



VERNON TOWNSHIP COUNCIL MEETING AGENDA

NOVEMBER 24, 2025

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

1. CALL TO ORDER

2. STATEMENT: Adequate Notice of this Regular Meeting was provided to the public and the press on January 19, 2025 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. MAYOR COMMENTS

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

7. REVIEW OF BILLS LIST

8. CONSENT AGENDA

Resolution #25-301: Approval of 2024 LOSAP List

Resolution #25-302: Approving Active Volunteer Firefighter for Membership in the New Jersey State Fireman's Association (Dispaltro)

9. INTRODUCTION OF ORDINANCE

Ordinance #25-17: Ordinance of the Township of Vernon, County of Sussex, New Jersey Approving Application for a Long Term Tax Exemption and Authorizing the Execution of a Financial Agreement with Omega Drive Redevelopment Urban Renewal, LLC

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

11. COUNCIL COMMENTS

12. COUNCIL PRESIDENT COMMENTS

13. ADJOURNMENT

November 20, 2025
11:41 AM

Township of Vernon
Check Register By Check Date

Page No: 1

Range of Checking Accts: First to Last Range of Check Dates: 11/05/25 to 11/19/25
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			
64999	11/05/25	VERNO225 VERNON VETERINARY ASSOCIATES,			633
		25-00040 spay/neuter	289.34		
65000	11/14/25	SUSSE140 SUSSEX COUNTY TREASURER			634
		25-01348 4th Qtr County Purpose Tax 25	3,911,159.50		
65001	11/14/25	SUSSE145 SUSSEX COUNTY TREASURER			634
		25-01349 4th Qtr Library Tax 2025	361,192.98		
65002	11/14/25	SUSSE150 SUSSEX COUNTY TREASURER			634
		25-01350 4th Qtr Open Space Tax 2025	14,286.37		
65003	11/19/25	PHOEN010 Phoenix Consulting			635
		25-01495 2025 Financial Operation Serv	990.00		

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	5	0	4,287,918.19	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	5	0	4,287,918.19	0.00

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	5	0	4,287,918.19	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	5	0	4,287,918.19	0.00

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	5-01	4,287,628.85	0.00	0.00	4,287,628.85
OTHER TRUST	T-14	289.34	0.00	0.00	289.34
Total of All Funds:		4,287,918.19	0.00	0.00	4,287,918.19

TOWNSHIP OF VERNON

RESOLUTION #25-301

**APPROVAL OF 2024
LOSAP LIST**

WHEREAS, the Vernon Township Volunteer Fire Companies and Vernon Emergency Services and Rescue Squad have provided to the Township Committee annual certification identifying all active volunteer members who have qualified for credit for the year 2024; and

WHEREAS, after initial review by the Township Council the lists have been posted in the respective buildings of each participating emergency service organization for a period of at least 30 days for review by members; and

WHEREAS, there has been no objection or complaint received from any member of those organizations or from the organizations themselves, or the lists have been corrected, and the lists have again been reviewed by the Township Council.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Vernon, County of Sussex, State of New Jersey that the attached lists indicating qualified members for each agency for the respective year and amounts are approved.

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 November 24, 2025 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.						

Division of Fire 2024 Losap Members

Vernon Fire Department:

Christopher Begg

Joe Byra

Kevin Cooke

Michael Curatolo

Timothy Davis

Thomas Dyk

Jeanette Emmerich

Michael Emmerich

Kevin Gill

Matthew Hayward

James Henderson

Heather Jennings

Ronald Krystofyk

Ronald Krystofyk Jr.

