



VERNON TOWNSHIP COUNCIL MEETING AGENDA

APRIL 20, 2026

6:00 PM EXECUTIVE SESSION

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

1. CALL TO ORDER

2. **STATEMENT:** Adequate notice of this meeting has been provided to the public and the Press on January 22, 2026 and was posted on the bulletin board in the Municipal Building in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-7.

3. ROLL CALL

4. **EXECUTIVE SESSION** – Resolution #26-149 – Resolution to Enter into Executive Session Legends, Car Wash

AT 7:00 PM

1. CALL TO ORDER

2. **STATEMENT:** Adequate Notice of this Regular Meeting was provided to the public and the press on January 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

Animal Control Officer Appreciation Week

6. PROCLAMATION

Designation of April as Autism Month

7. ITEMS FOR DISCUSSION

Resolution #26-165: Resolution Requiring the Mayor to Submit a 2026 Employee Census Report to the Council

8. MAYOR COMMENTS

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

10. REVIEW OF BILLS LIST

11. APPROVAL OF MINUTES

March 23, 2026 – Regular Meeting

March 30, 2026 – Special Meeting

March 30, 2026 – Budget Workshop Meeting

April 6, 2026 – Budget Workshop Meeting

12. CONSENT AGENDA

Resolution #26-150: Resolution of the Township of Vernon, County of Sussex, State of New Jersey, Awarding Bid # 26-02 Generator Maintenance and Repair Services

Resolution #26-151: Refund for Carry Permit Municipal Fee, Houseward

Resolution #26-152: Refund for Carry Permit Municipal Fee, Vellis

Resolution #26-153: Approving a Charitable Solicitor's Permit: Vernon Emergency Medical Services Inc.

Resolution #26-154: Refund Overpayment (Block 11 Lot 5 – Marotta)

Resolution #26-155: Approving a Solicitor Permit – RJW Exteriors

Resolution #26-156: Refund for Carry Permit Municipal Fee, DeFazio

Resolution #26-157: Refund for Totally Disabled Veteran (Block 203 Lot 1)

Resolution #26-158: Refund for Totally Disabled Veteran (Block 445 Lot 6)

Resolution #26-159: Refund for Totally Disabled Veteran (Block 484 Lot 66)

Resolution #26-160: (Block 484 Lot 66) Cancelling Taxes for Total Disabled Veteran

Resolution #26-161: Refund Overpayment Due to State Tax Court Judgement (Choi) Block 535 Lot 27

Resolution #26-162: Refund Overpayment Due to State Tax Court Judgement (Choi) Block 535 Lot 27

Resolution #26-163: Refund Overpayment Due to State Tax Court Judgement (Choi) Block 535 Lot 27

Resolution #26-164: Refund for Carry Permit Municipal Fee, Roman

13. INTRODUCTION OF 2026 MUNICIPAL BUDGET

Resolution #26-166: Introduction of the 2026 Budget

14. INTRODUCTION OF ORDINANCES

Ordinance #26-08: An Ordinance of the Township of Vernon, In the County of Sussex, New Jersey Adopting a Redevelopment Plan for Block 405, Lot 8 on the Official Tax Maps of the Township

Ordinance #26-09: An Ordinance Amending Chapter 330 (Land Use and Development Regulation), Article XI (Zoning), Section 330-160 (Schedule of Permitted, Conditional and Accessory Uses and Structures) of the Revised General Ordinances of the Township of Vernon to Permit Food Trucks as an Accessory Use to Wineries, Breweries and Distilleries in Accordance with New Jersey Law

Ordinance #26-10: An Ordinance Amending the Vernon Township Administrative Code Chapter 350 Long Term Rentals, Chapter 263 Fire Prevention, Chapter 167 Business Insurance Registration, Chapter 476 Short Term Rentals

15. PUBLIC HEARING/ADOPTION OF ORDINANCE

Ordinance #26-07: An Ordinance of the Township of Vernon, in the County of Sussex, New Jersey Amending the McAfee Village Commercial Resort Development Plan

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

17. COUNCIL COMMENTS

18. COUNCIL PRESIDENT COMMENTS

19. ADJOURNMENT

VERNON TOWNSHIP

RESOLUTION #26-149

RESOLUTION TO ENTER INTO AN EXECUTIVE SESSION

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

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

WHEREAS, the Governing Body wishes to discuss:

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

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

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 April 20, 2026 at 6:00 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.						

Proclamation



Designation of April as Autism Month

WHEREAS, Autism spectrum disorders are a group of developmental disabilities characterized by atypical development in socialization, communication, and behavior, which generally appear before three years of age and continue over a lifetime; and

WHEREAS, an estimated one-third of people with autism are unable to communicate verbally; and

WHEREAS, approximately two-thirds of children with autism between the ages of 6 and 15 have been the victims of bullying; and

WHEREAS, nearly 28 percent of 8-year-olds with an autism spectrum disorder have engaged in self-injurious behavior such as head banging, arm biting, or skin scratching; and

WHEREAS, almost half of those with autism have wandered or bolted from safety, and drowning accounts for approximately 90 percent of deaths associated with wandering or bolting by children with autism aged 14 and younger; and

WHEREAS, the lifetime cost of caring for a person with autism is estimated to be as great as \$2.4 million; and

WHEREAS, although there is no known cure for autism, research suggests that early diagnosis and treatment can reduce the cost of lifetime care and improve outcomes for people with autism; and

WHEREAS, according to the Centers for Disease Control and Prevention, more than 3.5 million Americans live with an autism spectrum disorder, and one out of every 59 American children born today will be diagnosed with autism; and

WHEREAS, New Jersey has the highest rate of autism in the nation, and the prevalence of autism in the State continues to exceed and outpace the rate of autism in other states; and

WHEREAS, since the 1970s, National Autism Awareness Month has taken place annually in April to highlight the growing need for concern and awareness about autism; and

WHEREAS, given the rapidly growing rate of autism spectrum disorders in New Jersey and the pressing need for early detection, it is altogether fitting and proper, and within the public interest, to designate April of each year as "Autism Awareness Month" in New Jersey and to encourage the citizens of this State to join the observance of the month and raise awareness of autism spectrum disorders;

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

Anthony Rossi, Mayor

TOWNSHIP OF VERNON

RESOLUTION #26-165

RESOLUTION REQUIRING THE MAYOR TO SUBMIT A 2026 EMPLOYEE CENSUS REPORT TO THE COUNCIL

WHEREAS; the Township Council is charged with the responsibility to the taxpayers of Vernon to make prudent decisions regarding the use of taxpayer funds, and

WHEREAS; the Township Council recognizes that receiving accurate and current information is necessary to carry out the duties of their elected position, and

WHEREAS; the Township Council has requested an employee census report from Mayor Anthony Rossi by email and at several Council meetings, and

WHEREAS; a copy of an excel spreadsheet containing examples of the requested employee information, created by a former Vernon administration, was supplied to him, and

WHEREAS; Mayor Anthony Rossi offered information that was general in nature, non-specific, insufficient and incomplete, and

WHEREAS; the Vernon Council is given the authority under our Faulkner Act form of government, N.J.S.A 40:69A-36 Legislative Power which grants the Council the authority to conduct legislative inquiry or investigation, and

WHEREAS; The code of Vernon Township, Chapter 5. Administration of Government, 5-4. Township Council, General powers and duties B (3), states, Any Council member may at any time require a report on any aspect of the government of the Township by making a written request to the Mayor.

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

1. Mayor Anthony Rossi prepares and delivers a current 2026 Employee Census Report in an Excel spreadsheet in the same manner and format with all the same categories of information for every employee of the Township as shown in the attached example (Schedule A).
2. The report will indicate the department each employee works in, if they are full time, part time, or temporary part time in addition to the other listed categories in Schedule A and the report shall be delivered to the Council at the next regularly scheduled Council meeting May 11, 2026.
3. The report will be updated monthly to be current and be submitted to the Council at each first Council meeting of the month after May 11, 2026.

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 April 20, 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.						

April 16, 2026
09:36 AM

Township of Vernon
Check Register By Check Date

BR

Range of Checking Accts: First to Last Range of Check Dates: 03/18/26 to 04/15/26
Report Type: All Checks Report Format: Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
10-001		GENERAL/CENTRAL CHECKING			
65669	03/23/26	AEPEN005 AEP Energy INC.			659
	26-00510	Municipal Electric Services	28.57		
65670	03/23/26	AIRGA010 AIRGAS			659
	26-00334	WELDING SUPP & BOTTLE LEASE	290.22		
65671	03/23/26	AIRGR005 AIRGROUP LLC			659
	26-00135	ANNUAL COMMERCIAL SERV AGREE	3,918.75		
65672	03/23/26	AMAZO005 AMAZON.COM SERVICES LLC			659
	26-00043	SC Supplies	92.59		
	26-00448	Admin Office Supplies	68.95		
	26-00495	Finance Office Supplies	159.98		
			<u>321.52</u>		
65673	03/23/26	ARAMS005 Aramsco, Inc. DBA EA Morse			659
	26-00197	Animal Control- Supplies	367.38		
65674	03/23/26	ASCAP005 A.S.C.A.P.			659
	26-00325	Renewal ASCAP Licensing	499.71		
65675	03/23/26	AUSTI005 AUSTIN FRANK			659
	26-00480	TOOL REIMBURSEMENT	356.04		
65676	03/23/26	CAMPB010 CAMPBELL SUPPLY CO, LLC,			659
	26-00137	REPAIRS TO FIRE TRUCKS	2,589.84		
65677	03/23/26	CAMPB020 CAMPBELL FREIGHTLINER, LLC			659
	26-00115	PARTS TO REPAIR FIRE TRUCKS	353.94		
65678	03/23/26	CETIR005 C & E TIRES			659
	26-00345	DPW VEHICLE TIRES	2,388.00		
65679	03/23/26	CINTA005 CINTAS CORPORATION NO 2			659
	26-00209	JANITORIAL SUPPLIES	408.69		
	26-00211	UNIFORM EXPENSE	1,045.50		
			<u>1,454.19</u>		
65680	03/23/26	CUSTO005 CUSTOM BANDAG INC			659
	26-00127	VARIOUS TIRES ON DPW VEHICLES	3,274.44		
65681	03/23/26	DELLF005 DELL FINANCIAL SERVICES LLC			659
	26-00397	2026 Municipal Computer Lease	3,381.54		
65682	03/23/26	DELTA005 DELTA DENTAL PLAN OF NJ			659
	26-00504	April 2026	14,278.25		
65683	03/23/26	DEREK005 Derek Manning			659
	26-00408	2025 REFUND 100% DISABLED VET	1,155.44		

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
10-001		GENERAL/CENTRAL CHECKING	Continued		
65684	03/23/26	DONNE015 RR DONNELLEY			659
		26-00382 Office Supplies	319.50		
65685	03/23/26	DOWNT005 MISHELLE DOWNTAIN			659
		26-00073 Rec Events	154.01		
65686	03/23/26	ENTER020 ENTERPRISE FLEET MANAGMENT, INC			659
		26-00056 CAR LEASE	452.04		
		26-00060 Admin & VEMS Car Lease	1,356.76		
		26-00375 PD Vehicle Lease	17,461.54		
		26-00481 Enterprise - March	4,630.39		
			<u>23,900.73</u>		
65687	03/23/26	FINIS005 FINISH LINE INC			659
		25-00383 Rec Board Members	184.00		
65688	03/23/26	FOUND005 CAMPBELL FOUNDRY			659
		25-01139 MacPeek Rd Drain Inlet Access.	992.80		
65689	03/23/26	GENER010 ICC GENERAL CODE, INC.			659
		26-00461 2026 Annual Maintenance	1,295.00		
65690	03/23/26	GOLDT005 GOLD TYPE BUSINESS MACHINES			659
		26-00460 ICOP Backtrace	2,016.00		
65691	03/23/26	GPCNA005 NAPA Auto Parts			659
		26-00128 PARTS TO REPAIR DPW VEHICLES	93.48		
65692	03/23/26	HARRA005 HARRAH'S ATLANTIC CITY OPERATI			659
		26-00470 LEAD Conf Hotel	552.00		
65693	03/23/26	HERAL005 NEW JERSEY HERALD			659
		26-00327 Legal Advertising 2026	282.02		
65694	03/23/26	HHAUT005 H & H AUTO PARTS OF VERNON			659
		26-00215 PARTS TO REPAIR DPW VEHICLES	198.54		
65695	03/23/26	HOOVE005 HOOVER TRUCK CENTERS, INC			659
		26-00117 PARTS TO REPAIR FREIGHTLINER	577.15		
65696	03/23/26	INTER060 INTERACTION INSIGHT CORP			659
		26-00459 Voice Recorder	2,683.00		
65697	03/23/26	JCPL0005 JCP&L			659
		25-00102 Municipal Electric Services	18,860.89		
65698	03/23/26	JDSAL005 NEXGEN POWER EQUIPMENT INC			659
		26-00027 EMERGENCY-TO CLEAN WASTE WATER	265.00		
		26-00114 MONTHLY MAINT WATER RECYCLER	530.00		
			<u>795.00</u>		

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #	Description				Contract
10-001		GENERAL/CENTRAL CHECKING	Continued		
65699	03/23/26	JOHNS020 JOHNNY ON THE SPOT DBA UNITED			659
	26-00080	Porta Potty Rentals	519.41		
65700	03/23/26	KEYTE005 KEY TECH			659
	25-01334	MacPeek Rd Core Sample	3,050.00		
65701	03/23/26	KIMCO005 KIMCO USA, INC			659
	25-01172	PURCH NEW SALT CONVEYOR	93,235.96		
65702	03/23/26	LAWSO005 LAWSOFT, INC			659
	26-00437	Duo 2 Factor Authentication	1,806.00		
65703	03/23/26	LAWSO010 LAWSON PRODUCTS			659
	26-00149	VARIOUS SHOP SUPPLIES	339.02		
65704	03/23/26	MCAFE010 MC AFEE HARDWARE CO., INC.			659
	26-00112	VARIOUS HARDWARE NEEDS	20.46		
	26-00246	B&G SUPPLIES	63.47		
			<u>83.93</u>		
65705	03/23/26	MCICO005 MCI COMMUNICATIONS SERVICES, I			659
	26-00163	Blanket Telephone LongDistance	499.16		
	26-00452	Phone Service Long Distance	511.04		
			<u>1,010.20</u>		
65706	03/23/26	MCMAN005 MC MANIMON SCOTLAND & BAUMANN,			659
	26-00366	Legal Services Redevelopment	42,827.36		
65707	03/23/26	MGLPR005 MGL PRINTING SOLUTIONS			659
	26-00380	Vital Statistics Supplies	137.00		
65708	03/23/26	MORTO005 MORTON SALT, INC			659
	26-00213	ROAD SALT	20,738.43		
65709	03/23/26	NATIO115 National Fuel oil Inc			659
	26-00031	Municipal Diesel Fuel 2026	9,031.94		
65710	03/23/26	NJREC005 NJ RECREATION & PARK ASSOC			659
	26-00479	Park Resources Spring Workshop	25.00		
65711	03/23/26	NORTH015 NORTH EAST PARTS GROUP LLC			659
	26-00132	PARTS TO REPAIR DPW VEHICLES	140.70		
65712	03/23/26	OFFIC005 NJ PLANNING OFFICIALS			659
	26-00486		290.00		
65713	03/23/26	OPRAN005 OPRANDY'S FIRE & SAFETY INC			659
	26-00182	Police Oxygen	525.25		
65714	03/23/26	OPTIM005 Optimum			659
	26-00172	Police- Cable	9.95		

