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June 16, 2026

MEMORANDUM TO: Kim Decker, Vernon Township Planning & Zoning Secretary

FROM: Cory L. Stoner, P.E., P.P., C.M.E., Land Use Board Engineer

SUBJECT: **RENGINEERING REVIEW – DEEDS**
Preliminary and Final Site Plan for FW Webb/Vintage Clothes, LLC
Property Located at 6 Black Creek Drive
Block 391 Lot 11
Vernon Township, Sussex County
HPA No. 23-122

Dear Kim:

I have reviewed the deeds and descriptions that were submitted on the behalf of the above referenced Applicant. Based on a review of these items I have the following comments:

1. The plans reviewed consisted of:

   a. A plan entitled, " Proposed Boundary Exhibit, Block 391, Lot 11, 6 Black Creek Drive, Vernon Township, Sussex County, State of New Jersey", prepared by Control Point Associates, Inc. consisting of one (1) sheet, dated October 14, 2025 and last revised October 28, 2026.

   b. A plan entitled, " Proposed Roadway Dedication, Block 391, Lot 11, 6 Black Creek Drive, Vernon Township, Sussex County State of New Jersey", prepared by Control Point Associates, Inc. consisting of one (1) sheet, dated October 14, 2025 and last revised October 28, 2026.

2. Meets and Bound Description, Proposed Roadway Dedication, Lot 11, Block 391, Township of Vernon, Sussex County State of New Jersey:

   a. Last paragraph – The map referenced should read: "Proposed Roadway Dedication Block 391, Lot 11, 6 Black Creek Drive, Vernon Township, Sussex County, State of New Jersey," prepared by Control Point Associates, Inc. dated 10-14-2025 and last revised 10-28-2025.

3. Deed from Vintage Clothes, LLC to the Township of Vernon:

   a. Deed Description, last paragraph – The map referenced should read: "Proposed Roadway Dedication Block 391, Lot 11, 6 Black Creek Drive, Vernon Township,

Sussex County State of New Jersey," prepared by Control Point Associates, Inc. dated 10-14-2025 and last revised 10-28-2025.

4. Meets and Bound Description, Lot 11, Block 391, Township of Vernon, Susse County State of New Jersey:

   a. The 7th course - South 62 degrees 45 minutes and 22 seconds west 168.51 feet - is missing from the description.

   b. Last paragraph – The map referenced should read: "Proposed Boundary Exhibit, Block 391, Lot 11, 6 Black Creek Drive, Vernon Township, Sussex County, State of New Jersey," prepared by Control Point Associates, Inc. dated 10-14-2025 and last revised 10-28-2025.

The Applicant should update the deeds and descriptions and resubmit them for review. If you have any questions regarding the comments listed above or need additional information, please do not hesitate to contact me.

Very truly yours,



Cory L. Stoner, P.E., P.P., C.M.E.
HAROLD E. PELLOW & ASSOCIATES, INC.
Vernon Township Land Use Board Engineer

CLS:MJM:mjm
K:\PROJECTS\MUNICIPAL\VERNON\LUB\23-122 - FW WEBB - 6 BLACK CREEK DRIVE\DECKER2.DOCX

cc: Via Email
Andrea M. Healy (ahealy@greenleafcm.com)

DAVIS MALM
ATTORNEYS

Charles H. DeBevoise
P: 617.589.3846
cdebevoise@davismalm.com

October 1, 2026

VIA FEDERAL EXPRESS

Peter J. King, Esq.
King Moench & Collins LLP
51 Gibraltar Drive, Suite 2F
Morris Plains, NJ 07950

Re: Deed from Vintage Clothes, LLC to The Township of Vernon

Dear Mr. King:

At the request of F.W. Webb Company and Green Leaf, enclosed please find the original Deed executed by Vintage Clothes, LLC for you to record.

Sincerely,

Charles H. DeBevoise

Charles H. DeBevoise

CHD:ew
Encl.
1432971.1

Prepared by:

Charles H. DeBevoise, Esq.

DEED

This Deed is made on September 29, 2026

BETWEEN VINTAGE CLOTHES, LLC, a New Jersey limited liability company, whose address is 160 Middlesex Turnpike, Bedford, Massachusetts 01730

, referred to as the Grantor.

AND THE TOWNSHIP OF VERNON, a municipality of the State of New Jersey, whose address is 21 Church Street, Vernon, New Jersey 07462

, referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and Grantees listed above.

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of ONE and 00/100 ($1.00) DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION. The Grantor acknowledges receipt of this consideration.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) **Municipality** of **Township of Vernon, Block No. 391, Part of Lot No. 11.**

3. **Property.** The Property consists of a portion of the Grantor's land in the **Township** of **Vernon, County** of **Sussex and State** of **New Jersey.** The legal description is:

See Schedule A attached hereto and made a part hereof.

The purpose of this Deed is to convey to the Grantee and dedicate for road use a portion of Lot 11, approximately 333 square feet in area, to be annexed to and become a part of Black Creek Drive, a 50' wide right of way, owned by the Grantee.

SUBJECT to easements, restrictions of record, rights of way, if any, and such state of facts as an accurate survey may disclose.

SUBJECT to the terms and conditions of a certain Resolution adopted by the Township of Vernon Land Use Board captioned "In the Matter of FW Webb/Vintage Clothes, LLC, Application Number LU # 2-23-2, Decided on March 22, 2023, Memorialized on April 26, 2023, Preliminary and Final Site Plan Approval with a Parking Variance."

BEING a portion of the premises conveyed to the Grantor herein by Deed made by Del Grosso Realty LLC, dated June 26, 2017 and recorded July 27, 2017 in the Sussex County Clerk's Office in Deed Book 3437, Page 191.

4. **Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page.

Witnessed or Attested to By:

Name:

VINTAGE CLOTHES, LLC,
a New Jersey limited liability company

By: _____
Robert A. Mucciarone, Manager

COMMONWEALTH OF MASSACHUSETTS, COUNTY OF MIDDLESEX SS.

I CERTIFY that on September 29, 2026, Robert A. Mucciarone personally came before me and acknowledged under oath to my satisfaction that this person (or if more than one, each person):

(a) is the Manager of Vintage Clothes, LLC, the entity named in the within instrument, and is authorized to sign the within instrument on behalf of said limited liability company;

(b) as such Manager, signed, sealed and delivered this instrument as the voluntary act and deed of the limited liability company, the entity named in this deed; and

(c) made this deed for $1.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

_____
Notary Public
My commission expires: 2/14/33

JENNIFER CORKERY
My Commission Expires February 11, 2033
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

SCHEDULE A

LEGAL DESCRIPTION

A portion of Lot 11, Block 391, to be annexed to and become part of Black Creek Drive, a 50' wide right of way situate and lying in the Township of Vernon, County of Sussex, State of New Jersey, and being more particularly described as follows:

BEGINNING AT A POINT ON THE EASTERLY LINE OF BLACK CREEK DRIVE (50 FEET WIDE RIGHT OF WAY), SAID POINT BEING NORTH 42 DEGREES 02 MINUTES 34 WEST A DISTANCE OF 161.76 FEET ALONG SAME FROM THE POINT WHERE IT IS INTERSECTED BY THE SOUTHERLY LINE OF LOT 11, BLOCK 391. SAID INTERSECTION POINT BEING THE BEGINNING CORNER AS DESCRIBED IN A DEED FROM DEL GROSSO REALTY LLC TO VINTAGE CLOTHES, LLC RECORDED IN THE SUSSEX COUNTY CLERK'S OFFICE ON JULY 27, 2017 IN DEED BOOK 3437 PAGE 191, AND RUNNING THENCE;

1. ALONG SAID EASTERLY LINE BEING THE FIRST COURSE AS DESCRIBED IN SAID DEED BOOK 3437, PAGE 191, NORTH 42 DEGREES 02 MINUTES 34 SECONDS WEST, A DISTANCE OF 81.22 FEET TO A POINT,
THENCE;

2. ALONG THE SECOND COURSE IN SAID DEED, NORTH 45 DEGREES 22 MINUTES 46 SECONDS EAST, A DISTANCE OF 12.45 FEET TO A POINT, THENCE;

3. ALONG SAID PROPOSED EASTERLY RIGHT OF WAY LINE OF BLACK CREEK DRIVE ON A CURVE TO THE LEFT,NOT TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 17 DEGREES 18 MINUTES 01 SECONDS, AN ARC LENGTH OF 83.04 FEET, A CHORD BEARING OF SOUTH 33 DEGREES 23 MINUTES 34 SECONDS EAST, AND A CHORD DISTANCE OF 82.72 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 333 SQUARE FEET OR 0.008 ACRES

THIS DESCRIPTION IS PREPARED WITH REFERENCE TO A MAP ENTITLED "PROPOSED ROADWAY DEDICATION, BLOCK 391, LOT 11, 6 BLACK CREEK DRIVE, VERNON TOWNSHIP, SUSSEX COUNTY, NEW JERSEY" PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 10-14-2025 AND LAST REVISED 10-28-2025.

