

MINUTES
Regular Meeting of the Township Council
Monday, August 27, 2007
8:00 PM

CALL THE MEETING TO ORDER

Council President Jasionowski called the meeting to order at 8:03 P.M. 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, Council Vice President Bromberg, Councilwoman Sieg and Council President Jasionowski were present.

Also present: Mayor Joseph Blundo, Robert J. Gallione, Jr., Business Administrator, Holly Schepisi, Township Attorney, Gennaro Rotella, CFO, Dennis Harrington, Township Engineer, and Karen Padva, Township Deputy Clerk.

TOWNSHIP COMMUNICATION

1. Mayor’s Comments

Mayor Blundo spoke briefly about the increase in security in the Council Chambers due to excessive harassment directed at both the administration and the governing body from a certain resident. The harassment includes 640 emails to both him and the Council, 200 emails to the River Vale Police Department; making calls and appearing at his home as well as numerous calls made to Township employees. The Mayor stressed that the harassment was not physical in nature however it was just a precaution to use the metal detector security system.

The Mayor clarified the situation at Bergen Hills Golf Course because of rumors being circulated by Dr. Maftus. Mayor Blundo spoke about the original proposal to develop part of the Mergers site in the fall of 2006. This proposal was made by his predecessor and former Township Attorney John Carbone. The proposal included a 50 deed restriction on developing the gold course, 55 units of senior housing, compensation for improvements to the infrastructure, and expansion of catering hall facilities. At that particular meeting only four (4) members of the governing body were present; the vote was split with himself and Councilman Matos voting yes. Councilman Jasionowski and Councilman de Stefan voted no therefore the ordinance did not pass.

The developer reached out to the new administration to move ahead on the project. The plan that is on for introduction tonight has some changes from the original plan. The Mayor noted the changes as being a 50 year deed restriction of development of the golf course, a regulation size soccer field, COAH units, and 59 units with no age restrictions. This enables the developer to maximize their profits. The total land being developed is the same and 18 hole course remains intact. Most of the units are two bedrooms and there will most likely be very little impact on the schools.

Mayor Blundo concluded that the COAH compliance is very important because the Township has not met its obligation and could be subject to a builders remedy suit. This

ordinance has been reviewed by the Council and includes their input. He concluded that he believes that it is a good thing for the Township of River Vale.

Council President Jasionowski added that this is a very big decision and that he encourages public input on this decision.

2. Council Comments

Councilman de Stefan noted that the Mayors report was a good summary of events. Councilman de Stefan commented on when the Township fought and stopped Sterling Drugs from developing in 1983. He stated that when working with developers there is always give and take. He repeated the terms that the Mayor stated and also stressed the COAH compliance. Low and moderate income housing is important and must be built in town. The development will also generate tax revenues. In addition, Councilman de Stefan reported on a noise complaint and that there is a resident interested in the Zoning Board of Adjustment position.

Councilman Matos supports constructive debate but does not agree with the golf course ordinance. The original proposal included 55 units of senior housing and deed restrictions on golf course. Councilman Matos added that he was concerned the possible overcrowding at the schools

Councilman Bromberg commented that he would like to see no development in the Township. Unfortunately, that is not the case and we need to control the development. Councilman Bromberg thanked Mayor Blundo for being very forth coming and would like to see a decision made that is in the best interest of the people of River Vale. In conclusion he added that the sidewalks project looks great.

Council President Jasionowski explained that this is a well debated subject and explained the ordinance process; and wanted the input and opinion of the residents. In addition, Council President Jasionowski spoke about openings on the Zoning Board of Adjustment.

PUBLIC HEARING FOR OPEN SPACE ACQUISITION PROJECT (Block 1001.01 Lot 10.01 Poplar Road)

The Business Administrator stated that the Administration and Governing Body are committed to maintaining open space in the Township. He further explained that the Township will be endorsing project I6A Poplar Road – The Cherry Brook Greenway. He added that at tonight’s meeting the public will have the opportunity to speak regarding this project. The application being presented was previously discussed earlier in the year and was well received by the County.

