

Property Outline

for

233 Route 94, Vernon, NJ 07462

Asking Price \$399,000.00

1.65 Acres

C-3 Zone

Public Utility Area

High Visibility Location Next to Mountain Creek Resort

On-Site Parking

High Visibility Road Signage

Former Use: Food Café / Medical Office

Information Package attached:

- Listing Information
- C-3 Zone Detail
- Traffic Count / Demographics Report
- OPRA Property Report

Contact:

Kevin J. Colman, Broker NY-NJ
VP Commercial Property Div.

C 973-903-6842 kevincolman23@gmail.com

Berkshire Hathaway, Gross & Jansen REALTORS®
NY office 845-986-7005 - NJ office 973-764-5555

Commercial Agent Complete Report



MLS#: 3903927
 Status: Active
 ZIP: 07462-3305*
 RZIP: 07462
 Block: 380*
 Lot: 4*
 Suite #: 233
 Bldg #:
 #Units: 1
 #Apts:
 TFB:
 #1Br:
 #3Br:
 YB/Desc/Ren: 1965 / Approximate /
 Type: Office/Retail, Restaurant, See
 Remarks

Section:
 ZN: C-3
 BSqFt: 1784
 ASqF: 1784
 OSqFt: 1784
 Acres: 1.65*
 LtSz: 1.65
 CLR: Red
 Brick
 ZnCpl:
 GSMLS.com: Yes
 THB:
 #2Br:
 #4Br:
 LP: \$399,000 / PSqFt:\$999.00
 OLP: \$429,000
 SP:
 SpSqF: \$0.00
 FSOL: S
 LD: 05/24/2024
 XD: 05/24/2025
 FSD:
 UCD:
 AntCd:
 CD:
 ADM: 118
 DOM: 120
 OCD:
 SDA: No

Directions: 233 Route 94, Vernon, NJ (Nordic House (business) Signage on Property) Near the Appalacian Hotel / Mt Creek Resort Area.

Remarks: ****PRICE REDUCTION**** 1.65 ACRE COMMERCIAL Property. Ranch Home Conversion to Commercial Retail / Food Usage. Property is in the C3 Zone Usage area. The property has VERY HIGH VISABILITY and road signage with 313 ft of road frontage on State Route 94. Within Minutes of Mountain Creek Year Round Resort. The existing Structure is intact and workable for either for Buisness Rehab or Land Redevelopment.
 Agent Remarks: Text/Call Broker Kevin J Colman @973-903-6842, Debra Card @973-714-1831. Admin.Frances H Schmidt @973-917-9837 for showing instruction,zone usage,property detail. Showings limited to MONDAY between 12pm-4pm unless otherwise arranged.Property is tenant occupied will require 24 hour notice for access.

GENERAL INFORMATION

#Lav: 2 MaxHt: 0 Bay: 0 Ceil: 8 #Docks: 0
 #Strs: 1
 Bsmt: Yes/Finished, Full, Walkout Locat: Business District, Freestanding, See Remarks
 Const: Brick/Block, Wood LtDes: Level Lot, Open Lot
 DocSav: See Remarks Parking: Additional Parking, Blacktop, Parking Lot-Exclusive, See Remarks
 Equip: See Remarks, Sign - Freestanding Roof: Asphalt Shingle
 Exter: Brick/Block Salinc: Building & Land
 Dep Status: Unknown
 Prior Use: Food / Cafe

UTILITIES

Heat: 1 Unit, Baseboard - Hotwater, Multi-Zone Sewer: Septic
 Cool: No Cooling Utilities: See Remarks
 Fuel: Oil Tank Below Ground Water: Well
 Service: Cable TV Available, Internet Available

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$8,766* / 2023* TaxRt: 2.593* / 2023 BldAsmt: \$68,800* LndAsmt: \$288,900* TotAsmt: \$357,700*
 GOI: \$ TOE: \$ NOI: UtilPay: MFE:
 CapRt: \$ CAM: FarmAsm: No OTP: Fee Simple Easement: Unknown /
 LenderApprvReq: No

LEASE INFORMATION

SHOWING INFORMATION

Owner: C/O Broker
 Instr: Showings limited to MONDAYS between 12pm-4pm or otherwise arranged Posses: (at closing)
 by special appointment. Property is tenant occupied will require 24 hour notice
 for access.
 Show: Call Listing Agent, Listing Agent to Accompany, See Showing Sign Yes
 Instructions, Text Agent

LISTING OFFICE INFORMATION

ListOff: BHHS GROSS AND JANSEN REALTORS (0365) Ph: 973-764-5555 Email: kevincolman323i@gmail.com
 ListAgt1: KEVIN COLMAN (249092) Ph: 973-903-6842 Fax: 973-764-4545
 LType: Exclusive Right to Sell BREL: Disclosed Dual Agent

Property Detail Report

For property located at
233 Rt 94, Vernon, NJ 07462

APN: 22-00380-0000-00004-0000
Generation date: 09/21/2024

Listing Information

Status	Active	Days on Market	111
List Price	\$399,000	Total Finished Sq Ft	---
Original List Price	\$429,000	Acres	1.65
		MLS ID	3903927

Public Remarks

****PRICE REDUCTION**** 1.65 ACRE COMMERCIAL Property. Ranch Home Conversion to Commercial Retail / Food Usage. Property is in the C3 Zone Usage area. The property has VERY HIGH VISABILITY and road signage with 313 ft of road frontage on State Route 94. Within Minutes of Mountain Creek Year Round Resort. The existing Structure is intact and workable for either for Buisness Rehab or Land Redevelopment.

Commercial Description

Owner Pays	---
Tenant Pays	---
LandLords Work	---
Free Ren	---
Maintenance Fee	---
Property Type	COM

Room Description

Full Bath	---
Half Bath	---
Num 1 Bed Units	---
Num 2 Bed Units	---
Num 3 Bed Units	---
Num 4 Bed Units	---
Floors	---
Doors	---

Utilities

Heat	1 Unit, Baseboard - Hotwater, Multi-Zone
Cooling	No Cool
Sewer	Septic
Water Source	Well
Heat Source	Oil Tank Below Ground
Utilities	---

Lease Information

Lease Info	---
Lease Type	---
Lease Includes	---
Loan Terms	---
Pre-Rental Requirement	---
For Sale Or Lease	For Sale

Structure

Color	Red Brick
Stories	1
Renovated	---
Roof	Asphalt Shingle

Parking

Features	---
Garage Spaces	---
Parking Available	---
Parking Desc	Additional Parking, Blacktop, Parking Lot-Exclusive, See Remarks

Lot

Features	Level Lot, Open Lot
Acres	1.65
Dimensions	1.65 AC

Additional

Equipment Available	See Remarks, Sign - Freestanding
Features	Brick/Block
Basement	Yes / Finished, Full, Walkout

Legal

Documents Available	See Remarks
Easement	Unknown
Easement Desc	---

Property Detail Report

For property located at
233 Rt 94, Vernon, NJ 07462

APN: 22-00380-0000-00004-0000
Generation date: 09/21/2024

Owner(s) Information

Owners(s) name	Liss Family Tst	Owner For	10 years
Mailing Address	33 Judge Beach Rd	Absentee	Yes
City, State Zip	Sussex, NJ 07461	Corporate Owned	No

Location Information

County	Sussex	Lot Acres	1.6515	Class 4 Code	739
Municipality	Vernon Township	Lot Sq Ft	71,939.34	Building Class	
Block / Lot / Qual	380 / 4 / --	Land Use	Commercial	Building Desc	NORDIC HOUSE
Additional Lots	--	Land Desc	1.65 AC	Building Sq.Ft.	1784
Census Code	340373716002000	Zoning	C-3	Year Constructed	1965