TOWNSHIP OF VERNON

ORDINANCE #22-24

ORDINANCE APPROVING TOWN CENTER REDEVELOPMENT PLAN AMENDMENT TO ADD BLOCK 391, LOT 11 TO THE TCLI OVERLAY ZONE AND TO PERMIT OUTDOOR STORAGE WITH BUFFERING IN THE TCI

WHEREAS, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.* (the "Redevelopment Law"), sets forth the procedures for the Township of Vernon ("Township") to determine whether certain properties are areas in need of redevelopment, along with the development and effectuation of a redevelopment plan for such properties; and

WHEREAS, by Resolution No. 17-169, the Township Council directed the Township Land Use Board ("Land Use Board") to undertake an investigation to determine whether properties in a proposed redevelopment area, commonly referred to as the Town Center Zone ("TC Zone") is a non-condemnation redevelopment area within the meaning of the Redevelopment Law ("Redevelopment Area"); and

WHEREAS, the Land Use Board adopted a resolution undertaking an investigation of the TC Zone and whether it or any portion constitutes an area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, the Land Use Board authorized Jessica Caldwell, P.P., A.I.C.P. of J. Caldwell & Associates ("Caldwell") to prepare an investigative report of the TC Zone to determine if the TC Zone or any parcels within the TC Zone should be declared an area in need of redevelopment; and

WHEREAS, the Land Use Board held a public hearing to consider the findings of Caldwell's investigative report of the TC Zone, at which time the Land Use Board determined that the Redevelopment Area satisfied the statutory criteria to be designated as an area in need of redevelopment in accordance with the Redevelopment Law; and

WHEREAS, the Land Use Board recommended that the Township Council designate the Redevelopment Area as an area in need of redevelopment and adopted a memorializing resolution at its April 11, 2018, meeting; and

WHEREAS, the Township Council thereafter adopted Resolution No. 18-135 at its public meeting on April 23, 2018, designating the Redevelopment Area as an area as in need of redevelopment pursuant to Redevelopment Law; and

WHEREAS, Resolution No. 18-35 was transmitted to the Commissioner of the State of New Jersey, Department of Community Affairs, and the area in need of redevelopment designation became effective on or about May 10, 2018; and

WHEREAS, on January 27, 2020, the Township Council, pursuant to the Redevelopment Law, adopted Resolution No. 20-74, directed the Land Use Board to consider and arrange for the preparation of a redevelopment plan to govern the Town Center Zone and to submit such redevelopment plan to the Township Council for its consideration and adoption; and

WHEREAS, at its February 10, 2021, meeting the Land Use Board reviewed the proposed Redevelopment Plan and heard public comment regarding same and issued a report deeming the Redevelopment Plan consistent with the Township Master Plan; and

WHEREAS, the Township Council adopted the Redevelopment Plan as Ordinance 21-10 on April 26, 2021; and

WHEREAS, a property within the TC Redevelopment Plan Area requested amendments to the Redevelopment Plan to assist in their operations and future expansion; and

WHEREAS, the Local Housing and Redevelopment Law permits amendments to Redevelopment Plans over time to meet the demands of the marketplace; and

WHEREAS, the Township Council has carefully considered the amendments to the Redevelopment Plan and find that they are in the best interest of the welfare of the general public;

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

Section 1. The Town Center Redevelopment Plan dated March 25, 2021, Amended November 2022 a copy of which is annexed hereto and made a part of this Ordinance, is adopted in accordance with the Redevelopment Law.

Section 2. This Ordinance constitutes an amendment to the zoning district map included in the Township's zoning ordinance.

Section 3. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 4. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to such section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

Section 5. This Ordinance shall take effect upon (i) filing with the Sussex County Planning Board in accordance with the Municipal Land Use Law; and (ii) adoption and publication in the manner required by New Jersey law.

CERTIFICATION

This is to certify that the above Ordinance was introduced and passed on first reading at the Meeting of the Township Council held on November 28, 2022, and the same came up for final passage and was adopted at the Special Meeting of the Township Council held on December 20, 2022 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

Howard Burrell, Mayor

Township of Vernon

INTRODUCED: November 28, 2022

NAME	M	S	YES	NO	ABSTAIN	ABSENT
Buccieri, N.		X	X			
Lynch, B.	X		X			
Sparta, B.						X
Tadrick, J.			X			
Rizzuto, P.			X			

ADOPTED: December 20, 2022

NAME	M	S	YES	NO	ABSTAIN	ABSENT
Buccieri, N.		X	X			
Lynch, B.	X		X			
Sparta, B						X
Tadrick, J.			X			
Rizzuto, P.			X			

TOWN CENTER REDEVELOPMENT PLAN

Township of Vernon

Sussex County, New Jersey

March 25, 2021

Amended November 2022

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

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

J Caldwell & Associates, LLC
Community Planning Consultants

145 Spring Street, Suite E

Newton, New Jersey 07860

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INTRODUCTION

The Town Center Redevelopment Plan (the "Plan") governs the Non-Condemnation Area in Need of Redevelopment (the "Plan Area") designated by Resolution 18-135 adopted by the Township Council of the Township of Vernon on April 23, 2018, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), including 172[1] tax lots in the Town Center District (the "Plan Area"). This Plan is proposed to execute the redevelopment of the Area, shown below.



Proposed Town Center Plan Area
Subject to the 525 Route 515 Redevelopment Plan

Source: NJDEP 2015 High Resolution Orthophotography, NJOGIS

Town Center Plan Area

J Caldwell & Associates, LLC
Community Planning Consultants

[1] The overall Town Center Redevelopment Area contains 173lots. Block 413, Lot 10 is governed under the 525 Route 515 Redevelopment Plan.

PLAN CONTEXT

The Plan Area occupies approximately 391.02 acres and includes 172 tax lots in Vernon Township, Sussex County. The Plan Area is located in three zones, the TC – Town Center Zone, the R-4 High Density Zone and the LI Light Industrial Zone. The Plan Area centers around New Jersey State Highway Route 94, County Route 515 (Vernon Stockholm Road), Church Street, Main Street and Church Street. A complete list of the parcels in the Plan Area by tax lot is provided at the end of this report. The existing uses in the Plan Area primarily consist of commercial, residential and industrial uses. A variety of uses are located within the Plan Area including: restaurants (some with drive-through service), retail and service uses, banks, gas and service stations, warehousing and light industrial, offices, churches, the Vernon Municipal Building, Vernon's Department of Public Works, the Township Recycling Facility and a variety of residential uses. The Plan Area is accessed by two main roads: New Jersey State Highway Route 94 and County Route 515, which are also the two main thoroughfares for the Township of Vernon. The Plan Area generally encompasses the State designated Town Center for the Township and is a crucial economic center for the municipality. The primary goal of the Redevelopment Plan is to promote economic vitality in the Vernon Town Center which serves residents and visitors in a pedestrian friendly walkable environment. The Plan Area is located in the Highlands Planning Area.

PURPOSE

This Redevelopment Plan is designed to serve as the zoning for the Plan Area and to provide guidelines for new construction in the Plan Area and establish permitted land uses and building requirements for the Area. The Plan permits a mix of uses including residential, commercial, and light industrial to enliven this underutilized section of the Township. The right-of-way should be developed with an inviting streetscape to create an engaging public realm. The Plan includes additional standards for pedestrian mobility. Furthermore, the Plan is designed to encourage the integration of enhanced building designs, parking, landscape, and signage elements in order to improve the appearance of the streetscape in the Town Center and to support the specific goals and policy statements set forth in the Township Master Plan.

PLAN CONSISTENCY REVIEW

Township Master Plan Consistency

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

The Township's master plan was adopted by the Vernon Township Land Use Board on December 27, 1995 and a Master Plan amendment was adopted in November 2003. The 1995 Master Plan was then updated in July 2010, December 2011, and July 2016 to enhance and further the goals and objectives of the Township's changing land use and housing needs. The following Master Plan goals and objectives relate to the Redevelopment Area and further enhances the Land Use Goals of the Township of Vernon's Master Plan.