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #	Description				Contract
10-001		GENERAL/CENTRAL CHECKING	Continued		
65715	03/23/26	OTISE005 OTIS ELEVATOR COMPANY			659
26-00134		ELEVATOR SERVICE	400.00		
65716	03/23/26	PACKI005 SUSSEX MEAT PACKING			659
26-00318		Senior Center Programs	20.47		
65717	03/23/26	PETER015 Peter J. King LLC			659
26-00500		Legal Litigation 4th Qtr 2025	20,503.76		
65718	03/23/26	PITNE005 PITNEY BOWES INC			659
26-00289		Postage Machine Supplies	358.48		
65719	03/23/26	PLANE005 PLANET NETWORKS			659
26-00274		Municipal Phone & Internet	3,209.10		
65720	03/23/26	PRIME005 PRIMEPOINT LLC			659
26-00477		February - Time System	477.00		
65721	03/23/26	RAYBR005 RAY BROSS SANITATION & CONSTRU			659
26-00038		SNOW PLOWING HIGHLAND LAKES	6,787.50		
65722	03/23/26	ROBER035 ROBERTS AND SON, INC			659
26-00335		RE-STOCKING OF SANDER MOTORS	1,086.12		
65723	03/23/26	ROUTE005 ROUTE 23 AUTO MALL LLC			659
25-00229		PARTS TO REPAIR DPW VEHICLES	9.65		
26-00143		PARTS TO REPAIR VES VEHICLES	334.04		
26-00145		PARTS TO REPAIR DPW VEHICLES	930.37		
			<u>1,274.06</u>		
65724	03/23/26	RUTGE025 RUTGERS, THE STATE UNIVERSITY			659
26-00344		MANAGEMENT SKILLS COURSE	515.00		
65725	03/23/26	SHIIN005 SHI INTERNATIONAL CORP			659
26-00425		IT DUO Computer Licenses	2,376.00		
65726	03/23/26	SJFUE005 SJ Fuel South Co. Inc.			659
26-00162		Blanket -Gas Fuel Services	5,877.75		
65727	03/23/26	SPACE005 SPACE WILD ANIMAL FARM INC			659
26-00249		DEER CARCASS REMOVAL	54.00		
65728	03/23/26	SPEID005 SPEIDEL & SONS CONTRACTING INC			659
26-00044		SNOW PLOWING LAKE WALLKILL	2,165.00		
26-00050		SNOW PLOWING LAKE PANORAMA	1,110.00		
26-00053		SNOW PLOWING LAKE GLENWOOD	1,110.00		
			<u>4,385.00</u>		
65729	03/23/26	STAPL010 Staples Contract & Commercial			659
26-00293		OFFICE SUPPLIES	133.74		
26-00368		OFFICE SUPPLIES DPW	76.06		

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #	Description			Contract	
10-001		GENERAL/CENTRAL CHECKING	Continued		
65729		Staples Contract & Commercial	Continued		
26-00388		Rec Office Feb	289.94		
			499.74		
65730	03/23/26	SUEZW005 VEOLIA WATER NEW JERSEY, INC.U			659
26-00371		Blanket - water Serv 21 Church	880.02		
65731	03/23/26	SUSSE015 SUSSEX CO ASSESSOR'S ASSN			659
26-00484		2026 Membership Dues	175.00		
65732	03/23/26	SUSSE095 SUSSEX COUNTY M.U.A.			659
26-00085		GARBAGE DISPOSAL	447.70		
65733	03/23/26	TELEP005 WARWICK VALLEY TELEPHONE			659
26-00161		Blanket Telephone Service	731.71		
65734	03/23/26	THERA005 WINSLOW THERAPUTIC			659
26-00487		ROID Grant FY 25 Twp Match	2,955.00		
26-00490		ROID Grant Program	12,337.00		
			15,292.00		
65735	03/23/26	TILCO005 TILCON NEW YORK, INC			659
25-01137		Macpeek Road Improvements	8,772.71		
65736	03/23/26	TIMECO05 TIMECLOCK PLUS, LLC			659
26-00462		Additional Users	208.97		
65737	03/23/26	TLOLL005 TLO, LLC (TransUnion Risk)			659
26-00175		Police- People Search	100.00		
65738	03/23/26	TREAS005 TREASURER STATE OF NJ			659
26-00468		annual inspection on elevator	378.00		
65739	03/23/26	VALLE010 VALLEY PAINT & HARDWARE			659
26-00253		B&G SUPPLIES	266.32		
26-00478		SC Paint	49.49		
			315.81		
65740	03/23/26	VANDI005 VAN DINE MOTORS, INC			659
26-00105		TO REPAIR WESTERN SNOW PLOWS	1,575.06		
65741	03/23/26	VERIZ010 VERIZON WIRELESS			659
26-00180		Police MDT	590.19		
65742	03/23/26	VERIZ035 VERIZON CONNECT FLEET USA LLC			659
26-00254		GPS SERVICE DPW	753.68		
65743	03/23/26	VERNO120 VERNON TWP BOARD OF EDUCATION			659
26-00503		March 2nd Payment	2,099,771.64		
65744	03/23/26	VERNO205 VERNON VALLEY AUTO BODY, INC			659
25-01302		TO REPAIR #308	12,959.60		

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #	Description				Contract
10-001		GENERAL/CENTRAL CHECKING	Continued		
65744		VERNON VALLEY AUTO BODY, INC	Continued		
25-01336		TO REPAIR PATROL CAR #303	4,546.75		
			<u>17,506.35</u>		
65745	03/23/26	VERNO225 VERNON VETERINARY ASSOCIATES,			659
26-00188		Animal Control- Medical Care	1,413.57		
65746	03/23/26	VINCE005 VINCENT A GAGLIOSTRO			659
26-00482		SC St Patrick's Day Lunch	305.00		
65747	03/23/26	WEINE005 WEINER LAW GROUP LLP			659
26-00499		Legal Affordable Housing	576.00		
65748	03/23/26	WELLS050 WELLS FARGO VENDOR FINANCIAL			659
26-00276		Copier Lease Clerk Office	184.43		
65749	03/30/26	ACCT0015 VERNON TWP DEVELOPER'S BONDS A			660
26-00544		89/2 paid in full	51.28		
65750	04/08/26	ACEWA005 ACE WALCO TERMITE & PEST CONTR			664
26-00222		PEST CONTROL SERVICES	78.97		
65751	04/08/26	ACMEM005 ACME MARKETS, INC			664
26-00042		SC Kitch and Programs	508.20		
26-00071		Rec Events	283.55		
			<u>791.75</u>	Portion charged to Senior Trust	
65752	04/08/26	ACTION010 ACTION DATA SERVICES			664
26-00489		Payroll Invoices- 2025 W2's	2,237.00		
65753	04/08/26	AIRGR005 AIRGROUP LLC			664
26-00512		EMERGENCY CALL FOR PD EX HEAT	744.30		
65754	04/08/26	ALICIO10 Alicia Ferrante			664
26-00568		2025 REFUND 100% EXEMPT VET	7,559.85		
26-00569		2026 REFUND 100% EXEMPT VET	3,413.15		
			<u>10,973.00</u>		
65755	04/08/26	AMAZO005 AMAZON.COM SERVICES LLC		04/08/26 VOID	0
65756	04/08/26	AMAZO005 AMAZON.COM SERVICES LLC			664
26-00043		SC Supplies	162.43		
26-00072		Rec Programs	131.73		
26-00176		Police Supplies	515.28		
26-00491		Dispatch Air Purifier	89.99		
26-00501		DISPATCH OFFICE A/C	1,637.81		
26-00540		Battery Charger	26.95		
26-00600		FIRST AID KIT CLEAN COMMUNITIE	40.84		
			<u>2,605.03</u>		
65757	04/08/26	ANTHO030 ANTHONY CIABURRI			664
26-00564		2026 REFUND 100% EXEMPT VET	2,006.97		

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
10-001		GENERAL/CENTRAL CHECKING	Continued		
65758	04/08/26	BASSA005 BASSANI POWER EQUIPMENT			664
26-00364		PARTS TO REPAIR SCAG MOWERS	482.38		
65759	04/08/26	CAMPB020 CAMPBELL FREIGHTLINER,LLC			664
26-00116		PARTS TO REPAIR FREIGHTLINER	141.53		
65760	04/08/26	CARLO020 Carlos Game			664
26-00578		2025 REFUND 100% EXEMPT VET	777.41		
65761	04/08/26	CAROL010 Carolyn Barton			664
26-00051		SC Exercise Classes	600.00	Charged to Senior Trust	
65762	04/08/26	CINTA005 CINTAS CORPORATION NO 2			664
26-00209		JANITORIAL SUPPLIES	798.86		
26-00211		UNIFORM EXPENSE	2,011.41		
			<u>2,810.27</u>		
65763	04/08/26	CRYST005 CRYSTAL MOUNTAIN SPRINGS			664
26-00082		WATER COOLER SERVICE	558.29		
65764	04/08/26	DANAG005 Dana Goens			664
26-00505		2025 DUPLICATE TAX REFUND	2,536.82		
65765	04/08/26	DO000005 WILLIAM J MARION, D.O.			664
26-00497		DPW - CDL Physical	175.00		
65766	04/08/26	ELIZA005 ELIZABETHOWN GAS CO			664
26-00280		Municipal Gas Services	6,800.37		
65767	04/08/26	ENTER020 ENTERPRISE FLEET MANAGMENT,INC			664
26-00157		MONTHLY LEASE PAYMENTS	20,516.56		
65768	04/08/26	FASTE005 FASTENAL COMPANY			664
26-00142		RE-STOCKING OF SAFETY VENDING	93.94		
65769	04/08/26	FLORI005 FLORIO, PERRUCCI,STEINHARDT &			664
26-00236		2026 Legal Labor Services	3,408.77		
65770	04/08/26	FREED010 Freedom Forever			664
26-00516		Return of Permit Fee	372.00		
65771	04/08/26	FUNEX005 FUN EXPRESS			664
26-00076		Rec Events	119.92		
65772	04/08/26	GIANA005 MARCY GIANATTASIO			664
26-00555		Zoom webinar 3/25/26-4/24/26	68.23		
65773	04/08/26	GOLDT005 GOLD TYPE BUSINESS MACHINES			664
26-00511		2026 E-Ticket	3,000.00		
65774	04/08/26	HAMBU015 HAMBURG VET CLINIC			664
25-01104		EMERGENCY Vet Visit	344.17		

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num Contract
10-001		GENERAL/CENTRAL CHECKING	Continued		
65775	04/08/26	HAROL005 HAROLD E PELLOW AND ASSOC, INC		04/08/26 VOID	0
65776	04/08/26	HAROL005 HAROLD E PELLOW AND ASSOC, INC			664
		26-00066	300.00		
		26-00563 Lake Conway Dam Improvmts	8,563.90		
		26-00574 Eng Serv Rds, Parks, LDP's,ROP	7,616.75		
		26-00602 Eng - Roads, LDP's,Parks, SWM	5,831.50		
			<u>22,312.15</u>		
65777	04/08/26	HARRY010 Harry Russo			664
		26-00581 2026 REFUND 100% EXEMPT VET	1,772.24		
65778	04/08/26	HAWTH010 HAWTHORNE AUTOMOBILE SALES			664
		26-00023 EMERGENCY-FRONT WHEEL SEALS 59	25.56		
65779	04/08/26	HEIDI005 Heidi Castro			664
		26-00557 2024 100% EXEMPT VETERAN REFUN	2,035.13		
		26-00558 100% DISABLED VET 2025 REFUND	4,196.79		
			<u>6,231.92</u>		
65780	04/08/26	HHAUT005 H & H AUTO PARTS OF VERNON			664
		26-00215 PARTS TO REPAIR DPW VEHICLES	835.41		
65781	04/08/26	HIGHL010 HIGHLAND FLOWERS AND GIFTS			664
		26-00054 SC Events	48.00		
65782	04/08/26	HOOVE005 HOOVER TRUCK CENTERS, INC			664
		26-00117 PARTS TO REPAIR FREIGHTLINER	1,234.16		
65783	04/08/26	INTEG010 INTEGRATED MICRO SYSTEMS, INC			664
		26-00509 Municipal IT Consultant Apr 26	2,400.00		
65784	04/08/26	JONAT010 JONATHAN WHITE			664
		26-00565 2026 REFUND 100% EXEMPT VET	2,155.06		
65785	04/08/26	JONAT015 Jonathan Siemaszkiewicz			664
		26-00570 2026 REFUND 100% EXEMPT VET	1,483.22		
		26-00572 2025 REFUND 100% EXEMPT VET	48.86		
			<u>1,532.08</u>		
65786	04/08/26	JORGE005 JORGE ROSALES			664
		26-00566 2026 REFUND 100% EXEMPT VET	2,639.89		
65787	04/08/26	LAKEW005 LAKE WALLKILL COMM			664
		26-00571 2025 Lighting Reimbursement	311.42		
65788	04/08/26	LANGU005 LANGUAGE LINE SERVICE			664
		26-00304 2026/ MUNICIPAL COURT	147.90		
65789	04/08/26	LAWOF040 Law offices of Chirag D Mehta			664
		26-00273 Municipal Prosecutor 2026	3,000.00		

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
10-001		GENERAL/CENTRAL CHECKING	Continued		
65790	04/08/26	LUBEN005 LUBENET, LLC			664
	26-00121	AUTOMOTIVE LUBRICANTS DPW VEH	3,376.40		
65791	04/08/26	MCAA005 MCAA OF NJ			664
	26-00464	2026/ Municipal Court	100.00		
65792	04/08/26	MCAFE010 MC AFEE HARDWARE CO., INC.			664
	26-00112	VARIOUS HARDWARE NEEDS	9.99		
65793	04/08/26	MCMAN005 MC MANIMON SCOTLAND & BAUMANN,			664
	26-00485	Legal- Legneds Redevelopment	4,029.00		
65794	04/08/26	MICHA060 MICHAEL PALMER			664
	26-00567	2026 REFUND 100% EXEMPT VET	2,332.11		
65795	04/08/26	MONTA015 MONTAGUE TOOL & SUPPLY			664
	26-00119	SHOP SUPPLIES	478.31		
	26-00120	VARIOUS CHAINSAW NEEDS	213.96		
			<u>692.27</u>		
65796	04/08/26	MORRI040 MORRIS COUNTY TCTA			664
	26-00446	CEU MEETING FOR LISA & NICOLE	80.00		
65797	04/08/26	MORTO005 MORTON SALT, INC			664
	26-00213	ROAD SALT	13,444.26		
65798	04/08/26	NICHO005 NICHOLAS GONZALEZ			664
	26-00183	College Tuition Reimb	2,339.00		
65799	04/08/26	NICHO010 NICHOLAS STYLES			664
	26-00514	BOOT REIMBURSEMENT	150.00		
65800	04/08/26	NORTH015 NORTH EAST PARTS GROUP LLC			664
	26-00131	PARTS TO REPAIR VES VEHICLES	14.46		
	26-00132	PARTS TO REPAIR DPW VEHICLES	1,957.73		
			<u>1,972.19</u>		
65801	04/08/26	NORTH050 NORTHEAST COMMUNICATIONS INC			664
	25-01489	Replacement Upfit	2,952.50		
65802	04/08/26	PASCA005 RYAN HARRY PASCARELLA			664
	26-00079	DJ Services Rec Events	375.00		
65803	04/08/26	PETER015 Peter J. King LLC			664
	26-00524	Township Attorney Retainer	6,250.00		
65804	04/08/26	POCHU010 POCHUCK VALLEY FIRE DEPT.			664
	26-00533	reimburse feb 2026 expenses	3,010.62		
65805	04/08/26	RESID010 RESIDUALS MANAGEMENT SERVICES,			664
	26-00229	GREASE TRAP SENIOR CENTER	283.58		

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
10-001		GENERAL/CENTRAL CHECKING	Continued		
65806	04/08/26	ROUTE005 ROUTE 23 AUTO MALL LLC			664
	26-00145	PARTS TO REPAIR DPW VEHICLES	2,809.80		
65807	04/08/26	SAFEL015 SAFELITE FULFILLMENT, INC			664
	26-00508	TO REPLACE WINDSHIELD AC #204	380.15		
65808	04/08/26	SHARD005 Sharda Paper INC			664
	26-00587	Municipal - Copy Paper	1,071.26		
65809	04/08/26	SNAP0005 SNAP-ON INDUSTRIAL			664
	26-00474	TO UPDATE SNAP-ON SCANNER	1,334.25		
65810	04/08/26	STEVE025 Steven Maclean			664
	26-00507	2023 DUPLICATE TAX REFUND	1,627.97		
65811	04/08/26	SUSSE055 SUSSEX CO LEAGUE			664
	26-00594	2026 Annual Membership Dues	150.00		
65812	04/08/26	SUSSE060 SUSSEX CO MUNICIPAL CLERK ASSN			664
	26-00532	Spring Conference 2026	20.00		
65813	04/08/26	SUSSE095 SUSSEX COUNTY M.U.A.			664
	26-00087	PLASTIC RECYCLING	125.45		
65814	04/08/26	SUSSE170 SUSSEX RURAL ELECTRIC CO-OP			664
	26-00290	Blanket - Municipal Electric	731.27		
65815	04/08/26	TCTAA015 TCTA ASSN OF SUSSEX/WARREN			664
	26-00440	CEU MEETING FOR LISA & NICOLE	70.00		
65816	04/08/26	TEES0005 ROOSTER TEES			664
	26-00465	2026/ Municipal Court	71.26		
65817	04/08/26	TELEP005 WARWICK VALLEY TELEPHONE			664
	26-00161	Blanket Telephone Service	731.79		
65818	04/08/26	TILCO005 TILCON NEW YORK, INC			664
	26-00517	COLD PATCH POTHOLE REPAIR	976.95		
65819	04/08/26	TIMOT015 Timothy Moffitt			664
	26-00575	2025 REFUND 100% EXEMPT VET	765.38		
	26-00577	2026 REFUND 100% EXEMPT VET	1,979.77		
			<u>2,745.15</u>		
65820	04/08/26	TIMOT020 Timothy Hecht			664
	26-00579	2026 REFUND 100% EXEMPT VET	1,780.09		
	26-00580	2025 REFUND 100% EXEMPT VET	639.75		
			<u>2,419.84</u>		
65821	04/08/26	TOMVA005 TOM VAN LEUVEN			664
	26-00541	Reimbursement	976.44		

