

**VERNON TOWNSHIP COUNCIL
MEETING MINUTES
JUNE 12, 2025 7:00 PM**

This Meeting of the Township Council of the Township of Vernon was convened at 7:00 p.m. on June 12, 2025, in the Vernon Municipal Center, 21 Church Street, Vernon, New Jersey with Council President Rizzuto presiding.

STATEMENT OF COMPLIANCE

Adequate notice of this meeting has been provided to the public and the press on January 19, 2025, and was posted on the bulletin board in the Municipal Building in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-7.

SALUTE TO THE FLAG

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

ROLL CALL

Present were Council Members, Natalie Buccieri, Jessica DeBenedetto, William Higgins, Bradley Sparta and Council President Patrick Rizzuto. Also present were Mayor Anthony Rossi, Business Administrator Tina Kraus, CFO Donelle Bright, Township Attorney Matthew Moench and Municipal Clerk Marcy Gianattasio.

Council President Rizzuto spoke about Joseph Dunlop who passed away on June 8, 2025 at 21 years old.

MAYOR COMMENTS

Yesterday, Vernon had the annual Senior picnic.

June 22nd from 12 to 4 is our 2nd annual car show.

The Council President and I last week attended the ribbon cutting for the new type of golf course at Great Gorge.

Barry Lakes called to inform me that they have saved \$100k by jumping on our Paving Co'Op program, which is offered at a much lower cost than using contractors outside the CO'OP.

Lastly June 12th was the last day of spraying for mosquitoes.

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

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

MOVED: Higgins

SECOND: Buccieri

All members were in favor.

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

MOVED: DeBenedetto

SECOND: Higgins

All members were in favor.

REVIEW OF BILLS LIST

The Council reviewed the bills list.

CONSENT AGENDA

Resolution #25-158: Refund for Totally Disabled Veteran (Block 153 Lot 6 (Corelogic)

Resolution #25-159: Refund for Totally Disabled Veteran (Block 202 Lot 39 (Schwind)

Resolution #25-160: Refund for Totally Disabled Veteran (Block 202 Lot 39 (Schwind)

Resolution #25-161: Refund for Totally Disabled Veteran Block 587 Lot 13 (Henry Matak)

Resolution #25-162: Refund for Totally Disabled Veteran Block 587 Lot 13 (Henry Matak)

Resolution #25-163: Refund Overpayment (Block 267 Lot 2 – NJSL 9 LLC)

Resolution #25-164: Authorize the Award of a Required Disclosure Contract with “US Outworkers LLC” for Repair and Rebuild of Basin Pipe at #15 Nimbus Drive

Resolution #25-165: Chapter 159 Resolution Requesting Approval of Revenue and Appropriation Amending the 2025 Budget as a Revenue and Appropriation of \$68,866.76

Resolution #25-166: Renewal of Liquor Licenses in the Township of Vernon for the 2025-2026 Licensing Term

President Rizzuto asked for a motion to approve the consent agenda.

MOVED: Sparta
SECOND: Buccieri

A roll call vote was taken:

AYES: Buccieri, DeBenedetto, Higgins, Sparta, Rizzuto

NAYES:

ABSTAIN:

ABSENT:

Motion carries to approve the consent.

RESOLUTION #25-158

REFUND FOR TOTALLY DISABLED VETERAN (Block 153 Lot 6 (Corelogic))

WHEREAS, THE DEPARTMENT OF VETERANS AFFAIRS
awarded Taylor Wagner a 100% permanent and totally disabled veteran: and,

WHEREAS, the law exempts said property from taxation.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Township of Vernon hereby authorizes the Tax Collector to refund 2025 property tax in the amount of \$2,560.00 to Corelogic.

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

RESOLUTION #25-159

REFUND FOR TOTALLY DISABLED VETERAN (Block 202 Lot 39 (Schwind))

WHEREAS, THE DEPARTMENT OF VETERANS AFFAIRS
Awarded Reno Schwind a 100% permanent and totally disabled veteran: and,

WHEREAS, the law exempts said property from taxation.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Township of Vernon hereby authorizes the Tax Collector to refund 2024 property tax in the amount of \$1,542.87 to Reno Schwind.

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

RESOLUTION #25-160

**REFUND FOR TOTALLY DISABLED VETERAN
(Block 202 Lot 39 (Schwind))**

WHEREAS, THE DEPARTMENT OF VETERANS AFFAIRS
Awarded Reno Schwind a 100% permanent and totally disabled veteran: and,

WHEREAS, the law exempts said property from taxation.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Township of Vernon hereby authorizes the Tax Collector to refund 2025 property tax in the amount of \$1,571.14 to Reno Schwind.