- To foster a community sense of place and identify by further defining the unique and positive aspects of Vernon.
- To provide for economic development through the Commercial, Light Industrial, Commercial Recreation and Agri-Eco Tourism.
- To encourage commercial and mixed-use development in a form, location and design that preserves and enhances the unique character and identity of Vernon Township.
- To direct the majority of future growth in the Township to the Vernon Center, Redevelopment Areas and appropriate existing resort areas of the Township.

The redevelopment law requires that the redevelopment plan define the relationship of the Plan to the local master plan goals and objectives such as appropriate land use, population densities, improvements to traffic, public utilities, recreational, community facilities and other improvements.

This Redevelopment Plan is consistent with these goals and objectives of the Township's Master Plan.

Local, Regional, and State Plan Consistency

The relationship of the Redevelopment Plan with surrounding communities' master plans is also reviewed to determine whether any significant relationship exists. Its relationship to the State Development and Redevelopment Plan must also be reviewed. The Plan Area is located in the center of the Township and does not create any potential issues or significant relationships with master plans in surrounding municipalities.

The Sussex County Strategic Growth Plan (SGP) divides the County into six (6) "landscapes," and Vernon is classified as a "Center" where alternative transportation options, cultural and physical infrastructure and relatively dense residential development is encouraged and promoted to establish a sense of community. In addition, the Plan highlights the following objective relevant to the Redevelopment Area: "minimize development through incentives for density transfer and to enforce development into

designated centers". This Redevelopment Plan is consistent with the Sussex County Strategic Growth Plan because the Redevelopment Plan follows the guidelines for Center-type development.

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

APPLICATION OF REGULATIONS

The Township will seek a Redeveloper, or Redevelopers, for all or portions of the site based on developer interest and ability to assemble parcels. The Redeveloper will acquire, or work with the Township to acquire, all or portions of the Redevelopment Area in order to redevelop the Area according to the following land use regulations:

Permitted Uses

Mixed-uses, multiple principal uses and multiple principal structures are permitted. The following uses and customary and incidental accessory uses are permitted in the Plan Area.

a. Antiques Shop.

b. Arts Center, Gallery or Studio.

c. Age-Restricted Housing: Defined as residential units with a minimum of 80% if the residences occupied by persons 55 years of age and older, and the remainder not having any units occupied by persons less than 45 years of age, are permitted.

d. Apartments/Condominiums.

e. Banks, Savings and Financial Institutions.

f. Banquet Halls and Catering Facilities.

g. Bus Shelters: Design shall be consistent with the street furniture.

h. Business Services.

i. Child Care Center: Shall be permitted, consistent with N.J.S.A. 40:55D-66.6.

j. Civic and Institutional Uses, including Governmental Uses.

k. Community Centers.

l. Community Residences for the Developmentally Disabled.

m. Convenience Store: Permitted having a minimum of 1,500 square feet and a maximum of 4,000 square feet.

n. Cultural Facilities.

o. Drive-Through Facilities: Permitted as an accessory use to a principal permitted use when located to the side or rear of a facility.

p. Farm Stands.

q. Farmer's Markets.

r. Health Care Facilities.

s. Health Clubs.

t. Health Services.

u. Home Occupations.

v. Home Professional Offices.

w. Inns and Bed and Breakfast Facilities.

x. Live/Work Units.

y. Microbreweries/Micro-Distilleries, Brewpubs, Craft Breweries, Distilleries and Wineries.

z. Non-Residential (social type) Lodge.

aa. Offices and Office Buildings.

bb. Outdoor Dining.

cc. Places of Worship.

dd. Residential Uses: Single Family, Duplex, Triplex, Townhouses and Multi-family.

ee. Retail and Service Establishments.

ff. Recreation Facilities, Commercial, Public, or Private: Permitted as indoor facilities or outdoor public park, plaza or square.

gg. Restaurants and Bars: Fast food restaurants shall be permitted on the first floor only of mixed-use buildings or as separate stand-alone facilities provided, they are not fronting on Main Street.

hh. Restaurant Take-Out or Pick-Up facilities.

ii. Schools and Educational Facilities.

jj. School Bus Shelter: Design shall be consistent with the street furniture.

kk. Shelter and Adult Care Facilities.

ll. Shopping Centers and Specialty Shopping Centers: defined as having two or more retail establishments.

mm. Solar or Photovoltaic: See Article XXI, Solar Zoning Standards, Sections 330-260 and 330-261.

nn. Specialty Food Store.

oo. Supermarket.

pp. Temporary Outdoor Activity: Permitted with written permission from the Township of Vernon.

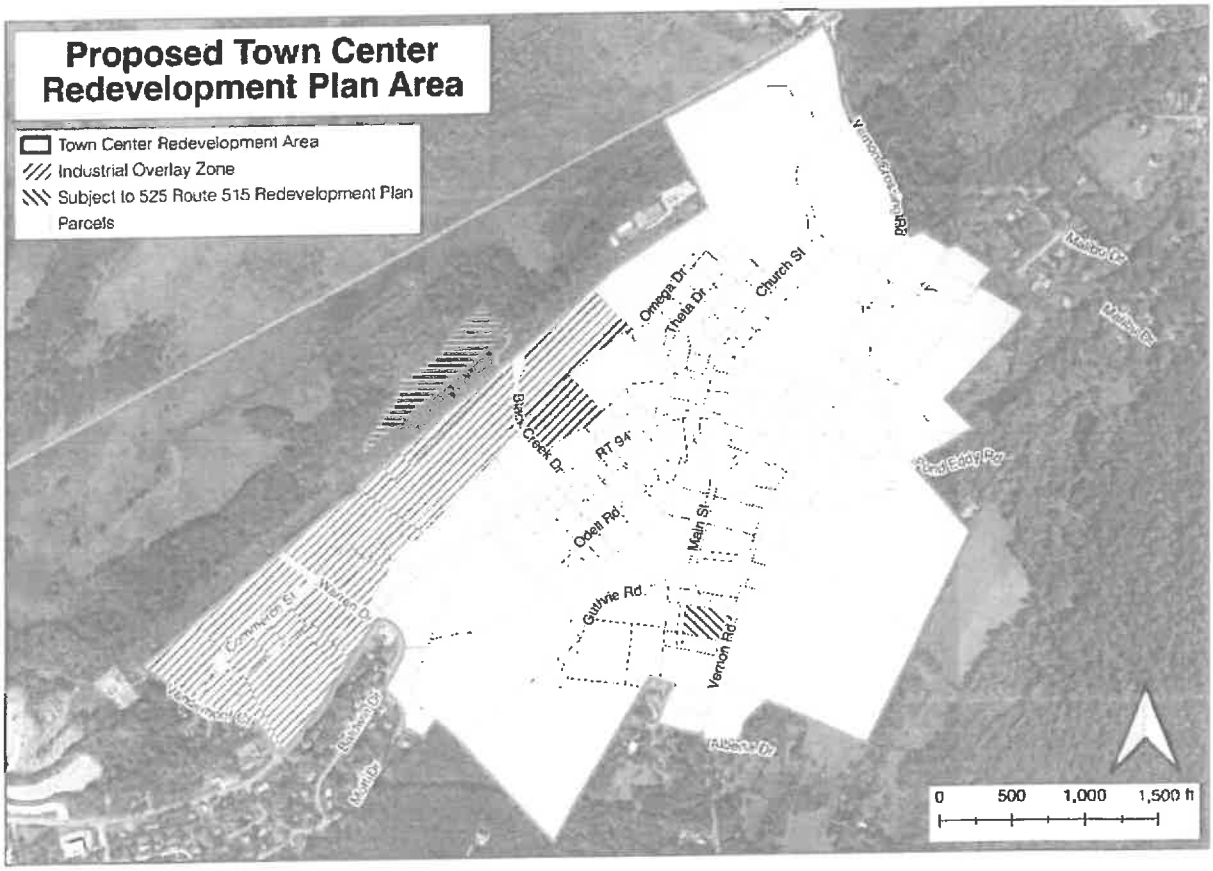
qq. Theaters and Amphitheaters (Indoor and Outdoor).