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #	Description				Contract
10-001		GENERAL/CENTRAL CHECKING	Continued		
65822	04/08/26	TREAS045 TREASURER, STATE OF NEW JERSEY			664
	26-00611	1st qtr 2026 state train fee	6,066.00		
65823	04/08/26	USBAN025 U.S. BANK NATIONAL ASSOCIATION			664
	26-00278	Ricoh Map Copier Lease	455.44		
65824	04/08/26	VERIZ010 VERIZON WIRELESS			664
	26-00275	Municipal Cell Phone Service	1,167.11		
65825	04/08/26	VERNO130 VERNON TWP FIRE DEPARTMENT			664
	26-00529	february 2026 reimbursements	3,802.32		
65826	04/08/26	VERNO295 VERNON EMERGENCY MEDICAL SRVCS			664
	26-00530	Feb 2026 VEMS reimbursement	7,620.53		
65827	04/08/26	VISIO005 VISION SERVICE PLAN			664
	26-00535	April 2026 Coverage Period	2,145.02		
65828	04/08/26	WEINE005 WEINER LAW GROUP LLP			664
	26-00058		67.50		
65829	04/08/26	WELLS055 KONICA MINOLTA PREMIER FINANCE			664
	26-00277	Municipal Copier Lease (6)	1,844.80		
65830	04/08/26	WORLD010 World Insurance Assoc. LLC			664
	26-00593	2026 volunteer InsurancePolicy	437.00		
65831	04/08/26	ZACHA005 Zachary Mathes			664
	26-00506	2026 DUPLICATE TAX REFUND	1,915.87		
Checking Account Totals					
			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
		Checks:	161	2	2,649,233.76
		Direct Deposit:	0	0	0.00
		Total:	161	2	2,649,233.76
					Amount Void
					0.00
					0.00
					0.00
12-001		PLANNING/ZONING			
4627	04/01/26	HAROL005 HAROLD E PELLOW AND ASSOC, INC			662
	26-00608	various lub payments	3,461.25		
4628	04/01/26	JCALD005 J. CALDWELL & ASSOCIATES LLC			662
	26-00609	various lub payments	155.00		
4629	04/01/26	WEINE005 WEINER LAW GROUP LLP			662
	26-00610	various lub payments	198.00		
4630	04/08/26	HAROL005 HAROLD E PELLOW AND ASSOC, INC			663
	26-00612	various lub payments	876.25		

Check #	Check Date	Vendor	Reconciled/Void		Ref Num
PO #	Description		Amount Paid		Contract
12-001		PLANNING/ZONING	Continued		
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
	Checks:		4	0	4,690.50
	Direct Deposit:		0	0	0.00
	Total:		4	0	4,690.50
22-001		PAYROLL AGENCY			
4989	03/30/26	AFSCM005 A.F.S.C.M.E., NEW JERSEY COUNC			661
	26-00536	March 2026	1,347.32		
4990	03/30/26	LOCAL005 P.B.A. LOCAL 285			661
	26-00538	March 2026	1,650.00		
4991	03/30/26	LOCAL010 U.A.W. LOCAL 2326			661
	26-00537	March 2026	640.00		
4992	03/30/26	POLIC005 POLICE AND FIREMAN'S INS. ASSO			661
	26-00545	March 2026	98.34		
4993	03/30/26	TRANS015 TRANS WORLD ASSURANCE COMPANY			661
	26-00539	March 2026	920.00		
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
	Checks:		5	0	4,655.66
	Direct Deposit:		0	0	0.00
	Total:		5	0	4,655.66
Report Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
	Checks:		170	2	2,658,579.92
	Direct Deposit:		0	0	0.00
	Total:		170	2	2,658,579.92

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	5-01	69,039.22	0.00	0.00	69,039.22
CURRENT FUND	6-01	2,377,458.23	372.00	0.00	2,377,830.23
CAPITAL FUND	C-04	117,349.62	0.00	0.00	117,349.62
ESCROW	E-12	4,690.50	0.00	0.00	4,690.50
GRANT FUND	G-02	16,268.34	0.00	0.00	16,268.34
OTHER TRUST	T-14	30,670.21	0.00	0.00	30,670.21
COAH	T-20	576.00	0.00	0.00	576.00
DEV. BONDS	T-21	37,448.86	0.00	0.00	37,448.86
PAYROLL	T-22	4,655.66	0.00	0.00	4,655.66
BARRY LAKES DAM	T-23	51.28	0.00	0.00	51.28
	Year Total:	73,402.01	0.00	0.00	73,402.01
	Total of All Funds:	2,658,207.92	372.00	0.00	2,658,579.92

TOWNSHIP OF VERNON

RESOLUTION #26-150

RESOLUTION OF THE TOWNSHIP OF VERNON, COUNTY OF SUSSEX, STATE OF NEW JERSEY, AWARING BID # 26-02 GENERATOR MAINTENANCE AND REPAIR SERVICES

WHEREAS, the Township public advertised and sought bids for Bid#26-02 Generator Maintenance and Repair Services, in a fair and open manner, consistent with N.J.S.A. 19:44A-20.5; and

WHEREAS, the Township received and opened bids on March 17, 2026, wherein the Township received two (2) bids wherein Kraft Power was determined to be the lowest responsible bidder in accordance with N.J.S.A. 40A:11-4A, to wit:

BASE BID	Kraft Power
LAKE CONWAY	
Year 1	\$875.00
Year 2	\$900.00
Sub Total	\$1,775.00
ANIMAL CONTROL	
Year 1	\$860.00
Year 2	\$885.00
Sub Total	\$1,745.00
DPW	
Year 1	\$900.00
Year 2	\$925.00
Sub Total	\$1,825.00
MUNICIPAL BLDG	
Year 1	\$1,075.00
Year 2	\$1,100.00
Sub Total	\$2,175.00
LAKE PANORAMA	
Year 1	\$860.00
Year 2	\$885.00
Sub Total	\$1,745.00
MONDOMIN	
Year 1	\$860.00
Year 2	\$885.00
Sub Total	\$1,745.00
MUA lift stations	
LA Touquet	
Year 1	\$860.00
Year 2	\$885.00
Sub Total	\$1,745.00

Stonehill	
Year 1	\$860.00
Year 2	\$885.00
Sub Total	\$1,745.00
Brandywine	
Year 1	\$860.00
Year 2	\$885.00
Sub Total	\$1,745.00
Steamboat	
Year 1	\$860.00
Year 2	\$885.00
Sub Total	\$1,745.00
Black creek	
Year 1	\$875.00
Year 2	\$900.00
Sub Total	\$1,775.00
PUMP STATIONS	
PUMP STATION 1	
Year 1	\$900.00
Year 2	\$925.00
Sub Total	\$1,825.00
PUMP STATION 2	
Year 1	\$900.00
Year 2	\$925.00
Sub Total	\$1,825.00
PUMP STATION 3	
Year 1	\$900.00
Year 2	\$925.00
Sub Total	\$1,825.00
TOTAL	
Year 1	\$12,445.00
Year 2	\$12,795.00
Sub Total	\$25,240.00

;and

WHEREAS, the bid submitted by Kraft Power, 241 West Parkway, Pompton Plains, N.J. 07444 was determined to be the lowest responsible bidder in accordance with N.J.S.A. 40A:11-4A.

NOW, THEREFORE BE IT RESOLVED, by the Vernon Township Council, that:

1. The bid submitted by Kraft Power, 241 West Parkway, Pompton Plains, N.J. 07444, is hereby awarded in the amounts as bid for a two (2) year contract, for the bid known as Bid# 26-02 Generator Maintenance and Repair Services.
2. The Mayor is hereby authorized to execute all contracts and agreements in

furtherance of Bid#26-02.

- 3. Extensions of contract are allowable in accordance with N.J.S.A 40A:11-15.

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 April 20, 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.						

CONTRACT FOR
Bid #26-02 GENERATOR MAINTENANCE AND REPAIR SERVICES
VERNON TOWNSHIP

THIS CONTRACT made the ____ day of _____ 2026

BETWEEN

TOWNSHIP of Vernon, a municipal corporation of the State of New Jersey, whose address 21 Church Street, Vernon, N.J., hereinafter called the **OWNER**:

AND

Kraft Power, 241 West Parkway, Pompton Plains, N.J. 07444

, hereinafter called the **CONTRACTOR**;

WHEREAS, the **OWNER** requires the project known as Bid #26-02 Generator Maintenance and Repair Services, as per specifications and drawings contained within bid packet, and hereinafter called the "Project", in accordance with all applicable federal, state, and local laws and regulations, and the Contract Documents.

NOW, THEREFORE, the **OWNER** and the **CONTRACTOR**, in exchange for the mutual consideration set forth herein, agree as follows:

ARTICLE I: CONTRACT DOCUMENTS

The Contract Documents shall consist of the following component parts:

- a. The Proposal Form and documents submitted therewith by the **CONTRACTOR** to the **OWNER** in response to **OWNER**'s request for bids;
- b. Project Manual for Bid #26-02 Generator Maintenance and Repair Services and drawings, specifications and documents referred to therein, if applicable;
- c. Bonds as required by bid instruction, if applicable;
- d. This Contract.

ARTICLE II: SCOPE OF WORK

The **CONTRACTOR** shall furnish all labor, materials, equipment, tools and services necessary to perform and complete the Project in strict compliance with the Contract Documents and to meet the legal and technical requirements of the Project. The **CONTRACTOR**'s services shall hereafter be referred to as the "Work".

ARTICLE III: THE CONTRACT SUM

The OWNER shall pay the CONTRACTOR for the performance of the Work based on the Bid prices, in accordance with and subject to additions and deductions provided by the Contract Documents, the total sum of:

BASE BID	Kraft Power
LAKE CONWAY	
Year 1	\$875.00
Year 2	\$900.00
Sub Total	\$1,775.00
ANIMAL CONTROL	
Year 1	\$860.00
Year 2	\$885.00
Sub Total	\$1,745.00
DPW	
Year 1	\$900.00
Year 2	\$925.00
Sub Total	\$1,825.00
MUNICIPAL BLDG	
Year 1	\$1,075.00
Year 2	\$1,100.00
Sub Total	\$2,175.00
LAKE PANORAMA	
Year 1	\$860.00
Year 2	\$885.00
Sub Total	\$1,745.00
MONDOMIN	
Year 1	\$860.00
Year 2	\$885.00
Sub Total	\$1,745.00
MUA lift stations	
LA Touquet	
Year 1	\$860.00
Year 2	\$885.00
Sub Total	\$1,745.00
Stonehill	
Year 1	\$860.00
Year 2	\$885.00
Sub Total	\$1,745.00
Brandywine	
Year 1	\$860.00
Year 2	\$885.00
Sub Total	\$1,745.00
Steamboat	

Year 1	\$860.00
Year 2	\$885.00
Sub Total	\$1,745.00
Black creek	
Year 1	\$875.00
Year 2	\$900.00
Sub Total	\$1,775.00
PUMP STATIONS	
PUMP STATION 1	
Year 1	\$900.00
Year 2	\$925.00
Sub Total	\$1,825.00
PUMP STATION 2	
Year 1	\$900.00
Year 2	\$925.00
Sub Total	\$1,825.00
PUMP STATION 3	
Year 1	\$900.00
Year 2	\$925.00
Sub Total	\$1,825.00
TOTAL	
Year 1	\$12,445.00
Year 2	\$12,795.00
Sub Total	\$25,240.00

The Contractor shall be paid the prices stipulated in the Bid as full compensation for everything furnished and performed by the CONTRACTOR under this Contract, including all Work required, but not specifically mentioned, and all loss or damage arising out of the nature of the aforesaid Work, the action of the elements, any unforeseen obstruction or difficulty encountered in the prosecution of the Work, all risks of every description connected with the Work, all expenses incurred by or in consequence of the suspension or discontinuance of the Work as herein specified, and for well and faithfully completing the Work and the whole thereof, as herein provided.

ARTICLE IV: TIME OF COMPLETION

The CONTRACTOR shall start work on the Project within five (5) calendar days after receiving notice to proceed from the OWNER. The CONTRACTOR shall complete all work required by this Contract within 20 calendar days after receipt of said notice to proceed.

The CONTRACTOR shall pay monetary liquidated damages to the OWNER for each and every working day that the CONTRACTOR shall be in default in completing the Work within the time stipulated in the Contract Documents. (Working days excludes Saturdays, Sundays and Designated TOWNSHIP Holidays.)

See also the terms set forth in Section X of the General Conditions of the Project Manual for the Project, which are incorporated herein by reference.

ARTICLE V: THE CONTRACT DOCUMENTS

The parties agree that the terms and conditions contained in the Contract Documents (including bid information, bid documents, specifications, supplemental specifications and drawings) are made part of this Contract and are binding on both parties as if all conditions contained in the Contract Documents were set forth in this Contract.

In addition, the Owner's designated engineer shall furnish to the CONTRACTOR supplementary drawings or explanations as may be necessary to illustrate the work to be done, and the CONTRACTOR shall conform to same as part of this Contract, and all such supplemental information shall be part of the Contract Documents.

The Contract Documents comprise the entire agreement between the Owner and the Contractor and may only be amended as herein described.

ARTICLE VI: SUBCONTRACTORS

The CONTRACTOR will not use subcontractors for the performance of its obligations under the Contract Documents.

ARTICLE VII: WAIVERS

Neither the inspection by the OWNER or by the OWNER's agents, nor any orders or measurement of certificate by the Engineer, nor any order by the OWNER for the payment of money, nor payment for or acceptance of the whole or any part of the Work by the OWNER, nor any extension of time or any possession taken by the OWNER or its employees, shall operate as a waiver of any provision of this Contract, any power herein reserved to the OWNER, or any right to damages herein provided. No waiver of any breach of this Contract shall be held to be a waiver of any other or subsequent breach. Any remedy provided in this Contract shall be taken and construed as cumulative; that is, in addition to each and every other remedy herein provided and in addition to all other suits, actions, or legal proceedings. The OWNER shall also be entitled as of right to a writ of injunction against any breach of any of the provisions of this Contract.

ARTICLE VIII: OWNER AND RESPONSIBILITY OF THE ENGINEER

All work shall be done under the observation of the Engineer, or another authorized representative of the OWNER. The Engineer shall decide any and all questions which may arise regarding the quality and acceptability of materials furnished, work performed, rate of progress of work, interpretation of Contract Documents, and all questions concerning the acceptable fulfillment of the Contract by the CONTRACTOR.

The Engineers services during the construction of the Project are intended to provide OWNER a greater degree of confidence that the completed work of CONTRACTOR will conform in general to the Contract Documents, Drawings and Specifications. The Engineer shall not, during visits to the project site or as a result of observation of CONTRACTOR's work in progress, supervise, direct or have control over CONTRACTOR's work, nor shall Engineer have authority over or

responsibility for the means, methods, techniques, sequences or procedures of construction selected by CONTRACTOR's, for any safety precautions and programs incident to the work of CONTRACTOR's or for any failure of CONTRACTOR to comply with laws, rules, regulations, ordinances, codes or orders applicable to CONTRACTOR's furnishing and performing the work. Accordingly, Engineer neither guarantees the performance of any CONTRACTOR's nor assumes responsibility for any CONTRACTOR's failure to furnish and perform its work safely or in accordance with the Contract Documents.

ARTICLE IX: SUCCESSORS AND ASSIGNS

This Contract and all of the covenants herein shall be binding upon the OWNER and the CONTRACTOR respectively, and the CONTRACTOR's subcontractors, subconsultants, partners, successors, assigns and legal representatives. Neither the OWNER nor the CONTRACTOR shall have the right to assign, transfer or sublet their interests or obligations hereunder without written consent of the other party.