Mr. Gallione described I6A as a 5.2 acre parcel of land currently slated to be developed into 28 residential homes. The property is adjacent to the Poplar Road Sanctuary and the acquisition would be in fee simple. The Business Administrator explained that the application is submitted to the County Open Space Committee for review and then the projects are prioritized to be consistent with the County’s plan for open space.

The Business Administrator added that the estimated appraised value of the property is 3.5 million. Currently the Township has 1.1 million in the Green Acres Trust Fund. The Township has received permission to use these funds to this project. This application is requesting 1.5 million from the County. In addition, the owner must sign over their consent to sell the property and this is a cooperative arrangement.

Council Comments:

All the Council members present were in favor of preserving this particular parcel as open space in the Township.

Motion by Councilman Matos; seconded by Councilman de Stefan to open the public hearing on the Open Space Acquisition Project (I6-A Block 1001.01, Lot 10.01)

Dr. Jeffery Maftus – 692 Alden Court – Dr. Maftus commented on the importance of maintaining open space in the Township. He added that the preservation of space is very important to the quality of life within the Township. Dr. Maftus remarked that any

further development will put to much stress in the Township's infrastructure and school system.

The Mayor stated that all three (3) lots are court ordered approved for development. In addition, the estimated value of all three (3) lots is \$17 million. If the Township purchased all three properties they would lose the ratables and put an additional burden on the taxpayers. In conclusion he added that he supports this one purchase.

Gina Susek – 549 Roosevelt Avenue – Mrs. Susek questioned the Council as to how it determined which parcel to save and the sizes of the lots.

The Mayor responded that lot I6-A is 5.2 acres and the other two lots are roughly 10 and 7 acres. Mayor Blundo explained that the Township planned to save lot I6-A for a number of reasons. The first being that the property is adjacent to Township property, it would have the least impact on the resident and the developer is willing to sell that particular lot.

Motion by Councilman Bromberg; seconded by Councilman Matos to close the public hearing on the Open Space Acquisition Project (I6-A Block 1001.01, Lot 10.01)

Business Administrator's Report

The Business Administrator spoke about the keys to the town and that they will be offered to visitors of Town Hall.

Township Engineer's Report

The Township Engineer reported on the 2007 Road Program which has been concluded with the inclusion of catch basins for the budgeted amount. Application for the next round of DOT funding for Baylor Avenue delivered to the state. Site and sidewalk work for the Community Center is set to go out to bid with a bid opening scheduled for October 18th. In addition finishing work on the North Firehouse is going out to bid.

HEARING OF THE PUBLIC

Motion by Councilman Matos; seconded by Councilman de Stefan 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 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.”

Ron Tucci – 58 Holiday Court – Questioned whether the proposed ordinance is going to go before the Boards and whether these zoning changes will apply to the other golf courses in town.

Dr. Jeffrey Maftus – 692 Alden Court – Commented on emails between Councilman Matos and the Township Attorney, tax increases, pensions and school spending.

Ira Cohen – 536 Bernita Drive – Commented on the golf course ordinance and felt there should be restrictions on the Town House units.

Bob Fortsch – 511 Bernita Drive – commented that the developer for the River Vale Golf Course has been involved in lawsuits with other projects.

Monica Kleeldatt – 634 James Lane – commented on power outages in her neighborhood and low water pressure. In addition, she asked whether the COAH units will look like the rest of the units.

The Township Attorney responded that they COAH units will look the same as the other units. The Engineer answered that the utilities are not provided by the Township; however he will look into the matter.

Oliver Fuchs – 645 Woodside Avenue – commented on the class size with regard to capacity at

the schools and possible crowding at Woodside School.

