

TOWNSHIP OF VERNON

ORDINANCE #26-07

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

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

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* as amended and supplemented (the “**Redevelopment Law**”), provides municipalities with broad powers to ameliorate blighted areas, including the powers to investigate whether a property constitutes an “area in need of redevelopment”, to prepare and adopt a redevelopment plan for such area, to contract with redevelopers for the planning, replanning, construction or undertaking of any project or redevelopment work, and arrange by contract for the provision of professional services for the carrying out of redevelopment projects; and

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the Township identified and designated various property within the McAfee Village commercial resort area, including the properties then-identified as Block 231.01, Lot 1 on the tax map of the Township, commonly known as the Legends Resort, as an “area in need of redevelopment” (the “**Redevelopment Area**”) and adopted Ordinance No. 08-03 codifying the redevelopment plan for the Redevelopment Area, entitled, “McAfee Village Commercial Resort Redevelopment Plan” as the same may be amended and supplemented from time to time (the “**Original Redevelopment Plan**”); and

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

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

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

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

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

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

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

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

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

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

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


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

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

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

CERTIFICATION

This is to certify that the above Ordinance was introduced and passed on first reading at the Meeting of the Township Council held on March 9, 2026, and the same came up for final passage and was adopted at the Meeting of the Township Council held on April 20, 2026 at which time all persons interested were given an opportunity to be heard. The above ordinance will be in full force and effect in the Township of Vernon according to law.


Marcy Gianattasio, Clerk
Township of Vernon


Anthony Rossi, Mayor

Township of Vernon

INTRODUCED: March 9, 2026

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

ADOPTED: April 20, 2026

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