

11/20

Donna Coccio

From: Jennifer Ramirez <opra+request-83252-1dc0e2e2@requests.opramachine.com>
Sent: Monday, November 10, 2025 2:12 PM
To: Town Clerk
Subject: OPRA request - 85 Lake Walkkill Rd

Dear Vernon Township,

Please provide all available public records for the subject property, including but not limited to the following:

- All building permits (open and closed)
- Records of any code violations or enforcement actions, e.g. complaints.
- Zoning information, including:
 - o Current zoning designation and permitted legal use
 - o Copies of any zoning applications or determinations
 - o Records of any approved or denied variances
- Site plans and any available surveys on file
- Records related to septic systems, private wells, or water/sewer connections
- Records regarding underground or aboveground oil tanks (installation, removal, remediation, or testing)
- Certificates of occupancy (temporary and final)
- Any environmental reports or assessments on file, e.g. – underground /above ground oil tanks, mold, asbestos etc.
- Records related to property subdivision or lot line adjustments including easements or rights of way
- Any open or resolved complaints related to the property
- Historic preservation

11-10-25
656

11/18/25 completed

I HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.

I WILL NOT use the requested government records for a commercial purpose.

I AM NOT seeking records in connection with a legal proceeding.

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:

opra+request-83252-1dc0e2e2@requests.opramachine.com

Is townclerk@vernontwp.com the wrong address for OPRA requests to Vernon Township? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=vernon_township

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:

<https://opramachine.com/help/officers>

View this OPRA request & responses online:

https://opramachine.com/request/85_lake_wallkill_rd

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.

"OPRAMachine's mission is to give people easy and affordable access to New Jersey public records.

For more information, contact us at: (732) 707-1628 or PO Box 3180, New Brunswick, NJ 08903."

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From: Jennifer Ramirez <opra+request-83252-1dc0e2e2@requests.opramachine.com>
Sent: Monday, November 10, 2025 2:12 PM
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Subject: OPRA request - 85 Lake Wallkill Rd

Dear Vernon Township,

Please provide all available public records for the subject property, including but not limited to the following:

- All building permits (open and closed)
- Records of any code violations or enforcement actions, e.g. complaints.
- Zoning information, including:
 - o Current zoning designation and permitted legal use *R2 single family residential*
 - o Copies of any zoning applications or determinations *N/A*
 - o Records of any approved or denied variances *N/A*
- Site plans and any available surveys on file *N/A*
- Records related to septic systems, private wells, or water/sewer connections
- Records regarding underground or aboveground oil tanks (installation, removal, remediation, or testing)
- Certificates of occupancy (temporary and final).
- Any environmental reports or assessments on file, e.g. – underground /above ground oil tanks, mold, asbestos etc.
- Records related to property subdivision or lot line adjustments including easements or rights of way *N/A*
- Any open or resolved complaints related to the property
- Historic preservation

I HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.

I WILL NOT use the requested government records for a commercial purpose.

Anthony Montana
All in Land Holdings LLC
Owner/Landlord
2 Stowe Court Unit 6
Vernon, NJ 07462

11/07/2025

To Whom It May Concern,

I, **Anthony Montana**, as the owner and landlord of **2 Stowe Court, Unit 6, Vernon, NJ**, hereby affirm and promise to fully comply with all requirements and regulations set forth in the **Vernon Township Long Term Rental Ordinance**.

I understand that this ordinance is designed to ensure the safety, well-being, and quality of life for both tenants and the community. I agree to uphold these standards and take responsibility for ensuring that the property is maintained and operated in accordance with all applicable laws.

Sincerely,

Signed.



Date

11/10/25

Anthony Montana

Phone Number 631-371-9627

Email Address amontana700@gmail.com



No. FPCERT-25-00716

Fire Prevention
Vernon Township
*Smoke Detector/Carbon Monoxide Alarm Compliance and Portable
Fire Extinguisher Compliance*

ISSUED TO:



(Owner)

B:280 L:5 - 85 LK WALLKILL RD

(Street Address)

- ☒ Smoke Detectors/Carbon Monoxide Detector: On each level of the dwelling, including basements; excluding attic and crawl spaces.
- ☒ Smoke Detectors/Carbon Monoxide Detector: Outside each separate sleeping area in the immediate vicinity of the bedroom.
- ☒ Smoke Detector type (battery, hard wire or battery backup) must be maintained at time of latest certificate of occupancy.
- ☒ Carbon Monoxide Detectors: Outside each separate sleeping area in the immediate vicinity of the bedroom OR the building does not contain fuel fired appliance or attached garage.
- ☒ All Smoke Detectors AND Carbon Monoxide Detectors have been tested and are in good working order.
- ☐ The structure contains a properly installed warning label, located within 18 inches of both the main electrical panel and the electrical meter, describing the dangers of any secondary power source

Unit Type:

Single Family Dwelling

Date:

OCTOBER 9, 2025

Fee:

\$70.00

Valid for 6 Months

Fire Official/Fire Marshal

Thomas L. ...