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

The Township Attorney read the Cease & Desist letter addressed to Dr. Maftus into the record:

Dear Dr. Matfus:

I have been instructed on behalf of the Mayor of the Township of River Vale, the Council of the Township of River Vale, the Police Department of the Township of River Vale, the DPW of the Township of River Vale and the employees of Town Hall of the Township of River Vale (collectively the "Township Parties") to order you to immediately cease and desist the continued harassment of each of the above named departments and individuals in the Township of River Vale. Your harassing and intimidating actions against the Township Parties has become unbearable and is devoid of any positive outcomes. As a self proclaimed advocate of the tax payers of the Township, you have in fact become one of the worst offenders of wasted tax payer dollars by your incessant interruptions of day to day business. You are no longer exercising your right of freedom of speech but rather are intentionally interfering with people's livelihoods for the sake of being noticed. This letter is to demand on behalf of the Township Parties that you immediately CEASE AND DESIST the harassment and intimidation of all such Township Parties. In the event you, or anyone on your behalf, continues to pursue these activities in violation of this CEASE AND DESIST ORDER, the Township Parties will not hesitate to pursue further legal action against you including, but not limited to, civil action and/or the filing of a criminal complaint.

You have moved well past merely exercising your rights as a tax payer of the Township of River Vale. Your harassing actions of the past six months have included, but are not limited to, the following examples:

1. **Emails Sent to Township Parties:**

Mayor Joseph Blundo

April 1 – August 14, 2007 -642 emails received from you (of which 157 were received in May, 196 were received in June, 186 were received in July and 86 from August 1)

Council President Glen Jasionowski

March 30 – August 14, 2007 – 641 emails received from you (of which 203 were received in June, 147 in July and 42 from August 1 – 14)

Chief Financial Officer - Gennaro Rotella

July 1 – August 14, 2007 – 75 emails received from you (of which 50 were received in July and 25 from August 1 – 14)

Lieutenant McCann

May 29– August 14, 2007 – 191 emails received

The emails sent by you to these parties, amongst many others, include everything from Board of Education matters (which have nothing to do with the parties who received the emails) to libelous remarks regarding various individuals living in the Township. These emails are often punctuated with threats and defamatory statements made by you and include references to non-existent conspiracies, dereliction of duties, alleged frauds, and cries of fiscal waste. Oftentimes these emails are sent at unusual hours (i.e., 2:00 a.m. to 5:00 a.m.) and are usually carbon copied to a minimum of fifteen people. These emails have started to include vague threats of stalking by you, including comments that the Mayor, Police Chief and others should "beware and tape all conversations" because of the coming of YouTube and the statement that

"verducci, ippolito, waldes eaton and ELAINE do like their behavior aired. Why is that we ask? Internet shaming. You never know who's snapping an illicit picture or video, or when and where your name or face could appear on the Web. It's not so much a centralized authority we fear but our fellow citizens, who now have the capacity to grab little pieces of our lives, pass judgment on them and project them across the globe. Internet shaming. You never know who's snapping an illicit picture or video, or when and where your name or face could appear on the Web. It's not so much a centralized authority we fear but our fellow

citizens, who now have the capacity to grab little pieces of our lives, pass judgment on them and project them across the globe.”

Assuming it takes each of the Township Parties an average of only one minute to read each email sent by you (and assuming no response from such Township Parties), the four parties polled above have spent a total of over 25 hours of time since April in just opening up your emails. In the event the Township Parties devoted the same amount of time afforded to you to each constituent in River Vale, a total of 225,000 hours would have been required between April and the date of this order solely to review email correspondence.

2. Phone Calls and Personal Appearances: In addition to emails, you repeatedly call at inappropriate non-working hour times and appear at the offices of Township Parties and, in the instance of the Mayor, at his personal residence. To date I have received requests for assistance regarding your behavior from amongst others, the Municipal Court Clerk, the head of the DPW, the Township Clerk, the Tax Collector, the CFO, the Police Department, the Sunday morning men's softball group, the Council, the Business Administrator and the Mayor. Each of these people have indicated that they have on more than one occasion felt harassed and intimidated by you and have asked my guidance in enforcing their legal rights to remain free from such harassment and intimidation by you. I provide specific examples of such behavior below:

