

MINUTES
Council Meeting
Monday, April 13, 2009

CALL THE MEETING TO ORDER

Council President Jasionowski called the meeting to order at 8:00pm in the Council Chambers of the Municipal Building located at 406 Rivervale Road, River Vale, New Jersey 07675.

SALUTE TO FLAG

Council President Jasionowski asked all in attendance to rise and join him in a Salute to the Flag.

SUNSHINE LAW STATEMENT

Council President Jasionowski read the Sunshine Statement into the record, as follows:

“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

Councilman de Stefan, Councilman Matos, Councilwoman Sieg and Council President Jasionowski were present.

Also present: Mayor Joseph Blundo, Robert Gallione, Business Administrator, Holly Schepisi, Township Attorney, Gennaro Rotella, CFO, Dominic Carrino, Township Engineer, William Matulewicz, T & M Associates and Karen Padva, Township Clerk.

TOWNSHIP COMMUNICATION

1. Mayor's Comments

Mayor Blundo opened his report by disclosing that an area of soil discovered behind the DPW was in need of remediation. The substance found was akin to the remnants of charcoal similar to that found in a barbecue. The Mayor continued that nonetheless it provided a positive reading. The area is not near a school nor is it highly trafficked. Dominic Carrino gave a brief summary and time line of the project and estimated costs. Mr. Carrino estimates that project should be completed by January 2010. Mr. Matulewicz continued that in the 1920's and 30's a residence was on the property and associated with that residence there was fill levels of coal ash and burned wood. Unfortunately, the levels measured are slightly above the State's cleanup requirements and the Town is obligated to remediate the site. He added that the area is too large and therefore can not be dug up and removed. Mr. Matulewicz advised the Township that the area can be filled with a foot of gravel, capped or paved and eventually used for parking. This is dependent upon what the State approves. Mr. Matulewicz concluded that this way there is no human contact with the site and the area could still be used by the Department of Public Works.

*******Councilman Bromberg joined the meeting at 8:03pm*******

There being no questions from the Council; Council President Jasionowski thanked T & M for their report.

The Mayor announced that the State has recognized Sgt. Robert Ryan for an outstanding record in DWI arrests. Sgt. Ryan has also received recognition from the County.

Mayor Blundo concluded his report by thanking the River Vale Fire Department on their recent response to a carbon monoxide issue at his home. The Fire Department tested the house and made certain it was safe. Mayor Blundo noted that Fire Department is called out more frequently than you realize; and it's not always a fire. They are called out several times a week on calls similar to his; the Mayor added additional praise to the volunteers of the Fire Department.

2. Council Comments

Councilman de Stefan thanked the administration for the transparency when dealing with the soil issues at the DPW site. Councilman de Stefan expressed his appreciation toward all the young athletes recognized earlier in the evening. He also wished everyone a Happy Easter and Passover.

Councilman Matos thanked the Mayor and Council for recognizing and rewarding the kids this evening.

Councilwoman Sieg echoed the Mayor's remarks regarding not only the paid professionals but all the Volunteers with EMS and Recreation. Councilwoman Sieg praised our Recreation Program and is very happy to see the girls recognized for their achievements. She especially thanked the coaches and parents for all the sacrifices they make for their children.

Councilman Bromberg announced that tomorrow Hackensack Medical Center North at Pascack Valley will be in a Bankruptcy Court hearing. The State Health Commission is taking the position that it is solely their right and purview to dictate who receives a license and not that of Englewood or Valley hospitals. He hopes for good news and that they will prevail.

Councilman Bromberg continued his comments by thanking the EMS volunteers. He added that you shouldn't hesitate to call; better safe than sorry. He is very thankful and appreciative as a resident for the response time and overwhelmed by our top notch emergency services. Councilman Bromberg also thanked Sgt. Ryan on his accomplishments and for looking out for the safety of the residents. He also congratulated the athletes that were recognized tonight. Councilman Bromberg concluded by wishing everyone a happy holiday season.

