



## **AGENDA**

*Regular Meeting of the Township Council*

*Monday, June 24, 2019*

*8:00pm*

**Mayor Glen Jasionowski**

Council President Mark Bromberg, Council Vice President Paul Criscuolo,  
Councilman Ari Ben-Yishay, Councilman John Donovan, Councilwoman Denise Sieg

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### **CALL THE MEETING TO ORDER**

### **SALUTE TO FLAG**

### **SUNSHINE LAW STATEMENT**

In accordance with the provisions set forth in the Open Public Meetings Law, notification of this meeting has been sent to all officially appointed Township newspapers and notice is posted at the Municipal Office.

### **ROLL CALL**

1. Township Council
2. Municipal Officials Present

### **TOWNSHIP COMMUNICATION**

1. Mayor's Comments
  2. Township Council Comments
- 

### **Administrator's Report**

### **Engineer's Report**

**HEARING OF THE PUBLIC**

Each person wishing to address the Council shall step up to the microphone, shall give his or her name and address in an audible tone for the record. All members of the public are expected to conduct themselves in a proper manner. Any derogatory, abusive or threatening statements will not be permitted. The Chair will immediately rule such conduct out of order and terminate any further comments.

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**RESOLUTIONS**

- #2019-194—Approve Minutes May 13, 2019 Council Meeting
- #2019-195—Renew Liquor Licenses 2019-2020 Term (ZoZo’s, Florentine Gardens, Dayawati, Blutarsky, LLC)
- #2019-196—Authorize Refund Camp Have Some Fun Registration fee (Garfinkel)
- #2019-197—Approve Tax Lien Redemption (525 Westwood Ave.)
- #2019-198—Authorize Enforcement of Property Maintenance Code (650 Caruso Lane)
- #2019-199—Authorize Submission 2020 NJDOT Grant Application (Poplar Road Safety Improvements - Phase 2)
- #2019-200—Authorize Submission 2020 NJDOT Grant Application (Reconstruction of Wittich Terrace and Thurnau Drive)
- #2019-201—Approve Raffle License #575 HSA St. Josephs (off premises 50/50)
- #2019-202—Payment of Bills

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**Ordinances for 1<sup>st</sup> Reading**

**There are no Ordinances for 1<sup>st</sup> Reading**

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**Ordinances for 2<sup>nd</sup> Reading and Public Hearing**

**Ordinance #354-2019**— AN ORDINANCE AMENDING CHAPTER 90, SECTION 90-4 OF THE CODE ENTITLED UNIFORM CONSTRUCTION CODE “FEES”

**Ordinance #355-2019**—AN ORDINANCE AMENDING CHAPTER 142 OF THE CODE LAND USE PART 2 “FLOOD HAZARD AREAS” ARTICLE XIV GENERAL PROVISIONS

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**2<sup>nd</sup> HEARING OF THE PUBLIC**

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**ADJOURNMENT**



Resolution offered:	No. 2019-194
Resolution seconded by:	

**RESOLUTION APPROVING MINUTES MAY 13, 2019 REGULAR MEETING**

**BE IT RESOLVED**, by the Township Council of the Township of River Vale that the minutes of the May 13, 2019 Regular meeting of the Township Council are hereby approved.

Council Member	AYE	NAY	N.V.	A.B	Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DONOVAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BROMBERG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIEG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRISCUOLO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

X - Indicates Vote A.B. - Absent N.V - Not Voting (Abstained or Excused)

Dated: June 24, 2019

I hereby certify that this is a true copy of the Resolution passed by the Township Council at their meeting

held on: \_\_\_\_\_, 2019 Attest: \_\_\_\_\_

Karen Campanelli, Township Clerk



Resolution offered:	No. 2019-195
Resolution seconded by:	

**RESOLUTION APPROVING LIQUOR LICENSE RENEWALS FOR THE JULY 1, 2019 THROUGH JUNE 30, 2020 TERM**

**WHEREAS**, the following liquor license holders have filed or submitted their renewal applications through the POSSE ABC portal and paid the required fee as directed by the Division of Alcoholic Beverage Control; and

**WHEREAS**, the following liquor license holders have paid the municipal fee and Tax Clearance Certificates have been received; and

**WHEREAS**, the applicants are qualified to be licensed per the standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, and pertinent Township Ordinances.

**NOW THEREFORE BE IT RESOLVED** that the Township Council of the Township of River Vale hereby authorizes the renewal of the following liquor licenses for the July 1, 2019 through June 30, 2020 term.

**BE IT FURTHER REOLVED** that the Township Clerk is hereby authorized to issue liquor licenses as follows:

**PLENARY RETAIL CONSUMPTION LICENSES**

#0253-33-007-008	ZOZOS USA LLC 625 Rivervale Road River Vale, NJ 07675	\$2,000.00
#0253-33-002-006	DAYAWATI LLC 123 Van Riper Lane Woodcliff Lake, NJ 07677 (Pocket License)	\$2,000.00
#0253-33-005-005	P&D Inc. (Florentine Gardens) 97 Rivervale Road River Vale, NJ 07675	\$2,000.00

**PLENARY RETAIL CONSUMPTION LICENSES**

#0253-33-006-009

Blutarsky LLC (Valley Burgers & Brew)  
 640 Westwood Avenue  
 River Vale, NJ 07675

\$2,000.00

Council Member	AYE	NAY	N.V.	A.B	Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DONOVAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BROMBERG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIEG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRISCUOLO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

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Karen Campanelli, Township Clerk



Resolution offered:	No. 2019-196
Resolution seconded by:	

**REFUND**

**(Camp Have Some Fun Registration Fee)**

**WHEREAS**, the following resident has requested a refund of their Camp Have Some Fun registration fee; and

**WHEREAS**, the Treasurer has certified the availability of funds in the Recreation Account.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Council of the Township of River Vale that said refund is approved and the Treasurer is hereby authorized to issue a municipal check payable as follows:

**Payable to:**  
 Paul Garfinkel  
 754 Tiffany Avenue  
 River Vale, NJ 07675

**Refund Amount:** \$ 375.00

Council Member	AYE	NAY	N.V.	A.B	Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DONOVAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BROMBERG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIEG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRISCUOLO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

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Karen Campanelli, Township Clerk



Resolution offered:	No. 2019-197
Resolution seconded by:	

**RESOLUTION**

**TAX LIEN REDEMPTION**

**WHEREAS**, the property located at 525 Westwood Avenue (Block 2201, Lot 1) has been redeemed. The Tax Collector has received (1) one check in the amount of \$ 41,383.52 for payment of the lien (Certificate No. 16-00004); and

**WHEREAS**, the Township is holding a \$ 17,000.00 premium in a Trust Account for the above mentioned lien.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of River Vale that the Treasurer is hereby by authorized to issue two (2) municipal checks in the amounts of \$ 17,000.00 and \$ 41,383.52 respectively payable as follows:

**“USBANK C/F PC6 Sterling Natl”**

Mail to:  
 U.S. Bank TLSG  
 50 S. 16<sup>th</sup> Street, Suite 2050  
 Philadelphia, PA 19102

Council Member	AYE	NAY	N.V.	A.B	Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DONOVAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BROMBERG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIEG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRISCUOLO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

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Karen Campanelli, Township Clerk



Resolution offered:	No. 2019-198
Resolution seconded by:	

**RESOLUTION AUTHORIZING ENFORCEMENT OF THE PROPERTY MAINTENANCE CODE**

**BE IT RESOLVED**, that the Township Council of the Township of River Vale hereby authorizes the Business Administrator to obtain estimates for property maintenance at the following property which has been deemed a hazardous condition:

- **650 Caruso Lane (Block 2206, Lot 39)**

**BE IT FURTHER RESOLVED**, by the Township Council of the Township of River Vale that upon the completion of the work the costs be forwarded to the Tax Collector in order for a lien for said work can be attached to the above mentioned property.