[Handwritten signatures and stamps]



Township of Vernon

Telephone 973-764-4055

21 Church Street
P.O. Box 340
Vernon, New Jersey 07462-0340

Fax No. 973-764-3273

VIOLATION NOTICE

5938

Block 00170

Date 6/21/2005 4:07:06 PM

Lot 00008

85 LK WALLKILL ROAD

SUSSEX, NJ 07461

Location 85 LK WALLKILL RD

Date of Inspection

Description disabled honda in driveway

YOU ARE HEREBY NOTIFIED that an inspection has been made by this Department of the above named premises and that the following conditions were found to exist in violation of the Zoning Code of the Township of Vernon, New Jersey. ARTICLE II, SECTION:

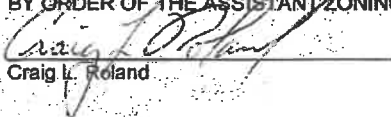
SEE ATTACHED ord 1155, 1153

YOU ARE FURTHER NOTIFIED that a re-inspection of the premises will be made on 7/14/05

Should you fail to comply with the foregoing, you will be liable to penalties as provided in Sect. 1605 of the Vernon Township Land Use Subcode and I will be forced to issue a SUMMONS TO APPEAR IN COURT.

If you have any questions, please feel free to call me.

BY ORDER OF THE ASSISTANT ZONING OFFICER.


Craig L. Roland

(973) 764-4055 - Ext. 2279
(973) 764-9528 - Fax

Clear 7/7/07



Construction

Property Summary

[Portal](#) | [Refresh](#) | [Open All](#)
[Close All](#)

Owner: [REDACTED]
 Location: 85 LK WALLKILL RD
 Block: 280 (Old Block:170)
 Lot: 5 (Old Lot:8)
 Lead Parcel: Yes
 Qualifier:
 Ward: District 1

▼ About the Owner...

▼ About the Property...

▼ About the Taxes...

▼ Projects...

^ Construction...

Applications... [Shorten](#)

Permit Issue Date	Control Number	Permit Number	Work Type	Subcodes	Status	Close Date	Certificates	Total Cost	Agent
	NC-25-00375		Alteration	B	CONSTRUCTION RECORDS CLEARANCE and Close Date Issued	10/3/2025	CONSTRUCTION RECORDS CLEARANCE	\$1	
CONSTRUCTION RECORDS CLEARANCE									
7/12/2018	C-18-00961	18-0618+A	Alteration	E P M	CA and Close Date Issued	7/26/2018	CA	\$1,500	[REDACTED]
REPLACE AC AND ADDITIONAL PLUMBING AND CONNECT GRAY WATER INTO SEPTIC									
6/1/2018	C-18-00526	18-0618	Alteration	B E P	CA and Close Date Issued	7/26/2018	CA	\$2,000	[REDACTED]
INSTALL HALF BATHROOM.									
6/29/2017	C-17-00943	17-0748	Alteration	E	CA and Close Date Issued	2/22/2018	CA	\$500	[REDACTED]
SERVICE (NEW)									
11/18/2008	C-08-02090	08-1291+A	Demolition	B	Closed with Date	2/1/2016		\$1	[REDACTED]
550 gallon CHANGE OF CONTRACTOR DEP# 08-1211-09-1152 LEAKER CUT & CLEAN									
10/14/2008	C-08-01847	08-1291-1	Alteration	M	CA and Close Date Issued	2/1/2016	CA	\$1,700	[REDACTED]
TANK INSTALLATION 275 gallon									
10/14/2008	C-08-01846	08-1291	Demolition	B	CA and Close Date Issued	2/1/2016	CA	\$1,500	[REDACTED]
REMOVAL OF UNDERGROUND STORAGE TANK 550 gallon									
4/30/1997	C-04-10918	97-266	Alteration	B	CA and Close Date Issued	5/1/1997	CA	\$400	
RESHINGLE									
4/9/1991	C-04-4799	91-120	Alteration	E	CA and Close Date Issued	4/10/1991	CA	\$0	

ELECTRICAL

Would you like to add a application to this parcel? [Yes](#)