Tax Information

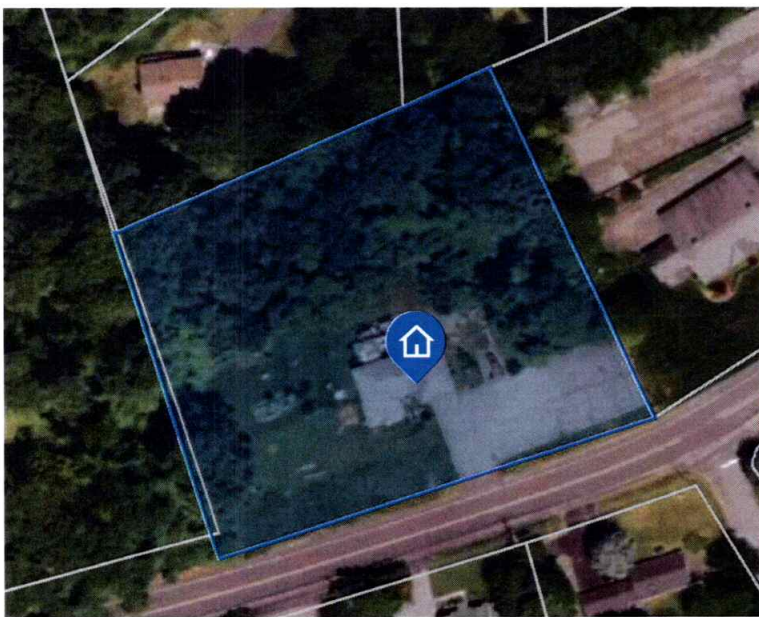
Assessed Year	2024	Land Value	\$288,900	Tax Exemption	--
Tax Year	2023	Improved Value	\$68,800	Deductions (Amount)	0
Calculated Tax	\$8,766.93	Total Assessed Value	\$357,700	Tax Rate (2023)	2.593
Special Tax Codes	--			Tax Ratio (2023)	99.74

Last Market Sale

Sale / Rec Date	10/16/2014 - 10/16/2014	Buyer Name	Liss Family Tst	Seller Name	
Sale Price	\$1	Buyer Street		Seller Street	
Price / Sq.Ft.	\$0	Buyer City, State		Seller City, State	
Book / Page	03350 / 00705				
Assessor Code					

FEMA Flood

Flood Zone	Flood Risk	Panel #	Effective Date	Parcel Coverage	SFHA
X	AREA OF MINIMAL FLOOD HAZARD	34037C0205E	09/29/2011	1.65 (100%)	No

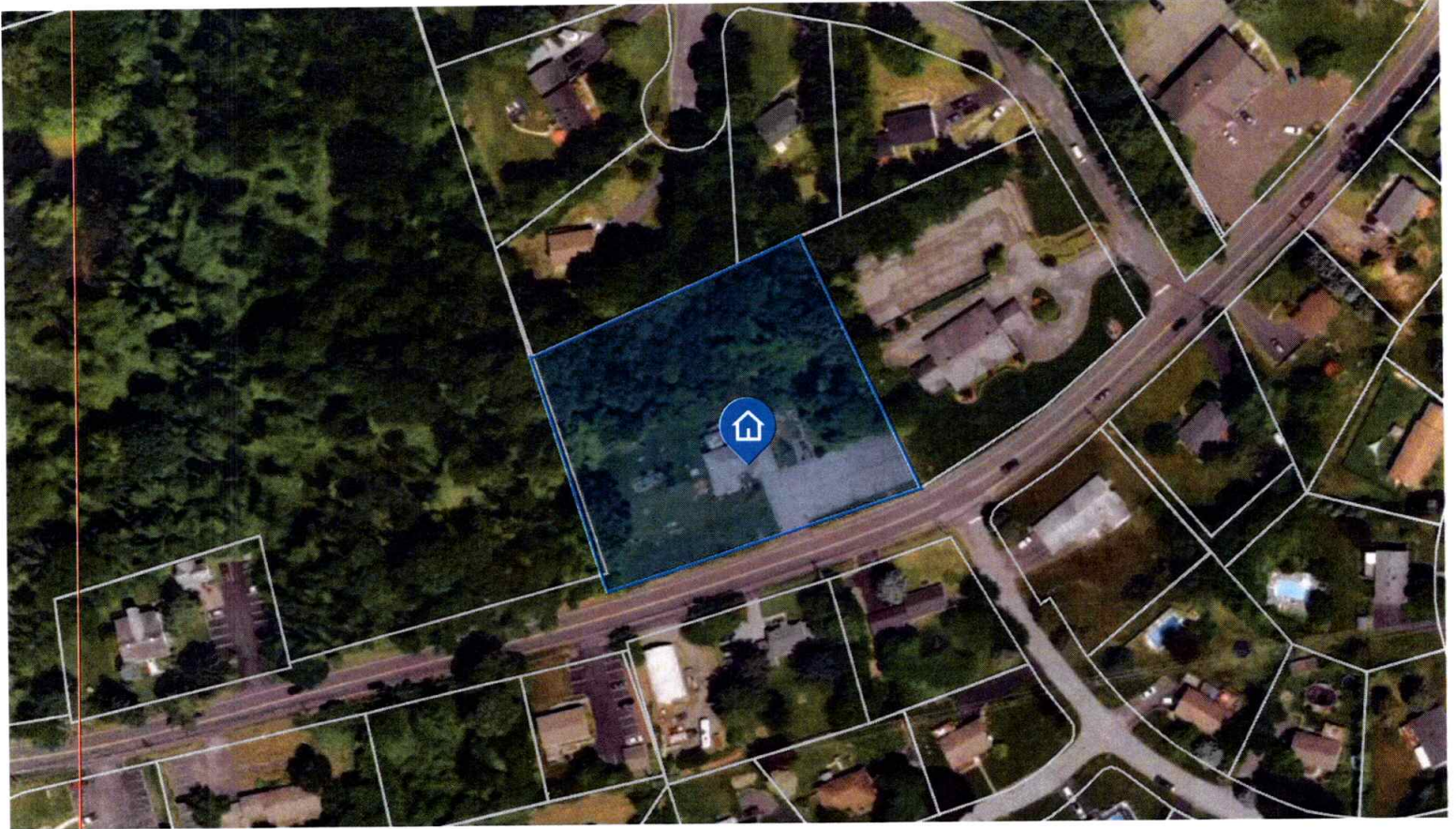


Property Detail Report

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233 Rt 94, Vernon, NJ 07462

APN: 22-00380-0000-00004-0000
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FEMA Flood



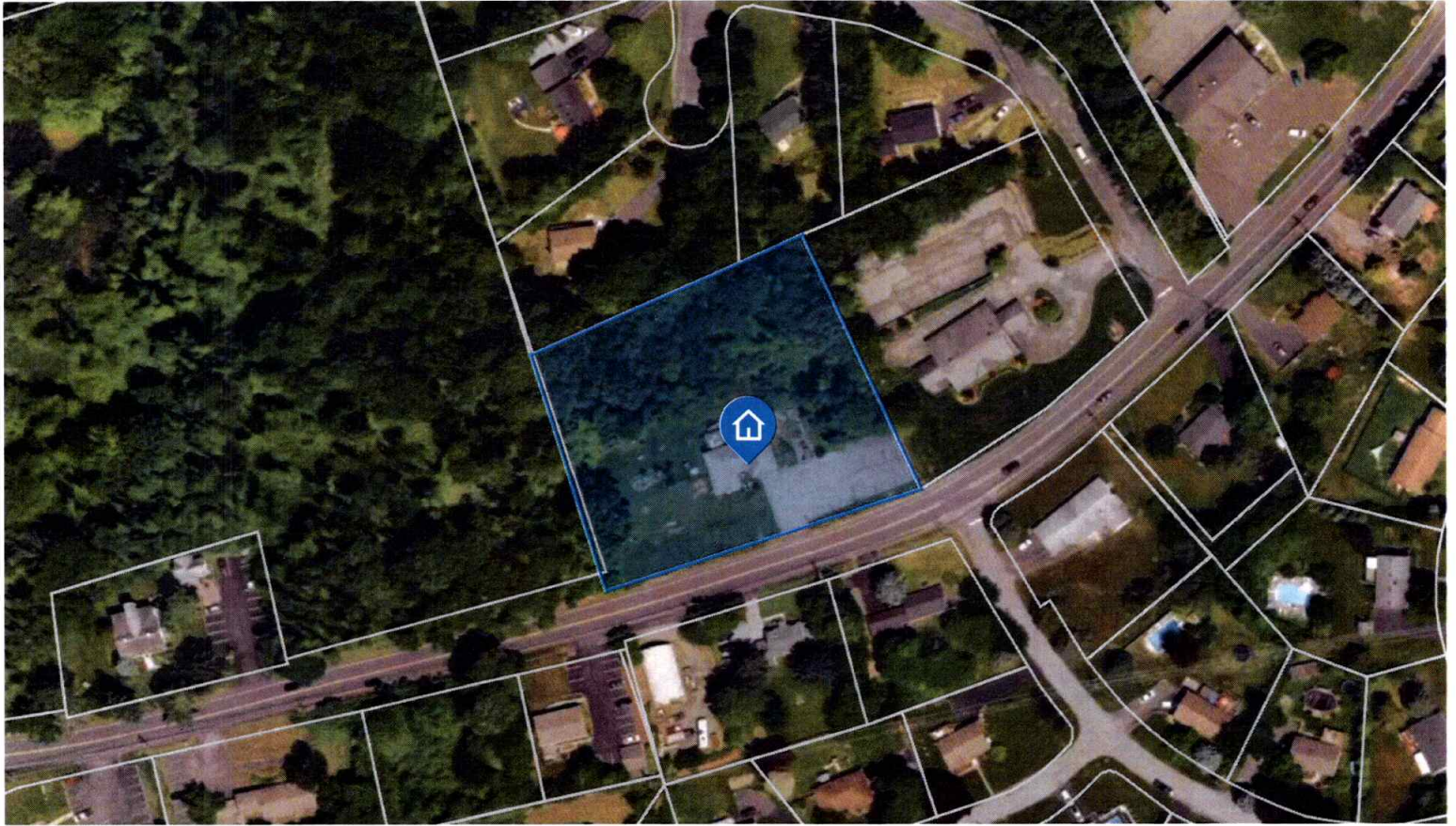
Code	Code Description	Area	Panel #	SFHA	
X	AREA OF MINIMAL FLOOD HAZARD	1.65 (100%)	34037C0205E	No	<ul style="list-style-type: none">● FLOODWAY● 1% ANNUAL CHANGE FLOOD HAZARD● 0.2% ANNUAL CHANCE FLOOD HAZARD● UNDETERMINED