Police Headquarters

It has come to our attention that you have repeatedly telephoned and/or appeared at police headquarters and harassed officers at every shift (including weekends and late evenings) as to matters which are anything but emergencies. Recent examples of such non-emergency harassment include, but are not limited to:

- a. Questioning officers at every shift as to why Lieutenant McCann released arrest information about a high profile individual to the press, after a request by the press for such arrest information.
- b. Threatening to “go after” the police chief because he would not speak with you and asking how to file complaints against him.
- c. Demanding police department intervention because a business owner in town had served you with an order prohibiting you from trespassing on his property.
- d. Insisting a police investigation be in connection with the public disclosure regarding your bounced real property tax check.
- e. Threatening the police department after you wanted to file attempted assault charges against a member of the council.
- f. Repeatedly calling the police dispatch to complain about telephone and utility pole placement on streets, storm drains, alleged failures of the Board of Education to permit you to videotape their meetings and alleged tapings of your conversations by third parties.

Town Hall.

Employees at Town Hall have indicated they receive on average up to three calls per day from you. In the event you are placed in voicemail you continue to call until someone takes your call. Our Council President and Mayor have indicated that they receive numerous calls per week (and sometimes per day) from you, oftentimes from different phone numbers, on weekend mornings and well into the evening. Occasionally, these calls escalate into numbers which are significantly higher. Employees at Town Hall have come to me, the Business Administrator, and the Mayor to request assistance regarding your behavior. It has come to our attention that when you receive an answer from a Township employee which doesn't agree with you, you proceed to threaten people telling them such things as “you are next,” “the truth will take you down,” that “you will report them to a higher authority” or that you are going to “file a complaint against them.” This behavior has caused several employees in Town Hall to be fearful for their safety and has distracted employees sometimes for the remainder of an afternoon.

By way of example, when you bounced your own tax check, every courtesy was extended to you by the employees at Town Hall. When the bounced check was made public you bombarded the employees of Town Hall with personal appearances (up to five in one day), emails, phone calls and threats. Notwithstanding these distractions, the employees in Town Hall continued to treat you with the upmost respect. Rather than thank them for their efforts, you (intentionally or not) provided another check to Town Hall which bounced again. To date you have failed to provide funds to cover your second bounced check. As a result of your repeated intimidation, employees in Town Hall were reluctant to even disclose to the Mayor the fact of this second check bouncing as they feared

repercussions from you. The Township of River Vale cannot and will not continue to operate with its employees being fearful of you.

In addition to the examples provided above, there are numerous other examples of anti-social behavior, harassment and intimidation by you. As a result this CEASE AND DESIST ORDER demands that you immediately discontinue and do not at any point in the future under any circumstances do the following to the Township Parties: speak to (except at public meetings, in the case of a true emergency or in connection with making arrangement to settle your debt with the Township of River Vale), contact (except at public meetings, in the case of a true emergency or in connection with making arrangement to settle your debt with the Township of River Vale), pursue, harass, attack, strike, bump into, brush up against, push, tap, grab, hold, threaten, telephone (via cellular or landline), instant message, page, fax, email, take photos of, follow, stalk, shadow, disturb the peace, keep under surveillance, gather information about the Township Parties and/or conduct any actions that may interfere with the work of the Township Parties.

Your behavior is a violation of New Jersey Code of Criminal Justice Title 2C:12-10 Stalking, Title 2C:33-34 – Harassment. Should you willfully choose to continue your current course of action, the Township of River Vale will not hesitate to file a complaint against you. We demand your immediate compliance and furthermore that you confirm in writing that all violative activity will cease immediately.

RESOLUTIONS –

Motion by Councilman de Stefan; seconded by Councilman Bromberg to approve Resolution #2007-182, as follows:

Resolution #2007-182

RESOLUTION APPROVING MINUTES–August 7, 2007

BE IT RESOLVED, by the Township Council of the Township of River Vale that the minutes of the August 7, 2007 Special Council Meeting of the Township Council are hereby approved.

ROLL CALL VOTE: Councilman de Stefan, Councilman Bromberg, Councilwoman Sieg, Council President Jasionowski voted yes. Councilman Matos abstained.

