



## VERNON TOWNSHIP COUNCIL MEETING AGENDA

MAY 28, 2026

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 22, 2026 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. PRESENTATION

Mayor's State of the Township

### 6. ITEM FOR DISCUSSION

Employee List

### 7. MAYOR COMMENTS

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

### 9. REVIEW OF BILLS LIST

### 10. 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

## **11. PUBLIC HEARING 2026 MUNICIPAL BUDGET**

**Resolution #26-189:** Self-Examination of the 2026 Budget Resolution

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

## **12. ADOPTION OF THE 2026 MUNICIPAL BUDGET**

**Resolution #26-191:** Adoption of the 2021 Municipal Budget

## **13. 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

**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

**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

## **14. PUBLIC COMMENT (Limited to 5 Minutes On Any Topic)**

## **15. COUNCIL COMMENTS**

## **16. COUNCIL PRESIDENT COMMENTS**

## **17. ADJOURNMENT**

Range of Checking Accts: First to Last      Range of Check Dates: 05/14/26 to 05/19/26  
Report Type: All Checks      Report Format: Detail      Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num
PO #	Item	Description					Ref Seq Acct
10-001		GENERAL/CENTRAL CHECKING					
66019	05/14/26	SUSSE140 SUSSEX COUNTY TREASURER					672
26-00590	1	2nd Qtr County Purpose Tax 26	3,782,219.83	6-01-55-208-01 COUNTY TAXES PAYABLE	Budget		1 1
66020	05/14/26	SUSSE145 SUSSEX COUNTY TREASURER					672
26-00591	1	2nd Qtr Library Tax 2026	307,882.80	6-01-55-208-02 COUNTY LIBRARY TAXES PAYABLE	Budget		2 1
66021	05/14/26	SUSSE150 SUSSEX COUNTY TREASURER					672
26-00592	1	2nd Qtr Open Space Tax 2026	14,380.57	6-01-55-208-04 COUNTY TAXES - OPEN SPACE	Budget		3 1

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	3	0	4,104,483.20	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	3	0	4,104,483.20	0.00

12-001		PLANNING/ZONING					
4636	05/19/26	HAROL005 HAROLD E PELLOW AND ASSOC, INC					673
26-00749	1	lu# 2-23-3 boho realty	125.00	E-12-56-939-00 LU# 2-23-3 BOHO Realty (vanderhoff)	Budget		1 1
26-00749	2	lu# 2-25-1 red hand llc	1,202.50	E-12-56-964-00 LU# 2-25-1 Red Hand LLC	Budget		2 1
26-00749	3	pb# 2-91-4 vernon valley (mc)	75.00	E-12-56-804-00 P&Z -VERNON VALLEY (Mt Creek) PB 2-91-4	Budget		3 1
			1,402.50				
4637	05/19/26	JCALD005 J. CALDWELL & ASSOCIATES LLC					673
26-00750	1	lu# 6-25-4 o'neill 517 rt 515	232.50	E-12-56-967-00 LU# 6-25-4 O'Neill Group 517 rt 515	Budget		4 1
26-00750	2	lu# 4-26-5 wireless edge tower	232.50	E-12-56-978-00 LU# 4-26-5 wireless Edge Towers III LLC	Budget		5 1
			465.00				

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	2	0	1,867.50	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	2	0	1,867.50	0.00

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	5	0	4,106,350.70	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	5	0	4,106,350.70	0.00

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Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	6-01	4,104,483.20	0.00	0.00	4,104,483.20
ESCROW	E-12	1,867.50	0.00	0.00	1,867.50
Total of All Funds:		4,106,350.70	0.00	0.00	4,106,350.70

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**TOWNSHIP OF VERNON**

**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.

**CERTIFICATION**

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Meeting held on May 28, 2026 at 7:00 pm in the Vernon Municipal Center.

\_\_\_\_\_  
Marcy Gianattasio, RMC, CMR  
Municipal Clerk

**VERNON TOWNSHIP COUNCIL**

<b>NAME</b>	<b>MOTION</b>	<b>SECOND</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						

Submitted by: Julia Mitchell, Purchasing Clerk

**TOWNSHIP OF VERNON**

**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.

**CERTIFICATION**

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Meeting held on May 28, 2026 at 7:00 pm in the Vernon Municipal Center.

\_\_\_\_\_  
Marcy Gianattasio, RMC, CMR  
Municipal Clerk

**VERNON TOWNSHIP COUNCIL**

<b>NAME</b>	<b>MOTION</b>	<b>SECOND</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						

Submitted by: Lisa A. Kimkowski, CTC

**TOWNSHIP OF VERNON**

**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 2<sup>nd</sup> qtr. 2026 property taxes for Block 234 Lot 49.

<b>OWNER</b>	<b>BLOCK</b>	<b>LOT</b>	<b>REFUND AMOUNT</b>
<b>Mika</b>	<b>234</b>	<b>49</b>	<b>\$1255.75</b>
		<b>TOTAL:</b>	<b>\$1255.75</b>

**CERTIFICATION**

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Meeting held on May 28, 2026 at 7:00 pm in the Vernon Municipal Center.

\_\_\_\_\_  
Marcy Gianattasio, RMC, CMR  
Municipal Clerk

**VERNON TOWNSHIP COUNCIL**

<b>NAME</b>	<b>MOTION</b>	<b>SECOND</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						

Submitted by: Lisa A. Kimkowski, CTC

**TOWNSHIP OF VERNON**

**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*.

**CERTIFICATION**

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Meeting held on May 28, 2026 at 7:00 pm in the Vernon Municipal Center.

\_\_\_\_\_  
Marcy Gianattasio, RMC, CMR  
Municipal Clerk

**VERNON TOWNSHIP COUNCIL**

<b>NAME</b>	<b>MOTION</b>	<b>SECOND</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						

**GOVERNING BODY CERTIFICATION PURSUANT TO P.L. 2017, C.183 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"**

**GROUP AFFIDAVIT FORM FOR MUNICIPALITIES AND COUNTIES  
NO PHOTO COPIES OF SIGNATURES**

STATE OF NEW JERSEY  
COUNTY OF *Sussex*

We, members of the governing body of the *Township of Vernon* being duly sworn according to law, upon our oath depose and say:

1. We are duly elected members of the *Township Council* of the *Township of Vernon* in the county of *Sussex*;
2. Pursuant to P.L. 2017, c.183, we have familiarized ourselves with the contents of 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);
3. We are familiar with the local unit's hiring practices as they pertain to the consideration of an individual's criminal history;
4. We certify that the local unit's hiring practices comply with the above-referenced enforcement guidance.

(L.S.)	(L.S.)
_____	_____
(L.S.)	(L.S.)
_____	_____
(L.S.)	(L.S.)
_____	_____
(L.S.)	(L.S.)
_____	_____

Sworn to and subscribed before me this  
\_\_\_\_\_ day of \_\_\_\_\_  
Notary Public of New Jersey

\_\_\_\_\_  
Clerk

-----  
The Municipal Clerk (or Clerk of the Board of Chosen Freeholders as the case may be) shall set forth the reason for the absence of signature of any members of the governing body.

**IMPORTANT:** This certificate must be executed before a municipality or county can submit its approved budget to the Division of Local Government Services. The executed certificate and the adopted resolution must be kept on file and available for inspection.

**TOWNSHIP OF VERNON**

**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.

**CERTIFICATION**

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Meeting held on May 28, 2026 at 7:00 pm in the Vernon Municipal Center.

\_\_\_\_\_  
Marcy Gianattasio, RMC, CMR  
Municipal Clerk

**VERNON TOWNSHIP COUNCIL**

<b>NAME</b>	<b>MOTION</b>	<b>SECOND</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						



Vitiello

Vernon Township  
Township Clerk's Office  
21 Church Street  
Vernon, NJ 07462  
Tel: 973.764.4055, ext. 2234 • Fax: 973.764.6393  
www.vermontwp.com

# Peddler License Application

<b>Date of application:</b>	
<b>Application type/fee:</b>	<input checked="" type="checkbox"/> New \$20.00 + \$125.00      Renewal \$25.00 <input type="checkbox"/> Each Additional Vehicle \$50.00

## APPLICANT'S PERSONAL INFORMATION

Last Name <i>Vitiello</i>		First Name <i>Michael</i>		M.I. <i>R</i>	Maiden Name (if female)	
Permanent Home Address [REDACTED]				Permanent Tel. Number [REDACTED]		
Local Address <i>SGMC</i>				Local Tel. Number		
Driver's License # and State [REDACTED]		Social Security # [REDACTED]		Marital Status <input checked="" type="checkbox"/> Single <input type="checkbox"/> Married <input type="checkbox"/> Widowed		
Date of Birth [REDACTED]	Place of Birth [REDACTED]	Height [REDACTED]	Weight [REDACTED]	Sex <input checked="" type="checkbox"/> Male <input type="checkbox"/> Female	Eye Color [REDACTED]	Hair Color [REDACTED]

Have you been convicted or pleaded guilty to any motor vehicle offenses in the last 10 years?     YES     NO

Have you been convicted of any crime, misdemeanor or violation of any municipal ordinance?     YES     NO

If yes, please indicate the nature of the offense and the punishment or penalty assessed:

You may attach a separate page to this application if you would like to make any statement with respect to any such conviction or guilty plea.