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

RESOLUTION #25-161

**REFUND FOR TOTALLY DISABLED VETERAN
Block 587 Lot 13 (Henry Matak)**

WHEREAS, THE DEPARTMENT OF VETERANS AFFAIRS
Awarded Henry Matak a 100% permanent and totally disabled veteran: and,

WHEREAS, the law exempts said property from taxation.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Township of Vernon hereby authorizes the Tax Collector to refund 2024 property tax in the amount of \$1,256.59 to Henry Matak.

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

RESOLUTION #25-162

**REFUND FOR TOTALLY DISABLED VETERAN
Block 587 Lot 13 (Henry Matak)**

WHEREAS, THE DEPARTMENT OF VETERANS AFFAIRS
Awarded Henry Matak a 100% permanent and totally disabled veteran: and,

WHEREAS, the law exempts said property from taxation.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Township of Vernon hereby authorizes the Tax Collector to refund 2025 property tax in the amount of \$3,227.72 to Henry Matak.

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

RESOLUTION #25-163

**REFUND OVERPAYMENT
(Block 267 Lot 2 – NJSL 9 LLC)**

BE IT RESOLVED, by the Council of the Township of Vernon, Vernon, New Jersey, that a warrant be drawn to NJSL 9 LLC in the amount of \$1438.07 representing refund for overpayment of 4th qtr. 2024 property taxes for Block 267 Lot 2.

OWNER	BLOCK	LOT	REFUND AMOUNT
NJSL 9 LLC	267	2	\$1438.07
		TOTAL:	\$1438.07

RESOLUTION #25-164

Authorize the Award of a Required Disclosure Contract with “US Outworkers LLC” for Repair and Rebuild of Basin Pipe at #15 Nimbus Drive

WHEREAS, the Township of Vernon has a need for Repair and Rebuild of Basin Pipe at #15 Nimbus Drive through US Outworkers LLC 10 Warren Drive, Vernon, N.J. 07462 as a required disclosure contract pursuant to the provisions of N.J.S.A. 19:44A-20.5: and,

WHEREAS multiple quotes were obtained in accordance with N.J.S.A. 40A:11-6.1; and

WHEREAS, US Outworkers LLC 10 Warren Drive, Vernon, N.J. 07462, in the aggregate is expected to provide more than the pay to play threshold of \$17,500.00 with a quote of \$23,795.00: and

WHEREAS, US Outworkers LLC 10 Warren Drive, Vernon, N.J. 07462, has completed and certifies that US Outworkers LLC 10 Warren Drive, Vernon, N.J. 07462 has not made any reportable contributions to a political or candidate committee in the *Township of* Vernon in the previous one year, and that the contract will prohibit US Outworkers LLC 10 Warren Drive, Vernon, N.J. 07462 from making any reportable contributions through the term of the contract, and

WHEREAS the Chief Financial Officer hereby certifies that funds NOT TO EXCEED \$23,795.00 are available as follows;

Line Item: C-04-21-012 Bond Ordinance 21-12 Various Improvements

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Township of Vernon authorizes the Business Administrator to enter into a contract with US Outworkers LLC 10 Warren Drive, Vernon, N.J. 07462 not to exceed \$23,795.00 for Repair and Rebuild of Basin Pipe at #15 Nimbus Drive; and,

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and Personal Contribution Disclosure form, Determination of Value be placed on file with this resolution.

RESOLUTION #25-165

**CHAPTER 159 RESOLUTION REQUESTING APPROVAL OF
REVENUE AND APPROPRIATION AMENDING THE 2025 BUDGET
AS A REVENUE AND APPROPRIATION OF \$68,866.76**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount; and

WHEREAS, the Township has been awarded a \$68,866.76 Clean Communities Grant and wishes to amend its 2025 budget for the difference of the awarded amount as a revenue.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Vernon hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2025 in the sum of \$68,866.76 which is now available as a revenue,

BE IT FURTHER RESOLVED that a like sum of \$68,866.76 is hereby appropriated under the caption Clean Communities Grant.

RESOLUTION #25-166

**RENEWAL OF LIQUOR LICENSES IN THE TOWNSHIP OF VERNON
FOR THE 2025-2026 LICENSING TERM**

WHEREAS, all licenses to dispense alcoholic beverages must be renewed and reissued annually no later than June 30, 2025; and

WHEREAS, pursuant to N.J.S.A. 33:1-1 et. seq., the Vernon Township Police Department has made the necessary inspections and reported same to the Township Clerk; and

WHEREAS, all of the licensees have complied with all of the regulations as set forth by the Alcoholic Beverage Control Commission of the State of New Jersey;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Vernon that the following licenses shall be reissued for the 2025-2026 licensing period effective as of July 1, 2025.