Motion by Councilman de Stefan; seconded by Councilman Bromberg to approve Resolution #2007-183, as follows:

Resolution #2007-183

RESOLUTION APPROVING MINUTES–August 13, 2007

BE IT RESOLVED, by the Township Council of the Township of River Vale that the minutes of the August 13, 2007 Regular Council Meeting of the Township Council are hereby approved.

ROLL CALL VOTE: Councilman de Stefan, Councilman Bromberg, Councilman Matos, Council President Jasionowski voted yes. Councilwoman Sieg abstained.

Motion by Councilman Bromberg; seconded by Councilman de Stefan to approve Resolutions 2007-184 through 2007-186 on Consent Agenda, as follows:

Resolution #2007-184

RESOLUTION APPROVING CHANGE IN CUSTODIAN OF PETTY CASH FUND FOR TOWN HALL

WHEREAS, Roy Rossow was custodian of the Town Hall Petty Cash Fund, and

WHEREAS, in accordance with N.J. S.A. 40:5-21, the Township of River Vale is changing custodians to Julie Seelogy; and

WHEREAS, Julie Seelogy is bonded in the amount of \$160,000 by virtue of a surety bond.

NOW, THEREFORE, BE IT RESOLVED that the Council of the Township of River Vale, County of Bergen hereby authorizes such action and two copies of this resolution be filed with the Division of Local Government Services, New Jersey Department of Community Affairs for approval.

Resolution #2007-185

RESOLUTION ENDORSING THE BERGEN COUNTY OPEN SPACE TRUST FUND MUNICIPAL PARK IMPROVEMENT AND LAND ACQUISITION PROGRAM

WHEREAS, a Bergen County Open Space Trust Fund Application in the amount of \$50,000.00 has been proposed by the Governing Body for the Frank Giordano Memorial Playground in the municipality of River Vale, and

WHEREAS, pursuant to the State Interlocal Services Act, such funds may not be spent in a municipality without authorization by the Governing Body; and

WHEREAS, the aforesaid project is in the best interest of the people of the Township of River Vale,

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Township of River Vale hereby confirm endorsement of the aforesaid project; and

BE IT FURTHER RESOLVED, that the Governing Body is committed to providing a dollar for dollar cash match for the project; and

BE IT FURTHER RESOLVED, that a copy of this resolution shall be sent to the Director of the Bergen County Division of Community Development so that implementation of the aforesaid project may be expedited.

Resolution #2007-186

RESOLUTION AUTHORIZING THE TOWNSHIP OF RIVER VALE TO SUBMIT THE 2007 APPLICATION FOR OPEN SPACE ACQUISITION PROJECT

WHEREAS, the Bergen County Open Space, Recreation, Farmland & Historic Preservation Trust Fund (“County Trust Fund”), provides grants to municipal governments and to nonprofit organizations for assistance in the acquisition of lands for open space conservation purposes and/or outdoor recreation facilities; and,

WHEREAS, the Township of River Vale, desires to further the public interest by obtaining a grant of \$1.5 million from the County Trust Fund to fund the acquisition of tract I6-A (Block 1001.01 Lot 10.01) on Poplar Road; and,

WHEREAS, the governing body has reviewed the County Trust Program Statement, the County Program Open Space Policy and Procedures Manual, and the open space application and instructions and desires to make an application for such a grant and provide application information and furnish such documents as may be required; and,

WHEREAS, as part of the application process, the governing body will hold a public hearing at a regularly scheduled public meeting of the governing body to receive comments prior to the submission of said application; and,

WHEREAS, the County of Bergen shall determine whether the application is complete and in conformance with the scope and intent of the County Trust Fund; and,

WHEREAS, the applicant is willing to use the County Trust fund in accordance with such rules, regulations and applicable statutes, and is willing to enter into an agreement with the County of Bergen for the above named project; and,

WHEREAS, if the applicant is successful in acquiring said project through the use of a County Trust Fund grant, then the applicant will permanently preserve said project for open space conservation and through a recorded deed of easement.