Council Member	AYE	NAY	N.V.	A.B	Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DONOVAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BROMBERG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIEG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRISCUOLO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

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Karen Campanelli, Township Clerk





Resolution offered:	No. 2019-199
Resolution seconded by:	

**Approval to submit a grant application and execute a grant agreement with the New Jersey Department of Transportation for the Poplar Road Safety Improvement Project – Phase 2**

**WHEREAS**, the Township of River Vale desires to receive \$397,672.20 in funds from the New Jersey Department of Transportation Highway Trust Fund for the purpose of making safety improvements along Poplar Road; and

**WHEREAS**, the Township Engineer has developed a plan of action and cost estimate to improve Poplar Road and key intersections through the addition of new guiderail, bridge rehabilitation and other physical complementary safety improvements; and

**WHEREAS**, the project will also improve safety to the local schools and commuter lines, thus leveraging the requested funds;

**NOW, THEREFORE BE IT RESOLVED** that the Council of the Township of River Vale, formally approves the grant application for the above stated project.

**BE IT FURTHER RESOLVED** that the Mayor and Clerk are hereby authorized to submit an electronic grant application MA-2020-River Vale Township-00277 to the New Jersey Department of Transportation on behalf of the Township of River Vale.

**BE IT FURTHER RESOLVED** that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Township of River Vale and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

Council Member	AYE	NAY	N.V.	A.B	Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DONOVAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BROMBERG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIEG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRISCUOLO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

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Karen Campanelli, Township Clerk



Resolution offered:	No. 2019-200
Resolution seconded by:	

**Approval to submit a grant application and execute a grant agreement with the New Jersey Department of Transportation for the for the Reconstruction of Wittich Terrace and Thurnau Drive**

**WHEREAS**, the Township of River Vale desires to receive \$323,800.00 in funds from the New Jersey Department of Transportation Highway Trust Fund for the purpose of making safety improvements along Wittich Terrace and Thurnau Drive; and

**WHEREAS**, the Township Engineer has developed a plan of action and cost estimate to improve Wittich Terrace and Thurnau Drive and key intersections through the addition of new guiderail, bridge rehabilitation and other physical complementary safety improvements; and

**WHEREAS**, the project will also improve safety to the local schools and commuter lines, thus leveraging the requested funds;

**NOW, THEREFORE BE IT RESOLVED** that the Council of the Township of River Vale, formally approves the grant application for the above stated project.

**BE IT FURTHER RESOLVED** that the Mayor and Clerk are hereby authorized to submit an electronic grant application MA-2020-River Vale Township-00272 to the New Jersey Department of Transportation on behalf of the Township of River Vale.

**BE IT FURTHER RESOLVED** that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Township of River Vale and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

Council Member	AYE	NAY	N.V.	A.B	Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DONOVAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BROMBERG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIEG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRISCUOLO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

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Karen Campanelli, Township Clerk



Resolution offered:	No. 2019-201
Resolution seconded by:	

**RESOLUTION APPROVING THE RAFFLE LICENSE FOR HSA ST. JOSEPHS (OFF PREMISES 50/50)**

**BE IT HEREBY RESOLVED** that the following license to conduct an off Premises 50/50 raffle is issued to:

NAME: HSA St. Josephs  
 131 East Fort Lee Road  
 Bogota, NJ 07603

LOCATION OF RAFFLE: Valley Brook Golf Course  
 15 Rivervale Road  
 River Vale, NJ 07675

DATE OF RAFFLE: August 5, 2019 (7:00am – 3:00pm)

I.D. #: 45-5-5019

RAFFLE LICENSE: RL 575

**BE IT FURTHER RESOLVED** that said license shall be issued subject to all rules and regulations of the Legalized Games of Chance Control Commission of the State of New Jersey.

Council Member	AYE	NAY	N.V.	A.B	Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DONOVAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BROMBERG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIEG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRISCUOLO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

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Karen Campanelli, Township Clerk



Resolution offered:	No. 2019-202
Resolution seconded by:	

**PAYMENT OF BILLS**

**BE IT RESOLVED** by the Township Council of the Township of River Vale that the Business Administrator is hereby authorized to pay the following claims:

CURRENT ACCOUNT claims in the amount of:	\$	280,018.76
RESERVE CURRENT ACCOUNT claims in the amount of:	\$	5,379.44
GOLF COURSE UTILITY OPERATING ACCOUNT claims in the amount of:	\$	119,284.41
RESERVE GOLF COURSE UTILITY OPERATING ACCT claims in the amount of:	\$	9,682.83
UNEMPLOYMENT TRUST ACCOUNT claims in the amount of:		
ANIMAL TRUST ACCOUNT claims in the amount of:		
PUBLIC ASSISTANCE TRUST ACCOUNT claims in the amount of:	\$	784.00
RECREATION TRUST ACCOUNT claims in the amount of:	\$	5,785.62
PRIVATE DUTY TRUST ACCOUNT claims in the amount of:	\$	52,144.12
ACCUMULATED ABSENCE TRUST ACCOUNT claims in the amount of:		
HOUSING TRUST ACCOUNT claims in the amount of:	\$	5,798.87
JUNIOR POLICE ACADEMY TRUST ACCOUNT claims in the amount of:		
GOLF COURSE UTILITY CAPITAL ACCOUNT claims in the amount of:		
OPEN SPACE TRUST ACCOUNT claims in the amount of:		
CAPITAL ACCOUNT claims in the amount of:	\$	39,741.28
PLANNING BOARD TRUST ACCOUNT claims in the amount of:	\$	2,839.45
SPECIAL TRUST ACCOUNT claims in the amount of:	\$	7,399.78
ZONING BOARD TRUST ACCOUNT claims in the amount of:	\$	2,275.65
<b>TOTAL CLAIMS TO BE PAID</b>	<b>\$</b>	<b>531,134.21</b>

**BE IT FURTHER RESOLVED** by the Township Council that the following claims have been paid by the Business Administrator prior to the Bill List Resolution in the following amounts:

CURRENT ACCOUNT claims in the amount of:	\$	4,990,343.73
RESERVE CURRENT ACCOUNT claims in the amount of:	\$	900.66
GOLF COURSE UTILITY OPERATING ACCOUNT claims in the amount of:	\$	180,162.79
RESERVE GOLF COURSE UTILITY OPERATING ACCT claims in the amount of:		
UNEMPLOYMENT TRUST ACCOUNT claims in the amount of:		
TAX SALE PREMIUM TRUST ACCOUNT claims in the amount of:	\$	89,500.00
ANIMAL TRUST ACCOUNT claims in the amount of:	\$	7.20
PUBLIC ASSISTANCE TRUST ACCOUNT claims in the amount of:	\$	1,480.99
RECREATION TRUST ACCOUNT claims in the amount of:	\$	5,885.00

