



VERNON TOWNSHIP COUNCIL MEETING AGENDA

MARCH 11, 2024

6:00 PM EXECUTIVE SESSION

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

1. CALL TO ORDER

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

3. ROLL CALL

4. EXECUTIVE SESSION – Resolution #24-72 – Resolution to Enter into Executive Session Contract Negotiations (PILOT)

AT 7:00 PM

1. CALL TO ORDER

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

3. SALUTE THE FLAG

4. ROLL CALL

5. RECOGNITION

Sgt. Ronald Koumaras
Former Council Member Peg Distasi

6. MAYOR COMMENTS

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

8. REVIEW OF BILLS LIST

9. APPROVAL OF MINUTES

February 26, 2024

10. CONSENT AGENDA

Resolution #24-56: Resolution of the Township Council of the Township of Vernon Amending Resolution #22-77 in Support of an Adult-Use Cannabis Retailer License for Castle of Greens

Resolution #24-73: Refund for Totally Disabled Veteran Name Correction (Amendment for Resolution #23-272) (Block 564 Lot 1 - Castrovillari to Repola)

Resolution #24-74: Refund Overpayment (Block 527 Lot 515 – Soricelli)

Resolution #24-75: Refund Totally Disabled Veteran (Block 153 Lot 6)

Resolution #24-76: (Block 153 Lot 6) Cancelling Taxes for Total Disabled Veteran

Resolution #24-77: Refund for Totally Disabled Veteran (Block 208 Lot 4)

Resolution #24-78: Refund for Totally Disabled Veteran (Block 208 Lot 4)

Resolution #24-79: (Block 208 Lot 4) Cancelling Taxes for Total Disabled Veteran

Resolution #24-80: Refund for Totally Disabled Veteran (Block 557 Lot 5)

Resolution #24-81: (Block 557 Lot 5) Cancelling Taxes for Total Disabled Veteran

Resolution #24-82: Refund for Totally Disabled Veteran (Block 202 Lot 42)

Resolution #24-83: Refund Totally Disabled Veteran (Block 202 Lot 42)

Resolution #24-84: (Block 202 Lot 42) Cancelling Taxes for Total Disabled Veteran

Resolution #24-85: Refund for Totally Disabled Veteran (Block 355 Lot 6)

Resolution #24-86: Refund for Totally Disabled Veteran (Block 355 Lot 6)

Resolution #24-87: (Block 355 Lot 6) Cancelling Taxes for Total Disabled Veteran

Resolution #24-88: Refund for Totally Disabled Veteran (Block 565 Lot 2)

Resolution #24-89: Refund for Totally Disabled Veteran (Block 565 Lot 2)

Resolution #24-90: (Block 565 Lot 2) Cancelling Taxes for Total Disabled Veteran

Resolution #24-91: Refund for Totally Disabled Veteran (Block 490 Lot 6)

Resolution #24-92: Resolution of the Township of Vernon Authorizing the Execution of an Agreement for Municipal Services Between the Township of Vernon and Lake Wallkill Homeowners Association

Resolution #24-93: Refund for Totally Disabled Veteran (Amendment for Res. # 24-68 (Block 121 Lot 6 to Block 118 Lot 9)

Resolution #24-94: Refund for Totally Disabled Veteran (Amendment for Res. # 24-70) (Block 121 Lot 6 to Block 118 Lot 9)

Resolution #24-95: (Amendment for Res. #24-69) Block 121 Lot 6 to Block 118 Lot 9) Cancelling Taxes for Total Disabled Veteran

Resolution #24-96: Resolution Accepting Bid of Campbell Supply Co Inc for Fire Apparatus and Ambulance Repair Bid #2-2024

Resolution #24-97: Emergency Temporary Appropriations

11. INTRODUCTION OF ORDINANCES

Ordinance #24-04: Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank (N.J.S.A. 40A: 4-45.14)

Ordinance #24-05: An Ordinance of the Township of Vernon, in the County of Sussex, New Jersey Adopting a Redevelopment Plan for the Property Located in the Township Identified as Block 525, Lots 18 and 19 Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 ET SEQ.

Ordinance #24-06: Ordinance of the Township of Vernon, County of Sussex, New Jersey Approving an Application for a Long-Term Tax Exemption and Authorizing the Execution of a Financial Agreement with Oneill Group Vernon I Urban Renewal, LLC

12. PUBLIC HEARING/2ND READING OF ORDINANCES

Ordinance #24-02: Ordinance of the Township of Vernon, County of Sussex, State of New Jersey, Amending Chapter 13, “Cannabis Establishment Licensing and Regulation” of the Code of the Township of Vernon to Remove the Requirement for the Vernon Township Police to Perform Background Checks and/or Investigations

Ordinance #24-03: Ordinance of the Township of Vernon, County of Sussex, State of New Jersey, Amending Chapter 52 Section 9-D of the Township Code Entitled “Duties of Fire Commissioner/Deputy Commissioner”

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

14. COUNCIL COMMENTS

15. COUNCIL PRESIDENT COMMENTS

16. ADJOURNMENT

VERNON TOWNSHIP

RESOLUTION #24-72

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 (PILOT)
- Personnel matters
- Civil penalty or loss of license

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

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

CERTIFICATION

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

Marcy Gianattasio, RMC, CMR
Municipal Clerk

VERNON TOWNSHIP COUNCIL

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



Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	3-01	63,456.61	0.00	0.00	63,456.61
CURRENT FUND	4-01	3,851,493.10	0.00	88,984.10	3,940,477.20
CAPITAL FUND	C-04	105,986.30	0.00	0.00	105,986.30
GRANT FUND	G-02	11,312.50	0.00	0.00	11,312.50
OTHER TRUST	T-14	80,044.04	0.00	0.00	80,044.04
RECREATION TRUST	T-16	813.46	0.00	0.00	813.46
	Year Total:	80,857.50	0.00	0.00	80,857.50
	Total of All Funds:	4,113,106.01	0.00	88,984.10	4,202,090.11

March 7, 2024
10:20 AM

Township of Vernon
Check Register By Check Date

Range of Checking Accts: 10-001 to 10-001 Range of Check Dates: 02/22/24 to 03/06/24
Report Type: All Checks Report Format: Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
10-001		GENERAL/CENTRAL CHECKING			
61288	02/26/24	RIBEL005 PETER J. RIBELLO JR.			504
		24-00264 BOOT REIMBURSEMENT	150.00		
		24-00274 TOOL REIMBURSEMENT	449.99		
			<u>599.99</u>		
61289	02/26/24	ABATE005 ABATE FENCE, LLC			504
		23-01524 FENCE REPAIRS VETERANS PARK	11,880.00		
61290	02/26/24	ACMEM005 ACME MARKETS, INC			504
		24-00086 Senior Center Kitchen Supplies	9.99	charged to T-16-56-813-00 Senior Trust	
61291	02/26/24	ALIC1005 ALICIA SAAVEDRA FERRANTE, ESQ,			504
		24-00184 Prosecutor Services 2024	2,375.00		
61292	02/26/24	ALLIE020 ALLIED OIL			504
		24-00237 Municipal Gas Fuel	5,914.03		
61293	02/26/24	ALPHA010 ALPHA STAMP & ENGRAVING CO.			504
		24-00221 J Tadrick Plaque	62.50		
61294	02/26/24	AMAZO005 AMAZON.COM SERVICES LLC			504
		24-00106 Police Supplies	246.48		
		24-00135 SC Programs & Events	33.96		
		24-00343 Council Supplies	41.87		
			<u>322.31</u>		
61295	02/26/24	ARKE005 ARKEL MOTORS INC			504
		24-00065 PARTS TO REPAIR INTER'L VEH	5,527.66		
61296	02/26/24	BESTR005 BEST RACING SYSTEMS			504
		24-00166 Timer Svc Snowshoe Event	813.46	charged to T-16-56-806-00 Recreation Trust	
61297	02/26/24	BOBBI005 BOB & BILL'S SERVICE STATION			504
		24-00071 VARIOUS TOWING NEEDS	250.00		
61298	02/26/24	BRIGH010 BRIGHTSPEED			504
		24-00295 Blanket - Telephone Service	931.21		
61299	02/26/24	CABLE005 CABLEVISION LIGHTPATH NJ, LLC			504
		24-00261 Municipal Bldg Internet	118.49		
61300	02/26/24	CAMPB010 CAMPBELL SUPPLY CO, LLC,			504
		24-00162 PARTS NEEDED TO REPAIR VES VEH	532.92		
		24-00179 FREIGHTLINER TRUCK PARTS	598.66		
		24-00180 REPAIRS NEEDED TO DPW VEH	388.00		
		24-00344 Insurance Deductible	1,175.00		
			<u>2,694.58</u>		

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
10-001		GENERAL/CENTRAL CHECKING	Continued		
61301	02/26/24	CERTI010 CERTIFIED SPEEDOMETER SERVICE, 23-00054 Police-Vehicle Calibration	308.00		504
61302	02/26/24	CINTA005 CINTAS CORPORATION NO 2 24-00365 Municipal AED Maint 2024	388.00		504
61303	02/26/24	CMFBU005 CMF BUSINESS SUPPLIES 24-00338 Municipal Dept Copy Paper	797.60		504
61304	02/26/24	COREL080 CORELOGIC - REFUND DEPT 24-00296 TAX REFUND OVERPAYMENT	1,605.69		504
61305	02/26/24	COUNT045 COUNTY OF SUSSEX 24-00137 SC Transportation	4,166.67		504
61306	02/26/24	CREAT025 CREATIVE MANAGEMENT INC 24-00238 Municipal Fuel Diesel	2,840.31		504
61307	02/26/24	CRYST005 CRYSTAL MOUNTAIN SPRINGS 24-00022 WATER COOLER SERVICE	304.99		504
61308	02/26/24	DELTA005 DELTA DENTAL PLAN OF NJ 24-00358 JANUARY 2024 24-00359 FEBRUARY 2024 24-00360 MARCH 2024	11,579.07 16,628.44 14,177.10 <u>42,384.61</u>		504
61309	02/26/24	DO000005 WILLIAM J MARION, D.O. 24-00318 Blanket DPW -CDL Physicals	175.00		504
61310	02/26/24	ELIZA005 ELIZABETHTOWN GAS CO 24-00366 Gas Serv. Municipal Facilities	1,934.58		504
61311	02/26/24	ENTER020 ENTERPRISE FLEET MANAGMENT, INC 23-00464 car lease 24-00067 MONTHLY LEASE PAYMENTS 24-00131 Police Account- 591495A 24-00326 CAR LEASE	60.00 9,124.78 3,769.91 528.27 <u>13,482.96</u>		504
61312	02/26/24	FASTE005 FASTENAL COMPANY 24-00176 RE-STOCKING OF SAFETY VENDING	199.95		504
61313	02/26/24	FLEMI005 JOHN T FLEMING 23-01527 GUARDRAIL REPAIR	7,020.00		504
61314	02/26/24	FUNEX005 FUN EXPRESS 24-00280 Easter Event	1,164.01		504
61315	02/26/24	GABRI015 GABRIELLI KENWORTH OF NJ LLC 23-00158 FLEET: DPW VARIOUS REPAIRS	200.85		504

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
10-001		GENERAL/CENTRAL CHECKING	Continued		
61316	02/26/24	GAETA005 GAETA RECYCLING CO., INC			504
		24-00016 CONTAINER SERVICE	1,784.27		
61317	02/26/24	HAROL005 HAROLD E PELLOW AND ASSOC, INC			504
		24-00325 Eng Services Road, LDP, Parks	5,782.75		
61318	02/26/24	HERAL005 NEW JERSEY HERALD			504
		24-00175 Legal Advertising Rec & Sr. Bd	28.27		
		24-00226 Acct 715628 Env Comm Notice	5.58		
			<u>33.85</u>		
61319	02/26/24	HHAUT005 H & H AUTO PARTS OF VERNON			504
		24-00060 PARTS TO REPAIR VES VEHICLES	222.53		
		24-00061 PARTS TO REPAIR DPW VEHICLES	257.08		
			<u>479.61</u>		
61320	02/26/24	JCALD005 J. CALDWELL & ASSOCIATES LLC			504
		24-00332 Planner Services - Municipal	280.00		
61321	02/26/24	JOSEP025 JOSEPH TAORMINA			504
		24-00388 100 EXEMPT VETERAN TAX REFUND	918.22		
61322	02/26/24	KEVIN015 KEVIN GREENDYK			504
		24-00299 TAX REFUND OVERPAYMENTS	1,628.35		
61323	02/26/24	KONIC005 KONICA MINOLTA BUSINESS SOLUTI			504
		24-00305 Copier Lease Finance Office	92.83		
61324	02/26/24	KUNZO005 APRIL A KUNZ-OLEKSY			504
		24-00140 SC Exercise Programs	600.00	Charged to T-16-56-813-00 Senior Trust	
61325	02/26/24	LANDS015 NOTCHWOOD LANDSCAPE			504
		24-00181 SNOW REMOVAL FOR BARRY LAKES	47,719.50		
61326	02/26/24	MCAFE005 MC AFEE FIRE DEPT.			504
		24-00362 Reimburse Monthly Jan 2024	4,097.40		
61327	02/26/24	MCAFE010 MC AFEE HARDWARE CO., INC.			504
		24-00011 B&G SUPPLIES	91.31		
		24-00012 PARKS SUPPLIES	133.47		
		24-00039 SIGN SUPPLIES	37.27		
		24-00134 SC Supplies	16.99		
			<u>279.04</u>		
61328	02/26/24	MCICO005 MCI COMMUNICATIONS SERVICES, I			504
		24-00381 Long Distance Services Jan 24	918.64		
61329	02/26/24	MICRO015 MICROSYSTEMS-NJ.COM, LLC			504
		24-00370 2024 assessment postcards	10,230.25		
61330	02/26/24	MODER010 MODERN HANDLING EQUIPMENT OF N			504
		23-00948 NEW BRUSH BANDIT WOOD CHIPPER	49,847.50		

