

FIRST EDITION • 2026

THE 2026
CORNERSTONE
TRUSTED HOMEOWNER GUIDE

Community Recommended Local Professionals
Sussex County, NJ & Warwick, NY

Compiled from community recommendations — not paid advertisements.

UPDATED JULY 2026

Welcome

Homeowners ask us the same question all year long: “Do you know someone good?” This guide is our answer. It exists because neighbors kept asking for trusted recommendations — for a plumber, an electrician, a roofer they could actually count on.

Every business listed here was recommended by someone in the community. No one paid to be included, and inclusion is not an endorsement — it simply reflects what local homeowners have shared with us. We plan to keep growing this guide every year, so if you have a recommendation of your own, we'd love to hear it.

ABOUT THIS GUIDE

The businesses included in this guide were recommended by members of the local community. While Cornerstone Home Watch has made every effort to compile accurate information, inclusion does not constitute an endorsement or guarantee of workmanship. Homeowners should always perform their own due diligence before hiring any contractor or service provider.

CATERING

Field & Food Catering

PHONE 518-858-2894

LOCATION Warwick

RECOMMENDED FOR *For all your family events.*

CHIMNEY

Apex Chimney Experts

PHONE 973-670-4476

COUNTERTOPS

Countertops Unlimited

PHONE 973-875-0033

WEB newtopsnj.com

ELECTRICIANS

Bayer Electric LLC

CONTACT Chantal Bayer

PHONE 973-864-0577

EMAIL Bayerelectric@outlook.com

RECOMMENDED FOR *Commercial, Industrial, Residential Lic #18652, Bonded & Insured*

New Millennium Electric

CONTACT William Weightman

PHONE 862-377-9312

EMAIL wkbm01@gmail.com

RECOMMENDED FOR *License #18096*

Gold Standard Electric NJ

PHONE (973) 862-8837

WEB goldstandardelectricnj.com

LOCATION Newton, NJ

Sperry Electric LLC

PHONE (973) 370-0933

WEB sperryelectricnj.com

LOCATION Rockaway, NJ

RECOMMENDED FOR BBB A+ Accredited; NJ electrical license 34EI01872000.

Franklin Electrical

PHONE 201-317-9023

ENTERTAINMENT

All Stars Entertainment NJ

CONTACT Anthony

PHONE 973-820-5158

INSTAGRAM @allstarsentertainmentnj

FENCING

CP Fence LLC

PHONE (973) 362-6808

WEB cpfencellc.com

EMAIL cpfencellc@gmail.com

RECOMMENDED FOR High-quality PVC & wood fence installation, servicing all of New Jersey. 15+ years experience.

GARAGE DOORS

Morrissey Garage Doors

PHONE 973-728-8788 / 973-445-2382 (cell)

RECOMMENDED FOR Sale, service & installation of garage doors and openers. Repair of springs, cables, pulleys, rollers, keypads, remotes. Family owned and operated, licensed and insured.

AKK Garage Doors

PHONE 973-590-7183

33rd Garage Door Services INC

PHONE 862-621-8333

GENERAL CONTRACTORS & HOME IMPROVEMENT

A Plus Home Improvements

PHONE 973-699-5227

WEB Aplushomeimprovementsllc.com

BMB Contracting, LLC

CONTACT Brad Bernet

PHONE 973-632-9375

EMAIL BMBContractingllc@gmail.com

RECOMMENDED FOR *Licensed & Insured, Lic #13VH09708600*

Up and Above Contractors, LLC

PHONE 973-300-0636

JJW & Sons Home Services LLC

PHONE Office 973-764-0124 / Cell 973-296-5668

EMAIL jjwandsons@yahoo.com

RECOMMENDED FOR *Deck staining & repair, demos, fall/spring cleanups, gutter cleaning, power washing, lawn services & more. Justin & Jessica Wright; NJ HIC #13VH13705000*

SGF Creative Home Concepts

PHONE 973-907-3802

LOCATION Vernon, NJ

Bush & Co Construction

INSTAGRAM [@bush.and.company](https://www.instagram.com/bush.and.company)

BHB Property Managers

PHONE (845) 821-5947

WEB BHBpropertymanagement.com

RECOMMENDED FOR *All phase construction*

CMR Home Improvements

PHONE 201-663-1329

RECOMMENDED FOR *Vernon*

Worthy Home Renovations

PHONE (862) 409-8614

RECOMMENDED FOR *Hamburg*

Bulldog Improvements, Inc.