Council President Jasionowski thanked both Bob Gallione and the DPW Superintendent for remedying the buffer situation at the North Firehouse so quickly. The Council President Jasionowski also thanked Jim Berlamino for providing the Cub Scouts with a guided tour of the DPW Building. He concluded his remarks by thanking Jared Lans for pulling together the athletic program and that many of these young athletes continue to receive awards in high school. He also thanked Jared for organizing and scheduling the athletes to be recognized the council meetings.

Business Administrator's Report

Mr. Gallione reported that the Chris O'Shea and the River Vale Baseball and Softball Association will be donating a scoreboard for the lower grove baseball field. The Business Administrator announced that the Rich Campanelli will be picking up 1,500 tree seedlings of three (3) different varieties for distribution at the schools. Mr. Gallione also announced that Greenfest is scheduled to be held on Sunday, May 3rd at the Community Center. Live music, healthy snacks and guest speakers will be provided at Greenfest.

Mr. Gallione reported River Vale will be taking on the responsibility as the Lead Agency for the Hills/Valley Coalition. In addition, Jackie Murphy has been hired as a Director for the Hills/Valley Coalition. He added that Detective DeVoe and Detective Sgt. Scheidle will be giving a presentation on behalf of the Hills/Valley Coalition pertaining to kids on the internet and what parents need to know.

Mayor Blundo added that the Hills/Valley Coalition does a lot of good work for the community.

Mr. Gallione concluded his report that the Senior Tax Freeze deadline is extended to June 1st and the summer camp applications are available at both Town Hall and on the website.

Council President Jasionowski requested the damaged flagpole at the North Firehouse be repaired by Memorial Day.

Township Engineer’s Report

Mr. Carrino reported that the Bernita Drive survey is nearly complete; he hopes to see this project completed by October. The Engineer added that the bid tabulation letter for the award of the Holdrum School Athletic field has been distributed. Also, on this evening agenda is the award of the Mark Lane Basketball Lighting to Quality Electric.

The Engineer concluded his report that the DEP check point process on the Salt Shed application is continuing.

HEARING OF THE PUBLIC

Motion by Councilman de Stefan; seconded by Councilman Matos to open the meeting to the public.

Council President Jasionowski read the following statement into the record.

“Each person wishing to address the Council shall step up to the microphone, shall give his or her name in an audible tone for the record. All member 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.”

Jason Waltner – 120 Prospect Street, South Orange, NJ - referenced a proposal sent out regarding a possible telecommunications pole to be set up on the DPW site.

Mayor Blundo stated that he did not feel the Council was prepared to discuss this matter at this time.

Jason Massin- 68 Holiday Court – commented on the budgets of other towns and how glad he was to see that River Vale is not deferring pensions. Mr. Massin continued by thanking both the River Vale Ambulance Corps and Police departments for a call they made recently to his home. He expressed the wonderful response time and how touched he was by both their volunteerism and professionalism. Mr. Massin also noted that Mayors Blundo’s wife was on the ambulance call as well.

Mayor Blundo stated that Mr. Massin does a great deal for the community and he is very much appreciated.

There being no further questions or comments from the public; motion by Councilman Bromberg; seconded by Councilman de Stefan to close the meeting to the public.

RESOLUTIONS –

Motion by Councilman Bromberg; seconded by Councilman de Stefan to approve Resolution #2009-103, as follows:

Resolution #2009-103

RESOLUTION APPROVING MINUTES–March 23, 2009 Regular Meeting

BE IT RESOLVED, by the Township Council of the Township of River Vale that the minutes of the March 23, 2009 Regular Meeting of the Township Council are hereby approved.

ROLL CALL VOTE

Councilman de Stefan, Councilman Bromberg, Councilwoman Sieg, and Council President Jasionowski voted yes. Councilman Matos abstained.

