



AGENDA

Regular Meeting of the Township Council

Monday, August 8, 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

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.

RESOLUTIONS

- #2022-171—Approve Minutes July 11, 2022 Council meeting
 - #2022-172—Approve Minutes July 25, 2022 Council meeting
 - #2022-173—Authorize Junior Golf Camp Refund (Jarosz)
 - #2022-174—Authorize Tax Lien Redemption (524 Thurnau Drive)
 - #2022-175—Authorize Purchase from Eastern Door Service (Senior/Community Center)
 - #2022-176—Approve Cancelling Golf Course Utility Fund Grant Receivable
Unexpended Appropriation Reserves
-

Ordinance for 1st Reading

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

Ordinances for 2nd Reading and Public Hearing

Ordinance #403-2022—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 VII “Fees and Deposits; Applications”

2nd HEARING OF THE PUBLIC

ADJOURNMENT



Resolution offered:	No. 2022-171
Resolution seconded by:	

RESOLUTION APPROVING MINUTES JULY 11, 2022 COUNCIL MEETING

BE IT RESOLVED, by the Township Council of the Township of River Vale that the minutes of the July 11, 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 8, 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. 2022-172
Resolution seconded by:	

RESOLUTION APPROVING MINUTES JULY 25, 2022 COUNCIL MEETING

BE IT RESOLVED, by the Township Council of the Township of River Vale that the minutes of the July 25, 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"/>					

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Dated: August 8, 2022

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held on: _____, 2022 Attest: _____

Karen Campanelli, Township Clerk



Resolution offered:	No. 2022-173
Resolution seconded by:	

REFUND

(Junior Golf Camp Registration Fee)

WHEREAS, the following resident has requested a refund of their Junior Golf Camp registration fee; and

WHEREAS, the Treasurer has certified the availability of funds in the Golf Operating 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:

Kathy Jarosz
 620 Red Oak Drive
 River Vale, NJ 07675

Refund Amount: \$ 250.00

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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Dated: August 8, 2022

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held on: _____, 2022 Attest: _____

Karen Campanelli, Township Clerk



Resolution offered:	No. 2022-174
Resolution seconded by:	

RESOLUTION
TAX LIEN REDEMPTION

WHEREAS, the property located at 524 Thurnau Drive (Block 801, Lot 16) has been redeemed. The Tax Collector has received (1) one check in the amount of \$ 82,111.55 for payment of the lien (Certificate No. 20-00011); and

WHEREAS, the Township is holding a \$ 136,000.00 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 \$ 82,111.55 and \$ 136,000.00 respectively as follows:

Payable to:
"US Bank as Custodian for Actlien Holding Inc."

Mail to:
50 S. 16th St.
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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Dated: August 8, 2022

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Karen Campanelli, Township Clerk



Resolution offered:	No. 2022-175
Resolution seconded by:	

RESOLUTION AWARDING A CONTRACT FOR NEW DOORS AT THE SENIOR/COMMUNITY CENTER (EASTERN DOOR SERVICE)

WHEREAS, the Township received quotes for new automatic front doors and (2) new interior doors at the Senior/Community Center located at 628 Rivervale Road; and,

WHEREAS, the one quote from Eastern Door Service, 70 Cathy Lane, Suite 1, Burlington, New Jersey has been reviewed and it is the recommendation of the Business Administrator to purchase the doors at the following price:

Automatic Sliding Front Doors:	\$14,032.00
<u>(2) Interior Doors at \$ 9,150.00 each:</u>	<u>+ \$18,300.00</u>
Total	\$ 32,332.00

WHEREAS, the Chief Financial Officer has certified that sufficient funds are available in the Capital Account.

NOW THEREFORE BE IT RESOLVED, the Township of River Vale authorizes the Business Administrator to purchase the above listed doors from Eastern Door Service.

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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Dated: August 8, 2022

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Karen Campanelli, Township Clerk

Resolution offered:	No. 2022-176
Resolution seconded by:	

**RESOLUTION CANCELLING GOLF COURSE UTILITY FUND GRANT RECEIVABLE
AND UNEXPENDED APPROPRIATION RESERVES**

WHEREAS, a certain grant receivable balance remains on the Golf Course Utility Fund Balance Sheet; and,

WHEREAS, an unexpended budget appropriation reserves balance also remains in the Golf Course Utility Fund; and,

WHEREAS, it has been further been determined that the project associated with these grant programs have been completed with a remaining balance of grant funds; and,

WHEREAS, it is necessary to formally cancel said grant receivable and unexpended budget appropriation reserve balances from the Golf Course Utility Fund Balance Sheet.

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Township of River Vale that the following grant receivable and unexpended budget appropriation balances be cancelled:

<u>Grant Description</u>	<u>Receivable Balance</u>	<u>Unexpended Appropriation</u>
CDBG – ADA Parking Spaces	\$17,075	\$17,075

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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held on: _____, 2022 Attest: _____

Karen Campanelli, Township Clerk



Township of River Vale
County of Bergen
State of New Jersey

ORDINANCE #404-2022

Date of 1 st Reading: August 8, 2022	Motion to Introduce:
Date of Public Hearing:	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)



Township of River Vale
County of Bergen
State of New Jersey

ORDINANCE #403-2022

Date of 1 st Reading: July 25, 2022	Motion to Adopt:
Date of Public Hearing: August 8, 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 VII "FEES AND DEPOSITS; APPLICATIONS"

BE IT ORDAINED by the Township Council of the Township of River Vale that Chapter 142 of the Code entitled "Land Use" is hereby amended as follows:

§ 142-33. Fees.

