

TOWNSHIP OF VERNON

ORDINANCE NO. 08-02

Town Center
ZONE Guideline

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE, SECTION 330, OF THE TOWNSHIP OF VERNON CODE AND ESTABLISHING THE VERNON TOWN CENTER ZONING DISTRICT AND FIVE SUB-DISTRICTS, INCLUDING THE MAIN STREET SUB-DISTRICT, IN THE TOWNSHIP OF VERNON.

WHEREAS, on October 11, 2007 the Township Council of the Township of Vernon adopted Ordinance number 07-43 establishing a Redevelopment Plan for a portion of the area know as the Vernon Town Center and further establishing the Town Center Zoning District for those properties located in the Vernon Town Center Redevelopment Area, which said properties, on June 12, 2006, were duly designated an area in need of redevelopment by the Township Council following a recommendation by the Vernon Planning Board, on May 31, 2006, to so designate the properties located in the proposed area as an area in need of redevelopment pursuant to NJSA 40A:12A-1 et seq.; and

WHEREAS, in furtherance of the continuing efforts to enhance the quality of life and tax base of the Township of Vernon and to stimulate the proper growth of jobs, retail, and other economic opportunities in Vernon the Township Council hereby finds that it would promote the public health, safety, and welfare to include the remaining properties located in the Vernon Town Center properties in the Town Center Zoning District; and

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Vernon, Sussex County, New Jersey, in accordance with the general provisions of NJSA 40:55D-1, et seq. the Municipal Land Use Law that the Township of Vernon Town Center Plan and Zoning District is hereby established and adopted with the following provisions:

Section 1. Creation and Designation of the Vernon Town Center (TC).

a. Prior work. The Township Council of the Township of Vernon hereby recognizes the work of the Vernon Planning Board in developing the Town Center Zone, the Vernon Town Center Redevelopment Plan, the TC Zoning Districts and Sub Districts as well as the Town Center Guidelines. In addition to Ordinance Number 07-43 establishing the Vernon Town Center Redevelopment Plan, the Township Council recognizes and has relied on the Town Center District Design Standards Report of Looney Ricks Kiss Architects, Inc (LRK); said report dated February 15, 2007. The LRK Report is attached as Exhibit 1.

b. Inconsistencies between documents. In the event of inconsistencies between this Zoning Ordinance and the LRK Report, attached as Exhibit 1, the Ordinance shall supersede the LRK Report and this Ordinance shall be the authoritative document.

c. Consistency with Other Plans. Based on the aforementioned work the Township Council finds that the Town Center Zoning District is consistent with the Vernon Master Plan and the Master Plans of adjoining municipalities. Specifically, the Master Plans of Wantage Township, Hamburg Borough, Hardyston Township including the Crystal Springs Resort Area development plan, and West Milford Township have been reviewed for consistency. The Warwick Village, New York Comprehensive Plan has also been reviewed.

Further, the Township Planner, Fred Suljic has reviewed the State of New Jersey Development and Redevelopment Plan and the Master Plan of the County of Sussex, and finds that the Town Center Zoning District is consistent with these Plans. Furthermore, the Vernon Town Center Zoning District meets the criteria of the New Jersey Town Center guidelines.

Section 2. Description of the Vernon Town Center (TC).

The Vernon Town Center is located along State Route 94, County Road 515 and certain local related streets, in the Township of Vernon. Certain properties are located in the previously

established Town Center Redevelopment Area, as included in the aforementioned Ordinance Number 07-43. The Vernon Town Center District consists of 0.4 square miles and lies at the crossroads of County Route 515 and State Route 94, which historically has served as one of the centers for economic activity in the Township. The District presently contains a mix of uses including office, retail, civic, industrial and government uses, as well as a limited amount of residential uses.

The following table indicates the properties covered by the provisions of this Ordinance and located in the Vernon Town Center Zoning District. The respective Sub District(s) are also provided in the list. The table also lists (identifies) for purposes of clarity and consistency those properties heretofore included in the Town Center Redevelopment Area and TC zone established in Ordinance number 07-43, adopted by the Township Council on October 11, 2007. Such properties in the Vernon Town Center Redevelopment Area are denoted as “®”, to indicate said inclusion.