Property Detail Report

For property located at
233 Rt 94, Vernon, NJ 07462

APN: 22-00380-0000-00004-0000
Generation date: 09/21/2024

DEP Wetlands



Description

Area

This parcel does not appear to have any relations with DEP Wetlands

Vernon Township, New Jersey

Google Street View

Nov 2021 See more dates



Google

** W/ CRACK
PROPERTY*

LOT DIMENSIONS

304.92 ft
State Vernon Rd

199.74 ft

94

120.52 ft

309.72 ft

215.16 ft

210.13 ft

106.22 ft

180.76 ft

180.76 ft

0.65 ac

149.05 ft

149.05 ft

0.49 ac

64.97 ft

41.86 ft

183.78 ft

267.04 ft

Ferguson-Vernon
Funeral Home

200.03 ft

1.37 ac

200.03 ft

Mott Dr
140.02 ft

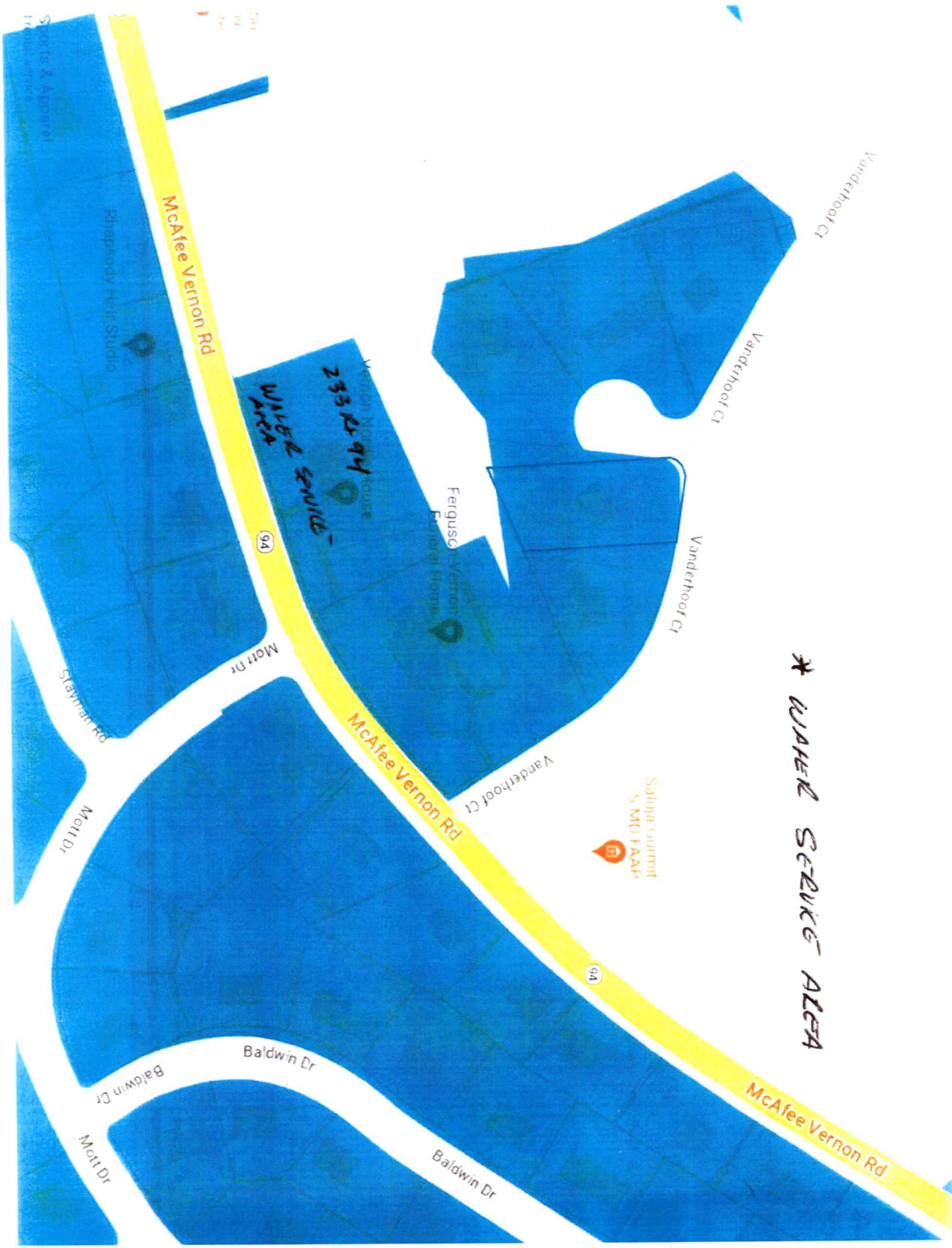
140.91 ft
140.91 ft

84.55 ft

32.25 ft
32.25 ft
32.25 ft

42.05 ft

202.98 ft



* WATER SERVICE AREA

233 At 94
WATER SERVICE AREA

Saluja Summit
SMD EAAP

McAfee Vernon Rd

McAfee Vernon Rd

McAfee Vernon Rd

Vanderhoof Ct

Vanderhoof Ct

Vanderhoof Ct

Vanderhoof Ct

Ferguso Vernon

Mott Dr

Stayman Rd

Mott Dr

Baldwin Dr

Baldwin Dr

Baldwin Dr

Mott Dr

94

94

0 25 50 75 100
feet

Sussex County MUA
Upper Walkkill WPCF

Alpine House B & B Inn
434 N. 199
Sussex County MUA
Upper Walkkill WPCF

Sussex County MUA
Upper Walkkill WPCF

Sussex County MUA
Upper Walkkill WPCF

Ferguson Vernon
Funeral Home

Jaijia Gurmil
S MD FAAP

* SEWER SERVICE AREA

McAfee Vernon Rd

Rhapsody Hair Studio

Stuyman Rd

Matt Dr

Vardelhocot Ct

Vardelhocot Ct

Balwin Dr

Mott Dr

Balwin Dr

Outkast Sports & Apparel

Cumtust

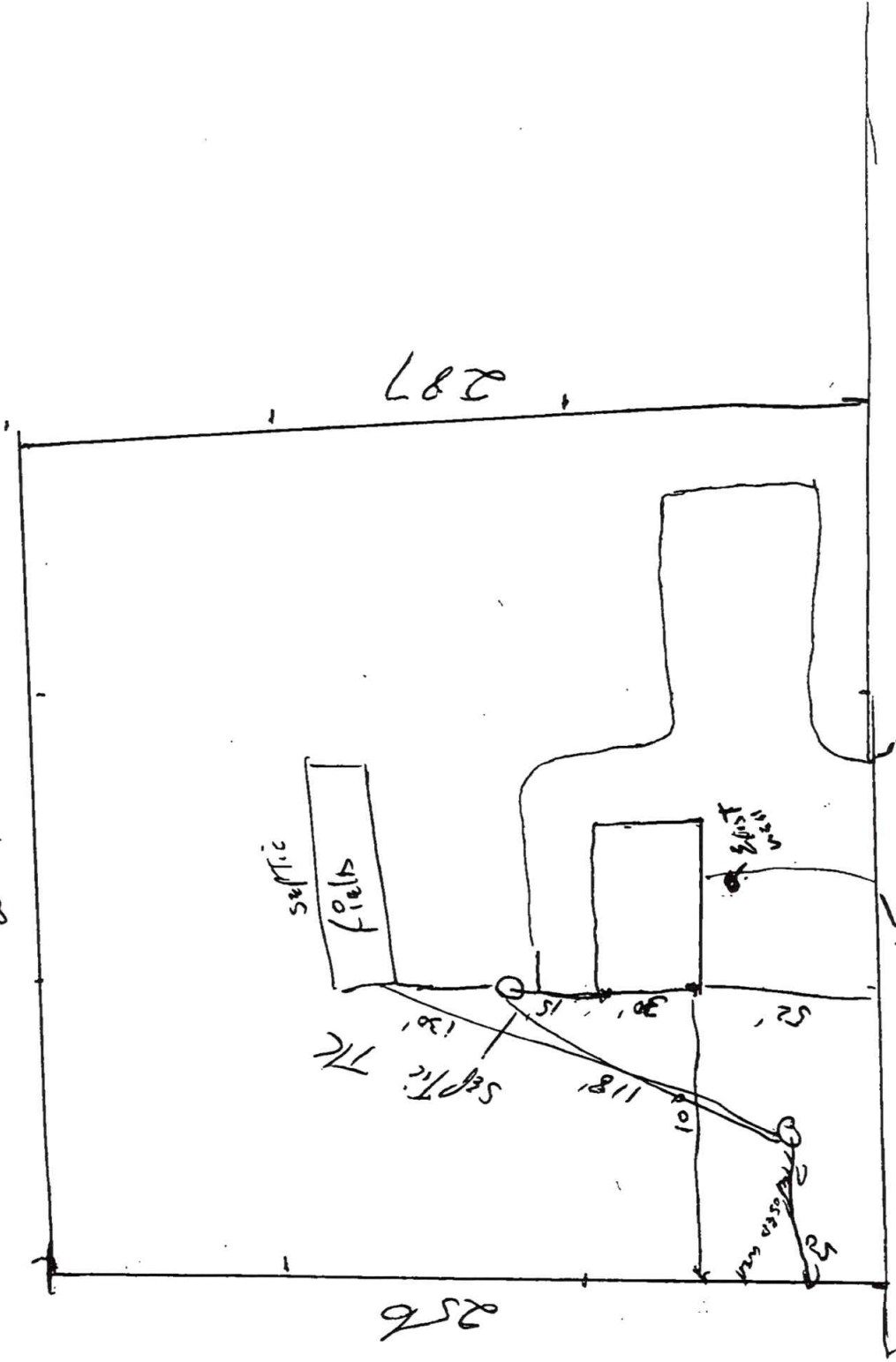
Comm

LG

184/19

SEPTIC ON FILE
w/ county

277



256

315

Hb 121 94

Chapter 330. Land Development

Article XI. Zoning

§ 330-157. Zoning districts.

[Amended 12-13-1999 by Ord. No. 99-27; 6-26-2000 by Ord. No. 00-21; 3-1-2004 by Ord. No. 04-04]
For purposes of this article, the Township of Vernon shall be and is hereby divided into the following zoning districts:

R-1	Single-Family Residential
R-2	Single-Family Residential
R-3	Single-Family Residential
R-4	Single-Family Residential
PLC	Private Lake Community Residential
PLLC	Private Leasehold Lake Community
SR	Seasonal Recreation
MR	Mountain Resort [Amended 7-10-2006 by Ord. No. 06-21]
SBCZ	Stream Buffer Conservation Overlay Zone
CR	Commercial Recreation
C-1	Neighborhood Commercial
C-2	General Business
C-3	Office - Commercial
TC	Town Center Commercial
LI	Light Industry
AET	Agri-Eco Tourism
CON	Conservation
MTC	Mountain Conservation
P	Public Land

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	LJ	C	MTC	P	PLLC	TC ¹⁴	MV/MU
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		
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													

LAND DEVELOPMENT

Uses	Parking Spaces
Resort-oriented housing	1/20 square feet public area + 1/ room + 1/30 square feet pavilion or deck + 1/acre + 0.8/exercise station
Restaurant	1/3 seats + 1/bar stool
Retail sales	1/120 square feet
Retail sales, outdoor	1/120 square feet indoor + 1/500 square feet outdoor
Retail services	1/120 square feet
Sheltered care facilities	0.3/bed + 0.3/total employees
Shopping center	1/120 square feet
Shopping mall	1/120 square feet
Ski area	1/chair + 1/120 square feet common building area
Ski resort	1/chair + (see “resort”)
Specialty food store	1/120 square feet
Specialty shopping center	1/120 square feet
Studio	1/300 square feet
Supermarket	1/120 square feet
Theater	1/2 seats
Townhouse	1/unit + garage if any
Veterinary hospital	1/300 square feet

NOTES:

¹ Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. 1).

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							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	