A. An applicant for a building permit for the construction of a new single-family dwelling shall pay with the application the following trust account fees, upon issuance of a building permit:

- (1) Engineering review of a site plan: \$250.
- (2) Engineering review prior to issuance of a certificate of occupancy: \$250.

B. The following is a fee schedule for the payment of fees and costs for land development within the Township of River Vale, and the following fee schedule shall replace all similar applicable fees in various existing ordinances of the Township of River Vale heretofore in effect. The fees and deposits hereinafter provided for shall be applicable to the Joint Planning Board in acting on the applications hereinafter described, as follows:

(1) Minor subdivision involving a division or assemblage of lots:

(a) Filing fee: ~~\$120.~~ **\$500**

(b) Deposit for costs: ~~\$400.~~ **\$2,000**

(2) Minor subdivision involving boundary line alteration or relocation:

(a) Filing fee: ~~\$100.~~ **\$250**

(b) Deposit for costs: ~~\$250.~~ **\$1,500**

(3) Major subdivision:

(a) Sketch plat:

[1] Filing fee: ~~\$200.~~ **\$250**

[2] Deposit for costs: \$2,500.

(b) Preliminary approval:

[1] Filing fee: ~~\$100,~~ plus \$10 per resulting lot. **\$500**

[2] Deposit for costs: ~~\$500,~~ plus \$100 per resulting lot. **\$2,500**

(c) Final approval:

[1] Filing fee: none. **\$500**

[2] Deposit for costs: ~~\$1,250.~~ **\$1,500**

[3] Upon submittal of bond estimate, such additional deposit for costs as incurred, not to exceed 7% of the estimated cost of improvements or of the cost of anticipated expenses as estimated by the Township Engineer, whichever is greater.

(4) Major site plan and conditional use applications:

(a) Preliminary approval:

[1] Filing fee: ~~\$350.~~ **\$500**

[2] Deposit for costs: \$2,500, together with such amount as shall be determined by the Joint Planning Board to be necessary to defray the costs of any engineering, legal, planning, traffic, drainage, hydraulic or other special studies or expenses as may be incurred by the Township in the course of the application.

(b) Final approval:

[1] Filing fee: ~~\$125.~~ **\$500**

[2] Deposit for costs: \$1,500.

[3] Upon submittal of bond estimate, such additional deposit for costs as incurred, not to exceed 7% of the estimated cost of improvements or of the cost of anticipated expenses as estimated by the Township Engineer, whichever is greater.

(5) Minor site plan, amended site plan and applications for changes in use or occupancy:

(a) Filing fee: ~~\$125.~~ **\$250**

(b) Deposit for costs: ~~\$250~~ **\$1,000**, together with such amount as may be determined by the Joint Planning Board to defray the cost of professional services or special studies required by the Township.

(6) Concept plan or other informal review:

(a) Filing fee: none.

(b) Deposit for costs: none (such other amount to be deposited as the Joint Planning Board may determine necessary to defray the anticipated cost of professional services or special studies required by the application).

(7) Part 9, Zoning, amendment:

(a) Filing fee: \$250.

(b) Deposit for costs: \$1,500, together with such other amount as the Joint Planning Board may determine necessary to defray necessary professional expenses or special studies incurred by the Township, including the remapping of districts, zone boundary line changes or other similar expenses.

(8) Use variance:

(a) Filing fee: \$350.

(b) Deposit for costs: \$1,500.

(9) Variance, other than use, sign, access, nonconforming use or lot area:

(a) Filing fee: ~~\$80.~~ **\$150**

(b) Deposit for costs: ~~\$120.~~ **\$1,000**

(c) **Additional escrow fee per variance: \$250**

(10) Variance, lot area:

(a) Filing fee: ~~\$100.~~ **\$150**

(b) Deposit for costs: ~~\$150.~~ **\$1,000**

(11) Variance, sign:

(a) Filing fee: ~~\$80.~~ **\$150**

(b) Deposit for costs: ~~\$120.~~ **\$1,000**

(12) Variance, access:

(a) Filing fee: ~~\$100.~~ **\$150**

(b) Deposit for costs: ~~\$400.~~ **\$500**

(13) Variances ancillary to Joint Planning Board jurisdiction:

(a) Filing fee: no additional fee.

~~(14)~~ Any other application to the Joint Planning Board:

~~(a)~~ Filing fee: \$125.

~~(b)~~ Deposit for costs: \$300.

~~(15)~~ ~~(14)~~ Photocopying of minutes/maps: \$0.25 per page.

~~(16)~~ ~~(15)~~ Mailing copies of decisions, in addition to photocopying charges: \$1.

~~(17)~~ ~~(16)~~ Furnishing list of owners entitled to notice: \$10.

~~(18)~~ ~~(17)~~ (Reserved)

~~(19)~~ ~~(18)~~ Zoning permit, issued by Zoning Officer: \$25.

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)