PRIVATE DUTY TRUST ACCOUNT claims in the amount of:	\$	17,844.72
OPEN SPACE TRUST ACCOUNT claims in the amount of:		
HOUSING TRUST ACCOUNT claims in the amount of:	\$	24,650.00
JUNIOR POLICE ACADEMY TRUST ACCOUNT claims in the amount of:		
GOLF COURSE UTILITY CAPITAL ACCOUNT claims in the amount of:		
GREEN ACRES TRUST ACCOUNT claims in the amount of:		
CAPITAL ACCOUNT claims in the amount of:	\$	40,022.42
SPECIAL TRUST ACCOUNT claims in the amount of:	\$	280.00
PERFORMANCE BOND TRUST ACCOUNT claims in the amount of:		
ZONING BOARD TRUST ACCOUNT claims in the amount of:		
<b>TOTAL CLAIMS PAID</b>	<b>\$</b>	<b>5,351,077.51</b>
<b>TOTAL BILL LIST RESOLUTION</b>	<b>\$</b>	<b>5,882,211.72</b>

**MANUAL DISBURSEMENTS  
BILL LIST FOR June 24, 2019**

5/15/2019	Transfer Payroll	\$233,501.54
5/30/2019	Transfer Payroll	\$244,837.44
6/14/2019	Transfer Payroll	\$255,927.09

**TOTAL STATUTORY ACCOUNT DISTRIBUTIONS** **\$ 734,266.07**

Council Member	AYE	NAY	N.V.	A.B	Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DONOVAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BROMBERG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIEG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRISCUOLO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

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Karen Campanelli, Township Clerk



Township of River Vale  
County of Bergen  
State of New Jersey

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**ORDINANCE #354-2019**

Date of 1 <sup>st</sup> Reading: June 10, 2019	Motion to Adopt:
Date of Public Hearing: June 24, 2019	Motion Second:

**AN ORDINANCE AMENDING CHAPTER 90, SECTION 90-4 OF THE CODE ENTITLED UNIFORM CONSTRUCTION CODES "FEES"**

**BE IT ORDAINED** by the Township Council of the Township of River Vale that Chapter 90 "Construction Codes, Uniform," section 90-4 of the Code of the Township of River Vale is hereby amended as follows:

**§ 90-4. Fees.**

A. The fee for a construction or zoning permit shall be the sum of the subcode fees listed in Subsection A(1) through (6) of this section and shall be paid before the permit is issued.

(1) Building Subcode Fees. Minimum Fee Residential R3/R5: ~~\$60.~~ **\$70**

All Other Uses & Commercial: ~~\$100.~~ **\$125.**

**(a) New construction or additions:**

[1] Per cubic foot of volume: ~~\$0.04.~~ **\$.05.**

[2] Minimum fee (principal building): ~~\$250.~~ **\$950.**

[3] Minimum fee (accessory building): ~~\$150.~~ **\$750.**

[4] Modular structures: \$30 per \$1000 of estimated cost.

**(b) Alterations, repairs, renovations, reconstruction & change of use:**

[1] Per \$1,000 of estimated cost: ~~\$22.~~ **\$25.**

**(c) Roofing, re-roofing and siding: No Permit Required**

~~[1] Per \$1,000 of estimated cost: \$22.~~

**(d) Demolition:**

[1] Residential.

- [A] Principal building: ~~\$350.~~ **\$850.**
- [B] Accessory building: ~~\$100.~~ **\$300.**

[2] Nonresidential/Mixed use.

- [A] Principal: ~~\$750.~~ **\$950.**
- [B] Accessory Building: ~~\$200.~~ **\$400.**

[3] Interior Demolition, per subcode. ~~-~~ **No Permit Required**

- ~~[A] Residential: \$100.~~
- ~~[B] Mixed Use/Commercial: \$200.~~

(e) **State surcharge:** calculated upon current state fees N.J.A.C. 5:23-4.19(b)

(f) **Lead Hazard Abatement** with Certificate of Clearance: \$145. **State Mandated**

(g) **Asbestos Abatement** with Administrative Certificate: \$160. **State Mandated**

(h) **Certificate of Occupancy – U.C.C.:**

- [1] Residential (new construction or rehabilitation): ~~\$100.~~ **\$150.**
- [2] Non-Residential: ~~\$200.~~ **\$250.**

(i) **Temporary Certificate of Occupancy - U.C.C.,** Initial issuance – No Fee

- [1] Each subsequent renewal & request for Certificate of Occupancy: \$30. **State Mandated**

(j) **Change of Contractor** - ~~\$25~~ plus any additional items or cost. **\$35.**

(k) **Plan review fee:** 20% of the anticipated permit fee which is nonrefundable. **State Mandated**

(l) **Withdrawn permit administrative fee:** ~~30%~~ includes plan review. **20% State Mandated**

(m) **Reinstatement of Lapse Permit Fee,** 80% percent of original fee.

(n) **Certificate of Continued Occupancy – U.C.C.,** applicant requested:

- [1] General visual inspection by all Sub-code Officials: ~~\$100~~ per sub-code. **\$125.**

(o) **Uniform Construction Code Variations:**

- [1] Residential: ~~\$125.~~ **\$150**

- [2] Commercial/Mixed use: ~~\$250.~~ **\$300.**
- (p) **Zoning review fee** (requires survey, a current survey depicts as exists): ~~\$30~~ **\$40.**
- (q) **Retaining walls:** plus zoning review fee:
- [1] Under 4' in height: Zoning Permit ~~\$30.~~ **\$40.**
- [2] Over 4' in height: Per \$1000 of estimated cost: \$22.
- (r) **Patios:** ~~\$50~~ plus zoning review fee: **\$60**
- (s) **Fences:** plus zoning review fee.
- [1] **Not associated with pool:**
- [A] Fifty (50) feet of fencing or less in length:
- [a] With a current property survey: ~~\$30.~~ **\$40**
- [b] Without a current property survey: ~~\$50.~~ **\$60**
- [B] More than fifty feet in length: ~~\$50.~~ **\$60.**
- [2] **Pool fence/barrier or fence over 6' high:**
- [A] With a current property survey: Per \$1000 of estimated cost: ~~\$22.~~ **\$25.**
- [B] Without a current property survey: Not Permitted
- (t) **Swimming pool:** building permit only, does not include fence/barrier: permit also requires zoning review fee:
- [1] Aboveground: ~~\$150.~~ **\$200.**
- [2] Semi-In-ground: ~~\$300.~~ Also requires Soil Movement Permit. **\$500.**
- [3] In-ground: Per \$1000 of estimated cost: ~~\$22.~~ Also requires Soil Permit. **\$25.**
- (u) **Signs:** plus zoning review fee:
- [A] Up to twenty-four (24) square feet: ~~\$65~~ per sign. **\$85.**
- [B] Twenty-five (25) to fifty (50) square feet: ~~\$100~~ per sign. **\$150.**
- [C] Fifty (50) square feet and above: ~~\$150~~ per sign. **\$200.**
- [D] Free standing sign: ~~\$200~~ two sided. **\$300.**



(v) **Trailers** used for construction offices and storage: plus zoning review fee:

[1] Residential: \$100 each.

[2] Nonresidential/Mixed use: \$300 each.