HANDYMAN SERVICES

Platinum Werx

PHONE 973-479-7300

RECOMMENDED FOR *Handyman*

HandyMel Services LLC

PHONE 908-764-5142

RECOMMENDED FOR *Text anytime*

Stoebling & Sons LLC

CONTACT Jay Stoebling

PHONE (201) 466-5541

EMAIL Stoebling.sons@gmail.com

RECOMMENDED FOR *Home improvements & repairs. Also does home renovations, fully insured, free estimates.*

Happy Hammers Home Remodelers

PHONE 908-455-1973

HOME WATCH, CONCIERGE

Cornerstone Home Watch LLC

PHONE 973-922-9557

WEB cornerstonehomewatch.com

EMAIL kathleen@cornerstonehomewatch.com

RECOMMENDED FOR *NHWA-Accredited home watch & property inspection service serving Vernon, Sparta, Warwick, and surrounding areas. Regular documented visits for peace of mind while you're away.*

HOUSE CLEANING

The Busy Bees Cleaning Company

PHONE (973) 903-5041

RECOMMENDED FOR *Mom & daughter, family run, 28 years.*

Sunshine Cleaning Crew

EMAIL SunshineCleaningCrew2@gmail.com

JET Home Cleaning

PHONE 973-897-9281

Concierge Cleaning & Organizing

HVAC

Bear Creek Heating and Cooling, LLC

PHONE 973-903-2600

EMAIL bearcreekheatingandcooling@gmail.com

RECOMMENDED FOR *Residential & commercial installation and service. Mitsubishi ductless systems, boilers, furnaces, central air. HVAC License #6161*

Knight Air

PHONE 862-266-8155

ADG Heating and Air

PHONE 862-268-3742

INSURANCE

Executive Insurance Services

CONTACT Stephanie Scilingo

PHONE 973-737-5955

EMAIL execinsureme@yahoo.com

RECOMMENDED FOR Home, Auto, Business, Life, Group Health. Local insurance expert.

MORTGAGE & RENOVATION FINANCING

Marissa Rossi-Simeone

PHONE Cell 862-354-0401

WEB crosscountrymortgage.com/rockaway-nj-3480/marissa-rossi

EMAIL marissa.rossi@ccm.com

LOCATION CrossCountry Mortgage, LLC — Rockaway, NJ

RECOMMENDED FOR Offers renovation loans including HomeStyle (Fannie Mae), ChoiceRenovation (Freddie Mac), 203(k) Standard/Limited (FHA), USDA Repairs & Renovation, and VA Rehab loans. Loan Officer, CrossCountry Mortgage; NMLS 2295688

Craig Smith

PHONE (973) 477-8211

EMAIL craig.smith@rate.com

RECOMMENDED FOR Conventional, FHA, 203Ks, VA, Renovation and New Construction loans. VP of Mortgage Lending, RATE; NMLS #252528

NOTARY

Secured Signatures, LLC

CONTACT Bridgit C. Schulz

PHONE 973-841-0946

EMAIL Bridgit.SecuredSignatures@gmail.com

RECOMMENDED FOR Notary Signing Agent.

PAINTING

T & S Painting and Maintenance, Inc.

CONTACT Tom

PHONE 973-694-1063

WEB tspaint-inc.com

LOCATION Pompton Lakes, NJ

RECOMMENDED FOR Full general contractor.

