



AGENDA

Regular Meeting of the Township Council

Monday, October 23, 2023

Council Chambers 7:30pm

Mayor Mark Bromberg

Council President Paul Criscuolo, Council Vice President Denise Sieg,
Councilman Ari Ben-Yishay, Councilman John Donovan, Councilman Jim Tolomeo

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
-

Special Recognition School Crossing Guard William Lenahan 29 Years of Service

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.

RESOLUTIONS

- #2023-221—Approve Minutes October 10, 2023, Council meeting
- #2023-222—Authorize Escrow Refund (619 Charles Court)
- #2023-223—Authorize Tree Removal by the County of Bergen
- #2023-224—Acknowledge 2023 Best Practices Checklist
- #2023-225—Payment of Bills

ORDINANCES

Ordinance for 1st Reading

Ordinance #419-2023— AN ORDINANCE OF THE TOWNSHIP OF RIVER VALE, COUNTY OF BERGEN, NEW JERSEY, AMENDING CHAPTER 17 ENTITLED “FIRE DEPARTMENT”

Ordinance #420-2023—AN ORDINANCE OF THE TOWNSHIP OF RIVER VALE, COUNTY OF BERGEN, NEW JERSEY, AMENDING CHAPTER 105 ARTICLE V OF THE CODE ENTITLED “GOLF COURSE FEES”

Ordinance #421-2023— AN ORDINANCE OF THE TOWNSHIP OF RIVER VALE, COUNTY OF BERGEN, NEW JERSEY, AMENDING CHAPTER 18 ENTITLED “FIRE DEPARTMENT BYLAWS”

Ordinances for 2nd Reading and Public Hearing

Ordinance #418-2023—ORDINANCE OF THE TOWNSHIP OF RIVER VALE, COUNTY OF BERGEN, NEW JERSEY, APPROVING APPLICATION FOR LONG TERM TAX EXEMPTION AND AUTHORIZING THE EXECUTION OF FINANCIAL AGREEMENT WITH LAKE TAPPAN URBAN RENEWAL LLC, PURSUANT TO N.J.S.A. 40A:20-1 ET SEQ.

2nd HEARING OF THE PUBLIC

ADJOURNMENT



Resolution offered:	No. 2023-221
Resolution seconded by:	

RESOLUTION APPROVING MINUTES OCTOBER 10, 2023, COUNCIL MEETING

BE IT RESOLVED, by the Township Council of the Township of River Vale that the minutes of the October 10, 2023, Council 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"/>	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"/>	TOLOMEO	<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"/>					

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

Dated: October 23, 2023

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

held on: _____, 2023 Attest: _____

Karen Campanelli, Township Clerk



Resolution offered:	No. 2023-222
Resolution seconded by:	

RESOLUTION
Escrow Refund

WHEREAS, the owner of 619 Charles Court (Block 1806, Lot 3) had posted escrow for a soil moving permit pertaining to an addition to their home; and

WHEREAS, both the Township Engineer and Construction Code Official have inspected said project and deemed the project complete, therefore the escrow balance may be released.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of River Vale that the remaining escrow and any accrued interest be released.

BE IT FURTHER RESOLVED, by the Township Council of the Township of River Vale that the Treasurer is hereby directed to issue a municipal check payable as follows:

Payable to:
"Thomas Moloney"

Mailing Address:
619 Charles Court
River Vale, NJ 07675
Amount: \$ 50.00

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"/>	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"/>	TOLOMEO	<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"/>					

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Dated: October 23, 2023

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Karen Campanelli, Township Clerk



Resolution offered:	No. 2023-223
Resolution seconded by:	

RESOLUTION AUTHORIZING TREE REMOVAL BY THE COUNTY OF BERGEN

NOW THEREFORE BE IT RESOLVED, by the Township Council of the Township of River Vale that the Business Administrator and/or his designee are here by authorized to sign the Temporary Shared Services Agreement with the County of Bergen for the removal of trees on the County Roads in accordance with all the terms and conditions of said Agreement.