PLENARY RETAIL DISTRIBUTION

Highland General Store Inc.	1922-44-002-002
Mac & Lindy’s L.L.C.	1922-44-012-002

LIMITED RETAIL DISTRIBUTION

LWS2 Inc. (Lake Wanda Store)	1922-43-005-003
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PLENARY RETAIL CONSUMPTION

Mountain Creek Resort Inc	1922-33-007-017
FLME Inc.	1922-33-008-004
Smokeys Glenwood Grill LLC	1922-33-013-005
Drews Tavern Inc	1922-33-001-004

HOTEL EXCEPTION

Stone Hill Recreation SPE LLC	1922-36-011-003
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CLUB LICENSE

Wallkill Valley Memorial Post 8441	1922-31-010-002
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RESOLUTION

Resolution #25-156: Sidebar Agreement Between the Township of Vernon and U.A.W. Local 2326

President Rizzuto asked for a motion to approve resolution #25-156.

MOVED: Buccieri

SECOND: Higgins

A roll call vote was taken:

AYES: Buccieri, DeBenedetto, Higgins, Sparta, Rizzuto

NAYES:

ABSTAIN:

ABSENT:

Motion carries to approve resolution #25-156.

RESOLUTION #25-156

**SIDEBAR AGREEMENT BETWEEN THE
TOWNSHIP OF VERNON AND
U.A.W. LOCAL NO. 2326**

The Township and the U.A.W. are parties to a collective bargaining agreement (CBA), effective from **January 1, 2025 through December 31, 2029**; and

WHEREAS, the parties' CBA, Article V (Job Steps and Levels; Salaries) provides a list of titles at various Levels, from Level I to V, at Section A; and

WHEREAS, the parties' CBA, Article V (Job Steps and Levels; Salaries) provides a salary guide for the different levels at Section B, which refers to the salary schedule in the agreement at Schedule A; and

WHEREAS, the Township has determined that it has a need for a new position with the title of **Site Manager, Nutrition Program**; and

WHEREAS, the U.A.W. and the Township have agreed to create the position **Site Manager, Nutrition Program**, which will be a **Level IV position**; and

WHEREAS, this Sidebar Agreement is made this day of **May 29, 2025**, by and between the TOWNSHIP OF VERNON (the "Township") and the U.A.W. LOCAL NO. 2326 (the "U.A.W.").

NOW, THEREFORE, the Township and the U.A.W. hereby agree as follows:

1. The CBA, Article V, Section A shall be amended to include a new title under **Level IV** for the title of **Site Manager, Nutrition Program**, with **CSC Title Code 03716**.
2. The parties agree that the position of **Site Manager, Nutrition Program** falls within the CBA's Recognition Provision, Article I, and the terms and conditions for an employee holding the position and title shall be based upon the CBA;
3. These amendments shall be effective as of **January 1, 2025**.

2024 ANNUAL AUDIT

Resolution #25-167: 2024 Annual Audit

President Rizzuto asked for a motion to approve resolution #25-167.

MOVED: Buccieri
SECOND: Sparta

A roll call vote was taken:

AYES: Buccieri, DeBenedetto, Higgins, Sparta, Rizzuto
NAYES:
ABSTAIN:
ABSENT:

Motion carries to approve resolution #25-167.

RESOLUTION #25-167

2024 Annual Audit

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

WHEREAS, the Annual Report of Audit for the year 2024 has been filed by a Registered Municipal Accountant with the Municipal Clerk pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and

WHEREAS, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall, by resolution, certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled “Comments and Recommendations”; and

WHEREAS, the members of the governing body have personally reviewed, as a minimum, the Annual Report of Audit, and specifically the sections of the Annual Audit entitled “Comments and Recommendations,” as evidenced by the group affidavit form of the governing body attached hereto; and

WHEREAS, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit:

R.S. 52:27BB-52: A local officer or member of a local governing body who, after date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

NOW, THEREFORE, BE IT RESOLVED, that the Township Council of the Township of Vernon, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

Resolution #25-168: Corrective Action Plan 2024 Audit

President Rizzuto asked for a motion to approve resolution #25-168.

MOVED: Sparta
SECOND: Buccieri

A roll call vote was taken:

AYES: Buccieri, DeBenedetto, Higgins, Sparta, Rizzuto
NAYES:
ABSTAIN:
ABSENT:
Motion carries to approve resolution #25-168.

RESOLUTION #25-168

CORRECTIVE ACTION PLAN 2024 AUDIT

WHEREAS, the 2024 Annual Audit Report was delivered in May 2025 and regulations promulgated by the Local Fiscal Affairs Law, N.J.S.A. 40A:5 requires that the Chief Financial Officer prepare a Corrective Action Plan covering all findings and recommendations in the audit report; and

WHEREAS, N.J.S.A. 40A:5 further requires approval of the Corrective Action Plan within 60 days of audit receipt by the Township Council;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Vernon that the Corrective Action Plan for the 2024 Annual Audit Report prepared by the Township Chief Financial Officer and attached hereto as “Appendix A” be approved.