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	A		
Dwelling, single-family	P	P	P	P		P				C					P			
Family day-care home	P	P	P	P	P	P					P		P		P			
Farmstand/produce	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
Gardens, zoological																		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	MVMU
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									
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		

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						P	
Recreation facility,										P	C							
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										
Shopping mall								P										
Ski area										P	C							
Ski resort										P								
Solar and photovoltaic	I3	I3	I3	I3	I3	I3	I3	I3	I3	I3	I3	I3	I3	I3	I3	I3	I3	I3

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.

LAND DEVELOPMENT

330 Attachment 8

SCHEDULE D
Minimum Parking Requirements¹
Township of Vernon

(In spaces per gross square foot unless noted)

Uses	Parking Spaces
Antique shop	1/200 square feet
Arts center	1/2 seats performing
Auto service station	1/employee + 3 no sundry sales
Banks and financial	1/300 square feet
Offices	1/300 square feet
Bed-and-breakfast	1/sleeping room + 2
Boarding stable	1/2 boarded horses + 1/employee and loading area
Bus shelter	1 loading
Business services	1/300 square feet
Campground, proprietary	1/campsite + 1/employee
Campground, public	1/campsite + 1/employee
Child care center	1/150 square feet
Church	1/3 seats (sixty-inch pew) or 1/30 square feet, whichever greater
Clubhouse	1/3 persons maximum occupancy
Cluster development	2.2/unit + garage if any
Community association	1/120 square feet
Conference center	1/3 persons maximum occupancy
Conference room	1/30 square feet or 1/3 persons of maximum occupancy, whichever is greater
Convenience store	1/120 square feet
Country club	1/3 seats + 1/barstool + 64/18 holes
Dwellings, single-family	1 garage + 2
Farmstand/produce	1/120 square feet building + 1/500 square feet outdoor
Funeral home	1/30 square feet viewing + 1/200 building, area
Galleries	1/300 square feet
Garage, repair	1/employee + 3

VERNON CODE

Uses	Parking Spaces
Gardens, botanical	1/500 square feet developed area
Gardens, zoological	1/500 square feet developed area excluding animal pens
Golf courses	64/18 holes
Golf course, miniature	1.5/hole + 1/200 square feet
Health care facility	1/2,000 square feet
Health club	1/350 square feet + 0.8/exercise station
Health services	1/200 square feet
Home occupation	1/200 square feet office + 2 for residence (not counting garage)
Home professional office	1/200 square feet office + 2 for resident (not counting garage)
Hotel	1/room + 1/200 square feet all other areas
Inn	1/room + 1/200 square feet all other areas
Institutional uses	1/300 square feet
Light industry	1/1,000 square feet + 1/employee at maximum shift
Lodge (fraternal)	1.1/3 maximum occupancy
Multifamily age-restricted housing	1.2/unit
Nature preserve	1/acre + 5
Nursery (child care)	1/200 square feet
Office	1/300 square feet
Office building	1/300 square feet
Personal service establishment	1/300 square feet
Place of worship	1/30 square feet sanctuary or 1/300 square feet, whichever greater
Planned adult community	1.2/unit
Private lake community	2/unit + garage if any
Professional office	1/200 square feet
Racquet sports facilities	1/court + 1/20 square feet of all other areas
Research labs	1/500 square feet + 1/person maximum shift
Residential, single family	2.2/dwelling + garage(s)
Resort	1/20 square feet public area + 1/room + 1/30 square feet pavilion or deck + 1/acre + 0.8/exercise station