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
10-001		GENERAL/CENTRAL CHECKING	Continued		
61331	02/26/24	MORTO005 MORTON SALT, INC 24-00042 ROAD SALT	12,569.88		504
61332	02/26/24	MUA00005 VERNON TWP MUA 24-00336 Sewer Fees Municipal Building	3,735.43		504
61333	02/26/24	MUNCO005 MUNCO OF NEW JERSEY 24-00319 MUNCO Membership	75.00		504
61334	02/26/24	NIELS005 NIELSON FORD INC 24-00077 FORD PARTS AND REPAIRS	133.95		504
61335	02/26/24	NJBOA010 NJBOA 24-00323 MEMBERSHIP	100.00		504
61336	02/26/24	NJSTA010 NJ ST ASSOC OF POLICE CHIEFS 24-00293 2024 Membership Dues	275.00		504
61337	02/26/24	NORTH050 NORTHEAST COMMUNICATIONS INC 22-00955 NextGen 911	1,980.00		504
61338	02/26/24	NORTH120 NORTHWEST JERSEY TECHNICAL 24-00242 memberships	100.00		504
61339	02/26/24	NRGBU005 NRG BUSINESS MARKETING 24-00380 Utility Gas Co-Op ETown Gas	2,241.50		504
61340	02/26/24	OPTIM005 Optimum 24-00327 DPW & Sr Ctr Cable Services	34.85		504
61341	02/26/24	OTISE005 OTIS ELEVATOR COMPANY 24-00024 ELEVATOR SERVICE	200.00		504
61342	02/26/24	PETRO015 Petro-Mechanics, Inc. 24-00340 EMERGENCY-SERVICE CALL	250.00		504
61343	02/26/24	POCHU010 POCHUCK VALLEY FIRE DEPT. 24-00363 Fire Dept Reimbursement Jan'24	2,680.35		504
61344	02/26/24	PRINC010 PRINCETON HYDRO LLC 23-00538 Lake/Watershed Management Plan	11,312.50		504
61345	02/26/24	RAYBR005 RAY BROSS SANITATION & CONSTRU 24-00188 SNOW REMOVAL HIGHLAND LAKES	40,800.00		504
61346	02/26/24	RIVER020 RIVERVIEW PAVING, INC. 23-01121 Road Resurfacing -Various St	14,437.80		504
61347	02/26/24	ROBER035 ROBERTS AND SON, INC 24-00329 REPLACE ALTERNATOR MFD ENG 441	918.75		504

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
10-001		GENERAL/CENTRAL CHECKING	Continued		
61348	02/26/24	ROUTE005 ROUTE 23 AUTO MALL LLC			504
		24-00068 PARTS TO REPAIR FORD VEHICLES	425.13		
61349	02/26/24	SPACE005 SPACE WILD ANIMAL FARM INC			504
		23-00066 DEER CARCASS REMOVAL	29.00		
61350	02/26/24	SSWOR005 S & S WORLDWIDE, INC			504
		24-00331 Rec Programs	76.49		
61351	02/26/24	STATE050 STATE OF NEW JERSEY			504
		24-00373 QUARTER 4 2020	9,395.46		
		24-00374 QUARTER 2 2022	18,835.09		
			<u>28,230.55</u>		
61352	02/26/24	SUBUR005 SUBURBAN PROPANE ,L.P.			504
		24-00224 Propane Tank Rent Mondamin	72.00		
61353	02/26/24	SUEZW005 VEOLIA WATER NEW JERSEY, INC.			504
		24-00341 Blanket - Water Serv 21 Church	2,828.14		
61354	02/26/24	SUSSE045 SUSSEX CO DETECTIVE'S ASSOC			504
		24-00271 2024 membership dues	200.00		
61355	02/26/24	SUSSE095 SUSSEX COUNTY M.U.A.			504
		24-00049 GLASS DISPOSAL FEE	297.70		
61356	02/26/24	SUSSE170 SUSSEX RURAL ELECTRIC CO-OP			504
		24-00368 Munic Facil Electric Serv Jan	671.22		
61357	02/26/24	TARA0005 THE ANIMAL RIGHTS ALLIANCE, INC			504
		24-00111 Animal Control- Spay/Neuter	680.00		
61358	02/26/24	TELEP005 WARWICK VALLEY TELEPHONE			504
		24-00260 Municipal Phone Service	731.71		
61359	02/26/24	TLOLL005 TLO, LLC (TransUnion Risk)			504
		24-00099 PD- Detective People Search	75.00		
61360	02/26/24	TRAIN005 TRAINING UNLIMITED, LLC			504
		24-00347 Election webinar	95.00		
61361	02/26/24	UPAND005 UP AND ABOVE CONTRACTORS, LLC			504
		23-01526 WORN OUT WINDOWS POLICE DEPT	8,300.00		
61362	02/26/24	USBAN025 U.S. BANK NATIONAL ASSOCIATION			504
		24-00150 Ricoh Map Copier Lease Jan 24	428.56		
61363	02/26/24	VERIZ005 VERIZON			504
		24-00303 Municipal Phone Service	124.39		
61364	02/26/24	VERIZ030 VERIZON NEW JERSEY INC.			504
		22-01613 911 Voice Circuits	9,200.00		

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
10-001		GENERAL/CENTRAL CHECKING	Continued		
61365	02/26/24	VERIZ035 VERIZON CONNECT FLEET USA LLC			504
		24-00027 GPS SERVICE DPW	724.60		
		24-00092 Verizon Reveal-Police GPS	65.80		
			<u>790.40</u>		
61366	02/26/24	VERNO120 VERNON TWP BOARD OF EDUCATION			504
		24-00376 Feb Current Expense 24	1,821,462.00		
61367	02/26/24	VERNO120 VERNON TWP BOARD OF EDUCATION			504
		24-00377 Feb Current Expenses & Debt 24	1,836,868.00		
61368	02/26/24	VERNO130 VERNON TWP FIRE DEPARTMENT			504
		24-00364 Reimbursemt Sept 2023 Expenses	684.22		
61369	02/26/24	VISIO005 VISION SERVICE PLAN			504
		24-00356 JANUARY 2024	2,117.21		
		24-00357 FEBRUARY 2024	1,387.90		
			<u>3,505.11</u>		
61370	02/26/24	WBMAS005 W B MASON CO INC			504
		23-01581 Animal Control Supplies	286.86		
61371	02/26/24	WELLS050 WELLS FARGO VENDOR FINANCIAL			504
		24-00244 Copier Lease Clerk Office	184.43		
61372	02/26/24	WELLS055 WELLS FARGO VENDOR FINANCIAL			504
		24-00245 Municipal Copier Lease (6)	1,274.33		
61373	02/26/24	WOODL010 WOODLANDS WILDLIFE RESCUE, INC			504
		24-00170 wildlife Responder Workshop	50.00		
61374	02/26/24	WORLD010 world Insurance Assoc. LLC			504
		24-00350 Q1 2024 CONSULTANT FEE	12,300.00		
		24-00385 Q4 2023 CONSULTANT FEE	16,400.00		
			<u>28,700.00</u>		
61375	02/26/24	STONE010 STONEHILL PROPERTY OWNERS ASSN			505
		23-01142 2022 KELLY BILL REIMBURSEMENT	130,810.21		

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	88	0	4,202,090.11	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	88	0	4,202,090.11	0.00

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	88	0	4,202,090.11	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	88	0	4,202,090.11	0.00

Action Data Services
0577 Township of Vernon

Payroll Summary

Page: 1

Run: 05772404 Pay Date: Thursday 2/29/24 Pay Period: 04 Type: Regular Schedule: 1

	Current	Qtr To Date	Year To Date	
Taxable Wages				
Federal Income	338,551.90	1,413,659.71	1,413,659.71	
FICA - Social Security	374,541.58			
FICA - Medicare	374,541.58	1,557,758.33	1,557,758.33	
State Income	400,091.87	1,659,702.36	1,659,702.36	
State Unemployment	396,017.21	1,644,451.12	1,644,451.12	
State FLI / DIS	396,017.21	1,644,451.12	1,644,451.12	
Amount Your Account Will Be Debited:			151,876.65	
	Employer Share	Employee Share	Total	ADS
Federal Taxes				
Federal Income Tax		38,649.34	38,649.34	*
Social Security 6.200% / 6.200%	23,221.64	23,221.64	46,443.28	*
Medicare 1.450% / 1.450%	5,430.80	5,430.80	10,861.60	*
Total Federal Taxes	28,652.44	67,301.78	95,954.22	
NJ State Taxes				
NJ State Income Tax		16,233.64	16,233.64	*
NJ Unemployment / 0.425%		1,683.05	1,683.05	*
NJ Family Leave / 0.090%		356.45	356.45	*
Total NJ State Taxes		18,273.14	18,273.14	
Public Employees Retirement System				
PERS Pension		13,300.84	13,300.84	*
PERS Back Deduction		131.33	131.33	*
PERS Pension Loan		3,355.05	3,355.05	*
PERS Pension Arrears		57.20	57.20	*
PERS Contributory Insurance		886.79	886.79	*
Total PERS Pension		17,731.21	17,731.21	
Police And Firemans Retirement System				
P&F Pension		16,357.75	16,357.75	*
P&F Back Deduction		654.60	654.60	*
P&F Pension Loan		2,475.72	2,475.72	*
P&F Pension Arrears		373.10	373.10	*
P&F Supplemental Annuity		56.91	56.91	*
Total P&F Pension		19,918.08	19,918.08	
DCRP Contribution				
DCRP Contribution	155.98	211.83	367.81	
Total DCRP Contribution	155.98	211.83	367.81	
Agency / Deductions				
Child Support		727.46	727.46	
Aflac Post Tax		201.22	201.22	
Trans Wo		510.00	510.00	
POL/FIRE		49.17	49.17	
Dues AFSCME D		486.60	486.60	
Dues UAW		345.60	345.60	
Valic 457		4,733.33	4,733.33	
Lincoln 457		600.00	600.00	
Dues PBA		825.00	825.00	
AFLAC Pre Tax		541.97	541.97	
FSA Dependent Care		228.34	228.34	
Medical Pre Tax		23,770.81	23,770.81	

Action Data Services
0577 Township of Vernon

Payroll Summary

Run: 05772404 Pay Date: Thursday 2/29/24 Pay Period: 04 Type: Regular Schedule: 1

	Employer Share	Employee Share	Total	ADS
Agency / Deductions Continued				
FSA Medical		1,009.17	1,009.17	
Total Agency / Deductions		34,028.67	34,028.67	
Net Pay				
Net Checks		5,991.30	5,991.30	
Net Deposits Checking		225,359.36	225,359.36	
Net Deposits Savings		1,870.73	1,870.73	
Partial Checking		5,225.00	5,225.00	
Partial Savings 1		1,750.00	1,750.00	
Partial Savings 2		270.00	270.00	
Net Memorandums		386.11	386.11	
Total Net Pay		240,852.50	240,852.50	
Grand Totals				
Taxes, Pension, Agency, & Net Pay	28,808.42	398,317.21	427,125.63	
Payroll Funding				
Gross Payroll		398,317.21		
Total Payroll Funding	28,808.42	398,317.21	427,125.63	
Gross Earnings				
Regular		365,827.93	365,827.93	
Overtime		11,976.13	11,976.13	
Sgnt Pay		529.84	529.84	
Sgnt Overtime		21.65	21.65	
Benefit		1,000.61	1,000.61	
Meals		490.00	490.00	
On Call		350.00	350.00	
Dispatch Lunch		587.95	587.95	
Volunteer Uniform		300.00	300.00	
Outside		15,023.36	15,023.36	
Health Care Stipend		1,805.57	1,805.57	
Stipend		104.17	104.17	
Cell Phone		300.00	300.00	
Total Gross Earnings		398,317.21	398,317.21	
Taxable / Non Taxable / Other				
Group Life		1,774.66	1,774.66	
Total Txbl/Non Taxable/Other		1,774.66	1,774.66	
Deductions Summary				
Total Taxes	28,652.44	85,574.92	114,227.36	
Total Pension		37,649.29	37,649.29	
Total DCRP	155.98	211.83	367.81	
Total Agency		34,028.67	34,028.67	
Total Deductions	28,808.42	157,464.71	186,273.13	

Township of Vernon

Resolution #24-56

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERNON
AMENDING RESOLUTION #22-77 IN SUPPORT OF AN ADULT-USE CANNABIS
RETAILER LICENSE FOR CASTLE OF GREENS**

WHEREAS, adult-use cannabis is authorized in the State of New Jersey (“State”) pursuant to the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (the “Act”) and N.J.A.C. 17:30 *et seq.*, (collectively, “New Jersey Cannabis Laws”), which legalized the adult use of marijuana by adults 21 years of age or older and established a comprehensive regulatory and licensing scheme for commercial adult-use cannabis operations, use, and possession; and

WHEREAS the State of New Jersey recognizes the need for additional cannabis licenses, both in medical and adult-use programs, both of which are collectively regulated by the New Jersey Cannabis Regulatory Commission (“CRC”); and

WHEREAS in 2021 and 2022, the Township Council of Vernon Township (the “Township”) adopted Ordinances 21-16, 21-25, and 22-11 which authorized and regulated the operation of Cannabis Retailers within the Township; and

WHEREAS in 2023, the Township adopted Ordinances 21-21 and 23-22 updating and revising the regulation and licensing of Cannabis Retailers within the township and explicitly repealing Ordinances 21-16, 21-25 and 22-11 in their entirety; and

WHEREAS the Township recognizes that while the ultimate decision to approve new cannabis licensees is guided by the standards identified by the New Jersey Cannabis Laws and vested to the discretion of the CRC; and

WHEREAS the New Jersey Cannabis Laws recognize the necessity of ensuring that any potential licensee/permittee has the support of the local community, as evidenced by a resolution adopted by said municipality’s governing body indicating that the intended location is appropriately located or otherwise suitable for activities related to the operations of the proposed cannabis business; and

WHEREAS the New Jersey Cannabis Laws also require, in addition to the resolution identifying support of the local community, a letter from the Township’s governing body entrusted with zoning or land use that the proposed cannabis business location will conform to municipal zoning requirements allowing for activities related to the operations of the proposed cannabis business to be conducted at the location, and any variances granted as necessary; and

WHEREAS, on March 28, 2022 the Vernon Township Council approved resolution #22-77 supporting Castle of Greens’ desire to operate as a cannabis retailer, as that term is defined by the New Jersey Cannabis Laws, at the property identified as 218 Route 94, Vernon, NJ 07461, Block 385, Lots 12 and 13 on the official tax map of the Township; and

WHEREAS, Castle of Green is requesting to amend resolution #22-77 to the property identified as 224 Route 94, Vernon, NJ 07461, Block 385, Lot 16 on the official tax map of the Township; and

WHEREAS, Castle of Greens has requested proof of local support in accordance with the New Jersey Cannabis Laws and the CRC's Notice of Application Acceptance for Personal Use Cannabis Licenses; and

WHEREAS, issuance of a license to Castle of Greens would not exceed the limitation on licenses set forth in the Ordinance; and

WHEREAS, this Resolution may be used by Castle of Greens as proof of local support required by the New Jersey Cannabis Laws and the CRC's Notice of Application Acceptance for Personal Use Cannabis Licenses.