Inspections... Expand

<u>Date</u>	<u>Control Number</u>	<u>Permit Number</u>	<u>Subcode</u>	<u>Type</u>	<u>Inspector</u>	<u>Result</u>	<u>Comment</u>	<u>Result Comment</u>
7/26/2018	C-18-00526	18-0618	Electrical	Final	Patrick Murphy	Pass		
7/26/2018	C-18-00961	18-0618+A	Electrical	Final	Patrick Murphy	Pass		
7/24/2018	C-18-00526	18-0618	Plumbing	Final	Dave Condon InActive	Pass		
7/24/2018	C-18-00526	18-0618	Electrical	Final	Patrick Murphy	Fail		
7/24/2018	C-18-00526	18-0618	Building	Final	Jim Cutler	Pass		
7/24/2018	C-18-00961	18-0618+A	Mechanical	Final	Dave Condon InActive	Pass		
7/24/2018	C-18-00961	18-0618+A	Plumbing	Final	Dave Condon InActive	Pass		
7/24/2018	C-18-00961	18-0618+A	Electrical	Final	Patrick Murphy	Fail		
7/9/2018	C-18-00526	18-0618	Electrical	ROUGH	Patrick Murphy	Pass		
7/9/2018	C-18-00526	18-0618	Plumbing	Final	Dave Condon InActive	Fail		need update for sewer connection,aav,airhandler,hose bibs k-sink need finals on all

Violations...

<u>Notice Date</u>	<u>Violation Number</u>	<u>Compliance Date</u>	<u>Close Date</u>	<u>Subcode</u>	<u>Issuing Officer</u>	<u>Infraction</u>
8/12/2013	V-13-00217	8/22/2013	5/23/2017	Administrative	Tom Pinand	Notice of Unsafe Structure
UNSAFE STRUCTURE N.J.S.A. 52:27D-132 AND N.J.A.C.						
COMPLIED DWELLING OPEN TO OUTSIDE DEEMED A FIRE HAZARD health complaint						

Would you like to add a violation to this parcel? [Yes](#)

Ongoing Applications...

There is no application data for the selected parcel.

Would you like to add an application to this parcel? [Yes](#)

▼ **Complaints...**▼ **Land Use...**▼ **Engineering...**▼ **Attachments...**▼ **Comments...**

LAND DEVELOPMENT

330 Attachment 5

SCHEDULE A Permitted, Conditional and Accessory Uses and Structures* (Section 330-160)

Township of Vernon

[Amended 12-13-1999 by Ord. No. 99-27; 6-25-2001 by Ord. No. 01-13; 1-28-2002 by Ord. No. 02-04; Ord. No. 11-14;
Ord. No. 13-04; 11-26-2018 by Ord. No. 18-30; 7-26-2021 by Ord. No. 21-16; 9-13-2021 by Ord. No. 21-25; 2-27-2023 by Ord. No. 23-04;
11-27-2023 by Ord. No. 23-22]

Legend:

P = Permitted principal use
A = Permitted accessory use
C = Conditional use

Uses	R-1	R-2	R-3	R-4	SR	PLC	C-1	C-2	C-3	CR	AET	LI	C	MTC	P	PLLC	TC ¹⁴	MVMU
Accessory uses; customary	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Agriculture/farm	P	P	P	P			P	P	P	P	P	P			A			
Antique shop							P	P	P	P	P						P	
Arts center								C		P	C						P	
Auto service station							C	C										
Banks, savings and financial offices							P	P	P								P	
Bars, brewpubs, craft breweries or distilleries								P		P							P	
Bathhouse/rest rooms	A	A	A	A	A	A				A				A		A		
Beaches	A	A	A	A	A	A				A				A	A	A		
Bed-and-breakfast							P	P	P	P	P						P ¹⁴	
Boarding stable							C			P	P							
Bus shelter							C	C	C	C							P	
Business services							P	P	P			P					P	
Campground, proprietary					P													

VERNON CODE

Uses	R-1	R-2	R-3	R-4	SR	PLC	C-1	C-2	C-3	CR	AET	LI	C	MTC	P	PLLC	TC ¹⁴	MVMU
Campground, public										P	C							
Cannabis**																		C
Cannabis cultivator											C	C						C
Cannabis distributor												C						C
Cannabis manufacturer												C						C
Cannabis wholesaler												C						C
Cannabis delivery							C	C	C			C					C	C
Cannabis retailer							C	C	C			C					C	C
Cannabis medical dispensary							C	C	C			C					C	C
Clubhouse	P	P	P	P		P				P						P		
Cluster development	P	P	P	P														
Community residences for the developmentally disabled	P	P	P	P		P									P	P	P	
Conference center							C	C		P								
Conference room							C	C	C	C	C							
Convenience store							P	P		A							P	
Country club						P				P	P					P		
Docks	A	A	A	A	A	A				A					A	A		
Dwelling, single-family	P	P	P	P	P	P				C					P	P		
Family day-care home	P	P	P	P	P	P					P		P			P		
Farmstand/produce	A	A	A	A	A		P	P		P	P	A						
Funeral home							C	P	P									
Galleries							P	P	P	P	P							
Garage, repair								C				P						
Gardens, botanical										P	P					P		
Gardens, zoological										P	P					P		