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

1. That it is hereby authorized to submit the above completed project application to the County by the deadline of August 31st, as established by the County; and,
2. That, in the event of a County Trust Fund Award that may be less than the grant amount requested above, the applicant has, or will secure, the balance of funding necessary to complete the project; and ,
3. That the applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulation in its performance of the project; and,
4. That this resolution shall take effect immediately.

ROLL CALL VOTE: Councilman de Stefan, Councilman Bromberg, Councilman Matos, Councilwoman Sieg, and Council President Jasionowski voted yes.

Motion by Councilman de Stefan; seconded by Councilman Bromberg to approve Resolution #2007-187, as follows:

Resolution #2007-187

RESOLUTION AUTHORIZING THE MAYOR TO SIGN INTER-LOCAL SERVICES AGREEMENT TO RETAIN LEGAL SERVICES FOR THE PURPOSE OF OPPOSING THE FAA AIRSPACE REDESIGN

WHEREAS, the Federal Aviation Administration (hereinafter, the “FAA”) has been examining the changes to the aircraft flight plans to various area airports in order to increase the efficiency of the use of the “airspace” and to enhance the opportunity for additional “take-offs” and “landings” at said airports; and plans to issue a final NY/NJ/PHL Metropolitan Area Airspace Redesign Plan and has issued a Final Environmental Impact Study with respect to the Redesign Plan; and

WHEREAS, the FAA’s proposed “airspace redesign” is to increase the efficiency and reliability of the use of the airspace without adequate consideration of the impact on communities of the changing flight plans and airspace redesign; and

WHEREAS, the proposed airspace redesign has the capacity to significantly impact the safety, health and welfare of the residents of Emerson, Hillsdale, Montvale, Old Tappan, Oradell, Park Ridge, River Vale, Washington Township, Westwood and Woodcliff Lake (hereinafter, the “Participating Communities”); and

WHEREAS, the proposed airspace redesign also has the capacity to negatively impact the economic and social vitality of the Participating Communities; and

WHEREAS, the Participating Communities have a common interest in securing the safety, health and welfare of their residents and are desirous of seeking qualified legal counsel to take all steps necessary to oppose the implementation of the airspace redesign; and

WHEREAS, N.J.S.A. 40:48-5 authorizes a municipality to contract, with any public or private entity, for provision of any service which the municipality itself could provide directly; and

WHEREAS, N.J.S.A. 40:8A-1, *et seq.*, the Inter-local Services Act, provides a mechanism for making such contracts between public agencies; and

NOW, THEREFORE BE IT RESOLVED, that the following Agreement shall be entered into between the Participating Communities and sets forth the specific provisions for the Inter-local Services Agreement between said communities to oppose the FAA's proposed "airspace redesign".

1. Each of the Participating Communities shall, upon the signing of this Agreement, contribute the sum of \$5,000.00 toward retaining the legal services of Carter Strickland, Esq., for the purpose of opposing the FAA's proposed airspace redesign.
2. Each of the Participating Communities may withdraw from the within Agreement at any time.
3. Each of the Participating Communities acknowledge that other municipalities may seek to become Participating Communities and shall be permitted to do so.

Purpose

To develop, implement and facilitate a solution to the noted concerns arising from the FAA's modifications to airspace configurations, air traffic management procedures and other adverse actions that may negatively impact the Pascack Valley region by engaging legal counsel and seeking any other opportunities to address and remediate the concerns of the Pascack Valley taxpayers with the FAA proposal.

Accords

1. All actions are to be discussed collectively by a majority.
2. All decisions are unanimous.
3. Expenses are shared equally.
4. Initial funding: \$50K shared equally / \$5K per municipality.
5. Any and all future funding are subject to respective municipal Council authorizations.

Additional Participants

Additional municipalities inclusive of the County of Bergen may become parties to this Agreement upon an exchange of resolutions acknowledging the unified value to the residents as equal partners.