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

1. Cannabis Retailing is a conditional use in all commercial and retail zones within the Township and subject to the limitations set forth in accordance with the current effective ordinances.
2. Castle of Greens has submitted information regarding its business plan, including, but not limited to, its proposed location at the property identified as 224 Route 94, Vernon, NJ 07461, Block 385, Lot 16 on the official tax map of the Township and its intended use and operation of said property as a cannabis retailer, as that term is defined by New Jersey Cannabis Laws, subject to licensure by the CRC.
3. This Resolution should be viewed by the State as support by the Township of Castle of Greens' application, and an indication that the proposed location is appropriately located or otherwise suitable for the activities related to cannabis retailing as will be conducted at the proposed facility.
4. The zoning official, or his/her designee, is hereby authorized and directed to issue a letter and/or affidavit, as appropriate, identifying that the subject property will conform to local zoning requirements allowing for activities related to the operation of a cannabis retailer, as outlined in the current effective ordinances, and subject to the understanding and agreement with Castle of Greens that it will comply with any and all conditions required by the current effective ordinances.

5. This Resolution may be used by Castle of Greens as proof of local support required by the New Jersey Cannabis Laws and the CRC's Notice of Application Acceptance for Personal Use Cannabis Licenses.
6. This Resolution shall take effect immediately.

CERTIFICATION

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

 Marcy Gianattasio, RMC, CMR
 Municipal Clerk

VERNON TOWNSHIP COUNCIL

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

Township of Vernon

Resolution #24-56

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERNON
AMENDING RESOLUTION #22-77 IN SUPPORT OF AN ADULT-USE CANNABIS
RETAILER LICENSE FOR CASTLE OF GREENS**

WHEREAS, adult-use cannabis is authorized in the State of New Jersey (“State”) pursuant to the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (the “Act”) and N.J.A.C. 17:30 *et seq.*, (collectively, “New Jersey Cannabis Laws”), which legalized the adult use of marijuana by adults 21 years of age or older and established a comprehensive regulatory and licensing scheme for commercial adult-use cannabis operations, use, and possession; and

WHEREAS the State of New Jersey recognizes the need for additional cannabis licenses, both in medical and adult-use programs, both of which are collectively regulated by the New Jersey Cannabis Regulatory Commission (“CRC”); and

WHEREAS ~~on September 13, 2021 in 2021 and 2022~~, the Township Council of Vernon Township (the “Township”) adopted Ordinances 21-16, 21-25, and 22-11 ~~Ordinance 21-25 (the “Ordinance”)~~ which authorized and regulated the operation of Cannabis Retailers within the Township, which authorized a maximum of three Cannabis Retailers within the Township; and

WHEREAS in 2023, the Township adopted Ordinances 21-21 and 23-22 updating and revising the regulation and licensing of Cannabis Retailers within the township and explicitly repealing Ordinances 21-16, 21-25 and 22-11 in their entirety; and

WHEREAS the Township recognizes that while the ultimate decision to approve new cannabis licensees is guided by the standards identified by the New Jersey Cannabis Laws and vested to the discretion of the CRC; and

WHEREAS the New Jersey Cannabis Laws recognize the necessity of ensuring that any potential licensee/permittee has the support of the local community, as evidenced by a resolution adopted by said municipality’s governing body indicating that the intended location is appropriately located or otherwise suitable for activities related to the operations of the proposed cannabis business; and

WHEREAS the New Jersey Cannabis Laws also require, in addition to the resolution identifying support of the local community, a letter from the Township’s governing body entrusted with zoning or land use that the proposed cannabis business location will conform to municipal zoning requirements allowing for activities related to the operations of the proposed cannabis business to be conducted at the location, and any variances granted as necessary; and

WHEREAS, on March 28, 2022 the Vernon Township Council approved resolution #22-77 approving-supporting Castle of Greens’ desire to operate as a cannabis retailer, as that term is

defined by the New Jersey Cannabis Laws, at the property identified as 218 Route 94, Vernon, NJ 07461, Block 385, Lots 12 and 13 on the official tax map of the Township; and

WHEREAS, Castle of Green is requesting to amend resolution #22-77 to the property identified as 224 Route 94, Vernon, NJ 07461, Block 385, Lot 16 on the official tax map of the Township; and

WHEREAS, Castle of Greens has requested proof of local support in accordance with the New Jersey Cannabis Laws and the CRC's Notice of Application Acceptance for Personal Use Cannabis Licenses; and

WHEREAS, issuance of a license to Castle of Greens would not exceed the limitation on licenses set forth in the Ordinance; and

~~**WHEREAS**, the Mayor and Township Council recognize ample benefits to the Township and its residents associated with permitting a cannabis retailer site to be located within its border, including, but not limited to, job creation and use of local vendors for operational needs as well as anticipated dedicated tax revenues; and~~

WHEREAS, this Resolution may be used by Castle of Greens as proof of local support required by the New Jersey Cannabis Laws and the CRC's Notice of Application Acceptance for Personal Use Cannabis Licenses.

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

- ~~1. The Township Council believes that the Township of Vernon will benefit from the location of an adult-use cannabis retailer within the Township's boundaries, subject to compliance with the Ordinance.~~
- ~~2.1~~ Cannabis Retailing is a conditional use in all commercial and retail zones within the Township and subject to the limitations set forth in accordance with the Ordinance current effective ordinances.
- ~~3.2~~ Castle of Greens has submitted information regarding its business plan, including, but not limited to, its proposed location at the property identified as 224 Route 94, Vernon, NJ 07461, Block 385, Lot 16 on the official tax map of the Township and its intended use and operation of said property as a cannabis retailer, as that term is defined by New Jersey Cannabis Laws, subject to licensure by the CRC.
- ~~4.3~~ This Resolution should be viewed by the State as support by the Township of Castle of Greens' application, and an indication that the proposed location is appropriately located or otherwise suitable for the activities related to cannabis retailing as will be conducted at the proposed facility.

5.4. The zoning official, or his/her designee, is hereby authorized and directed to issue a letter and/or affidavit, as appropriate, identifying that the subject property will conform to local zoning requirements allowing for activities related to the operation of a cannabis retailer, as outlined in the current effective Ordinances, and subject to the understanding and agreement with Castle of Greens that it will comply with any and all conditions required by the Ordinancecurrent effective ordinances.

6.5. This Resolution may be used by Castle of Greens as proof of local support required by the New Jersey Cannabis Laws and the CRC's Notice of Application Acceptance for Personal Use Cannabis Licenses.

7.6. This Resolution shall take effect immediately.

CERTIFICATION

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Regular Meeting held on ~~February 15, 2024~~ March 11, 2024 at 7:00 pm in the Vernon Municipal Center.

Marcy Gianattasio, RMC, CMR
Municipal Clerk

VERNON TOWNSHIP COUNCIL

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

Township of Vernon

Resolution #22-77

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERNON IN
SUPPORT OF AN ADULT-USE CANNABIS RETAILER LICENSE
FOR CASTLE OF GREENS**

WHEREAS, adult-use cannabis is authorized in the State of New Jersey (“State”) pursuant to the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (the “Act”) and N.J.A.C. 17:30 *et seq.*, (collectively, “New Jersey Cannabis Laws”), which legalized the adult use of marijuana by adults 21 years of age or older and established a comprehensive regulatory and licensing scheme for commercial adult-use cannabis operations, use, and possession; and

WHEREAS the State of New Jersey recognizes the need for additional cannabis licenses, both in medical and adult-use programs, both of which are collectively regulated by the New Jersey Cannabis Regulatory Commission (“CRC”); and

WHEREAS on September 13, 2021, the Township Council of Vernon Township (the “Township”) adopted Ordinance 21-25 (the “Ordinance”) which authorized a maximum of three Cannabis Retailers within the Township; and

WHEREAS the Township recognizes that while the ultimate decision to approve new cannabis licensees is guided by the standards identified by the New Jersey Cannabis Laws and vested to the discretion of the CRC; and

WHEREAS the New Jersey Cannabis Laws recognize the necessity of ensuring that any potential licensee/permittee has the support of the local community, as evidenced by a resolution adopted by said municipality’s governing body indicating that the intended location is appropriately located or otherwise suitable for activities related to the operations of the proposed cannabis business; and

WHEREAS the New Jersey Cannabis Laws also require, in addition to the resolution identifying support of the local community, a letter from the Township’s governing body entrusted with zoning or land use that the proposed cannabis business location will conform to municipal zoning requirements allowing for activities related to the operations of the proposed cannabis business to be conducted at the location, and any variances granted as necessary; and

WHEREAS, Castle of Greens has indicated a desire to operate as a cannabis retailer, as that term is defined by the New Jersey Cannabis Laws, at the property identified as 218 Route 94, Vernon, NJ 07461, Block 385, Lots 12 and 13 on the official tax map of the Township; and

WHEREAS, Castle of Greens has requested proof of local support in accordance with the New Jersey Cannabis Laws and the CRC’s Notice of Application Acceptance for Personal Use Cannabis Licenses; and

WHEREAS, issuance of a license to Castle of Greens would not exceed the limitation on licenses set forth in the Ordinance; and

WHEREAS, the Mayor and Township Council recognize ample benefits to the Township and its residents associated with permitting a cannabis retailer site to be located within its border, including, but not limited to, job creation and use of local vendors for operational needs as well as anticipated dedicated tax revenues; and


WHEREAS, this Resolution may be used by Castle of Greens as proof of local support required by the New Jersey Cannabis Laws and the CRC's Notice of Application Acceptance for Personal Use Cannabis Licenses.

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

1. The Township Council believes that the Township of Vernon will benefit from the location of an adult-use cannabis retailer within the Township's boundaries, subject to compliance with the Ordinance.
2. Cannabis Retailing is a conditional use in all commercial and retail zones within the Township and subject to the limitations set forth in accordance with the Ordinance.
3. Castle of Greens has submitted information regarding its business plan, including, but not limited to, its proposed location at the property identified as 218 Route 94, Vernon, NJ 07461, Block 385, Lots 12 and 13 on the official tax map of the Township and its intended use and operation of said property as a cannabis retailer, as that term is defined by New Jersey Cannabis Laws, subject to licensure by the CRC.
4. This Resolution should be viewed by the State as support by the Township of Castle of Greens' application, and an indication that the proposed location is appropriately located or otherwise suitable for the activities related to cannabis retailing as will be conducted at the proposed facility.
5. The zoning official, or his/her designee, is hereby authorized and directed to issue a letter and/or affidavit, as appropriate, identifying that the subject property will conform to local zoning requirements allowing for activities related to the operation of a cannabis retailer, as outlined in the Ordinance, and subject to the understanding and agreement with Castle of Greens that it will comply with any and all conditions required by the Ordinance.
6. This Resolution may be used by Castle of Greens as proof of local support required by the New Jersey Cannabis Laws and the CRC's Notice of Application Acceptance for Personal Use Cannabis Licenses.
7. This Resolution shall take effect immediately.

CERTIFICATION

I hereby certify that the above resolution is a true copy of the resolution adopted by the Council of the Township of Vernon at their Meeting held on March 28, 2022 at 7:00 p.m.in the Vernon Municipal Center.


Marcy Gianattasio, RMC, CMR
Municipal Clerk

VERNON TOWNSHIP COUNCIL

NAME	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Buccieri, N				X		
Furrey, M	X		X			
Lynch, B		X	X			
Shortway, H			X			
Rizzuto, P				X		

TOWNSHIP OF VERNON

RESOLUTION #24-73

**REFUND FOR TOTALLY DISABLED VETERAN NAME CORRECTION
(AMENDMENT FOR RES. # 23-272)**

(Block 564 Lot 1 – Castrovillari to Repola)

WHEREAS, THE DEPARTMENT OF VETERANS AFFAIRS awarded Delaina Repola a 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 3rd and 4th quarter 2023 property tax in the amount of \$4,305.95 to Delaina Repola.

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 Regular Meeting held on March 11, 2024 at 7:00 pm in the Vernon Municipal Center.

Marcy Gianattasio, RMC, CMR
Municipal Clerk

VERNON TOWNSHIP COUNCIL

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

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

RESOLUTION #24-74

REFUND OVERPAYMENT (Block 527 Lot 515 – Soricelli)

BE IT RESOLVED, by the Council of the Township of Vernon, Vernon, New Jersey, that a warrant be drawn to Ernest Soricelli in the amount of \$1114.73 representing refund for overpayment of 4th qtr. 2023 property taxes for Block 527 Lot 515.

OWNER	BLOCK	LOT	REFUND AMOUNT
Soricelli	527	515	\$1114.73
		TOTAL:	\$1114.73

CERTIFICATION

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

Marcy Gianattasio, RMC, CMR
Municipal Clerk

VERNON TOWNSHIP COUNCIL

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

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

RESOLUTION #24-75

**REFUND FOR TOTALLY DISABLED VETERAN
(Block 153 Lot 6)**

WHEREAS, THE DEPARTMENT OF VETERANS AFFAIRS awarded Taylor Wagner a 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 2024 property tax in the amount of \$2,540.50 to Nexus Title Agency.

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 Regular Meeting held on March 11, 2024 at 7:00 pm in the Vernon Municipal Center.

Marcy Gianattasio, RMC, CMR
Municipal Clerk

VERNON TOWNSHIP COUNCIL

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

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

**RESOLUTION #24-76
(Block 153 Lot 6)**

CANCELLING TAXES FOR TOTAL DISABLED VETERAN

WHEREAS THE DEPARTMENT OF VETERANS AFFAIRS on awarded Taylor Wagner a 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 2024 in the amount of \$2,540.49.

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 Regular Meeting held on March 11, 2024 at 7:00 pm in the Vernon Municipal Center.

Marcy Gianattasio, RMC, CMR
Municipal Clerk

VERNON TOWNSHIP COUNCIL

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

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

RESOLUTION #24-77

**REFUND FOR TOTALLY DISABLED VETERAN
(Block 208 Lot 4)**

WHEREAS, THE DEPARTMENT OF VETERANS AFFAIRS awarded Timothy Barrett a 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 2023 property tax in the amount of \$1,710.74 to Timothy Barrett.

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 Regular Meeting held on March 11, 2024 at 7:00 pm in the Vernon Municipal Center.

Marcy Gianattasio, RMC, CMR
Municipal Clerk

VERNON TOWNSHIP COUNCIL

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

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

RESOLUTION #24-78

**REFUND FOR TOTALLY DISABLED VETERAN
(Block 208 Lot 4)**

WHEREAS, THE DEPARTMENT OF VETERANS AFFAIRS awarded Timothy Barrett a 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 2024 property tax in the amount of \$1,510.65 to Timothy Barrett.

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 Regular Meeting held on March 11, 2024 at 7:00 pm in the Vernon Municipal Center.

Marcy Gianattasio, RMC, CMR
Municipal Clerk

VERNON TOWNSHIP COUNCIL

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

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

**RESOLUTION #24-79
(Block 208 Lot 4)**

CANCELLING TAXES FOR TOTAL DISABLED VETERAN

WHEREAS THE DEPARTMENT OF VETERANS AFFAIRS on awarded Timothy Barrett a 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 taxes for 2024 in the amount of \$1,760.65.

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 Regular Meeting held on March 11, 2024 at 7:00 pm in the Vernon Municipal Center.