Motion by Councilman Bromberg; seconded by Councilman de Stefan to approve Resolutions #2009-104 through Resolution # 2009-111 on Consent Agenda with the exception of Resolution #2009-107, as follows:

Resolution #2009-104

RESOLUTION APPROVING RAFFLE LICENSE FOR WEST RIDGE ELEMENTARY SCHOOL PTO

BE IT HEREBY RESOLVED, that the following license to conduct an On Premises Raffle be issued to:

NAME: West Ridge Elementary PTO
18 South First Street
Park Ridge, New Jersey 07656

LOCATION OF RAFFLE: Florentine Gardens
97 Rivervale Road
River Vale, NJ 07675

DATE OF RAFFLE: May 6, 2009 6:30- 10:30pm

I.D. #: 374-5-34400

RAFFLE LICENSE: RL 311

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

Resolution #2009-105

RESOLUTION APPROVING RAFFLE LICENSE FOR WEST RIDGE ELEMENTARY SCHOOL PTO

BE IT HEREBY RESOLVED, that the following license to conduct an On Premises 50/50 Raffle be issued to:

NAME: West Ridge Elementary School PTO
18 South First Street
Park Ridge, NJ 07656

LOCATION OF RAFFLE: Florentine Gardens
97 Rivervale Road
River Vale, NJ 07675

DATE OF RAFFLE: May 6, 2009 6:30- 10:30pm

I.D. #: 374-5-34400

RAFFLE LICENSE: RL 312

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

Resolution #2009-106

RESOLUTION AUTHORIZING THE MAYOR TO SIGN CONTRACT WITH CONCRETE CONSTRUCTION CORPORATION FOR THE COUNTY ROAD PROGRAM ADA RAMPS AND CURBING

BE IT RESOLVED, by the Township Council of the Township of River Vale that the Mayor is hereby authorized to sign the above mentioned contract.

Resolution #2009-108

Resolution Re: Authorizing Increase in Deferred School Taxes for Regional High School Taxes

WHEREAS, the Division of Local Government Services requires that the Governing Body of any municipality which has Deferred School Taxes must authorize any increase in the deferral of any amounts, and

WHEREAS, the Township wishes to increase Deferred School Taxes to an amount permitted under State statutes and to be effective at December 31, 2008.

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body that the following Deferred School Taxes be hereby increased for the year ended December 31, 2008 as follows:

	Deferred Local District School Taxes
Amount Deferred December 31, 2008	\$ 2,587.136
Amount Deferred December 31, 2007	<u>\$ 2,187.136</u>
Amount of Increase	<u>\$ 400,000</u>

BE IT FURTHER RESOLVED, by the Governing Body that a certified copy of this resolution be filed with the Director of the Division of Local Government Services.

Resolution #2009-109

RESOLUTION AWARDING THE MARK LANE BASKETBALL SPORTS LIGHTING SUPPLY AND INSTALLATION PROJECT

WHEREAS, the Township received a bids for the for the Mark Lane Basketball Sports Lighting Supply and Installation Project; and

WHEREAS, one bid was received the from Quality Electric Construction Co. 290 Laurel Avenue, West Keansburg, New Jersey 07734 and said bid has been reviewed and approved and is hereby accepted as the lowest bidder at the price of

Base Bid	\$ 44,387.00
Alternate#1 New Control System:	\$ 3,949.00

WHEREAS, the Chief Financial Officer has certified that funds are available in an amount not to exceed \$ 48,366.00 in the Capital Account;

NOW THEREFORE BE IT RESOLVED THAT the bid of Quality Electric Construction Co., 290 Laurel Avenue, West Keansburg, New Jersey 07734 is accepted as the lowest responsible bidder. The Mayor and Township Clerk are here by authorized and requested to execute a Contract on behalf of the Township of River Vale for the Mark Lane Basketball Sports Lighting as described in the Bid Specifications.