William Lanning

Kenneth Petrenko

Joseph Petrucci

Justin Pohan

James Raperto

Bryan Rivers

Michael Taylor

McAfee Fire Department:

Jeff Anderson

Matt Foutch

Dan Gros

Dan Lovett

Matt Metz

Steven Myers

Thomas O'Brien

Timmy Pallis

Mike Passaro

James Sheridan

Matt Sheridan

Jack Speight

Highland Lakes:

Thomas Buchney

Richard Carson III

Thomas Ferry

Micheal Hainzl

Brian Lynch

Tyler Mueller

Scott Semchesyn

Richard Spoerl

Karen Thomas

Drew Van Gorder

Luke Van Gorder

Tom Van Gorder

Anthony Wallace

Theodore Warnet

Pochuck Valley:

Greg Cacace

John Cosh

Marc Cosh

Richard Cosh

Brian Enering

Tyler Enering

Darren Gable

Alex Kazanecki

Richard Milewski

Thomas Myslinski

Nick Styles

Terri Vander Hey

Lance Westling



VERNON

EMERGENCY MEDICAL SERVICES

Station 1
164 Breakneck Road
Highland Lakes, NJ 07422

Station 2
3 Baldwin Drive
Vernon, NJ 07462

Station 3
1 Drew Mountain Road
Sussex, NJ 07461

February 11th 2025

LOSAP REPORT

The following members have meet the requirements to receive LOSAP:

Ajamian, Marissa
Crafton, Avery
Crum, Erin
Crum, Matthew
Duffy, Kevin
Griffin, Michael
Kiefer, Krysten
McDonough, Erin
McPhail, Lawrence
Snook, Lauren
Snook, Madyson
Smith, David
Tancredi, Kaylee
Ukleya, Tyler
Warnet, Peggy
Wesloske, William

Thank you



Kevin Duffy
Chief Operations Officer
908.998.0911 Ext. 100

Member Name	Point Classification	Total Points
Aiden Lubeck	Committee	10
Aiden Lubeck	Fundraising	3
Aiden Lubeck	Meeting	8
Aiden Lubeck	Riding Time	26.69
Aiden Lubeck	Special Event	6
Avery Crafton	Committee	20
Avery Crafton	Fundraising	6
Avery Crafton	Meeting	8
Avery Crafton	Membership	5
Avery Crafton	Riding Time	74.01
Avery Crafton	Special Event	15
Avery Crafton	Special Events	3
Avery Crafton	Training	1
Dale Speroni	Fundraising	5
Dale Speroni	Meeting	11
Dale Speroni	Riding Time	24.01
Dale Speroni	Special Event	6
David Smith	Fundraising	6
David Smith	Meeting	8
David Smith	Riding Time	100.54
David Smith	Special Event	21
Edward Brown	Fundraising	5
Edward Brown	Meeting	8
Edward Brown	Riding Time	83.7
Edward Brown	Special Event	12
Erin Crum	Committee	10

Erin Crum	Fundraising	11
Erin Crum	Meeting	14
Erin Crum	Riding Time	27.39
Erin Crum	Training	1
Erin McDonough	Fundraising	6
Erin McDonough	Meeting	8
Erin McDonough	Riding Time	57.7
Erin McDonough	Special Event	9
Gabby Rovetto	Committee	10
Gabby Rovetto	Fundraising	6
Gabby Rovetto	Meeting	8
Gabby Rovetto	Riding Time	33.825
Gabby Rovetto	Special Event	9
Gabby Rovetto	Special Events	9
James Woodhouse	Meeting	8
James Woodhouse	Riding Time	39.38
Jennifer Baarda	Fundraising	8
Jennifer Baarda	Meeting	8
Jennifer Baarda	Riding Time	75.89
Jennifer Baarda	Special Event	3
Jessica LeFort	Committee	10
Jessica LeFort	Meeting	8
Jessica LeFort	Membership	2
Jessica LeFort	Riding Time	37.69
Jessica LeFort	Special Event	18
Jessica LeFort	Training	2