The Township of Vernon Town Center Zoning District and Sub Districts Property Listing				
Main Street Sub District	Shopping Center Sub District	Route 94 Sub District	West Church Street Sub District	East Church Street Sub District
Block 142 Lots 1 ®, 6 ®, 7 ®, 8 ®, 9 ® Block 144 Lots 23 , 24, 25 ®, 26 ®, 27 ®, 28 ®, 29 ®, 30 ®, 31 ®, 32 ®, 32.01 ®	Block 145 Lots 1, 1.05	Block 145 Lots 1.01, 1.02, 1.03, 1.04, 2, 3, 4, 5.01, 6, 7 Block 146 Lots 1, 2, 3, 4, 5, 6, 8 Block 147 Lots 1, 2, 2.01, 2.02, 2.03, 3, 3.01, 4	Block 141 Lots 10.02 ® , 10.03, 10.04 ®, 12 ®, 12.01, 12.06, 12.07 ®, 13, 13.01, 15 ®, 15.01 ®, 15.02 ® 15.04, 15.05, 18 Block 141.01 Lots 1, 4, 5, 6, 8, 9, 10, 11, 12	Block 141.05 Lot 1 ®, including a portion of Block 148, Lot 14.01; Block 148 Lot 14 Block 141 Lot 10

		Block 148 Lots 15, 16, 17	Block 141.02 Lots 1, 2, 3, 4, 5, 6 Block 141.03 Lots 1, 2, 3, 4 Block 144 Lots 11, 12, 12.02, 16, 17, 18, 19, 20, 21, 22 Block 148 Lots 3, 4, 5, 6, 7 Block 144.04 Lots 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13	
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The area is further identified in Vernon Town Center Area map, dated April 25, 2006 and attached hereto as Exhibit 2.

Section 3. Statement of Inclusion of Certain Properties in the Vernon Town Center Zoning District and Sub Districts.

It is hereby Ordained and determined by the Township Council of the Township of Vernon that the aforementioned area, and properties listed in Section 2 of this Ordinance, is to be named and made a part of the Vernon Town Center. It is the intent and policy of the Township Council of the Township of Vernon that this Ordinance be consistent with the State of New Jersey endorsed Town Center Plan and the Vernon Town Center Redevelopment Plan Ordinance Number 07-43 adopted by the Township Council on October 11, 2007.

Section 4. General Zoning Guidelines, Town Center Plan, and the TC Zoning District

Section 330 of the Land Use Code of the Township of Vernon is hereby amended to create a Town Center Zoning District, including design standards, for the properties specifically listed and identified in this Ordinance. The following Zoning District, including the Sub Districts, and design standards shall serve as the Town Center Zoning District of the Township

of Vernon.

a. Purpose: It is the purpose of this Plan to create a mixed use, Town Center in the Township of Vernon and County of Sussex. This Town Center Plan further provides for senior housing by providing for an age restricted neighborhood within the Town Center (TC). It is the clear intent of this Plan and the TC Zoning District to employ traditional town planning and design techniques and standards to ensure consistency with the New Jersey State Development and Redevelopment Plan and policies for new development in a designated Town Center.

b. Unique characteristics of the Vernon Town Center: The Vernon Town Center is unique because it lies in an environmental rich area with abundant natural resources, but at the same time is a thriving local commercial and retail center serving the population of Vernon (over 25,000) and the many visitors that come to enjoy Vernon throughout the year. Because of this uniqueness the following challenges and opportunities for the Town Center have been identified through community planning and visioning sessions conducted by the Township.