BE IT FURTHER RESOLVED that the locations of the trees to be removed are as follows:

- 650 Westwood Avenue
- 802 Westwood Avenue

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"/>	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"/>	TOLOMEO	<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"/>					

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Dated: October 23, 2023

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Karen Campanelli, Township Clerk



Resolution offered:	No. 2023-224
Resolution seconded by:	

**RESOLUTION ACKNOWLEDGING REVIEW AND DISCUSSION OF THE
BEST PRACTICE INVENTORY (2023)**

BE IT RESOLVED, by the Township Council of the Township of River Vale that all members of the governing body present at the regularly scheduled meeting of the Township Council on October 23, 2023, have reviewed and discussed the 2023 Best Practice Inventory prepared by the Chief Financial Officer.

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"/>	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"/>	TOLOMEO	<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"/>					

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Karen Campanelli, Township Clerk



Resolution offered:	No. 2023-225
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:	\$	1,388,477.53
RESERVE CURRENT ACCOUNT claims in the amount of:		
GOLF COURSE UTILITY OPERATING ACCOUNT claims in the amount of:	\$	112,445.23
RESERVE GOLF COURSE UTILITY OPERATING ACCT claims in the amount of:		
ANIMAL TRUST ACCOUNT claims in the amount of:	\$	34.20
SNOW REMOVAL TRUST ACCOUNT claims in the amount of:	\$	2,038.50
PAYROLL AGENCY ACCOUNT claims in the amount of:		
RECREATION TRUST ACCOUNT claims in the amount of:	\$	390.00
PRIVATE DUTY TRUST ACCOUNT claims in the amount of:	\$	33,488.68
STATE & FEDERAL GRANT claims in the amount of:		
CONSTRUCTION CODE 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:	\$	415,753.55
OPEN SPACE TRUST ACCOUNT claims in the amount of:		
CAPITAL ACCOUNT claims in the amount of:	\$	439,734.80
PLANNING BOARD TRUST ACCOUNT claims in the amount of:	\$	2,722.50
SPECIAL TRUST ACCOUNT claims in the amount of:	\$	10,435.00
MISCELLANEOUS TRUST claims in the amount of	\$	3,300.00
ZONING BOARD TRUST ACCOUNT claims in the amount of:		
TOTAL CLAIMS TO BE PAID	\$	2,408,819.99

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:	\$	4,880,842.53
RESERVE CURRENT ACCOUNT claims in the amount of:	\$	519.80
GOLF COURSE UTILITY OPERATING ACCOUNT claims in the amount of:	\$	632,257.47
RESERVE GOLF COURSE UTILITY OPERATING ACCT claims in the amount of:		
SNOW REMOVAL 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:	\$	36,365.29
PAYROLL AGENCY TRUST ACCOUNT claims in the amount of:	\$	8,119.80

PRIVATE DUTY TRUST ACCOUNT claims in the amount of:	\$	146,016.37
ACCUMULATED ABSENCES ACCOUNT claims in the amount of:		
U.C.C. TRUST ACCOUNT claims in the amount of:	\$	17,000.00
UNEMPLOYMENT TRUST ACCOUNT claims in the amount of:	\$	3,515.44
OPEN SPACE TRUST claims in the amount of:		
UTILITY CAPITAL ACCOUNT claims in the amount of:		
CAPITAL ACCOUNT claims in the amount of:	\$	6,370.00
PERFORMANCE BOND claims in the amount of:	\$	6,852.75
SPECIAL TRUST ACCOUNT claims in the amount of:		
ZONING BOARD TRUST ACCOUNT claims in the amount of:		
TOTAL CLAIMS PAID	\$	5,737,859.45
TOTAL BILL LIST RESOLUTION	\$	8,146,679.44

**MANUAL
DISBURSEMENTS
BILL LIST FOR October 23,
2023**

9/15/2023	Transfer Payroll	\$	339,725.10
9/29/2023	Transfer Payroll	\$	380,253.69
10/13/2023	Transfer Payroll	\$	336,405.80
TOTAL STATUTORY ACCOUNT DISTRIBUTIONS			\$ 1,056,384.59