Area and Bulk Requirements

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

Minimum Lot Width	100 feet
Front Yard Setback	10 feet
Side Yard Setback	7.5 feet
Rear Yard Setback	10 feet
Maximum Building Height	4 Stories/50 feet
Maximum Impervious Coverage	85%
Maximum Building Coverage	70%

Redevelopment Plan Map



TCLI – Town Center Light Industrial Overlay Zone

There are several properties within the Plan Area that are currently developed with or adjacent to light industrial uses. These properties may utilize the Town Center Zone provisions or may utilize the TCLI Overlay Zone standards listed below. The TCLI Overlay Zone permits light industrial, manufacturing, warehouses and distribution facilities, research and development, agricultural uses, gas stations and repair garages, business services and child care centers. Outdoor storage is a permitted accessory use subject to the buffering requirements listed below

The following is a list of tax lots in the TCLI – Town Center Light Industrial Zone.

- Block 310, Lot 2 (Prior: B 141, L 2)
- Block 381, Lot 1 (Prior: B 184.02, L 6.01)
- Block 381, Lot 2 (Prior: B 184.02, L 10)
- Block 381, Lot 3 (Prior: B 184.02, L 9)
- Block 381, Lot 4 (Prior: B 184.02, L 8)
- Block 381, Lot 5 (Prior: B 184.02, L 3)
- Block 381, Lot 6 (Prior: B 184.02, L 2)
- Block 381, Lot 7 (Prior: B 184.02, L 1)
- Block 381, Lot 8 (Prior: B 184.02, L 4)
- Block 381, Lot 9 (Prior: B 184.02, L 5)
- Block 381, Lot 11 (Prior: B 184.02, L 6)
- Block 390, Lot 2 (Prior: B 141, L 12.05)
- Block 390, Lot 7 (Prior: B 184.01, L 5)
- Block 390, Lot 11 (Prior: B 184.01, L 4)
- Block 390, Lot 12 (Prior: B 184.01, L 6)
- Block 390, Lot 13 (Prior: B 141, L 12.04)
- Block 391, Lot 12 (Prior: B 141, L 12)
- Block 395, Lot 6 (Prior: B 184.02, L 11)
- Block 395, Lot 7 (Prior: B 184.02, L 7)
- Block 391, Lot 11 (Prior: B 141, L 15.04)

The following bulk standards apply as an overlay zone to properties located within the TCLI – Overlay Zone:

Minimum Lot Area	20,000 square feet
Minimum Lot Width	150 feet
Minimum Front Yard Setback	20 feet
Minimum Side Yard Setback	10 feet
Minimum Rear Yard Setback	20 feet
Maximum Building Height	50 feet
Maximum Building Coverage	50%
Maximum Lot Coverage	75%

In the TCLI Zone, the following buffering standards apply for loading, service and outdoor storage areas:

1. Loading and service areas, trash receptacles, utility boxes, and outdoor storage areas should be placed in visually unobtrusive locations in the side or rear of the buildings. The service areas should be integrated with the building design.
2. Screening should be provided to block direct views into these areas. A solid wall or fence with a minimum of six (6) feet in height and constructed of stone, brick, solid wood, vinyl or similar material compatible to the building should be used to screen outdoor storage, trash and service areas. Outdoor storage areas shall require a minimum wall or fence height of eight (8) feet. Planted buffers may be used to screen outdoor storage areas in place of, or in addition to fencing.
3. Fences and screening walls shall be limited to a maximum height of four (4) feet in front yards, except they may be a maximum of six (6) feet in height when used as a buffer for service area enclosures, and a maximum of eight (8) feet in height when used as a buffer for outdoor storage areas.

Properties developed under the TCLI Overlay Zone standards shall be subject to the standards of Article VII Design and Development Principals and Standards for building design, parking, lighting, landscaping and other site plan standards where not regulated by this Plan.

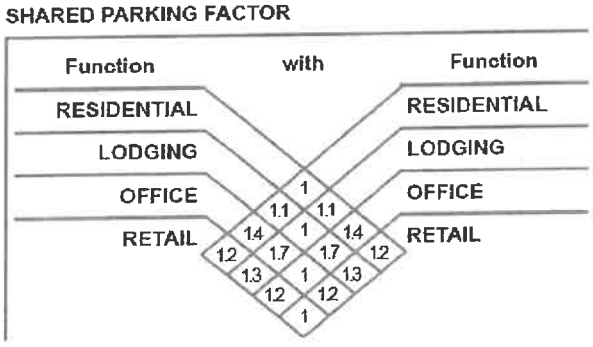
Affordable Housing Requirements

The Township of Vernon is located in the Highlands Region and two-thirds of the municipality is located in the Preservation Area and one-third is in the Planning Area. With the majority of land in the Preservation Area, developing affordable housing in the Township is challenging. Since the Town Center Redevelopment Area is located in the Planning Area, the bulk of new development will occur in the Town Center. As a result, an affordable housing set-aside within the Town Center will provide for a mix of housing choices within the Township. Any housing proposed within the Town Center that results in a density of more than six (6) units per acre and a total of six (6) or more units shall provide a 20 percent set-aside for affordable housing. Those units shall meet all state and local standards in place at the time of development.

Parking Standards

For the purposes of promoting the efficient use of parking facilities, decreasing the amount of impervious surface, and improving the visual character of the public realm, this Redevelopment Plan encourages the use of shared parking.

In order to promote more efficient use of parking facilities, a parking space may be counted towards the parking requirement for two or more different uses provided that the parking is within 250 feet of the uses and the use is on the shared parking factor table. The shared parking factor illustration below shows how shared parking can be calculated for two uses within the same vicinity of one parking area. The shared parking factor is used by adding together the parking area. The shared parking factor is used by adding together the parking requirement for each function then dividing it by the shared factor. For instance, if a residential use requires 10 spaces and retail use requires 10 spaces, the total number of 20 spaces is divided by the shared parking factor of 1.2, yielding a requirement of 17 spaces. The shared parking factor should be utilized for uses in adjacent blocks within the proximity of a shared lot. When three functions share parking, the lowest factor should be used to assure enough parking is provided.



The number of parking spaces required per use in the Plan Area are as displayed on the table below:

Lodging	1.0 space per room
Office	1.0 per 250 square feet
Retail	1.0 per 350 square feet
Restaurant	1.0 per 4.0 seats
Other Uses	1.0 per 350 square feet
Residential	1.5 spaces per unit

1. Parking Location:

    a. A minimum of 65 percent of the required off-street parking shall be located at the rear or side of the building. Up to 35 percent of the required parking may be located in the front of the building if screened from the street.

    b. Parking shall be setback a minimum of five (5) feet from building facade.

2. Parking Layout:

    a. Parking lots shall be limited in size where possible and interconnected with commercial parking lots of adjacent properties. Shared parking areas and shared driveways are encouraged. Cross access easements for adjacent lots with interconnected parking lots are encouraged.

    b. Parking lot design shall consider pedestrian circulation. Pedestrian crosswalks shall be provided and linked to the wider pedestrian network. Pavement textures shall be required on pedestrian access ways, and strongly encouraged elsewhere in the parking lot, as surfacing materials, or when used as accents.

    c. Parking lots shall meet New Jersey ADA requirements for handicapped parking.

3. Parking Lot Landscaping:

    a. Parking lots shall be suitably landscaped to provide shade and visual relief. At least one shade tree a minimum of two and a half inches (2.5") caliper in size shall be provided for every ten (10) cars in the parking lot. At least ten (10%) percent of the lot shall be green. As stonewall or evergreen hedge at least four (4) feet in height shall be used to parking along the lot line. The perimeter edge of the parking lot shall be planted with evergreen hedges, shade screens, shrubs, and related covers.

4. All other regulations regarding parking standards are provided in Section 330-184.B(5)p Section 330-76 Design of Parking Areas, Section 330-114 Parking; Number of Spaces, Section 330-115 Parking Space Size and Section 330-116 Parking Areas. In the event of a conflict between the above-referenced sections and the Plan, the Plan shall control.

Buffer Requirements

1. Loading and service areas, trash receptacles and utility boxes should be placed in visually unobtrusive locations in the side or rear of the buildings. The service areas should be integrated with the building design.
2. Screening should be provided to block direct views into these areas. A solid wall with a minimum of six (6) feet in height and constructed of stone or similar material compatible to the building should be used to screen trash and service areas.
3. Property owners and businesses are encouraged to consolidate and share refuse areas and equipment.
4. Chain link fencing including the use of wood or plastic slats and wood stockade fencing is prohibited for screening trash and service areas.
5. Walls and fences in all public areas are to be constructed to match the architectural detail of the principal structure and should not be located adjacent to a residential property.
6. Fences and screen walls shall be limited to a maximum height of four (4) feet except they must be six (6) feet in height when used as a buffer for service area enclosures.