Marcy Gianattasio, RMC, CMR
Municipal Clerk

VERNON TOWNSHIP COUNCIL

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

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

RESOLUTION #24-80

**REFUND FOR TOTALLY DISABLED VETERAN
(Block 557 Lot 5)**

WHEREAS, THE DEPARTMENT OF VETERANS AFFAIRS awarded Mara Apodaca a 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 2024 property tax in the amount of \$1,441.72 to Mara Apodaca.

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 Regular Meeting held on March 11, 2024 at 7:00 pm in the Vernon Municipal Center.

Marcy Gianattasio, RMC, CMR
Municipal Clerk

VERNON TOWNSHIP COUNCIL

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

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

**RESOLUTION #24-81
(Block 557 Lot 5)**

CANCELLING TAXES FOR TOTAL DISABLED VETERAN

WHEREAS THE DEPARTMENT OF VETERANS AFFAIRS on awarded Mara Apodaca a 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 taxes for 2024 in the amount of \$2,162.55.

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 Regular Meeting held on March 11, 2024 at 7:00 pm in the Vernon Municipal Center.

Marcy Gianattasio, RMC, CMR
Municipal Clerk

VERNON TOWNSHIP COUNCIL

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

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

RESOLUTION #24-82

**REFUND FOR TOTALLY DISABLED VETERAN
(Block 202 Lot 42)**

WHEREAS, THE DEPARTMENT OF VETERANS AFFAIRS awarded Jamie Hauze a 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 2023 property tax in the amount of \$658.47 to Jamie Hauze.

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 Regular Meeting held on March 11, 2024 at 7:00 pm in the Vernon Municipal Center.

Marcy Gianattasio, RMC, CMR
Municipal Clerk

VERNON TOWNSHIP COUNCIL

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

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

RESOLUTION #24-83

**REFUND FOR TOTALLY DISABLED VETERAN
(Block 202 Lot 42)**

WHEREAS, THE DEPARTMENT OF VETERANS AFFAIRS awarded Jamie Hauze a 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 2024 property tax in the amount of \$1,965.50 to Jamie Hauze.

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 Regular Meeting held on March 11, 2024 at 7:00 pm in the Vernon Municipal Center.

Marcy Gianattasio, RMC, CMR
Municipal Clerk

VERNON TOWNSHIP COUNCIL

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

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

**RESOLUTION #24-84
(Block 202 Lot 42)**

CANCELLING TAXES FOR TOTAL DISABLED VETERAN

WHEREAS THE DEPARTMENT OF VETERANS AFFAIRS on awarded Jamie Hauze a 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 taxes for 2024 in the amount of \$1,965.49.

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 Regular Meeting held on March 11, 2024 at 7:00 pm in the Vernon Municipal Center.

Marcy Gianattasio, RMC, CMR
Municipal Clerk

VERNON TOWNSHIP COUNCIL

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

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

RESOLUTION #24-85

**REFUND FOR TOTALLY DISABLED VETERAN
(Block 355 Lot 6)**

WHEREAS, THE DEPARTMENT OF VETERANS AFFAIRS awarded George H. Grullon a 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 2023 property tax in the amount of \$174.35 to George H. Grullon.

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 Regular Meeting held on March 11, 2024 at 7:00 pm in the Vernon Municipal Center.

Marcy Gianattasio, RMC, CMR
Municipal Clerk

VERNON TOWNSHIP COUNCIL

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

TOWNSHIP OF VERNON

RESOLUTION #24-86

**REFUND FOR TOTALLY DISABLED VETERAN
(Block 355 Lot 6)**

WHEREAS, THE DEPARTMENT OF VETERANS AFFAIRS awarded George H. Grullon a 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 2024 property tax in the amount of \$4,190.30 to George H. Grullon.

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 Regular Meeting held on March 11, 2024 at 7:00 pm in the Vernon Municipal Center.

Marcy Gianattasio, RMC, CMR
Municipal Clerk

VERNON TOWNSHIP COUNCIL

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

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

**RESOLUTION #24-87
(Block 355 Lot 6)**

CANCELLING TAXES FOR TOTAL DISABLED VETERAN

WHEREAS THE DEPARTMENT OF VETERANS AFFAIRS on awarded George H. Grullon a 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 taxes for 2024 in the amount of \$4,190.28.

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 Regular Meeting held on March 11, 2024 at 7:00 pm in the Vernon Municipal Center.

Marcy Gianattasio, RMC, CMR
Municipal Clerk

VERNON TOWNSHIP COUNCIL

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

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

RESOLUTION #24-88

**REFUND FOR TOTALLY DISABLED VETERAN
(Block 565 Lot 2)**

WHEREAS, THE DEPARTMENT OF VETERANS AFFAIRS awarded Daniel Castrovillari a 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 2023 property tax in the amount of \$5,114.96 to Daniel Castrovillari

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 Regular Meeting held on March 11, 2024 at 7:00 pm in the Vernon Municipal Center.

Marcy Gianattasio, RMC, CMR
Municipal Clerk

VERNON TOWNSHIP COUNCIL

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

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

RESOLUTION #24-89

**REFUND FOR TOTALLY DISABLED VETERAN
(Block 565 Lot 2)**

WHEREAS, THE DEPARTMENT OF VETERANS AFFAIRS awarded Daniel Castrovillari a 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 2024 property tax in the amount of \$2,502.90 to Daniel Castrovillari.

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 Regular Meeting held on March 11, 2024 at 7:00 pm in the Vernon Municipal Center.

Marcy Gianattasio, RMC, CMR
Municipal Clerk

VERNON TOWNSHIP COUNCIL

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

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

**RESOLUTION #24-90
(Block 565 Lot 2)**

CANCELLING TAXES FOR TOTAL DISABLED VETERAN

WHEREAS THE DEPARTMENT OF VETERANS AFFAIRS on awarded Daniel Castrovillari a 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 taxes for 2024 in the amount of \$2,502.89.

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 Regular Meeting held on March 11, 2024 at 7:00 pm in the Vernon Municipal Center.

Marcy Gianattasio, RMC, CMR
Municipal Clerk

VERNON TOWNSHIP COUNCIL

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

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

RESOLUTION #24-91

**REFUND FOR TOTALLY DISABLED VETERAN
(Block 490 Lot 6)**

WHEREAS, THE DEPARTMENT OF VETERANS AFFAIRS awarded Block 490 Lot 6 a 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 1st quarter 2024 property tax in the amount of \$2,948.24 to Block 490 Lot 6.

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 Regular Meeting held on March 11, 2024 at 7:00 pm in the Vernon Municipal Center.

Marcy Gianattasio, RMC, CMR
Municipal Clerk

VERNON TOWNSHIP COUNCIL

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

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

RESOLUTION #24-92

RESOLUTION OF THE TOWNSHIP OF VERNON AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR MUNICIPAL SERVICES BETWEEN THE TOWNSHIP OF VERNON AND LAKE WALLKILL HOMEOWNER’S ASSOCIATION

WHEREAS, the Municipal Services Act (“Act”), N.J.S.A. 40:67-23.1 et seq., provides that qualified private communities are entitled to receive certain municipal services; and

WHEREAS, Lake Wallkill Homeowner’s Association is a qualified private community as defined under the Act, and the Township of Vernon is a municipality governed by the Act; and

WHEREAS, the Township of Vernon and Lake Wallkill Homeowner’s Association desire to enter into an Agreement for Municipal service to provide that the Township shall reimburse Lake Wallkill Homeowner’s Association for certain municipal services as specified in the Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Vernon that the Mayor and Clerk are authorized to execute an Agreement for Municipal Services with Lake Wallkill Homeowner’s Association.

CERTIFICATION

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

Marcy Gianattasio, RMC, CMR
Municipal Clerk

VERNON TOWNSHIP COUNCIL

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

QUALIFIED PRIVATE COMMUNITY SERVICES AGREEMENT

This Qualified Private Community Services Agreement (the "Agreement") is made this 11th day of MARCH, 2024 by and between the TOWNSHIP OF VERNON, a municipal corporation of the State of New Jersey with offices located at 21 Church Street, P.O. Box 340, Vernon, New Jersey 07462 and, LAKE WALLKILL (Community), with offices at C/O 5 Lakeside Drive, Sussex, New Jersey 07461.

WITNESSETH

WHEREAS, N.J.S.A. 40:67-23.2, et seq. requires municipalities to reimburse qualified private communities for certain services or to provide those services to qualified communities in the same fashion as the municipality provides those services on public roads and streets; and

WHEREAS, the development commonly known as Lake Wallkill is a qualified private community as defined by N.J.S.A. 40:67-23.2; and

WHEREAS, the Township shall reimburse the Association the equivalent cost for providing the following services in the same fashion as the municipality provides these services on public roads and streets (N.J.S.A. 40:67-23.3 (a)) as follows:

1. Lighting of the roads and streets, to the extent of payment for the electricity required, but not including installation or maintenance of lamps, standards, wiring or other equipment.

WHEREAS, between January 1, 2019 and December 31, 2023 the Township did not provide payment for these services ("Unprovided Services Reimbursement") due to pending litigation matters with the Association; and

WHEREAS, the Township and the Association desire to enter into an agreement for the reimbursement for the above listed services commencing on January 1, 2019, as agreed by the parties.

NOW THEREFORE, the Township and the Association agree as follows:

1. **Definitions.** For the purposes of this Agreement, the terms set forth below shall be defined as set forth in N.J.S.A. 40:67-23.2:

- (a) "Condominium"
- (b) "Qualified private community"
- (c) "Private street or road"

2. **Statutory Limitation.** The Township and the Association acknowledge that certain statutory limitations have been placed on the provisions of or reimbursement for services, as follows:

(a) Services or reimbursement for same provided by the Township to a qualified private community shall not exceed the level of services provided to residents on the public roads and streets of the Township. (N.J.S.A. 40:67-23.3(a)).

(b) If the qualified private community provides some or all of the enumerated services itself, and is reimbursed for same by the Township, the amount of reimbursement shall not exceed the costs that would be incurred by the Township in providing these services directly. (N.J.S.A. 40:67-23.5(a)).

(c) The amount to be reimbursed to the qualified private community shall be used by the qualified private community to pay for the service which the municipality chooses not to provide, and that amount shall be the actual costs to the qualified community of providing that service, but not exceeding the amount which the Township would have expended on that service if it were provided directly by the Township to the qualified private community.

3. **Reimbursement.**

(a) Any reimbursement required to be paid by the Township pursuant to this Agreement shall be made not later than sixty days after submission of a signed purchase order with supporting documentation (i.e. monthly invoices/bills that reflect amounts due and canceled drafts evidencing payment). Said documentation shall be submitted to the Township no later than February 28th of the year following the year for which reimbursement is sought by the Association.

(b) Pursuant to N.J.S.A. 40:67-23.5(c), the Association shall account to the Township on an annual basis as to the use of the money paid over to it by the Township, and for the refunding to the Township of any payments in excess of the amounts actually expended or contractually committed by the Association to provide for the services covered by this Agreement. The submission of bills and canceled drafts pursuant to Section 3(a) shall constitute such accounting.

4. **Lighting of Streets.** The Township agrees to reimburse the Association for the cost it incurs for electricity to provide street lighting in the same fashion as it would provide street lighting for its own roadways. The amount of such reimbursement shall be based on the cost of electricity for the number of street light poles the Association is maintaining in a given year, as determined by a review conducted by the Township or its delegate. The parties agree that as of the date of this Agreement the Association was maintaining 3 street light poles, which shall be utilized as the basis for all future reimbursements.

(a) The Association shall provide the Township with a statement of costs of electricity in a complete bill package to be reimbursed for such street lighting no later than February 28th of the year following the calendar year for which reimbursement is sought. This “completed bill package” shall include all bills for the entire preceding calendar year.

(b) Electric bills shall be reimbursed to account for the total of 3 approved street light poles.

(c) The Township is obligated to issue a purchase order within 30 days of receipt of a completed bill package to the Association to be signed for reimbursement to be processed. The Township is obligated to make reimbursement within 60 days of its receipt of a signed purchase order.

5. **NOW THEREFORE BE IT RESOLVED**, the Parties agree as follows with respect to the Unprovided Services Reimbursement:

Unprovided Services Reimbursement Protocol.

(a) **Association Costs.** Unprovided Services Reimbursement will be made using a Township-issued Purchase Order (“Purchase Order”).¹ Not later than 45 days of the Effective Date, the Association will deliver to the Township all of its invoices and proof of payment, evidencing the

Association's expenses with respect to the Unprovided Services Reimbursement.

(b) **Township Funds.** The Township shall issue and remit a Purchase Order to the Association following receipt of the Association Costs and all lawful backup. Not later than 60 days upon receipt of a signed purchase order from the Association, the Township will make reimbursement with respect to the Unprovided Services Reimbursement as follows:

(1) with respect to Association Electricity, 100% of the Association Electricity Expenses as follows by year:

i. 2020: \$209.70

ii. 2021: \$213.01

iii. 2022: \$222.85

iv. 2023: \$235.56

6. **Notice.** All notices shall be served personally or by certified mail, return receipt requested. The addresses for service of any notices are:

For the Township:

Township Business Administrator
Township of Vernon
21 Church Street
Vernon, New Jersey 07462

For the Association:

Lake Wallkill Community
C/O 5 Lakeside Drive
Sussex, NJ 07461

Any change of address for such notices must be forwarded promptly to the other party.

7. **Entire Agreement.** This document constitutes the entire Agreement between the parties and cannot be modified except by way of written executed amendment to same.

IN WITNESS WHEREOF, the Township and the Association have caused this Agreement to be signed and sealed by their proper corporate officers the day and year first above written.

ATTEST:

TOWNSHIP OF VERNON

Marcy Gianattasio, Township Clerk

By: _____
Anthony Rossi, Mayor

ATTEST:

LAKE WALLKILL

, Secretary

By: _____
, President

(Affix Corporate Seal)

ACKNOWLEDGMENTS

STATE OF NEW JERSEY }
 }
 } SS.:
COUNTY OF SUSSEX }

BE IT REMEMBERED, that on this _____ day of _____, before me, the subscriber, personally appeared Marcy Gianattasio, who, being by me duly sworn on her oath, doth depose and make proof to my satisfaction that she is the CLERK of the TOWNSHIP OF VERNON, a municipal corporation, the corporation named in the within instrument; that Anthony Rossi is the MAYOR of said municipality; that the execution as well as the making of this instrument has been duly authorized by a proper resolution of the Township Council; that deponent well and truly knows the corporate seal of said municipality; and the seal affixed to said instrument is such seal and was thereto affixed to said instrument signed and delivered by said MAYOR as and for the voluntary act and deed of said municipality, in the presence of deponent, who thereupon subscribed her name thereto as witness.

Marcy Gianattasio, Township Clerk

Sworn and subscribed to before
me on the date aforesaid.