Kaylee Tancredi	Fundraising	6
Kaylee Tancredi	Meeting	9
Kaylee Tancredi	Membership	5
Kaylee Tancredi	Riding Time	72.425
Kaylee Tancredi	Special Event	27
Kevin Duffy	Fundraising	16
Kevin Duffy	Meeting	17
Kevin Duffy	Membership	5
Kevin Duffy	Miscellaneous	2
Kevin Duffy	Riding Time	128.6
Kevin Duffy	Special Event	45
Kevin Duffy	Special Events	3
Kevin Duffy	Training	1
Krysten Kiefer	Committee	20
Krysten Kiefer	Fundraising	6
Krysten Kiefer	Meeting	8
Krysten Kiefer	Riding Time	42.975
Krysten Kiefer	Special Event	9
Larry McPhail	Meeting	11
Larry McPhail	Riding Time	39.125
Larry McPhail	Special Event	3
Lauren Snook	Committee	10
Lauren Snook	Fundraising	8
Lauren Snook	Meeting	8
Lauren Snook	Miscellaneous	2
Lauren Snook	Riding Time	95.35

Lauren Snook	Special Event	21
Lawrence McPhail	Fundraising	5
Lawrence McPhail	Meeting	9
Lawrence McPhail	Special Event	6
Linda Smigen	Meeting	8
Linda Smigen	Riding Time	58.84
Linda Smigen	Special Event	3
Madyson Snook	Committee	10
Madyson Snook	Fundraising	8
Madyson Snook	Meeting	9
Madyson Snook	Riding Time	81.16
Madyson Snook	Special Event	27
Marion Porrino	Meeting	8
Marion Porrino	Riding Time	66.875
Marissa Ajamian	Committee	10
Marissa Ajamian	Fundraising	6
Marissa Ajamian	Meeting	8
Marissa Ajamian	Riding Time	115.76
Marissa Ajamian	Special Event	30
Marissa Ajamian	Training	1
Matthew Crum	Committee	10
Matthew Crum	Fundraising	6
Matthew Crum	Meeting	10
Matthew Crum	Riding Time	40.96
Matthew Crum	Special Event	9

Matthew Crum	Training	1
Michael Griffin	Committee	20
Michael Griffin	Fundraising	10
Michael Griffin	Meeting	14
Michael Griffin	Membership	5
Michael Griffin	Miscellaneous	4
Michael Griffin	Riding Time	123.81
Michael Griffin	Special Event	51
Michael Griffin	Special Events	6
Patience Hevi	Meeting	8
Patience Hevi	Riding Time	9.16
Peggy S Warnet	Fundraising	8
Peggy S Warnet	Meeting	9
Peggy S Warnet	Riding Time	80.7
Peggy S Warnet	Special Event	12
Richie Amato	Committee	20
Richie Amato	Meeting	8
Richie Amato	Riding Time	28.55
Richie Amato	Special Event	6
Stephanie Blaine	Committee	10
Stephanie Blaine	Meeting	8
Stephanie Blaine	Riding Time	40.94
Stephanie Blaine	Special Event	18
Tyler Ukleya	Committee	15
Tyler Ukleya	Fundraising	9

Tyler Ukleya	Meeting	8
Tyler Ukleya	Miscellaneous	2
Tyler Ukleya	Riding Time	21.6
Tyler Ukleya	Special Event	12
William Wesloske	Fundraising	6
William Wesloske	Meeting	8
William Wesloske	Riding Time	47.6
William Wesloske	Special Events	9

Vernon Emergency Medical Services

Member Name: Marissa Ajamian

Date Printed: 2/11/2025

Point Classification	Total Points	Minimum Requi Eligible
Committees	0	0 YES
Fundraising	6	6 YES
Meeting	8	8 YES
Membership	0	0 YES
Miscellaneous	0	0 YES
Riding Time	115.76	20 YES
Special Event	30	9 YES
Training	1	0 YES

Vernon Emergency Medical Services

Member Name: Avery Crafton

Date Printed: 2/11/2025

Point Classification	Total Points	Minimum Requi Eligible
Committees	0	0 YES
Fundraising	6	6 YES
Meeting	8	8 YES
Membership	5	0 YES
Miscellaneous	0	0 YES
Riding Time	74.01	20 YES
Special Event	15	9 YES
Training	1	0 YES