The following are the challenges identified:

- Provide convenient retail opportunities without strip mall feel
- Multiple ownership of property
- Provide connections between Town Center destinations
- Size of properties in Town Center area
- Additional/enhanced signage and traffic lights
- Problems with traffic flows and levels
- Formatting an architectural theme
- Accommodating pedestrians and bicycles
- Attracting investment, including businesses that previously left the Town Center
- Cutting through “red tape” and streamlining approvals
- Providing adequate on-street parking
- Preservation of rural character, natural resources and historic resources
- Creating more employment in the Township
- Sustaining a cohesive effort for the Town Center
- Municipal services keeping pace with new growth
- Prioritizing the Town Center’s needs over those of individual commercial property owners

The following are the opportunities identified:

- Concentrate development and reduce sprawl, thereby preserving the abundant natural resources of the Township of Vernon
- Chance to define a “signature” look for Vernon
- Economic spin-off benefits from the proposed Mountain Creek Village development
- Infill opportunities generating commercial ratables
- Potential for West Church Street to be enhanced with sidewalks, buildings, and parking
- Building on regional eco/agro tourism & historic resources
- “Small town feel” of the Town Center
- Beauty and “park-like” settings
- Scenic gateways into the Town Center exist and may be enhanced
- Proposal to develop an arts center
- Creating compact and pedestrian-friendly places
- Addition of “Welcome” amenities

c. Goals and Objectives of the Vernon Town Center Plan.

The Goals and Objectives of the Vernon Town Center Plan include improving the quality of life in Vernon by having an improved retail center with adequate vehicular and pedestrian traffic circulation. By creating a high quality space at the crossroads of Route 515 and Route 94 the Township of Vernon will experience both economic and community growth and improvements so as to develop a recognizable identity. As such Vernon will be established as a premier community.

With increased economic activity comes employment opportunities which is an important objective and attainable outcome of this Plan. Economic activity also improves property value and increases the tax base of the entire community thereby reducing the tax burden on existing residential homeowners.

Another important objective of this Town Center Plan is the preservation of the rich history, economic development and environmental resources of the Township of Vernon. This goal can be achieved by concentrating development in the designated Town Center and the other

two developable areas of the Township of Vernon; they are the McAfee Village Redevelopment Area and Mountain Creek Redevelopment Areas.

Finally, but certainly not least significant, this Plan will help to reinforce many of the specific steps in the Planning Implementation Agenda, a condition of the Town Center designation by the State Planning Commission. Among the specific planning items are the Township’s potential COAH obligation, additional housing for a true mixed use core (another term for Town Center), improved infrastructure, and additional public spaces.

Section 5. The Vernon Town Center District Zoning Criteria, Sub Districts and Design Guidelines.

a. This Town Center Plan sets forth the criteria for all future improvements in the Town Center District, ensuring the highest quality land use, project design quality and maintaining a respect for the historic character and scale of Vernon. It is the clear policy of the Township Council of the Township of Vernon to create a high quality land use vision for the Town Center so as to create a community of streetscapes, buildings, and site improvements that are based upon time-tested, town design and architectural design concepts, as contained in Exhibit 1, the LRK Report. To this end the Township Council extends the scope of the Town Center Design Review Committee (DRC) established in Ordinance Number 07-43 to the entire Vernon Town Center, as more particularly set forth in Section 8 hereinafter set forth.

While each building design and site plan application will stand on its own merit, it is also necessary that each individual building or improvement contribute to the desired Sub District character, for example, the Main Street Sub District.

b. The TC Zoning District is hereby divided into five Sub Districts; Main Street, West Church Street, East Church Street, Route 94, and Shopping Center. Each has a somewhat different focus and set of permitted building types and uses, but all relate to one another in a

synergistic way and are unified by a compatible design character.

c. Specific Zoning Criteria-Hotels and Automobile Service Stations.

i. Based on the recommendation of the Vernon Planning Board, Hotel uses are not permitted in the Town Center. Further, Inns and Bed and Breakfast (B&B) uses are limited to a total of 15 units (rooms) per property.

ii. The Vernon Planning Board also recommended the prohibition of gas stations and garages in the Town Center. Based on these Planning Board recommendations these uses are not permitted in the Vernon Town Center, with the following exceptions:

the service station/car wash located in Block 144, Lot 29 and the property at Block 148, Lots 6 and 7 may be developed, or in the case of Block 144, Lot 29 "redeveloped", as to permit the improvement and upgrade of the facilities on these properties and to further allow for the continued non-conforming use of these properties as automotive service facilities, repair garages ("gas stations"), with a permitted convenience store permitted to be located thereon, subject to the limitations of this Ordinance.