Traffic Count Report

Alpine Haus Bed and Breakfast Inn

217 Rt 94, Vernon, NJ 07462

Building Type: Hospitality

Class: -

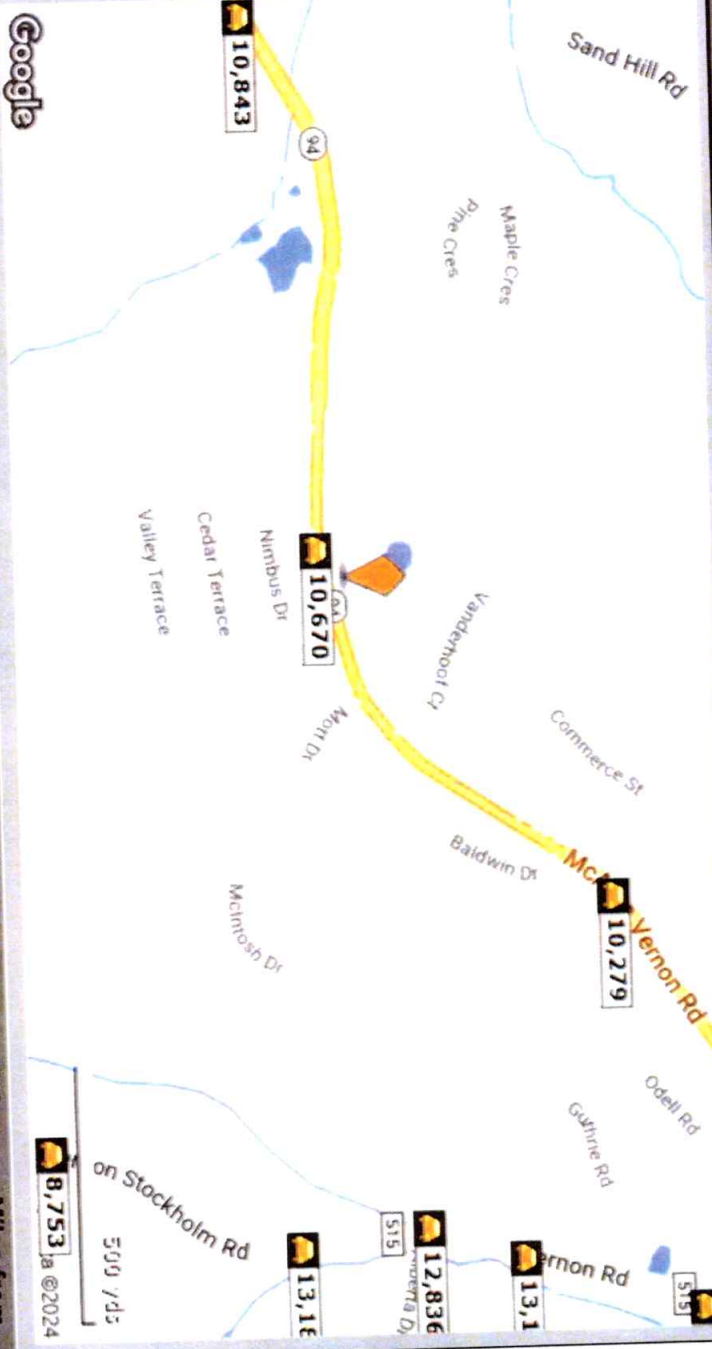
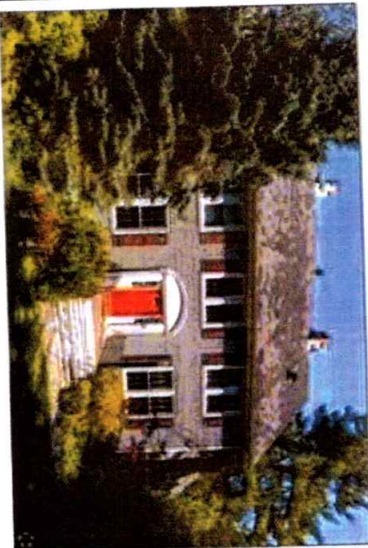
RBA: 5,500 SF

Typical Floor: 2,750 SF

Total Available: 0 SF

% Leased: 0%

Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 McAfee - Vernon Road		0.00	2022	10,670	MPSI	.03
2 McAfee - Vernon Road		0.00	2022	10,279	MPSI	.48
3 Mc Afee Vernon Rd	Sand Hill Rd	0.13 NE	2022	10,843	MPSI	.63
4 Vernon Stockholm Rd	Eugene Parker Ln	0.02 N	2022	8,753	MPSI	.73
5 Co Rd 515	Alberta Dr	0.02 S	2022	12,658	MPSI	.74
6 Co Rd 515	Alberta Dr	0.02 S	2020	12,836	MPSI	.74
7 Co Rd 515	Breakneck Rd	0.04 S	2022	14,077	MPSI	.76
8 Co Rd 515	Breakneck Rd	0.04 S	2018	13,185	MPSI	.76
9 Co Rd 515	Guthrie Rd	0.13 N	2022	13,123	MPSI	.79
10 Co Rd 515	Guthrie Rd	0.08 SW	2022	12,936	MPSI	.92

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Demographic Summary Report

Alpine Haus Bed and Breakfast Inn

217 Rt 94, Vernon, NJ 07462

Building Type: **Hospitality**
 Class: -
 RBA: **5,500 SF**
 Typical Floor: **2,750 SF**

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	2,278	16,538	30,942
2023 Estimate	2,130	15,882	29,811
2010 Census	1,737	15,198	29,041
Growth 2023 - 2028	6.95%	4.13%	3.79%
Growth 2010 - 2023	22.63%	4.50%	2.65%
2023 Population by Hispanic Origin	278	1,753	3,150
2023 Population	2,130	15,882	29,811
White	1,994 93.62%	15,041 94.70%	27,905 93.61%
Black	37 1.74%	385 2.42%	836 2.80%
Am. Indian & Alaskan	4 0.19%	48 0.30%	92 0.31%
Asian	44 2.07%	157 0.99%	478 1.60%
Hawaiian & Pacific Island	3 0.14%	10 0.06%	13 0.04%
Other	48 2.25%	241 1.52%	486 1.63%
U.S. Armed Forces	0	0	0
Households			
2028 Projection	1,078	6,229	11,602
2023 Estimate	1,004	5,950	11,128
2010 Census	811	5,626	10,773
Growth 2023 - 2028	7.37%	4.69%	4.26%
Growth 2010 - 2023	23.80%	5.76%	3.30%
Owner Occupied	577 57.47%	4,976 83.63%	9,621 86.46%
Renter Occupied	427 42.53%	974 16.37%	1,507 13.54%
2023 Households by HH Income			
Income: <\$25,000	163 16.22%	479 8.05%	853 7.66%
Income: \$25,000 - \$50,000	175 17.41%	550 9.24%	1,157 10.40%
Income: \$50,000 - \$75,000	267 26.57%	1,024 17.21%	1,671 15.01%
Income: \$75,000 - \$100,000	112 11.14%	869 14.61%	1,560 14.02%
Income: \$100,000 - \$125,000	202 20.10%	1,044 17.55%	1,789 16.08%
Income: \$125,000 - \$150,000	14 1.39%	395 6.64%	768 6.90%
Income: \$150,000 - \$200,000	42 4.18%	764 12.84%	1,647 14.80%
Income: \$200,000+	30 2.99%	825 13.87%	1,684 15.13%
2023 Avg Household Income	\$76,155	\$122,571	\$127,159
2023 Med Household Income	\$64,611	\$101,269	\$104,521



RECEIVED

3/4

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

Township Clerk

OPEN PUBLIC RECORDS ACT REQUEST FORM

Municipal Clerk/Custodian of Records: Marcy Gianattasio (townclerk@vernontwp.com)

Important Notice

The last page of this form contains important information related to your rights concerning government records. Please read it carefully.

