

**VERNON TOWNSHIP COUNCIL
MEETING MINUTES
MAY 28, 2026 7:00 PM**

This Meeting of the Township Council of the Township of Vernon was convened at 7:00 p.m. on May 28, 2026 in the Vernon Municipal Center, 21 Church Street, Vernon, New Jersey with Council President Higgins presiding.

STATEMENT OF COMPLIANCE

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

SALUTE TO THE FLAG

Council President Higgins led the assemblage in the salute to the flag.

ROLL CALL

Present were Council Members, Carl Contino, Sandra Ooms, Patrick Rizzuto, Bradley Sparta and Council President William Higgins. Also present were Mayor Anthony Rossi, Business Administrator Tina Kraus, CFO Patricia Reiche, Township Attorney Peter King and Municipal Clerk Marcy Gianattasio.

PRESENTATION

Mayor's State of the Township (see attached)

ITEM FOR DISCUSSION

Employee List

PUBLIC COMMENTS (For Current Agenda Items Only, Limited to 3 Minutes Per Person)

President Higgins asked for a motion to open the meeting to Public Comments.

MOVED: Contino

SECOND: Sparta

All members were in favor.

Motion carries to open the meeting to the public.

Sally Rinker – commented on the state of the township.

Peg Distasi – commented on the 2026 budget.

Seeing no other members from the public wishing to come forward, President Higgins asked for a motion to close the meeting to Public Comments.

MOVED: Ooms

SECOND: Contino

All members were in favor.

Motion carries to close the meeting to the public.

REVIEW OF BILLS LIST

The Council reviewed the bills list.

CONSENT AGENDA

Resolution #26-180: Refund for Carry Permit Municipal Fee, Rose

Resolution #26-181: Authorizing Issuance of Estimated Property Tax Bills

Resolution #26-182: Refund Overpayment (Block 234 Lot 49 – Mika)

Resolution #26-183: Governing Body Certification of Compliance with the United States Equal Employment Opportunity Commission’s “Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964”

Resolution #26-184: Approving a Solicitor Permit – Power Home Remodeling

Resolution #26-185: Approving a Solicitor Permit – Power Home Remodeling

Resolution #26-186: Approving a Solicitor Permit – Vesta Remodeling

Resolution #26-187: Approving a Solicitor Permit – Vesta Remodeling

Resolution #26-188: Approving a Solicitor Permit – Modern Roofing LLC

Council President Higgins asked for a motion to approve the consent agenda,

MOVED: Rizzuto
SECOND: Contino

A roll call vote was taken:

AYES: Contino, Ooms, Rizzuto, Sparta, Higgins
NAYES:
ABSTAIN:
ABSENT:

Motion carries to approved the consent agenda.

RESOLUTION #26-180

REFUND FOR CARRY PERMIT MUNICIPAL FEE, ROSE

WHEREAS, mayor and township council of the township of Vernon have adopted ordinance 26-04 dated 2/9/2026 allowing the refund of the municipal fee portion of the conceal carry application;

WHEREAS, to ease the financial burden, the Township of Vernon will offer a refund of \$150 for the municipal fee to Lewis Rose Jr.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Township of Vernon hereby authorizes the Township of Vernon Finance Department to refund the municipal portion of the conceal carry application fee in the amount of \$150 to Lewis Rose Jr.

FINALLY, BE IT RESOLVED, that a certified copy of this Resolution be forwarded to the Township Finance Department.

RESOLUTION #26-181

Authorizing Issuance of Estimated Property Tax Bills

WHEREAS, the Council of the Township of Vernon finds and declares that Township financial officials have determined that there could be insufficient cash flow to support operations in late July, 2026 unless third quarter revenue is received on time; and

WHEREAS, the and Council further finds and declares that the Chief Financial Officer, Patricia Reiche, has reviewed and computed an estimated tax levy in accordance with N.J.S.A. 54:4-66.3 and is recommending authorization to issue property tax bills based upon this estimated tax levy;

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

1. That Vernon Township Tax Collector, Lisa A. Kimkowski, is hereby authorized and directed to prepare and issue estimated tax bills for the Township of Vernon for the third quarter of 2026, in accordance with the provisions of N.J.S.A. 54:4-66-2;
2. That the entire estimated tax levy for CY 2026 is hereby set at \$90,305,605.20; and
3. That Vernon Township Tax Collector, Lisa A. Kimkowski, is hereby authorized to undertake any and all additional steps deemed necessary and appropriate to immediately implement the substance of this Resolution.

RESOLUTION #26-182

**REFUND OVERPAYMENT
(Block 234 Lot 49 – Mika)**

BE IT RESOLVED, by the Council of the Township of Vernon, Vernon, New Jersey, that a warrant be drawn to in the amount of \$1255.75 representing refund for overpayment for 2nd qtr. 2026 property taxes for Block 234 Lot 49.

