRIPTION PLAN**

**WHEREAS**, Health and Prescription Costs for employees and retirees are rising year after year and account for over 10% of the municipal budget; and

**WHEREAS**, the Township is offering multiple alternative health insurance and prescription plans for its employees; and

**WHEREAS**, the Township and employee will see the largest savings for switching to the optional plan known as Aetna Whole Health, Aetna 2035 and a High Deductible Health Plan; and

**WHEREAS**, beginning in 2017 the Township offered an incentive of 1/3 of the Township's net savings for each employee who elects to switch to the alternate health or prescription plan for the plan year and it is the wish of the Township to continue that program for the plan year January 1, 2026 to December 31, 2026

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

1. The Mayor of the Township of Vernon is hereby authorized to continue the 2017 Memorandum of Understanding with the UAW Local 2326 and AFSCME Local 3181 which created the mechanism of which to allow the incentive to be paid.
2. The change to the Personnel Policy and Procedure Manual adding the addendum to offer this incentive to non-union employees is also continued.
3. This Resolution shall take effect immediately upon passage in accordance with law.

**RESOLUTION**

**Resolution #25-300:** Resolution of the Township of Vernon, In the County of Sussex, New Jersey, Authorizing the Forbearance of the Right of Redemption of Certain Municipally Held Delinquent Tax Liens On Properties Within the McAfee Village Redevelopment Area and Determining Certain Related Matters Thereto

Council President Rizzuto asked for a motion to approve resolution #25-300.

MOVED: Higgins  
SECOND: Sparta

A roll call vote was taken:  
AYES: Buccieri, DeBenedetto, Higgins, Sparta, Rizzuto  
NAYES:  
ABSTAIN:  
ABSENT:

Motion carries to approve resolution #25-300.

## **RESOLUTION #25-300**

### **RESOLUTION OF THE TOWNSHIP OF VERNON, IN THE COUNTY OF SUSSEX, NEW JERSEY, AUTHORIZING THE FORBEARANCE OF THE RIGHT OF REDEMPTION OF CERTAIN MUNICIPALLY HELD DELINQUENT TAX LIENS ON PROPERTIES WITHIN THE MCAFEE VILLAGE REDEVELOPMENT AREA AND DETERMINING CERTAIN RELATED MATTERS THERETO**

**WHEREAS**, the Township of Vernon (the “**Township**”) is a political subdivision of the State of New Jersey, located in the County of Sussex; and

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, as amended and supplemented (the “**Redevelopment Law**”), provides a process for municipalities to participate in the redevelopment and improvement of an “area in need of redevelopment”; and

**WHEREAS**, in accordance with the criteria set forth in the Redevelopment Law, the Township identified and designated various property within the McAfee Village commercial resort area, including the properties then-identified as Block 231.01, Lot 1, commonly known as the Legends Resort, as set forth on the official tax maps of the Township as an “area in need of redevelopment” (together, the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area entitled, “McAfee Village Commercial Resort Redevelopment Plan” (as the same may be amended and supplemented from time to time, the “**Redevelopment Plan**”); and

**WHEREAS**, the Township has determined to act as the “redevelopment entity” for the Redevelopment Area; and

**WHEREAS**, pursuant to the provisions of *N.J.S.A. 54:5-1 et seq.* (the “**Tax Sale Law**”), the Township holds multiple tax liens on properties within the Redevelopment Area pursuant to one or more tax lien sales at which there were no purchasers for such liens (collectively, the “**Delinquent Liens**”); and

**WHEREAS**, pursuant to the provisions of the Tax Sale Law, the Township has the right to, among other things, foreclose the right of redemption with respect to such Delinquent Liens as early as six months following the applicable tax sale at which such Delinquent Liens were acquired by the Township (in each case, the “**Municipal Right of Redemption**”); and

**WHEREAS**, pursuant to the provisions of the Tax Sale Law, prior to any such foreclosure, the property owner(s) of the properties subject to such Delinquent Liens or their mortgagees may redeem such Delinquent Liens at any time; and

**WHEREAS**, in furtherance of the redevelopment of the Redevelopment Area pursuant to the Redevelopment Plan, on or about October 30, 2025, the property owner of a portion of the properties subject to such Delinquent Liens, or their agent (the “**Redeeming Entity**”), paid to the Township \$275,542.21 to redeem certain of the Delinquent Liens; and

**WHEREAS**, such Redeeming Entity has represented that during the hereinafter defined Forbearance Period, and thereafter, the Redeeming Entity will continue to make periodic payments to the Township to continue to redeem certain of the Delinquent Liens until the Township has been paid in full for all outstanding Delinquent Liens; and

**WHEREAS**, based on such representations by the Redeeming Entity and in furtherance of the redevelopment of the Redevelopment Area pursuant to the Redevelopment Plan, the Township will agree to forebear from exercising its Municipal Right of Redemption with respect to the outstanding Delinquent Liens from the date hereof until March 1, 2026 (the “**Forbearance Period**”); and

**WHEREAS**, during such Forbearance Period, all interest, future taxes, charges and penalties shall continue to accrue to such outstanding Delinquent Liens in accordance with applicable law, including the Tax Sale Law.