Resolution #2009-110

RESOLUTION AUTHORIZING NOT TO EXCEED LIMITATIONS CHRISTOPHER STATILE FOR THE FRANK GIORDANO MEMORIAL PLAYGROUND

BE IT RESOLVED, by the Township Council of the Township of River Vale that limitations in an amount not to exceed \$ 7,200.00 be authorized for services of the engineering firm of Christopher P. Statile, P.A. in connection with the Frank Giordano Memorial Playground Improvements.

Resolution #2009-111

RESOLUTION AUTHORIZING BUILDER’S ESCROW REFUND

WHEREAS, the following individuals have posted Escrow Deposits as requested by both the Planning and Zoning Boards; and

WHEREAS, the Planning and Zoning Boards have determined these projects complete;

NOW, THEREFORE BE, IT RESOLVED, by the Township Council of the Township of River Vale that the Escrow Deposits be released;

BE IT FURTHER RESOLVED, by the Township of the Township of River Vale that the Chief Financial Officer be directed to release the Escrow Deposits of the attached list of individuals.

ROLL CALL VOTE

Councilman de Stefan, Councilman Matos, Councilman Bromberg, Councilwoman Sieg, and Council President Jasionowski voted yes.

Motion by Councilman de Stefan; seconded by Councilman Matos to approve Resolution #2009-107 as follows:

Resolution #2009-107

Re: Introduction of 2009 Budget

BE IT RESOLVED, that the following statements of revenues and appropriations attached hereto constitute the local Budget of the Township of River Vale, Bergen County, New Jersey for the year 2009.

BE IT FURTHER RESOLVED, that said budget be published in The Ridgewood News in the issue of April 17, 2009 and that a hearing on the Budget will be held at the Municipal Complex on May 11, 2009 at 8:00 o’clock (P.M.) or as soon thereafter as the matter may be reached.

The Governing Body does hereby accept and introduce the Budget for the year 2009.

ROLL CALL VOTE

Councilman de Stefan, Councilman Matos Councilman, Bromberg, Councilwoman Sieg, and Council President Jasionowski voted yes.

ORDINANCES 1ST Reading

ORDINANCE #206-2009

Motion to Introduce: Councilman de Stefan

2nd: Councilman Matos

AN ORDINANCE OF THE TOWNSHIP OF RIVER VALE, BERGEN COUNTY, NEW JERSEY CALENDAR YEAR 2009 TO EXCEED THE MUNICIPAL BUDGET COST OF LIVING ALLOWANCE AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A-4-45.14)

WHEREAS, the Local Government Cap Law, N.J.S. 40A:4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year’s final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A:4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Township Council of the Township of River Vale in the County of Bergen finds its advisable and necessary to increase its CY 2009 budget by up to 3.5% over the previous year’s final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Township Council hereby determines that a 1.0% increase in the budget of said year, amount to \$ 82,736 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS, the Township Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW, THEREFORE BE IT ORDAINED, by the Township Council of the Township of River Vale, in the County of Bergen, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2009 budget year, the final appropriations of the Township of River Vale shall, in accordance with this ordinance and N.J.S.A. 40A:4-45.14, be increased by up to 3.5%, amounting to \$289,575 and that the CY 2009 municipal budget for the Township of River Vale be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any that amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

ROLL CALL VOTE

Councilman de Stefan, Councilman Matos Councilman, Bromberg, Councilwoman Sieg, and Council President Jasionowski voted yes.

Discussion Ordinance #208-2009

Councilman de Stefan questioned what “Type 1 & 2” items are. The Business Administrator explained what these items were and that the Township needs to be in compliance with the County. The new mandatory items need to be added to our existing ordinance. Councilman Bromberg requested additional clarification on some of the new items. Councilman Bromberg was concerned that there would be too many dumpsters and too much of a burden on construction jobs for homeowners.

ORDINANCE #208-2009

Motion to Introduce: Councilman de Stefan

2nd: Councilwoman Sieg

AN ORDINANCE OF THE TOWNSHIP OF RIVER VALE AMENDING CHAPTER 186 OF THE CODE ENTITLED “RECYCLING”

BE IT ORDAINED, by the Township Council of the Township of River Vale, as follows:

§ Section 186-4. Regulations for residential users.