ORDINANCE TO INTRODUCE

Ordinance #25-09: Bond Ordinance Appropriating \$3,492,500, and Authorizing the Issuance of \$2,550,000 Bonds or Notes of the Township, for Various Improvements or Purposes Authorized to be Undertaken by the Township of Vernon, in the County of Sussex, New Jersey

President Rizzuto asked for a motion to introduce ordinance #25-09.

MOVED: DeBenedetto
SECOND: Higgins

A roll call vote was taken:

AYES: Buccieri, DeBenedetto, Higgins, Sparta, Rizzuto
NAYES:
ABSTAIN:
ABSENT:

Motion carries to introduce ordinance #25-09.

PUBLIC HEARING/ADOPTION OF ORDINANCES

Ordinance #25-08: Ordinance of the Township of Vernon, County of Sussex, State of New Jersey, Amending Chapter 94 of the Code of the Township of Vernon Regarding the Police Division

President Rizzuto asked for a motion to open the floor for public hearing on ordinance #25-08.

MOVED: Sparta
SECOND: Buccieri

All members were in favor.

Motion carries to open the floor to the public for public hearing of ordinance #25-08.

Seeing no one from the public wishing to come forward, President Rizzuto asked for a motion to close the public hearing on ordinance #25-08.

MOVED: Buccieri
SECOND: DeBenedetto

A roll call vote was taken:

AYES: Buccieri, DeBenedetto, Higgins, Sparta, Rizzuto
NAYES:
ABSTAIN:
ABSENT:
Motion carries to close the floor for public comment.

President Rizzuto asked for a motion to adopt ordinance #25-08.

MOVED: Sparta
SECOND: Higgins

A roll call vote was taken:

AYES: Buccieri, DeBenedetto, Higgins, Sparta, Rizzuto
NAYES:
ABSTAIN:

ABSENT:

Motion carries to adopt ordinance #25-08.

ORDINANCE #25-08

ORDINANCE OF THE TOWNSHIP OF VERNON, COUNTY OF SUSSEX, STATE OF NEW JERSEY, AMENDING CHAPTER 94 OF THE CODE OF THE TOWNSHIP OF VERNON REGARDING THE POLICE DIVISION

WHEREAS, a determination has been made that the municipal code concerning the Police Division needs to be amended to reflect current operations and to harmonize the municipal code.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and the Council of the Township of Vernon, County of Sussex, and State of New Jersey, that Chapter 94 of the Municipal Code is hereby amended and supplemented as follows:

Article I Establishment, Organization and Personnel

§ 94-1. Division of Police continued; positions.

There is hereby continued in and for the Township of Vernon a Police Division, as part of the Department of Public Safety, which may consist of a Chief of Police, Deputy Chief of Police, and such numbers of Captains, Lieutenants, Sergeants and patrol officers as may, from time to time, be authorized by further ordinance of the Township Council. When positions are so authorized, the Mayor shall make appointments to the authorized positions. The Police Division, upon adoption of this chapter, shall consist of the following authorized positions: one Chief of Police, one Captain, two Lieutenants, up to ~~six~~ seven (7) Sergeants and up to 30 patrol officers.

AND BE IT FURTHER ORDAINED that this Ordinance shall be effective upon its passage and publication as provided by law.

PUBLIC COMMENTS (Limited to 5 Minutes Per Person)

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

MOVED: Sparta

SECOND: Higgins

All members were in favor.

Motion carries to open the floor to the public.

Seeing no members of the public wishing to speak, President Rizzuto asked for a motion to close the meeting for Public Comments.

MOVED: DeBenedetto

SECOND: Higgins

All members were in favor.

Motion carries to close the floor to public comments.

COUNCIL COMMENTS

Council Member Higgins met with the CFO, Business Administrator and Mayor regarding the bond ordinance and he received the information needed to vote on it. He explained that the garbage collection at the DPW for the public is not part of the plan for the garbage compactor. They also discussed the possibility of a pickleball court. Council Member Higgins questioned the quote for the firetruck that is being purchased. He also questioned if the financing costs for the bond are included in the current budget.

Council Member DeBenedetto gave her condolences to the Dunlop family. She also let everyone know about a firemen’s parade in Warwick on Saturday at 4:00 pm.

Council Member Sparta spoke about Joseph Dunlop.

Council Member Buccieri spoke about Joseph Dunlop.

COUNCIL PRESIDENT COMMENTS

Council President Rizzuto spoke about Joseph Dunlop.

ADJOURNMENT

At 7:36 pm Council Member DeBenedetto made a motion to adjourn the meeting. Seconded by Council Member Buccieri.

All were in favor.

Respectfully submitted,

Marcy Gianattasio, RMC, CMR
Municipal Clerk

Patrick Rizzuto
Council President

Minutes approved: June 23, 2025