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"/>	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"/>	TOLOMEO	<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"/>					

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held on: _____, 2023 Attest: _____

Karen Campanelli, Township Clerk



Township of River Vale
County of Bergen
State of New Jersey

ORDINANCE #419-2023

Date of 1 st Reading: October 23, 2023	Motion to Introduce:
Date of Public Hearing:	Motion Second:

AN ORDINANCE OF THE TOWNSHIP OF RIVER VALE, IN THE COUNTY OF BERGEN, NEW JERSEY AMENDING CHAPTER 17 OF THE CODE ENTITLED "FIRE DEPARTMENT"

BE IT ORDAINED by the Township Council of the Township of River Vale that Chapter 17 of the Code is amended as follows:

ARTICLE I

Regulations

§ 17-1 Supervision and control.

The River Vale Volunteer Fire Department shall hereafter be, at all times, under the control and supervision and subject to the orders of the Township ~~Committee~~ Council of the Township of River Vale, as hereinafter provided.

§ 17-2 Appointment and terms of ~~Commissioners~~. Fire Chief and Deputy Chief.

Upon the annual organization of the Township ~~Committee~~ Council, the ~~Chairman of such Committee~~ Township Council shall appoint from said ~~Committee~~ a Fire ~~Committee~~ consisting of two members, one to be known as "Fire Commissioner," and the other as "Deputy Fire ~~Commissioner~~," a Fire Chief and a Deputy Fire Chief, each to serve for the ensuing year, unless or until disqualified by the expiration of his office, resignation, or death or unless removed for cause.

§ 17-3 Removal of ~~Commissioners~~. Fire Chief or Deputy Chief.

Removal of either ~~or both Commissioners from said Committee~~ the Chief or Deputy Chief shall be effected by a majority vote of the Township ~~Committee~~ Council members.

§ 17-4 Powers of ~~Commissioners~~. Fire Chief

The Fire ~~Commissioner~~ Chief shall have, in accordance with the overall missions and goals of the Township Council, full and complete control over and direction of the equipment and personnel of said Fire Department. In his absence or inability to serve, all his powers and duties shall be assumed by the Deputy Fire ~~Commissioner~~. Chief

§ 17-5 Duties of Fire ~~Commissioner~~. Chief

It shall be the duty of the Fire ~~Commissioner~~ Chief to report at each meeting of the Township ~~Committee~~ Council upon the activities of his Department and to make recommendations looking to its general efficiency and welfare.

§ 17-6 Board of Fire Officers established.

[Amended 8-15-1963]

To assist the ~~Commissioners~~ Chief and Deputy Chief in their work, there is hereby established in and for the Township, a Board of Fire Officers, consisting of the officers of the Fire Department. The ~~Commissioners~~ Chief and Deputy Chief shall be ex officio members of this Board.

§ 17-7 Annual inspection.

[Amended 6-13-1974 by Ord. No. 0-8-74]

There shall be held annually one official inspection of the Fire Department by the Township ~~Committee~~ Council, with said inspection held at such time as determined by the Board of Fire Officers.

§ 17-8 Keeping of records.

It shall be the duty of ~~the Township Clerk~~ an assigned officer of the Board of Fire Officers, who shall be selected by the Board, to keep a complete roll of the active and exempt members of the Fire Department, designating their date of admission, age, occupation, residence, resignation, and the respective company to which they belong.

§ 17-9 Admission to firehouses.

[Amended 6-13-1974 by Ord. No. 0-8-74]

No person except the members of the Township ~~Committee~~ Council, the Mayor, the Business Administrator, ~~or~~ and janitors of the building shall be allowed to enter any firehouse unless accompanied by an active member of the Department.

§ 17-10 Exemption certificates.

A.