Provide the name, address and telephone number for three references from Sussex County residents, other than family members, who can attest to your good character and business responsibility.

Name	Address	Telephone
1. <i>Jon Page</i>	[REDACTED]	[REDACTED]
2. <i>Patrick Tully</i>	[REDACTED]	[REDACTED]
3. <i>Paul Kowalski</i>	[REDACTED]	[REDACTED]

## EMPLOYER INFORMATION

Name <i>Power Home Remodeling</i>	Address <i>2147 Lincoln Hwy Edson NJ 08817</i>	Telephone <i>732-200-4529</i>
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## PREVIOUS PEDDLING ACTIVITY

In which New Jersey municipalities have you peddled goods in the immediately preceding two years?  
*Vernon, West Milford, Rockaway, Hopatcong*

**Peddler License Application**  
Continued page 2 of 2

**Vernon Township**  
21 Church Street • Vernon, NJ 07462  
Tel: 973-764.4055, ext. 2234 • Fax: 973-764.6393  
www.vernontwp.com

<b>MERCHANDISE INFORMATION</b>					
Provide a brief description of the nature of the business and the goods to be sold: <i>Windows, Roofs, Siding</i>					
Where are these goods manufactured/prepared/produced? <i>U.S.A.</i>					
Where are these goods currently located? <i>Edison NJ</i>					
In the case of foodstuffs, please indicate the date a food handler's certificate was obtained:					
What is your proposed method of delivery? If a vehicle is to be used, please complete the next section. <i>Door to door</i>					
<b>VEHICLE INFORMATION</b>					
Year	Make	Model	Color	Size	License Plate #/State
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Insurance Company			Insurance Policy #		
[REDACTED]			[REDACTED]		

**The following items must be included with this application:**

- Two photographs of the applicant, taken no more than sixty days prior to the date of application, at least two inches by three inches showing the head and shoulders of the applicant in a clear and distinguishing manner.
- A photocopy of the applicant's valid driver's license.
- A copy of the certificate of authority to collect sales tax issued by the state of New Jersey and sufficient proof to establish that said certificate of registration has been filed with the state of New Jersey, Director of Taxation.

I hereby certify that the information contained in this application is complete, accurate and truthful to the best of my knowledge and belief. I understand that if any statement made is willfully false or incomplete, I may be subject to penalties as provided by law and have this application denied.

I hereby acknowledge that the provisions of Chapter 428 of Vernon Township's code entitled "Peddling and Soliciting" are understood and that if I violate any of the provisions, I am subject to appropriate penalties and/or license revocation.

I consent to Vernon Township's obtaining copies of my driving record from the appropriate public agency and Criminal History Record Information from the New Jersey State Police, State Bureau of Identification.

*Michael Vitello*

Date *2/2/26*

Signature

<b>FOR OFFICIAL USE ONLY</b>					
FEE PAID	\$ <i>145.00</i>		DATE REC'D	<i>3-9-26</i>	
CHIEF OF POLICE	<input type="checkbox"/> YES	<input type="checkbox"/> NO DATE:	TOWNSHIP COUNCIL	<input type="checkbox"/> YES	<input type="checkbox"/> NO R #:
LICENSE ISSUED	<input type="checkbox"/> YES	<input type="checkbox"/> NO DATE:	LICENSE #		

**Vernon Township Police Department  
21 Church Street  
Vernon, NJ 07462**



**Daniel Young  
Chief of Polic**

**973-764-615  
Fax: 973-764-251**

May 15, 2026

Re: Michael Vitiello

Solicitor Permit

Dear Ms. Gianattasio

We have checked the above named applicant for an arrest record in New Jersey and have found none. We are unable to do a national records check for this type of application.

Please feel free to contact me if any questions are raised or you have difficulty obtaining needed information from other agencies.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Young" with a stylized flourish at the end.

Daniel Young

Chief of Police

**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.

**CERTIFICATION**

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Meeting held on May 28, 2026 at 7:00 pm in the Vernon Municipal Center.

\_\_\_\_\_  
Marcy Gianattasio, RMC, CMR  
Municipal Clerk

**VERNON TOWNSHIP COUNCIL**

<b>NAME</b>	<b>MOTION</b>	<b>SECOND</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						



De Jong

Vernon Township  
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Tel: 973.764.4055, ext. 2234 • Fax: 973.764.6393  
www.vermontwp.com

## Peddler License Application

Date of application:	02/02/26	
Application type/fee:	<input checked="" type="checkbox"/> New \$20.00 + \$125.00	<input type="checkbox"/> Renewal \$25.00
	<input type="checkbox"/> Each Additional Vehicle \$50.00	

APPLICANT'S PERSONAL INFORMATION							
Last Name <i>De Jong</i>		First Name <i>Anase</i>		M.I. <i>A</i>	Maiden Name (if female)		
Permanent Home Address [REDACTED]				Permanent Tel. Number [REDACTED]			
Local Address [REDACTED]				Local Tel. Number [REDACTED]			
Driver's License # and State [REDACTED]		Social Security # [REDACTED]		Marital Status <input type="checkbox"/> Single <input type="checkbox"/> Married <input type="checkbox"/> Widowed			
Date of Birth [REDACTED]	Place of Birth [REDACTED]	Height [REDACTED]	Weight [REDACTED]	Sex <input checked="" type="checkbox"/> Male <input type="checkbox"/> Female	Eye Color [REDACTED]	Hair Color [REDACTED]	
Have you been convicted or pleaded guilty to any motor vehicle offenses in the last 10 years?				<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
Have you been convicted of any crime, misdemeanor or violation of any municipal ordinance?				<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
If yes, please indicate the nature of the offense and the punishment or penalty assessed:							
You may attach a separate page to this application if you would like to make any statement with respect to any such conviction or guilty plea.							
Provide the name, address and telephone number for three references from Sussex County residents, other than family members, who can attest to your good character and business responsibility.							
Name		Address			Telephone		
1. <i>Benjamin Napolean</i>		[REDACTED]			[REDACTED]		
2. <i>Shane Alvarez</i>		[REDACTED]			[REDACTED]		
3. <i>Stephen Lauro</i>		[REDACTED]			[REDACTED]		
EMPLOYER INFORMATION							
Name <i>Power Home Remodeling</i>							
Address <i>2147 Lincoln Hwy Edison, NJ 08817</i>					Telephone <i>732 763 9320</i>		
PREVIOUS PEDDLING ACTIVITY							
In which New Jersey municipalities have you peddled goods in the immediately preceding two years? <i>Parsippany, Vernon, Franklin</i>							

**Peddler License Application**

Continued page 2 of 2

<b>MERCHANDISE INFORMATION</b>					
Provide a brief description of the nature of the business and the goods to be sold: <i>Free estimates on siding, roofing, windows</i>					
Where are these goods manufactured/prepared/produced? <i>USA</i>					
Where are these goods currently located? <i>Edison, NJ</i>					
In the case of foodstuffs, please indicate the date a food handler's certificate was obtained:					
What is your proposed method of delivery? If a vehicle is to be used, please complete the next section.					
<b>VEHICLE INFORMATION</b>					
Year	Make	Model	Color	Size	License Plate #/State
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Insurance Company			Insurance Policy #		
[REDACTED]			[REDACTED]		

**The following items must be included with this application:**

- Two photographs of the applicant, taken no more than sixty days prior to the date of application, at least two inches by three inches showing the head and shoulders of the applicant in a clear and distinguishing manner.
- A photocopy of the applicant's valid driver's license.
- A copy of the certificate of authority to collect sales tax issued by the state of New Jersey and sufficient proof to establish that said certificate of registration has been filed with the state of New Jersey, Director of Taxation.

I hereby certify that the information contained in this application is complete, accurate and truthful to the best of my knowledge and belief. I understand that if any statement made is willfully false or incomplete, I may be subject to penalties as provided by law and have this application denied.

I hereby acknowledge that the provisions of Chapter 428 of Vernon Township's code entitled "Peddling and Soliciting" are understood and that if I violate any of the provisions, I am subject to appropriate penalties and/or license revocation.

I consent to Vernon Township's obtaining copies of my driving record from the appropriate public agency and Criminal History Record Information from the New Jersey State Police, State Bureau of Identification.

*[Signature]*  
Signature

Date  
*02/02/26*

<b>FOR OFFICIAL USE ONLY</b>					
FEE PAID	\$145.00		DATE REC'D	3-9-26	
CHIEF OF POLICE	<input type="checkbox"/> YES	<input type="checkbox"/> NO DATE:	TOWNSHIP COUNCIL	<input type="checkbox"/> YES	<input type="checkbox"/> NO R#:
LICENSE ISSUED	<input type="checkbox"/> YES	<input type="checkbox"/> NO DATE:	LICENSE #		

**Vernon Township Police Department  
21 Church Street  
Vernon, NJ 07462**



**Daniel Young  
Chief of Police  
973-764-6155  
Fax: 973-764-2518**

May 15, 2026

Re: Chase Dejong


Solicitor Permit

Dear Ms. Gianattasio

We have checked the above named applicant for an arrest record in New Jersey and have found none. We are unable to do a national records check for this type of application.