OWNER	BLOCK	LOT	REFUND AMOUNT
Mika	234	49	\$1255.75
		TOTAL:	\$1255.75

RESOLUTION #26-183

**GOVERNING BODY CERTIFICATION OF COMPLIANCE WITH THE
UNITED STATES EQUAL EMPLOYMENT OPPORTUNITY COMMISSION’S
“Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment
Decisions Under Title VII of the Civil Rights Act of 1964”**

WHEREAS, N.J.S.A. 40A:4-5 as amended by P.L. 2017, c.183 requires the governing body of each municipality and county to certify that their local unit’s hiring practices comply with the United States Equal Employment Opportunity Commission’s “Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964,” *as amended*, 42 U.S.C. § 2000e *et seq.*, (April 25, 2012) before submitting its approved annual budget to the Division of Local Government Services in the New Jersey Department of Community Affairs; and

WHEREAS, the members of the governing body have familiarized themselves with the contents of the above-referenced enforcement guidance and with their local unit’s hiring practices as they pertain to the consideration of an individual’s criminal history, as evidenced by the group affidavit form of the governing body attached hereto.

NOW, THEREFORE BE IT RESOLVED, That the *Township Council* of the *Township of Vernon*, hereby states that it has complied with N.J.S.A. 40A:4-5, as amended by P.L. 2017, c.183, by certifying that the local unit’s hiring practices comply with the above-referenced enforcement guidance and hereby directs the Clerk to cause to be maintained and available for inspection a certified copy of this resolution and the required affidavit to show evidence of said compliance.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING HELD ON MAY 28,2026.

RESOLUTION #26-184

APPROVING A SOLICITOR PERMIT – Power Home Remodeling

WHEREAS, Michael Vitiello has made an application for a Solicitor Permit for the purpose of Home Improvement Services Windows, Roofing, Siding; and

WHEREAS, upon receipt of the application for a Solicitor Permit, by Michael Vitiello of Power Home Remodeling the Vernon Township Police Department investigated the applicant’s moral character and found it to be satisfactory and in good order for the protection of the public good; and the necessary application has been filed and all documentation is in order;

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Vernon that approval be granted for a Solicitor Permit for Michael Vitiello.

BE IT FURTHER RESOLVED that the Township Clerk is hereby authorized to issue a Solicitor’s Permit to the aforesaid applicant in accordance with Chapter 428 of the Code of the Township of Vernon.

RESOLUTION #26-185

APPROVING A SOLICITOR PERMIT – Power Home Remodeling

WHEREAS, Chase DeJong has made an application for a Solicitor Permit for the purpose of Home Improvement Services Windows, Roofing, Siding; and

WHEREAS, upon receipt of the application for a Solicitor Permit, by Chase DeJong of Power Home Remodeling the Vernon Township Police Department investigated the applicant’s moral character and found it to be satisfactory and in good order for the protection of the public good; and the necessary application has been filed and all documentation is in order;

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Vernon that approval be granted for a Solicitor Permit for Chase DeJong.

BE IT FURTHER RESOLVED that the Township Clerk is hereby authorized to issue a Solicitor’s Permit to the aforesaid applicant in accordance with Chapter 428 of the Code of the Township of Vernon.

RESOLUTION #26-186

APPROVING A SOLICITOR PERMIT – Vesta Remodeling

WHEREAS, Joseph Camporeale has made an application for a Solicitor Permit for the purpose of Free Estimate Remodeling; and

WHEREAS, upon receipt of the application for a Solicitor Permit, by Joseph Camporeale of Vesta Remodeling the Vernon Township Police Department investigated the applicant’s moral character and found it to be satisfactory and in good order for the protection of the public good; and the necessary application has been filed and all documentation is in order;

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Vernon that approval be granted for a Solicitor Permit for , Joseph Camporeale.

BE IT FURTHER RESOLVED that the Township Clerk is hereby authorized to issue a Solicitor’s Permit to the aforesaid applicant in accordance with Chapter 428 of the Code of the Township of Vernon.

RESOLUTION #26-187

APPROVING A SOLICITOR PERMIT – Vesta Remodeling

WHEREAS, Juan Hernandez has made an application for a Solicitor Permit for the purpose of Free Estimate Remodeling; and

WHEREAS, upon receipt of the application for a Solicitor Permit, by Juan Hernandez of Vesta Remodeling the Vernon Township Police Department investigated the applicant’s moral character and

found it to be satisfactory and in good order for the protection of the public good; and the necessary application has been filed and all documentation is in order;

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Vernon that approval be granted for a Solicitor Permit for Juan Hernandez.