(w) **Sidewalks:**

[1] Public New/replacements/repairs over 25%: ~~\$25.~~ \$50.

[2] Private walkways: zoning review fee only.

(x) **Driveways:** plus zoning review fee:

[1] Re-surface same size:

[A] With a current property survey ~~\$30.~~ \$40.

[B] Without current property survey ~~\$60.~~ \$70.

[2] Enlargement:

[A] With a current property survey \$60. \$70.

[B] Without a property survey: Not Permitted.

Add (C) Curb Cut and/or Apron: \$25.

(y) **Change of Tenancy/Occupancy Zoning - Plus Fire Prevention Fees.**

[1] Residential: \$100 plus ~~\$40~~ each per additional unit. \$50.

[2] Non-Residential or mixed: \$200 plus \$100 per additional unit.

(z) **Shed:** (Only 2 permitted if under 150 square feet) plus zoning review fee:

[1] Under 100 square feet: 200

[A] ~~With a current property survey: \$30.~~ Under 150 Square feet with a current Property survey: \$60.

Add (B) Over 151 Square feet to 199 with a current property survey: \$80.

(C) ~~[B]~~ Without a property survey: Not Permitted.

~~[2] Between 100 & 200 square feet (U.C.C. permit): Delete~~

~~[A] With a current property survey: Per \$1000 of estimated cost: \$22.~~

~~[B] Without a current property survey: Not Permitted~~

~~[3] Over 200 square feet: Requires Soil Movement Permit and Foundation. Delete~~  
(2) Over 200 Square feet up to 600 Square feet plus zoning review fee: May also  
Require Soil Movement permit and foundation.

[A] ~~With a current property survey: Per \$1000 of estimated cost \$22.~~  
With a current property survey: \$25 per \$1000 of estimated cost.

[B] Without a current property survey: Not Permitted.

(aa) **Temporary Tents:**

[1] Over 900 square feet or thirty feet of length in one direction: ~~\$100.~~ \$200.

(bb) **Storage tanks in gallons per installation:**

- [1] Up to 330: ~~\$75.~~ \$175.
- [2] 331 to 660: ~~\$125.~~ \$250.
- [3] 661 to 1000: ~~\$200.~~ \$400.
- [4] 1,001 to 5000: ~~\$500.~~ \$800.
- [5] 5,001 or more ~~\$1000.~~ \$1,500

(cc) **Tank Demolition, per tank:**

- [1] Residential: ~~\$100.~~ \$125.
- [2] All Other Uses & Commercial: \$200.

(dd) **Certificate of Compliance**, annual inspection for public swimming  
pools, spas and hot tubs: ~~\$100.~~ \$150.

(ee) **Relocation of structure:** plus zoning review fee: **No Permit Required**

~~[1] \$30 per \$1000 of estimated cost.~~

(ff) **Special inspection fee request** – for emergency/extraordinary situations:

[1] Special inspection fees. Any person, partnership or corporation who requests and obtains a required code inspection either before or after regular Building Department hours of business or on holidays and weekends shall be required to pay, in addition to any established permit and certificate fees, the current contractual hourly compensation rate (one and one half times their normal hourly salary) for the Code Officials performing the inspections, plus an administrative surcharge of 20% of said calculated amount. Said fee shall be calculated and based on the amount of time required for said inspections with payment for a minimum inspection time of no less than two hours with the calculated surcharge.

(gg) **Search of Borough Records.** Current year and back two years, no retrieval fee only the per page copy charges. Beyond two years from the date of request: ~~\$40~~ per hour or part thereof retrieval fee, plus copy charges per page. ~~\$50.~~ **\$50.**

(2). **Electrical Subcode Fees.** Minimum Fee Residential R3/R5: ~~\$60.~~ **\$70.**  
All Other Uses & Commercial: ~~\$100.~~ **\$125.**

(a) **Receptacles and Fixtures** (lighting fixtures, receptacles, switches, detectors, light poles, motors–fractional horsepower, emergency & exit lights, communication points and alarm devices/fire alarm control panel):

- [1] One to 25 units: ~~\$65.~~ **\$70.**
- [2] Each additional 25 or fraction thereof: ~~\$25.~~ **\$30.**

(b) **Motors and Electrical Devices over 1 HP up to:**

- [1] One horsepower to 10 horsepower: ~~\$45.~~ **\$75.**
- [2] From 11 horsepower to 50 horsepower: ~~\$100.~~ **\$150.**
- [3] From 51 horsepower to 100 horsepower: ~~\$200.~~ **\$300.**
- [4] Greater than 101 horsepower: \$450.

(c) **Transformers and Generators over 1 KW up to:**

(equipment and appliances, including electrical range oven, dishwasher, dryer, water heater, boiler, furnace, baseboard heat, space heaters, transfer switches, or any other fixed or plug in appliance) each:

- [1] One kilowatt to 10 kilowatts: ~~\$30.~~ **\$75.**
- [2] Over 11 kilowatts to 45 kilowatts: ~~\$60.~~ **\$150.**
- [3] Over 46 kilowatts to 112.5 kilowatts: ~~\$100.~~ **\$300.**
- [4] Over 112.5 kilowatts: \$450.

(d) **Service Panels, Entrances and Subpanels,**

- [1] Less than or equal to ~~150 amps:~~ ~~\$60.~~ **200 amps: \$100.**
- [2] ~~151 amps or equal to 200 amps:~~ ~~\$70.~~ **201 amps or equal to 400 amps: \$300.**
- [3] ~~201 amps or equal to 400 amps:~~ ~~\$200.~~ **Delete**
- [3] 401 amps or equal to 1,200 amps: \$450.
- [4] Over 1201 amps: ~~\$750.~~ **\$1,000.**
- [5] Additional meters included in service: ~~\$35.~~ **\$75.**

(d) **Air conditioning units** (disconnect, compress/condenser and air handler):

- [1] Each: ~~\$60.~~ **\$75.**
- [2] Replacement of any system part: ~~\$35.~~ **\$50.**

- (e) **Burglar Alarm System** (complete): ~~\$60.~~ **\$75.**
- (f) **Hydro massage tub** (interior whirlpool tub/spa): ~~\$45.~~ **\$50.**
- (g) **Swimming pools** (includes, receptacle, switch, trench, bonding and equip potential bonding matt):
  - [1] Aboveground: ~~\$75.~~ **\$100.**
  - [2] Semi-inground: ~~\$90.~~ **\$150.**
  - [3] In-ground: ~~\$125.~~ **\$300.**
  - [4] Light, each: ~~\$35.~~ **\$50.**
- (g) **Hot tub or spa** (exterior): ~~\$100.~~ **\$150.**
- (h) **Certificate of Compliance**, (annual inspection for public swimming pools, spas and hot tubs): ~~\$100.~~ **\$150.**

(3). Plumbing Subcode Fees. Minimum Fee Residential R3/R5: ~~\$60.~~ **\$70.**  
 All Other Uses & Commercial: ~~\$100.~~ **\$125.**