Please feel free to contact me if any questions are raised or you have difficulty obtaining needed information from other agencies.

Sincerely,

A handwritten signature in black ink, appearing to be "D. Young" with a stylized flourish and the number "#43" written to the right.  
Daniel Young  
Chief of Police

**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.

**CERTIFICATION**

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Meeting held on May 28, 2026 at 7:00 pm in the Vernon Municipal Center.

\_\_\_\_\_  
Marcy Gianattasio, RMC, CMR  
Municipal Clerk

**VERNON TOWNSHIP COUNCIL**

<b>NAME</b>	<b>MOTION</b>	<b>SECOND</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						



RECEIVED

APR 15 2026

Township Clerk

Vernon Township
Township Clerk's Office
21 Church Street
Vernon, NJ 07462
Tel: 973.764.4055, ext. 2234 • Fax: 973.764.6393
www.vernontwp.com

Solicitor License Application

Date of application:
Application type/fee: [X] New \$20.00 + \$125.00 [ ] Renewal \$25.00
[ ] Each Additional Vehicle \$50.00

APPLICANT'S PERSONAL INFORMATION
Last Name: Camporeale, First Name: Joseph
Permanent Home Address: [Redacted]
Local Address: [Redacted]
Driver's License # and State: [Redacted], Social Security #: [Redacted]
Marital Status: [X] Single, [ ] Married, [ ] Widowed
Date of Birth: [Redacted], Place of Birth: [Redacted], Height: [Redacted], Weight: [Redacted], Sex: [X] Male, [ ] Female
Eye Color: [Redacted], Hair Color: [Redacted]
Have you been convicted or pleaded guilty to any motor vehicle offenses in the last 10 years? [ ] YES, [X] NO
Have you been convicted of any crime, misdemeanor or violation of any municipal ordinance? [ ] YES, [X] NO
If yes, please indicate the nature of the offense and the punishment or penalty assessed:
You may attach a separate page to this application if you would like to make any statement with respect to any such conviction or guilty plea.
Provide the name, address and telephone number for three references from Sussex County residents, other than family members, who can attest to your good character and business responsibility.
1. John Doran, [Redacted Address], [Redacted Telephone]
2. Leslie Parra, [Redacted Address], [Redacted Telephone]
3. Moe Grudic, [Redacted Address], [Redacted Telephone]
EMPLOYER INFORMATION
Name: Vesta Remodeling
Address: 162 Highland Ave, Clifton, 07011
Telephone: 888-581-6780
PREVIOUS SOLICITING ACTIVITY
In which New Jersey municipalities have you solicited goods or services in the immediately preceding two years?
Waldwick, Caldwell, Rutherford

Solicitor License Application

Continued page 2 of 2

MERCHANDISE/SERVICES INFORMATION

Provide a brief description of the goods to be sold, services to be performed or nature of any proposed canvassing:

Free Estimate

Where are these goods manufactured/prepared/produced?

Yes

Where are these goods currently located?

In the case of foodstuffs, please indicate the date a food handler's certificate was obtained:

What is your proposed method of delivery? If a vehicle is to be used, please complete the next section.

VEHICLE INFORMATION

Year	Make	Model	Color	Size	License Plate #/State
[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
Insurance Company			Insurance Policy #		
[Redacted]			[Redacted]		

The following items must be included with this application:

- Two photographs of the applicant, taken no more than sixty days prior to the date of application, at least two inches by three inches showing the head and shoulders of the applicant in a clear and distinguishing manner.
- A photocopy of the applicant's valid driver's license.
- A copy of the certificate of authority to collect sales tax issued by the state of New Jersey and sufficient proof to establish that said certificate of registration has been filed with the state of New Jersey, Director of Taxation.

I hereby certify that the information contained in this application is complete, accurate and truthful to the best of my knowledge and belief. I understand that if any statement made is willfully false or incomplete, I may be subject to penalties as provided by law and have this application denied.

I hereby acknowledge that the provisions of Chapter 428 of Vernon Township's code entitled "Peddling and Soliciting" are understood and that if I violate any of the provisions, I am subject to appropriate penalties and/or license revocation.

I consent to Vernon Township's obtaining copies of my driving record from the appropriate public agency and Criminal History Record Information from the New Jersey State Police, State Bureau of Identification.

Signature: *J. Duszynski* Date: 4/13/26

FOR OFFICIAL USE ONLY			
FEE PAID	\$145.00	DATE REC'D	4-15-26
CHIEF OF POLICE	<input type="checkbox"/> YES <input type="checkbox"/> NO DATE:	TOWNSHIP COUNCIL	<input type="checkbox"/> YES <input type="checkbox"/> NO R #:
LICENSE ISSUED	<input type="checkbox"/> YES <input type="checkbox"/> NO DATE:	LICENSE #	

**Vernon Township Police Department  
21 Church Street  
Vernon, NJ 07462**



**Daniel Young  
Chief of Police  
  
973-764-6155  
Fax: 973-764-2518**

May 15, 2026

Re: Joseph Camporeale

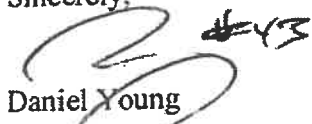
Solicitor Permit

Dear Ms. Gianattasio

We have checked the above named applicant for an arrest record in New Jersey and have found none. We are unable to do a national records check for this type of application.

Please feel free to contact me if any questions are raised or you have difficulty obtaining needed information from other agencies.

Sincerely,

  
Daniel Young  
Chief of Police

**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.

**CERTIFICATION**

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Meeting held on May 28, 2026 at 7:00 pm in the Vernon Municipal Center.

\_\_\_\_\_  
Marcy Gianattasio, RMC, CMR  
Municipal Clerk

**VERNON TOWNSHIP COUNCIL**

<b>NAME</b>	<b>MOTION</b>	<b>SECOND</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						



RECEIVED

APR 15 2026

Township Clerk

Vernon Township  
Township Clerk's Office  
21 Church Street  
Vernon, NJ 07462  
Tel: 973.764.4055, ext. 2234 • Fax: 973.764.6393  
www.vernontwp.com

### Solicitor License Application

Date of application:	MARCH 11 <sup>th</sup> 2026
Application type/fee:	<input checked="" type="checkbox"/> New \$20.00 + \$125.00 <input type="checkbox"/> Renewal \$25.00 <input type="checkbox"/> Each Additional Vehicle \$50.00

#### APPLICANT'S PERSONAL INFORMATION

Last Name Hernandez	First Name JUAN	M.I. L	Maiden Name (if female)
Permanent Home Address [REDACTED]		Permanent Tel. Number [REDACTED]	
Local Address [REDACTED]		Local Tel. Number [REDACTED]	
Driver's License # and State [REDACTED]	Social Security # [REDACTED]	Marital Status <input checked="" type="checkbox"/> Single <input type="checkbox"/> Married <input type="checkbox"/> Widowed	
Date of Birth [REDACTED]	Place of Birth [REDACTED]	Height [REDACTED]	Weight [REDACTED]
	Sex <input checked="" type="checkbox"/> Male <input type="checkbox"/> Female	Eye Color [REDACTED]	Hair Color [REDACTED]

Have you been convicted or pleaded guilty to any motor vehicle offenses in the last 10 years?     YES     NO

Have you been convicted of any crime, misdemeanor or violation of any municipal ordinance?     YES     NO

If yes, please indicate the nature of the offense and the punishment or penalty assessed:

You may attach a separate page to this application if you would like to make any statement with respect to any such conviction or guilty plea.

Provide the name, address and telephone number for three references from Sussex County residents, other than family members, who can attest to your good character and business responsibility.

Name	Address	Telephone
1. John Doran	[REDACTED]	[REDACTED]
2. Moe Grudic	[REDACTED]	[REDACTED]
3. Reslie Parra	162 Highland Ave Clifton, NJ 07011	[REDACTED]

#### EMPLOYER INFORMATION

Name Vesty Remodeling	Telephone 858-581-6780
Address 162 Highland Ave	

#### PREVIOUS SOLICITING ACTIVITY

In which New Jersey municipalities have you solicited goods or services in the immediately preceding two years?

WICKOFF, CALDWELL, WAYNE, NORTHVALE,

Solicitor License Application

Continued page 2 of 2

MERCHANDISE/SERVICES INFORMATION

Provide a brief description of the goods to be sold, services to be performed or nature of any proposed canvassing:

FREE Estimates on Remodeling

Where are these goods manufactured/prepared/produced?

NEW Jersey

Where are these goods currently located?

NEW Jersey

In the case of foodstuffs, please indicate the date a food handler's certificate was obtained:

What is your proposed method of delivery? If a vehicle is to be used, please complete the next section.

VEHICLE INFORMATION

Year	Make	Model	Color	Size	License Plate #/State
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Insurance Company			Insurance Policy #		
[REDACTED]			[REDACTED]		

The following items must be included with this application:

- Two photographs of the applicant, taken no more than sixty days prior to the date of application, at least two inches by three inches showing the head and shoulders of the applicant in a clear and distinguishing manner.
- A photocopy of the applicant's valid driver's license.
- A copy of the certificate of authority to collect sales tax issued by the state of New Jersey and sufficient proof to establish that said certificate of registration has been filed with the state of New Jersey, Director of Taxation.