Exemption certificates will be granted to those members of the Fire Department who have served the time prescribed by law. Members will not be granted exemption certificates unless they have served the required time and have also performed the yearly fire duty required of them for a period equal in years to the number of years required by the laws of the State of New Jersey before exemption will be granted.

B.

Certificates will be ordered by the Township ~~Committee~~ Council upon recommendation of the ~~Commissioner~~ **Chief**, the Fire Chief and Board of Fire Officers and will be signed by the ~~Chairman~~ of the ~~Township Committee~~ Mayor and attested by the Township Clerk. The time served and the average of membership must be certified by the Township Clerk.

§ 17-11 Ownership of equipment.

All of the equipment of said Department and all fire apparatus is hereby taken over by and declared to be the property of the Township, and in payment therefor the Township ~~Committee~~ Council hereby agrees to pay the present River Vale Volunteer Fire Department, Chemical Co. No. 1 (a body corporate), of the Township of River Vale \$650, which amount is hereby appropriated for such purpose, and to raise said amount the Township is hereby authorized to negotiate and sell its notes and bonds for such sum payable as permitted by law.

ARTICLE V

Fire Police

[Adopted 11-9-2020 by Ord. No. 372-2020]

§ 17-31 Supervision.

The performance of the duties of a fire police officer shall be under the supervision of the Fire ~~Commissioner~~ Chief or the highest-ranking fire officer in charge of the fire scene or fire drill, until the arrival of a duly authorized police officer, who shall assume responsibility for the supervision of traffic duties, preservation of evidence and all other law enforcement duties. Nothing in this article shall diminish the powers of the ~~Commissioner~~ Chief or other superior officer(s) of the River Vale Volunteer Fire Department in the exercise of his or her duties or confer on a fire police officer the right to supersede a duly authorized police officer.

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"/>	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"/>	TOLOMEO	<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"/>					

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Township of River Vale
County of Bergen
State of New Jersey

ORDINANCE #420-2023

Date of 1 st Reading: October 23, 2023	Motion to Introduce:
Date of Public Hearing:	Motion Second:

AN ORDINANCE OF THE TOWNSHIP OF RIVER VALE, IN THE COUNTY OF BERGEN, NEW JERSEY AMENDING CHAPTER 105 ARTICLE V OF THE CODE ENTITLED “GOLF COURSE FEES”

BE IT ORDAINED by the Township Council of the Township of River Vale that Chapter 105 Article V of the Code is amended as follows:

§ 105-8. Golf Course Daily Rates.

A. Monday through Thursday

	<u>Public</u>	<u>Resident</u>
Early Bird (6:00am to 7:29am)	\$40 to \$70	\$30 to \$60
Midday (open to 2:59pm)	\$60 to \$95 \$80 to \$120	\$40 to \$70 \$55 to \$90
Twilight (adjusted based on sunset)	\$40 to \$70 \$60 to \$90	\$30 to \$65 \$38 to \$65
Super Twilight	\$35 to \$65 \$44 to \$65	\$30 to \$60 \$36 to \$50
Senior (62 years and older) M-Thurs	\$45 to \$75 \$60 to \$90	\$30 to \$55 \$35 to \$65
Junior (Monday through Friday no earlier than 2:00pm)	\$25 to \$45 \$32 to \$48	\$20 to \$35 \$28 to \$42

New Section

B. Friday

	<u>Public</u>	<u>Resident</u>
Early Bird (6:00am to 7:29am)	Not Available	Not Available
Midday (open to 2:59pm)	\$92 to \$138	\$80 to \$105
Twilight (adjusted based on sunset)	\$64 to \$96	\$50 to \$70
Super Twilight	\$44 to \$66	\$36 to \$50
Senior (62 years and older)	Not Available	Not Available
Junior	Not Available	Not Available

New Section

B. Saturday, Sunday, and Holidays

	<u>Public</u>	<u>Resident</u>
Early Bird (6:00am to 7:29am)	Not Available	Not Available
Midday (open to 2:59pm)	\$100 to \$150	\$84 to \$110
Twilight	\$64 to \$96	\$50 to \$70
Super Twilight	\$44 to \$66	\$36 to \$50
Senior (62 years and older)	Not Available	Not Available
Junior	Not Available	Not Available

§ 105-9. Membership Fees.