STATE OF NEW JERSEY }
 }
 } SS.:
COUNTY OF SUSSEX }

I CERTIFY that on _____, 202____, _____
personally came before me and stated under oath to my satisfaction that this person (or if more
than one, each person):

- (a) was authorized to and did execute this instrument as President of
 _____.

TOWNSHIP OF VERNON

RESOLUTION #24-93

**REFUND FOR TOTALLY DISABLED VETERAN
(AMENDMENT FOR RES. # 24-68)**

(Block 121 Lot 6 to Block 118 Lot 9)

WHEREAS, THE DEPARTMENT OF VETERANS AFFAIRS awarded Christopher Grodewald a 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 2023 property tax in the amount of \$5,374.03 to Christopher Grodewald.

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 Regular Meeting held on March 11, 2024 at 7:00 pm in the Vernon Municipal Center.

Marcy Gianattasio, RMC, CMR
Municipal Clerk

VERNON TOWNSHIP COUNCIL

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

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

RESOLUTION #24-94

**REFUND FOR TOTALLY DISABLED VETERAN
(AMENDMENT FOR RES. # 24-70)**

(Block 121 Lot 6 to Block 118 Lot 9)

WHEREAS, THE DEPARTMENT OF VETERANS AFFAIRS awarded Christopher Grodewald a 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 2024 property tax in the amount of \$1,788.26 to Christopher Grodewald.

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 Regular Meeting held on March 11, 2024 at 7:00 pm in the Vernon Municipal Center.

Marcy Gianattasio, RMC, CMR
Municipal Clerk

VERNON TOWNSHIP COUNCIL

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

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

**RESOLUTION #24-95
(AMENDMENT FOR RES. # 24-69)**

(Block 121 Lot 6 to Block 118 Lot 9)

CANCELLING TAXES FOR TOTAL DISABLED VETERAN

WHEREAS THE DEPARTMENT OF VETERANS AFFAIRS on awarded Christopher Grodewald a 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 2024 in the amount of \$1,788.25.

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

CERTIFICATION

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

Marcy Gianattasio, RMC, CMR
Municipal Clerk

VERNON TOWNSHIP COUNCIL

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

Submitted by: Lisa A. Kimkowski, CTC

TOWNSHIP OF VERNON

RESOLUTION #24-96

**Resolution Accepting Bid of Campbell Supply Co Inc
for Fire Apparatus and Ambulance Repair Bid #2-2024**

WHEREAS, there is a need for a Fire Apparatus and Ambulance Repair Bid contractor in the Township of Vernon; and

WHEREAS, the Township of Vernon publicly advertised for bids and received in a public manner on March 6, 2024 at 11:00A.M. for Fire Apparatus and Ambulance Repair Bid under bid 2-2024; and

WHEREAS, the Township received two (2) quotes for service:

NAME OF BIDDER	Campbell Supply Company	Firefighter One
YEAR 1 HOURLY RATE	\$156.00	\$125.00
YEAR 1 MIN HOURS	0	2
YEAR 1 MARKUP PARTS	20.00%	20.00%
YEAR 2 HOURLY RATE	\$156.00	\$125.00
YEAR 2 MIN HOURS	0	2
YEAR 2 MARKUP PARTS	20.00%	20.00%

WHEREAS, the Qualified Purchasing Agent has reviewed the bid submitted by Campbell Supply Company Inc. and found them to be the lowest responsible bidder in accord with N.J.S.A. 40A:11-4(a).

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

1. The contract for Fire Apparatus and Ambulance Repair Bid is hereby awarded to Campbell Supply Co Inc.
2. The Mayor and Township Clerk are hereby authorized and directed to execute a two (2) year contract with Campbell Supply Co Inc. for Fire Apparatus and Ambulance Repair Bid in accord with the tenets of contract found within Bid 2-2024, commencing upon passage of resolution and execution of contract.

BE IT FURTHER RESOLVED, that the governing body of Vernon Township pursuant to NJAC 5:30-5.5(b) (the certification of available funds), states that the Chief Finance Officer shall either certify the full maximum amount against the budget at the time the contract is awarded, or no contract amount shall be chargeable or certified until such time as the goods or services are ordered or otherwise called for prior to placing the order, and a certification of availability of funds is made by the Chief Finance Officer.

CERTIFICATION OF FUNDS

Fleet Maintenance-

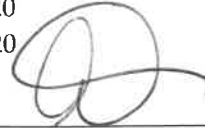
Account 4-01-26-316-20

\$60,000.00

5-01-26-316-20

\$60,000.00

CFO Signature: _____



Subject to the adoption of 2024/2025 Municipal Budget

CERTIFICATION

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

Marcy Gianattasio, RMC, CMR
Municipal Clerk

VERNON TOWNSHIP COUNCIL


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

BID 6-2022

BID DATE

NUMBER OF VENDORS

ORGANIZATION:

2-2024 FIRE APPARATUS REPAIR BID	Vernon Twp
3/6/2024 AT 11:00AM	
2	

NAME OF BIDDER	Campbell Supply Company	Firefighter One
ADDRESS	PO Box 7588	34 Wilson Drive
CITY, STATE, ZIP	Monroe Township, New Jersey, 08831	Sparta, New Jersey, 07871
CONTACT		
TELEPHONE		973-940-3061 ext. 210
EMAIL	jpryslak@campbellsupply.com	ldefelice@ff1.com
NAME OF BIDDER		
YEAR 1 HOURLY RATE	\$156.00	\$125.00
YEAR 1 MIN HOURS	0.00	2.00
YEAR 1 MARKUP PARTS	20.00%	20.00%
YEAR 2 HOURLY RATE	\$156.00	\$125.00
YEAR 2 MIN HOURS	0.00	2.00
YEAR 2 MARKUP PARTS	20.00%	20.00%
OWNERSHIP DISCLOSURE	x	x
IRAN CERT	x	x
NEW JERSEY BRC	x	x
EXPERIENCE AND QUALIFICATIONS	x	x
EQUIPMENT CERT	x	x
PAY TO PLAY ADVISORY	x	x
ADA	x	x

Township of Vernon

RESOLUTION# 24-97

Emergency Temporary Appropriations

WHEREAS, an emergent condition has arisen in that the Township is expected to enter in contracts, commitments or payments prior to the 2024 budget and no adequate provision has been made in the 2024 temporary budget for the aforesaid purposes, and

WHEREAS, N.J.S. 40A:4-20 provides for the creation of an emergency temporary appropriation for said purpose, and

WHEREAS, the total emergency temporary appropriation resolutions adopted in the year 2024 pursuant to the provisions of Chapter 96, P.L. 1951 (N.J.S.A. 40A:4-20) including this resolution total:

Current Fund: \$5,235,656.00

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Township of Vernon, in the County of Sussex, State of New Jersey, (not less than two-thirds of all the members thereof affirmatively concurring) that in accordance with the provisions of N.J.S.A. 40A:4-20:

1. Emergency temporary appropriations be and the same are hereby made in the amount of:

Current Fund

Description	Emergency Appropriations
GENERAL ADMINISTRATION - S&W	\$ 29,500.00
GENERAL ADMINISTRATION - O/E	\$ 25,414.00
MAYOR & COUNCIL - S&W	\$ 7,915.00
MAYOR & COUNCIL - O/E	\$ 1,082.00
CLERK - S&W	\$ 31,333.00
CLERK - O/E	\$ 7,633.00
FINANCE - S&W	\$ 42,167.00
FINANCE - O/E	\$ 3,157.00
TECHNOLOGY - O/E	\$ 6,167.00
COLLECTION OF TAXES - S&W	\$ 28,000.00
COLLECTION OF TAXES - O/E	\$ 4,063.00
ASSESSMENT OF TAXES - S&W	\$ 37,333.00
ASSESSMENT OF TAXES - O/E	\$ 23,467.00
LEGAL SERVICES - O/E	\$ 58,417.00
LAND USE BOARD - S & W	\$ 33,000.00
LAND USE BOARD - O/E	\$ 8,706.00
BUILDING DEPARTMENT - S&W	\$ 79,667.00
BUILDING DEPARTMENT - O/E	\$ 5,000.00
WORKERS COMP. INSURANCE - O/E	\$ 122,500.00
GROUP INSURANCE - O/E	\$ 600,000.00
GROUP INSURANCE - HEALTH WAIVERS	\$ 8,000.00

Description	Emergency Appropriations	
OTHER INSURANCE - O/E	\$	165,000.00
POLICE DEPARTMENT - S&W	\$	735,000.00
POLICE DEPARTMENT - O/E	\$	28,000.00
RADIO COMMUNICATIONS - S&W	\$	77,243.00
RADIO COMMUNICATIONS - O/E	\$	1,500.00
911 COMMUNICATIONS - S&W SHARED SRVC	\$	2,500.00
VOLUNTEER EMERGENCY SERVICES	\$	57,500.00
FIRE PREVENTION - S&W	\$	46,667.00
FIRE PREVENTION - O/E	\$	2,000.00
TWP. PROSECUTOR - O&E	\$	8,500.00
ROAD REPAIRS & MAINT. - S&W	\$	252,553.00
RECYCLING S&W	\$	5,000.00
RECYCLING - O/E	\$	3,000.00
BUILDINGS & GROUNDS - S&W	\$	9,010.00
BUILDINGS & GROUNDS - O/E	\$	23,750.00
FLEET MANAGEMENT - S&W	\$	46,667.00
FLEET MANAGEMENT - O/E	\$	46,431.00
ANIMAL CONTROL - S&W	\$	24,167.00
ANIMAL CONTROL - O/E	\$	3,317.00
SEN CITIZENS - S&W	\$	11,333.00
SEN. CITIZENS - ACTIVITIES -O/E	\$	10,875.00
RECREATION - S&W	\$	14,167.00
RECREATION - O/E	\$	12,500.00
MAINTENANCE OF PARKS - S&W	\$	31,667.00
MUNICIPAL COURT - S&W	\$	33,000.00
MUNICIPAL COURT - O/E	\$	1,433.00
UTILITIES O/E	\$	108,417.00
SOCIAL SECURITY - O/E	\$	112,500.00
DEFINED CONTRIB RETIREMENT PROGRA	\$	1,167.00
PERS CONTRIBUTION -- O/E	\$	709,799.00
PFRS CONTRIBUTION -- O/E	\$	1,398,685.00
MUNICIPAL SERVICES ACT	\$	60,000.00
SHARED SERVICE - ANIMAL CONTROL	\$	14,237.00
SHARED SERVICE - FINANCIAL MUA	\$	15,933.00
SHARED SERVICES - SENIOR CITIZENS	\$	4,167.00
2023 TEMP EMERGENCY IN CAP APPROPRIATIONS	\$	5,235,656.00

2. Said emergency temporary appropriations will be provided for in the 2024 budget.
3. That one certified copy of this resolution be filed with the Director, Division of Local Government Services.

CERTIFICATION

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

Marcy Gianattasio, RMC, CMR
Municipal Clerk

VERNON TOWNSHIP COUNCIL

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

TONWSHIP OF VERNON

ORDINANCE #24-04

**ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS
AND TO ESTABLISH A CAP BANK
(N.J.S.A. 40A: 4-45.14)**

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Township of Vernon in the County of Sussex finds it advisable and necessary to increase its CY 2024 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the governing body hereby determines that a 1% increase in the budget for said year, amounting to \$197,710.49 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS the governing body hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Township of Vernon, in the County of Sussex, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2024 budget year, the final appropriations of the Township of Vernon shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$691,986.72, and that the CY 2024 municipal budget for the Township of Vernon be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

TOWNSHIP OF VERNON

ORDINANCE #24-05

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

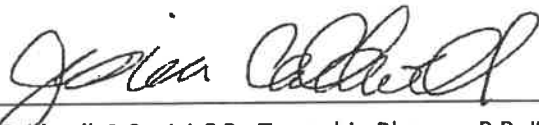
Section 7. This ordinance shall take effect as provided by law.

151-161 NJSH Route 94 Redevelopment Plan

Township of Vernon Sussex County, New Jersey

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

February 23, 2024



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

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



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

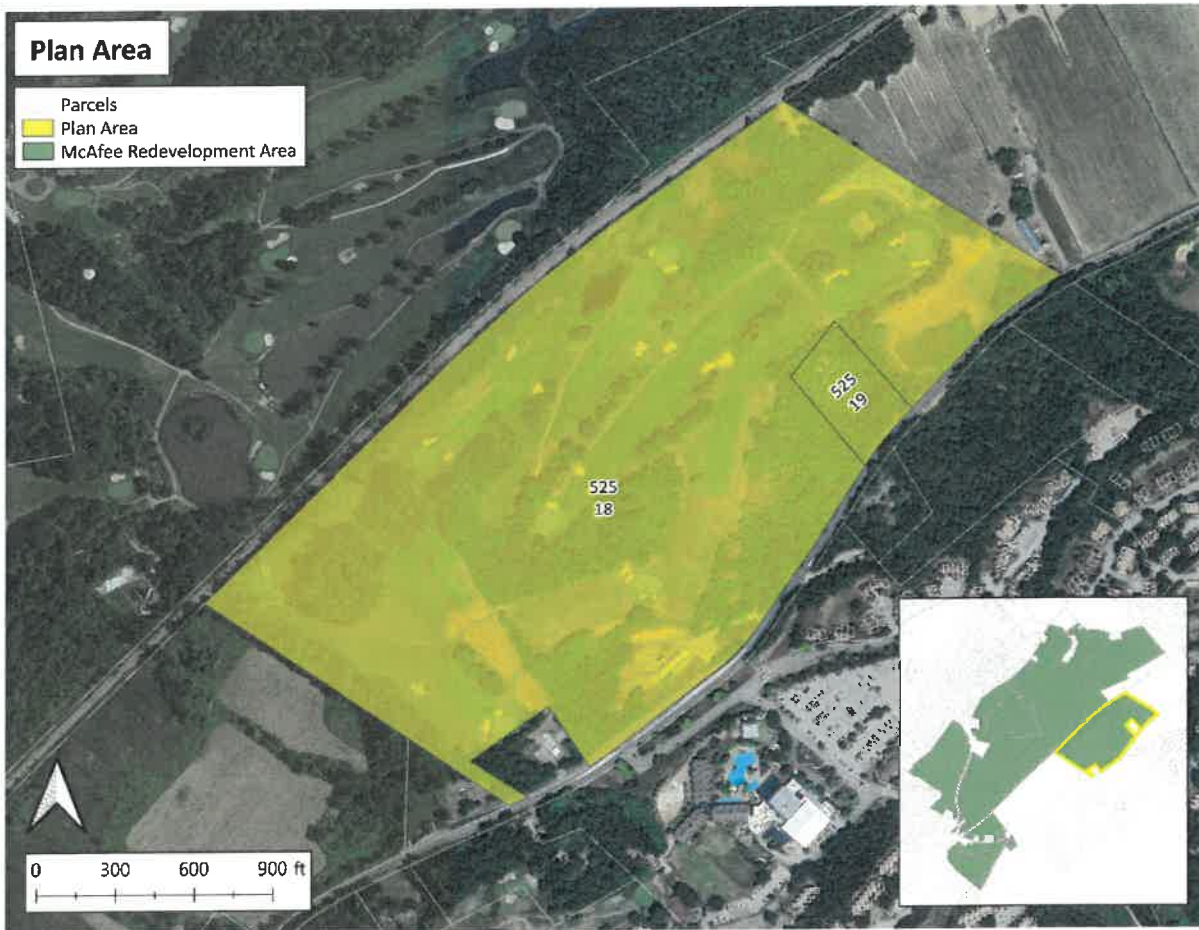
145 Spring Street, Suite E
Newton, New Jersey 07860

