



## **AGENDA**

*Regular Meeting of the Township Council*

*Monday, August 22, 2022*

*Council Chambers 7:30pm*

**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 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**

- #2022-178—Approve Minutes August 8, 2022 Council meeting
  - #2022-179—Award Ranges Field Restrooms Barrier-Free Improvements Project
  - #2022-180—Award Contract for South Firehouse Garage Doors (Door Works, Inc.)
  - #2022-181—Authorize Business Administrator to Sign Leaf Disposal Contract with Organic Recycling, Inc. (2022-2023 Term)
  - #2022-182—Authorize Business Administrator to Sign Lease Agreement with the Huntington National Bank (2 Cushman Haulers for RVCC)
  - #2022-183—Authorize Payment of Bills
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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 #404-2022—An Ordinance of the Township of River Vale, in the County of Bergen, New Jersey, amending Chapter 142 of the Code entitled “Land Use” Article V “Permits and Certificates” Section 142-27 Certificates of Occupancy, Resale and/or Rental Certificates

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

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**ADJOURNMENT**



Resolution offered:	No. 2022-178
Resolution seconded by:	

**RESOLUTION APPROVING MINUTES AUGUST 8, 2022 COUNCIL MEETING**

**BE IT RESOLVED**, by the Township Council of the Township of River Vale that the minutes of the August 8, 2022 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: August 22, 2022

I hereby certify that this is a true copy of the Resolution passed by the Township Council at their meeting held on: \_\_\_\_\_, 2022 Attest: \_\_\_\_\_

Karen Campanelli, Township Clerk



Resolution offered:	No. 2022-179
Resolution seconded by:	

**RESOLUTION AWARDING RANGES FIELD BARRIER-FREE IMPROVEMENTS PROJECT**

**WHEREAS**, on August 4, 2022 the Township received bids for the Ranges Field Barrier-Free Improvements project; and

**WHEREAS**, one bid received from Nela Carpentry and Masonry, 379 President Street, Saddle Brook, New Jersey has been reviewed and approved and is hereby accepted as the lowest responsible bidder at the price of

**Base Bid: \$ 64,000**

**WHEREAS**, the Chief Financial Officer has certified that funds are available in an amount not to exceed \$ 64,000 Public and Private Programs Account.

**NOW THEREFORE BE IT RESOLVED** the bid from Nela Carpentry and Masonry is accepted as the lowest responsible bidder. The Mayor and Township Clerk are hereby authorized and requested to execute a Contract on behalf of the Township of River Vale for the Ranges Field Barrier-Free Improvements project as described in the Bid Specifications.

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. 2022-180
Resolution seconded by:	

**RESOLUTION AWARDING A CONTRACT TO DOOR WORKS, INC.  
NEW GARAGE DOORS  
SOUTH FIREHOUSE (330 RIVERVALE ROAD)**

**WHEREAS**, the Township of River Vale has the need on a timely basis to purchase new Garage Doors for the South Firehouse; and

**WHEREAS**, the garage doors are not in stock under State Contract vendors; and

**WHEREAS**, the Township received quotes to supply and install new Garage Doors for the South Firehouse located at 330 Rivervale Road; and,

**WHEREAS**, the one quote from Door Works, Inc., 10 Bushes Lane, Elmwood Park, New Jersey has been reviewed and it is the recommendation of the Business Administrator to purchase the doors at the following:

**Purchase Price: \$132,150**

**WHEREAS**, the Chief Financial Officer has determined that sufficient funds are available in the Capital Account; and

**WHEREAS**, the Township of River Vale intends to enter into a Purchase contract with Door Works, Inc. through this resolution and properly executed contracts.

**NOW THEREFORE BE IT RESOLVED**, that the Township Council of the Township of River Vale authorizes the Purchasing Agent to purchase the above listed Garage Doors from Door Works, Inc.