Vernon Emergency Medical Services

Member Name: Erin Crum

Date Printed: 2/11/2025

Point Classification	Total Points	Minimum Require Eligible
Committees	0	0 YES
Fundraising	11	6 YES
Meeting	14	8 YES
Membership	0	0 YES
Miscellaneous	0	0 YES
Riding Time	27.39	20 YES
Special Event	9	9 YES
Training	1	0 YES

Vernon Emergency Medical Services

Member Name: Matthew Crum

Date Printed: 2/11/2025

Point Classification	Total Points	Minimum Requi Eligible
Committees	0	0 YES
Fundraising	6	6 YES
Meeting	10	8 YES
Membership	0	0 YES
Miscellaneous	0	0 YES
Riding Time	40.96	20 YES
Special Event	9	9 YES
Training	1	0 YES

Vernon Emergency Medical Services

Member Name: Kevin Duffy

Date Printed: 2/11/2025

Point Classification	Total Points	Minimum Required	Eligible
Committees	0	0	YES
Fundraising	16	6	YES
Meeting	17	8	YES
Membership	5	0	YES
Miscellaneous	2	0	YES
Riding Time	128.6	20	YES
Special Event	45	9	YES
Training	1	0	YES

Vernon Emergency Medical Services

Member Name: Michael Griffin

Date Printed: 2/11/2025

Point Classification	Total Points	Minimum Requi Eligible
Committees	0	0 YES
Fundraising	10	6 YES
Meeting	14	8 YES
Membership	5	0 YES
Miscellaneous	4	0 YES
Riding Time	123.81	20 YES
Special Event	51	9 YES
Training	0	0 YES

Vernon Emergency Medical Services

Member Name: Krysten Kiefer

Date Printed: 2/11/2025

Point Classification	Total Points	Minimum Requi Eligible
Committees	0	0 YES
Fundraising	6	6 YES
Meeting	8	8 YES
Membership	0	0 YES
Miscellaneous	0	0 YES
Riding Time	42.975	20 YES
Special Event	9	9 YES
Training	0	0 YES

Vernon Emergency Medical Services

Member Name: Erin McDonough

Date Printed: 2/11/2025

Point Classification	Total Points	Minimum Requi Eligible
Committees	0	0 YES
Fundraising	6	6 YES
Meeting	8	8 YES
Membership	0	0 YES
Miscellaneous	0	0 YES
Riding Time	57.7	20 YES
Special Event	9	9 YES
Training	0	0 YES

Vernon Emergency Medical Services

Member Name: Lawrence McPhail

Date Printed: 2/11/2025

Point Classification	Total Points	Minimum Requi Eligible
Committees	0	0 YES
Fundraising	8	6 YES
Meeting	20	8 YES
Membership	0	0 YES
Miscellaneous	0	0 YES
Riding Time	39.125	20 YES
Special Event	9	9 YES
Training	0	0 YES

Vernon Emergency Medical Services

Member Name: Lauren Snook

Date Printed: 2/11/2025

Point Classification	Total Points	Minimum Requi Eligible
Committees	0	0 YES
Fundraising	8	6 YES
Meeting	8	8 YES
Membership	0	0 YES
Miscellaneous	2	0 YES
Riding Time	95.35	20 YES
Special Event	21	9 YES
Training	0	0 YES

Vernon Emergency Medical Services

Member Name: Madyson Snook

Date Printed: 2/11/2025

Point Classification	Total Points	Minimum Requi Eligible
Committees	0	0 YES
Fundraising	8	6 YES
Meeting	9	8 YES
Membership	0	0 YES
Miscellaneous	0	0 YES
Riding Time	81.16	20 YES
Special Event	27	9 YES
Training	0	0 YES