	<u>Public</u>		<u>Resident</u>	
Individual weekday	\$3,500	\$4,200	\$2,000	\$3,000
Family weekday (one foursome per day)	\$4,700	\$5,700	\$3,000	\$4,000
Individual full membership	\$5,800	\$7,000	\$3,500	\$4,900
Family full membership (one foursome per day)	\$8,000	\$9,600	\$5,000	\$6,800
Corporate	\$34,000	\$40,000	N/A	
Cart fee	\$28	\$30	\$28	\$30
Guest fees				
Monday through Thursday	\$75	\$95	\$75	\$95
Friday	\$110		\$110	
Saturday, Sunday, and holidays	\$95	\$120	\$95	\$120
Discount for Early Pay	not available		not available	

Longevity discount for Membership of 5 plus years is 5%--this does not apply to Corporate Memberships.

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"/>	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"/>	TOLOMEO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Township of River Vale
County of Bergen
State of New Jersey

ORDINANCE #421-2023

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Date of Public Hearing:	Motion Second:

AN ORDINANCE OF THE TOWNSHIP OF RIVER VALE, IN THE COUNTY OF BERGEN, NEW JERSEY AMENDING CHAPTER 18 OF THE CODE ENTITLED “FIRE DEPARTMENT BYLAWS”

BE IT ORDAINED by the Township Council of the Township of River Vale that Chapter 18 of the Code entitled Fire Department Bylaws is amended as follows:

ARTICLE IV

Board of Fire Officers

§ 8-11 Members.

Members of the Board of Fire Officers shall consist of a Chief, ~~Deputy Chief, one Senior Captain, one Captain and a Lieutenant for each line apparatus~~ two Deputy Chiefs, two Captains, and a Lieutenant for each company (Engine Co. Ladder Co. Rescue Co./Special Unit), and such other officers of the Fire Department as shall be provided pursuant to ordinance.

ARTICLE V

Election of Officers

§ 18-21 Officers enumerated.

The following line officers shall be elected for a term of one year at the regular Department meeting in the month of November:

- A.
Chief.

B.

~~Deputy Chief.~~ Two Deputy Chiefs

C.

Two Captains-~~at large, one senior.~~

D.

~~One~~ Three Lieutenants, ~~for each piece of fire apparatus~~ one for each company (Engine Co. Ladder Co. Rescue Co./Special Unit).

§ 18-22 Nominations.

A.

At the Chief's Report meeting held in the month of October, active members in good standing shall nominate members to fill the offices of Chief, two Deputy Chiefs, two Captains ~~at Large~~ and three Lieutenants in accordance with the requirements of this code and subject to the qualifications set forth in § **18-27** of this Code.

B.

No nomination will be considered after the close of the October Chief's Report meeting.

C.

The incumbent Deputy Chief shall be permitted to run for the office of Chief without the need of a formal nomination from other active members in good standing.

D.

Members shall not run for more than one office. A member must accept his or her nomination by letter submitted to the Chairman of the Board or in person at the October Chief's Report meeting. Nominations not accepted at the conclusion of the nominations portion of the Chief's Report meeting shall be disregarded.

§ 18-27 Qualifications.

A.

No member shall be eligible to hold office of Chief or Deputy Chief, unless he/she shall have at least five years of active fire duty, including at least one year in office as ~~Captain~~ Chief, Deputy Chief, or Captain, and has successfully obtained all necessary municipal, county, state, and federal qualifications that are outlined for the position of Chief or Deputy Chief.

B.

No member shall be eligible to hold the office of Captain unless he/she shall have served satisfactorily as a Lieutenant at least one-year active fire duty, and has successfully obtained all necessary municipal, county, state, and federal qualifications that are outlined for the position of Captain.

C.