Requestor Information - Please Print

First Name	MI	Last Name
Debbie		CARD
E-Mail Address		
Debbie@thecardfamily.net		
Mailing Address		
City	State	Zip
Telephone		
Preferred Delivery:		
<input type="radio"/> Pick Up	<input type="radio"/> US Mail	<input type="radio"/> On-Site Inspect
<input type="radio"/> Fax	<input checked="" type="radio"/> E-Mail	
If you are requesting records containing personal information, please check one: Under penalty of N.J.S.A. 2C:28-3, I certify that I <input type="checkbox"/> HAVE <input checked="" type="checkbox"/> HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.		
Signature		Date
Debbie Card		2-17-2024

Payment Information

Maximum Authorization Cost \$

Select Payment Method

Cash Check Money Order

Fees: Letter size pages: \$0.05 per page
 Legal size pages: \$0.07 per page
 Other materials (CD, DVD, etc.) - actual cost of materials

Delivery: Delivery/postage fees additional depending upon delivery type.

Extras: Special service charge dependent upon request.

Record Request Information: Please be as specific as possible in describing the records being requested. Also, please note that your preferred method of delivery will only be accommodated if the custodian has the technological means and the integrity of the records will not be jeopardized by such method of delivery.

PLEASE PROVIDE ME WITH COPIES OF
 PERMITTED USED FOR C-3 Zone
 BUILDING PERMITS
 PLANNING BOARD RESOLUTIONS
 CONSTRUCTION PERMITS
 FOR # 233 PUE 94 VERNON
 BLOCK 380 LOT 4

Thank you!!

AGENCY USE ONLY

Est. Document Cost	_____
Est. Delivery Cost	_____
Est. Extras Cost	_____
Total Est. Cost	_____
Deposit Amount	_____
Estimated Balance	_____

Deposit Date	_____

AGENCY USE ONLY

Disposition Notes
 Custodian: If any part of request cannot be delivered in seven business days, detail reasons here.

In Progress - Open _____
 Denied - Closed _____
 Filled - Closed _____
 Partial - Closed _____

AGENCY USE ONLY

Tracking Information		Final Cost	
Tracking #	97	Total	_____
Rec'd Date	2/22/24	Deposit	_____
Ready Date	_____	Balance Due	_____
Total Pages	_____	Balance Paid	_____
Records Provided		_____	
Custodian Signature		Date	

Rachel Parr

From: Kim Decker
Sent: Friday, February 23, 2024 2:31 PM
To: Rachel Parr
Subject: RE: OPRA #97

Hi Rachel,

There are no Land Use Board resolutions on file for block 380, lot 4.

Kimberley Decker
Vernon Township
Land Use Board Administrator
P ~ 973-764-4055 ext.2279
kdecker@vernontwp.com

From: Rachel Parr <rparr@vernontwp.com>
Sent: Thursday, February 22, 2024 1:39 PM
To: Mary Dugan <mdugan@vernontwp.com>; Kim Decker <kdecker@vernontwp.com>
Subject: OPRA #97

Please see attached OPRA due 3/4.

Best Regards,
Rachel Parr
Clerk 2
TOWNSHIP OF VERNON
21 Church Street
Vernon, NJ 07462
973.764.4055 Ext. 2234/2272
rparr@vernontwp.com



LandUsePro

OPRA# 97

Portal | Refresh | Open All
Close All

Property Summary

Owner: [REDACTED]
 Location: 233 RT 94
 Block: 380 (Old Block:184)
 Lot: 4 (Old Lot:19)
 Lead Parcel: Yes
 Qualifier:

- ▼ About the Owner...
- ▼ About the Property...
- ▼ About the Taxes...
- ▼ Property Item...
- ▼ Construction...
- ▼ Complaints...
- ▲ Land Use...

Zoning Applications...

Application Date	Application Number	Applicant Name	Permit Number	Zone Use	Decision	Decision Date	Work
1/10/2024	ZA-24-00012	[REDACTED]	ZP-24-00012	C-3 Office - Commercial	Approved	1/25/2024	-PRESIDENTS WEEK PUBLIC ICE SKATING EVENT TO BE HELD FROM FEB. 17 TO FEB. 25TH FROM NOON TO 7 P.M MONDAY THROUGH FRIDAY AND NOON UNTIL 8:30 ON WEEKENDS -- CONTACT PERSON DURING THE EVENT WILL BE [REDACTED] -- MAX AMOUNT OF ATTEN.-80 -- CONDITIONS FROM THE SUSSEX COUNTY HEALTH DEPARTMENT ARE THAT ' THE RINK CANNOT COVER SEPTIC OR WELL COMPONENTS ALSO A TEMPORARY FOOD PERMIT MAY BE REQUIRED FOR THE HOT COCO -- PLEASE ADHERE TO CONDITIONS --
10/5/2023	ZA-23-00305	[REDACTED]	ZP-23-00304	C-3 Office - Commercial	Approved	10/5/2023	-10TH ANNUAL WINTERNIGHTS VIKING FESTIVAL -- OCTOBER 22, 2023 FROM 11:30 TO 4 P.M. -- MAX AMOUNT OF ATTEN. 90 - CONTACT PERSON DURING THE EVENT IS [REDACTED] -- CONDITIONS FROM THE FIRE PREVENTION OFFICE IS THAT PERMITS ARE REQUIRED-- SUSSEX COUNTY HEALTH DEPARTMENT ALL VENDORS ARE REQUIRED TO GET FOOD PERMITS BEFORE OPERATING -- PLEASE ADHERE TO ALL

5/15/2023	ZA-23-00189	[REDACTED]	ZP-23-00189	C-1	General Business	Approved	6/21/2023	<p>CONDITIONS FROM ALL DEPARTMENTS --</p> <p>-MIDLIFE CRISIS TRUCK AND CAR SHOW AT 233 RT 94 ON JUNE 24, 2023 FROM 1 P.M. TO 5 P.M -- MAX AMOUNT OF ATTENN. 80 -- CONTACT PERSON DURING THE EVENT IS [REDACTED]</p> <p>-- NO CONDITIONS FROM ANY DEPARTMENTS--</p>
10/7/2022	ZA-22-00317	LARS & SVEN FOUNDATION	ZP-22-00309	C-3	Office - Commercial	Approved	10/7/2022	<p>-10TH ANNUAL WINTERNIGHTS VIKING FESTIVAL TO BE HELD ON OCTOBER 23, 2022 FROM 11:30 TO 4 P.M -- CONTACT PERSON DURING THE EVENT IS [REDACTED]</p> <p>-- MAX AMOUNT OF ATTEN. 90 -</p> <p>- CONDITIONS FROM THE SUSSEX COUNTY HEALTH DEPT. ARE THAT ALL FOOD VENDORS MUST RECEIVE APPROVAL FROM THE SCHD BEFORE OPERATING --</p>
9/23/2021	ZA-21-00362	LISS FAMILY TST	ZP-21-00361	C-3	General Business	Approved	10/28/2021	<p>-10 TH ANNUAL WINTERNIGHTS FESTIVAL OCTOBER 24 2021 FROM 11:30 TO 4 P.M -- CONTACT PERSON DURING THE EVENT [REDACTED]</p> <p>-- MAX AMOUNT OF ATTEN. 100 -- NO CONDITIONS FROM ANY DEPARTMENT --</p>
7/20/2021	ZA-21-00241	[REDACTED]	ZP-21-00240	C-3	Office - Commercial	Approved	8/4/2021	<p>-MIDLIFE CRISIS TRUCK AND CAR SHOW ON AUGUST 28 WITH A RAIN DATE OF AUGUST 29 FROM 1 P.M TO 5 P.M -- MAX. AMOUNT OF ATTENDEES 80 -- CONTACT PERSON DURING THE EVENT [REDACTED]</p> <p>--</p> <p>CONDITIONS FROM THE BUILDING DEPARTMENT THYE ARE REQUESTING INFORMATION ON THE TEMPORARY OUTDOOR STRUCTURES AND THE POWER SUPPLY-- PLEASE ADHERE TO ALL CONDITIONS FROM ALL DEPARTMENTS --</p>
9/30/2020	ZA-20-00303	[REDACTED]	ZP-20-00307	C-3	General Business	Approved	10/23/2020	<p>-9TH ANNUAL WINTERNIGHTS FESTIVAL ON SUNDAY OCTOBER 25 2020 FROM 11:30 A.M - 4 P.M -- THIS IS AN OUTDOOR CULTURAL/CHARITY EVENT -- MAXIMUM AMOUNT OF PEOPLE WILL BE 90 -- CONDITIONS FROM BUILDING DEPT. PERMITS MAY BE NEEDED-- CONDITIONS FROM THE STATE IS YOU MUST FOLLOW COVID 19 GUIDLINES FROM THE STATE OF NJ -- HEALTH DEPT. CONDITIONS IS THAT ALL FOOD VENDORS MUST RECEIVE SUSSEX COUNTY HEALTH DEPT. APPROVAL BEFOR THE EVENT --</p>