Dissolution

This Agreement may be dissolved at any time by the written mutual consent of the parties.

Severability Clause

If any provision of this Agreement or any application hereof shall be found invalid, illegal or unenforceable the remaining provisions shall not be in any way impaired thereby.

Term

This Agreement shall have a term of one year from the date of signing subject to renewal upon its anniversary in accordance with the provisions of the New Jersey Inter-local Services Law (NJSA 40:8:A-1 as amended)

ROLL CALL VOTE: Councilman de Stefan, Councilman Bromberg, Councilwoman Sieg, and Council President Jasionowski voted yes. Councilman Matos voted no.

Motion by Councilman de Stefan; seconded by Councilman Matos to approve Resolution #2007-188, as follows:

Resolution #2007-188

RESOLUTION FOR PAYMENT OF BILLS

BE IT RESOLVED by the Township Council of the Township of River Vale, County of Bergen, State of New Jersey, that the Business Administrator be, and hereby is authorized to pay the following claims:

RESERVE ACCOUNT claims in the amount of:	\$ 1,257.50
CURRENT ACCOUNT claims in the amount of:	\$ 314,625.51
CAPITAL ACCOUNT claims in the amount of:	\$ 10,293.09
OPEN SPACE TRUST ACCOUNT claims in the amount of:	\$ 975.86
TRUST ACCOUNT claims in the amount of:	\$ 6,120.00
DOG TRUST ACCOUNT claims in the amount of:	\$ 15.00
RECREATION TRUST ACCOUNT claims in the amount of:	\$ 5,870.09
PRIVATE DUTY ACCOUNT claims in the amount of:	\$ 8,404.50
HOUSING TRUST ACCOUNT claims in the amount of:	\$ 0.00

TOTAL CLAIMS TO BE PAID **\$ 347,561.55**

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 claims in the amount of:	\$ 1,157,994.37
PUBLIC ASSISTANCE TRUST claims in the amount of:	\$ 2,209.00
CAPITAL ACCOUNT claims in the amount of:	\$ 0.00
STATUTORY ACCOUNT claims in the amount of:	\$ 455,404.02
OPEN SPACE TRUST ACCOUNT claims in the amount of:	\$ 0.00
OTHER TRUST ACCOUNT claims in the amount of:	\$ 21,238.16
COMMUNITY DEVELOPMENT ACCOUNT claims in the amount of:	\$ 0.00
TOTAL CLAIMS PAID	<u>\$ 1,636,845.55</u>

TOTAL BILL LIST RESOLUTION **\$ 1,984,407.01**

**MANUAL DISBURSEMENTS
BILL LIST FOR AUGUST 27, 2007**

7/27/2007 – Wire Transfer Payroll	\$ 192,305.06
8/14/2007 – Wire Transfer Payroll	\$ 207,049.29
8/17/2007 – Wire Transfer Payroll	\$ 56,634.89

TOTAL STATUTORY ACCOUNT DISTRIBUTIONS **\$ 455,404.02**

ROLL CALL VOTE: Councilman de Stefan, Councilman Bromberg, Councilman Matos, Councilwoman Sieg, and Council President Jasionowski voted yes.

ORDINANCES – 1st Reading

Ordinance #188-2007

Motion: Councilman Bromberg

2nd: Councilwoman Sieg

AN ORDINANCE AMENDING CHAPTER 81 OF THE CODE OF THE TOWNSHIP OF RIVER VALE ENTITLED “VEHICLES AND TRAFFIC”

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

Chapter 81.1 Prohibited Parking

Name of Street	Side	Location
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Westwood Avenue	South	From the intersection with Rivervale Road to the Intersection with Doretta Street
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Chapter 81-17.3. Schedule I-C. No parking certain hours shall be amended to read as follows:

- a) That the times be changed from 8:00 A.M. to 3:30 P.M. to 8:00 A.M. to 4:00 P.M.
- b) That prohibits parking on Interglen Avenue on the East side for the entire length be changed to remove Interglen from this section

Chapter 81-17.3 Section I. No parking certain hours shall be amended to read as follows