- [1] Water closet/toilet/urinals/bidets: ~~\$20.~~ **\$25.**
- [2] Bathtub: ~~\$20.~~ **\$25.**
- [3] Lavatory/sink: ~~\$20.~~ **\$25.**
- [4] Shower: ~~\$20.~~ **\$25.**
- [5] Floor drain: ~~\$20.~~ **\$25.**
- [6] Dishwasher: ~~\$20.~~ **\$25.**
- [7] Drinking fountain/water cooler: ~~\$20.~~ **\$25.**
- [8] Washing machine: ~~\$20.~~ **\$25.**
- [9] Hose bibb: ~~\$20.~~ **\$25.**
- [10] Stacks: ~~\$20.~~ **\$25.**
- [11] Water heater: Residential ~~\$60.~~ **\$70** Commercial: ~~\$100.~~ **\$125.**
- [12] Fuel oil piping: ~~\$65.~~ **\$70.**
- [13] Gas piping: ~~\$20~~ per connection. **\$25.**
- [14] Steam/Hot Water Boiler/Furnace: Residential: ~~\$65-~~ **\$75.** Commercial: ~~\$100.~~ **\$125.**
- [15] Sewer pump/ejector: ~~\$65.~~ **\$75.**

- [16] Interceptor/separators: ~~\$65.~~ \$75.
- [17] Backflow preventer: Residential ~~\$65.~~ \$75. Commercial with Test Ports: ~~\$100.~~ \$125.
- [18] Grease trap: ~~\$65.~~ \$75.
- [19] Sewer connection/Replace/Repair Residential: ~~\$65.~~ \$75. Commercial: ~~\$100.~~ \$125.
- [20] Water service connection/2 inch or less: ~~\$65.~~ \$75. Over 2 inch: \$100.
- [21] Refrigerant units: ~~\$65.~~ \$75.
- [22] Active solar system: ~~\$65.~~ \$75.
- [23] Garbage disposal: ~~\$20.~~ \$25.
- [24] Indirect connection: ~~\$20.~~ \$25.
- [25] Humidifier: ~~\$20.~~ \$25.
- [26] Condensate line/drain: ~~\$20.~~ \$25.
- [27] Roof drains: ~~\$20.~~ \$50.
- [28] Septic connection: ~~\$65.~~ \$75.
- [29] Water softener: ~~\$65.~~ \$75.
- [30] Swimming Pool: Above ground: ~~\$65.~~ \$75 Semi-in-ground: ~~\$80.~~ \$100.  
In-ground: ~~\$100.~~ \$150.
- [31] Annual Testing of Commercial Backflow devices: ~~\$75 per device.~~ \$50.

(4). **Fire Protection Subcode Fees.** Minimum Fee Residential R3/R5: ~~\$60.~~ \$75.  
All Other Uses & Commercial: ~~\$100.~~ \$125.

**(a) Installation of Flammable/Combustible/Liquid Storage Tanks:**

- [1] Up to 350 gallons: ~~\$75.~~ \$100.
- [2] Over 350 gallons to 1000 gallons: ~~\$100.~~ \$150.
- [3] Over 1000 gallons to 5000 gallons: ~~\$250.~~ \$350.
- [4] Over 5000 gallons to 10,000 gallons: ~~\$500.~~ \$750.
- [5] Over 10,000 gallons: ~~\$1000.~~ \$1,500.

**(b) Alarm/Supervisory/Signaling Devices** (smoke, heat, carbon monoxide, pull stations, water flow, tampers, low/high air, horn/ strobes & bells) each:

- [1] 1 thru 6: ~~\$60.~~ \$75.
- [2] Each additional device: ~~\$5.~~ \$10.

**(c) Wet and Dry Sprinkler Heads:**

- [1] 1 thru 19: ~~\$100.~~ **\$200.**
- [2] 20 thru 100: ~~\$200.~~ **\$400.**
- [3] 101 thru 200: ~~\$400.~~ **\$600.**
- [4] 201 thru 400: ~~\$748.~~ **\$800.**
- [5] 401 thru 1000: ~~\$1,036.~~ **\$1,500.**
- [6] Over 1000: ~~\$1,323.~~ **\$2,000.**

**(d) Stand Pipes: ~~\$289.~~ \$500.**

**(e) Kitchen Hood Exhaust System: ~~\$200.~~ \$300**

**(f) Pre-Engineered Systems:**

- [1] Wet Chemical: ~~\$150.~~ **\$250.**
- [2] Dry Chemical: ~~\$150.~~ **\$250.**
- [3] CO2 Suppression: ~~\$150.~~ **\$250.**
- [4] Foam Suppression: ~~\$150.~~ **\$250.**
- [5] FM200 Suppression: ~~\$150.~~ **\$250.**

**(g) Smoke Control Systems: ~~\$500.~~ \$750.**

**(h) Gas or Oil Fired Appliance: ~~\$60.~~ \$75.**

**(i) Fireplaces: ~~\$75.~~ \$85.**

**(j) Fire Sprinkler Component Fee Costs in addition to Sprinkler Heads:**

- [1] Hydraulic calculations or alterations to pipe schedule, plan review: ~~\$75.~~ **\$100.**
- [2] Dry pipe alarm, pre-action and similar devices: ~~\$75.~~ **\$100.**
- [3] Supervisory devices, each: ~~\$25.~~ **\$30.**
- [4] Water service for Fire Line:
  - [A] Up to 2 inch: ~~\$100.~~ **\$200.**
  - [B] 2 inch to 5 inch: ~~\$200.~~ **\$400.**
  - [C] 6 inch or larger: ~~\$300.~~ **\$600.**
- [5] Fire pump: ~~\$500.~~ **\$1,000.**

**(k) Fire Alarm System Components Fees in addition to Alarm Devices:**

- [1] Fire Alarm Panel, new installation or replacement: \$100.
- [2] Fire Alarm System security and other devices (i.e. door locks, electromagnetic releases, hold open devices, elevator control valves

and floor control valves): ~~\$10~~ each. **\$15.**

(l) **Metal Chimney or liners:** R3/R5 each: ~~\$60.~~ **\$75.** Mixed Use/Commercial ~~\$100.~~ **\$150.**

(m) **Emergency Lights and Exit Signs,** each: ~~\$5.~~ **\$10.**

**(5) Mechanical Subcode Fees.**

**(a) R3/R5 Structure/use group Minimum Fee:** ~~\$60.~~ **\$70.**

[1] Water Heater: ~~\$60.~~ **\$70.**

[2] Fuel Oil Piping Connections: ~~\$65.~~ **\$70.**

[3] Gas Piping Connections: ~~\$20.~~ per connection. **\$25.**

[4] Steam Boiler with Backflow: \$130.

[5] Hot Water Boiler with Backflow: \$130.

[6] Hot Air Furnace: \$130.

[7] Oil Tank **with Piping:** ~~\$75.~~ **\$100.**

[8] LPG Tank: ~~\$75.~~ **\$100.**

[9] Fireplace/**Woodstove:** ~~\$75.~~ **\$85.**

[10] Hydronic Piping: \$65. ~~\$75.~~

[11] Radiant Heat Piping: \$65. ~~\$75.~~

~~Delete [12] Lawn Irrigation System: \$60.~~

**Add (12) Chimney Liner: \$100.**

**Add (13) A/C Unit Coils/Condensers: \$15.**

**(b) Minimum Fee Mixed Use/Commercial: ~~\$100.~~ No Permit Required**

~~[1] Mechanical work on other than a R3/R5 structure/use group shall be calculated based upon: \$22 per \$1000 of estimated cost.~~

B. Certificate fee Schedule shall be:

(1) Reserved.