BE IT FURTHER RESOLVED that the Township Clerk is hereby authorized to issue a Solicitor’s Permit to the aforesaid applicant in accordance with Chapter 428 of the Code of the Township of Vernon.

RESOLUTION #26-188

APPROVING A SOLICITOR PERMIT –Modern Roofing LLC

WHEREAS, Sean Goetchius has made an application for a Solicitor Permit for the purpose of Roof Inspections, Roofing Services; and

WHEREAS, upon receipt of the application for a Solicitor Permit, by Sean Goetchius of Modern Roofing LLC the Vernon Township Police Department investigated the applicant’s moral character and found it to be satisfactory and in good order for the protection of the public good; and the necessary application has been filed and all documentation is in order;

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Vernon that approval be granted for a Solicitor Permit for Sean Goetchius.

BE IT FURTHER RESOLVED that the Township Clerk is hereby authorized to issue a Solicitor’s Permit to the aforesaid applicant in accordance with Chapter 428 of the Code of the Township of Vernon.

PUBLIC HEARING 2026 MUNICIPAL BUDGET

Resolution #26-190: A Resolution to Read the 2026 Municipal Budget by Title Only

Council President Higgins asked for a motion to approve resolution #26-190

MOVED: Rizzuto
SECOND: Sparta

A roll call vote was taken:

AYES: Contino, Ooms, Rizzuto, Sparta, Higgins
NAYES:
ABSTAIN:
ABSENT:

Motion carries to approved resolution #26-190.

RESOLUTION #26-190

**A RESOLUTION TO READ THE 2026 MUNICIPAL BUDGET
BY TITLE ONLY**

WHEREAS, N.J.S.A. 40A:4-8 provides that the budget may be read by title only at the time of the public hearing if a resolution is passed by not less than a majority of the full governing body, as well as posting of same; and

WHEREAS, the conditions required by N.J.S.A. 40A:4-8 have been satisfied for the 2026 Municipal Budget by Township Officials.

NOW, THEREFORE BE IT RESOLVED, by the Township Council of Vernon, New Jersey that the 2026 Municipal Budget shall be read by title only at the Public Hearing (scheduled on May 28, 2026).

This Resolution shall take effect immediately upon adoption according to law.

ADOPTION OF THE 2026 MUNICIPAL BUDGET

President Higgins asked for a motion to open the public hearing for the 2026 Municipal Budget.

MOVED: Contino

SECOND: Ooms

All members were in favor.

Motion carries to open the meeting to the public for the 2026 Municipal Budget.

Seeing no members from the public wishing to come forward, President Higgins asked for a motion to close the meeting to Public Comment for the 2026 Municipal Budget.

MOVED: Ooms

SECOND: Contino

All members were in favor.

Motion carries to close the meeting to the public for the 2026 Municipal Budget.

Resolution #26-191: Adoption of the 2026 Municipal Budget

Council President Higgins asked for a motion to approve resolution #26-191 and adopt the 2026 Municipal Budget.

MOVED: Rizzuto

SECOND: Contino

A roll call vote was taken:

AYES: Rizzuto, Sparta, Higgins

NAYES: Contino, Ooms

ABSTAIN:

ABSENT:

PUBLIC HEARING/ADOPTION OF ORDINANCES

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

President Higgins asked for a motion to open the floor for public hearing on ordinance #26-08.

MOVED: Contino

SECOND: Ooms

All members were in favor.

Motion carries to open the floor to the public for public hearing of ordinance #26-08.

Seeing no members of the public wishing to come forward, President Higgins asked for a motion to close the public hearing on ordinance #26-08.

MOVED: Ooms Contino

SECOND: Ooms

All members were in favor.

Motion carries to close the floor to the public for public hearing of ordinance #26-08.

Council President Higgins asked for a motion to adopt ordinance #26-08.

MOVED: Rizzuto

SECOND: Contino

A roll call vote was taken:

AYES: Contino, Ooms, Rizzuto, Sparta, Higgins

NAYES:

ABSTAIN:

ABSENT:

Motion carries to adopt ordinance #26-08.

ORDINANCE #26-08

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

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

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

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

WHEREAS, on behalf of the Township and pursuant to the Redevelopment Law, J. Caldwell & Associates, LLC, Newton, New Jersey (the “**Planning Consultant**”), has prepared a redevelopment plan

for the Redevelopment Area, entitled “311 NJSH Route 94 Redevelopment Plan” dated March 24, 2026 (in the form on file in the office of the Township Clerk and available for public inspection, the “**Redevelopment Plan**”); and

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

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

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

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

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

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

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

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

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

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

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

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

President Higgins asked for a motion to open the floor for public hearing on ordinance #26-09.

MOVED: Contino

SECOND: Sparta

All members were in favor.

Motion carries to open the floor to the public for public hearing of ordinance #26-09.