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. 2022-181
Resolution seconded by:	

**RESOLUTION AUTHORIZING A CONTRACT  
FOR WITH A LEAF DISPOSAL FACILITY 2022-2023**

**WHEREAS**, the Mayor and Council recognize the Township’s need for a facility to dispose of leaves collected each year; and

**WHEREAS**, as per N.J.S.A. 40A:11-5(s), recycling contracts are not subject to public bidding requirements; and

**WHEREAS**, it is recommended that the Township award a contract to Organic Recycling, Inc., 121 Route 303, Orangeburg, New York 10962 at the following price for leaves that are delivered to their facility pursuant to their proposal:

**\$13.00 per cubic yard for compacted leaves  
\$11.50 per cubic yard for loose leaves**

**WHEREAS**, the Chief Financial Officer has certified that funds are available in the Current Operating Account.

**NOW THEREFORE BE RESOLVED** by the Township Council of the Township of River Vale that the Business Administration/CFO is hereby authorized to execute a contract with Organic Recycling Inc., for the disposal of leaves for the term of October 2022 through February 2023.

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



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Resolution offered:	No. 2022-182
Resolution seconded by:	

**RESOLUTION AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF LEASE NO. 008-0737873-100, BETWEEN THE TOWNSHIP OF RIVER VALE AND THE HUNTINGTON NATIONAL BANK FOR (1) CUSHMAN HAULER PRO 1200X AND (1) CUSHMAN HAULER GOLF BALL RANGE COLLECTOR**

**WHEREAS**, the Township of River Vale (the “Lessee”) is a political subdivision duly organized and existing pursuant to the Constitution and laws of the State of New Jersey; and

**WHEREAS**, the Lessee is duly authorized by applicable law to acquire such items of personal property as are needed to carry out its governmental function and to acquire such personal property by entering into lease-purchase agreements; and,

**WHEREAS**, the Lessee hereby finds and determines that the execution of a Lease for the purpose of leasing with the option to purchase the property designated and set forth in the Lease is appropriate and necessary to the function and operations of the Lessee; and,

**WHEREAS**, The Huntington National Bank, (“Lessor”) shall act as Lessor under said Lease; and,

**WHEREAS**, the Lease shall not constitute a general obligation indebtedness of the Lessee within the meaning of the Constitution and laws of the State.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of River Vale:

Section 1. The Lease, in substantially the form presented before the governing body of the Lessee, is hereby approved, and the Township Business Administrator of the Lessee, is hereby authorized to negotiate, enter into, execute, and deliver the Lease and related documents in substantially the form as presented before the governing body of the Lessee, with such changes therein as shall be approved by such officer, and which the Lease will be available for public inspection at the offices of the Lessee.

Section 2. The Lessee shall, and the officers, agents and employees of the Lessee are hereby authorized and directed to take such further action and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this

Resolution, and to carry out, comply with and perform the duties of the Lessee with respect to the Lease.

Section 3. The Lessee’s obligation under the Lease shall be expressly subject to annual appropriation by the Lessee; and such obligations under the Lease shall not constitute a general obligation of the Lessee or indebtedness of Lessee within the meaning of the Constitution and laws of the State of New Jersey.

Section 4. All other related contracts and agreements necessary and incidental to the Lease are hereby authorized, ratified and approved.

Section 5. This resolution shall take effect immediately upon its adoption and approval.

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. 2022-183
Resolution seconded by:	