Tiger Painting

CONTACT Justin Jacobus

PHONE (201) 704-2147

Willow Tree Painting

PHONE 973-764-8542

RECOMMENDED FOR Warwick, NY. "Beautiful work." Art Mokray & son Tom

Hammel Painting

PHONE (973) 827-0721

RECOMMENDED FOR Out of Franklin, NJ

PAVING, EXCAVATION & DRIVEWAYS

J Young Enterprises, Inc.

CONTACT Joshua T. Young

PHONE Cell 914-490-9533 / Office 845-544-2614

WEB jyoungenterprisesinc.com

RECOMMENDED FOR Asphalt paving & sealcoating, paving, seal coating, line striping, hot commercial crack filling, sod, general outdoor construction, landscape, hardscape, drainage, brick pavers, Belgium block, masonry, material delivery. Residential, commercial, industrial, roadways, HOA. Warwick neighbor discount; military & law enforcement discounts.

JWSR LLC

PHONE 862-268-2510

LOCATION Andover, NJ

RECOMMENDED FOR Excavation & general contracting.

Longstaff Paving

CONTACT Randall Longstaff

PHONE 973-697-9286

Vaughan Seal Coating and Paving

CONTACT Jason Vaughan

PHONE 973-948-0399

Feldman Seal Coating

CONTACT Scott Feldman

PHONE 973-875-3928

PEST CONTROL

Bustabug Pest Control

PHONE (973) 721-9197

WEB callbustabug.com

LOCATION Hamburg, NJ

Warwick Valley Pest Control

PHONE (845) 600-0289

RECOMMENDED FOR *Local protection, lasting results.*

Pops Pest Control

PHONE 973-800-5931

PLUMBING & HEATING

Reaper Family Plumbing and Heating

CONTACT Brian

PHONE 973-222-0035

Diorio Plumbing and Heating Repair

PHONE (201) 819-1408

WEB diorioplumbing.com

LOCATION Oakland, NJ

M Miller Plumbing, Heating and Drain Cleaning

PHONE 973-884-1839

Mark Lindsay and Son Plumbing & Heating, Inc.

PHONE (973) 728-8900

WEB marklindsayplumbing.com

LOCATION Newfoundland, NJ

RECOMMENDED FOR *Family-owned since 1962. answered 24/7/365*

Mean Green Plumber

PHONE 973-883-6200

REAL ESTATE

Kristi Winkler-Anderson

PHONE (973) 476-0878

LOCATION Better Homes and Gardens Real Estate Green Team, Vernon Township, NJ

Kelly Hayes Mitchell

PHONE 973-703-1424

LOCATION Weichert Realtors, Hamburg, NJ

RECOMMENDED FOR *Very reliable and listens to your needs.*

Christine N. Marotta

PHONE Office 973-827-6767 / Cell 973-902-9186

EMAIL MarottaC1111@gmail.com

LOCATION Mountain Properties, Hamburg, NJ

RECOMMENDED FOR *#1 Agent in Total Dollar Volume & Transactions Closed. 22 years in business; Elite NJ Agent in the Top 1% in the State. 2026 RealTrends Verified City Ranked — #1 Agent for 2025 in Vernon, Highland Lakes, Glenwood, McAfee, Sussex & Wantage.*

Christine Koenig

WEB listwithchrisk.com

LOCATION Keller Williams

Alexandria (Ally) Monarque

PHONE Cell 201-919-1238 / Office 973-726-0088

EMAIL AllyM42@kw.com

LOCATION KW Integrity, 25 Centre St. Ste. 101, Sparta, NJ 07871

Teri DeGroat

PHONE Cell 973-222-0532 / Hamburg Office 973-827-8899

EMAIL teritherealtor@live.com

LOCATION Weichert Realtors, Hamburg Office

RECOMMENDED FOR *Listing & selling homes since 1987; 39 years experience.*

Cami Anka

PHONE (973) 600-0150

WEB camianka.com

LOCATION Keller Williams, Warwick, NY

Marilyn Rey

PHONE 973.851.6285 cell / 973.696.0077 office

WEB MarilynRey-NJproperties.kw.com

EMAIL mrey@bwwrealestate.net

LOCATION Keller Williams Prosperity Realty, 1700 Rt. 23 N Suite 300, Wayne, NJ 07470