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

**Section 1.** The foregoing recitals are incorporated herein as if set forth in full.

**Section 2.** The Township hereby agrees to forebear from exercising its Municipal Right of Redemption with respect to the outstanding Delinquent Liens during the Forbearance Period. During such Forbearance Period, all interest, future taxes, charges and penalties shall continue to accrue to such outstanding Delinquent Liens in accordance with applicable law, including the Tax Sale Law. The Mayor of the Township is hereby authorized and directed to enter into any agreement, certificate, document or instrument necessary to effectuate the transaction contemplated by this resolution, upon review by and consent of counsel to the Township. The Township Clerk is hereby authorized to attest to the Mayor's signature on any such agreement, certificate, document or instrument. The Mayor is hereby further authorized to take any action reasonably necessary to effectuate the transaction contemplated by this resolution.

**Section 3.** This resolution shall take effect immediately.

### **PUBLIC HEARING/ADOPTION OF ORDINANCE**

**Ordinance #25-16:** An Ordinance Amending the Vernon Township Administrative Code Chapter 250, Fees and Escrows, Section 250-13 Department of Public Works

President Rizzuto asked for a motion to open the floor for public hearing on ordinance #25-16.

MOVED: Sparta  
SECOND: Buccieri

All members were in favor.

Motion carries to open the floor to the public for public hearing of ordinance #25-16.

Seeing no members of the public wishing to come forward, President Rizzuto asked for a motion to close the public hearing on ordinance #25-16.

MOVED: DeBenedetto  
SECOND: Buccieri

All members were in favor.

Motion carries to close the floor to the public for public hearing of ordinance #25-16.

Council President Rizzuto asked for a motion to adopt ordinance #25-16.

MOVED: Sparta  
SECOND: Buccieri

A roll call vote was taken:

AYES: Buccieri, DeBenedetto, Higgins, Sparta, Rizzuto

NAYES:

ABSTAIN:

ABSENT:

Motion carries to close the floor to the public for public hearing of ordinance #25-16.

### **ORDINANCE #25-16**

#### **AN ORDINANCE AMENDING THE VERNON TOWNSHIP ADMINISTRATIVE CODE CHAPTER 250, FEES AND ESCROWS SECTION 250-13 DEPARTMENT OF PUBLIC WORKS**

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

#### **SECTION 1.**

Section 250-13 is hereby amended to read as follows as of January 1, 2026:

##### **G. Disposal of Motor Oil**

**(1) a fee of \$0.50/gallon will be charged for the disposal of motor oil**

**SECTION 2.**

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

**SECTION 3.**

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

**SECTION 4.**

This Ordinance shall take effect as provided by law.

**PUBLIC COMMENTS (Limited to 5 Minutes Per Person)**

President Rizzuto asked for a motion to open the meeting to Public Comments.

MOVED: Sparta

SECOND: Buccieri

All members were in favor.

Motion carries to open the meeting to the public.

Seeing no members from the public wishing to come forward, President Rizzuto asked for a motion to close the meeting to Public Comments.

MOVED: DeBenedetto

SECOND: Higgins

All members were in favor.

Motion carries to close the meeting to the public.

**COUNCIL COMMENTS**

Council Member Higgins questioned the CFO search and asked for the status. He feels that it may be time to hire a headhunter to find candidates.

Council Member DeBenedetto said that tomorrow is Veteran's Day and thanked all of the veterans for their service.

Council Member Sparta thanked the veterans for their service.

Council Member Buccieri echoed all of the comments regarding the veterans and marine corp.

**COUNCIL PRESIDENT COMMENTS**

Council President Rizzuto commented on the veterans and thanked them for their service and their lives.

Council President Rizzuto mentioned the pee wee football league won the championship for the district they play for.

**ADJOURNMENT**

At 8:14 pm Council Member DeBenedetto made a motion to adjourn the meeting. Seconded by Council Member Sparta.

All were in favor.

Respectfully submitted,

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Marcy Gianattasio, RMC, CMR  
Municipal Clerk

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Patrick Rizzuto  
Council President

Minutes approved: December 8, 2025