ARTICLE X: TERMINATION

- a. The OWNER may, upon seven days written notice to the CONTRACTOR, and at any time after the execution of this Contract, terminate or limit the services of the CONTRACTOR furnished hereunder for any reasons; including but not limited to, the abandonment of the Project, or the unavailability of monies to complete the Work.
- b. In the event of such termination, the CONTRACTOR shall be compensated for its authorized services rendered hereunder up to that date, and for all reasonable shutdown costs as agreed to by both parties.

ARTICLE XI: INDEMNIFICATION

The CONTRACTOR shall indemnify, defend, and hold harmless the OWNER and the Engineer, their officers, employees and agents, against any loss, liability, claims or demands (including death and/or property damage), arising out of or resulting, in whole or in part, from the CONTRACTOR's performance of this Contract.

ARTICLE XII: CONTRACTOR'S STATUS AND RESPONSIBILITIES

- a. The CONTRACTOR's status shall be that of an independent principal, and not an agent or employee of the OWNER.
- b. The CONTRACTOR shall be responsible for providing competent, suitably qualified personnel to perform the Work.
- c. The CONTRACTOR shall be responsible for proceeding with the work and adhering to the schedule during all disputes or disagreements with the OWNER. No work shall be delayed or postponed pending resolution of any dispute or disagreement.
- d. The CONTRACTOR shall pay to the OWNER, and the OWNER shall have the right to deduct the full amount of, all expenses, losses and damages from all monies due or to become due the CONTRACTOR under this Contract for any of the following reasons:

1. Any defect, omission, or mistake of the CONTRACTOR or its employees; and the repairs of same, as determined by the Engineer.
2. All costs of engineering work and inspection after the specified completion time for the Contract.
3. All costs incurred by the OWNER for overtime payments to the Inspection personnel caused by the CONTRACTOR's overtime work. Overtime is considered as all hours worked exceeding eight hours per day or forty hours per week; all hours worked on Saturday or Sunday; and all hours worked on legal holidays observed by the OWNER.
4. Liquidated Damages in the amount set forth in Section X of the General Conditions – Construction of the bid specifications (Project Manual) for each and every day that the CONTRACTOR shall be in default of completing the Work of this Contract. This sum is hereby agreed to be proper and reasonable liquidated damages which the OWNER will suffer by reason of such default.
5. All costs associated with liens filed and/or served by any of the CONTRACTOR's subcontractors seeking payment for work and/or services performed in connection with this contract.

ARTICLE XIII: GUARANTEE AND CORRECTION OF DEFECTIVE WORK

- a. The CONTRACTOR warrants and guarantees to the OWNER that all Work will be performed in accordance with all applicable federal, state and local laws, standards and regulations and the Contract Documents; and that the Work will not be defective.
- b. If within two (2) years after the acceptance date, any Work is found to be defective, the CONTRACTOR shall promptly correct the defective Work, or remove and replace it with non-defective Work, as directed by the OWNER, and at no additional cost to the OWNER.

ARTICLE XIV: AFFIRMATIVE ACTION

During the performance of this contract, the CONTRACTOR agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex. Except with respect to affectional or sexual orientation, the contractor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex. Such action shall include, but not be limited to the following: employment, up-grading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause;

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employee's place by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex;

The contractor or subcontractor, where applicable, will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer advising the labor union or workers' representative of the contractor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer, pursuant to N.J.S.A. 10:5-31, et seq., as amended and supplemented from time to time and the Americans with Disabilities Act.

When hiring or scheduling workers in each construction trade, the contractor or subcontractor agrees to make good faith efforts to employ minority and women workers in each construction trade consistent with the applicable employment goal prescribed by N.J.A.C. 17:27-7.3; provided, however, that the Division may, in its discretion, exempt a contractor or subcontractor from compliance with the good faith procedures prescribed by the following provisions, A, B and C, as long as the Division is satisfied that the contractor or subcontractor is employing workers provided by a union which provides evidence, in accordance with standards prescribed by the Division, that its percentage of active "card carrying" members who are minority and women workers is equal to or greater than the applicable employment goal established in accordance with N.J.A.C.17:27-7.3. The contractor or subcontractor agrees that a good faith effort shall include compliance with the following procedures:

(A) If the contractor or subcontractor has a referral agreement or arrangement with a union for a construction trade, the contractor or subcontractor shall, within three business days of the contract award, seek assurances from the union that it will cooperate with the contractor or subcontractor as it fulfills its affirmative action obligations under this contract and in accordance with the rules promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31, et. seq., as supplemented and amended from time to time, and the Americans with Disabilities Act. If the contractor or subcontractor is unable to obtain said assurances from the construction trade union at least five business days prior to the commencement of construction work, the contractor or subcontractor agrees to attempt to hire or schedule minority and women workers directly, consistent with the applicable employment goal. If the contractor's or subcontractor's prior experience with a construction trade union, regardless of whether the union has provided said assurances, indicates a significant possibility that the trade union will not refer sufficient minority and women workers consistent with the applicable employment goal, the contractor or subcontractor agrees to be prepared to hire or schedule minority and women workers directly, consistent with the applicable employment goal, by complying with the hiring or scheduling procedures prescribed under (B) below; and the contractor or subcontractor further agrees to take said action immediately if it determines or is so notified by the Division that the union is not referring minority and women workers consistent with the applicable employment goal.

(B) If the hiring or scheduling of a workforce consistent with the employment goal has not or cannot be achieved for each construction trade by adhering to the procedures of (A) above, or if the contractor does not have a referral agreement or arrangement with a union for a construction trade, the contractor or subcontractor agrees to take the following actions:

(1) To notify the public agency compliance officer, the Division, and minority and women referral organizations listed by the Division pursuant to N.J.A.C.17:27-5.3, of its workforce needs, and request referral of minority and women workers;

(2) To notify any minority and women workers who have been listed with it as awaiting available vacancies;

(3) Prior to commencement of work, to request that the local construction trade union refer minority and women workers to fill job openings provided the contractor or subcontractor has a referral agreement or arrangement with a union for the construction trade;

(4) To leave standing requests for additional referral to minority and women workers with the local construction trade union, provided the contractor or subcontractor has a referral agreement or arrangement with a union for the construction trade, the State Training and Employment Service and other approved referral sources in the area until such time as the workforce is consistent with the employment goal;

(5) If it is necessary to lay off some of the workers in a given trade on the construction site, to assure, consistent with the applicable State and Federal statutes and court decisions, that sufficient minority and women employees remain on the site consistent with the employment goal; and to employ any minority and women workers laid off by the contractor on any other construction site on which its workforce composition is not consistent with an employment goal established pursuant to rules implementing N.J.S.A. 10:5-31, et. seq.;

(6) To adhere to the following procedure when minority and women workers apply or are referred to the contractor or subcontractor:

(i) The contractor or subcontractor shall interview the referred minority or women worker.

(ii) If said individuals have never previously received any document or certification signifying a level of qualification lower than that required in order to perform the work of the construction trade, the contractor or subcontractor shall determine the qualifications of such individuals and if the contractor's or subcontractor's workforce in each construction trade is not consistent with the applicable employment goal, it shall hire or schedule those individuals who satisfy appropriate qualification standards. However, a contractor or subcontractor shall determine that the individual at least possesses the requisite skills and experience recognized by a union, apprentice program or a referral agency, provided the referral agency is acceptable to the Division. If necessary, the contractor or subcontractor shall hire or schedule minority and women workers who qualify as trainees pursuant to these rules. All of the requirements, however, are limited by the provisions of (C) below.

(iii) If the contractor's or subcontractor's workforce is consistent with the applicable employment goal, the name of any interested women or minority individual shall be maintained on a waiting list for the first consideration in the event the contractor's or subcontractor's workforce is no longer consistent with the applicable employment goal.

(iv) If, for any reason, said contractor or subcontractor determines that a minority individual or a woman is not qualified or if the individual qualifies as an advanced trainee or apprentice, the contractor or subcontractor shall inform the individual in writing of the reasons for the determination, maintain a copy of the determination in its files and send a copy to the public agency compliance officer and to the Division.

(7) To keep a complete and accurate record of all requests made for the referral of workers in any trade covered by the contract, on forms made available by the Division and submitted promptly to the Division upon request.

(C) The contractor or subcontractor agrees that nothing contained in (B) above shall preclude the contractor or subcontractor from complying with the union hiring hall or apprenticeship policies in any applicable collective bargaining agreement or union hiring hall arrangement, and, where required by custom or agreement, it shall send journeymen and trainees to the union for referral, or to the apprenticeship program for admission, pursuant to such agreement or arrangement. However, where the practices of a union or apprenticeship program will result in the exclusion of minorities and women or the failure to refer minorities and women consistent with the county employment goal, the contractor or subcontractor shall consider for employment persons referred pursuant to (B) above without regard to such agreement or arrangement; provided further, however, that the contractor or subcontractor shall not be required to employ women and minority advanced trainees and trainees in numbers which result in the employment of advanced trainees and trainees as a percentage of the total workforce for the construction trade, which percentage significantly exceeds the apprentice to journey worker ratio specified in the applicable collective bargaining agreement, or in the absence of a collective bargaining agreement, exceeds the ratio established by practice in the area for said construction trade. Also, the contractor or subcontractor agrees that, in implementing the procedures of (B) above, it shall, where applicable, employ minority and women workers residing within the geographical jurisdiction of the union.

After notification of award, but prior to signing a construction contract, the contractor shall submit to the public agency compliance officer and the Division an initial project workforce report (Form AA 201) provided to the public agency by the Division for distribution to and completion by the contractor in accordance with N.J.A.C. 17:27-7. The contractor also agrees to submit a copy of the Monthly Project Workforce Report once a month thereafter for the duration of this contract to the Division and to the public agency compliance officer.

The contractor agrees to cooperate with the public agency in the payment of budgeted funds, as is necessary, for on-the-job and/or off-the-job programs for outreach and training of minorities and women.

(D) The contractor and its subcontractors shall furnish such reports or other documents to the Division of Contract Compliance & EEO as may be requested by the Division from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Contract Compliance & EEO for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code (NJAC 17:27).

ARTICLE XV: CONTRACT BINDING

This Contract shall bind the heirs, executors, administrators, successors and assigns of the respective parties hereto.

ARTICLE XVI: MANDATORY CONTRACT DISPUTE PROCEDURES

The CONTRACTOR agrees to Mandatory Contract Dispute Procedures required by N.J.S.A. 40A:11-50, as described below.

In an effort to resolve any disputes that arise during the construction of the project or following the completion of the project, the CONTRACTOR and Owner agree that all disputes between them arising out of or relating to the performance of the work described in the Contract Documents shall be submitted to nonbinding mediation in accordance with the Construction Industry Mediation Rules of the American Arbitration Association currently in effect. Request for mediation shall be filed in writing with the other party to the Contract and with the American Arbitration Association.

The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

The CONTRACTOR further agrees to include a similar mediation provision in all agreements with independent contractors and consultants retained for the project and to require all independent contractors and consultants also to include a similar mediation provision in all agreements with subcontractors, subconsultants, suppliers or fabricators so retained, thereby providing for mediation as the primary method for dispute resolution between the parties to those agreements.

Nothing in this section shall prevent the Owner from seeking injunctive or declaratory relief in court at any time. The alternative dispute resolution practices required by this section shall not apply to disputes concerning the bid solicitation or award process, or to the formation of contracts or subcontracts to be entered into pursuant to P.L. 1971, c. 198 (C:40A:11-1, et seq.).

ARTICLE XVII: GOVERNING LAW

The laws of the State of New Jersey will govern the validity of this Contract, its interpretation and performance.

ARTICLE XVIII: PREVAILING WAGE RATE

The CONTRACTOR agrees to comply with the provisions of the New Jersey Prevailing Wage Act, N.J.S.A. 34:11-56.25, et seq., and all corresponding rules and regulations. The CONTRACTOR shall pay all workers employed in the performance of this contract the prevailing wages determined pursuant to the above cited law.

P.L. 2021, c. 301 requires a contractor submitting the lowest bid for a contract that is subject to the Prevailing Wage Act, if that bid is 10 percent or more lower than the next lowest bid, to certify to the public body that the prevailing wage rates required by the Act shall be paid. If the bidder does not provide the certification prior to the award of the contract, the public body shall award the contract to the next lowest responsible and responsive bidder.

Further, P.L. 2021, c. 301 also amended N.J.S.A. 34:11 -56.27 to require that any contract for public work expressly stipulate that workers performing work under the contract shall not be paid less than the required prevailing wage rate. Contractors and their sureties shall be liable to the public body, any lessee to whom the public body is leasing a property or premises or to any lessor from whom the public body is leasing or will be leasing a property or premises, for any excess costs occasioned by the termination of their right to proceed with the work, or such part of the work as to which there has been a failure to pay required wages.

ARTICLE XIX: AMERICANS WITH DISABILITIES ACT

The CONTRACTOR and the Owner do hereby agree that the provisions of Title II of the Americans with Disabilities Act of 1990 (the "Act") (42 U.S.C. 12101, et seq.), which prohibits discrimination on the basis of disability by public entities in all services, programs, and activities provided or made available by public entities, and the rules and regulations promulgated pursuant thereto, are made a part of this Agreement. In providing any aid, benefit, or service on behalf of the Owner pursuant to this Agreement, the CONTRACTOR agrees the performance shall be in strict compliance with the Act. In the event that the CONTRACTOR, its agents, servants, employees, or subcontractors violate or are alleged to have violated the Act during the performance of this Agreement, the CONTRACTOR shall defend the Owner in any action or administrative proceeding commenced pursuant to this Act. The CONTRACTOR shall indemnify, protect, and save harmless the Owner and engineer, its agents, servants and employees from and against any and all suits, claims, losses, demands or damages of whatever kind or nature arising out of or claimed to arise out of the alleged violation. The CONTRACTOR shall, at its own expense, appear, defend and pay any and all charges for legal services and any and all costs and other expenses arising from such action or administrative proceeding or incurred in connection therewith. In any and all complaints brought pursuant to the Owner's grievance procedure, the CONTRACTOR agrees to abide by any decision of the Owner which is rendered pursuant to said grievance procedure. If any action or administrative proceeding results in an award of damages against the Owner or if the Owner incurs any expense to cure a violation of the Act which has been brought pursuant to its grievance procedure, the CONTRACTOR shall satisfy and discharge the same at its own expense.

The Owner shall, as soon as practicable after a claim has been made against it, give written notice thereof to the CONTRACTOR along with full and complete particulars of the claim. If any action or administrative proceeding is brought against the Owner or engineer or any of its agents,

servants, and employees, the Owner shall expeditiously forward or have forwarded to the CONTRACTOR every demand, complaint, notice, summons, pleading or other process received by the Owner or its representatives.

It is expressly agreed and understood that any approval by the Owner or engineer of the services provided by the CONTRACTOR pursuant to this Agreement will not relieve the CONTRACTOR of the obligation to comply with the Act and to defend, indemnify, protect, and save harmless the Owner pursuant to this Paragraph.

It is further agreed and understood that the Owner and engineer assume no obligation to indemnify or save harmless the CONTRACTOR, its agents, servants, employees and subcontractors for any claims made under the Act.

IN WITNESS WHEREOF, the parties hereto have thereunto set their hands and seals.

ATTEST:

TOWNSHIP OF VERNON
By: _____

ATTEST:

VENDOR
By: _____
(Affix Corporate Seal)

SCHEDULE OF PRICES

**BID # 26-02 GENERATOR MAINTENANCE AND REPAIR
PROPOSAL FORM**

The undersigned proposes for furnish and deliver the above goods/services pursuant to the bid specification and made a part hereof:

4.0 AWARD OF BID

4.1 The bid shall be awarded to the lowest responsible bidder based upon years 1 and 2 of the bid response, in accord with the New Jersey Local Public Contracts Law at N.J.S.A. 40A:11-4A.