Vernon Emergency Medical Services

Member Name: David Smith

Date Printed: 2/11/2025

Point Classification	Total Points	Minimum Requi Eligible
Committees	0	0 YES
Fundraising	6	6 YES
Meeting	8	8 YES
Membership	0	0 YES
Miscellaneous	0	0 YES
Riding Time	100.54	20 YES
Special Event	21	9 YES
Training	0	0 YES

Vernon Emergency Medical Services

Member Name: Kaylee Tancredi

Date Printed: 2/11/2025

Point Classification	Total Points	Minimum Requi Eligble
Committees	0	0 YES
Fundraising	6	6 YES
Meeting	9	8 YES
Membership	5	0 YES
Miscellaneous	0	0 YES
Riding Time	72.425	20 YES
Special Event	27	9 YES
Training	0	0 YES

Vernon Emergency Medical Services

Member Name: Tyler Ukleya

Date Printed: 2/11/2025

Point Classification	Total Points	Minimum Requi Eligible
Committees	0	0 YES
Fundraising	9	6 YES
Meeting	8	8 YES
Membership	0	0 YES
Miscellaneous	2	0 YES
Riding Time	21.6	20 YES
Special Event	12	9 YES
Training	0	0 YES

Vernon Emergency Medical Services

Member Name: Peggy S Warnet

Date Printed: 2/11/2025

Point Classification	Total Points	Minimum Requi Eligible
Committees	0	0 YES
Fundraising	8	6 YES
Meeting	9	8 YES
Membership	0	0 YES
Miscellaneous	0	0 YES
Riding Time	80.7	20 YES
Special Event	12	9 YES
Training	0	0 YES

Vernon Emergency Medical Services

Member Name: William Wesloske

Date Printed: 2/11/2025

Point Classification	Total Points	Minimum Required	Eligible
Committees	0	0	YES
Fundraising	6	6	YES
Meeting	8	8	YES
Membership	0	0	YES
Miscellaneous	0	0	YES
Riding Time	47.6	20	YES
Special Event	18	9	YES
Training	0	0	YES

Vernon Emergency Medical Services

Member Name: Gabby Rovetto

Date Printed: 2/11/2025

Point Classification	Total Points	Minimum Requi Eligible
Committees	0	0 YES
Fundraising	6	6 YES
Meeting	8	8 YES
Membership	0	0 YES
Miscellaneous	0	0 YES
Riding Time	33.825	20 YES
Special Event	18	9 YES
Training	0	0 YES

TOWNSHIP OF VERNON

RESOLUTION #25-302

**APPROVING ACTIVE VOLUNTEER FIREFIGHTER FOR MEMBERSHIP IN THE
NEW JERSEY STATE FIREMEN'S ASSOCIATION (Dispaltro)**

WHEREAS, the Township Council recognizes the extraordinary contributions made by volunteer firefighters to our community and seeks to encourage their full participation in professional organizations; and

WHEREAS, Alicia M. Dispaltro, an active firefighter and member of the Highland Lakes Fire Department, is requesting approval to submit an application for membership to the New Jersey State Firemen's Association.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Vernon, Sussex County, New Jersey hereby approves Alicia M. Dispaltro for membership in the New Jersey State Firemen'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 November 24, 2025 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.						

ASSOCIATION #	COMPANY #	LINE #
FOR STATE OFFICE USE ONLY		

**New Jersey State
Firefighter's Association
Application for Membership**

Form 100 - REV 9/23

Date 10/15/25

Vernon Township 416 Vernon Sussex
Relief Association Name Assoc. Number Municipality County

Highland Lakes Co 3
Fire Company Name Fire Department Name

Applicant Name Alicia M Dispaltro Mrs.
First Middle Initial Last Suffix

Home Address [REDACTED] [REDACTED] [REDACTED] 2
Street Municipality Zip Code # of years

Date of Birth [REDACTED] Birth Place [REDACTED] SS # [REDACTED]
(REQUIRED)