No member shall be eligible to hold the office of Lieutenant unless he/she shall have at least two years active fire duty, said period to include all probationary periods, ~~and have completed the course in Firefighter I and any other municipal, county, state, or federally required officer training courses conducted by the Bergen County Fire Academy or other municipal, county, state or federal agency.~~ and has successfully obtained all necessary municipal, county, state, and federal qualifications that are outlined for the position of Lieutenant.

D.

Members running for office must be qualified drivers of any apparatus operated by such office for a period of at least six months prior to running for office.

ARTICLE VII

Duties of Officers

§ 18-31 Deputy Chief.

A.

The Deputy Chief shall perform the duties of the Chief in the absence of the Chief and such other duties prescribed by departmental rules.

B.

Each Deputy Chief will be assigned to a Firehouse and be responsible for the operation and function of each Firehouse. Both Deputy Chiefs will be under the supervision of and report directly to the Chief.

C.

At the conclusion of his or her term in office, the Deputy Chief shall surrender all Department property to his or her successor.

§ 18-33 Lieutenants.

A.

Lieutenants shall be obligated to encourage the members in performance of duties and enforce all orders given by active officers senior in rank.

B.

Lieutenants shall be assigned to companies (Engine Co. Ladder Co. Rescue Co./Special Unit) and Firehouses by the Chief.

C.

It shall be the duty of each Lieutenant on his/her respective ~~apparatus~~ company to properly instruct the persons assigned to that ~~apparatus~~ company in the use of the equipment and appliances and to recommend qualified drivers to the Chief.

D.

At the conclusion of his or her term in office, the Lieutenant shall surrender all Department property to his or her successor.

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"/>	SIEG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Township of River Vale
County of Bergen
State of New Jersey

ORDINANCE #418-2023

Date of 1 st Reading: October 10, 2023	Motion to Adopt:
Date of Public Hearing: October 23, 2023	Motion Second:

ORDINANCE OF THE TOWNSHIP OF RIVER VALE, COUNTY OF BERGEN, NEW JERSEY, APPROVING APPLICATION FOR LONG TERM TAX EXEMPTION AND AUTHORIZING THE EXECUTION OF FINANCIAL AGREEMENT WITH LAKE TAPPAN URBAN RENEWAL LLC, PURSUANT TO N.J.S.A. 40A:20-1 ET SEQ.

WHEREAS, LAKE TAPPAN URBAN RENEWAL LLC, an urban renewal entity formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 1992, as amended and supplemented, N.J.S.A. 40A:20-1 et seq. (the "Long Term Tax Exemption Law"), having its principal office at 103 Magazine Street, Newark, New Jersey, 07105 ("Entity"), submitted to the Mayor of the **TOWNSHIP OF RIVER VALE**, a municipal corporation of the State of New Jersey, having its principal office at 406 Rivervale Road, River Vale, New Jersey 07675 ("Township") an Application for the approval of a plan for the construction, maintenance and operation of a housing project consisting of twenty-four (24), 100% affordable rental housing units (the "Project") on land identified on the Tax Maps of the Township as Block 701, Lot 8.02 (the "Project Site" or "Property"); and

WHEREAS, the Township entered a settlement agreement dated September 8, 2017 ("Settlement Agreement") with Fair Share Housing Center ("FSHC") in the Matter of the Application of the Township of River Vale, Docket No. BER-L-6277-15 for the Township's compliance with the Mount Laurel Doctrine and Fair Share Housing Act of 1985, N.J.S.A. 52:27D-301 et seq., through the Third Round; and

WHEREAS, the Project is part of the satisfaction of the Township's obligation under the Settlement Agreement with FSHC; and

WHEREAS, there was also submitted to the Mayor by the Entity a Financial Agreement (copy attached hereto) requesting tax exemption of the Project; and

WHEREAS, the Mayor has submitted the Application and accompanying Financial Agreement

to the Township with his recommendation.