A. Designation of recyclable materials.

(1) Mandatory. Shall be amended to add the following:

(k) Construction and Demolition Debris (concrete, brick, tree parts, nonferrous/ferrous metal, asphalt, corrugated cardboard, where practical)

(l) Corrugated Cardboard

(m) Mixed Paper

(n) Type 1 and 2 Plastic Containers

§ Section 186-5. Regulations for commercial users.

A. Designation of recyclable materials.

(1) Mandatory. Shall be amended to add the following:

(o) Type 1 and Type 2 Plastic Containers

*****Please Note Councilman Matos left the meeting at 8:40pm*****

ROLL CALL VOTE

Councilman de Stefan, Councilman Bromberg, Councilwoman Sieg, and Council President Jasionowski voted yes. Councilman Matos was absent

ORDINANCES 2ND Reading

Motion by Councilman Bromberg; seconded by Councilwoman Sieg to open the public hearing on Ordinance #207-2009.

John Donovan – 63 Rivervale Road– commented on the change from 3 to 6 lots for a minor subdivision as mentioned by Councilman Bromberg at a prior meeting. Suggested changing the number back to 3; Mr. Donovan is pleased to see the changes and clean up of the language of the ordinance.

Holly Schepisi added that the Planning Board requested the change and supplied the language. Ms. Schepisi continued with her explanation and used the subdivision of Bergen Hills as an example.

Mr. Donovan continued that the Master Plan references that an infill development blends in with the surrounding neighborhood. He is concerned with two (2) homes on large lots could possibly be subdivided and replaced with four (4) homes.

The Mayor recommends passing the ordinance and making changes later. The Mayor continued that the big components need to be changed. Council President Jasionowski concurred with the Mayor.

Motion by Councilman Bromberg; seconded by Councilwoman Sieg to close the public hearing on Ordinance #2007-2009.

Council Discussion on Ordinance #207-2009

Dominic Carrino noted two typographical changes in Sections 142-264 and 142-265 of the ordinance and agreed with the Mayor’s suggestion that the Ordinance be adopted and then changed later.

Councilman Bromberg expressed his concern about increasing density. He doesn’t want it to be easier for someone to take down existing homes, subdividing and then replace with even more homes. Councilman Bromberg does not want to see that happen and would like the language to protect us.

The Township Attorney explained that this is not necessarily the case; you have to apply to reassemble and then disassemble while remaining in compliance with the bulk zoning schedule. If not you would have to apply for a variance. She continued that upon reassembling the applicant could end up with less not more.

Councilman Bromberg continued that he typically doesn’t want to be a part of legislation that needs to be cleaned up.

Council President Jasionowski added that a change like this one would be significant and therefore considered a reason to reintroduce the ordinance.

Councilman de Stefan supports this ordinance and concurred with the Mayors comments that these issues need to be addressed.

Councilman Bromberg agreed to defer to the attorneys and realizes the importance of getting this ordinance adopted. He added that he feels comfortable as long as the attorneys have this point covered.

Council President Jasionowski asked for a motion to adopt as amended with the small changes noted by the Township Engineer.

Ordinance #207-2009

Motion to Adopt: Councilman de Stefan

Seconded: Councilwoman Sieg

AN ORDINANCE OF THE TOWNSHIP OF RIVER VALE AMENDING CHAPTER 142 OF THE CODE ENTITLED LAND USE

Delete Portion of Definition in Red, Add Portion in Green:

§ 142-262. Word usage; terms defined.

FRONT YARD — The open unoccupied space on the same lot with a main building, situated between any street line of the lot and the nearest projection of the main building, and extending to the side lines of the lot. {REMOVE} Any provision hereof to the contrary notwithstanding, in all districts the width of the front yard shall be measured at the street line, and all lots shall have a front yard width and required street frontage of not less than 75 feet. In cases of corner lots, the shorter street frontage shall equal 60% or more of the longer frontage. [Amended 3-12-1970]

CORNER LOT – A parcel of land at the junction of, and fronting on two intersecting streets. In the case of a corner lot, the shorter street frontage shall equal 60% or more of the longer frontage, and the rear lot line may be elected by the lot owner provided that it be indicated on any plans filed with the construction or zoning official, or land use board.