Contents

Contents	2
Introduction	3
Plan Context.....	4
Purpose	5
Plan Consistency Review.....	5
Township Master Plan Consistency	5
Local, Regional, and State Plan Consistency	6
Golf Course Village Zone - Application of Regulations	6
Golf Course Village Zone (GCVZ).....	7
Golf Course Village Zone - Permitted Uses	8
Golf Course Village Zone Area and Bulk Requirements.....	10
Parking Standards	10
Screening Requirements	11
Landscaping Requirements.....	11
Street Trees.....	12
Mobility Regulations	12
Building Design Standards	12
Noise	13
Lighting.....	13
Signage.....	13
Site Plan Design Standards.....	13
Affordable Housing	13
Submittal Requirements	14
Projects Governed by a Redevelopment Agreement	14
Legal Provisions.....	14
The Validity of the Plan	14
Zoning Map Revisions	14
Amendment to the 151-161 NJSH Route 94 Redevelopment Plan	14
Variations in Site Plan Design.....	15
Acquisition Plan.....	15
Relocation Plan	15

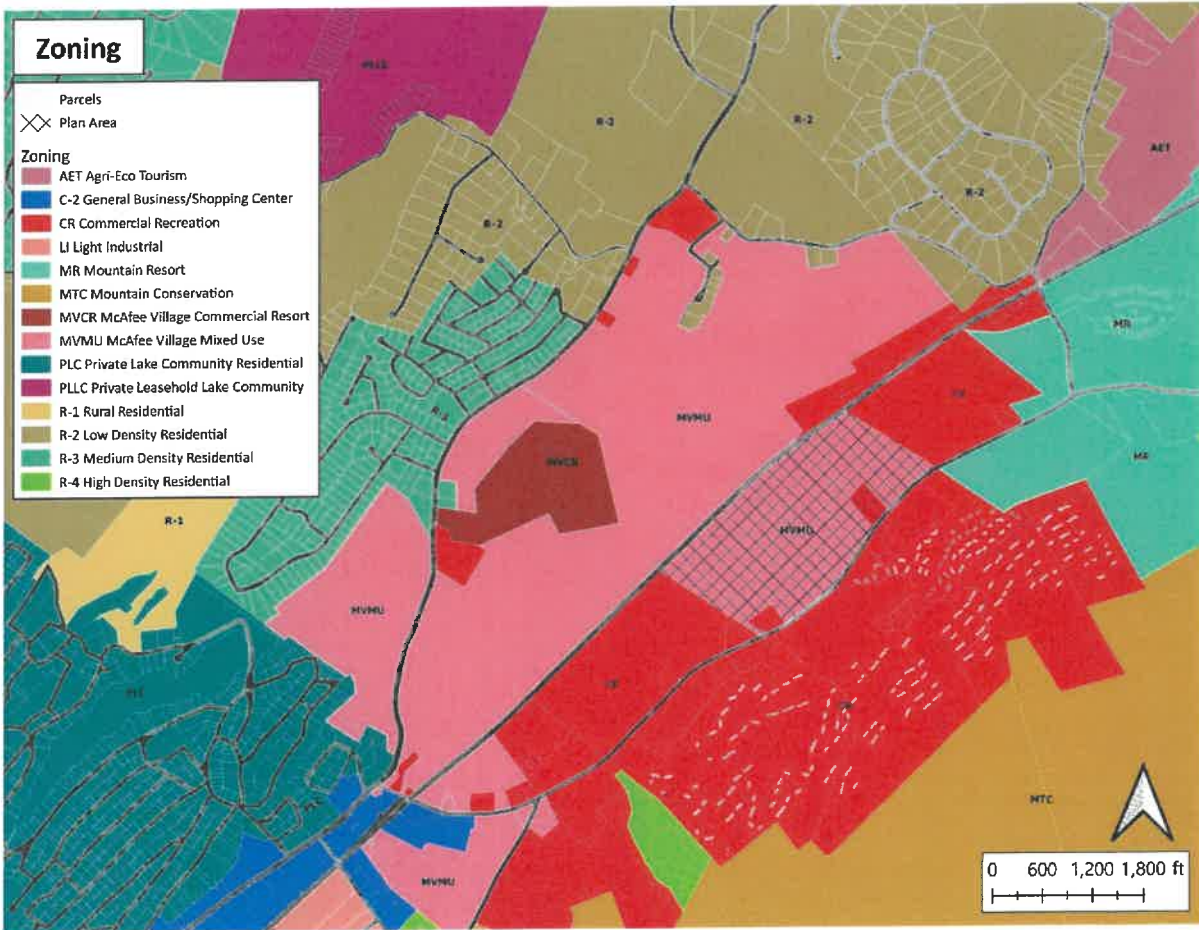
Introduction

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



Plan Context

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



Purpose

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

Plan Consistency Review

Township Master Plan Consistency

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

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

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

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

Local, Regional, and State Plan Consistency

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

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

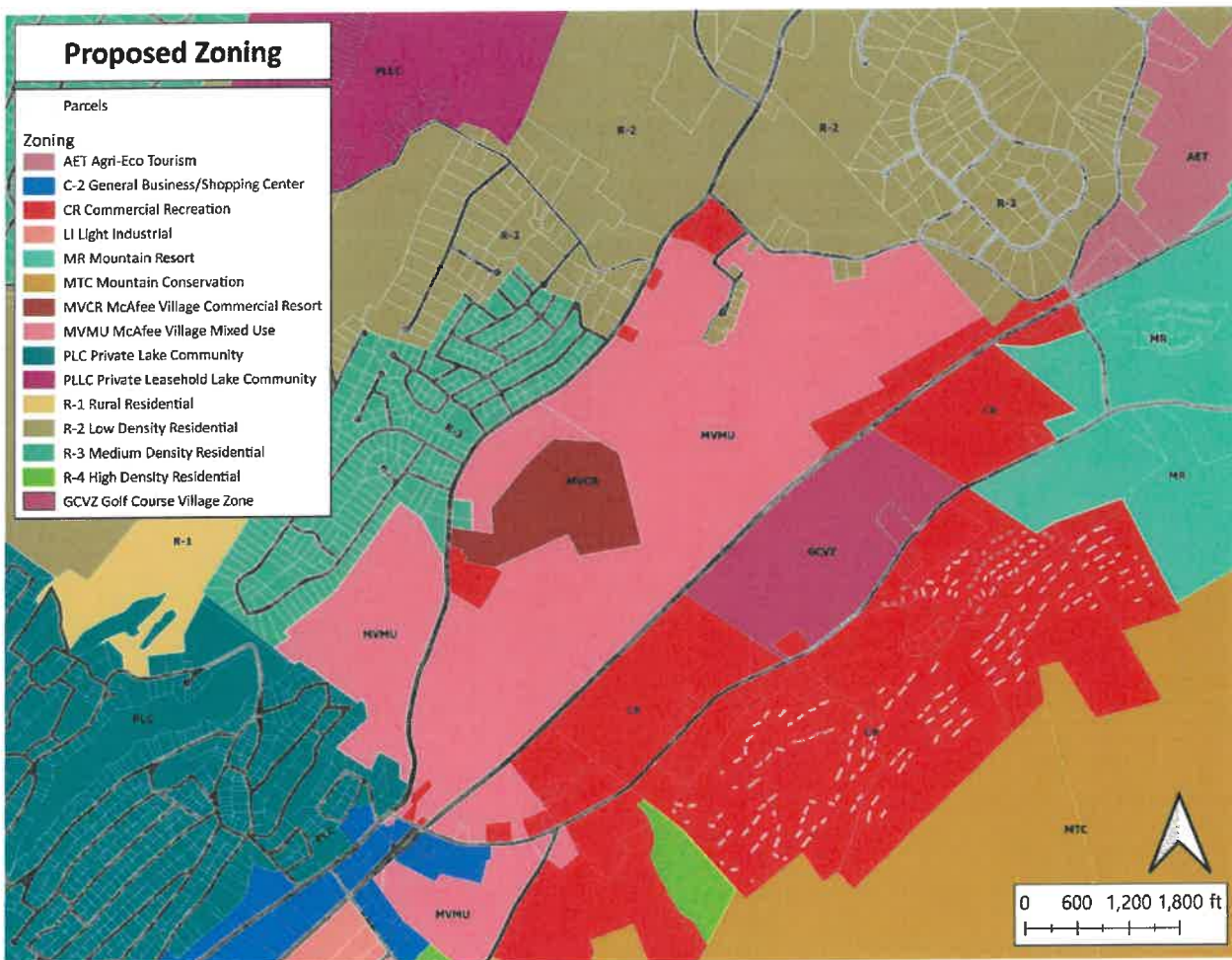
The Plan Area is located in the State Development and Redevelopment Plan designated Vernon Town Center. The Town Center designation acknowledges that the development proposed within this area is generally consistent with the State Plan. The Township, overall, falls within three (3) planning areas, according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

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

Golf Course Village Zone - Application of Regulations

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

Golf Course Village Zone (GCVZ)



Golf Course Village Zone - Permitted Uses

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

A. Principal permitted uses.

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

B. Accessory uses and structures.

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

Golf Course Village Zone Area and Bulk Requirements

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

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

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

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

Parking Standards

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

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

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

Screening Requirements

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

Landscaping Requirements

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

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

Street Trees

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

Mobility Regulations

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

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

Building Design Standards

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

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

Noise

- Noise levels at any property shall meet NJDEP standards.

Lighting

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

Signage

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

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

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

Site Plan Design Standards

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

Affordable Housing

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

Submittal Requirements

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

Projects Governed by a Redevelopment Agreement

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

Legal Provisions

The Validity of the Plan

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

Zoning Map Revisions

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

Amendment to the 151-161 NJSH Route 94 Redevelopment Plan

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

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

Variations in Site Plan Design

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

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

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

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

No deviations may be granted which will result in permitting:

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

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

Acquisition Plan

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

Relocation Plan

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

TOWNSHIP OF VERNON

ORDINANCE #24-06

ORDINANCE OF THE TOWNSHIP OF VERNON, COUNTY OF SUSSEX, NEW JERSEY APPROVING AN APPLICATION FOR A LONG-TERM TAX EXEMPTION AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH ONEILL GROUP VERNON I URBAN RENEWAL, LLC

WHEREAS, on April 23, 2018, pursuant to Resolution 18-135, the Vernon Township Council (the “**Township Council**”) designated a total of 173 lots, including that certain property identified as Block 403, Lots 4, 5 and 6 on the official Tax Maps of the Township of Vernon (the “**Township**”), as a non-condemnation “area in need of redevelopment” (collectively, the “**Redevelopment Area**”) in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the “**Redevelopment Law**”); and

WHEREAS, on April 26, 2021, pursuant to Ordinance No. 21-10, the Township Council duly adopted a redevelopment plan for the Redevelopment Area, entitled, “*Town Center Redevelopment Plan*” (as the same may be amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, Oneill Group Vernon I Urban Renewal LLC (the “**Entity**”) is the owner of certain property within the Redevelopment Area identified as Block 403, Lot 4 (formerly Lots 4, 5 and 6) on the official Tax Maps of the Township (the “**Property**”); and

WHEREAS, the Entity proposes to redevelop the Property by constructing thereon a four-story building, containing fifty-five (55) residential age-restricted units, and fifty-five (55) off-street parking spaces, along with associated on-site and off-site improvements (collectively, the “**Project**”); and

WHEREAS, in order to enhance the economic viability of and opportunity for a successful project, the Entity submitted to the Mayor an application (the “**Application**”), which is on file with the Township Clerk, seeking a tax exemption in connection with the Project pursuant to the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the “**Exemption Law**”), in exchange for which the Entity proposes to make payments to the Township in lieu of taxes; and

WHEREAS, the Entity also submitted to the Mayor a form of financial agreement referenced in the Application, establishing the rights, responsibilities and obligations of the Entity (the “**Financial Agreement**”); and

WHEREAS, upon review of the Application and the Project, the Township has made the following findings:

- A. Relative Benefits of the Project:

The Property is currently underutilized and will benefit from the construction of the Project, which will generate revenue and create jobs. Furthermore, the Property currently generates approximately \$21,000 annually in real estate taxes. Upon completion, the Project would generate an initial annual service charge of approximately \$160,000 at stabilization, as well as total annual service charges of approximately \$9,265,000 over the thirty (30) year term of the tax exemption.

B. Assessment of the importance of the tax exemption in obtaining development of the Project and influencing the locational decisions of probable occupants:

The Entity is making a significant equity contribution toward the cost of the Project. In order to improve the economic viability of the development of the Project so that the Project can compete on an equitable footing with comparable projects within the Township and surrounding market, the Township has agreed to provide the tax exemption for the Project pursuant to the Financial Agreement. The stability and predictability of the tax exemption and payment of the annual service charge will make the Project more competitive thereby contributing to the overall success of the Project; and

WHEREAS, the Entity has represented to the Township that the Project would not be feasible in its intended scope but for the provision of financial assistance by the Township; and

WHEREAS, after review of the Application, the Mayor recommended that the Application be approved; and

WHEREAS, after review of the Application, the Township Council now desires to approve the Application and to authorize the execution of the proposed form of Financial Agreement; and

WHEREAS, the Township hereby determines that the assistance provided to the Project pursuant to the Financial Agreement will be a significant inducement for the Entity to proceed with the Project and that based on information set forth in the Application, the Project would not be feasible without such assistance,

NOW, THEREFORE, be it ordained by the Township Council of the Township of Vernon, New Jersey, as follows:

I. GENERAL

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

II. APPLICATION FOR EXEMPTION APPROVED

The Application, which is on file with the Township Clerk and which has been recommended for approval to the Township Council by the Mayor, is hereby accepted and approved.