**RESOLUTION FOR 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:	\$	299,102.20
RESERVE CURRENT ACCOUNT claims in the amount of:	\$	1,581.31
GOLF COURSE UTILITY OPERATING ACCOUNT claims in the amount of:	\$	156,831.06
RESERVE GOLF COURSE UTILITY OPERATING ACCT claims in the amount of:		
FEDERAL/STATE GRANT ACCOUNT claims in the amount of:		
ANIMAL TRUST ACCOUNT claims in the amount of:		
SNOW REMOVAL TRUST ACCOUNT claims in the amount of:		
RECREATION TRUST ACCOUNT claims in the amount of:	\$	27,791.88
PRIVATE DUTY TRUST ACCOUNT claims in the amount of:		
UNEMPLOYMENT TRUST ACCOUNT claims in the amount of:		
HOUSING TRUST ACCOUNT claims in the amount of:		
JUNIOR POLICE ACADEMY TRUST ACCOUNT claims in the amount of:		
GOLF COURSE UTILITY CAPITAL ACCOUNT claims in the amount of:	\$	1,080.00
OPEN SPACE TRUST ACCOUNT claims in the amount of:		
CAPITAL ACCOUNT claims in the amount of:	\$	153,897.52
PLANNING BOARD TRUST ACCOUNT claims in the amount of:	\$	4,890.00
SPECIAL TRUST ACCOUNT claims in the amount of:	\$	9,105.00
ZONING BOARD TRUST ACCOUNT claims in the amount of:		
<b>TOTAL CLAIMS TO BE PAID</b>	<b>\$</b>	<b>654,278.97</b>

**BE IT FURTHER RESOLVED** by the Township Council of the Township of River Vale 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:	\$	5,811,355.64
RESERVE CURRENT ACCOUNT claims in the amount of:	\$	50.93
GOLF COURSE UTILITY OPERATING ACCOUNT claims in the amount of:	\$	371,639.45
RESERVE GOLF COURSE UTILITY OPERATING ACCT claims in the amount of:		
ACCUMULATED ABSENCES TRUST ACCOUNT claims in the amount of:		
ANIMAL TRUST ACCOUNT claims in the amount of:		
HOUSING TRUST claims in the amount of:		
RECREATION TRUST ACCOUNT claims in the amount of:	\$	52,085.00
PAYROLL AGENCY TRUST ACCOUNT claims in the amount of:	\$	1,653.50

PRIVATE DUTY TRUST ACCOUNT claims in the amount of:	\$	105,460.00
TAX SALE REDEMPTION TRUST ACCOUNT claims in the amount of:	\$	82,111.55
TAX SALE PREMIUM TRUST ACCOUNT claims in the amount of:	\$	136,100.00
GRANT TRUST ACCOUNT claims in the amount of:		
UCC CODE ENF TRUST ACCOUNT claims in the amount of:		
UTILITY CAPITAL ACCOUNT claims in the amount of:		
CAPITAL ACCOUNT claims in the amount of:		
BOND TRUST claims in the amount of:		
SPECIAL TRUST ACCOUNT claims in the amount of:		
ZONING BOARD TRUST ACCOUNT claims in the amount of:		
<b>TOTAL CLAIMS PAID</b>	<b>\$</b>	<b>6,560,456.07</b>
 <b>TOTAL BILL LIST RESOLUTION</b>	 <b>\$</b>	 <b>7,214,735.04</b>

**MANUAL DISBURSEMENTS  
BILL LIST FOR August 22, 2022**

7/30/2022	Transfer	\$	329,019.33
	Payroll		
8/15/2022	Transfer	\$	327,831.00
	Payroll		

**TOTAL STATUTORY ACCOUNT DISTRIBUTIONS** **\$ 656,850.33**

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 #404-2022**

Date of 1 <sup>st</sup> Reading: August 8, 2022	Motion to Adopt:
Date of Public Hearing: August 22, 2022	Motion Seconded:

**AN ORDINANCE OF THE TOWNSHIP OF RIVER VALE, IN THE COUNTY OF BERGEN, NEW JERSEY, AMENDING CHAPTER 142 OF THE CODE ENTITLED "LAND USE" ARTICLE V "PERMITS AND CERTIFICATES" SECTION 142-27 CERTIFICATES OF OCCUPANY, RESALE AND/OR RENTAL CERTIFICATES**

**WHEREAS**, pursuant to P.L. 2021, c.182, all municipalities are required to inspect every single-family, two-family, and multiple rental dwelling located within the municipality at tenant turnover for lead-based paint hazards; and,

**WHEREAS**, it is in the best interest of the residents of the Township of River Vale to amend the Township Code at this time to require inspections for lead-based paint in residential rental dwellings and conform to State law.