Applicant Phone Number [REDACTED] Applicant Email Address [REDACTED]

Have you ever applied to be a member of the NJSFA? ☐ Yes ☒ No If yes, when _____ where _____

If you have a line number with another Relief Association: ☐ Stay with previous Association ☐ Move records to new Association
* It is the Applicant's responsibility to notify their Local Relief Secretary of any address change throughout their career/membership. *

Signature of Applicant (witnessed by a Notary Public): [Signature]

State of New Jersey, County of SUSSEX

On 11/7 2025 before me, ANTHONY WALLACE, Notary Public in and for said county, personally appeared ALICIA M. DISPALTRO, (signer) who has satisfactorily identified himself/herself as the signer to the above referenced document.

My Commission Expires: 11/24/2029 [Signature]
Notary Public Signature

Signature of Relief Association Secretary _____

Type of Firefighter the Applicant will be: ☐ Career (full time paid) ☒ Volunteer

Municipal/Fire District Approval: I hereby certify that this applicant was admitted to active membership in the Department and has been approved by the governing body of _____ on the _____ day of _____, 20____.

Signature of Municipal Clerk/Board of Fire Commissioners: _____

- A. Application portion should be completed by Applicant - Typed or Printed ONLY
 - B. Application must have the Physical Test Record completed by a New Jersey Licensed Physician, Nurse Practitioner or Physician's Assistant
 - C. The completed Application and Physical Test Record must be returned to the Local Relief Secretary
 - D. The Local Relief Secretary shall review the application for completeness, attain the proper signatures, and forward to the NJSFA State office.
- The Applicant is not a member of the NJSFA until the completed ORIGINAL hard-copy application is received AND approved at the NJSFA State office. Do NOT scan & email. Original hard-copy only will be processed.

TOWNSHIP OF VERNON

ORDINANCE #25-17

ORDINANCE OF THE TOWNSHIP OF VERNON, COUNTY OF SUSSEX, NEW JERSEY APPROVING APPLICATION FOR A LONG TERM TAX EXEMPTION AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH OMEGA DRIVE REDEVELOPMENT URBAN RENEWAL, LLC

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

WHEREAS, on April 23, 2018, pursuant to Resolution 18-135, the Township Council (the “**Township Council**”) of the Township of Vernon (the “**Township**”) designated a total of 173 lots, including that certain property identified on the official tax maps of the Township as Block 403, Lots 2 and 3 (and previously identified as Block 141.02, Lots 2 and 3), as a non-condemnation “area in need of redevelopment” (the “**Redevelopment Area**”) in accordance with the Redevelopment Law; and

WHEREAS, on April 26, 2021, the Township Council adopted Ordinance No. 21-10, adopting the “Town Center Redevelopment Plan” for the Redevelopment Area, prepared by J. Caldwell & Associates, LLC, dated March 25, 2021 (as the same may be amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, Omega Drive Redevelopment Urban Renewal, LLC (the “**Entity**”) is the owner of certain property within the Redevelopment Area identified as Block 403, Lots 2 and 3 on the official Tax Maps of the Township (the “**Property**”) and has proposed to redevelop the Property by constructing thereon a four-story, multi-family residential building containing a total of twenty-seven (27) residential rental units, including six (6) units affordable to low- and moderate-income families, forty-two (42) off-street parking spaces, two (2) of which will be designated as ADA-compliant, along with associated on-site and off-site improvements (collectively, the “**Project**”); and

WHEREAS, in order to improve the feasibility of the Project, the Entity submitted an application (the “**Application**”) to the Mayor of the Township for a long term tax exemption pursuant to the Long Term Tax Exemption Law, *N.J.S.A. 40A:20-1 et seq.* (the “**Exemption Law**”); and

WHEREAS, the Mayor submitted the Application and the form of financial agreement on file in the office of the Township Clerk and available for public inspection (the “**Financial Agreement**”) to the Township Council with his recommendation for approval, a copy of which recommendation is on file with the Township Clerk; and

WHEREAS, the Township Council has determined that the Project represents an undertaking permitted by the Exemption Law, and hereby finds that the relative benefits of the Project justify the long term tax exemption requested in the Application.