III. EXECUTION OF FINANCIAL AGREEMENT AUTHORIZED

- (a) The Mayor is hereby authorized to execute the Financial Agreement, substantially in the form on file with the Township Clerk, subject to modification or revision deemed necessary or appropriate by the Township in consultation with counsel, and to take all other necessary or appropriate action to effectuate such Financial Agreement.
- (b) The Township Clerk is hereby authorized and directed, upon the execution of the Financial Agreement in accordance with the terms of Section III(a) hereof, to attest to the signature of the Mayor upon such document and is hereby further authorized and directed to affix the corporate seal of the Township upon such document.
- (c) In accordance with N.J.S.A. 40A:20-12, within ten (10) calendar days following the later of the effective date of this Ordinance or the execution of the Financial Agreement by the Entity, the Township Clerk shall transmit a certified copy of this Ordinance and the Financial Agreement to the chief financial officer of Sussex County and to the Sussex County Counsel for informational purposes, as well as to the Tax Assessor of the Township.

IV. SEVERABILITY

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.

IV. AVAILABILITY OF THE ORDINANCE

A copy of this Ordinance shall be available for public inspection at the offices of the Township.

V. EFFECTIVE DATE

This Ordinance shall take effect according to law.

TOWNSHIP OF VERNON
ORDINANCE #24-02

ORDINANCE OF THE TOWNSHIP OF VERNON, COUNTY OF SUSSEX, STATE OF NEW JERSEY, AMENDING CHAPTER 13, "CANNABIS ESTABLISHMENT LICENSING AND REGULATION" OF THE CODE OF THE TOWNSHIP OF VERNON TO REMOVE THE REQUIREMENT FOR THE VERNON TOWNSHIP POLICE TO PERFORM BACKGROUND CHECKS AND/OR INVESTIGATIONS

WHEREAS, in 2020 New Jersey voters approved Public Question No. 1, which amended the New Jersey Constitution to allow for the legalization of a controlled form of marijuana called "cannabis" for adults at least 21 years of age; and

WHEREAS, on February 22, 2021, Governor Murphy signed into law P.L. 2021, c. 16, known as the "New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act" (the "Act"), which legalizes the recreational use of marijuana by adults 21 years of age or older, and establishes a comprehensive regulatory and licensing scheme for commercial recreational (adult use) cannabis operations, cannabis use and possession; and

WHEREAS, the Act establishes six marketplace classes of licensed businesses, including:

- Class 1 Cannabis Cultivator license, for facilities involved in growing and cultivating cannabis;
- Class 2 Cannabis Manufacturer license, for facilities involved in the manufacturing, preparation, and packaging of cannabis items;
- Class 3 Cannabis Wholesaler license, for facilities involved in obtaining and selling cannabis items for later resale by other licensees;
- Class 4 Cannabis Distributer license, for businesses involved in transporting cannabis plants in bulk from on licensed cultivator to another licensed cultivator, or cannabis items in bulk from any type of licensed cannabis business to another;
- Class 5 Cannabis Retailer license for locations at which cannabis items and related supplies are sold to consumers; and
- Class 6 Cannabis Delivery license, for businesses providing courier services for consumer purchases that are fulfilled by a licensed cannabis retailer in order to make deliveries of the purchased items to a consumer, and which service would include the ability of a consumer to make a purchase directly through the cannabis delivery service which would be presented by the delivery service for fulfillment by a retailer and then delivered to a consumer; and

WHEREAS, sections 31a-c of the Act, N.J.S.A. 24:61-45a-c, authorizes municipalities to adopt ordinances and regulations prohibiting outright and/or limiting the number of any class of licensed "cannabis establishment" (defined in section 33 of the Act, N.J.S.A 24:61-33, as "a cannabis cultivator, a cannabis manufacturer, a cannabis wholesaler, or a cannabis retailer"), cannabis distributor and cannabis delivery service allowed to operate within its municipal boundaries; and the location, manner

and times of operation of such cannabis establishment, cannabis distributor and cannabis delivery service, except that the transportation and time of operations for cannabis delivery services, shall only be subject to the regulation by the Cannabis Regulatory Commission (the "Commission" or "CRC"); and

WHEREAS, pursuant to NJ.A.C. 17:30-5.1(b) of the CRC's Rules, any municipality that has timely adopted an ordinance prohibiting outright the operation of any cannabis establishment, distributor or the principal location of any cannabis delivery service business within a municipality in accordance with N.J.S.A 24:6I-45b, may thereafter amend its ordinances to allow for, zone, license and regulate such cannabis establishments, distributors and the principal locations of cannabis delivery service businesses; and

WHEREAS, the Township Council recognizes the importance of fostering economic opportunities that provide jobs and ratables to the community, while ensuring that such uses can safely and seamlessly fit into the fabric of the community; and

WHEREAS, the Township Council has determined that the six (6) legal classes of cannabis under the Act can be permitted in the Township in such a way so as to safely and seamlessly fit into the fabric of the community while providing significant economic opportunities; and

WHEREAS, the Township Council has determined that such businesses engaged in a business with one of the six classes of legal cannabis licenses should be permitted as delineated in Chapter 330 Land Development Ordinances in the Township subject to the appropriate Township Licensure as delineated herein.

NOW THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Vernon that the Code of the Township of Vernon shall be amended as follows:

SECTION 1.

§ 13-1 Purpose and Application.

- a. Purpose. This Section has been adopted by the Township Council of the Township of Vernon for the following purposes:
 1. To protect the public health, safety, and general welfare of the residents of the Township of Vernon by establishing strict licensing limits and regulations on the lawful sale and use of legal cannabis to persons age 21 years or older only, and at all times in conformity with the laws of the State of New Jersey, including without limitation, the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act" (the "Act"), the rules and regulations of the New Jersey Cannabis Regulatory Commission (the "Commission" or "CRC"), and the Township Code, as may be amended from time-to-time hereafter.
 2. To regulate the local licensing and operation of licensed Cannabis Establishments,

each as defined in N.J.S.A. 24:61-33 of the Act, to protect against the unlawful operation, sale, and use of cannabis and marijuana.

3. To establish certain conditions and limitations on the number of cannabis licenses authorized to be issued within the municipal boundaries of the Township through the local licensing process.
 4. To establish local regulations on the time, location and manner of licensed Cannabis Establishments and activities in accordance with State law.
 5. To establish limitations on the number and types of Cannabis Establishment licenses and cannabis marketplace activities.
- b. Applicability. The provisions herein shall apply to all licensees, persons, organizations and businesses operating and/or seeking to operate within the Township as any class of licensed Cannabis Establishment pursuant to the Act.
- c.

§ 13-2 Definitions.

The terms used herein shall be as defined in the "New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act," P.L. 2021, c. 16, N.J.S.A. 24:61-31, et seq. (the Act) as may be amended from time-to-time in accordance with State law. Should any of the definitions in this Section conflict with definitions located elsewhere in the Vernon Township Municipal Code, the definitions contained in the Act as noted herein shall control for purposes of this Section. If a word, term, or phrase is defined neither in the Act nor elsewhere in the Vernon Township Municipal Code, the most common dictionary definition is presumed to be correct.

§ 13-3 Prohibitions on Cannabis Consumption Areas.

- a. Pursuant to section 32 of the Act, N.J.S.A. 24:61-21, all Cannabis Consumption Areas are prohibited from being located or otherwise operated within the geographic boundaries of the Township of Vernon.

§ 13-4 Numerical Limit on Local Cannabis Licenses and Class Types of Cannabis Establishments Permitted.

- a. The following number and type of Township Establishment licenses, otherwise known as "local annual cannabis license" is/are authorized to be available for issuance by the Township on an annual basis pursuant to the Act and the regulations of the Commission and the Township Code:
1. Two (2) Class 1 Cultivators, two (2) Class 2 Manufacturers, two (2) Class 3 Wholesalers, two (2) Class 4 Distributors, two (2) Class 5 Retailers; and two (2) Class 6 Deliveries in each respective Zoning District where such license class is permitted and

where the operator is holding the requisite current valid & active permits issued by the Commission in accordance with the Act, which authorizes the entities to cultivate & process, manufacture, wholesale, distribute, and sell to retail consumers cannabis, respectively, in accordance with the Township Code, and the Act and the regulations of the Commission, as may hereafter be amended. At no time shall such local annual license be transferrable from the initial licensee to another entity without prior formal licensing approval from the Commission and the Township.

- b. Except as provided in al above, no additional licenses or license class types shall be issued or otherwise made available by the Township except by formal adoption of an ordinance amending the provisions of the Township Code herein.
- c. Any person, organization and/or business, including a licensed Cannabis Establishment or operation of limited class type operating outside the scope of a license, found to engaged in the cultivation, manufacturing, wholesale, distribution, and/or retail sale of cannabis or cannabis items without first possessing a valid local annual cannabis license issued by the Township shall be subject to a civil fine and penalty as set forth hereinbelow.
- d. Resolutions of support. Resolutions of support obtained by a potential licensee from the Township Council shall be valid for the period of one (1) year, unless an extension is granted by the Township Council. Resolutions of support shall not be deemed as an agreement to hold a license available for the potential licensee.

§ 13-5 Municipal Licensure Requirements.

- a. Prior to commencing and engaging in any cannabis business activities and uses within the Township permitted by the Commission pursuant to a State-issued Class 1, 2, 3, 4, 5 or 6 license validly issued in accordance with the Act, any person, business, and/or organization shall first apply for and secure from the Township a local annual cannabis license. Except that nothing herein shall be read or construed to conflict with the statutory provisions as to Cannabis Delivery Services licensed by the Cannabis Regulatory Commission.
- b. The Township Administration shall begin accepting applications for Class 1, 2, 3, 4, 5 or 6 local annual cannabis licenses 15 days following final passage of this ordinance.
- c. The initial local annual cannabis license shall be valid until December 31, 2024. Thereafter the period of each annual local Cannabis Establishment license shall commence on January 1 and expire on December 31 of the calendar year.
- d. By no later than December 1 of any existing license year, the licensee shall be required to file an application for the renewal of a local annual cannabis license to be authorized to continue operation as a Class 1, 2, 3, 4, 5 or 6 Cannabis Establishment within the Township.

- e. All local annual cannabis licenses shall be conditional, and shall remain subject to all State and local laws and regulations. Failure of any licensee to comply with such applicable laws shall be grounds for revocation and/or nonrenewal of the local annual cannabis license by the Township Administration.
- f. The initial application fee for each local annual cannabis license, of each class-type, shall be \$10,000 for all classes and the renewal application fee shall be \$10,000 for all classes. The application fee is non-refundable.
- g. A new licensee must file an application with the Township Land Use Board seeking site plan and associated approvals for a specific site within six (6) months of receiving a Township license. If application is not made within six (6) months, the Township license will be revoked.
- h. Unless the Township issues a license renewal, it shall be unlawful for any person to manufacture, sell, distribute, transfer, transport, or otherwise remove cannabis or cannabis products/items from the premises of any Cannabis Establishment after the expiration date recorded on the face of the license.
- i. All local annual cannabis licenses shall be non-transferrable. All local annual cannabis licenses shall be specific to the property location authorized and approved by the Township and shall not otherwise be considered a "pocket license."
- j. The licensed premises of all licensees shall be subject to unannounced inspections by a designated representative of the Township. Access shall be permitted by the designated representative on demand by the Township's authorized representative.

§ 13-6 Application for Local License and Annual Local License Fee

- a. Application Fee. The applicant shall submit an application to the Office of the Municipal Clerk, under oath on a form furnished by the Township of Vernon, with an application fee as enumerated herein, which fee shall be nonrefundable. The initial application fee for each local annual cannabis license, of each class-type, shall be \$10,000 for all classes.
- b. Annual License Renewal Fee. The annual license renewal fee for successful applicants operating cannabis establishments in the Township of Vernon shall be implemented as required in accordance with the following fee schedule, renewal fees are non-refundable:

Class I Cannabis Cultivator license: ten thousand dollars (\$10,000.00).

Class 2 Cannabis Manufacturer license: ten thousand dollars (\$10,000.00). Class 3

Cannabis Wholesaler license: ten thousand dollars (\$10,000.00).

Class 4 Cannabis Distributor license: ten thousand dollars (\$10,000.00).

Class 5 Cannabis Retail license: ten thousand dollars (\$10,000.00).

Class 6 Cannabis Delivery license: ten thousand dollars (\$10,000.00)

- c. Upon the receipt of an application, the Office of the Municipal Clerk shall transmit the application to the Office of Police Chief for the Township Police Department or the Chiefs designee, the Mayor, the Business Administrator, and the Council President for review of the application. These departments shall review the application and forward their comments to the Clerk's Office fifteen (15) business days from transmission of the application.
- d. The Clerk shall establish a reasonable application period and deadline for all applications. An application shall be deemed incomplete and shall not be processed by the Clerk and transmitted for review until all documents and application fees are submitted. To be deemed complete, all applications shall be accompanied by the following:
 1. The name and home address of the Applicant. If the Applicant is not a natural person, the Applicant shall submit a statement setting forth the names and home addresses of all stockholders in the corporation or partnership who own 10% or more of its stock, of any class or of all individual partners in the partnership who own a 10% or greater interest therein, as the case may be. If one or more such stockholder or partner is itself a corporation or partnership, the stockholders holding 10% or more of that corporation's stock, or the individual partners owning 10% or greater interest in that partnership, as the case may be, shall also be listed with its home address. The disclosure shall be continued until names and home addresses of every non-corporate stockholder, and individual partner, exceeding the 10% ownership criteria has been listed.
 2. The name of any other business entities in which any of the individuals identified pursuant to subsection (b)(1) of this provision have or have had an ownership interest which: (i) cultivates, manufactures, wholesales or dispenses cannabis or cannabis products; (ii) invests or finances in any such entity; or (iii) is regulated by any governmental entity.
 3. A copy of the license issued by the Cannabis Regulatory Commission authorizing the Applicant to operate as a Licensed Cannabis Establishment with a copy of all application materials and documents submitted to the Commission for a license.
 4. An affidavit from the Applicant attesting to and accompanied by documentary proof of compliance with all state and local laws regarding affirmative action, anti-discrimination and fair employment practices. The applicant shall also certify under oath that they will not and shall not discriminate based on race, color, religion

(creed), gender, gender expression, age, national origin (ancestry), disability, marital status, sexual orientation, or military status, in any of its activities or operations.

5. Plans prepared by a duly licensed architect, engineer, or planner which shall depict the layout and design for the proposed location of the Licensed Cannabis Entity within the Township.
 - (a) The required plans shall depict the proposed security measures for the location. The plans shall be deemed confidential consistent with state law.
 - (b) The Applicant shall also provide either a lease agreement or agreement of sale for the property where the Applicant intends to operate the Licensed Cannabis Entity. The lease agreement or agreement of sale may be contingent upon the Applicant's ability to successfully: (i) obtain a Local License; and (ii) if applicable, obtain approval from the Vernon Township Planning Board and/or the Vernon Township Land Use Board.