Landscaping Requirements

Landscaping must be provided to promote a desirable and cohesive natural environment for residents, downtown patrons and employees, and passing motorists and recreators. Landscaping must also be utilized to screen parking and loading areas, provide windbreaks for winter winds and summer cooling for building, streets, and parking, according to the following standards:

1. Ornamental trees should be provided throughout the Plan Area, particularly at key locations such as site entrances and along existing roadway frontages.
2. Hedges, shrubs, and ground cover must be used to define space and provide privacy. Foundation plantings should include evergreen and deciduous shrubs.
3. Landscape plantings should compliment the building and emphasize important features.
4. All landscaping must have a two-year maintenance guarantee. If any planting material dies within two years of planting, it must be replaced by the following planting season.
5. The use of planters, window flower boxes and hanging baskets is encouraged to provide seasonal color.
6. All landscaping shall conform to the Land Development Section 330-72 unless otherwise specified above.

Street Trees

1. Street trees are to be planted along both sides of all streets in the Town Center.
2. Street trees should have a minimum if a two and a half inch (2.5") caliper at the time of planting. The bottom branches shall be trimmed to a minimum of seven (7) feet from the group to allow

pedestrian passage. Tree spacing shall be generally forty (40) feet apart on center with variation for driveways, lighting and other streetscape impediments.

3. Ironsmith "Camelia" tree grates or approved shall be utilized around street trees in the sidewalk area.
4. The following street trees are the required species for the Town Center Plan Area and should be planted in an alternating pattern:
    a. Prunus Serrulata (Kwanzan Cherry).
    b. Pyrus Calleryana "Redspire" (Redspire Pear).

Mobility Regulations

Thoroughfares are an important aspect of public space. The design and access to streets and sidewalks in the Plan Area plays a key role in forming this sense of place for the neighborhood and the Town Center District.

1. Access driveways and automobile circulation:
    a. Appropriate traffic control signs must be installed to ensure the safe flow of traffic into and through the redeveloped area.
    b. Access configurations shall be designed to meet projected vehicular traffic and circulation needs.
2. Pedestrian circulation:
    a. Sidewalks shall be wide enough to handle pedestrians and accommodate benches, planters, street trees and street lights.
    b. Sidewalks along Main Street shall be a minimum width of twelve (12) feet wide. Sidewalks elsewhere in the Town Center District shall be a minimum of six (6) feet wide. A minimum two (2) feet wide brick paver strip shall be constructed between the curb and the sidewalk. Walkways shall be raised and curbed along buildings and within parking lots, where suitable.
    c. Barrier-free walkway systems shall be provided to allow pedestrian access to buildings or uses from parking lots and public sidewalks.
    d. To promote pedestrian mobility, outdoor cafes are permitted on sidewalks, plazas and courtyards, provided pedestrian circulation or access to store entrances is not impaired.
    e. All building entrances must provide pedestrian access to adjacent streets and parking areas.
    f. Sidewalk displays are permitted directly in front of an establishment along the sidewalk, provided at least six (6) feet of clearance is maintained at the storefront entrances and at least four (4) feet of sidewalk is maintained for pedestrians. Displays are permitted in the rear and side yards of the premises, provided that it is temporary, defined as being readily

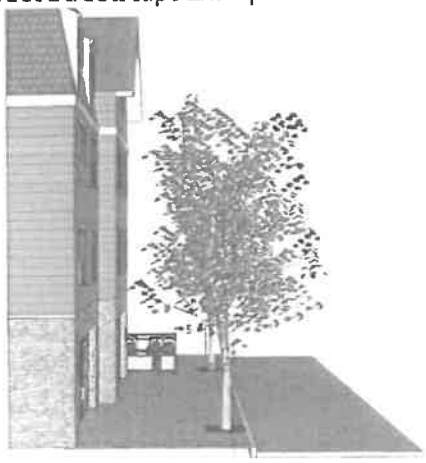
removed and is not a permanent fixture, attractive and may not generally exceed six feet (6) in height.

3. Streetscape, Sidewalks, Crosswalks and Public Spaces:

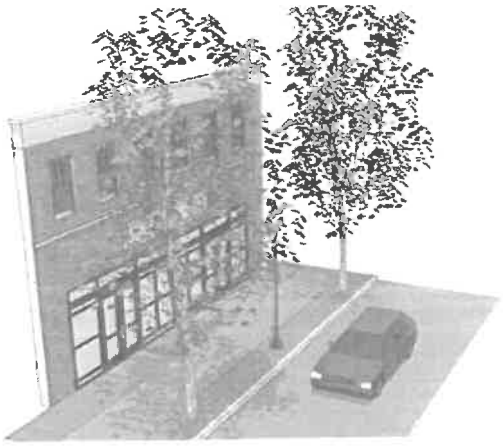
   a. Where not existing already, streetscape improvements shall be constructed along the road frontage of every lot proposed for development in the Plan Area. The streetscape shall include sidewalk, brick paver or landscaped area, street trees, street lights and street furniture.

   b. Sidewalks shall be wide enough to handle pedestrians and accommodate benches, planters and street trees lights. Sidewalks along Main Street shall be a minimum width six feet (6') and a maximum width of twelve feet (12') wide. Sidewalks elsewhere in the Town Center District shall be a minimum of six feet (6') wide, which may be a combination of a four foot (4') wide sidewalk and two foot (2') wide brick paver strip. A minimum two foot (2') wide brick paver strip shall be constructed between the curb and the sidewalk. Walkways shall be raised and curbed along buildings and within parking lots, where suitable. Following are two streetscape examples:

      i. Main Street Streetscape Example:



      ii. Secondary Street Streetscape Example:



c. Asphalt and non-aggregate exposed concrete slabs, clay brick, and decorative concrete pavers are permitted and shall provide a flat walking surface.

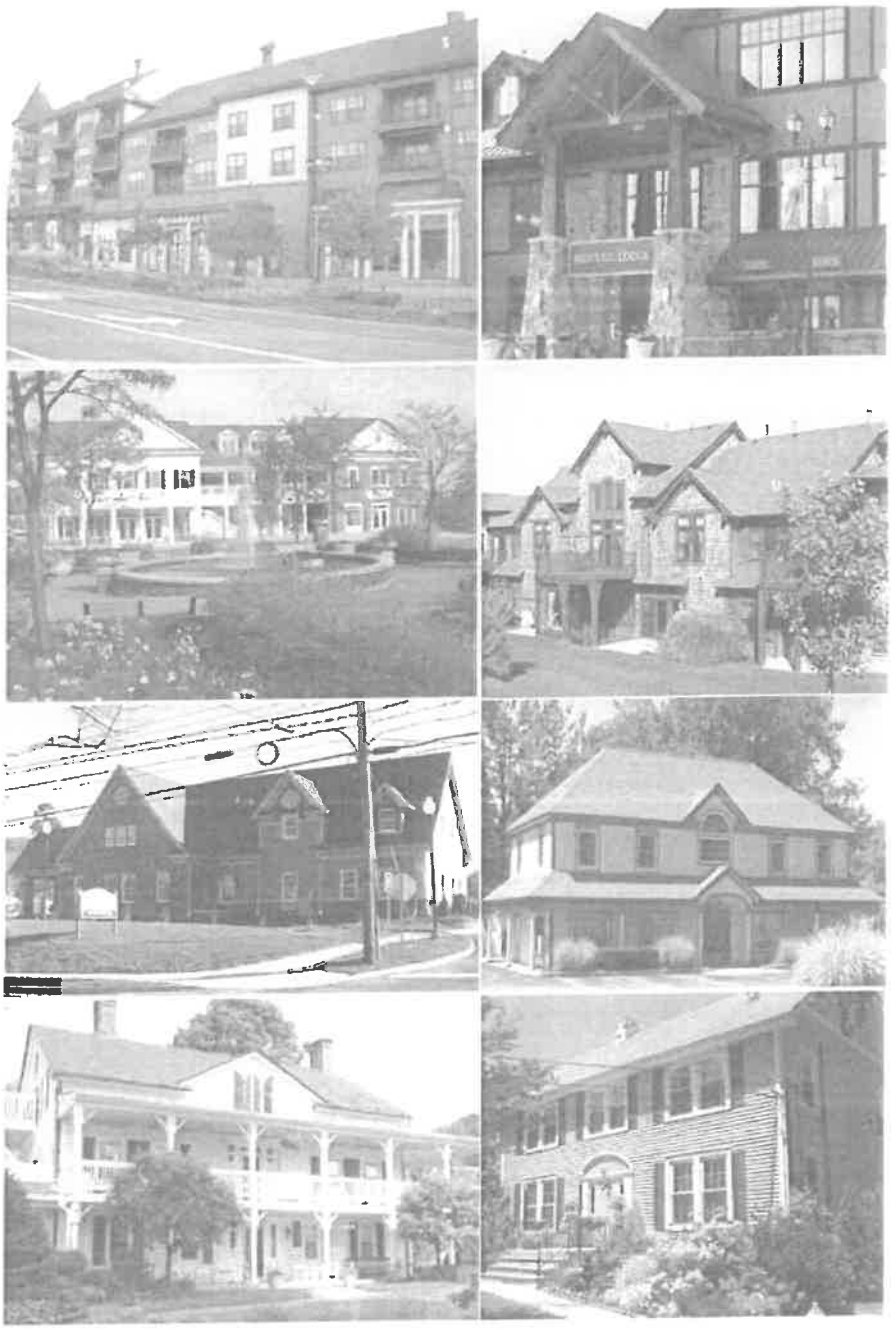
d. Decorative crosswalks shall be used to connect the public walkway system and help slow down traffic to create a pedestrian friendly environment.