Any such improvements or upgrades shall be subject to Ordinance 07-43 if applicable, together with the provisions of this Ordinance, including all design standards and guidelines. Ordinance 07-43, Section 4b is hereby amended to permit the improvement and upgrade of this continued non-conforming use on Block 144, Lot 29.

Section 6. Permitted Uses and Building Types.

The Town Center Plan hereby establishes and regulates the land uses in the Vernon Town Center. Further, the Town Center Plan establishes the character, in the form of design and bulk standards, for buildings and lots located in the Vernon Town Center. In order to allow each Sub District to have its own character and to control the intensity of development, not every building

type is permitted in every zone. (Guidelines for these restrictions can be found in the individual district standards that are identified in Exhibit 1, the LRK Report attached hereto on page 61, Appendix A-1.)

a. The following list of permitted uses, with certain conditions, is hereby authorized for the Vernon Town Center.

Permitted Use Table for The Vernon Town Center with Conditions:

1. Apartments/Condominiums: Residential units are permitted and shall be located on the upper floor(s) above commercial, retail uses.
2. Bus Shelter: Design shall be consistent with the street furniture.
3. Child Care Center: Shall be permitted, consistent with NJSA 40:55D-66.6. They may be located on the first or second (2nd) floor of mixed use buildings. Children pick-up and/or drop-off area(s) shall not be directly located on Main Street, Route 94, or Route 515.
4. Community Residences for the Developmentally Disabled: Permitted on the second (2nd) floor of mixed use buildings having an ADA accessible elevator.
5. Convenience Stores: are permitted having a minimum of 1,500 square feet and a maximum 4,000 square feet building size.
6. Gardens: are permitted as a public park space or in an enclosed residential courtyard, greenhouses are not permitted.
7. Health Clubs: are permitted on second (2nd) floor of buildings. They are conditionally permitted on the first floor provided that they do not cover greater than seventy five percent (75%) of the ground floor area of any individual building.
8. Home occupations (offices): permitted only as a pre-existing, non-conforming use.
9. Home Professional Office: Permitted only as a pre-existing, non-conforming use.
10. Inns and B&B facilities: are permitted with a fifteen (15) room maximum. This use

may be on the first or ground floors.

11. Live/Work Units: Permitted with ground floor commercial and second, or upper, floor residential units only. (Prohibited on the ground floor.)

12. Non- Residential (social type) Lodge: Permitted on second (2nd) floor of mixed use buildings.

13. Multifamily Housing and Age-Restricted Housing: is defined as residential units with a minimum of 80% of the residences occupied by persons 55 years of age and older, and the remainder not having any units owned by persons less than 45 years of age: Permitted on the second (2nd) floor of mixed use buildings having an ADA accessible elevator.

14. General Retail and Personal service establishments.

15. Recreation Facility, Commercial: Permitted inside mixed use buildings only.

16. Recreation Facility, Private: Permitted inside mixed use buildings only.

17. Recreation Facility, Public: Permitted inside mixed use buildings only.

18. Restaurants: Restaurants are generally permitted and encouraged. However, fast food restaurants shall be permitted on the first, or ground, floor only of retail or mixed use buildings.

18 i. Drive-through premises are prohibited. However, the Vernon Planning may grant a variance from this prohibition for properties having frontage along Route 94 and/or Route 515, if proof is shown, and accepted and agreed to by the Planning Board, by an applicant for a site plan approval, that adequate on site means of vehicular ingress and egress exists, so that vehicles do not enter and exit directly to or from a drive through window (or drive through vehicular lane) onto Route 94 or Route 515. Further, a traffic circulation plan, which shall include estimated traffic counts and traffic control methods, shall be filed for all site applications containing a proposed drive through. In no event shall the Planning Board be required to issue such a variance and shall consider each application on a case by case basis.

18 ii. No single restaurant may have more than 250 “primary” seats, used on a daily basis. An additional 125 “ancillary” seats, used for special occasions only and shall be used on a maximum of four (4) days per week. The ancillary seating area shall be separated by a wall to ceiling moving partition, or be located on a separate floor.