**NOW THEREFORE BE IT ORDAINED** by the Township Council of the Township of River Vale that Chapter 142 of the Code entitled "Land Use" Article V "Permits and Certificates" Section 142-27 "Certificates of Occupancy, Resale and/or Rental Certificates" is hereby amended as follows:

**§ 142-27 Certificate of occupancy, resale and/or rental certificates.**

**A.**

Certificate of occupancy, resale and/or rental certificates are required before occupancy. No person shall occupy, rent, lease, sublet, transfer title to or suffer the occupancy of, the letting of or allow any person to live in or upon, inhabit as a tenant or tenants or occupants or to occupy as a new owner or cotenants or co-owner any dwelling house or houses or dwelling units, within the confines of the Township of River Vale, unless and until that person shall have first obtained from the Construction Official or his agent of the Township of River Vale a certificate of occupancy, resale and rental certificate, or a certificate of demolition and a permit authorizing any of the foregoing when any of the foregoing shall take place subsequent to February 1, 1996. When a certificate of demolition is obtained, the building shall remain unoccupied.

**B.**

New occupancy or reoccupancy. The provisions of Subsection A shall apply with equal force and effect to any and all new and additional lettings, tenancies, transfers of title of premises or any part thereof and occupancies of any dwelling house or houses or dwelling units, within the Township, upon vacating of same, whether the reoccupancy is by virtue of transfer of title of the dwelling house or houses or dwelling unit or dwelling units or by virtue of rental of any of the foregoing or by virtue of any other action not specifically herein enumerated. The foregoing requirements for Subsections A and B shall be effective whether the occupancy, rental, lease or transfer of title is temporary, seasonal or permanent or whether or not for a consideration. No rental shall be less than 30 days.

**C. Definitions; applicability.**

**(1)**

As used in this section, the following terms shall have the meanings indicated:

**DWELLING HOUSE AND UNIT**

Includes but is not limited to any one-family dwelling, all apartments or portions of apartments in any apartment house or apartment structure and any rooms in a motel, hotel or other place of public accommodation. The term shall also include a unit in a condominium or cooperative.

**PERSON**

Any individual, partnership, firm, corporation, holding company, foreign corporation, limited-liability company or any other entity, whether or not incorporated in this or any other state or country, including any real estate broker or real estate agent or any representative, servant or employee of the foregoing.

**(2)**

This section shall apply to each and every dwelling house as aforesaid and to each and every dwelling unit as aforesaid within the Township and shall include all single and multiple dwellings and premises on which a building is located and is used for human occupancy.

**D.**

Rooming houses exempt. Licensed rooming houses that are annually examined and licensed by the Township shall be exempt from the rental portions of this section only, provided that they keep an accurate register giving true names and addresses of all persons occupying any rooms for any period of time.

**E.**

Effect on other municipal ordinances. Nothing contained in this section shall exempt any of the dwellings or buildings or parts of buildings covered by this section from full and complete

compliance with any other provisions of any other ordinance or ordinances of the Township of River Vale, as the same may be applicable.

**F. Application for certificate.**

**(1)**

Prior to the rental, transfer of title or occupancy of any dwelling house or houses or any dwelling unit or units provided for in this section, application for a certificate of occupancy, resale and/or rental certificates permitting occupancy shall be made, in writing, to the Construction Official or his agent of the Township by that person, persons, firm or corporation, agent, servant or representative, as set forth in Subsection A, and consent shall be given therewith unto the Construction Official or his agent to enter upon and examine the dwelling house or houses and dwelling unit or units and the building or buildings wherein the same may be situate, for which the application is applied for.

