

TOWNSHIP OF VERNON

ORDINANCE #26-09

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

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

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

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

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

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

SECTION 1. Section 330-160 (Schedule of Permitted, Conditional and Accessory Uses and Structures) of the Revised General Ordinances of the Township of Vernon is hereby amended by the addition of the following new subsection F (with existing subsections re-lettered accordingly if necessary):

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

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

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

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

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

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

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


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

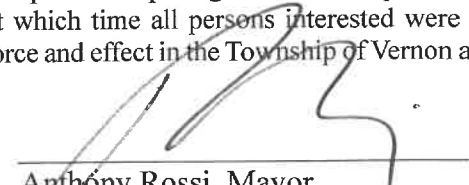
SECTION 3. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

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

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 April 20, 2026, and the same came up for final passage and was adopted at the Meeting of the Township Council held on May 28, 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: April 20, 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: May 28, 2026

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