I hereby certify that the information contained in this application is complete, accurate and truthful to the best of my knowledge and belief. I understand that if any statement made is willfully false or incomplete, I may be subject to penalties as provided by law and have this application denied.

I hereby acknowledge that the provisions of Chapter 428 of Vernon Township's code entitled "Peddling and Soliciting" are understood and that if I violate any of the provisions, I am subject to appropriate penalties and/or license revocation.

I consent to Vernon Township's obtaining copies of my driving record from the appropriate public agency and Criminal History Record Information from the New Jersey State Police, State Bureau of Identification.

Signature

[Handwritten Signature]

Date

3/11/26

FOR OFFICIAL USE ONLY

FEE PAID	\$145.00	DATE REC'D	4-15-26
CHIEF OF POLICE	<input type="checkbox"/> YES <input type="checkbox"/> NO DATE:	TOWNSHIP COUNCIL	<input type="checkbox"/> YES <input type="checkbox"/> NO R #:
LICENSE ISSUED	<input type="checkbox"/> YES <input type="checkbox"/> NO DATE:	LICENSE #	

**Vernon Township Police Department  
21 Church Street  
Vernon, NJ 07462**



**Daniel Young  
Chief of Police**

**973-764-6155  
Fax: 973-764-2518**

May 15, 2026

Re: Juan Hernandez

Solicitor Permit

Dear Ms. Gianattasio

We have checked the above named applicant for an arrest record in New Jersey and have found none. We are unable to do a national records check for this type of application.

Please feel free to contact me if any questions are raised or you have difficulty obtaining needed information from other agencies.

Sincerely,

A handwritten signature in black ink, appearing to be "D. Young", with the number "43" written to the right of the signature.

Daniel Young  
Chief of Police

**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.

**CERTIFICATION**

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Meeting held on May 28, 2026 at 7:00 pm in the Vernon Municipal Center.

\_\_\_\_\_  
Marcy Gianattasio, RMC, CMR  
Municipal Clerk

**VERNON TOWNSHIP COUNCIL**

<b>NAME</b>	<b>MOTION</b>	<b>SECOND</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						



RECEIVED

APR 20 2026

Township Clerk

Tel: 973.764.4055, ext. 2234 • Fax: 973.764.6393  
www.vernontwp.com

Vernon Township  
Township Clerk's Office  
21 Church Street  
Vernon, NJ 07462

## Solicitor License Application

<b>Date of application:</b>	
<b>Application type/fee:</b>	<input checked="" type="checkbox"/> New \$20.00 + \$125.00 <input type="checkbox"/> Renewal \$25.00 <input type="checkbox"/> Each Additional Vehicle \$50.00

### APPLICANT'S PERSONAL INFORMATION

Last Name <b>Goetchius</b>		First Name <b>Sean</b>		M.I. <b>T</b>	Maiden Name (if female)	
Permanent Home Address				Permanent Tel. Number		
Local Address				Local Tel. Number		
Driver's License # and State		Social Security #		Marital Status		
				<input type="checkbox"/> Single <input checked="" type="checkbox"/> Married <input type="checkbox"/> Widowed		
Date of Birth	Place of Birth	Height	Weight	Sex	Eye Color	Hair Color
				<input checked="" type="checkbox"/> Male <input type="checkbox"/> Female		

Have you been convicted or pleaded guilty to any motor vehicle offenses in the last 10 years?     YES     NO

Have you been convicted of any crime, misdemeanor or violation of any municipal ordinance?     YES     NO

If yes, please indicate the nature of the offense and the punishment or penalty assessed:

You may attach a separate page to this application if you would like to make any statement with respect to any such conviction or guilty plea.

Provide the name, address and telephone number for three references from Sussex County residents, other than family members, who can attest to your good character and business responsibility.

Name	Address	Telephone
1. <b>Eli Jones</b>		
2. <b>Scott Roettger</b>		
3. <b>Augusto Nunez</b>		

### EMPLOYER INFORMATION

Name <b>Modern Roofing LLC</b>	Telephone
Address <b>1247 Sussex Turnpike Randolph NJ 07869 Ste 130</b>	<b>800 - 350 - 2330</b>

### PREVIOUS SOLICITING ACTIVITY

In which New Jersey municipalities have you solicited goods or services in the immediately preceding two years?    **N/A**

**Solicitor License Application**  
 Continued page 2 of 2

<b>MERCHANDISE/SERVICES INFORMATION</b>					
Provide a brief description of the goods to be sold, services to be performed or nature of any proposed canvassing: <i>Roof Inspections, Roofing Services.</i>					
Where are these goods manufactured/prepared/produced? <i>Roof Replacements</i>					
Where are these goods currently located? <i>ABC Supply</i>					
In the case of foodstuffs, please indicate the date a food handler's certificate was obtained: <i>N/A</i>					
What is your proposed method of delivery? If a vehicle is to be used, please complete the next section. <i>N/A</i>					

<b>VEHICLE INFORMATION</b>					
Year	Make	Model	Color	Size	License Plate #/State
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Insurance Company			Insurance Policy #		
[REDACTED]			[REDACTED]		

**The following items must be included with this application:**

- Two photographs of the applicant, taken no more than sixty days prior to the date of application, at least two inches by three inches showing the head and shoulders of the applicant in a clear and distinguishing manner.
- A photocopy of the applicant's valid driver's license.
- A copy of the certificate of authority to collect sales tax issued by the state of New Jersey and sufficient proof to establish that said certificate of registration has been filed with the state of New Jersey, Director of Taxation. *-no sales tax collected*

I hereby certify that the information contained in this application is complete, accurate and truthful to the best of my knowledge and belief. I understand that if any statement made is willfully false or incomplete, I may be subject to penalties as provided by law and have this application denied.

I hereby acknowledge that the provisions of Chapter 428 of Vernon Township's code entitled "Peddling and Soliciting" are understood and that if I violate any of the provisions, I am subject to appropriate penalties and/or license revocation.

I consent to Vernon Township's obtaining copies of my driving record from the appropriate public agency and Criminal History Record Information from the New Jersey State Police, State Bureau of Identification.

Signature: *[Handwritten Signature]* Date: *4/20/26*

<b>FOR OFFICIAL USE ONLY</b>					
FEE PAID <i>\$145.00</i>			DATE REC'D <i>4-20-26</i>		
CHIEF OF POLICE	<input type="checkbox"/> YES	<input type="checkbox"/> NO	DATE:	TOWNSHIP COUNCIL	<input type="checkbox"/> YES <input type="checkbox"/> NO R#:
LICENSE ISSUED	<input type="checkbox"/> YES	<input type="checkbox"/> NO	DATE:	LICENSE #	

**Vernon Township Police Department  
21 Church Street  
Vernon, NJ 07462**



**Daniel Young  
Chief of Police  
  
973-764-6155  
Fax: 973-764-2518**

May 15, 2026

Re: Sean Goetchius

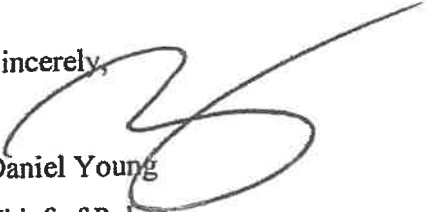
Solicitor Permit

Dear Ms. Gianattasio

We have checked the above named applicant for an arrest record in New Jersey and have found none. We are unable to do a national records check for this type of application.

Please feel free to contact me if any questions are raised or you have difficulty obtaining needed information from other agencies.

Sincerely,

  
Daniel Young  
Chief of Police

## TOWNSHIP OF VERNON

### RESOLUTION #26-189

#### SELF-EXAMINATION OF 2026 BUDGET RESOLUTION *[as required by DCA]*

**WHEREAS**, N.J.S.A. 40A:4-78b has authorized the Local Finance Board to adopt rules that permit municipalities in sound fiscal condition to assume the responsibility, normally granted to the Director of the Division of Local Government Services, of conducting the annual budget examination; and

**WHEREAS**, N.J.A.C. 5:30-7 was adopted by the Local Finance Board on February 11, 1997; and

**WHEREAS**, pursuant to N.J.A.C. 5:30-7.2 through 7.5, the Township of Vernon has been declared eligible to participate in the program by the Division of Local Government Services, and the Chief Financial Officer has determined that the local government meets the necessary conditions to participate in the program for the 2026 budget year.

**NOW THEREFORE BE IT RESOLVED** by the governing body of the Township of Vernon that in accordance with N.J.A.C. 5:30-7.6a & 7.6b and based upon the Chief Financial Officer's certification, the governing body has found the budget has met the following requirements:

1. That with reference to the following items, the amounts have been calculated pursuant to law and appropriated as such in the budget:
  - a. Payment of interest and debt redemption charges
  - b. Deferred charges and statutory expenditures
  - c. Cash deficit of preceding year
  - d. Reserve for uncollected taxes
  - e. Other reserves and non-disbursement items
  - f. Any inclusions of amounts required for school purposes.
2. That the provisions relating to limitation on increases of appropriations pursuant to N.J.S.A. 40A:4-45.2 and appropriations for exceptions to limits on appropriations found at N.J.S.A. 40A:4-45.3 et seq., are fully met (complies with CAP law).
3. That the budget is in such form, arrangement, and content as required by the Local Budget Law and N.J.A.C. 5:30-4 and 5:30-5.
4. That pursuant to the Local Budget Law:
  - a. All estimates of revenue are reasonable, accurate and correctly stated
  - b. Items of appropriation are properly set forth
  - c. In itemization, form, arrangement and content, the budget will permit the exercise of the comptroller function within the municipality.
5. The budget and associated amendments have been introduced and publicly advertised in accordance with the relevant provisions of the Local Budget Law, except that failure to meet the deadlines of N.J.S.A. 40A:4-5 shall not prevent such certification.
6. That all other applicable statutory requirements have been fulfilled.