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 are incorporated herein as though set forth at length.

Section 2. The Township Council hereby approves the Application and the Financial Agreement. The Township Council hereby further approves the findings set forth in the Financial Agreement, consisting of the benefits of the Project versus costs, and the importance of the long term tax exemption.

Section 3. The Mayor is hereby authorized to execute the Financial Agreement substantially in the form on file in the office of the Township Clerk and available for public inspection, together with such additions, deletion, modifications, or revisions deemed necessary or desirable in consultation with counsel to the Borough.

Section 4. The Township Clerk is hereby authorized and directed, upon execution of the Financial Agreement by the Mayor, to attest to the signature of the Mayor and to affix the corporate seal of the Township upon such document.

Section 5. The Township Clerk shall file certified copies of this ordinance and the Financial Agreement with the Tax Assessor of the Township in accordance with Section 12 of the Exemption Law.

Section 6. In accordance with P.L. 2015, c. 247, within ten (10) calendar day following the later of the effective date of this ordinance or the execution of the Financial Agreement by the Entity, the Township Clerk also 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.

Section 7. The Mayor and the Township Clerk are hereby authorized to take such action and to execute such other documents, on behalf of the Township, in consultation with counsel, as may be necessary to effectuate the terms of the Financial Agreement.

Section 8. If any part(s) of this ordinance shall be deemed invalid, such part(s) shall be severed and the invalidity thereby shall not affect the remaining parts of this ordinance.

Section 9. A copy of this ordinance shall be available for public inspection at the offices of the Township.

Section 10. This ordinance shall take effect in accordance with applicable law.



Township of Vernon
21 Church Street
Vernon, NJ 07462
973-764-4055 x2238
973-764-6393 fax

November 24, 2025

Mayor Anthony Rossi
Township of Vernon
21 Church Street
Vernon, New Jersey 07462

**Re: Application Pursuant to N.J.S.A. 40A:20-1 et seq.
Omega Drive Redevelopment Urban Renewal, LLC**

Dear Ms. Gianattasio:

In accordance with the requirements of the Long Term Tax Exemption Law, *N.J.S.A. 40A:20-1 et seq.* (the "Exemption Law"), I have reviewed the application, proposed financial agreement and related documents (collectively, the "Application") submitted by Omega Drive Redevelopment Urban Renewal, LLC (the "Entity") for the proposed redevelopment of the property currently identified as Block 403, Lots 2 and 3 (formerly Block 141.02, Lots 2 and 3) on the Official Tax Maps of the Township of Vernon (the "Property"). The Entity proposes to redevelop the Property by constructing thereon a four-story, multi-family residential building containing a total of twenty-seven (27) residential rental units, inclusive of six (6) units affordable to low- and moderate-income families, forty-two (42) off-street parking spaces, two (2) of which will be designated as ADA-compliant, along with associated on-site and off-site improvements (collectively, the "Project").

The Project will provide both short- and long-term economic development advantages to the Township inasmuch as it will be beneficial to the overall community; will achieve the goals and objectives of the Town Center Redevelopment Plan; will help revitalize the Property; will improve the quality of life for the community; will create 29 full-time temporary jobs, and 14 full-time permanent jobs in the Township; will serve as a catalyst for further private investment in areas surrounding the Property; and will enhance the economic development of the Township.

I believe that the Project is a desirable and beneficial improvement in the Township and that the use of the Exemption Law will assist the Township in advancing the revitalization of the redevelopment area. Therefore, I recommend that the Application be favorably considered by the Township Council, provided that all legal prerequisites have been met.

Sincerely,

Anthony L. Rossi
Mayor