REAR LOT LINE – The lot line opposite the street line. or in the case of a corner lot, the rear lot line may be elected by the owner, provided that it be indicated on the plans filed with the Building Inspector.

Insert Bulk Requirements For Lot Frontage and Decks:

§ 142-263. A Residence District.

B. (3) Lot Frontage: Front Yard 120 feet. Lots with frontage completely within the curved portions of a bulb end of a cul-de-sac right-of-way may reduce the required lot frontage to 75 feet.

§ 142-264. A-1 Residence District.

B. (3) Lot Frontage: Front Yard 150 feet. Lots with frontage completely within the curved portions of a bulb end of a cul-de-sac right-of-way may reduce the required lot frontage to 75 feet.

F. Decks which are no higher than four feet above the highest point of the underlying ground surface shall be located not less than 20 feet from the rear property line. Decks higher than four feet above the ground surface shall be located a distance of not less than 30 feet from the rear property line.

§ 142-265. B Residence District

B. (3) Lot Frontage: Front Yard 75 feet.

H. Decks which are no higher than four feet above the highest point of the underlying ground shall be located not less than 20 feet from the rear property line. Decks higher than four feet above the ground surface shall be located a distance of not less than 30 feet from the rear property line.

Conflicting Definitions to be Changed to Match Existing Definitions:

§ 142-3. Definitions.

BUILDING HEIGHT -- The total vertical dimension from the corner point of the curblines to the highest point of the building, excluding chimneys, antennas, mechanical equipment and parapet walls not exceeding four feet in height. For corner properties, the lower elevation curb center point shall govern. For sites whose existing (preconstruction) grade at the building footprint is lower than the governing curblines elevation, the former shall replace the latter in the calculation.

Building height shall be measured from the average elevation of the existing grade measured at ten-foot intervals around the outer perimeter of the proposed building footprint, beginning at the low point.

[Added 2-4-1972 by Ord. No. 0-2-72; 7-22-2004 by Ord. No. 0-6-04; 12-13-2004 by Ord. No. 0-18-04]

§ 142-3. Definitions.

MINOR SUBDIVISION — Any subdivision containing not more than six lots having a depth of not more than 200 feet, fronting on an existing improved street, not involving any new street or road or the extension of public facilities and not adversely affecting the development of the remainder of the parcel or adjoining property, and not in conflict with any provision or portion of the Master Plan; Official Map, Part 9, Zoning, or this Part 8. Conflicts with the provisions or portions of the Master Plan, Official Map, or Zoning Ordinance, may be determined through submission of a sketch plat of the proposed development or lot layout to the reviewing land use board for review.

§ 142-262. Word Usage; terms defined.

REAR LOT LINE — Any lot line that is not considered a front lot line or a side lot line.

Change Definitions to the Following:

§ 142-3. Definitions

LOT LINE, FRONT — The line of a street on which a lot fronts or abuts the street line. In the case of a through lot, the longest lot line abutting a street will be considered the front lot line.

§ 142-3. Definitions.

LOT LINE, REAR — Any lot line that is not considered a front lot line or a side lot line.

§ 142-3. Definitions

LOT LINE, SIDE — The lot boundary line that connects a front lot line with a rear lot line. A lot may only have 2 side lot lines.

Add Definitions to the Following to Match Existing Definitions:

§ 142-194. Definitions

LOT LINE, FRONT — The line of a street on which a lot fronts or abuts the street line. In the case of a through lot, the longest lot line abutting a street will be considered the front lot line.

§ 142-194. Definitions.

LOT LINE, REAR — Any lot line that is not considered a front lot line or a side lot line.