**BE IT FURTHER RESOLVED** that a copy of this resolution will be forwarded to the Director of the Division of Local Government Services upon adoption.

**CERTIFICATION**

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Meeting held on May 28, 2026 at 7:00 pm in the Vernon Municipal Center.

\_\_\_\_\_  
Marcy Gianattasio, RMC, CMR  
Municipal Clerk

**VERNON TOWNSHIP COUNCIL**

<b>NAME</b>	<b>MOTION</b>	<b>SECOND</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						

*Township of Vernon*  
SUSSEX COUNTY, NEW JERSEY

**CERTIFICATION OF APPROVED BUDGET**

It is hereby certified that the Approved Budget complies with the requirements of law and approval is given pursuant to N.J.S.A. 40A:4-78(b) and N.J.A.C. 5:30-7.

It is further certified that the municipality has met the eligibility requirements of N.J.A.C. 5:30-7.4 and 7.5, and that I, as Chief Financial Officer, have completed the local examination in compliance with N.J.A.C. 5:30-7.6.

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Chief Financial Officer

This certification form and resolution of the governing body executing such certification should be annexed to the adopted budget (N.J.A.C. 5:30-7.6(e))

**TOWNSHIP OF VERNON**

**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.

**CERTIFICATION**

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Meeting held on May 28, 2026 at 7:00 pm in the Vernon Municipal Center.

\_\_\_\_\_  
Marcy Gianattasio, RMC, CMR  
Municipal Clerk

**VERNON TOWNSHIP COUNCIL**

<b>NAME</b>	<b>MOTION</b>	<b>SECOND</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						

**SECTION 2 - UPON ADOPTION FOR YEAR 2026**  
**RESOLUTION #26-191**

Be it Resolved by the VERNON **COUNCIL MEMBERS** of the SUSSEX **TOWNSHIP** that the budget hereinbefore set forth is hereby adopted and shall constitute an appropriation for the purposes stated of the sums therein set forth as appropriations, and authorization of the amount of:

(a) \$ 21,318,051.33 (Item 2 below) for municipal purposes, and

(b) \$ - (Item 3 below) for school purposes in Type I School Districts only (N.J.S.A. 18A:9-2) to be raised by taxation and, (Item 4 below) to be added to the certificate of amount to be raised by taxation for local school purposes in Type II School Districts only (N.J.S.A. 18A:9-3) and certification to the County Board of Taxation of the following summary of general revenues and appropriations:

(d) \$ - (Sheet 43) Open Space, Recreation, Farmland and Historic Preservation Trust Fund Levy  
 (e) \$ - (Sheet 44) Arts and Culture Trust Fund Levy  
 (f) \$ - (Item 5 Below) Minimum Library Tax

**RECORDED VOTE**  
 (Insert last name)

Ayes	Nays	Abstained	Absent

**SUMMARY OF REVENUES**

1. General Revenues				
Surplus Anticipated	08-100	\$	1,650,000.00	
Miscellaneous Revenues Anticipated	13-099	\$	9,935,441.12	
Receipts from Delinquent Taxes	15-499	\$	1,700,000.00	
2. AMOUNT TO BE RAISED BY TAXATION FOR MUNICIPAL PURPOSED (Item 6(a), Sheet 11)	07-190	\$	21,318,051.33	
3. AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOL DISTRICTS ONLY:				
Item 6, Sheet 42	07-195	\$	-	
Item 6(b), Sheet 11 (N.J.S.A. 40A:4-14)	07-191	\$	-	
TOTAL AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOL DISTRICTS ONLY		\$	-	
4. To Be Added TO THE CERTIFICATE FOR THE AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE II SCHOOL DISTRICTS ONLY:				
Item 6(b), Sheet 11 (N.J.S.A. 40A:4-14)	07-191	\$	-	
5. AMOUNT TO BE RAISED BY TAXATION MINIMUM LIBRARY TAX	07-192	\$	-	
Total Revenues	13-299	\$	34,603,492.45	

**CERTIFICATION**

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Meeting held on May 28, 2026 at 7:00 pm in the Vernon Municipal Center.

\_\_\_\_\_  
Marcy Gianattasio, RMC, CMR  
Municipal Clerk

**VERNON TOWNSHIP COUNCIL**

<b>NAME</b>	<b>MOTION</b>	<b>SECOND</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Contino, C.						
Ooms S.						
Rizzuto P.						
Sparta B.						
Higgins, W.						

**TOWNSHIP OF VERNON**

**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.

#### **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:**

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



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

May 19, 2026

MEMORANDUM TO: Vernon Township Council

FROM: Jessica C. Caldwell, P.P., A.I.C.P., L.E.E.D. – G.A.  
Vernon Township Planner

SUBJECT: Land Use Board Review of Ordinance 26-08

Dear Township Council Members:

The Vernon Township Land Use Board held a public hearing on the referral of Ordinance #26-08 on May 13, 2026, pursuant to N.J.S.A. 40A:12A-7(e) of the Local Redevelopment and Housing Law, which requires referral of all redevelopment plans to the municipal planning board for review and comment. The Land Use Board reviewed Ordinance #26-08 pursuant to N.J.S.A. 40A:12-7(e), which requires the Land Use Board to transmit a report to the Governing Body within 45 days of a referral of a redevelopment plan for review. The Board's report must include a review of the proposed redevelopment plan for consistency with the municipal master plan, along with any recommendations the Board may have. The Board's review and findings are as follows:

1. The Land Use Board finds Ordinance #26-08 to be consistent with the Township Master Plan.
2. The Land Use Board recommended that the required street tree species for Ordinance #26-08 be updated to native species, including: Flowering Dogwood (*Cornus florida*) and Eastern Redbud (*Cercis canadensis*).
3. Attached is a revised version of the Redevelopment Plan showing the updated tree species for the Council's consideration. The revision is on page 9, shown with a strikethrough underline. A clean copy is also provided.

Very truly yours,

Jessica C. Caldwell, P.P., A.I.C.P., L.E.E.D. – G.A.  
J. Caldwell & Associates, LLC  
Vernon Township Planner



# 311 NJSH ROUTE 94 REDEVELOPMENT PLAN

VERNON TOWNSHIP, SUSSEX COUNTY, NEW JERSEY

Prepared for:



Prepared by:

Jessica Caldwell, PP, AICP, Township Planner, PP #5944

May 19, 2026



145 Spring Street, Suite E  
Newton, New Jersey 07860

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

## Contents

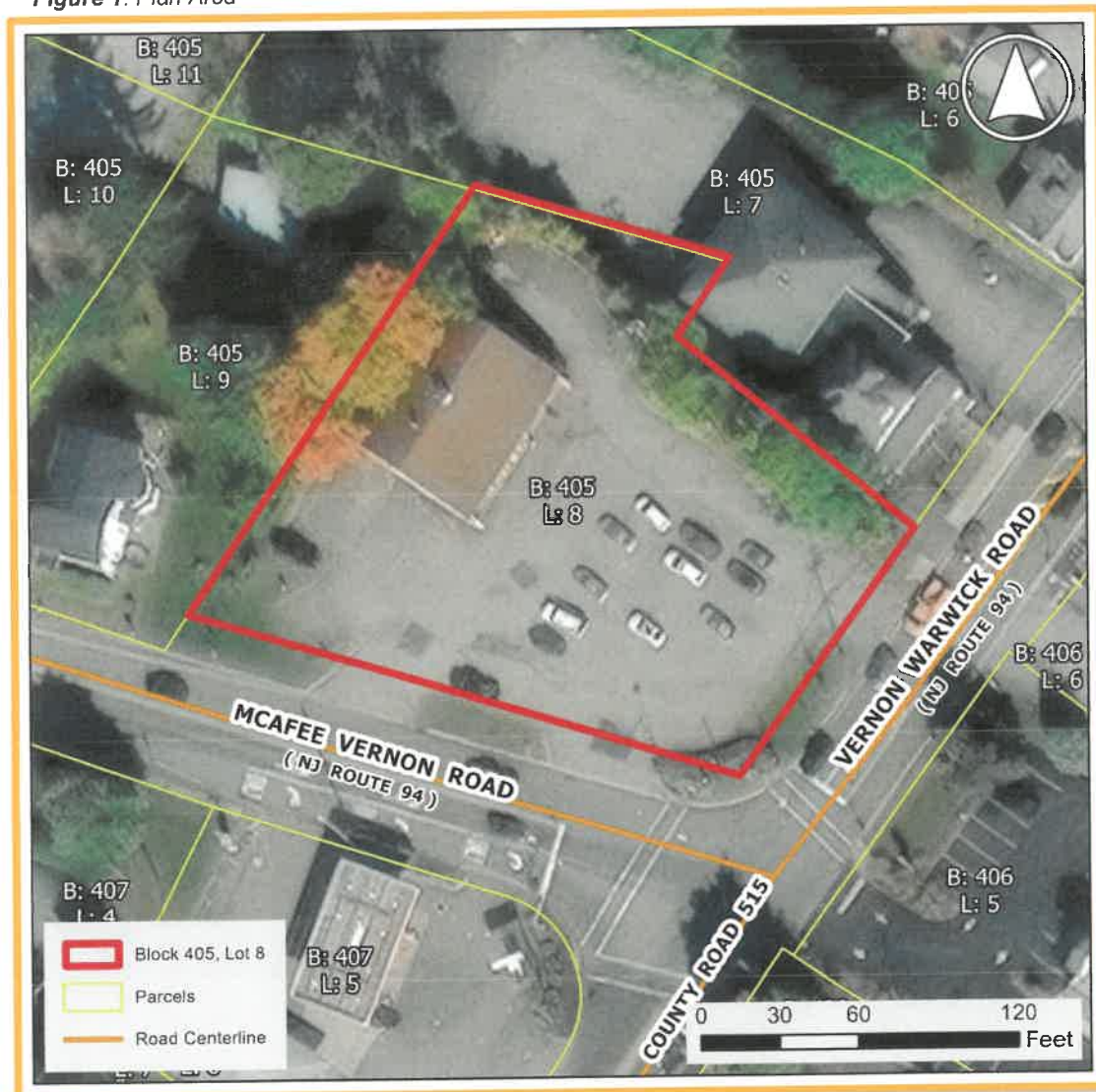
INTRODUCTION.....	1
PLAN CONTEXT .....	2
PURPOSE .....	4
PLAN CONSISTENCY REVIEW .....	4
Township Master Plan Consistency .....	4
Local, Regional, and State Plan Consistency .....	5
APPLICATION OF REGULATIONS.....	6
Principal Permitted Uses.....	6
Accessory Permitted Uses.....	7
Area and Bulk Requirements.....	7
Parking Standards.....	8
Parking Layout.....	8
Screening Requirements.....	8
Landscaping Requirements.....	9
Street Trees .....	9
Mobility Regulations .....	9
Building Design Standards .....	10
Awnings .....	10
Noise.....	11
Façades.....	11
Lighting .....	11
Signage.....	13
Submittal Requirements .....	13
LEGAL PROVISIONS.....	14
The Validity of the Plan .....	14
Amendment to the 311 Route 94 Redevelopment Plan .....	14
Variations in Site Plan Design.....	14
ACQUISITION PLAN .....	15
RELOCATION PLAN .....	15

## INTRODUCTION

The 311 NJSH Route 94 Redevelopment Plan (the “Plan”) governs a portion of the Non-  
Condemnation Area in Need of Redevelopment (the “Town Center Redevelopment Area”) designated by a resolution adopted by the Township Council of the Township of Vernon on April 11, 2018, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”), including Block 405, Lot 8 in the Town Center Redevelopment Area. This Plan is proposed to cover Block 405, Lot 8 (the “Plan Area”), within the Town Center Redevelopment Area as shown below.

This Redevelopment Plan establishes the policy and regulatory framework governing future redevelopment within the Plan Area. The provisions of this Plan are intended to guide land use, development intensity, site design, and overall redevelopment patterns in a manner that advances the Township’s long-term planning objectives while protecting the public health, safety, and welfare.

Figure 1. Plan Area



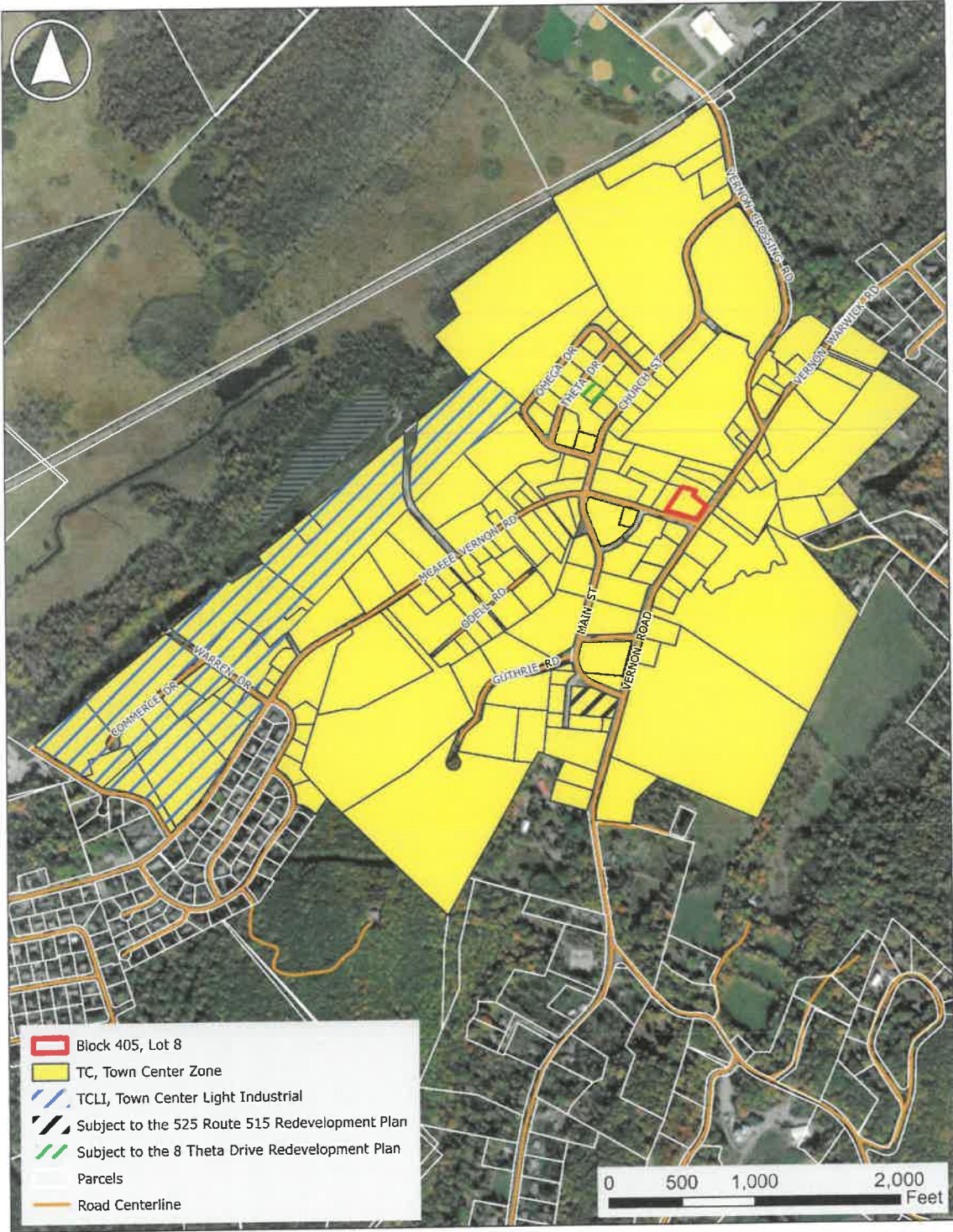
## PLAN CONTEXT

The Plan Area occupies a strategic location consisting of 0.81 acres (35,300 square feet) along New Jersey State Highway (NJSH) Route 94 within the Town Center Redevelopment Area. The Plan Area presents an opportunity to encourage redevelopment of an underutilized property in a manner that reinforces the function and character of the Town Center. The Plan Area has frontage on McAfee-Vernon Road (NJSH Route 94) and Vernon-Warwick Road (NJSH Route 94). It is also located near established commercial, civic, and mixed-use developments. Additionally, the Plan Area is located entirely within the Highlands Planning Area, thus not necessitating the requirement of Highlands area exemptions.

The Plan is intended to support Vernon Township's broader land use and economic development goals by promoting redevelopment that is compatible with surrounding uses and is responsive to the physical and functional characteristics of the site. The Plan recognizes the importance of maintaining a cohesive development pattern along the NJSH Route 94 corridor while enhancing visual quality, site functionality, and long-term economic viability. The Plan also recognizes that the Plan Area is along NJSH Route 94 and in the northern section of the Town Center, which is an appropriate location for more auto-oriented uses. The Plan Area is near a drive-through bank and a drive-through fast food restaurant. As a result, the Plan Area is appropriate for the addition of a car wash as a permitted use.

Redevelopment within the Plan Area is envisioned to occur in a manner that complements existing development patterns, strengthens the Town Center as a focal point of activity, and contributes positively to the overall character of Vernon.

Figure 2. Town Center Redevelopment Area and Plan Area (Block 405, Lot 8)



## PURPOSE

This Plan is intended to serve as the zoning framework for the Plan Area by establishing permitted land uses, development standards, and design guidelines for new construction and redevelopment. The Plan permits a mix of commercial and service-oriented uses, including car washes, to facilitate the revitalization of this underutilized parcel within the Vernon Town Center.