**(2)**

All applications for such certificates, as aforesaid, shall be made in writing and shall state the name and address of the owner of the dwelling house or houses, the dwelling unit or units and the building or structure wherein the same may be situate; and the name and address of the owner-occupant or tenant-occupant or any other occupant of the same; and also the name and address, if a sale or transfer of title, of the seller, transferor, buyer and the new proposed owner-occupant or any-other-purposes occupant; and shall further state the name and address of the renting or sales agent, if any, and shall describe the premises to be occupied, including the street address thereof, and a designation of the portion or portions of the premises or structures for which the specific application is being made and the specific room or rooms in the premises to be occupied for sleeping purposes and the number of persons to occupy each sleeping room.

**G. Lead Based Paint Inspections.**

Inspections for lead-based paint in rental dwelling units shall be governed by the standards set forth in N.J.S.A. 52:27D-437.1 et seq., and N.J.S.A. 55:13A-1 et seq. A dwelling unit in a single-family, two-family, or multiple rental dwelling shall not be subject to inspection and evaluation for the presence of lead-based paint hazards if the unit:

- (i) has been certified to be free of lead-based paint;
- (ii) was constructed during or after 1978;
- (iii) is in a multiple dwelling that has been registered with the Department of Community Affairs as a multiple dwelling for at least 10 years, either under the current or a previous owner, and has no outstanding lead violations from the most recent cyclical inspection performed on the multiple dwelling under the "Hotel and Multiple Dwelling Law," P.L.1967, c.76 (C.55:13A-1 et seq.)

(iv) is a single-family or two-family seasonal rental dwelling which is rented for less than six months duration each year by tenants that do not have consecutive lease renewals;  
or

(v) has a valid lead-safe certification.

(1) Required Inspections:

(a) General Inspection: The owner, landlord and/or agent of every rental dwelling unit offered for rental shall be required to have an inspection of the facility done by the rental inspection officer prior to the rental thereof. The rental inspection officer shall inspect every rental dwelling unit prior to any occupancy or reoccupancy of the dwelling.

(b) Lead-Based Paint Inspection. The owner, landlord and/or agent of every single-family, two-family, and/or multiple dwelling unit offered for rental shall be required to obtain an inspection of the unit for lead-based paint hazards every three years, or at tenant turnover, whichever is earlier.

(2) Notice: Whenever any rental dwelling unit is scheduled for a change in occupancy, the then current owner shall provide written notice to the rental inspection officer that an inspection is needed at least 20 days prior to the scheduled change.

(3) Time for inspections: All inspections and reinspections shall take place within ten working days of the requested inspection. Inspection fees shall be paid prior to the inspection. No inspections or reinspections shall take place unless all fees are paid. Scheduled inspections or reinspections may be canceled by the township unless the completed application and required fees have been received by the township at least 24 hours prior to the scheduled inspection or on the last working day prior to the scheduled inspection. Every inspection where the landlord, tenant, owner or agent has failed to provide access for inspection shall be deemed a failed inspection.

(4) Fees for inspections: Lead-Based Paint inspection: In addition to the General Inspection fees due pursuant to this section, an additional fee in the amount of \$200.00 shall be paid for each lead-based paint inspection. Said fee shall be dedicated to meeting the costs of implementing and enforcing this subsection and shall not be used for any other purpose. Alternatively, a dwelling owner or landlord may directly hire a private lead evaluation contractor who is certified to provide lead paint inspection services by the Department of Community Affairs to satisfy the requirements of Sec. 22-346(c)(1)(b), in which case no additional Lead-Based Paint inspection fee shall be paid.

In this case an administrative fee of \$40 shall be collected along with a fee of \$20 to be collected and sent to the Lead Hazard Control Assistance fund.

~~G.~~ **H.** Inspections.

**(1)**

The Construction Official or his agent shall conduct an inspection of the premises in question, to ensure compliance with applicable municipal ordinances and rules and regulations affecting the use and occupation of all such dwelling houses and dwelling units and structures. The inspection shall also require compliance with, but not limited to, the following regulations:

**(a)** Furnace/boiler flue connections: properly sealed vent connectors at chimney.

**(b)** Water heater/mechanical equipment: require a permit to replace and must have an inspection with an approved sticker affixed to the exterior of the unit.