(2) Reserved.

(3) For a Certificate of continued occupancy (CCO):

- (a) Residential: ~~\$75.~~ **\$100.**
- (b) Commercial: ~~\$100.~~ **\$200.**

- (4) For a letter of completion (minor work): \$10. Delete**
- (5) For a letter of certification, which is the end result of an inspection process either confirming or denying in whole or part any provision of the Uniform Construction Code: \$20. Delete**

~~C. Annual construction permit. The fee for an annual construction permit shall be paid annually. This fees shall be based on the assessed property value of the facility. The fee shall be in the amount of \$1 per \$10,000 of assessed property value, with a minimum permit fee of \$100. And a maximum permit fee of \$1,000. An annual construction permit shall become null and void on its anniversary date, one year after issuance. Delete~~

~~D. The Construction Official shall, with the advice of the subcode officials, prepare and submit to the Township Council biannually a report recommending a fee schedule based on the operating expenses of the Agency and other expenses of the municipality fairly attributable to the enforcement of the State Uniform Construction Code Act (N.J.S.A. 52:27D-119 et seq.). C.~~

~~E. In order to provide for the training, certification and technical support programs required by the State Uniform Construction Code Act and regulations, the Enforcing Agency shall collect, in addition to the fees specified hereinbefore, a surcharge of \$0.0016 \$0.00190 per cubic foot of volume of new construction and additions. The fee for all other construction shall be \$ 0.80 \$ 0.00371 per \$1,000 of value of construction. D.~~

~~F. Exemption from fees for improvements to aid disabled persons. E.~~

This ordinance shall take affect 20 days after final adoption as required by law.

Council Member	AYE	NAY	N.V.	A.B	Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DONOVAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BROMBERG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIEG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRISCUOLO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

X - Indicates Vote A.B. - Absent N.V - Not Voting (Abstained or Excused)





**Township of River Vale**  
County of Bergen  
State of New Jersey

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**ORDINANCE #355-2019**

Date of 1 <sup>st</sup> Reading: June 10, 2019	Motion to Adopt:
Date of Public Hearing: June 24, 2019	Motion Second:

**AN ORDINANCE AMENDING CHAPTER 142 OF THE CODE PART 2 "FLOOD HAZARD AREAS"  
ARTICLE XIV GENERAL PROVISIONS**

**BE IT ORDAINED**, that Part 2, Sections 142-65 through 142-81 are replaced in their entirety as follows:

§ 142-65. Title.

This Part 2 shall be known as the "River Vale Flood Hazard Area Regulation Ordinance."

§ 142-66. Statutory Authorization.

The Legislature of the State of New Jersey has in N.J.S.A. 40:48-1, et seq., delegated the responsibility to local governmental units to adopt regulations designed to promote public health, safety, and general welfare of its citizenry. Therefore, the Township Council of the Township of River Vale of Bergen County, New Jersey does ordain as follows:

§ 142-67. Findings of fact.

- a) The flood hazard areas of the Township of River Vale are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.
- b) These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazard which increase flood heights and velocities, and when inadequately anchored, causes damage in other areas. Uses that are inadequately floodproofed, elevated or otherwise protected from flood damage also contribute to the flood loss.

§ 142-68. Statement of Purpose.

It is the purpose of this ordinance to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- a) Protect human life and health;
- b) Minimize expenditure of public money for costly flood control projects;
- c) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- d) Minimize prolonged business interruptions;
- e) Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, bridges located in areas of special flood hazard;
- f) Help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
- g) Ensure that potential buyers are notified that property is in an area of special flood hazard; and
- h) Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

§ 142-69. Methods of reducing flood losses.

In order to accomplish its purposes, this ordinance includes methods and provisions for:

- a) Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- b) Requiring that uses vulnerable to floods including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- c) Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
- d) Controlling filling, grading, dredging, and other development which may increase flood damage; and,
- e) Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas.

§ 142-70. Word usage and definitions.

A. Word usage. For the purpose of this Part 2, unless the context clearly indicates a different meaning, the term "shall" indicates a mandatory requirement and the term "may" indicates a permissive action. Words used in the present tense include the future tense, singular usage includes the plural usage, and the plural usage includes the singular usage.

B. Interpretation. Unless specifically defined below, words or phrases used in this Part 2 shall be interpreted so as to give them meanings that they have in common usage and to give this Part 2 its most reasonable application.

C. Definitions. As used in this Part 2, the following terms shall have the meanings indicated:

**AH Zone-** Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone

**AO Zone-** Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet.

**Appeal** — A request for a review of the Construction Official's interpretation of any provision of this ordinance or a request for a variance.

**Area of Shallow Flooding** — A designated AO or AH zone on a community's Digital Flood Insurance Rate Map (DFIRM) with a one percent annual or greater chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

**Area of Special Flood Hazard** — Land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. It is shown on the FIRM as Zone V, VE, V1-30, A, AO, A1-A30, AE, A99, or AH.

**Base Flood** — A flood having a one percent chance of being equaled or exceeded in any given year.

**Base Flood Elevation (BFE)** — The flood elevation shown on a published Flood Insurance Study (FIS) including the Flood Insurance Rate Map (FIRM). For zones AE, AH, AO, and A1-30 the elevation represents the water surface elevation resulting from a flood that has a 1-percent or greater chance of being equaled or exceeded in any given year.

**Basement** — Any area of the building having its floor subgrade (below ground level) on all sides.

**Breakaway Wall** — A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or supporting foundation system.

**Cumulative Substantial Improvement** — Any reconstruction, rehabilitation, addition, or other improvement of a structure that equals or exceeds 50 percent of the market value of the structure at the time of the improvement or repair when counted cumulatively for 10 years.

**Development** — Any man made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials located within the area of special flood hazard.

**Elevated Building** — A non-basement building (i) built, in the case of a building in an Area of Special Flood Hazard, to have the top of the elevated floor, elevated above the base flood elevation plus freeboard by means of piling, columns (posts and piers), or shear walls parallel to the flow of the water, and (ii) adequately anchored so as not to impair the structural integrity of the building during a flood up to the magnitude of the base flood. In an Area of Special Flood Hazard "elevated building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters.

**Erosion** — The process of gradual wearing away of land masses.

**Existing Manufactured Home Park or Subdivision** — A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

**Flood or Flooding** — A general and temporary condition of partial or complete inundation of normally dry land areas from:

- a) The overflow of inland or tidal waters and/or
- b) The unusual and rapid accumulation or runoff of surface waters from any source.

**Flood Insurance Rate Map (FIRM)** — The official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

**Flood Insurance Study (FIS)** — The official report in which the Federal Insurance Administration has provided flood profiles, as well as the Flood Insurance Rate Map(s) and the water surface elevation of the base flood.

**Floodplain Management Regulations** — Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such State or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

**Floodproofing** — Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

**Floodway** — The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than 0.2 foot.

**Freeboard** — A factor of safety usually expressed in feet above a flood level for purposes of flood plain management. “Freeboard” tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

**Highest Adjacent Grade** — The highest natural elevation of the ground surface prior to construction next to the proposed or existing walls of a structure.

**Historic Structure** — Any structure that is:

- a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- c) Individually listed on a State inventory of historic places in States with historic preservation programs which have been approved by the Secretary of the Interior; or
- d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
  - (1) By an approved State program as determined by the Secretary of the Interior; or
  - (2) Directly by the Secretary of the Interior in States without approved programs.