The Plan is designed to accommodate redevelopment that is compatible with the surrounding Town Center area and responsive to the Plan Area's location along NJSH Route 94. In particular, the Plan provides standards intended to address site layout, circulation, and operational characteristics associated with auto-oriented uses, including a car wash, while ensuring safe and efficient vehicular access, appropriate internal traffic flow, and buffering from adjacent properties.

The Plan further promotes the development of an inviting and cohesive streetscape along the NJSH Route 94 right-of-way through enhanced building design, landscaping, parking layout, and signage standards. Additional provisions are included to support pedestrian mobility and to encourage development that contributes positively to the public realm.

Overall, this Redevelopment Plan is intended to improve the appearance, functionality, and economic vitality of the Town Center, while supporting the specific goals and policy objectives set forth in the Township Master Plan and advancing the purposes of the Redevelopment Law.

## PLAN CONSISTENCY REVIEW

### Township Master Plan Consistency

The Redevelopment Law requires that the Redevelopment Plan define this Plan's 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 Master Plan was adopted on December 27, 1995, and a Master Plan amendment was adopted in November 2003. The 1995 Master Plan was further updated in July 2010, December 2011, July 2016, and February 2022, enhancing the goals and objectives to meet the Township's changing land use and housing needs. The following Master Plan goals and objectives relate to the Plan Area and further enhance the Land Use Goals of the Township Master Plan.

- To direct the majority of future growth in the Township to the Vernon Center, Redevelopment Areas, and appropriate existing resort areas of the Township.
- To foster a community sense of place and identity by further defining the unique and positive aspects of Vernon.
- To encourage commercial and mixed-use development in a form, location, and design that preserves and enhances the unique character and identity of Vernon Township.

- 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.

This Plan is consistent with these goals and objectives of the Township's Master Plan by facilitating redevelopment of an underutilized parcel within the Vernon Town Center Redevelopment Area, promoting design standards that support the Town Center sense of place, and encouraging commercial development that supports the character of the area. Additionally, encouraging redevelopment within the State-designated Town Center Area is consistent with the goals and objectives of the SDRP.

### Local, Regional, and State Plan Consistency

The relationship of this Plan with the surrounding communities' master plans, the Sussex County Strategic Growth Plan, the Highlands Regional Master Plan, and the State Development and Redevelopment Plan is reviewed to determine whether any significant relationship exists.

The Plan Area is located in the center of Vernon Township and does not create any potential issues or significant relationships with master plans in surrounding municipalities.

The Sussex County Strategic Growth Plan (SGP) divides the County into six (6) "landscapes," and the Vernon Town Center area is classified as a "Center" where alternative transportation options, cultural and physical infrastructure, and relatively dense residential development are encouraged and promoted to establish a renewed sense of community. In addition, the SGP highlights the following objective relevant to the Plan Area: "minimize development through incentives for density transfer and to enforce development into designated centers". This Plan is consistent with the SGP because this Plan follows the guidelines for Center-type development.

Vernon Township has conformed to the Highlands Regional Master Plan (RMP) for the Preservation Area of the Township. The Township continues to work with the Highlands Council on updating its planning documents and regulations. The initial Plan Conformance requirements were met by the adoption of the Highlands Master Plan Element (2013) and Highland Preservation Area Ordinance (2014). The adoption of an amended municipal Master Plan and Land Development Ordinance provided stringent land use development regulations for the Township within the Highlands Preservation Area. A Sustainable Economic Development Plan Element of the Master Plan was also adopted by the Land Use Board in March 2019, which was funded by the Highlands Council. The Plan Area is located entirely within the Planning Area section of the municipality. While this Plan furthers economic development goals consistent with the RMP, the zoning within the Planning Area is not required to be consistent with the RMP.

The current State Development and Redevelopment Plan (SDRP) was adopted in December 2025. The Town Center is a designated State Town Center through the Plan Endorsement process, which was last approved by the State Planning Commission in 2019. Within the Revitalization and Recentering Goal to Revitalize and Recenter the State's Underutilized Areas, the SDRP states that municipalities should "harness the latent human capital and underperforming economic assets located in underutilized activity centers throughout the state, whether urban, suburban, or rural." The proposal is to create a new redevelopment plan to

improve a parcel within a designated redevelopment area within a designated State Plan Center. As such, this Plan is consistent with the SDRP.

## APPLICATION OF REGULATIONS

The Township will seek a Redeveloper for the Plan Area based on developer interest and ability to redevelop the parcel. The Redeveloper will acquire the Plan Area and effectuate the redevelopment of the Plan Area according to the following land use regulations:

### Principal Permitted Uses

The following uses are permitted in the Plan Area. Multiple principal uses, accessory uses, mixed uses, and multiple principal and accessory structures are permitted. Uses not identified below are prohibited.

- |  |                                     |
|--|-------------------------------------|
| 1. Antiques shop;  | 18. Place of worship;               |
| 2. Arts center;  | 19. Recreation facility, personal;  |
| 3. Banks, savings, and financial institutions;             | 20. Recreation facility, active;    |
| 4. Bars, brewpubs, craft breweries, or distilleries;       | 21. Recreation facility, private;   |
| 5. Bed-and-breakfast;                                      | 22. Recreation facility, public;    |
| 6. Bus shelter;  | 23. Restaurant;                     |
| 7. Business services;                                      | 24. Restaurant, fast-food;          |
| 8. Car wash;   | 25. Restaurant, take-out;           |
| 9. Child care center;                                      | 26. Retail sales;                   |
| 10. Community residences for the developmentally disabled; | 27. Retail sales, outdoor;          |
| 11. Convenience store;                                     | 28. Retail services;                |
| 12. Health care facility;                                  | 29. School bus shelter;             |
| 13. Health club;   | 30. Sheltered care facilities;      |
| 14. Health services;                                       | 31. Shopping center;                |
| 15. Inn;   | 32. Specialty food store;           |
| 16. Office;  | 33. Specialty shopping center;      |
| 17. Office building;                                       | 34. Supermarket;                    |
|  | 35. Temporary outdoor activity; and |
|  | 36. Theater.                        |

### Accessory Permitted Uses

Accessory uses deemed by the Zoning Officer or the Land Use Board to be customary and incidental to a principal permitted use are permitted accessory uses, including but not limited to the following:

1. Off-street parking and drive aisles;
2. Electric Vehicle Service Equipment (EVSE)
3. Signage;
4. Waste and Recycling Enclosures;
5. Fences and Walls;
6. Drive-up or Drive-through Facilities;
7. Trash Receptacles, Benches, and Bollards;
8. Pay Stations and Menu Boards;
9. Height Bars and Directional Signage;
10. Vacuums and Air Compressors; and
11. Vending machines.

### Area and Bulk Requirements

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

Bulk Regulations	Required
Minimum Lot Area	30,000 Square Feet
Minimum Lot Width	100 Feet
Minimum Front Yard Setback - Principal Structure (Each) <sup>1</sup>	10 Feet
Minimum Side Yard Setback - Principal Structure (Each) <sup>2</sup>	10 Feet
Minimum Rear Yard Setback - Principal Structure	N/A
Accessory Structure Setback – All Yards	3 Feet
Maximum Building Height - Principal Structure	4 Stories/50 Feet
Maximum Height - Accessory Structure	20 Feet
Maximum Impervious Coverage	87%
Maximum Building Coverage	70%

<sup>1</sup> The Plan Area has two front yards: McAfee Vernon Road and Vernon Warwick Road.

<sup>2</sup> The Plan Area has two side yards opposite both front yards.

### Parking Standards

The number of parking spaces required per use in the Plan Area is as displayed in the table below:

Use	Required Number of Spaces
Car Wash	1 Space per 450 SF
Retail	1 Space per 300 SF
Office/Retail Services	1 Space per 300 SF
Restaurant	1 Space per 3 Seats
Other Uses	1 Space per 350 SF

### Parking Layout

1. Internal driveway aisles shall be a minimum of 12 feet except in car wash access aisles, which may be a minimum of 8 feet in width.
2. Parking space sizes shall be a minimum of 9 feet by 18 feet for 90-degree angled parking and a minimum of 12 feet by 18 feet for 45-degree angled parking. Parking spaces can include adjacent vacuum equipment.
3. Parking lots shall meet New Jersey ADA requirements for handicapped parking.

### Screening Requirements

1. Loading and service areas, refuse areas, and utility boxes should be placed in visually unobtrusive locations. These areas may be integrated with the building design or in a different location on the site.
2. Screening should be provided to block direct views of service uses to the greatest extent possible. A solid wall or fence with a minimum height of six (6) feet in height should be used to screen refuse areas.
3. Chain link fencing, including the use of wood or plastic slats and wood stockade fencing, is prohibited for screening.
4. Walls and fences are to be constructed to match the architectural detail of the principal structure.
5. 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 service or refuse area enclosures.

### Landscaping Requirements

Landscaping shall be provided where space permits to promote a desirable and cohesive natural environment. Landscaping may also be utilized to screen parking and loading areas, provide windbreaks for winter winds and summer cooling for buildings, streets, and parking, according to the following standards:

1. Ornamental trees should be provided around the exterior of the site and along existing roadway frontages, except for sites with a car wash use.
2. Hedges, shrubs, and ground cover shall be used to define space and provide privacy along the perimeter of the property.
3. 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.
4. Within the overall Landscape Plan shall be required. The Landscape 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.