**** Mountain Trail Lake Conway May Need 4x4 to access****

Facility Name	Year 1 Price	Year 2 Price	Total year 1 & 2
LAKE CONWAY	\$875.00	\$900.00	\$1,775.00
ANIMAL CONTROL	\$860.00	\$885.00	\$1,745.00
DPW	\$900.00	\$925.00	\$1,825.00
MUNICIPAL BLDG	\$1,075.00	\$1,100.00	\$2,175.00
LAKE PANORAMA	\$860.00	\$885.00	\$1,745.00
MONDOMIN	\$860.00	\$885.00	\$1,745.00
MUA lift stations			
LA Touquet	\$860.00	\$885.00	\$1,745.00
Stonehill	\$860.00	\$885.00	\$1,745.00
Brandywine	\$860.00	\$885.00	\$1,745.00
Steamboat	\$860.00	\$885.00	\$1,745.00
Black creek	\$875.00	\$900.00	\$1,775.00
PUMP STATIONS			
PUMP STATION 1	\$900.00	\$925.00	\$1,825.00
PUMP STATION 2	\$900.00	\$925.00	\$1,825.00
PUMP STATION 3	\$900.00	\$925.00	\$1,825.00
TOTAL	\$ 12,445.00	\$ 12,795.00	\$ 25,240.00

Added Work Hourly Rate	\$190.00
Material markup %	25%

TOWNSHIP OF VERNON

RESOLUTION #26-151

REFUND FOR CARRY PERMIT MUNICIPAL FEE, HOUSEWARD

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 Andrew Houseward.

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 Andrew Houseward.

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 April 20, 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 #26-152

REFUND FOR CARRY PERMIT MUNICIPAL FEE, Vellis

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 Ryan Vellis.

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 Ryan Vellis.

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 April 20, 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 #26-153

APPROVING A CHARITABLE SOLICITOR’S PERMIT: VERNON EMERGENCY MEDICAL SERVICES INC.

WHEREAS, Vernon Emergency Medical Services Inc. has made application for a Charitable Roadside Solicitor’s Permit for the purposes of soliciting funds on May 30th and 31st, 2026; and

WHEREAS, in accordance with Ordinance 18-12, the Vernon Township Police Department has reviewed the necessary application found that 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 Charitable Roadside Solicitor’s Permit for Vernon Emergency Medical Services Inc., Route 94 and Route 515; subject to the approval of the County of Sussex and State of New Jersey as needed.

BE IT FURTHER RESOLVED that the Township Clerk is hereby authorized to issue a Charitable Roadside Solicitor’s Permit to the aforesaid applicant in accordance with Chapter 428 of the Code of the Township of Vernon upon receipt of the approval from the County of Sussex.

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 April 20, 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.						



Vernon Township
 Township Clerk's Office
 21 Church Street
 Vernon, NJ 07462
 Tel: 973.764.4055, ext. 2234 • Fax: 973.764.6393
 www.vermontwp.com

Charitable Solicitation Permit Application

Date of application:	3/25/2026
Application type:	<input checked="" type="checkbox"/> New <input type="checkbox"/> Renewal

ORGANIZATION INFORMATION	
Name of Organization Represented Vernon Emergency Medical Services Inc	Tel. Number [REDACTED]
Address PO Box 911 Vernon, NJ 07462	
Name of individual directly in charge of conducting the solicitation: Tyler Mueller	
Address of individual directly in charge of conducting the solicitation: 1 [REDACTED]	

SOLICITATION INFORMATION
Purpose of Solicitation To raise funds so that we can continue our mission of professional compassionate community care for the residents of Vernon Township and the surrounding communities.
Estimated amount of funds proposed to be raised: \$5000
Specific statement showing the need for the solicitation: Vernon Emergency Medical Services is a non profit 501c3 organization that provides emergency medical services for free to the residents of Vernon Township and surrounding communities. We rely on donations from the township as well as community to support our operations.
Provide a brief outline of the method to be used on conducting the solicitation: Road side coin drive at the intersection of County Route 515 and State Route 94 as per attached traffic plan.

SOLICITOR(S) INFORMATION	
Provide the name and address of every individual who will be making the proposed solicitation (attach more paper if necessary)	
Name	Address
1. Members of the organization	[REDACTED]
2.	
3.	
4.	

Charitable Solicitation Permit Application
Continued page 2 of 2

Vernon Township
21 Church Street • Vernon, NJ 07462
Tel: 973.764.4055, ext. 2234 • Fax: 973.764.6393
www.vernontwp.com

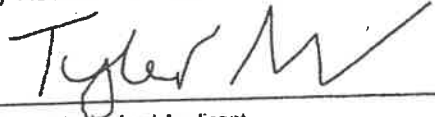
<p>DATE/TIME/DURATION INFORMATION</p> <p>Provide the time and dates when the solicitation will be made, including the beginning and ending dates of the solicitation:</p> <p>May 30th and 31st 2026 Estimated timeframe of 8am to 6pm</p>
<p>WAGE, FEE, COMMISSION, EXPENSE INFORMATION</p> <p>Provide the amount of any wages, fees, commissions, or expenses to be paid to any person or organization for conducting the solicitation and the names and addresses of all such persons:</p> <p>None</p>
<p>Provide a full statement to the effect that if the permit is approved, it will not be used or represented in any way as an endorsement of the proposed solicitation by the township or by any of its officers or departments:</p> <p>If this permit is approved it will not be used or represented in any way as an endorsement of the proposed solicitation by the township or by any of its officers or departments.</p>

Please provide a copy of the ruling from the Internal Revenue Service in which it determined that your organization is a charitable organization under the rules of the Internal Revenue Code so that donations made to your organization are tax deductible. If such determination has not been applied for, indicate whether your organization intends to seek such recognition.

I hereby certify that the information contained in this application is complete, accurate and truthful to the best of my knowledge and belief. I understand that if any statement made is willfully false or incomplete, I may be subject to penalties as provided by law and have this application denied.

I hereby acknowledge that the provisions of Chapter 428 of Vernon Township's code entitled "Peddling and Soliciting" are understood and that if I violate any of the provisions, I am subject to appropriate penalties and/or license revocation.

I consent to Vernon Township's obtaining copies of my driving record from the appropriate public agency and Criminal History Record Information from the New Jersey State Police, State Bureau of Identification.

	Print Name/Title	Date
Signature of Authorized Applicant		

FOR OFFICIAL USE ONLY			
DATE REC'D	3/25/26		
CHIEF OF POLICE	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	DATE: 3/25/26	TOWNSHIP COUNCIL <input type="checkbox"/> YES <input type="checkbox"/> NO R#:
PERMIT ISSUED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	DATE:	PERMIT #

TOWNSHIP OF VERNON

RESOLUTION #26-154

REFUND OVERPAYMENT (Block 11 Lot 5 – Marotta)

BE IT RESOLVED, by the Council of the Township of Vernon, Vernon, New Jersey, that a warrant be drawn to in the amount of \$5387.03 representing refund for overpayment for 3rd & 4th qtrs. 2025 property taxes for Block 11 Lot 5.

OWNER	BLOCK	LOT	REFUND AMOUNT
Marotta	11	5- 3 rd Qtr.	\$2633.20
Marotta	11	5- 4 th Qtr.	\$2753.83
		TOTAL:	\$5387.03

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 April 20, 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 #26-155

APPROVING A SOLICITOR PERMIT – RJW EXTERIORS

WHEREAS, Sebastian Bennett has made an application for a Solicitor Permit for the purpose of Home Improvement Services; and

WHEREAS, upon receipt of the application for a Solicitor Permit, by Jonas Rivas-Rivera of RJW Exteriors 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 Jonas Rivas-Rivera.

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.

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 April 20, 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.						

**Vernon Township Police Department
21 Church Street
Vernon, NJ 07462**



**Daniel Young
Chief of Police**

**973-764-6155
Fax: 973-764-2518**

March 20, 2026

Re: Jonas Rivas -Rivera

Solicitor Permit

Dear Ms. Gianattasio

We have checked the above named applicant for an arrest record in New Jersey and have found none. We are unable to do a national records check for this type of application.

Please feel free to contact me if any questions are raised or you have difficulty obtaining needed information from other agencies.

Sincerely,

A handwritten signature in black ink, appearing to be "D. Young", with a large flourish and the number "#43" written to the right.
Daniel Young
Chief of Police



Vernon Township
 Township Clerk's Office
 21 Church Street
 Vernon, NJ 07462
 Tel: 973.764.4055, ext. 2234 • Fax: 973.764.6393
 www.vernontwp.com

Peddler License Application

Date of application:	
Application type/fee:	<input checked="" type="checkbox"/> New \$20.00 + \$125.00 <input type="checkbox"/> Renewal \$25.00 <input type="checkbox"/> Each Additional Vehicle \$50.00

APPLICANT'S PERSONAL INFORMATION							
Last Name <i>Rivas-Rivera</i>		First Name <i>Jonas</i>		M.I. <i>S</i>	Maiden Name (if female)		
Permanent Home Address [REDACTED]				Permanent Tel. Number [REDACTED]			
Local Address [REDACTED]				Local Tel. Number			
Driver's License # and State [REDACTED]		Social Security # [REDACTED]		Marital Status <input checked="" type="checkbox"/> Single <input type="checkbox"/> Married <input type="checkbox"/> Widowed			
Date of Birth [REDACTED]	Place of Birth [REDACTED]	Height [REDACTED]	Weight [REDACTED]	Sex <input checked="" type="checkbox"/> Male <input type="checkbox"/> Female	Eye Color [REDACTED]	Hair Color [REDACTED]	
Have you been convicted or pleaded guilty to any motor vehicle offenses in the last 10 years? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO							
Have you been convicted of any crime, misdemeanor or violation of any municipal ordinance? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO							
If yes, please indicate the nature of the offense and the punishment or penalty assessed:							
You may attach a separate page to this application if you would like to make any statement with respect to any such conviction or guilty plea.							
Provide the name, address and telephone number for three references from Sussex County residents, other than family members, who can attest to your good character and business responsibility.							
Name		Address			Telephone		
1. <i>AARON SILVA</i>		[REDACTED]			[REDACTED]		
2. <i>JULIAN CRUZ</i>		[REDACTED]			[REDACTED]		
3. <i>SEBASTIAN BENNET</i>		[REDACTED]			[REDACTED]		
EMPLOYER INFORMATION							
Name <i>RJW EXTENSION</i>							
Address <i>694 NJ-15 Lake Hopatcong</i>					Telephone <i>973-988-2994</i>		
PREVIOUS PEDDLING ACTIVITY							
In which New Jersey municipalities have you peddled goods in the immediately preceding two years?							

Peddler License Application
Continued page 2 of 2

Vernon Township
21 Church Street • Vernon, NJ 07462
Tel: 973.764.4055, ext. 2234 • Fax: 973.764.6393
www.vernontwp.com

MERCHANDISE INFORMATION

Provide a brief description of the nature of the business and the goods to be sold:

Tools, windows, Roofing

Where are these goods manufactured/prepared/produced?

694 NJ-15 IAKB Hopatcong

Where are these goods currently located?

694 NJ-15 IAKB Hopatcong

In the case of foodstuffs, please indicate the date a food handler's certificate was obtained:

What is your proposed method of delivery? If a vehicle is to be used, please complete the next section.

TRUCK

VEHICLE INFORMATION

Year	Make	Model	Color	Size	License Plate #/State
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Insurance Company			Insurance Policy #		
[REDACTED]			[REDACTED]		

The following items must be included with this application:

1. Two photographs of the applicant, taken no more than sixty days prior to the date of application, at least two inches by three inches showing the head and shoulders of the applicant in a clear and distinguishing manner.
2. A photocopy of the applicant's valid driver's license.
3. A copy of the certificate of authority to collect sales tax issued by the state of New Jersey and sufficient proof to establish that said certificate of registration has been filed with the state of New Jersey, Director of Taxation.

I hereby certify that the information contained in this application is complete, accurate and truthful to the best of my knowledge and belief. I understand that if any statement made is willfully false or incomplete, I may be subject to penalties as provided by law and have this application denied.

I hereby acknowledge that the provisions of Chapter 428 of Vernon Township's code entitled "Peddling and Soliciting" are understood and that if I violate any of the provisions, I am subject to appropriate penalties and/or license revocation.

I consent to Vernon Township's obtaining copies of my driving record from the appropriate public agency and Criminal History Record Information from the New Jersey State Police, State Bureau of Identification.

[Signature]

Date
03/01/2026

FOR OFFICIAL USE ONLY

FEE PAID	<i>\$145.00</i>	DATE REC'D	<i>3-9-26</i>
CHIEF OF POLICE	<input type="checkbox"/> YES <input type="checkbox"/> NO DATE:	TOWNSHIP COUNCIL	<input type="checkbox"/> YES <input type="checkbox"/> NO R#:
LICENSE ISSUED	<input type="checkbox"/> YES <input type="checkbox"/> NO DATE:	LICENSE #	

TOWNSHIP OF VERNON

RESOLUTION #26-156

REFUND FOR CARRY PERMIT MUNICIPAL FEE, DeFAZIO

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 Ralph DeFazio.

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 Ralph DeFazio.

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 April 20, 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 #26-157

**REFUND FOR TOTALLY DISABLED VETERAN
(Block 203 Lot 1)**

WHEREAS, THE DEPARTMENT OF VETERANS AFFAIRS awarded Ryan Padilla 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 \$4,773.12 to Ryan Padilla.

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 April 20, 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 #26-158

**REFUND FOR TOTALLY DISABLED VETERAN
(Block 445 Lot 6)**

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 \$1,611.61 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 April 20, 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 #26-159

**REFUND FOR TOTALLY DISABLED VETERAN
(Block 484 Lot 66)**

WHEREAS, THE DEPARTMENT OF VETERANS AFFAIRS awarded Emmett McDowell 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 \$2,411.98 to Emmett McDowell.

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 April 20, 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 #26-160

(Block 484 Lot 66)

CANCELLING TAXES FOR TOTAL DISABLED VETERAN

WHEREAS THE DEPARTMENT OF VETERANS AFFAIRS

Awarded Emmett McDowell 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 \$3,867.72.

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 April 20, 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 #26-161

**REFUND OVERPAYMENT DUE TO STATE TAX COURT JUDGMENT
(Choi) Block 535 Lot 27**

WHEREAS, a Tax Court Judgment has been favorably awarded for the year 2021: and,

WHEREAS, such Judgment has resulted in an overpayment of 2021 property taxes for Block 535 Lot 27 also known as 1567 Rt. 565, Vernon, New Jersey.

NOW, THEREFORE BE IT RESOLVED by the Council of the Township of Vernon, to authorize the Tax Collector to refund the 2021 overpayment in the amount of \$1,445.78 to Kyungkon Choi

BE IT FURTHER RESOLVED, that a certified copy of this resolution be forwarded to the Township Treasurer and 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 April 20, 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
Tax Collector

TOWNSHIP OF VERNON

RESOLUTION #26-162

**REFUND OVERPAYMENT DUE TO STATE TAX COURT JUDGMENT
(Choi) Block 535 Lot 27**

WHEREAS, a Tax Court Judgment has been favorably awarded for the year 2022: and,

WHEREAS, such Judgment has resulted in an overpayment of 2022 property taxes for Block 535 Lot 27 also known as 1567 Rt. 565, Vernon, New Jersey.

NOW, THEREFORE BE IT RESOLVED by the Council of the Township of Vernon, to authorize the Tax Collector to refund the 2022 overpayment in the amount of \$1,415.14 to Kyungkun Choi

BE IT FURTHER RESOLVED, that a certified copy of this resolution be forwarded to the Township Treasurer and 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 April 20, 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
Tax Collector

TOWNSHIP OF VERNON

RESOLUTION #26-163

**REFUND OVERPAYMENT DUE TO STATE TAX COURT JUDGMENT
(Choi) Block 535 Lot 27**

WHEREAS, a Tax Court Judgment has been favorably awarded for the year 2023: and,

WHEREAS, such Judgment has resulted in an overpayment of 2023 property taxes for Block 535 Lot 27 also known as 1567 Rt. 565, Vernon, New Jersey.

NOW, THEREFORE BE IT RESOLVED by the Council of the Township of Vernon, to authorize the Tax Collector to refund the 2023 overpayment in the amount of \$1,221.30 to Kyungkon Choi

BE IT FURTHER RESOLVED, that a certified copy of this resolution be forwarded to the Township Treasurer and 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 April 20, 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
Tax Collector

TOWNSHIP OF VERNON

RESOLUTION #26-164

REFUND FOR CARRY PERMIT MUNICIPAL FEE, ROMAN

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 William Roman.

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 William Roman.

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 April 20, 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 #26-166

INTRODUCTION OF 2026 BUDGET

BE IT RESOLVED that the Local Municipal budget of the Township of Vernon, County of Sussex, New Jersey for the fiscal year 2026 be approved by the Governing Body of the Township of Vernon, and the Clerk is hereby instructed to advertise on Vernon Township's website on April 27, 2026 and that a final public hearing before passage will be held on May 28, 2026 at 7:00 P.M. at the Municipal Building 21 Church Street, Vernon and via Zoom Webinar, that said budget shall authorize total general appropriations of \$34,603,492.45 and the anticipated revenues of \$13,285,441.12 leaving an amount to be raised by taxes for municipal purposes of \$21,318,051.33.