Seeing no members of the public wishing to come forward, President Higgins asked for a motion to close the public hearing on ordinance #26-08.

MOVED: Sparta
SECOND: Contino

All members were in favor.

Motion carries to close the floor to the public for public hearing of ordinance #26-09.

Council President Higgins asked for a motion to adopt ordinance #26-09.

MOVED: Ooms
SECOND: Contino

A roll call vote was taken:

AYES: Contino, Ooms, Rizzuto, Sparta, Higgins
NAYES:
ABSTAIN:
ABSENT:

Motion carries to adopt ordinance #26-09.

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.

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

President Higgins asked for a motion to open the floor for public hearing on ordinance #26-10.

MOVED: Ooms
SECOND: Contino

All members were in favor.

Motion carries to open the floor to the public for public hearing of ordinance #26-10.
Seeing no members of the public wishing to come forward, President Higgins asked for a motion to close the public hearing on ordinance #26-10.

MOVED: Sparta
SECOND: Contino

All members were in favor.

Motion carries to close the floor to the public for public hearing of ordinance #26-10.

Council President Higgins asked for a motion to adopt ordinance #26-10.

MOVED: Ooms
SECOND: Contino

A roll call vote was taken:

AYES: Contino, Ooms, Rizzuto, Sparta, Higgins
NAYES:
ABSTAIN:
ABSENT:

Motion carries to adopt ordinance #26-10.

ORDINANCE #26-10

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

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

SECTION 1.

§ 350-15 Fees.

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

(1) An annual registration fee of ~~\$75~~ \$150 per year.

~~(2) A missed appointment fee of \$25 per missed appointment.~~

§ 350-21 Violations and penalties.

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

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

§ 263-15 Amount of fee.

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

(1) ~~\$50.00~~ \$75 for 1 sq. ft. to 4,500 sq. ft.

(2) ~~\$75.00~~ \$100 for 4,501 sq. ft. to 8,500 sq. ft.

(3) ~~\$100.00~~ \$125 for 8,501 sq. ft. to 11,999 sq. ft.

§ 263-16 Inspections and application for permit.

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

Type 1 Permit: ~~\$42.00~~ \$54.00

Type 2 Permit: ~~\$166.00~~ \$214.00

Type 3 Permit: ~~\$331.00~~ \$427.00

Type 4 Permit: ~~\$ 497.00~~ \$641.00

§ 263-20 Enforcement.

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

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

§ 167-9 Fee.

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

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

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

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

SECTION 2.

All Ordinances of Vernon Township which are inconsistent with the provisions of this Ordinance are hereby repealed as to the extent of such inconsistency.

SECTION 3.

If any section, subsection, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid by any Court of competent jurisdiction, such a decision shall not affect the remaining portions of this Ordinance.

SECTION 4.

This Ordinance shall take effect as provided by law.

PUBLIC COMMENTS (Limited to 5 Minutes Per Person)

President Higgins asked for a motion to open the meeting to Public Comments.

MOVED: Ooms

SECOND: Contino

All members were in favor.

Motion carries to open the meeting to the public.

Peg Distasi – spoke about municipal budgeting.

Sally Rinker – commented on forming a petition to change Vernon’s form of government.

Seeing no other members from the public wishing to come forward, President Higgins asked for a motion to close the meeting to Public Comments.

MOVED: Rizzuto

SECOND: Ooms

All members were in favor.

Motion carries to close the meeting to the public.

COUNCIL COMMENTS

Council Member Contino commented that he voted no to the budget because it was hard to ask questions. He sent questions to the Clerk and he was asked to copy the Mayor or that his questions were too problematic. He felt almost blocked to ask questions and he was not comfortable asking questions. Council Member Contino gave a shout out to the VFW for the great Memorial Day Parade.

Council Member Rizzuto commented that we are coming up to the 250th Anniversary of our Country. He looks forward to the fireworks displays this year. Council Member Rizzuto feels that the increase in the budget is due to a rising cost of government. Many of the agreements reflect increases, such as the cost of living and State mandates.

Council Member Ooms feels that many towns had lower increases than Vernon

Council Member Sparta thanked the CFO for explaining the number of employees. Council Member Sparta agrees with changing the form of government.

COUNCIL PRESIDENT COMMENTS

Council President Higgins will sign the petition to change the form of government. Council Member Higgins agrees with Council Member Rizzuto. There are some things you cannot help but increase. Council Member Higgins discussed how raises were given and use of surplus.

ADJOURNMENT

At 8:56 pm Council Member Ooms made a motion to adjourn the meeting. Seconded by Council Member Contino.

All were in favor.

Respectfully submitted,

Marcy Gianattasio, RMC, CMR
Municipal Clerk

William Higgins
Council President

Minutes approved: June 8, 2026