LAND DEVELOPMENT

Uses	R-1	R-2	R-3	R-4	SR	PLC	C-1	C-2	C-3	CR	AET	LI	C	MTC	P	PLLC	TC ¹⁴	MV/MU
Gazebo	A	A	A	A	A	A	A	A	A	A	A				A	A		
General development plan																		
Golf course						P				P	C			P				
Golf course, miniature										A								
Health care facility								C									P	
Health club						P ³		P		P	C						P	
Health services								P	P			P					P	
Home occupation	P	P	P	C		C ⁴					P					C ⁴		
Home professional office	C	C	C	C		C ⁴										C ⁴		
Hotel										P								
Inn							P	P		P	P						P	
Institutional uses, excluding places of	C	C	C	C		C ⁴	C	P	C							C ⁴		
Light industry												P						
Lodge										P								
Multifamily age-restricted housing				P														
Nature preserve	P	P	P	P	P	P				P	P		P	P	P			
Nursery							P	P	P		P							
Office						P ⁵	A	P	P			A				P ₅	P	
Office building								P	P								P	
Outdoor recreation	P	P	P	P		P				P	P		P	P	P	P		
Personal service							P	P	P									
Place of worship	C	C	C	C		C ⁴	C	P	P	P	P					C ⁴	P	
Planned adult community ^{11, 12}				P			P			P								
PUD, PCD, PURD, PID ¹¹																		
Private lake community						P	P									P		

VERNON CODE

Uses	R-1	R-2	R-3	R-4	SR	PLC	C-1	C-2	C-3	CR	AET	LI	C	MTC	P	PLLC	TC ¹⁴	MVMU
Professional office							P	P	P									
Public utilities																		
Racquet sports facilities										P	C							
Recreation facility,										P	C						P	
Recreational facility, personal	P	P	P	P		P										P	P	
Recreation facility, active										P							P	
Recreation facility, private	P	P	P	P	P	P				P						P	P	
Recreation facility, public										P							P	
Recreational development						P				P						P		
Research labs												P						
Residential, single-family	P	P	P	P		P										P		
Resort										P	P							
Resort-oriented housing						P				C								
Restaurant						A ⁶	P	P		P	C						P	
Restaurant, fast-food								P		P							P	
Restaurant, take-out								P		P							P	
Retail sales						A ⁶	P	P	P	A							P	
Retail sales, outdoor						A ⁶	P	P			C						P	
Retail services																	P	
Riding academy/stables							C			P	P							
School bus shelter	C	C	C	C		C		C	C								P	
Sheltered care facilities																	P	
Shopping center							C	P									P	
Shopping mall								P										
Ski area										P	C							
Ski resort										P								
Solar and photovoltaic	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	

LAND DEVELOPMENT

Uses	R-1	R-2	R-3	R-4	SR	PLC	C-1	C-2	C-3	CR	AET	LI	C	MTC	P	PLLC	TC ¹⁴	MVMU
energy																		
Specialty food store							P	P	P	A							P	
Specialty shopping center								P	P								P	
Studio							P	P	P		P							
Supermarket								P									P	
Temporary outdoor activity	C	C	C	C	C	C ⁶	C	C	C	C	C	C	C	C	C	C ⁶	P	
Theater						A ⁶		P		C							P	
Theme park										P								
Townhouse				P														
Veterinary hospital								P	P									

*Editor's Note: See Appendix A for Redevelopment Plans; Redevelopment Ordinances and Special Zoning Districts.

**Editor's Note: See §330-160 for additional cannabis regulations.

Editor's Note: Ord. No. 06-41 was previously codified herein and was removed at the direction of the Township Clerk to reconcile the Code to reflect that Ord. No. 06-41 was not adopted. Ord. No. 06-41 pertained to Bed and Breakfast Uses in the R-1 and R-2 Zones.

NOTES:

- 1 Permitted only where accessory to a grocery store.
- 2 Subject to approved plan.
- 3 For use by members and their guests, per requirements of community association or club.
- 4 Subject to the charter, bylaws, rules, regulations and restrictions in favor of the community association or club.
- 5 As necessary or appropriate to the operations of the community association or club.
- 6 When incident to community association or club operations or activities.
- 7 Outpatient only.
- 8 PCD only.
- 9 Permitted only where accessory to a health club.
- 10 Permitted only where the required number of off-street parking spaces can be provided on site.
- 11 See applicable sections.
- 12 Semiattached or attached dwelling units.
- 13 See Article XXI, Solar Zoning and Standards, §§ 330-260 and 330-261.
- 14 See § 330-184B, for the Town Center District use regulations.