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 April 20, 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

ORDINANCE #26-08

AN ORDINANCE OF THE TOWNSHIP OF VERNON, IN THE COUNTY OF SUSSEX, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 405, LOT 8 ON THE OFFICIAL TAX MAPS OF THE TOWNSHIP

WHEREAS, the Township of Vernon (the “**Township**”) is a political subdivision of the State of New Jersey (the “**State**”), located in the County of Sussex (the “**County**”); 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 municipalities with broad powers to ameliorate blighted areas, including the powers to investigate whether a property constitutes an “area in need of redevelopment”, to prepare and adopt a redevelopment plan for such area, to contract with redevelopers for the planning, replanning, construction or undertaking of any project or redevelopment work, and arrange by contract for the provision of professional services for the carrying out of redevelopment projects; and

WHEREAS, on April 11, 2018, in accordance with the criteria set forth in the Redevelopment Law, the Township Council of the Township (the “**Township Council**”) adopted a resolution designating various property within the Town Center District, including the property identified as Block 405, Lot 8 on the official Tax Maps of the Township (the “**Redevelopment Area**”), as a non-condemnation “area in need of redevelopment”; and

WHEREAS, on behalf of the Township and pursuant to the Redevelopment Law, J. Caldwell & Associates, LLC, Newton, New Jersey (the “**Planning Consultant**”), has prepared a redevelopment plan for the Redevelopment Area, entitled “311 NJSH Route 94 Redevelopment Plan” dated March 24, 2026 (in the form on file in the office of the Township Clerk and available for public inspection, the “**Redevelopment Plan**”); and

WHEREAS, as of the date of introduction of this Ordinance on first reading, the Township Council hereby refers the Redevelopment Plan to the Township Land Use Board (the “**Land Use Board**”) for the Land Use Board’s review pursuant to *N.J.S.A. 40A:12A-7(e)*; and

WHEREAS, prior to public hearing and final adoption of this Ordinance, the Land Use Board will have transmitted to the Township Council a report containing the Land Use Board’s recommendation concerning the Redevelopment Plan, including an identification of any provisions in the Redevelopment Plan that are inconsistent with the Township Master Plan, if any, and recommendations concerning those inconsistencies, if any, and any other matters the Land Use Board deems appropriate; and

WHEREAS, subject to receipt of such Land Use Board report, the Township Council believes that the adoption of the Redevelopment Plan is in the best interests of the Township and the redevelopment of the Redevelopment Area.

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

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

Section 2. Pursuant to *N.J.S.A. 40A:12A-7(e)*, upon passage of this Ordinance on first reading, the Township Council hereby refers the Redevelopment Plan to the Land Use Board for the Land Use Board's review. The Land Use Board shall prepare a report containing the Land Use Board's recommendation concerning the Redevelopment Plan, including an identification of any provisions in the Redevelopment Plan that are inconsistent with the Township Master Plan, if any, and recommendations concerning those inconsistencies, if any, and any other matters the Land Use Board deems appropriate, and submit same to the Township Council within 45 days after referral, as required by the Redevelopment Law.

Section 3. The Redevelopment Plan is hereby approved and adopted pursuant to *N.J.S.A. 40A:12A-7*.

Section 4. The zoning district map and the zoning ordinances of the Township are hereby amended to incorporate and reflect the Redevelopment Plan, and, to the extent provided in the Redevelopment Plan, are superseded thereby.

Section 5. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

Section 6. A copy of this Ordinance shall be available for public inspection at the office of the Township Clerk during regular business hours.

Section 7. This Ordinance shall take effect in accordance with all applicable law.



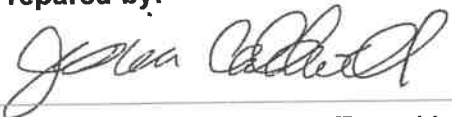
311 NJSH ROUTE 94 REDEVELOPMENT PLAN

VERNON TOWNSHIP, SUSSEX COUNTY, NEW JERSEY

Prepared for:



Prepared by:



Jessica Caldwell, PP, AICP, Township Planner, PP #5944



145 Spring Street, Suite E
Newton, New Jersey 07860

April 7, 2026

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

Contents

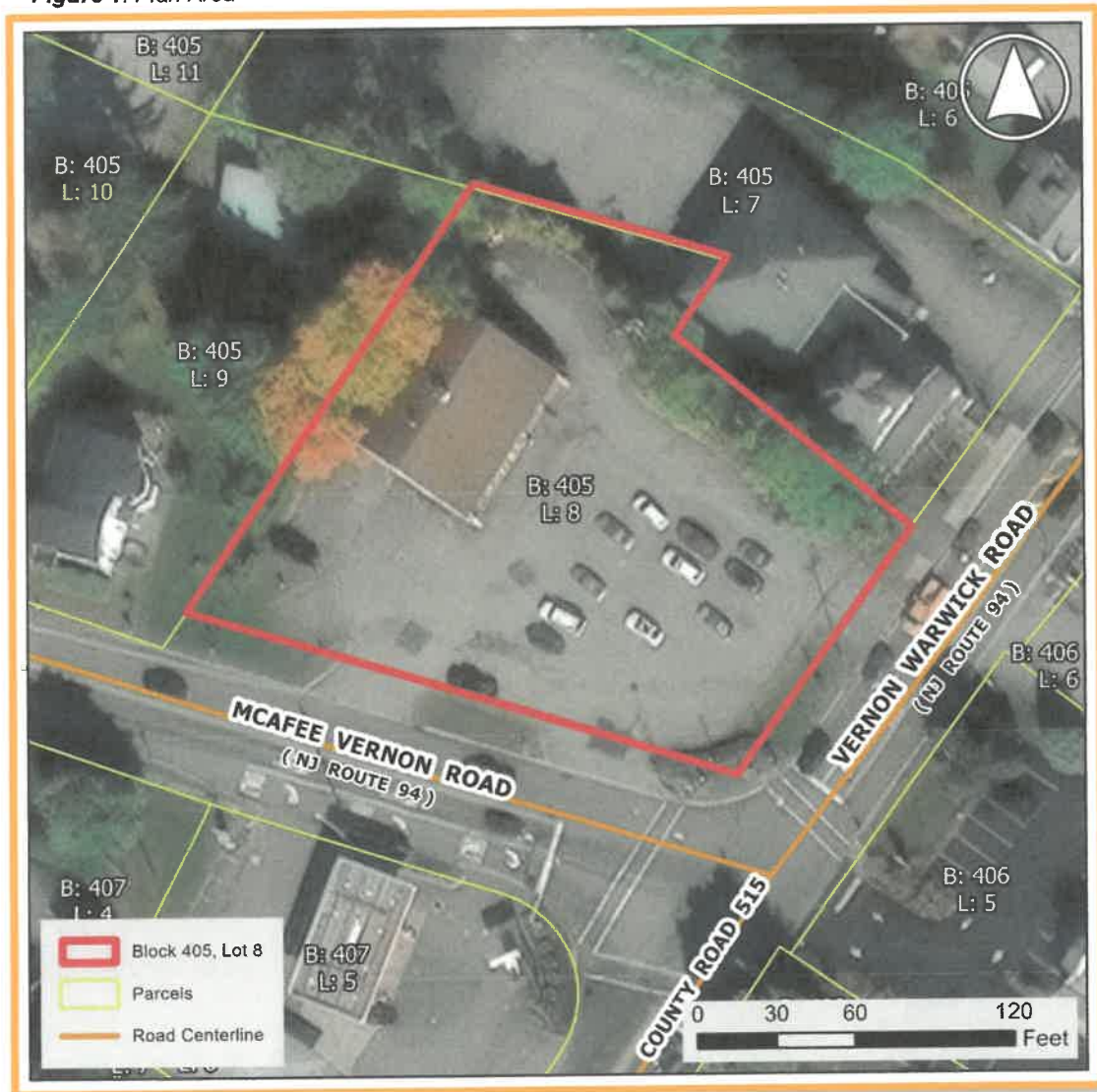
INTRODUCTION	1
PLAN CONTEXT	2
PURPOSE	4
PLAN CONSISTENCY REVIEW	4
Township Master Plan Consistency	4
Local, Regional, and State Plan Consistency	5
APPLICATION OF REGULATIONS	6
Principal Permitted Uses	6
Accessory Permitted Uses	7
Area and Bulk Requirements	7
Parking Standards	8
Parking Layout	8
Screening Requirements	8
Landscaping Requirements	9
Street Trees	9
Mobility Regulations	9
Building Design Standards	10
Awnings	10
Noise	11
Façades	11
Lighting	11
Signage	13
Submittal Requirements	13
LEGAL PROVISIONS	14
The Validity of the Plan	14
Amendment to the 311 Route 94 Redevelopment Plan	14
Variations in Site Plan Design	14
ACQUISITION PLAN	15
RELOCATION PLAN	15

INTRODUCTION

The 311 NJSH Route 94 Redevelopment Plan (the "Plan") governs a portion of the Non-Condemnation Area in Need of Redevelopment (the "Town Center Redevelopment Area") designated by a resolution adopted by the Township Council of the Township of Vernon on April 11, 2018, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), including Block 405, Lot 8 in the Town Center Redevelopment Area. This Plan is proposed to cover Block 405, Lot 8 (the "Plan Area"), within the Town Center Redevelopment Area as shown below.

This Redevelopment Plan establishes the policy and regulatory framework governing future redevelopment within the Plan Area. The provisions of this Plan are intended to guide land use, development intensity, site design, and overall redevelopment patterns in a manner that advances the Township's long-term planning objectives while protecting the public health, safety, and welfare.

Figure 1. Plan Area



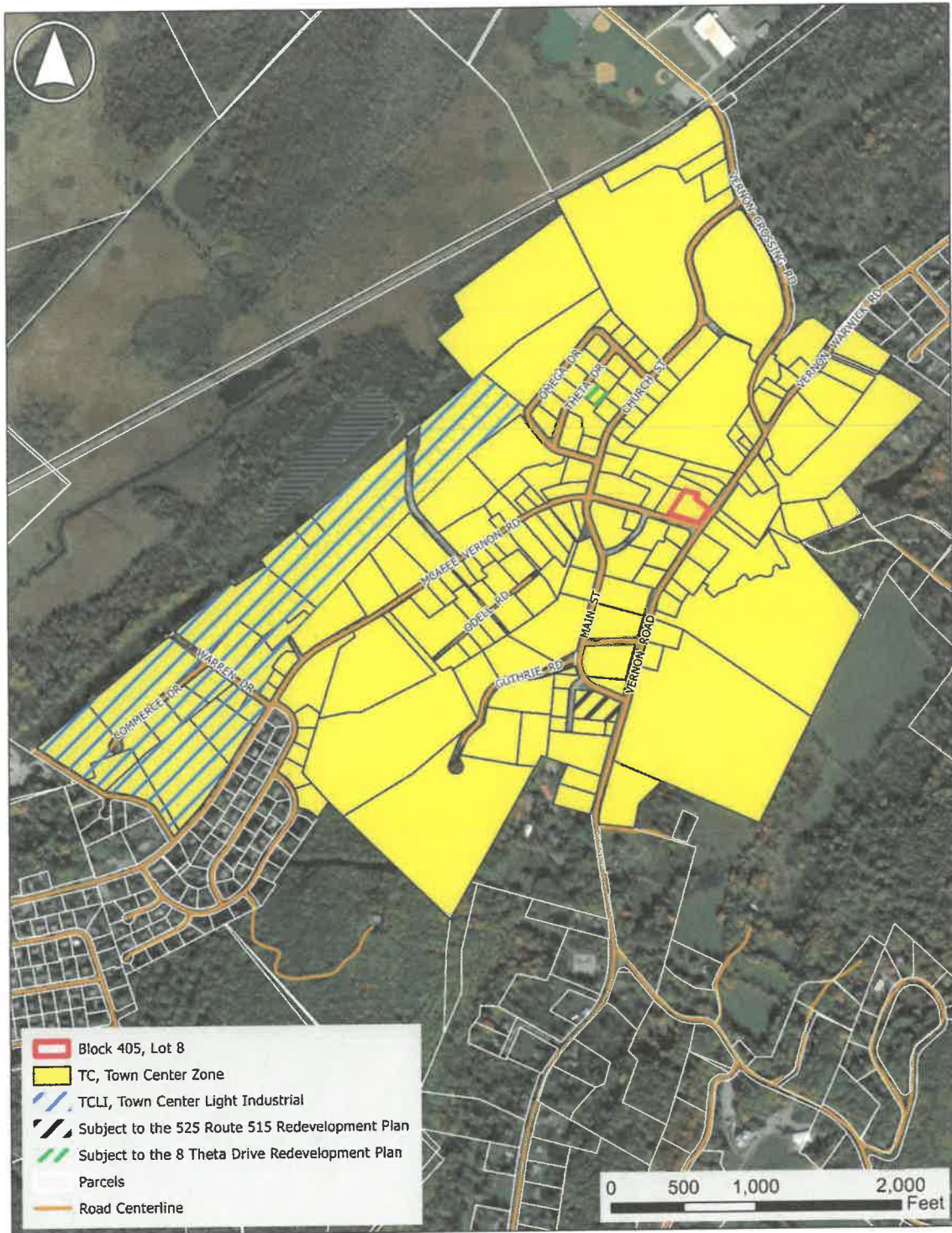
PLAN CONTEXT

The Plan Area occupies a strategic location consisting of 0.81 acres (35,300 square feet) along New Jersey State Highway (NJSH) Route 94 within the Town Center Redevelopment Area. The Plan Area presents an opportunity to encourage redevelopment of an underutilized property in a manner that reinforces the function and character of the Town Center. The Plan Area has frontage on McAfee-Vernon Road (NJSH Route 94) and Vernon-Warwick Road (NJSH Route 94). It is also located near established commercial, civic, and mixed-use developments. Additionally, the Plan Area is located entirely within the Highlands Planning Area, thus not necessitating the requirement of Highlands area exemptions.

The Plan is intended to support Vernon Township's broader land use and economic development goals by promoting redevelopment that is compatible with surrounding uses and is responsive to the physical and functional characteristics of the site. The Plan recognizes the importance of maintaining a cohesive development pattern along the NJSH Route 94 corridor while enhancing visual quality, site functionality, and long-term economic viability. The Plan also recognizes that the Plan Area is along NJSH Route 94 and in the northern section of the Town Center, which is an appropriate location for more auto-oriented uses. The Plan Area is near a drive-through bank and a drive-through fast food restaurant. As a result, the Plan Area is appropriate for the addition of a car wash as a permitted use.

Redevelopment within the Plan Area is envisioned to occur in a manner that complements existing development patterns, strengthens the Town Center as a focal point of activity, and contributes positively to the overall character of Vernon.

Figure 2. Town Center Redevelopment Area and Plan Area (Block 405, Lot 8)



PURPOSE

This Plan is intended to serve as the zoning framework for the Plan Area by establishing permitted land uses, development standards, and design guidelines for new construction and redevelopment. The Plan permits a mix of commercial and service-oriented uses, including car washes, to facilitate the revitalization of this underutilized parcel within the Vernon Town Center.

The Plan is designed to accommodate redevelopment that is compatible with the surrounding Town Center area and responsive to the Plan Area's location along NJSH Route 94. In particular, the Plan provides standards intended to address site layout, circulation, and operational characteristics associated with auto-oriented uses, including a car wash, while ensuring safe and efficient vehicular access, appropriate internal traffic flow, and buffering from adjacent properties.

The Plan further promotes the development of an inviting and cohesive streetscape along the NJSH Route 94 right-of-way through enhanced building design, landscaping, parking layout, and signage standards. Additional provisions are included to support pedestrian mobility and to encourage development that contributes positively to the public realm.

Overall, this Redevelopment Plan is intended to improve the appearance, functionality, and economic vitality of the Town Center, while supporting the specific goals and policy objectives set forth in the Township Master Plan and advancing the purposes of the Redevelopment Law.

PLAN CONSISTENCY REVIEW

Township Master Plan Consistency

The Redevelopment Law requires that the Redevelopment Plan define this 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 this Plan be substantially consistent with the municipal master plan or designed to effectuate the master plan.

The Township Master Plan was adopted on December 27, 1995, and a Master Plan amendment was adopted in November 2003. The 1995 Master Plan was further updated in July 2010, December 2011, July 2016, and February 2022, enhancing the goals and objectives to meet the Township's changing land use and housing needs. The following Master Plan goals and objectives relate to the Plan Area and further enhance the Land Use Goals of the Township Master Plan.