Pedestrian Space Example

Building Design Standards

1. Architectural Style: Buildings in the Town Center Plan Area should be designed to evoke the architectural attributes of mountain village, alpine, or the colonial architectural elements of historic Vernon buildings. The following photographs represent architectural and design elements that are desired in the Town Center Plan Area:



2. Building Materials and Colors:

   a. All building materials and colors used on the exterior of a building shall be compatible with its overall design. Wood clapboard, or manufactured equivalent, is recommended. Natural wood or cedar shake siding is also recommended. Natural or cultured stone is recommended as a primary accent material especially for building foundations,

decorative piers and columns. Textured wood siding is recommended. Textured vinyl, cement fiber materials (if they appear similar to clapboard or split batten boards) and brick are permitted. Vinyl siding (non-textured), aluminum siding, non-decorative concrete block and other similar materials are prohibited. Stucco or stucco-like products such as Dryvit or E.I.F.S may be used only as an accent material and not encompass more than 40 percent of the wall surface.

b. Building colors shall utilize historic paint colors such as Sherwin Williams' Preservation Palette or Benjamin Moore Historic Color Collection. However, other creative color patterns and schemes will be considered. The building colors shall include a base color, complementary trim colors, and accent colors for doors and shutters.

c. For existing buildings under fifty years old, replacement or retention of original materials shall depend upon the visual prominence of the building, the features to be replaced and the buildings compatibility with adjacent structures.

d. Historic structures, over fifty years old, are encouraged to be retained and rehabilitated in keeping with the original building character to the greatest extent possible.

e. Buildings with multiple storefronts shall include variations in roofline and building height to define the individual stores within a building block.

f. Buildings with multiple storefronts shall be unified through the use of architecturally compatible styles, materials, colors, details, awnings, signage, and lighting fixtures on all storefronts.

3. Building Walls:

a. Blank windowless walls are strongly discouraged. The façade shall be broken up into sections or bays to provide variety and interest. These bays or sections shall be a minimum of 20 feet wide and a maximum of 36 feet wide. Columns, recesses, variations in the rooflines shall be used to break up the wall of the building into smaller sections. Variations in building materials, patterns and colors shall also be used to differentiate the building wall. Landscaping can also be used to break up a blank wall area.

b. Building facades shall provide unified design with a clearly defined building entrance. Recessed entrances are encouraged similar to those on older commercial buildings. Columns, awnings, canopies and pilasters can be used to define the entryway. Doors and window trim shall be used to highlight these features.

c. The architectural treatment of the front façade shall continue around all visible exposed sides of a building. Each façade of a building shall be consistent in style, materials, colors and details. Buildings shall have a defined base and cap. The base may align with the window sill level of the first floor, the foundation edge, or the ground with foundation

plantings. The cap of the building includes the building cornice, parapet or eaves at the top of the building wall.

d. Fire escapes are not permitted on the front façade wall.

4. Roofs and Roof Material:

a. Roofs shall be designed to reflect the style of the historic Vernon structures in terms of pitch and materials. They shall be compatible with the building's architecture and complementary to adjoining structures. Roof offsets, dormers and gables are encouraged. Architectural embellishments including towers, cupolas, chimneys, dormers, and cross gables can be used to break up large roof masses and add visual interest.

b. Gable roofs with a slope of no less than 6:12 (excluding porches and dormers) are recommended. Flat roofs are discouraged on one and one-and-a-half story buildings. Flat roofs on two- and three-story buildings shall include a decorative parapet wall at least two (2') feet in height above the roof level up to six (6') feet high.

c. Roof material shall be textured asphalt shingles, slate, slate-like tiles or wood shingles, in dark earth tone colors compatible with the architecture of the building. Metal roofs or panels may be permitted particularly as accent features.

d. Roofs shall be designed to hide rooftop service equipment.

5. Windows:

a. Windows shall have a vertical orientation and alignment. The window arrangement shall be in a unified pattern with the windows on the upper levels vertically aligned with the windows and doors on the ground level. The window locations and rooflines shall be compatible with adjoining building bays and adjacent buildings.

b. Windows with mullions are encouraged. Reflective and overly tinted glass are prohibited. Outside window gates are prohibited.

6. Building Location and Orientation:

a. Buildings shall be located to front towards and relate to public streets, both functionally and visually.

b. In a multiple building development, buildings located on the interior of a site shall front towards and relate to one another, both functionally and visually

c. Buildings shall be located appropriately to allow for adequate fire and emergency access.

7. Service Equipment:

    a. All air conditioning units, HVAC systems, exhaust pipes or stacks, elevator housing and satellite dishes and other telecommunications receiving devices shall be screened from public view, by using walls, roof elements, penthouse- type screening devices or landscaping, designed to be architecturally compatible with the building's style, materials, colors and-details.

    b. Fire escapes shall not be permitted on a building's front facade. In buildings requiring a second means of egress pursuant to the Uniform Construction Code, internal stairs or other routes of egress are preferred.

8. Security Gates:

    a. Solid metal security gates or solid roll-down metal windows shall not be permitted. Link or grill type security devices shall be permitted only if installed from the inside, within the window or door frames; or, if installed on the outside, if the coil box is recessed and concealed behind the building wall.

    b. Security grilles shall be recessed and concealed during normal business hours. Models which provide a sense of transparency, in light colors, are encouraged.

9. Lighting:

    a. Decorative fixtures shall be used both along the street edge and private walkways to establish a consistent lighting design theme. Fixtures shall be Hadco Independence (V151) fixture in black, double-headed, in black with decorative post and shaft as shown below, or an equivalent light fixture and pole approved by the Land Use Board. Downward facing lights may be approved by the Land Use Board for interior parking areas.



Hadco Independence Light Fixture
Double-headed with Flag Posts



Hadco Independence Light Fixture (V151)

b. LED lights are encouraged. The light color and warmth shall be similar to and compatible with surrounding properties within the area.

c. Other lighting fixtures such as decorative sign lighting and building accent lighting shall be reviewed on a case-by-case basis in accordance with these guidelines.

d. Light pole mounted fixtures, bollards and wall mounted fixtures shall follow an approved lighting design plan. Maximum twelve-foot-high (12') decorative light poles shall be used. Lighting intensity shall be consistent with the Land Development Subcode Section 330-80. House side shields must be provided where abutting a residential use. Low-pressure sodium, fluorescent, or mercury vapor lighting, either attached to the exterior building façade or to light the exterior of the building is prohibited. Neon lighting is prohibited.

e. Wall mounted light fixtures used for street, driveway and alley illumination are permitted.

f. Wall mounted light fixtures used for street, drive way or walkway lighting shall match the approved Town Center Design Specifications. Lighted bollards may be used as decorative lighting along walkways and in plaza areas in place of the approved light fixture.

g. Building facades may be lit from the exterior. Such lights shall be concealed through shielding or recessed behind architectural features. Other wall mounted decorative lighting such as at building entrances shall be compatible with the architectural style of the building.

h. Decorative street signs and traffic signal poles shall follow an approved design plan. Hanging banner and planter brackets shall be used as decorative pole elements along streets and walkways.

i. 'After-hours' lighting which illuminates the front of the storefront while contributing to a comfortable nighttime pedestrian experience is encouraged.

j. Visible florescent bulbs, exposed exterior neon lighting, colored bulbs (except for seasonal decoration) and internally lit awnings are not permitted. Electric boxes, transformer utilities, and conduits shall be concealed from view. Neon open signs are permitted.

k. Attached building or wall pack lighting shall be screened by the building's architectural features or containing a thirty-five (35) degree cut-off shield.