RECOMMENDED FOR *Broker, SRS, PSA / Realtor*

Joanna Patereck

PHONE 862-266-7359

ROOFING, SIDING, DECKS & CARPENTRY

Simpson Roofing NJ

PHONE (973) 794-3500

WEB simpsonroofingco.com

LOCATION Vernon Township, NJ

RECOMMENDED FOR *Family-owned, serving the Tri-State area since 1922. GAF-certified.*

BCG Enterprises

CONTACT Jacob

PHONE 201-819-1972

RECOMMENDED FOR *Licensed, insured & bonded. Roofing, siding, decks, demos, all aspects of carpentry.*

Legacy Built

WEB legacybuiltinj.com

RECOMMENDED FOR *Alex personally oversees every project. Custom decks, roofing, siding, windows & doors, framing, additions, exterior/interior renovations, structural repairs, finish carpentry.*

Storms Exterior

PHONE 484-550-0117

EMAIL rooferman880@gmail.com

RECOMMENDED FOR *Roofing and siding.*

State Line Restorations

PHONE 973-271-6181

WEB stateliners.com

RECOMMENDED FOR *Decks, carpentry, renovations.*

Steel Penn - Decks & Docks

PHONE 973-459-2886

WEB SteelPenn.com

RECOMMENDED FOR *#1 Rated & Reviewed Deck and Dock company in the area. Free deck and dock estimates.*

TREE, LAWN & LANDSCAPING

K.M.M. Tree & Lawn Service

CONTACT Kevin M. Mastrianni

PHONE 973-534-0994

EMAIL kmmtreeandlawn@gmail.com

LOCATION Vernon, NJ

RECOMMENDED FOR *Trimming, removals, chipping, 24-hour storm damage, free estimates. NJTC #939126, LTCO #930*

Skylands Lawn & Tree Service

PHONE 201-538-5062

RECOMMENDED FOR *Fully licensed and insured.*

Appalachian Lawn Care

PHONE (862) 266-1776

EMAIL applawncarenj@gmail.com

LOCATION Stockholm, NJ

Bechtles Lawn Care

PHONE 973-568-7738

WELL & SEPTIC

Henderson Well & Pump Co.

PHONE (973) 764-7240

WEB hendersonpump.com

LOCATION Hamburg, NJ

RECOMMENDED FOR *Very prompt, called back right away. In the well industry 59+ years.*

Speidel & Sons Contracting Inc.

PHONE 973-702-1936

RECOMMENDED FOR *Septic*

Decker Excavating

PHONE (973) 764-8090

North East Septic & Excavating, LLC

CONTACT Patrick Milligan Sr.

PHONE 973-362-8437

WEB nesenj.com

EMAIL nesenjllc@gmail.com

RECOMMENDED FOR *Certified & Licensed Septic Installer.*

WOODWORKING

Boyko WoodWorking LLC

PHONE (201) 691-7197

LOCATION Moonachie, NJ

Help Us Keep This Guide Current

Know a local professional who deserves to be included? Send us your recommendation and help us continue building the most trusted homeowner resource in Northwest New Jersey.

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ABOUT CORNERSTONE HOME WATCH

Cornerstone Home Watch is proud to provide this guide as a free community resource. We specialize in professional home watch services for seasonal, vacation, and unoccupied homes throughout Sussex County, NJ and Warwick, NY. NHTA Accredited.

[cornerstonehomewatch.com](https://www.cornerstonehomewatch.com)

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