- To direct the majority of future growth in the Township to the Vernon Center, Redevelopment Areas, and appropriate existing resort areas of the Township.
- To foster a community sense of place and identity by further defining the unique and positive aspects of Vernon.
- 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 create land use and development plans, policies, and ordinances that are predominantly consistent with the goals and policies of the State Development and Redevelopment Plan.

This Plan is consistent with these goals and objectives of the Township's Master Plan by facilitating redevelopment of an underutilized parcel within the Vernon Town Center Redevelopment Area, promoting design standards that support the Town Center sense of place, and encouraging commercial development that supports the character of the area. Additionally, encouraging redevelopment within the State-designated Town Center Area is consistent with the goals and objectives of the SDRP.

Local, Regional, and State Plan Consistency

The relationship of this Plan with the surrounding communities' master plans, the Sussex County Strategic Growth Plan, the Highlands Regional Master Plan, and the State Development and Redevelopment Plan is reviewed to determine whether any significant relationship exists.

The Plan Area is located in the center of Vernon 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 the Vernon Town Center area is classified as a "Center" where alternative transportation options, cultural and physical infrastructure, and relatively dense residential development are encouraged and promoted to establish a renewed sense of community. In addition, the SGP highlights the following objective relevant to the Plan Area: "minimize development through incentives for density transfer and to enforce development into designated centers". This Plan is consistent with the SGP because this Plan follows the guidelines for Center-type development.

Vernon Township has conformed to the Highlands Regional Master Plan (RMP) for the Preservation Area of the Township. The Township continues to work with the Highlands Council on updating its planning documents and regulations. The initial Plan Conformance requirements were met by the adoption of the Highlands Master Plan Element (2013) and Highland Preservation Area Ordinance (2014). The adoption of an amended municipal Master Plan and Land Development Ordinance provided stringent land use development regulations for the Township within the Highlands Preservation Area. A Sustainable Economic Development Plan Element of the Master Plan was also adopted by the Land Use Board in March 2019, which was funded by the Highlands Council. The Plan Area is located entirely within the Planning Area section of the municipality. While this Plan furthers economic development goals consistent with the RMP, the zoning within the Planning Area is not required to be consistent with the RMP.

The current State Development and Redevelopment Plan (SDRP) was adopted in December 2025. The Town Center is a designated State Town Center through the Plan Endorsement process, which was last approved by the State Planning Commission in 2019. Within the Revitalization and Recentering Goal to Revitalize and Recenter the State's Underutilized Areas, the SDRP states that municipalities should "harness the latent human capital and underperforming economic assets located in underutilized activity centers throughout the state, whether urban, suburban, or rural." The proposal is to create a new redevelopment plan to

improve a parcel within a designated redevelopment area within a designated State Plan Center. As such, this Plan is consistent with the SDRP.

APPLICATION OF REGULATIONS

The Township will seek a Redeveloper for the Plan Area based on developer interest and ability to redevelop the parcel. The Redeveloper will acquire the Plan Area and effectuate the redevelopment of the Plan Area according to the following land use regulations:

Principal Permitted Uses

The following uses are permitted in the Plan Area. Multiple principal uses, accessory uses, mixed uses, and multiple principal and accessory structures are permitted. Uses not identified below are prohibited.

- | | |
|--|-------------------------------------|
| 1. Antiques shop; | 18. Place of worship; |
| 2. Arts center; | 19. Recreation facility, personal; |
| 3. Banks, savings, and financial institutions; | 20. Recreation facility, active; |
| 4. Bars, brewpubs, craft breweries, or distilleries; | 21. Recreation facility, private; |
| 5. Bed-and-breakfast; | 22. Recreation facility, public; |
| 6. Bus shelter; | 23. Restaurant; |
| 7. Business services; | 24. Restaurant, fast-food; |
| 8. Car wash; | 25. Restaurant, take-out; |
| 9. Child care center; | 26. Retail sales; |
| 10. Community residences for the developmentally disabled; | 27. Retail sales, outdoor; |
| 11. Convenience store; | 28. Retail services; |
| 12. Health care facility; | 29. School bus shelter; |
| 13. Health club; | 30. Sheltered care facilities; |
| 14. Health services; | 31. Shopping center; |
| 15. Inn; | 32. Specialty food store; |
| 16. Office; | 33. Specialty shopping center; |
| 17. Office building; | 34. Supermarket; |
| | 35. Temporary outdoor activity; and |
| | 36. Theater. |

Accessory Permitted Uses

Accessory uses deemed by the Zoning Officer or the Land Use Board to be customary and incidental to a principal permitted use are permitted accessory uses, including but not limited to the following:

1. Off-street parking and drive aisles;
2. Electric Vehicle Service Equipment (EVSE)
3. Signage;
4. Waste and Recycling Enclosures;
5. Fences and Walls;
6. Drive-up or Drive-through Facilities;
7. Trash Receptacles, Benches, and Bollards;
8. Pay Stations and Menu Boards;
9. Height Bars and Directional Signage;
10. Vacuums and Air Compressors; and
11. Vending machines.

Area and Bulk Requirements

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

Bulk Regulations	Required
Minimum Lot Area	30,000 Square Feet
Minimum Lot Width	100 Feet
Minimum Front Yard Setback - Principal Structure (Each) ¹	10 Feet
Minimum Side Yard Setback - Principal Structure (Each) ²	10 Feet
Minimum Rear Yard Setback - Principal Structure	N/A
Accessory Structure Setback – All Yards	3 Feet
Maximum Building Height - Principal Structure	4 Stories/50 Feet
Maximum Height - Accessory Structure	20 Feet
Maximum Impervious Coverage	87%
Maximum Building Coverage	70%

¹ The Plan Area has two front yards: McAfee Vernon Road and Vernon Warwick Road.

² The Plan Area has two side yards opposite both front yards.

Parking Standards

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

Use	Required Number of Spaces
Car Wash	1 Space per 450 SF
Retail	1 Space per 300 SF
Office/Retail Services	1 Space per 300 SF
Restaurant	1 Space per 3 Seats
Other Uses	1 Space per 350 SF

Parking Layout

1. Internal driveway aisles shall be a minimum of 12 feet except in car wash access aisles, which may be a minimum of 8 feet in width.
2. Parking space sizes shall be a minimum of 9 feet by 18 feet for 90-degree angled parking and a minimum of 12 feet by 18 feet for 45-degree angled parking. Parking spaces can include adjacent vacuum equipment.
3. Parking lots shall meet New Jersey ADA requirements for handicapped parking.

Screening Requirements

1. Loading and service areas, refuse areas, and utility boxes should be placed in visually unobtrusive locations. These areas may be integrated with the building design or in a different location on the site.
2. Screening should be provided to block direct views of service uses to the greatest extent possible. A solid wall or fence with a minimum height of six (6) feet in height should be used to screen refuse areas.
3. Chain link fencing, including the use of wood or plastic slats and wood stockade fencing, is prohibited for screening.
4. Walls and fences are to be constructed to match the architectural detail of the principal structure.
5. Fences and screen walls shall be limited to a maximum height of four (4) feet in front yards; except they must be six (6) feet in height when used as a buffer for service or refuse area enclosures.

Landscaping Requirements

Landscaping shall be provided where space permits to promote a desirable and cohesive natural environment. Landscaping may also be utilized to screen parking and loading areas, provide windbreaks for winter winds and summer cooling for buildings, streets, and parking, according to the following standards:

1. Ornamental trees should be provided around the exterior of the site and along existing roadway frontages, except for sites with a car wash use.
2. Hedges, shrubs, and ground cover shall be used to define space and provide privacy along the perimeter of the property.
3. 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.
4. Within the overall Landscape Plan shall be required. The Landscape Plan shall be submitted to the Vernon Township Land Use Board for its review and approval in conjunction with the project site Plan application and implemented contemporaneously with the construction of the redevelopment project.

Street Trees

1. Street trees should have a minimum of a three-inch (3") caliper at the time of planting. The bottom branches shall be trimmed to a minimum of seven (7) feet from the ground to allow pedestrian passage. Tree spacing shall be generally 50 feet apart with variation for driveways, lighting, and other streetscape impediments. Street trees are not required for a car wash use on the site.
2. The following street trees (or equivalent species approved by the Land Use Board) are the required species for the Town Center 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. Streets and their surrounding development form our primary sense of place. The design of the Plan Area plays a key role in forming this sense of place for the neighborhood.

1. Streets and circulation:
 - a. Appropriate traffic control signs must be installed to ensure the safe flow of traffic into and through the redeveloped area.
 - b. Access configurations shall be designed to meet projected vehicular traffic and circulation needs.
 - c. Electric vehicle charging stations (EVSE) shall be provided as required by State Law [P.L.2019, c.362 (C.48:25-1 et al.)]. For parking areas with fewer than 50 spaces, at least one (1) make-ready space is required.

2. Pedestrian circulation:
 - a. Sidewalks shall be provided along all roadway frontages.
 - b. Sidewalks shall be a minimum width of four (4) feet.
 - c. Barrier-free walkway systems shall be provided to allow pedestrian access to buildings or uses from parking lots and public sidewalks.

Building Design Standards

Building design shall meet the following standards:

1. Buildings in the Plan Area shall be designed to evoke the architectural attributes of mountain village architecture, alpine architecture, or the colonial architectural elements of historic Vernon buildings. Building materials shall contain mountain resort architectural elements such as timber framing, cedar shake shingles, and field stone, or traditional architectural elements such as clapboard siding, stone foundation accents, and gable, mansard, or hip roof elements.
2. The building mass, footprint, and architecture shall be designed to create an attractive visual presence at a pedestrian scale. Mixed-use buildings are encouraged with commercial on the ground floor and offices or other permitted uses on upper floors.
3. To the extent permitted by the NJDOT, streetscape improvements shall be constructed along the road frontage of the Plan Area. The streetscape shall include sidewalk, landscaped area, street trees, and street lights as space is available and as permitted by the NJDOT.
4. Sidewalk displays, limited to the premises, 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 by pedestrians. Displays are permitted in the rear and side yards of the premises, provided that they are temporary, defined as being readily removable and are not a permanent fixture, attractive, and may not generally exceed six feet (6) in height.

Awnings

1. Fixed or retractable awnings are permitted on the ground level and upper levels of buildings where appropriate. They should complement the building's architectural style and its materials, colors, and details, and should not conceal the building's architectural features.
2. Canopies may extend over the sidewalk, but shall not restrict pedestrian circulation or traffic flow.
3. In buildings with multiple storefronts, compatible awnings may be used as a means of unifying the structure.

Noise

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

Façades

1. Buildings shall appear to be a minimum of one and a half (1.5) stories. Upper stories are not required to contain usable space; however, the façades of the building shall have upper-story hip or gable roof elements and windows.
2. Building façades shall provide a unified design with a clearly defined building entrance. Windows and glass doors along the building frontage should be provided to add visual interest.
3. Building façades 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.

Lighting

Lighting Standards for the Plan Area are as follows:

1. 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) fixtures 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)

2. 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.

3. Pole-mounted light fixtures, bollards, and wall-mounted fixtures shall follow an approved lighting design plan. A maximum 15-foot in height decorative light poles and metal halide or LED lamps shall be used. Lighting intensity shall be consistent with the Land Development 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 except for "open" signs in interior windows of less than 2 square feet. Light color shall be in the 3,500K-4,500K range.
4. Wall-mounted light fixtures used for street, driveway, and alley illumination are permitted.
5. Wall-mounted light fixtures used for street, driveway, or walkway lighting shall match the approved Town Center Design Specifications except as noted herein. Lighted bollards may be used as decorative lighting along walkways and in plaza areas in place of the approved light fixture.
6. 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.
7. Decorative street signs and traffic signal poles shall follow an approved design plan. Hanging banner and planter brackets may be used as decorative pole elements along streets and walkways.
8. "After-hours" or security lighting, which illuminates the building and parking areas while contributing to a comfortable nighttime pedestrian experience, is encouraged.
9. Visible fluorescent 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.
10. "Washing" the entire building facade is not permitted.
11. Attached building or wall pack lighting shall be screened by the building's architectural features or contain a 35-degree cut-off shield.

Signage

The following sign standards apply to the Plan Area.

Sign Regulations	Required
<i>Freestanding Sign</i>	
Maximum Number of Signs	1 Sign
Maximum Area of Sign	95 Square Feet
Maximum Height	24 Feet
Minimum Setback to Road Edge	5 Feet
<i>Wall Signs</i>	
Maximum Total Number of Signs	Building: 1 Sign per Street Frontage
	Canopy: 2 Signs
Maximum Area of Signs (Lesser of 10% of Wall Area or 40 Square Feet per sign)	Building: 40 Square Feet
	Canopy: 2 Square Feet
Maximum Sign Extension Beyond the Wall	12 Inches

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

Submittal Requirements

A redeveloper who wants to develop the Plan Area in accordance with this Plan shall enter into a redevelopment agreement with the Township to effectuate the goals and requirements of this Plan (the "Redevelopment Agreement"). The Redevelopment Agreement will stipulate the precise nature and extent of the improvements to be made and their timing and phasing. The Redevelopment Agreement will also contain the terms, conditions, specifications, and description of required performance guarantees pertaining to the redeveloper's obligation to provide necessary infrastructure and improvements. A Redevelopment Agreement must be fully executed prior to submission of a development application to the Township Land Use Board. The Township Land Use Board shall deem any application for redevelopment subject to this Plan incomplete if the applicant has not entered into a Redevelopment Agreement with the Township. After entering into a Redevelopment Agreement with the Township, a redeveloper shall submit to the Township Land Use Board a development application for the Plan Area. The development application must be consistent with this Plan and the Redevelopment Agreement. The approval process for the development application will proceed in accordance with the Township Land Use Board's rules and requirements.

LEGAL PROVISIONS

The Validity of the Plan

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

Amendment to the 311 NJSH Route 94 Redevelopment Plan

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

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

Variations in Site Plan Design

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

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

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

No deviations may be granted, which will result in permitting:

1. A use or principal structure not permitted in this Plan;
2. An expansion of a nonconforming use; and

3. An increase in height of a principal structure which exceeds by ten (10) feet or ten (10%) percent the maximum height permitted in this Plan.

Any party seeking a deviation from this Plan that 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.

TOWNSHIP OF VERNON

ORDINANCE #26-09

AN ORDINANCE AMENDING CHAPTER 330 (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLE XI (ZONING), SECTION 330-160 (SCHEDULE OF PERMITTED, CONDITIONAL AND ACCESSORY USES AND STRUCTURES) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF VERNON TO PERMIT FOOD TRUCKS AS AN ACCESSORY USE TO WINERIES, BREWERIES AND DISTILLERIES IN ACCORDANCE WITH NEW JERSEY LAW.

WHEREAS, the Township Council of the Township of Vernon seeks to promote economic development, tourism, and patron convenience by allowing food trucks to operate on the premises of wineries, breweries, and distilleries where such principal uses are already permitted; and

WHEREAS, breweries and distilleries are currently permitted uses in the C-2 (General Commercial), CR (Commercial Residential), and TC (Town Center Redevelopment) zones pursuant to Schedule A of Section 330-160; and

WHEREAS, recent amendments to New Jersey law (P.L. 2023, c. 290) expressly authorize holders of limited brewery licenses, craft distillery licenses, cidery and meadery licenses, and related craft manufacturer licenses to coordinate with third-party food vendors, including food trucks, on the licensed premises, provided the licensee does not own or operate the food vendor and does not share in the proceeds or profits from food sales; and

WHEREAS, the Township Council finds that permitting food trucks subject to appropriate site-plan and operational safeguards will not adversely impact traffic, parking, or public safety and is consistent with state law and the Master Plan.

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. Section 330-160 (Schedule of Permitted, Conditional and Accessory Uses and Structures) of the Revised General Ordinances of the Township of Vernon is hereby amended by the addition of the following new subsection F (with existing subsections re-lettered accordingly if necessary):

“B. Food Trucks at Wineries, Breweries and Distilleries.

(1) All wineries, craft breweries and/or distilleries operating in accordance with New Jersey law (including, without limitation, P.L. 2023, c. 290 and the regulations of the Division of Alcoholic Beverage Control) shall be permitted to coordinate with and host food trucks on the licensed premises as an accessory use, provided the winery, brewery or distillery does not own or operate the food truck and does not share in the proceeds or profits from the sale of food. Food trucks shall be permitted only in those zoning districts where the principal winery, brewery or distillery use is expressly allowed under Schedule A.