8/18/2020	ZA-20-00233	[REDACTED]	ZP-20-00235	C-3 Office - Commercial	Approved	8/18/2020	<p>CONTACT PERSON DURING THE EVENT WILL BE [REDACTED]</p> <p>PLEASE ADHERE TO ALL CONDITIONS FROM ALL DEPARTMENTS --</p> <p>-CHARITY CAR SHOW FOR LARS AND SVEN FOUNDATION TO BE HELD AT THE NORTIC HOUSE AT 233 RT 94 ON SEPTEMBER 6, 2020 FROM 1 P.M TO 5 P.M -</p> <p>- THIS IS A CAR AND TRUCK SHOW VEHICLES WILL BE PARKED ON THE FRONT LAWN FOR VIEWING -- MAX AMOUNT OF ATTENDEES 180 -- CONTACT PERSON DURING THE EVENT [REDACTED]</p> <p>[REDACTED] -- CONDITIONS FOR THE EVENT FROM THE SUSSEX COUNTY HEALTH DEPARTMENT IS THAT ALL FOOD VENDORS MUST OBTAIN SUSSEX COUNTY HEALTH DEPARTMENT APPROVAL PRIOR TO OPERATING -- CONDITIONS FROM THE FIRE PREVENTION OFFICE IS PERMITS ARE NEEDED FOR TENTS, PROPANE, COOKING, AND PUBLIC ASSEMBLY -- PLEASE ADHERE TO ALL CONDITIONS FROM ALL DEPARTMENTS --</p>
10/28/2019	ZA-19-00289	[REDACTED]	ZP-19-00291	C-3 Office - Commercial	Approved	11/22/2019	<p>-THIS IS AN ICE SKATING RINK ON THE PROPERTY LOCATED AT 233 RT 94 THE RINK WILL BE OPEN TO THE PUBLIC FROM FEBRUARY 15 TO FEBRUARY 23, 2020 WEEKDAYS WILL BE FROM 12 NOON TO 7 P.M AND WEEKENDS WILL BE FROM 12 NOON TO 10:30 P.M -- MAX AMOUNT OF ATTENDEES DAILY 100 -- CONTACT PERSON DURING THE EVENT [REDACTED]</p> <p>[REDACTED] -- CONDITIONS FROM BUILDING DEPT. PERMIT IS NEEDED FOR THE GENERATOR -- CONDITIONS FROM THE FIRE SAFETY DEPT. MUST HAVE PERMITS AND INSPECTIONS BEFORE OPENING -- YOU MUST ADHERE TO ALL THE CONDITIONS FROM ALL DEPARTMENTS</p>
9/21/2019	ZA-19-00242	[REDACTED]	ZP-19-00242	C-3 Temporary Outdoor Activity	Approved	10/7/2019	<p>-OCTOBER 20 2019 FROM 11:30 TO 4:00 --THIS IS A CULTURAL FESTIVAL AND CHARITY FUND RAISING EVENT -- MAX. AMOUNT OF ATTEN. 100 -- CONTACT PERSON DURING THE EVENT [REDACTED]</p> <p>[REDACTED] -- CONDITIONS FROM THE BUILDING DEPT. IS YOU MAY NEED PERMITS FOR STRUCTURES AND GENERATORS -- CONDITIONS</p>

Application Date	Application Number	Applicant Name	Application Type	Zone	Decision	Decision Date	Comments
10/13/2016	ZA-16-00295	[REDACTED]	ZP-16-00295	(None)	Approved	10/13/2016	FROM THE HEALTH DEPT. ALL TEMPORARY FOOD VENDORS MUST OBTAIN APPROVAL FROM THE SUSSEX COUNTY HEALTH DEPT. -- PLEASE ADHERE TO ALL CONDITIONS FROM ALL DEPARTMENTS -- -CULTURAL COMMUNITY EVENT TO SHARE AND EXPOSE PEOPLE TO OLD VIKINGS CULTURE WITH FOOD MUSIC ETC. -- 11:30 A.M TILL 4:00 P.M-- CONTACT PERSON DURING THE EVENT WILL BE [REDACTED]
10/6/2015	ZA-15-00147	[REDACTED]	ZP-15-00148	C-3	General Business	Approved	10/6/2015 -PLEASE ADHERE TO ALL CONDITIONS TO ALL DEPARTMENTS FOR THE CULTURAL FESTIVAL
9/5/2014	ZA-14-00283	[REDACTED]	ZP-14-00287	TC	Town Center Commercial	Approved	9/15/2014 -PLEASE ADHERE TO ALL DEPARTMENTS CONDITIONS. ZONING : SIGN TO PLACED ON BLOCK 184, LOT 19.
9/10/2013	ZA-13-00305	[REDACTED]	ZP-13-00309	TC	Town Center Commercial	Approved	10/1/2013 -PLEASE ADHERE TO ALL DEPARTMENTS CONDITIONS. ZONING :1) SIGN 2' X 3' PLACED ON PROPERTY. " NORTIC FESTIVAL OCT 20TH "
9/17/2012	ZA-12-00294	[REDACTED]	ZP-12-00295	C-3	Office - Commercial	Approved	9/27/2012 -PLEASE ADHERE TO ALL DEPARTMENTS CONDITIONS. ZONING CONDITION. ALL TEMPORARY SIGNAGE TO BE REMOVED WHEN EVENT IS OVER.
11/21/2011	ZA-11-00261	[REDACTED]	ZP-11-00352	C-3	Office - Commercial	Approved	11/29/2011 -TEMPORARY SIGN 24" X 36" PER ORD:#11-24
8/22/2011	ZA-11-00199	[REDACTED]	ZP-11-00291	C-3	Office - Commercial	Approved	8/30/2011
5/10/2006	ZA-06-00289	[REDACTED]	ZP-06-00248	C-3	Office - Commercial	Approved	5/16/2006 -CHANGE OF USE TO SPECIALTY FOOD STORE,BUSINESS SERVICES (INTERNET)AND GALLERY. *GARAGE SPACE TO REMAIN A GARAGE.

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

Land Use Administration Applications...

There is no application data for the selected parcel.

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

Land Use Board Applications...

Application Date	Application Number	Applicant Name	Application Type	Zone	Decision	Decision Number	Decision Date	Add. Comments
5/1/1972	PB#75-76	[REDACTED]			(None)	SITE PLAN		Site Plan May 1972
5/10/1972	PB#72-11	[REDACTED]			(None)	SITE PLAN		site plan May 10, 1972

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

Historic Board Applications...

There is no application data for the selected parcel.
 Would you like to add an application to this parcel? [Yes](#)

Zoning Inspections...

There is no zoning inspections data for the selected parcel.
 Would you like to add a zoning inspection to this parcel? [Yes](#)

Zoning Violations...

Notice Date	Abatement Date	Issue Date	Closure Date	Violation Number	Issuing Officer	Summons #	Summons Date	Infraction
10/18/2010		10/18/2010		ZV-10-00362	Craig Roland			330-180 SECTION "C" PROHIBITED SIGNS (12) VIOLATION: POST OR A FRAME SIGN IN FRONT YARD. ORDINANCE # 09-24 FOR TEMPORARY COMMERCIAL SIGNS, AND EXTENSIONS OF THIS ORDINANCE HAVE EXPIRED. TC ZONE
1/16/2018		1/16/2018		ZV-18-00006	Allison Larocca			330-171 ACCESSORY BUILDINGS AND STRUCTURES. VIOLATION: YOU HAVE A LARGE HOOP TENT IN THE FRONT YARD AND A SKATING RINK THAT IS NOT PERMITTED IN YOUR ZONE AND MUST BE REMOVED OR YOU CAN GO TO THE LAND USE BOARD AND REQUEST A VARIANCE. BE ADVISED THESE VIOLATIONS MUST BE CORRECTED IMMEDIATELY. A SUMMONS TO APPEAR IN VERNON MUNICIPAL COURT WILL BE ISSUED TO THE PROPERTY OWNERS IF THESE VIOLATIONS ARE NOT CLEARED BY JANUARY 30, 2018. ///// Cleared Hoop tent and framework removed 2-21-18 MB /////
8/6/2018		8/6/2018		ZV-18-00262	Allison Larocca			PROPERTY MAINTENANCE 447 VIOLATION : YOU HAVE METAL POLES, A TRAILER FULL OF DEBRIS, 55 GALLON BLUE DRUMS LINED UP ON THE SIDE OF THE HOUSE, A FORK LIFT, MULTIPLE TARPS COVERING DEBRIS ON THE SIDE YARD, AND OTHER ASSORTED DEBRIS. THIS PROPERTY MUST BE CLEANED UP OR A SUMMONS TO APPEAR IN VERNON COURT WILL BE ISSUED. ///// Clear Comply 10-1-18 Property clean MB ///// IF YOU HAVE ANY QUESTIONS PLEASE CALL THE ZONING OFFICER AT 973 764 4055 EX 2248.
3/26/2021		3/26/2021		ZV-21-00075	Allison Larocca			330-194 NO UNREGISTERED AND OR DISABLED VEHICLES SHALL BE STORED IN ANY DISTRICT EXCEPT IN AN ENCLOSED BUILDING. VIOLATION : YOU HAVE A DISABLED AND OR UNREGISTERED WHITE PICK UP TRUCK ON YOUR PROPERTY VIOLATION : YOU ARE STORING LARGE COMMERCIAL TRAILERS ON YOUR PROPERTY AND THIS IS NOT PERMITTED IF YOU HAVE ANY QUESTIONS PLEASE CALL THE ZONING OFFICER AT 973 764 4055 EX 2248
								330-193 OUTDOOR STORAGE IS PROHIBITED IN ALL RESIDENTIAL ZONING DISTRICTS. VIOLATION : THIS IS YOUR SECOND VIOLATION ON