NOW THEREFORE, BE IT ORDAINED by the Town Council of the Township of River Vale, New Jersey, that:

1. The Town Council makes the following findings:

A. The Project satisfies the Township's obligation under the Settlement Agreement with FSHC as it relates to the Project Site. The Project also complies with the Township's Housing Element and Fair Share Plan for the development of twenty-four (24), 100% affordable rental housing units at the Property.

B. The Project represents a desired use of the Project Site and will result in significant infrastructure improvements within the Township.

C. The Property currently generates \$0 in real estate tax revenue to the Township as the Property is owned by the Township and tax exempt. The projected Annual Service Charge over the term of the tax exemption will generate an average annual revenue to the Township of approximately \$50,157.00.

D. The Project will create 79 jobs during the period of construction.

E. The tax exemption authorized by this Ordinance is necessary for the successful completion of the Project because, among other reasons, (1) the relative stability and predictability of the annual service charges will make the Project financially feasible, and (2) the relative stability and predictability of the service charges will allow the Entity to stabilize its operating budget, allowing a high level of maintenance to the improvement over the life of the Project, which will insure the likelihood of the success of the Project.

2. The Application of Lake Tappan Urban Renewal LLC for the development, maintenance and operation of an affordable housing project described in the Application is hereby approved in accordance with the Mayor's recommendation.

3. An exemption from taxation as set forth in the Financial Agreement is hereby granted to the Entity, with respect to the Project on the Property for the term set forth in the Financial Agreement, but in no event shall the tax exemption exceed the earlier of (i) thirty-five (35) years from the date of execution of the Financial Agreement or (ii) to the extent permitted by N.J.S.A. 40A:20-13, thirty (30) years from the Entity's receipt of a Certificate of Occupancy for the Project and only so long as the Entity remains subject to and complies with the Financial Agreement and the Long Term Tax Exemption Law and upon the further condition that the Entity does not file a petition of tax appeal for the premises on which the Project is to be located, excepting any appeal filed prior to the adoption of this Ordinance.

4. This Ordinance does not exempt the Entity from the obligation to pay special improvement district assessments or other assessments which may be imposed on the Project Site by law.

5. The Mayor is hereby authorized to execute, on the Township's behalf, the Financial Agreement.

6. The executed copy of the Financial Agreement shall be certified by the Township Clerk and filed with the Office of the Township Clerk.

7. The Project shall conform with all Federal and State law and ordinances and regulations of the Township relating to its construction and use.

8. The Entity shall in the operation of the Project comply with all laws so that no person shall, because of race, religious principles, color, national origin or ancestry, gender or sexual orientation, be subject to any discrimination.

9. The Entity shall, from the time the Annual Service Charge becomes effective, pay the Annual Service Charge as set forth in Section 4.01 in the Financial Agreement.

10. The following occurrences are express conditions to the grant of this tax exemption to be performed by the Entity:

- (a) The Entity shall not, without prior consent of the Township as set forth in the Financial Agreement, convey, mortgage or transfer all or any part of the Project which would sever, disconnect or divide the improvements being tax exempted under the Financial Agreement from the land underlying the exempted improvements.
- (b) The Entity shall complete the Project within the timeframes set forth in the Redevelopment Agreement.

11. The Township shall be paid an administrative fee amounting to 2% of the Annual Service Charge pursuant to N.J.S.A. 40A:20-10(d) for the processing of any request for municipal consent made pursuant to N.J.S.A. 40A:20-10(a), (b), or (c).

12. The Entity shall submit a certified construction cost audit to the Township within thirty (30) days of the completion of the Project.

13. The Entity shall submit a certified total project cost audit to the Township within ninety (90) days following issuance of the certificate of occupancy or the completion of the Project.

14. The Mayor and/or Township Administrator are hereby authorized to execute and/or amend, modify or make such necessary changes to the Application, the Mayor's Recommendation, the Financial Agreement and any other agreements necessary to effectuate the Financial Agreement, provided that such changes do not substantially alter any provisions of the Financial 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"/>	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"/>	TOLOMEO	<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"/>					

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