**(c)** Sump pumps must be discharged to the exterior and cannot be attached to sanitary sewer line.

**(d)** Anti-tip brackets shall be installed on kitchen stoves if required by the manufacturer.

**(e)** Kitchen hood/microwave exhaust ducts that are visible must be rigid, not flexible, where required by the manufacturer.

**(f)** All electrical outlets, switches, junction boxes, panels must be properly covered; no wires exposed or hanging.

**(g)** Lamp cords cannot be used on fixed appliances (e.g., garage openers, wall-installed A/C units). Handrails: must be installed on four or more risers.

**(i)** Guards must be installed on landings 30 inches above floor/grade and on open basement stairs.

**(j)** Garage walls/ceilings adjacent to dwelling must be sheet rocked.

**(k)** Pool/pool gates and fencing. There can be no deviation from original fence installation, gates must swing out, be self-closing and latching, and have latches 54 inches above grade, aboveground pools in non-fence-compliant yards must be 48 inches high with code compliant ladders. \*Exterior hot tubs shall have approved latches or conform to Subsection **G(1)(k)** above.

**(l)** Lawn and bushes should be neatly trimmed.

**(m)** There can be no open permits or property maintenance violations.

**(2)**

No certificate of occupancy, resale and/or rental certificate permitting occupancy shall be issued unless there is full and complete compliance with all of the foregoing, unless otherwise specified, in writing, by the Construction Official or his agent.

~~H.~~ **I.** Violations and penalties.

**(1)**

Any person, persons, partnership, firm, corporation, holding company, foreign corporation, limited-liability company or any other entity, whether or not incorporated in this or any other state or country, including any real estate broker or real estate agent or any representative, servant or employee of any of the foregoing, who in any manner knowingly fails to fully comply with the terms and covenants of the within section and who is part of any transaction resulting in

this revised section for violation of the same, unless and until a certificate of occupancy, resale and/or rental certificate permitting occupancy as aforesaid shall have been issued.

**(2)**

All violations of this section by any person or persons, partnership, firm or corporation or any agents or servants or representatives, as provided herein, whether the person is the owner of the premises, the agent of any party as aforesaid or the tenant or the occupant or occupants, shall be deemed separate and distinct violations for each and every day that said violations may continue, and all parties violating this section shall be deemed jointly and severally liable for any and all such violations. For each and every violation committed, in violation of this section, violators shall be subject to the penalties provided in Chapter 1, Article I, § 1-14.

~~I~~ **J.**

Issuance by Construction Official; fees. A certificate of occupancy, resale and/or rental certificate permitting occupancy to be issued under the terms of this section shall be issued solely by the Construction Official or his agent without the necessity of approval therefor by the governing body of the Township of River Vale. The fee for issuance of such certificate, as provided for herein, shall be the sum of \$100.

~~J~~ **K.**

Compliance with ordinances required. All buildings or structures or dwelling houses or dwelling units for which application shall have been filed by virtue of this section shall fully comply with all other municipal ordinances or requisite municipal requirements for the structures or units. The Construction Official or his agent shall be required to specify the corrections to be made to the premises for the certificate to be issued.

~~K~~ **L.**

Notification when inspection may be made. All owners or renting agents of real estate or person or persons applying for a certificate, as provided herein, shall advise the Construction Official or his agent of a reasonable time or times that the inspection may be made and have someone present to assist and provide entry for the inspection purposes. The Construction Official or his agent shall comply with the request and application within 10 working days after entry is provided and, when proper, shall issue the certificate upon approval.

~~L~~ **M.**

Compliance with procedures required. No tenant, owner or occupant shall sublease, sublet, transfer title (except as heretofore provided), permit the use or the occupancy of the dwelling house, dwelling unit or structure provided for herein without following the procedures set forth and required by the within section, nor shall any real estate broker or agent or representative of any of the foregoing permit any violation of this section.



This Ordinance shall take effect following adoption and approval in a time and manner prescribed 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)