19. Restaurant, take out or pick up facilities: Permitted on the first, or ground, floor of mixed use buildings.

20. School Bus Shelter: Design shall be consistent with the street furniture.

21. Shelter and Adult Care Facilities: Permitted on the second (2nd) floor of mixed use buildings having an ADA accessible elevator(s),

22. Shopping Center and Specialty Shopping Centers: Defined as having two or more retail establishments. The minimum lot size shall be 2 acres and a maximum building size shall be 50,000 square feet, having a minimum of two retail establishments, one such retail establishment shall have a minimum of 4,000 square feet.

23. Specialty Food Store: 1,500 square feet minimum and 4,000 square feet maximum building size.

24. Supermarket: Maximum of 90,000 square feet of gross building area with a required two-story building design. The first, or ground, floor shall have no more than 65,000 square feet of space, and a required second floor shall have no more than 24,000 square feet of building space, and no less than 7,500 square feet of building space.

25. Temporary Outdoor Activity: Permitted only with written permission from the Township of Vernon.

These permitted uses, as may be modified by the specific criteria of the Sub Districts authorized in Section 7 hereinafter set forth, are mandatory within the Vernon Town Center, including the Town Center Redevelopment Area that is part of the Town Center District.

b. General Town Center Bulk Zoning and Building Standards.

Two (2) story building(s) shall be permitted; a mixed-use arrangement is encouraged so as to achieve the goals of this Redevelopment Plan. One (1) story buildings are conditionally permitted, provided such one story buildings do not contain greater than twenty-five percent of the floor area of the Town Center. Accordingly, a clear predominance of two (2) story buildings shall exist in the Vernon Town Center consistent with the State of New Jersey Town Center guidelines. In the absence of specific standards, as included in each Sub District, the following bulk standards shall apply to those properties in the Vernon Town Center , and each of the Sub Districts:

Minimum Lot Width	120'-0"
Front Setback	14'-0" from back of curb
Side Setback	5' one side; 15' between buildings
Rear Setback	5' - 0"
Minimum Floor to Ceiling Height, Ground Floor	12' - 0"
Minimum Floor to Ceiling Height, Upper Floor(s)	10' - 0"
Maximum Building Height.....	40' - 0"
Roof Type.....	Pitched roofs are permitted; flat roofs with parapet(s) are permitted in up to 25% of the buildings in the TC zone.
Parking, Commercial	1.0 space per 500 sq. ft <i>With a variance permitted for the supermarket use, when proof of shared parking and other proofs are provided to the Vernon Planning Board to</i>

necessitate appropriate relief from this limitation.

Ordinance number 07-43 is hereby amended to add this provision thereto.

Parking, Residential1.5 space per unit, or applicable RSIS standards whichever is LESS, provided that the property owner/applicant receives any applicable RSIS waiver(s).

Parking, Office..... 1.0 space per 250 square feet

Impervious Coverage..... 85%

Building Coverage..... 70%

Residential Units....a rental or condominium dwelling unit is limited to a minimum of 750 square feet and a maximum of 1600 square feet of livable space. *The Vernon Planning Board may issue a variance to the minimum square feet requirement for residences to be built in the Main Street and/or the West Church Street Sub District, Ordinance Number 07-43 is hereby amended to add this provision thereto.*

c. Development Guidelines and Variances.

Each property owner desiring to improve or build upon their property shall follow the zoning and development guidelines set forth in this Plan so as to develop a high quality site plan, subdivision, or change in use application. All applications shall conform to the requirements of the New Jersey Municipal Land Use Law, MLUL, and specifically NJSA 40:55D-51.

Any variance(s) from the bulk standards authorized in: 1-Section 6b of this Ordinance; 2-the design guidelines and land use standards authorized in Section 9 of this Ordinance; 3-variances from any other Town Center Plan element including the Sub District standards authorized in Section 7 of this Ordinance, with the exception of the Permitted Uses specifically authorized in Section 6a hereof, shall be reviewed, approved and/or denied by the Vernon

Planning Board.

Except as noted in this paragraph no variances may be made or granted by the Vernon Planning Board from the conditions established for the permitted uses authorized in Section 6a of this Ordinance, including the Sub District standards authorized in Section 7 of this Ordinance. The exceptions to this are the supermarket parking ratio, drive-through facilities where properties have frontage on Route 94 or Route 515, and minimum residential unit sizes in the Main Street and West Church Street Sub District.