~~6. Acknowledgment and agreement authorizing the Vernon Police Department to perform background checks and/or investigations regarding any individuals disclosed pursuant to subsection (b)(1) of this provision and any employees of the Applicant.~~

- e. The Office of Police Chief for the Vernon Police Department or the Chiefs designee, the Mayor or Mayor's designee, the Business Administrator, and the Council President, who may seek additional review from the Township Attorney, Engineer and/or Planner, shall evaluate any and all applicants and issue a notification of award after consideration and evaluation of the following criteria:
 1. **Qualifications and Experience**

Applicant's owners' or principals' qualifications and experience operating in highly regulated industries, including cannabis, healthcare, pharmaceutical manufacturing, and retail pharmacies, with preference to experience operating such businesses within the State of New Jersey and where the value of owners' experience shall outweigh the experience of non-owner principal, submission of formal business plan for the proposed Licensed Cannabis Entity including pro forma is required.
 2. **Security Plan**

Applicant's qualifications and experience related to public safety and security, including any of the applicant's owners' or principals' experience in law enforcement and drug enforcement, and a summary of the applicant's plans for storage of products and currency, physical security, video surveillance and digital storage, security personnel and their qualifications, and visitor and employee security management.

3. Environmental Plan

Summary of the applicant's environmental impact and sustainability plan; whether the applicant entity or its parent company has any recognitions from or registrations with federal or New Jersey state environmental regulators for innovation in sustainability; and whether the applicant entity or its parent company holds any certification under international standards demonstrating the applicant has an effective environmental management system or has a designated sustainability officer to conduct internal audits to assess the effective implementation of an environmental management system.

4. New Jersey Minority-Owned

Applicant's demonstrated commitment to diversity in its ownership composition and hiring practices and whether the applicant entity or its parent company holds any certifications as a NJ minority-owned, women-owned, or veteran-owned business.

- f. Notwithstanding the foregoing competitive application process, a notification of award and conditional municipal license shall allow the recipient applicant to pursue a State permit or license in the appropriate classification for up to 12 months, which may be extended in the Township Committee's discretion for an additional 6 months for good cause. No license to operate shall be issued until the applicant has received a State permit and satisfied other prerequisites of municipal licensure. If the recipient of a notice of award and conditional license has not received a State permit or license within 12 months from issuance, unless extended for good cause, the Municipal Clerk shall issue a new request for applications and evaluate all applicants for licensure under the above criteria.

§ 13-7 Additional Requirements,

- a. Cannabis Establishments shall meet all of the requirements for licensure pursuant to the Act, the regulations of the Commission and all other applicable State and local laws.
- b. Cannabis Establishments shall at all times hold a valid current license or permit issued by the State of New Jersey, along with a local annual cannabis license issued by the Township to undertake cannabis activities at the permitted property. Both the Township and State-issued licenses are valid only for the location identified on the licenses and until the expiration date printed on the license. Both the Township- and State-issued licenses shall be prominently displayed inside the permitted Cannabis Establishment in a location where they can be easily viewed by State and local law enforcement and administrative authorities.
- c. Cannabis Establishments shall be conducted solely within the confines of the licensed

location of the licensed premises on the permitted property. No Cannabis Establishment shall be permitted to operate from a movable, mobile or transitory location, except for the permitted transportation of cannabis products to and from the facility pursuant to State law by a licensed Class 6 Delivery Service.

- d. Cannabis Establishments shall comply with the Act, the regulations of the Commission, and the Township Code, including without limitation the Zoning Code, the Building Code, and the Housing and Property Maintenance Code, at all times.
- e. With the exception of loading activities incidental to the operation of the Cannabis Establishment, all operations shall occur indoors, within the enclosed licensed building, except as otherwise authorized for licensed Class 6 Delivery Services only.
- f. All Cannabis Establishments shall at all times adhere to the safety and security standards and plan established and approved by the Commission, including the requirements for the maintenance of a security system that meets State law requirements. In addition, all Cannabis Establishments shall also comply with the below provisions. The Vernon Township Chief of Police shall make the determination as to whether Cannabis Establishments are in compliance with the following provisions:
 1. Cannabis Establishments shall have security systems in place, along with a continuous recording system that records for a minimum 30-day archive. This system shall be shared with the Vernon Township Police Department via web browser providing direct access to real-time and archived video.
 2. Cannabis Establishments shall provide the Vernon Township Police Department with the name and telephone number of one staff person to notify during operating hours, and the name and cellphone number of at least two staff persons to notify after operating hours regarding suspicious activity.
 3. Outside areas of the premises shall be well-illuminated for safety and security, but not in a way that is counter to Township Code requirements for outdoor lighting and screening, or in a way that is obtrusive to pedestrians, drivers or other users of the public right-of-way.
 4. All cannabis in whatever form stored at the permitted premises shall be kept in a secure manner and shall not be visible from outside the permitted premises, nor shall it be processed, exchanged, displayed or dispensed outside the confines of the licensed structure of the premises. No cannabis products shall be visible from a public sidewalk, public street or right-of-way, or any other public place.
 5. Cannabis Establishments shall properly dispose of all materials and other substances in a safe and sanitary manner in accordance with local and State laws, including the rules and regulations of the Commission.
 6. Cannabis Establishments shall be equipped with ventilation systems sufficient in type and capacity to eliminate cannabis odors emanating from the interior to the exterior of

the premises discernible by the ordinary senses. The ventilation system shall be inspected and approved by the Township Construction Official.

7. The hours of operation for all Cannabis Establishments shall be limited to 9:00 a.m. to 10:00 p.m. Eastern Standard Time.
8. Cannabis Establishments shall post conspicuous signage inside and outside the building that consumption of cannabis is prohibited anywhere on the premises, including the parking area and inside vehicles in the parking area.
9. Prohibition on Mobile Structures. Each Cannabis Establishment shall at all times conduct business within the confines of a licensed premises. No Cannabis Establishment shall be housed or operated in a vehicle or any movable or mobile structure. Nothing herein shall be deemed to apply to or otherwise conflict with the statutory and regulatory provisions applicable to Cannabis Delivery Service holding a valid and current license issued by the New Jersey Cannabis Regulatory Commission

§ 13-8 Local Cannabis Transfer and User Taxes.

- a. Establishment of Transfer and User Tax. Pursuant to section 40 of the Act, N.J.S.A. 40:481-1a(l), the following user and transfer taxes are hereby established on all Cannabis Establishments operating within the Township, at the maximum amount as permitted by the laws of the State of New Jersey or the amounts set forth below, whichever is greater:
 1. A transfer tax of 2% shall be imposed on the gross receipts from each sale of all cannabis and cannabis items by any cannabis cultivator, manufacturer, or retailer; a transfer tax of 1% shall be imposed on the gross receipts from each sale of all cannabis and cannabis items by any cannabis wholesaler.
 2. The transfer tax shall be stated, charged and shown separately on any sales slip, invoice, receipt or other statement or memorandum of the price paid or payable or equivalent value of the transfer for the cannabis or cannabis item.
 3. The transfer tax shall be in addition to any other tax or fee imposed pursuant to statute or local ordinance or resolution by any governmental entity with regard to cannabis.
 4. In addition, there shall be a 2% user tax imposed on any concurrent license holder operating more than one Cannabis Establishment.
 5. The user tax shall be imposed on the value of each transfer or use of cannabis or cannabis items not otherwise subject to the transfer tax imposed on the license holder's business that is located in the Township to any other of the license holder's businesses, whether located in this municipality or any other municipality.
 6. The user tax shall be in addition to any other tax or fee imposed pursuant to statute or

local ordinance or resolution by any governmental entity with regard to cannabis.

7. Any transaction for which the user or transfer tax hereinabove is imposed, is exempt from the tax imposed under the Sales and Use Tax Act, except for those which generate receipts from the retail sales by cannabis retailers in the case that the retail sale of cannabis should become legal in the Township.
8. A total of 15% of the funds received from the user taxes in this section will be designated for training and equipment for the Vernon Township Police Officers, Drug Recognition Experts and associated costs, and substance abuse programs.
9. A total of 10% of the funds received from the user taxes in this section will be designated to the Municipal Planning and Zoning Department for administration and enforcement purposes.

b. Remittance of Cannabis Taxes; Delinquencies.

1. All transfer and user taxes collected by any Cannabis Establishment pursuant to this Chapter shall be remitted to the Township's Chief Financial Officer on a monthly basis.
2. Delinquent taxes. If the transfer tax or user tax is not paid when due, the unpaid balance, and any interest accruing thereon, shall be a lien on the parcel of real property comprising the Cannabis Establishment's premises.
3. The lien shall be superior and paramount to the interest in the parcel of any owner, lessee, tenant, mortgagee, or other person, except the lien of municipal taxes, and shall be on a parity with and deemed equal to the municipal lien on the parcel for unpaid property taxes due and owing in the same year.
4. The Township shall file in the office of its Tax Collector a statement showing the amount and due date of the unpaid balance of cannabis taxes and identifying the lot and block number of the parcel of real property that comprises the delinquent Cannabis Establishment's premises. The lien shall be enforced as a municipal lien in the same manner as all other municipal liens are enforced.
5. Failure of the Cannabis Establishment to make full payment of the user and transfer taxes hereinabove imposed shall be grounds for the immediate revocation and/or termination of any local annual cannabis license and/or any local annual cannabis license shall not be renewed unless until all outstanding user and transfer taxes are paid in full. All user and transfer taxes shall also be paid should the licensee make application to the Vernon Township Planning Board and/or the Vernon Township Land Use Board.

§ 13-9 Corporate Designee Contact.

All Cannabis Establishments operating within the Township shall be required to designate

a corporate representative of the business who shall be available 24 hours daily to serve as the primary person of contact for the business, and shall have full authority to make decisions on behalf of the business in the event of an emergency. The Cannabis Establishment shall provide the up-to-date direct telephone and email contact information for the corporate representative to the Township Police Department and the Township Administrator and shall assure that such contact information remains current at all times. At a minimum, the corporate representative shall be responsible to respond to the Township in the event of a report of criminal activity, adverse odor event, or any suspected violation of applicable State and/or local laws.

§ 13-10 Civil Fines and Penalties.

- a. Any person(s), firm(s), business(es), corporation(s) and/or other organization(s), including any licensed Cannabis Establishment, found in violation of any provision(s) of the Township Code shall be subject to a civil fine and penalty not exceeding \$2,000, in accordance with the Township Code.
- b. Any violation of the Township Code by a licensed Cannabis Establishment may be grounds for revocation and/or nonrenewal of any issued local annual cannabis license. Upon reasonable notice to the licensee by the Township Administration, a hearing shall be conducted before the Township Council to decide whether sufficient grounds exist to revoke any and all classes of local annual cannabis licenses issued to the licensee. The licensee may be permitted to be represented by legal counsel during the hearing, to present evidence, testimony and witnesses.
- c. Each and every day any person(s), firm(s), business(es), corporation(s) and/or other organization(s), including any licensed Cannabis Establishment, remains in violation of the provisions of the Township Code after the deadline for compliance set forth in any notice of violation issued by the enforcing officer(s) of the Township, shall be considered a continuing violation punishable as a separate and distinct offense and subject to a separate civil fine and penalty for each and every day the violation continues.
- d. The Municipal Court or Superior Court shall have jurisdiction to hear and decide any action(s) brought to enforce the provisions of the Township Code, the hearing for which shall be conducted in a summary manner pursuant to N.J.S.A. 2B12-16a, and any final order imposing fines and penalties for a violation of this code shall be enforceable in the Municipal Court or Superior Court and collectible as a lien against the property of the violator in accordance with the Penalty Enforcement Law of 1999, N.J.S.A. 2A:58-10 et seq.

SECTION 2.

SEVERABILITY AND REPEALER

Should any part or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Ordinance as a whole or any part thereof other than the part held invalid.

SECTION 3.

NOTICE

The Township Clerk is directed to give notice at least ten (10) calendar days prior to the hearing on the adoption of this Ordinance to the County Planning Board and to all others entitled pursuant to the provisions of N.J.S.A. 40:55D-15. Upon the adoption of this Ordinance, after public hearing, the Township Clerk is further directed to publish notice of the passage and to file a copy of this Ordinance, as finally adopted, with the Sussex County Planning Board, as required by N.J.S.A. 40:55D-16.

SECTION 4.

EFFECTIVE DATE

This Ordinance shall take effect immediately upon adoption and publication in accordance with 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 February 15, 2024, and the same came up for final passage and was adopted at the Meeting of the Township Council held on March 11, 2024 at which time all persons interested were given an opportunity to be heard. The above ordinance will be in full force and effect in the Township of Vernon according to law.

 Marcy Gianattasio, Clerk
 Township of Vernon

 Anthony Rossi, Mayor

Township of Vernon

INTRODUCED: February 15, 2024

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

ADOPTED:

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

TOWNSHIP OF VERNON

ORDINANCE #24-03

ORDINANCE OF THE TOWNSHIP OF VERNON, COUNTY OF SUSSEX, STATE OF NEW JERSEY, AMENDING CHAPTER 52 SECTION 9-D OF THE TOWNSHIP CODE ENTITLED “DUTIES OF FIRE COMMISSIONER/DEPUTY COMMISSIONER”

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

Chapter 52 Section 9-D of the Township Code, Township of Vernon, County of Sussex shall be amended to read as follows:

D. Duties of Fire Commissioner/Deputy Commissioner

- ~~1. Be the liaison officer between the Fire Chiefs Association and the Mayor.~~
1. Be the Administrative Department Head of the Division of Fire Suppression.
2. Give advice to and coordinate activities with each of the Township Fire companies. They shall exercise control at a company fire or other emergency only if requested to do so by the company officer in charge of the emergency. They may act on behalf of a company in the event of a fire or other emergency when no other qualified officer or a member of the company, capable of exercising control, is present.
3. Serve as Fire Coordinator under emergency management.
4. Report to the Mayor on the conditions and locations of all Township-owned property, which is assigned to the fire companies.
5. Maintain a record of all fire-company-owned property for which the Township has assumed the responsibility of maintenance.
6. Neither the Fire Commissioner, nor the Deputy Fire Commissioner, shall have the authority to spend any budgetary monies without prior approval of the Fire Chiefs Association.
7. The Deputy Fire Commissioner shall assist a Fire Commissioner in the discharge of all his duties. In the absence of the Fire Commissioner, the Deputy Fire Commissioner shall act in his place with all the powers and duties of the Fire Commissioner.

This Ordinance shall take effect immediately as provided by law.

CERTIFICATION

This is to certify that the above Ordinance was introduced and passed on first reading at the Meeting of the Township Council held on February 15, 2024, and the same came up for final passage and was adopted at the Meeting of the Township Council held on March 11, 2024 at which time all persons interested were given an opportunity to be heard. The above ordinance will be in full force and effect in the Township of Vernon according to law.

 Marcy Gianattasio, Clerk
 Township of Vernon

 Anthony Rossi, Mayor

Township of Vernon

INTRODUCED: February 15, 2024

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

ADOPTED:

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