10. Awnings:

a. Fixed or retractable awnings are permitted and may encroach into required setbacks in the Town Center District on the ground level and upper levels where appropriate. They should complement a building's architectural style and its materials, colors and details and should not conceal the building's architectural features.

b. Canopies may extend over the sidewalk, but should not restrict pedestrian circulation and should follow the standards set forth by awnings.

c. In buildings with multiple storefronts, compatible awnings shall be used as a means of unifying the structure.

11. Facades:

a. Building facades shall provide a unified design with a clearly defined building entrance. Recessed entrances are encouraged similar to those on older commercial buildings. Columns, awning, canopies and pilaster can be used to defined the entryway. Doors and window trim shall be used to emphasize these features.

b. Building facades may be lit from the exterior. Such lights shall be concealed through shielding or recessed behind architectural features. Other wall mounted decorative lighting such as at building entrances shall be compatible with the architectural style of the building.

Green Building Standards

LEED certified buildings are encouraged to promote the construction of buildings that are energy efficient, place less demand on local utilities and are most cost efficient to operate over time. If a building

is not proposed to be LEED certified, at least three (3) of the following green building standards shall be incorporated into the development. Compliance with additional standards is encouraged.

1. Use of water efficient fixtures.
2. Re-use of greywater and/or process water.
3. Energy star rated appliances.
4. Energy efficient light fixtures.
5. Use of natural light where it can be shown that it minimizes the need for artificial lighting.
6. Use of green roofs to minimize stormwater run-off.
7. Use of light-colored roofing materials (flat roofs only).
8. Use of alternative energy production, i.e., solar/wind subject to the Township's solar/wind ordinance.
9. Use of energy efficient heating/cooling systems.
10. Satisfaction of any credit category that would achieve points under the LEED Rating System may qualify for one or more of the required Green Building elements, as approved by the Land Use Board.
11. Electric vehicle charging stations.

Signage

Sign standards for the Redevelopment Plan are regulated by Section 330-180 of the Township Code.

Submittal Requirements

Redeveloper(s) shall submit a site plan application to the Township Land Use Board for each proposed redevelopment within the Plan Area. The site plan approval process will occur as per the Land Use Board's site plan review requirements.

LEGAL PROVISIONS

The Validity of the Plan

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

Zoning Map Revisions

Upon final adoption of this Redevelopment Plan by the Township Council, the Zoning Map of the Township of Vernon is hereby amended and must be revised to show the boundaries of the Town Center Redevelopment Area and identify the district as the "Town Center Redevelopment Area". All provisions of this Plan will supersede all provisions of the Vernon Zoning Ordinance for the Plan Area. Any zoning-related issue that is not addressed herein will refer to the Vernon Zoning Ordinance for guidance. No

variance from the requirements herein will be cognizable by the Zoning Board of Adjustment. The Land Use Board, acting as the Planning Board, will have the authority to grant deviations from the requirements of this Plan, as provided herein.

Amendments to the Town Center Redevelopment Plan

The Town Center Redevelopment Plan may be amended from time to time in compliance with the requirements of the Local Redevelopment & Housing Law.

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

Variations in Site Plan Design

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

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

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

No deviations may be granted will result in permitting:

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

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

ACQUISITION PLAN

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

RELOCATION PLAN

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

Parcels within the Plan Area – Town Center

Block	Lot	Prior Block	Prior Lot	Acres	Owner
310	2	141	2	0.55	SIRIUS SATELITE RADIO,C/o SIRIUS XM
381	1	184.02	6.01	1.58	DOUMA, STEPHEN P & GENEVIEVE
381	11	184.02	6	1.02	DOUMA FAMILY REVOCABLE TST,% GEN &
381	2	184.02	10	0.98	VECHARELLO PROPERTIES, LLC
381	3	184.02	9	0.65	THIENEL, JOANNE
381	4	184.02	8	0.85	WIECEK, STANISLAW & MARIA
381	5	184.02	3	1.15	WARREN REALTY, LLC
381	6	184.02	2	1.01	3 WARREN DRIVE, LLC
381	7	184.02	1	0.93	RASHT, INC C/O MASOULEH
381	8	184.02	4	0.85	HUSSEY, THOMAS & JOAN
381	9	184.02	5	6.63	SUSSEX PROFESSIONAL BUILDING, LLC
390	10	184.01	1	0.20	PHAM, THU
390	11	184.01	4	1.45	RED OAK PROPERTIES, INC
390	12	184.01	6	1.24	N S ENTERPRISES INC
390	13	141	12.04	5.74	KACHING, LLC
390	2	141	12.05	12.55	TOWNSHIP OF VERNON
390	3	141	15.03	2.43	BLACK CREEK PROPERTIES, LLC
390	4	141	15.02	1.53	VERNON VILLAGE ASSOCIATES, LLC
390	5	141	15.01	1.73	VERNON VILLAGE ASSOCIATES, LLC
390	6	141	15	2.22	VERNON VILLAGE ASSOCIATES, LLC
390	7	184.01	5	0.80	RED OAK PROPERTIES, INC
390	8	184.01	3	0.59	RISING TIDE PROPERTIES,LLC/H THYMES
390	9	184.01	2	0.27	RISING TIDE PROPERTIES,LLC/H THYMES
391	1	141	12.06	4.19	KC PROPERTY GROUP, LLC
391	10	141	15.05	1.49	DYAN THOMPSON C/o H&H AUTO PARTS
391	11	141	15.04	3.30	VINTAGE CLOTHES, LLC
391	12	141	12	6.82	8-20 BLACK CREEK, LLC
391	2	141	12.07	1.03	BALDWIN, ROBERT G
391	3	141	10.03	0.69	NOLAND, EVELYN
391	4	141	18	0.54	PEET BLOKKER
391	5	141	10.02	0.19	MNA VERNON REALTY, LLC
391	6	141	10.02	0.20	MNA VERNON REALTY, LLC
391	7	141	10.02	0.61	MNA VERNON REALTY, LLC
391	8	141	13	0.77	293 ROUTE 94 HOLDINGS, LLC
391	9	141	13.01	0.24	LA BAR, RICHARD S JR
392	1	144	15	0.89	ALFA INVESTMENTS, LLC
392	10	144	21	0.96	MC GROGAN, BARRY & PATRICIA
392	11	144	22	0.69	HAIGHT, MICHAEL F
392	13	144	23	0.65	CAREW, AUSTIN V & HELEN
392	14	144	24	0.28	COHEN, EDWARD D
392	15	144	20.01	0.72	KENNY KUHRT CONSTRUCTION, LLC
392	16	144	14	1.14	LUCHESI, ROBERT JACK
392	17	144	13	0.93	SLATER, LOUIS
392	2	144	15.02	0.87	SCRUDATO, JOSEPH & DONNA
392	3	144	12.01	0.40	SISCO, JOAN H