This Plan describes and illustrates various types of buildings that are permitted in the Town Center. For each type, a set of design standards is provided to outline all the parameters for lots/buildings. These include, among other things, building design standards and parking requirements. The applicant/owner shall also familiarize themselves with the aforementioned LRK Report, Exhibit 1 attached hereto, including the LRK diagrams relating thereto.

Section 7. The Vernon Town Center Sub Districts.

The Vernon Town Center and the aggregate of all properties located in the Vernon Town Center are composed of a series of smaller Sub Districts, each having its own distinct character, zoning and design guidelines. These Sub Districts are hereby determined as the Main Street, the West Church Street, the East Church Street, the Route 94 and the Shopping Center districts. The general land use and building standards for each Sub District follows in this section. The LRK Report, Exhibit 1 attached hereto, further describes the guidelines of each Sub District, specifically Section D, page 23 through page 31, of said exhibit (the LRK Report).

These Sub Districts have been designed taking into consideration the topography, road network and existing development pattern in the Town Center and the overall character of the district. The unique nature of each of these Sub Districts collectively creates a special environment for the Town Center.

a. The Main Street Sub District is centrally located in the Town Center. This Sub District is bounded by Route 515 to the east and Route 94 to the north. Main Street passes through it, connecting Route 515 and Route 94. It is 40.2 acres in size and contains those properties located in Block 142 and 144, as listed in Section 2 hereinbefore stated. The Main Street neighborhood is the heart of the Town Center. Gateway entries from both Route 94 and Route 515 invite visitors and residents into the Main Street. This area is envisioned to be a lively and vibrant place with lots of activity on the street. Main Street shall be very pedestrian friendly with shopping, restaurants with outdoor seating and other pedestrian oriented retail. The primary public/community space in the district is the existing Fireman's Pond which will be surrounded by landscaped pathways, a gazebo and outdoor seating areas providing unobstructed scenic views that characterize Vernon.

The proposed mix of uses in this neighborhood shall include two and three story mixed-use buildings having retail shops, restaurants, civic buildings and residences (on the second floor). The existing development in this area includes shopping, banks and other businesses that will be integrated within the district.

The new Main Street Sub District shall be the focal point of the Town Center. Main Street will serve as the southern gateway to the Vernon Town Center. Employing a mix of retail and commercial space with village residences, the character of this district will be a walk able shopping destination as well as an attractive place to conduct business. Existing office space and banks will also be utilized in the Town Center, providing a clientele for prospective retailers.

b. The Main Street Sub District Land Use concept plan envisions and generally provides for 172,300 sq. ft. of commercial space and thirty (30) residential units. A maximum of 400 total restaurant seats is permitted. These restaurant seats shall be located in two or more separate restaurant establishments. (A suggested breakdown by building is provided in a summary table in

Exhibit 1, (exhibits D-4, D-5, D-6, and D-7, pages 24 and 25 of the LRK Report). The Land Use Concept plan envisions that all buildings along Main Street will be two stories with parking located in the rear or in some cases under the building. This layout, or property arrangement, takes full advantage of the site's topography with a series of underground parking elements located on the ground floors of several buildings, allowing for a real town center feel with retail and office opportunities.

c. Hotels are prohibited in the entire Town Center District. Inns and B&B facilities are permitted, provided there are a maximum of fifteen (15) units per property. The Inn, or B&B, may be a two or three story building provided that the structure does not exceed a height of 40 feet. Inn, or B&B, parking may be located behind or at the sides of the building. Inns, or B&Bs, shall be designed with the entrance facing the street.

d. Multifamily Residential Buildings Including Townhouses-these types of buildings will include residential apartment or condominium units. The maximum permitted number of residential units in the Main Street Sub District is thirty (30) units. Such residential units shall not exceed 1,600 square feet of livable space. All residential uses are only specified (permitted) in the Main Street and East Church Street Sub Districts. The building(s) shall be oriented along the street with parking in garages, along a rear alley, or in parking lots located behind or at side of the building.