**Lowest Floor** — The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for the parking of vehicles, building access or storage in an area other than a basement is not considered a building's lowest floor provided that such enclosure is not built so to render the structure in violation of other applicable non-elevation design requirements of 44 CFR Section 60.3.

**Manufactured Home** — A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

**Manufactured Home Park or Manufactured Home Subdivision** — A parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale.

**New Construction** — Structures for which the start of construction commenced on or after the effective date of a floodplain regulation adopted by a community and includes any subsequent improvements to such structures.

**New Manufactured Home Park or Subdivision** — A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the floodplain management regulations adopted by the municipality.

**Recreational Vehicle** — A vehicle which is [i] built on a single chassis; [ii] 400 square feet or less when measured at the longest horizontal projections; [iii] designed to be self-propelled or permanently towable by a light duty truck; and [iv] designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

**Start of Construction** — (For other than new construction or substantial improvements under the Coastal Barrier Resources Act (P.L. No. 97-348)) includes substantial improvements and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date.

The actual start means either the first placement of permanent construction of a structure on a site such as the pouring of a slab or footings, the installation of pilings, the construction of columns, or any work beyond the stage of excavation, or the placement of a manufactured home on a foundation.

Permanent construction does not include land preparation, such as clearing, grading and filling nor does it include the installation of streets and/or walkways, nor does it include excavation for a basement, footings or piers, or foundations or the erection of temporary forms, nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

**Structure** — A walled and roofed building, a manufactured home, or a gas or liquid storage tank that is principally above ground.

**Substantial Damage** — Damage of any origin sustained by a structure whereby the cost of restoring the structure to it's before damaged condition would equal or exceed fifty (50) percent of the market value of the structure before the damage occurred. Substantial Damage also means flood-related damages sustained by a structure on two or more separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damages occurred.

**Substantial Improvement** — Any reconstruction, rehabilitation, addition, or other improvement of a structure during a 10-year period the cost of which equals or exceeds fifty (50) percent of the market value of the structure before the "start of construction" of the improvement. Substantial improvement also means "cumulative substantial improvement." This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed or "repetitive loss". The term does not, however, include either:

- (1) Any project for improvement of a structure to correct existing violations of State or local health, sanitary or safety code specifications which have been identified by the local code enforcement officer and which are the minimum necessary to assure safe living conditions; or
- (2) Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".

**Variance** — A grant of relief from the requirements of this ordinance that permits construction in a manner that would otherwise be prohibited by this ordinance.

**Violation** — The failure of a structure or other development to be fully compliant with this ordinance. A new or substantially improved structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in 44 CFR §60.3(b)(5), (c)(4), (c)(10), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.

## Article XV. Application, Interpretation, Penalties

### § 142-71. Applicability.

This Part 2 shall apply to all areas of special flood hazard within the jurisdiction of the Township of River Vale, County of Bergen and State of New Jersey.

### § 142-72. Basis for establishing areas of special flood hazard; study on file.

The areas of special flood hazard for the Township of River Vale, Community No. 340069, are identified and defined on the following documents prepared by the Federal Emergency Management Agency:

- a) A scientific and engineering report “Flood Insurance Study, Bergen County, New Jersey (All Jurisdictions)” dated August 28, 2019.
- b) “Flood Insurance Rate Map for Bergen County, New Jersey (All Jurisdictions)” as shown on Index and panels 34003C0092H, 34003C0094H, 34003C0111H, 34003C0113H, 34003C0182H, 34003C0201H, whose effective date is August 28, 2019.

The above documents are hereby adopted and declared to be a part of this ordinance. The Flood Insurance Study and maps are on file at 406 Rivervale Road, River Vale, New Jersey.

### § 142-73. Compliance; violations and penalties.

No structure or land shall hereafter be constructed, re-located to, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violation of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be subject to the penalties in Chapter 1, General Provisions, Article I, § 1-14, for each violation and, in addition, shall pay all costs and expenses involved in the case. Nothing herein contained shall prevent the Township of River Vale, from taking such other lawful action as is necessary to prevent or remedy any violation.

### § 142-74. Abrogation and greater restrictions.

This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and other ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

### § 142-75. Interpretation.

In the interpretation and application of this ordinance, all provisions shall be:

- a) Considered as minimum requirements;
- b) Liberally construed in favor of the governing body; and,
- c) Deemed neither to limit nor repeal any other powers granted under State statutes.

### § 142-76. Warning and disclaimer of liability.

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the area of special flood hazards or uses permitted within such areas will be free from flooding or flood damages.

This ordinance shall not create liability on the part of the Township of River Vale, any officer or employee thereof or the Federal Insurance Administration, for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.

## Article XVI. Enforcement, Standards, Severability, Enactment

### § 142-77. Establishment of Development Permit.

A Development Permit shall be obtained before construction or development begins, including placement of manufactured homes, within any area of special flood hazard established in section §142-72. Application for a Development Permit shall be made on forms furnished by the Construction official and may include, but not be limited to; plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities; and the location of the foregoing. Specifically, the following information is required:

- a) Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures;
- b) Elevation in relation to mean sea level to which any structure has been floodproofed.
- c) Certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in section §142-81H.; and,
- d) Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

### § 142-78. Appointment of administrator.

The Chief Construction Official is hereby appointed to administer and implement this Part 2 by granting or not granting development permit applications in accordance with its provisions.

### § 142-79. Duties and responsibilities of Chief Construction Official.

The duties of the Chief Construction Official shall include but not be limited to:

A. Reviewing all development permits to determine that the permit requirements of this Part 2 have been fulfilled.

B. Reviewing of all development permits to determine that all necessary permits have been obtained from federal, state or local governmental agencies from which prior approval is required.

C. Reviewing of all development permits to determine if the proposed development is located in the floodway. If located in the floodway, to assure that the encroachment provisions of § 142-80.J.(1) are fulfilled.

D. Use of other base flood data. When base flood elevation and floodway data has not been provided in accordance with § 142-72., Basis for establishing areas of special flood hazard; study on file, the Construction Official shall obtain, review and reasonably utilize any base flood elevation and floodway



data available from a federal, state or other source in order to administer § 142-81.G., Residential construction, and § 142-81.H., Nonresidential construction.

E. Information to be obtained and maintained:

1. Obtain and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement.
2. For all new or substantially improved floodproofed structures:
  - a. verify and record the actual elevation (in relation to mean sea level); and
  - b. maintain the floodproofing certifications required in section §142-77.c.
3. Maintain for public inspection all records pertaining to the provisions of this ordinance.

F. Alteration of water courses

1. Notify adjacent communities and the New Jersey Department of Environmental Protection, Bureau of Flood Control and the Land Use Regulation Program prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration.
2. Require that maintenance is provided within the altered or relocated portion of said watercourse so the flood carrying capacity is not diminished.

G. Substantial damage review

1. After an event resulting in building damages, assess the damage to structures due to flood and non-flood causes.
2. Record and maintain the flood and non-flood damage of substantial damage structures and provide a letter of Substantial Damage Determination to the owner and the New Jersey Department of Environmental Protection, Bureau of Flood Control.
3. Ensure substantial improvements meet the requirements of sections §142-81.G., Specific Standards, Residential Construction, §142-81.H., Specific Standards, Nonresidential Construction and §142-81.I., Specific Standards, Manufactured Homes.