### Street Trees

1. Street trees should have a minimum of a three-inch (3") caliper at the time of planting. The bottom branches shall be trimmed to a minimum of seven (7) feet from the ground to allow pedestrian passage. Tree spacing shall be generally 50 feet apart with variation for driveways, lighting, and other streetscape impediments. Street trees are not required for a car wash use on the site.
2. The following street trees (or equivalent species approved by the Land Use Board) are the required species for the Town Center and should be planted in an alternating pattern:
  - a. Flowering Dogwood (*Cornus florida*)
  - b. Eastern Redbud (*Cercis canadensis*)

### 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.

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. Access configurations shall be designed to meet projected vehicular traffic and circulation needs.
  - c. Electric vehicle charging stations (EVSE) shall be provided as required by State Law [P.L.2019, c.362 (C.48:25-1 et al.)]. For parking areas with fewer than 50 spaces, at least one (1) make-ready space is required.

2. Pedestrian circulation:
  - a. Sidewalks shall be provided along all roadway frontages.
  - b. Sidewalks shall be a minimum width of four (4) feet.
  - c. Barrier-free walkway systems shall be provided to allow pedestrian access to buildings or uses from parking lots and public sidewalks.

### Building Design Standards

Building design shall meet the following standards:

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, stone foundation accents, and gable, mansard, or hip roof elements.
2. The building mass, footprint, and architecture shall be designed to create an attractive visual presence at a pedestrian scale. Mixed-use buildings are encouraged with commercial on the ground floor and offices or other permitted uses on upper floors.
3. To the extent permitted by the NJDOT, streetscape improvements shall be constructed along the road frontage of the Plan Area. The streetscape shall include sidewalk, landscaped area, street trees, and street lights as space is available and as permitted by the NJDOT.
4. Sidewalk displays, limited to the premises, are permitted directly in front of an establishment along the sidewalk, provided at least six (6) feet of clearance is maintained at the storefront entrances and at least four (4) feet of sidewalk is maintained by pedestrians. Displays are permitted in the rear and side yards of the premises, provided that they are temporary, defined as being readily removable and are not a permanent fixture, attractive, and may not generally exceed six feet (6) in height.

### Awnings

1. Fixed or retractable awnings are permitted on the ground level and upper levels of buildings where appropriate. They should complement the building's architectural style and its materials, colors, and details, and should not conceal the building's architectural features.
2. Canopies may extend over the sidewalk, but shall not restrict pedestrian circulation or traffic flow.
3. In buildings with multiple storefronts, compatible awnings may be used as a means of unifying the structure.

### Noise

1. Noise levels at any property shall meet NJDEP standards.

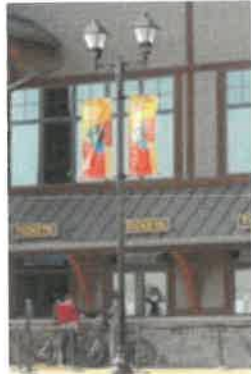
### Façades

1. Buildings shall appear to be a minimum of one and a half (1.5) stories. Upper stories are not required to contain usable space; however, the façades of the building shall have upper-story hip or gable roof elements and windows.
2. Building façades shall provide a unified design with a clearly defined building entrance. Windows and glass doors along the building frontage should be provided to add visual interest.
3. Building façades may be lit from the exterior. Such lights shall be concealed through shielding or recessed behind architectural features. Other wall-mounted decorative lighting, such as at building entrances, shall be compatible with the architectural style of the building.

### Lighting

Lighting Standards for the Plan Area are as follows:

1. Decorative fixtures shall be used both along the street edge and private walkways to establish a consistent lighting design theme. Fixtures shall be Hadco Independence (V151) fixtures in black, double-headed, in black with decorative post and shaft as shown below, or an equivalent light fixture and pole approved by the Land Use Board. Downward-facing lights may be approved by the Land Use Board for interior parking areas.



Hadco Independence Light Fixture  
Double-headed with Flag Posts



Hadco Independence Light Fixture (V151)

2. Other lighting fixtures, such as decorative sign lighting and building accent lighting, shall be reviewed on a case-by-case basis in accordance with these guidelines.

3. Pole-mounted light fixtures, bollards, and wall-mounted fixtures shall follow an approved lighting design plan. A maximum 15-foot in height decorative light poles and metal halide or LED lamps shall be used. Lighting intensity shall be consistent with the Land Development Section 330-80. House side shields must be provided where abutting a residential use. Low-pressure sodium, fluorescent, or mercury vapor lighting, either attached to the exterior building façade or to light the exterior of the building, is prohibited. Neon lighting is prohibited except for "open" signs in interior windows of less than 2 square feet. Light color shall be in the 3,500K-4,500K range.
4. Wall-mounted light fixtures used for street, driveway, and alley illumination are permitted.
5. Wall-mounted light fixtures used for street, driveway, or walkway lighting shall match the approved Town Center Design Specifications except as noted herein. Lighted bollards may be used as decorative lighting along walkways and in plaza areas in place of the approved light fixture.
6. Building facades may be lit from the exterior. Such lights shall be concealed through shielding or recessed behind architectural features. Other wall-mounted decorative lighting, such as at building entrances, shall be compatible with the architectural style of the building.
7. Decorative street signs and traffic signal poles shall follow an approved design plan. Hanging banner and planter brackets may be used as decorative pole elements along streets and walkways.
8. "After-hours" or security lighting, which illuminates the building and parking areas while contributing to a comfortable nighttime pedestrian experience, is encouraged.
9. Visible fluorescent bulbs, exposed exterior neon lighting, colored bulbs (except for seasonal decoration), and internally lit awnings are not permitted. Electric boxes, transformer utilities, and conduits shall be concealed from view.
10. "Washing" the entire building facade is not permitted.
11. Attached building or wall pack lighting shall be screened by the building's architectural features or contain a 35-degree cut-off shield.

### Signage

The following sign standards apply to the Plan Area.

Sign Regulations	Required
<i>Freestanding Sign</i>	
Maximum Number of Signs	1 Sign
Maximum Area of Sign	95 Square Feet
Maximum Height	24 Feet
Minimum Setback to Road Edge	5 Feet
<i>Wall Signs</i>	
Maximum Total Number of Signs	Building: 1 Sign per Street Frontage
	Canopy: 2 Signs
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 the Wall	12 Inches

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

### Submittal Requirements

A redeveloper who wants to develop the Plan Area in accordance with this Plan shall enter into a redevelopment agreement with the Township to effectuate the goals and requirements of this Plan (the "Redevelopment Agreement"). The Redevelopment Agreement will stipulate the precise nature and extent of the improvements to be made and their timing and phasing. The Redevelopment Agreement will also contain the terms, conditions, specifications, and description of required performance guarantees pertaining to the redeveloper's obligation to provide necessary infrastructure and improvements. A 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 Plan incomplete if the applicant has not entered into a Redevelopment Agreement with the Township. After entering into a Redevelopment Agreement with the Township, a redeveloper shall submit to the Township Land Use Board a development application for the Plan Area. The development application must be consistent with this Plan and the Redevelopment Agreement. The approval process for the development application will proceed in accordance with the Township 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.

### Amendment to the 311 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 be adaptable to meet the changing needs of market demand, the Township of Vernon, and its citizens. Amendments may be required 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.

An application requesting one or more deviations 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 that 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 #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:**

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



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

May 19, 2026

MEMORANDUM TO: Vernon Township Council

FROM: Jessica C. Caldwell, P.P., A.I.C.P., L.E.E.D. – G.A.  
Vernon Township Planner

SUBJECT: Land Use Board Review of Ordinance 26-09

Dear Township Council Members:

The Vernon Township Land Use Board held a public hearing on the referral of Ordinance #26-09 on May 13, 2026, pursuant to N.J.S.A. 40:55D-64 of the Municipal Land Use Law, which requires referral of all land use ordinances to the municipal planning board for review and comment. The Land Use Board reviewed Ordinance #26-09 pursuant to N.J.S.A. 40:55D-26 of the Municipal Land Use Law, which requires the Land Use Board to transmit a report to the Governing Body within 35 days of a referral of an ordinance for review. The Board's report must include a review of the proposed development regulation for consistency with the municipal master plan, along with any recommendations the Board may have regarding the ordinance. The Board's review and findings are as follows:

1. The Land Use Board finds Ordinance #26-09 to be consistent with the Township Master Plan.
2. The Land Use Board did not have any further comments or recommendations.

Very truly yours,

Jessica C. Caldwell, P.P., A.I.C.P., L.E.E.D. – G.A.  
J. Caldwell & Associates, LLC  
Vernon Township Planner

**TOWNSHIP OF VERNON**

**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.

~~Strikeouts~~ are deletions. Underlines are added material.

### **§ 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.

~~Strikeouts~~ are deletions. Underlines are added material.

**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.

**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			
Ooms S.		X	X			
Rizzuto R.	X		X			
Sparta, B.			X			
Higgins W.			X			

**ADOPTED:**

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