Townhouse units are a permitted use in a limited area of the Town Center, specifically property along Main Street, subject to the limitation on the number of residential units, and/or on property having a minimum of 120 feet of frontage along either Route 515 or Route 94. They shall not be located on the ground or first floor.

Duplex units shall contain two units in a building. Duplex units shall be specified as such, and may only be built in the Main Street and East Church Street areas. Ground floor residential

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Description	Measure	Source
Population		
Census 2010 Total Population	23,943	2010 Demographic Profile (/bkmk/table/1.0/en/DEC/10_DP/DPDP1/0600000US3403775740)
2018 Population Estimate (as of July 1, 2018)	N/A	2018 Population Estimates
2017 ACS 5-Year Population Estimate	22,572	2013-2017 American Community Survey 5-Year Estimates (/bkmk/table/1.0/en/ACS/17_5YR/DP05/0600000US3403775740)
Median Age	43.5	2013-2017 American Community Survey 5-Year Estimates (/bkmk/table/1.0/en/ACS/17_5YR/B01002/0600000US3403775740)
Number of Companies	1,783	2012 Survey of Business Owners (/bkmk/table/1.0/en/SBO/2012/00CSA01/E600000US3403775740)
Educational Attainment: Percent high school graduate or higher	95.2%	2013-2017 American Community Survey 5-Year Estimates (/bkmk/table/1.0/en/ACS/17_5YR/S1501/0600000US3403775740)
Count of Governments	N/A	2012 Census of Governments
Total housing units	10,807	2013-2017 American Community Survey 5-Year Estimates (/bkmk/table/1.0/en/ACS/17_5YR/B2500/0600000US3403775740)
Median Household Income	90,805	2013-2017 American Community Survey 5-Year Estimates (/bkmk/table/1.0/en/ACS/17_5YR/S1901/0600000US3403775740)
Foreign Born Population	1,439	2013-2017 American Community Survey 5-Year Estimates (/bkmk/table/1.0/en/ACS/17_5YR/B05002/0600000US3403775740)
Individuals below poverty level	4.7%	2013-2017 American Community Survey 5-Year Estimates (/bkmk/table/1.0/en/ACS/17_5YR/DP03/0600000US3403775740)
Race and Hispanic Origin		
White alone	21,045	2013-2017 American Community Survey 5-Year Estimates (/bkmk/table/1.0/en/ACS/17_5YR/DP05/0600000US3403775740)
Black or African American alone	560	2013-2017 American Community Survey 5-Year Estimates (/bkmk/table/1.0/en/ACS/17_5YR/DP05/0600000US3403775740)
American Indian and Alaska Native alone	12	2013-2017 American Community Survey 5-Year Estimates (/bkmk/table/1.0/en/ACS/17_5YR/DP05/0600000US3403775740)
Asian alone	135	2013-2017 American Community Survey 5-Year Estimates (/bkmk/table/1.0/en/ACS/17_5YR/DP05/0600000US3403775740)
Native Hawaiian and Other Pacific Islander alone	0	2013-2017 American Community Survey 5-Year Estimates (/bkmk/table/1.0/en/ACS/17_5YR/DP05/0600000US3403775740)
Some Other Race alone	280	2013-2017 American Community Survey 5-Year Estimates (/bkmk/table/1.0/en/ACS/17_5YR/DP05/0600000US3403775740)
Two or More Races	540	2013-2017 American Community Survey 5-Year Estimates (/bkmk/table/1.0/en/ACS/17_5YR/DP05/0600000US3403775740)
Hispanic or Latino (of any race)	2,180	2013-2017 American Community Survey 5-Year Estimates (/bkmk/table/1.0/en/ACS/17_5YR/DP05/0600000US3403775740)
White alone, Not Hispanic or Latino	19,280	2013-2017 American Community Survey 5-Year Estimates (/bkmk/table/1.0/en/ACS/17_5YR/DP05/0600000US3403775740)
Veterans	1,381	2013-2017 American Community Survey 5-Year Estimates (/bkmk/table/1.0/en/ACS/17_5YR/B21001/0600000US3403775740)

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