Block	Lot	Prior Block	Prior Lot	Acres	Owner
392	4	144	11	0.27	ALETHEIA SA, LLC
392	5	144	16	0.33	HAGGERTY, MICHAEL ET AL
392	6	144	17	0.26	OATES, MICHAEL
392	7	144	18	0.28	DE ORGANIZATION CO
392	8	144	19	0.42	WTM PROPERTIES CORP
392	9	144	20	0.97	KSK PROPERTY MANAGEMENT, LLC
393	1	144	35	0.57	PETRENKO, KENNETH
393	10	190.09	4	0.49	DE YOUNG, EDWARD & JILL
393	11	190.09	3	0.42	BAUMANN, ROBERT J III & JENNIFER
393	12	190.09	2	0.53	VERNON TOWNSHIP AMBULANCE SQUAD INC
393	13	190.09	8	3.28	SACCENTE, ALAN & NANCY E
393	14	144	1	6.87	KOWALCZYK, JACEK & BARBARA
393	15	144	2	2.84	MCGAHEY, ADAM W
393	16	144	3	0.55	276 ROUTE 94, LLC
393	17	144	6	0.44	LAZIER, HOWARD W & JANICE
393	18	144	7	0.30	MARDIAN, LLC C/O RICHERTS, DIANE
393	19	144	8	0.85	CORALLO, MARY A
393	2	144	9	0.39	O'DELL, EUGENE & CONNIE
393	3	144	10.01	0.39	TAORMINA, JOSEPH & IRENE
393	4	144	10	0.45	GLEASON, MICHAEL G & MARGARET A
393	5	144	36	1.74	ROLANDO, CRAIG E
393	6	144	37	1.76	VANDER STAD, RITA & STUMPF, ZACHARY
393	7	144	1.01	14.76	LANG, JOHN H
393	8	190.09	7	0.75	HENDERSON, PETER J & ANITA
393	9	190.09	5	0.52	SIMPSON, HEATHER K & ROBERT W JR
395	6	184.02	11	4.61	METRO ASSET MANAGEMENT LLC
395	7	184.02	7	3.53	TOWNSHIP OF VERNON
397	1	147	3	0.31	ODNEAL, MITCHEL & TERESA J
397	2	147	2.03	0.44	FELCI, JASON M & MICHAEL J
397	3	147	2.01	0.29	QUACKENBUSH, DARELL & DONNA
397	4	147	2	0.66	SUAREZ, JUAN F
397	5	147	1	0.59	TOWNSHIP OF VERNON
397	7	147	4	2.34	CALIFON ASSOC
398	2	146	1	1.36	STORMS, BEVERLY J
399	1	146	6	0.12	GROSS, HANS LIVING TRUST
399	2	146	4	2.74	ALEXANDER, ANTHONY JR & CHRISTINA
399	3	146	3	1.98	JD VERNON LODGE/VERNON INN
399	4	146	2	0.93	HYNES, N C/O SHARON M HERLING
400	1	141.05	1	9.84	TOWNSHIP OF VERNON
401	1	141	6	3.90	TINSO CORP
401	2	141	8	1.04	ESPN HOLDING, LLC
401	3	141	9	1.04	SHEEHAN, GREGORY & MARGARET
401	4	141	10	20.11	TOWNSHIP OF VERNON
402	1	141	10.01	6.00	VALLEY VIEW APARTMENTS
402	2	141.03	3	0.35	PO CECILIO P& AMANCIA P
402	3	141.03	2	0.34	PO, CECILIO P & AMANCIA P

402	4	141.03	1	0.36	WILSON, THOMAS J & THEA J
Block	Lot	Prior Block	Prior Lot	Acres	Owner
402	5	141.03	4	0.36	HILLSIDE MANAGEMENT SERVICES, LLC
403	1	141.02	1	0.55	FIRST LINE ASSOCIATES, LLC
403	2	141.02	2	0.41	TOWNSHIP OF VERNON
403	3	141.02	3	0.41	NORTHGATE REALTY LLC
403	4	141.02	4	0.44	DELMASTER PLUMBING & HEATING CO
403	5	141.02	5	0.41	ZINNO CONSTRUCTION, LLC
403	6	141.02	6	0.42	EEC ASSOCIATES, LLC
404	1	141.01	12	0.39	ALLAIN, CLAUDE & BILOMASUR, E
404	2	141.01	1	0.66	FIRST LINE ASSOCIATES, LLC
404	3	141.01	11	0.94	SUSSEX BANK
404	4	141.01	4	0.35	KURUC, LOIS & PAUL M
404	5	141.01	5	0.33	PRIMAVERA, FRANK TST
404	6	141.01	6	0.32	PRJ PROPERTIES, LLC
404	7	141.01	8	0.53	PRIMAVERA, FRANK TST
404	8	141.01	9	0.47	PRIMAVERA, FRANK TST
404	9	141.01	10	0.44	VAN DYKE, HARRY J & SHIRLEY A
405	1	148	17	0.73	VERNON CROSSING REALTY, INC
405	10	148	4	0.71	EPISCOPAL DIOCESE OF NEWARK TRUSTEE
405	11	148	3	1.54	EPISCOPAL DIOCESE OF NEWARK TRUSTEE
405	12	148	2	1.18	VERNON METHODIST CHURCH
405	13	141.04	1	0.54	KDA INVESTMENT, LLC
405	14	141.04	2	0.55	ALPHA & OMEGA DENTAL OF NJ LLP
405	15	141.04	3	0.30	PRIMAVERA, FRANK TST
405	16	141.04	4	0.32	PRIMAVERA, FRANK TST
405	17	141.04	5	0.31	RDR ASSOCIATES, LLC
405	18	141.04	6	0.33	CHURCH STREET MANAGEMENT, LLC
405	19	141.04	7	0.28	PRIMAVERA, FRANK
405	2	148	16	0.15	VERNON CROSSING REALTY, INC
405	20	141.04	8.01	1.37	TOWNSHIP OF VERNON
405	3	148	15	0.33	GROSS, HANS LIVING TRUST
405	4	148	14	11.13	EXCELSIOR GROUP HOLDINGS LLC
405	5	148	13	0.53	SINGH, SURJIT
405	6	148	12	0.64	SINGH, SURJIT
405	7	148	8	0.70	WALLKILL VALLEY MEMORIAL POST VFW
405	8	148	6	0.74	FOREST AVE CORP
405	9	148	5	0.47	LA BAR, ALBINA K
406	1	145	1.03	0.52	PATTERSON, NANCY H
406	2	145	1.01	0.58	LOMBARDO, JAMES M
406	3	145	2	0.85	BROOKSIDE COLONIAL CORP
406	4	145	3	1.00	JP MORGAN CHASE BANK NATIONAL,ASSOC
406	5	145	4	3.61	WHITE HORSE MANAGEMENT CORP
406	6	145	5.01	0.56	BELLAVILLAGIO, LLC
406	7	145	5	2.18	318 RT 94, LLC
406	8	145	6	0.36	JANATI, AMIR B
406	9	145	7	0.66	DEVELEZ, RYAN K
407	1	144.01	9	1.31	VERNON TOWNSHIP FIRE DEPT

407	2	144.01	8	1.54	VERNON TOWNSHIP FIRE DEPT
Block	Lot	Prior Block	Prior Lot	Acres	Owner
407	3	144.01	4.01	2.02	MAIN STREET ASSOCIATES, INC
407	5	144.01	5	0.52	RTS 94 & 515 VERNON LP % LUKOIL LLC
407	7	144.01	6	0.63	FERSCH HOUSE LP C/O GETTY MKTG ACCT
407	9	144.01	7	0.55	MAIN STREET ASSOCIATES INC
408	1	144.02	1	1.40	DGS VERNON VORTEX,LLC C/O ECOVA
408	2	144.02	3	0.37	RED OAK PROP, INC
409	1	144	32.01	3.57	VERNON TOWNSHIP FIRE DEPT
409	2	144	32	1.09	VERNON TOWNSHIP FIRE DEPT
409	3	144	28.01	1.10	MAIN STREET ASSOC, INC
410	1	142.01	1	0.34	SIX SIGMA INVESTMENT GROUP, LLC
410	2	142.01	2	1.77	GUTHRIE CORNER
411	1	145	8	0.33	ANTHONY, PETER J & MARY E
411	10	145	1.05	24.99	VERNON VALLEY INVESTORS, LLC
411	11	145	1.02	0.40	WAHEGURU GAS, LLC
411	12	145	1.04	0.71	VNBNJ001, LLC
411	2	146	9	1.47	ANTHONY, PETER J & MARY E
411	3	146	10	1.33	FARBER, ROBERT L
411	9	145	1	19.21	INVESTORS HOLDING FUND, LLC
413	11	142	9.01	0.10	TOWNSHIP OF VERNON
413	12	142	1	2.24	GDS ENTERPRISES
413	13	142	2	0.84	KEOUGH, NEIL
413	14	142	3	0.92	FKF 3 LLC C/O JOHN F MAGEE
413	2	142	11	3.27	SWIATEK, JAMES S
413	3	142	12	2.12	ROLANDO, EDWARD W & MONICA
413	4	142	10	2.02	ROLANDO, CRAIG E & EDWARD W
413	5	142	6	0.12	SIX SIGMA INVESTMENT GROUP, LLC
413	6	142	7	0.27	SIX SIGMA INVESTMENT GROUP
413	7	142	8.01	0.41	FIACA ASSOC
413	8	142	9.02	0.21	MC DERMOTT, JOHN V JR & MARY M
413	9	142	9	0.58	ESPO REALTY, LLC
414	3	143	19	2.54	CIDER MILL, LLC
416	10	142	13	17.90	O'DONNELL, ROBERT
59	1	146	8	8.37	HYNES, M C/O SHARON M HERLING