(2) Any site plan application, site plan amendment, or zoning permit application for the operation of food trucks at a winery, brewery or distillery shall include a survey/site plan that clearly shows:

- (a) All existing and proposed improvements on the property;
- (b) The precise location(s) of the food truck(s);
- (c) That the food truck(s) location shall not interfere with any parking spaces designated for customers or employees; and
- (d) That the food truck(s) location shall not block any vehicular access aisle, fire lane, or emergency access route.

(3) Food trucks shall comply with all applicable state and local requirements, including but not limited to:

- (a) Sussex County Health Department licensing and health regulations;
- (b) Township fire safety and building code requirements;
- (c) New Jersey Division of Alcoholic Beverage Control regulations; and
- (d) Any other applicable federal, state, County or municipal laws or ordinances governing mobile food vending.

(4) The location of any food truck shall be temporary in nature and shall not create a permanent structure or fixture on the site. The Township Zoning Officer may impose reasonable additional conditions necessary to protect public health, safety, and welfare.”

SECTION 2. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of the remaining portions of this Ordinance.

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

SECTION 4. This Ordinance shall take effect upon final passage and publication as required by law.

TOWNSHIP OF VERNON

ORDINANCE #26-10

**AN ORDINANCE AMENDING THE VERNON TOWNSHIP
ADMINISTRATIVE CODE
CHAPTER 350 LONG TERM RENTALS,
CHAPTER 263 FIRE PREVENTION
CHAPTER 167 BUSINESS INSURANCE REGISTRATION
CHAPTER 476 SHORT TERM RENTALS**

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

SECTION 1.

§ 350-15 Fees.

A. At the time of the filing of the registration form and prior to the issuance of a license, the owner or agent of the owner must pay a fee in accordance with the following:

- (1) An annual registration fee of ~~\$75~~ \$150 per year.
- ~~(2) A missed appointment fee of \$25 per missed appointment.~~

§ 350-21 Violations and penalties.

A. Any landlord or occupant who violates any provision of this chapter, except § ~~350-7M~~, will be liable for a fine of ~~\$100~~ \$150 for a first offense, ~~\$250~~ \$300 for a second offense, and ~~\$500~~ \$550 for a third or subsequent offense and/or imprisonment for a term not exceeding 30 days. Each day that a violation occurs shall be deemed a separate and distinct violation and subject to penalty provisions of this chapter.

B. In accordance with P.L. 2022, c. 92 (N.J.S.A. 40A:10A-2). any property owner that violates § ~~350-7M~~ will be liable for a fine of not less than \$500 but no more than \$5,000.

§ 263-15 Amount of fee.

A. The fee schedule for registrations for non-life hazard use inspections shall be an annual registration fee of:

- (1) ~~\$50.00~~ \$75 for 1 sq. ft. to 4,500 sq. ft.
- (2) ~~\$75.00~~ \$ 100 for 4,501 sq. ft. to 8,500 sq. ft.
- (3) ~~\$100.00~~ \$125 for 8,501 sq. ft. to 11,999 sq. ft.

~~Strikeouts~~ are deletions. Underlines are added material.

§ 263-16 Inspections and application for permit.

Application for a permit required by this chapter shall be made in such form and detail as the Fire Marshal shall require. Fee schedule shall be given to the applicant at time of application depending on type of permit required. The fee schedule shall be as follows:

- Type 1 Permit: ~~\$ 42.00~~ \$54.00
- Type 2 Permit: ~~\$166.00~~ \$214.00
- Type 3 Permit: ~~\$ 331.00~~ \$427.00
- Type 4 Permit: ~~\$ 497.00~~ \$641.00

§ 263-20 Enforcement.

B. In order to inform prospective purchasers of residential properties within the Township of Vernon that no residential dwelling unit may be sold without first installing (a) smoke detector(s) or such other approved fire alarm system in accordance with the requirements of this article and the New Jersey Uniform Construction Code and Uniform Fire Code, each and every tax search issued by the Township of Vernon shall contain a statement calling attention to the requirements of this article and shall include a certification for the seller to execute and deliver to the purchaser at the closing of title, attesting to compliance with the provisions of this article. Such certification form shall be forwarded with each tax search ordered.

(1) The fee to be paid to the Vernon Township Department of Fire Prevention for the initial or reinspection and certificate of approval shall be ~~\$45~~ \$100 prior to 15 days of closing. ~~\$75~~ \$150 14 days to 5 days prior to closing and ~~\$125~~ \$200 4 days or less to closing. There will be a \$500 noncompliance penalty issued to anyone not applying for or getting said certification with sale of house.

§ 167-9 Fee.

A. At the time of the filing of the registration form and prior to the issuance of a license, the owner of the business must pay an annual registration fee of ~~\$75~~ \$100 per year.

B. If any fee is not paid within 30 days of its due date, a late fee surcharge of ~~\$30~~ \$50 will be assessed.

§ 476-5 Short-term rental permit, permit registration fee/application, and certificate of occupancy.

C. An owner of property intended to serve as a short-term rental property, as defined herein, or any agent acting on behalf of the owner, shall submit to the Township Fire Prevention Department, an STR permit application provided by the Township and a registration fee in the amount of ~~\$350.~~ \$500. The registration fee for an STR that is occupied by the STR's owner shall be ~~\$150~~ \$250.

~~Strikeouts~~ are deletions. Underlines are added material.

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.

TOWNSHIP OF VERNON

ORDINANCE #26-07

AN ORDINANCE OF THE TOWNSHIP OF VERNON, IN THE COUNTY OF SUSSEX, NEW JERSEY AMENDING THE MCAFEE VILLAGE COMMERCIAL RESORT REDEVELOPMENT PLAN

WHEREAS, the Township of Vernon (the "**Township**") is a political subdivision of the State of New Jersey (the "**State**"), located in the County of Sussex (the "**County**"); 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 municipalities with broad powers to ameliorate blighted areas, including the powers to investigate whether a property constitutes an "area in need of redevelopment", to prepare and adopt a redevelopment plan for such area, to contract with redevelopers for the planning, replanning, construction or undertaking of any project or redevelopment work, and arrange by contract for the provision of professional services for the carrying out of redevelopment projects; 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 on the tax map of the Township, commonly known as the Legends Resort, as an "area in need of redevelopment" (the "**Redevelopment Area**") and adopted Ordinance No. 08-03 codifying the 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 "**Original Redevelopment Plan**"); and

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

WHEREAS, the Township desires to amend the Original Redevelopment Plan to add media studio and production company as a permitted use in the McAfee Village Commercial Resort Zoning District (as such term is used in the Original Redevelopment Plan), and more specifically by adding a new Section 4(a)(9)(xxiv) to the Original Redevelopment Plan to read as follows: "Media studio and production company encompassing the development, production, and distribution of media projects including film, television, radio, advertising, internet and social media content" together with such other amendments necessary to be consistent with such additional permitted use (collectively, the "**Redevelopment Plan Amendment**"); and

WHEREAS, as of the date of introduction of this Ordinance on first reading, the Township Council hereby refers the Redevelopment Plan Amendment to the Township Land Use Board for the Township Land Use Board's review pursuant to *N.J.S.A. 40A:12A-7(e)*; and

WHEREAS, prior to public hearing and final adoption of this Ordinance, the Township Land Use Board will have transmitted to the Township Council a report containing the Township

Land Use Board's recommendation concerning the Redevelopment Plan Amendment, including an identification of any provisions in the Redevelopment Plan Amendment that are inconsistent with the Township Master Plan, if any, and recommendations concerning those inconsistencies, if any, and any other matters the Township Land Use Board deems appropriate; and

WHEREAS, subject to receipt of such Township Land Use Board report, the Township Council believes that the adoption of the Redevelopment Plan Amendment is in the best interests of the Township and the redevelopment of the Redevelopment Area.

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

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

Section 2. Pursuant to *N.J.S.A. 40A:12A-7(e)*, upon passage of this Ordinance on first reading, the Township Council hereby refers the Redevelopment Plan Amendment to the Township Land Use Board for the Township Land Use Board's review. The Township Land Use Board shall prepare a report containing the Township Land Use Board's recommendation concerning the Redevelopment Plan Amendment, including an identification of any provisions in the Redevelopment Plan Amendment that are inconsistent with the Township Master Plan, if any, and recommendations concerning those inconsistencies, if any, and any other matters the Township Land Use Board deems appropriate, and submit same to the Township Council within 45 days after referral, as required by the Redevelopment Law.

Section 3. The Redevelopment Plan Amendment is hereby approved and adopted pursuant to *N.J.S.A. 40A:12A-7*.

Section 4. The zoning district map and the zoning ordinances of the Township are hereby amended to incorporate and reflect the Redevelopment Plan Amendment, and, to the extent provided in the Redevelopment Plan Amendment, are superseded thereby.

Section 5. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

Section 6. A copy of this Ordinance shall be available for public inspection at the office of the Township Clerk during regular business hours.

Section 7. This Ordinance shall take effect in accordance with all applicable law.

CERTIFICATION

This is to certify that the above Ordinance was introduced and passed on first reading at the Meeting of the Township Council held on March 9, 2026, and the same came up for final passage and was adopted at the Meeting of the Township Council held on April 20, 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: March 9, 2026

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

ADOPTED:

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

TOWNSHIP OF VERNON

ORDINANCE #26-07

AN ORDINANCE OF THE TOWNSHIP OF VERNON, IN THE COUNTY OF SUSSEX, NEW JERSEY AMENDING THE MCAFEE VILLAGE COMMERCIAL RESORT REDEVELOPMENT PLAN

WHEREAS, the Township of Vernon (the “**Township**”) is a political subdivision of the State of New Jersey (the “**State**”), located in the County of Sussex (the “**County**”); 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 municipalities with broad powers to ameliorate blighted areas, including the powers to investigate whether a property constitutes an “area in need of redevelopment”, to prepare and adopt a redevelopment plan for such area, to contract with redevelopers for the planning, replanning, construction or undertaking of any project or redevelopment work, and arrange by contract for the provision of professional services for the carrying out of redevelopment projects; 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 on the tax map of the Township, commonly known as the Legends Resort, as an “area in need of redevelopment” (the “**Redevelopment Area**”) and adopted Ordinance No. 08-03 codifying the 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 “**Original Redevelopment Plan**”); and

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

WHEREAS, the Township desires to amend the Original Redevelopment Plan to add media studio and production company as a permitted use in the McAfee Village Commercial Resort Zoning District (as such term is used in the Original Redevelopment Plan), and more specifically by adding a new Section 4(a)(9)(xxiv) to the Original Redevelopment Plan to read as follows: “Media studio and production company encompassing the development, production, and distribution of media projects including film, television, radio, advertising, internet and social media content” together with such other amendments necessary to be consistent with such additional permitted use (collectively, the “**Redevelopment Plan Amendment**”); and

WHEREAS, as of the date of introduction of this Ordinance on first reading, the Township Council hereby refers the Redevelopment Plan Amendment to the Township Land Use Board for the Township Land Use Board’s review pursuant to *N.J.S.A. 40A:12A-7(e)*; and

WHEREAS, prior to public hearing and final adoption of this Ordinance, the Township Land Use Board will have transmitted to the Township Council a report containing the Township

Land Use Board's recommendation concerning the Redevelopment Plan Amendment, including an identification of any provisions in the Redevelopment Plan Amendment that are inconsistent with the Township Master Plan, if any, and recommendations concerning those inconsistencies, if any, and any other matters the Township Land Use Board deems appropriate; and

WHEREAS, subject to receipt of such Township Land Use Board report, the Township Council believes that the adoption of the Redevelopment Plan Amendment is in the best interests of the Township and the redevelopment of the Redevelopment Area.

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

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

Section 2. Pursuant to *N.J.S.A. 40A:12A-7(e)*, upon passage of this Ordinance on first reading, the Township Council hereby refers the Redevelopment Plan Amendment to the Township Land Use Board for the Township Land Use Board's review. The Township Land Use Board shall prepare a report containing the Township Land Use Board's recommendation concerning the Redevelopment Plan Amendment, including an identification of any provisions in the Redevelopment Plan Amendment that are inconsistent with the Township Master Plan, if any, and recommendations concerning those inconsistencies, if any, and any other matters the Township Land Use Board deems appropriate, and submit same to the Township Council within 45 days after referral, as required by the Redevelopment Law.

Section 3. The Redevelopment Plan Amendment is hereby approved and adopted pursuant to *N.J.S.A. 40A:12A-7*.

Section 4. The zoning district map and the zoning ordinances of the Township are hereby amended to incorporate and reflect the Redevelopment Plan Amendment, and, to the extent provided in the Redevelopment Plan Amendment, are superseded thereby.

Section 5. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

Section 6. A copy of this Ordinance shall be available for public inspection at the office of the Township Clerk during regular business hours.

Section 7. This Ordinance shall take effect in accordance with all applicable law.

CERTIFICATION

This is to certify that the above Ordinance was introduced and passed on first reading at the Meeting of the Township Council held on March 9, 2026, and the same came up for final passage and was adopted at the Meeting of the Township Council held on April 13, 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: March 9, 2026

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

ADOPTED:

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

**RESOLUTION OF THE LAND USE BOARD OF THE TOWNSHIP OF
VERNON, IN THE COUNTY OF SUSSEX, NEW JERSEY
RECOMMENDING THE ADOPTION OF THE MCAFEE VILLAGE
COMMERCIAL RESORT REDEVELOPMENT PLAN AMENDMENT
PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW**

WHEREAS, the Township of Vernon (the "**Township**") is a political subdivision of the State of New Jersey (the "**State**"), located in the County of Sussex (the "**County**"); 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 municipalities with broad powers to ameliorate blighted areas, including the powers to investigate whether a property constitutes an "area in need of redevelopment", to prepare and adopt a redevelopment plan for such area, to contract with redevelopers for the planning, replanning, construction or undertaking of any project or redevelopment work, and arrange by contract for the provision of professional services for the carrying out of redevelopment projects; and

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the Township identified and designated various properties within the McAfee Village commercial resort area, including the properties then-identified as Block 231.01, Lot 1 on the tax map of the Township, commonly known as the Legends Resort, as an "area in need of redevelopment" (the "**Redevelopment Area**") and adopted Ordinance No. 08-03 codifying the 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 "**Original Redevelopment Plan**"); and

WHEREAS, the Township desires to amend the Original Redevelopment Plan to add media studio and production company as a permitted use in the McAfee Village Commercial Resort Zoning District (as such term is used in the Original Redevelopment Plan), and more specifically by adding a new Section 4(a)(9)(xxiv) to the Original Redevelopment Plan to read as follows: "Media studio and production company encompassing the development, production, and distribution of media projects including film, television, radio, advertising, internet and social media content" together with such other amendments necessary to be consistent with such additional permitted use (collectively, the "**Redevelopment Plan Amendment**"); and

WHEREAS, pursuant to the Redevelopment Law, specifically *N.J.S.A. 40A:12A-7(e)*, prior to the adoption of an amendment to a redevelopment plan, the municipality's planning board shall provide to the governing body of the municipality a report containing the planning board's recommendations concerning such amendments to such redevelopment plan pursuant to *N.J.S.A. 40A:12A-7(e)*; and

WHEREAS, on March 9, 2026, the Township Council introduced Ordinance #26-07 authorizing and directing the Township Land Use Board (the "**Land Use Board**") to review the proposed Redevelopment Plan Amendment and provide a report to the Township Council pursuant to *N.J.S.A. 40A:12A-7(e)*; and

WHEREAS, after due consideration of the Redevelopment Plan Amendment at a duly noticed and constituted public meeting held on the date hereof, the Land Use Board determined the Redevelopment Plan Amendment is consistent with the Township's Master Plan and recommended that the Township Council enact the Redevelopment Plan Amendment.

NOW THEREFORE BE IT RESOLVED, by the Land Use Board of the Township of Vernon, in the County of Sussex, New Jersey, as follows:

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

Section 2. The Land Use Board hereby finds and determines the Redevelopment Plan Amendment is consistent with the Township's Master Plan. The Land Use Board hereby makes the additional recommendations with respect to the Redevelopment Plan Amendment as set forth in **Exhibit A**, attached hereto and incorporated herein. The Land Use Board hereby recommends to the Township Council that the Redevelopment Plan Amendment be adopted.

Section 3. The Land Use Board Secretary is hereby directed to transmit a copy of this Resolution to the Township Council. This Resolution shall serve as the report to the governing body pursuant to *N.J.S.A. 40A:12A-7(e)* of the Redevelopment Law.

Section 4. This Resolution shall take effect in accordance with applicable law.

Exhibit A

Additional Recommendations

The Land Use Board recommends changing the language in Ordinance #26-07 to Land Use Board in place of the term Planning Board