H. Interpretation of FIRM boundaries

Make interpretations where needed, as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in section §142-80.

§ 142-80. Variance procedure.

A. Appeal Board

1. The River Vale Joint Planning Board shall hear and decide appeals and requests for variances from the requirements of this ordinance.

2. The River Vale Joint Planning Board shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Construction Official in the enforcement or administration of this ordinance.
3. Those aggrieved by the decision of the River Vale Joint Planning Board, or any taxpayer, may appeal such decision to the Superior Court, Law Division, as provided in N.J.S.A. 40:55D-1 et seq.
4. In passing upon such applications, the River Vale Joint Planning Board, shall consider all technical evaluations, all relevant factors, standards specified in other sections of this ordinance, and:
  - a. the danger that materials may be swept onto other lands to the injury of others;
  - b. the danger to life and property due to flooding or erosion damage;
  - c. the susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
  - d. the importance of the services provided by the proposed facility to the community;
  - e. the necessity to the facility of a waterfront location, where applicable;
  - f. the availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
  - g. the compatibility of the proposed use with existing and anticipated development;
  - h. the relationship of the proposed use to the comprehensive plan and floodplain management program of that area;
  - i. the safety of access to the property in times of flood for ordinary and emergency vehicles;
  - j. the expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and,
  - k. the costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.
5. Upon consideration of the factors of section § 142-80.A.4. and the purposes of this ordinance, the Joint Planning Board may attach such conditions to the granting of variances as it deems necessary to further the purposes of this ordinance.
6. The Construction Official shall maintain the records of all appeal actions, including technical information, and report any variances to the Federal Insurance Administration upon request.

#### B. Conditions for variances

1. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items a.-k. in section §142-80.A.4. have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.
2. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
3. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

4. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
5. Variances shall only be issued upon:
  - a. A showing of good and sufficient cause;
  - b. A determination that failure to grant the variance would result in exceptional hardship to the applicant; and,
  - c. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public as identified in section §142-80.A.4., or conflict with existing local laws or ordinances.
- a) Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

§ 142-81. Provisions for Flood Hazard Reduction.

In all areas of special flood hazards, compliance with the applicable requirements of the Uniform Construction Code (N.J.A.C. 5:23) and the following standards, whichever is more restrictive, is required:

A. Anchoring

1. All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure.
2. All manufactured homes to be placed or substantially improved shall be anchored to resist flotation, collapse or lateral movement. Methods of anchoring may include, but are not to be limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.

B. Construction materials and methods

1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

C. Utilities

1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
2. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters;
3. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding; and
4. For all new construction and substantial improvements the electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

#### D. Subdivision Proposals

1. All subdivision proposals and other proposed new development shall be consistent with the need to minimize flood damage;
2. All subdivision proposals and other proposed new development shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;
3. All subdivision proposals and other proposed new development shall have adequate drainage provided to reduce exposure to flood damage; and,
4. Base flood elevation data shall be provided for subdivision proposals and other proposed new development which contain at least fifty (50) lots or five (5) acres (whichever is less).

#### E. Enclosure Openings

All new construction and substantial improvements having fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria: A minimum of two (2) openings in at least two (2) exterior walls of each enclosed area, having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one (1) foot above grade. Openings may be equipped with screens, louvers, or other covering or devices provided that they permit the automatic entry and exit of floodwaters.

#### F. Specific Standards

In all areas of special flood hazards where base flood elevation data have been provided as set forth in section § 142-72., Basis For Establishing the Areas Of Special Flood Hazard or in section § 142.79.D., Use Of Other Base Flood Data, the following standards are required:

#### G. Residential Construction

1. New construction and substantial improvement of any residential structure located in an A or AE zone shall have the lowest floor, including basement together with the attendant utilities (including all electrical, heating, ventilating, air-conditioning and other service equipment) and sanitary facilities, elevated at or above the more restrictive, base flood elevation plus one (1) foot, or as required by ASCE/SEI 24-14, Table 2-1,
2. Require within any AO or AH zone on the municipality's DFIRM that all new construction and substantial improvement of any residential structure shall have the lowest floor, including basement together with the attendant utilities and sanitary facilities, elevated above the depth number specified in feet plus one (1) foot, above the highest adjacent grade (at least three (3) feet if no depth number is specified). And, require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures.

#### H. Nonresidential Construction

In an Area of Special Flood Hazard, all new construction and substantial improvement of any commercial, industrial or other nonresidential structure located in an A or AE zone shall have the lowest floor, including basement together with the attendant utilities and sanitary facilities as well as all electrical, heating, ventilating, air-conditioning and other service equipment:

either

1. Elevated at or above the more restrictive, base flood elevation plus one (1) foot, or as required by ASCE/SEI 24-14, Table 2-1, and
2. Require within any AO or AH zone on the municipality's FIRM to elevate above the depth number specified in feet plus one (1) foot, above the highest adjacent grade (at least three (3) feet if no depth number is specified). And, require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures;

or

1. Be floodproofed so that below the more restrictive, base flood elevation plus one (1) foot, or as required by ASCE/SEI 24-14, Table 6-1, the structure is watertight with walls substantially impermeable to the passage of water;
2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and,
3. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of this subsection. Such certification shall be provided to the official as set forth in section § 142-79.E.2.b.

#### I. Manufactured Homes

1. Manufactured homes shall be anchored in accordance with section § 142-81.A.2.
2. All manufactured homes to be placed or substantially improved within an area of special flood hazard shall:
  - a. Be consistent with the need to minimize flood damage,
  - b. Be constructed to minimize flood damage,
  - c. Have adequate drainage provided to reduce exposure to flood damage,
  - d. Be elevated on a permanent foundation such that the top of the lowest floor is at or above the more restrictive, base flood elevation plus one (1) foot, or as required by ASCE/SEI 24-14, Table 2-1.
  - e. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist floatation, collapse, and lateral movement.

#### J. Floodways

Located within areas of special flood hazard established in §142-72. are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

1. Prohibit encroachments, including fill, new construction, substantial improvements, and other development unless a technical evaluation demonstrates that encroachment shall not result in any increase in flood levels during the occurrence of the base flood discharge.
2. If section § 142-81.J.1. is satisfied, all new construction and substantial improvements must comply with section § 142-81.

3. In all areas of special flood hazard in which base flood elevation data has been provided and no floodway has been designated, the accumulative effect of any proposed development, when combined with all other existing and anticipated development, shall not increase the water surface elevation of the base flood more than two-tenths (0.2) of a foot at any point.

§ 142-80. Severability

If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance shall be declared invalid for any reason whatsoever, such a decision shall not affect the remaining portions of the Ordinance, which shall remain in full force and effect, and for this purpose the provisions of this Ordinance are hereby declared to be severable.

§ 142-81. Enactment

This Ordinance shall take effect following adoption and approval in a time and manner prescribed by law and shall remain in force until modified, amended or rescinded by Township of River Vale, Bergen County, New Jersey.

Council Member	AYE	NAY	N.V.	A.B	Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DONOVAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BROMBERG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIEG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRISCUOLO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

X - Indicates Vote A.B. - Absent N.V - Not Voting (Abstained or Excused)