§ 142-194. Definitions

LOT LINE, SIDE — The lot boundary line that connects a front lot line with a rear lot line. A lot may only have 2 side lot lines.

Adopt Zoning Regulations Bulk Table By Changing:

§ 142-222. Limiting schedule adopted.

“There is hereby established and declared to be part of this Part 9, Zoning, the adopted “Township of River Vale Bulk Requirements Schedule,” which is made part of these regulations. The Township of River Vale Bulk Requirements Schedule provides the permissible height and bulk of buildings, and establishes the minimum sizes of lots and buildings, families per building, mandatory open spaces, minimum yard sizes, and other limitations. Regulations as to the use of land, buildings and premises applying to the several districts are set forth hereinafter in Article LII (142-223 et. seq.). The Bulk Requirements Schedule shall not replace any information contained in Article LII.”

Township of River Vale Bulk Requirements Schedule		
(See River Vale Land Use Ordinances 142-266, 142-273)		
Adopted: _____		
ZONING REQUIREMENTS	C Zone	Comments

Use of Buildings	see 142-227	
STRUCTURE		
Min. Lot Area	None	
Min. Lot Width	None	
Min. Lot Frontage	None	
Front Yard Setback	0'	on streets 80' or more in width
	40' from center line	on streets less than 80' in width
Side Yard Setback	12' aggregate of two sides	
	min. 0' per side	
Rear Yard Setback	50'	
Max. BLD. Height	35'	
Max. Stories	2	
Max. BLD. Coverage	40%	
PARKING REQUIREMENTS		
Type of Business		Number of Spaces
1) Retail store, shop, bank or similar establishment		1 per 150 sf of gross floor area
2) Offices, other than medical/dental offices or clinics		1 per 200 sf of gross floor area
3) Restaurants, taverns, bars, lounges and similar establishments (greater of the two requirements)		1 per 2.5 seats and one parking space per employee; or 1 per 50 sf of gross floor area and one parking space per employee.
4) Nursing home, hospital or sanitarium		1 for two patients (maximum capacity) plus 1 for each staff doctor plus 1 for each employee on the largest shift
5) Places of public assembly, public buildings, including including churches, theaters		for fixed seats: 1 for each 3 seats for non-fixed seats: 1 per 100 sf of the floor area utilized for public assembly
6) Hotels, motels, tourist homes and rooming houses		1 per unit and 1 per employee.
7) Schools, public and private		1 per employee/teacher, plus 10% of this number
8) Funeral parlor, etc		1 for each 50 sf of assembly area, but not less than seven spaces
9) Industrial or manufacturing establishment, laboratory or warehouse		1 for each 400 sf gross floor area or 1 for each 2 employees on the major shift, whichever is greater
10) Medical/dental offices, clinics or similar facilities		1 per 150 sf of gross floor area plus 7 per each doctor plus 1 per employee plus any other parking required for residential space

ROLL CALL VOTE

Councilman de Stefan, Councilman Bromberg, Councilwoman Sieg, and Council President Jasionowski voted yes. Councilman Matos was absent

Mayor Blundo requested that the Township Clerk obtain ordinances from other towns that restrict the hours of operation for businesses. The Mayor continued that if this could be expedited quickly and then possibly on the agenda for the next council meeting. Council President Jasionowski agreed with the Mayor’s request.

HEARING OF THE PUBLIC

Motion by Councilman Bromberg; seconded by Councilwoman Sieg to open the meeting to the public.

There being no questions or comments from the public; motion by Councilman Bromberg; seconded by Councilman de Stefan to close the meeting to the public.

Mayor Blundo reported that with regard to the purchase of I6A; the developer has agreed to the terms and would like to execute plans. The Mayor would like to authorize the attorney to move forward with the acquisition.

ADJOURNMENT

Motion by Councilman Bromberg; seconded by Councilwoman Sieg to adjourn the meeting at 8:55pm.

Council President
Glen Jasionowski

ATTEST:
Karen Padva
Township Clerk