3/30/2021 3/30/2021 ZV-21- Allison
00078 Larocca

OUTDOOR STORAGE OF LARGE TRUCKS AND EQUIPMENT AT THIS TIME YOU HAVE A HORSE TRAILER , LOW BOY TRAILER , A DISABLED AND OR UNREGISTERED WHITE PICK UP AND A BLACK PICK UP TRUCKS ALL THESE VEHICLES MUST BE REMOVED FROM YOUR PROPERTY IF YOU HAVE ANY QUESTIONS PLEASE CALL THE ZONING OFFICER AT 973 764 4055 EX 2248 //// 4-21 21 COMPLY Property Clean Trailers and trucks removed MB //////////////

Would you like to add another zoning violation to this parcel? Yes

COAH...

There is no COAH data for the selected parcel.

- ▼ Engineering...
- ▼ Attachments...
- ▼ Comments...

Rachel Parr

From: Kim Decker
Sent: Friday, February 23, 2024 2:31 PM
To: Rachel Parr
Subject: RE: OPRA #97

Hi Rachel,

There are no Land Use Board resolutions on file for block 380, lot 4.

Kimberley Decker
Vernon Township
Land Use Board Administrator
P - 973-764-4055 ext.2279
kdecker@vermontwp.com

From: Rachel Parr <rparr@vermontwp.com>
Sent: Thursday, February 22, 2024 1:39 PM
To: Mary Dugan <mdugan@vermontwp.com>; Kim Decker <kdecker@vermontwp.com>
Subject: OPRA #97

Please see attached OPRA due 3/4.

Best Regards,
Rachel Parr
Clerk 2
TOWNSHIP OF VERNON
21 Church Street
Vernon, NJ 07462
973.764.4055 Ext. 2234/2272
rparr@vermontwp.com

Construction



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

Property Summary

Owner: [REDACTED] 233 RT 94
 Location: 380 (Old Block:184)
 Block: 4 (Old Lot:19)
 Lot: Yes
 Lead Parcel:
 Qualifier:

- ▼ About the Owner...
- ▼ About the Property...
- ▼ About the Taxes...
- ▼ Projects...
- ▲ Construction...

Applications... [Shorten](#)

<u>Permit Issue Date</u>	<u>Control Number</u>	<u>Permit Number</u>	<u>Work Type</u>	<u>Subcodes</u>	<u>Status</u>	<u>Close Date</u>	<u>Certificates</u>	<u>Total Cost</u>	<u>Agent</u>
9/29/2008	C-08-01748	08-1200	Alteration	B	CA and Close Date Issued	12/17/2008	CA	\$1,300	[REDACTED]
INSTALL CHIMNEY LINER									
1/8/2007	C-06-06167	06-1678+B	Alteration	P	Closed with Date	6/13/2007		\$7,800	[REDACTED]
PLUMBING UPDATE									
12/20/2006	C-06-06162	06-1678+A	Alteration	E	Closed with Date	6/13/2007		\$2,000	[REDACTED]
ELECTRIC FITOUT FOR COFFEE HOUSE.									
12/11/2006	C-06-06062	06-1678	Alteration	B	CO and Close Date Issued	6/13/2007	CO	\$1,500	[REDACTED]
CHANGE OF USE (NJAC 5:23 6.31) INTERIOR ALTERATION(S) (NJAC 5:23 6.6) USE GROUP B TO USE GROUP M.									
11/22/2006	C-06-06028	06-1619	Alteration	B	Certificate Issued		CA	\$1,500	[REDACTED]
INTERIOR DEMO ONLY.									
1/26/2006	C-06-3774	06-0083	Alteration	P	Certificate Issued		CA	\$1,333	[REDACTED]
WATER SOFTNER									
12/12/1988	C-04-2691	88-4555	Alteration	P		12/13/1988	CA	\$0	[REDACTED]

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>
10/20/2008	C-08-01748	08-1200	Building	MECHANICAL	Dave Condon InActive	Pass		
					Gary			

6/14/2007	C-06-06028	06-1619	Building	Final	Kristoffersen InActive	Pass	
4/27/2007	C-06-06062	06-1678	Building	Final	Gary Kristoffersen InActive	Pass	
4/23/2007	C-06-06062	06-1678	Building	Final	Tom Pinand	Fail	needs thurmb turn inside lock and mount hc sign
4/10/2007	C-06-06062	06-1678	Building	Final	Gary Kristoffersen InActive	Fail	not ready
3/27/2007	C-06-06167	06-1678+B	Plumbing	Final	Dave Condon InActive	Pass	
3/27/2007	C-06-06162	06-1678+A	Electrical	Final	Eric Samek InActive	Pass	
1/12/2007	C-06-06062	06-1678	Building	FRAMING/ RE- INSPECTION	Gary Kristoffersen InActive	Pass	/
1/12/2007	C-06-06167	06-1678+B	Plumbing	ROUGH	Dave Condon InActive	Pass	/
12/18/2006	C-06-06062	06-1678	Building	FRAMING	Gary Kristoffersen InActive	Fail	need jack stud

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>
12/27/2017	V-17-00144	1/11/2018	2/22/2024	Administrative	Dave Condon	Notice and Order of Penalty
YOU FAILED TO OBTAIN CONSTRUCTION PERMITS AS REQUI						
VOIDtension membrane structures used between Dec 1 and March 31 require a permit						

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...**

TOWNSHIP: VERNON TWP. (2824)

SUSSEX COUNTY FULL TAX REPORT

GENERAL INFORMATION

Property Mailing Address: 233 Rt 94 Vernon, NJ 07462
Property Phone:
Owner Name: Liss Family Tst
Owner's Address: 33 Judge Beach Rd, Sussex, NJ 07461
Additional Lots:
Building Description: NORDIC HOUSE
Acres: 1.65150
Lotsize: 1.65 AC
Year Built: 1965

Mail Carrier Route:
Block/Block Suffix: 00380/0000
Lot/Lot Suffix: 00004/0000
Qualifier Code:
Tax Parcel Id: 2822-00380-0000-00004-0000-

TAX INFORMATION

Tax Year: 2023
Tax District (Township): 22
Tax Zone: C-3
Tax Special Zone:
Building Class:
Property Class: 4A
Land Assessment: 288,900
Improvement Assessment: 49,200
Total Taxable Assessment: 338,100

Total Tax: 9,277.33
Tax Map Page: 147
Deed Book: 3350
Deed Page: 705
Sale Price: \$1.00
Sale Date: 10/16/2014
Recorded Date:
Tax Rate: 2.593
Tax Ratio: 99.74
Calculated Tax Amount: 8,766.93

SALES INFORMATION

Current Sale Price: \$1.00
Current Sale Date: 10/16/2014
Recorded Date:

Previous Sale Price:
Previous Sale Date:

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Info. deemed RELIABLE but not GUARANTEED - All Room Sizes are Approx.

DEBRA A. CA

Tax MVA
943 764 4055
NO WATER