- a) Includes Interglen Avenue and prohibits parking for specific times on the East side for the entire length be changed to read the West side.
- b) Add Interglen to this section as follows:

Name of Street	Side	Hours	Location
Interglen Avenue	East	8:00 A.M. to 10:00 A.M. and 2:00 P.M. to 4:00 P.M.	From Westwood Avenue and Park Place

Chapter 81-6.2 Stop Intersection. be amended to add the following:

Intersection	Stop Sign On
Colonial Road and Dorchester Drive	East Side of Colonial Road

Section 5. That all other parts of chapter 81 of the Code of remain in full force and effect.

ROLL CALL VOTE: Councilman de Stefan, Councilman Bromberg, Councilman Matos, Councilwoman Sieg, and Council President Jasionowski voted yes.

Ordinance #189-2007

The Township Attorney gave a brief overview of Ordinance 189-2007; the changes from the original proposal. In summary the age restrictions are lifted, some low income housing offered, less dense than original plan, side, front and backyard setbacks changed to be in favor with the town, no balconies permitted, road width on right-of-way greater for EMS vehicles, and buffers and shade trees added.

Motion: Councilman Bromberg

2nd: Councilman de Stefan

AN ORDINANCE TO AMEND, REVISE AND SUPPLEMENT CHAPTER 142 OF THE CODE OF THE TOWNSHIP OF RIVER VALE, CREATING A NEW ZONE, ENTITLED R-2 TOWN HOME ZONE (T.H.).

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

Section I: Section 142-221 of the Code of the Township of River Vale entitled “Zoning Districts and Map” is hereby amended to include the following additional zone: R-2 Town Home Zone (T.H.).

Section II: The Zoning Code and Zoning Map of the Township of River Vale are hereby amended to designate Lots 5, 5.01, 5.02, 7, 8 and portions of 6 where shown on the Zoning Map, in Block 701 on the Tax Map of the Township of River Vale as included in its entirety in the newly created R-2 Town Home Zone (T.H.).

Section III: Under Article LII of the Code of the Township of River Vale, entitled “Use of Buildings and Permits” is hereby amended to include a new subsection entitled “R-2 Town Home Zone.” Said new section shall read as follows:

***** R-2 Town Home Zone (T.H.).**

1. Definitions: Definitions shall be in accordance with Part I, Article I “General Provisions” of Chapter 142 of the Township of River Vale Land Use Ordinance.

2. Uses: In the R-2 Town Home Zone (T.H.), only the following uses are permitted:

A. Any use permitted in the R-2 Town Home Zone in accordance with all required conditions of that zone.

B. Uses as defined in Section 3 below.

3. Requirements for R-2 Town Home Zone (T.H.).

A. Use and Occupancy Restrictions:

1. Principal permitted uses in a T.H. shall include one (1) or more multi-family residential buildings with said dwelling units specifically designed and intended for and limited to occupancy for residential purposes only.

2. Bedroom distribution.

Every development in the T.H. shall establish a distribution for the number of bedrooms such that: (a) a minimum of 46% shall be one-bedroom units; (b) a minimum of 46% shall be two-bedroom units and (c) no more than 8% shall be three-bedroom units. Except as otherwise set forth in Section 3(h) below, through its corporation, association or owners, the land and buildings in any T.H. shall be restricted, by bylaws, rules, regulations and restrictions of record, to the preceding restrictions on bedroom distribution.

3. Notwithstanding anything herein to the contrary, any development consisting of more than five units in the T.H. shall comply with the standards and procedures set forth below relating to lower income housing requirements. All residential developers in T.H. building more than five units must meet the requirements of the lower-income housing obligation set forth below. No division, site plan approval or building permit shall be granted to a developer having a lower-income housing obligation pursuant to this section unless the developer participates in the production of lower-income housing pursuant to this article:

a. Minimum phasing schedule. All developers who are required to build lower-income units pursuant to this Section, whether on the tract or elsewhere, shall construct a minimum percentage of twenty percent (20%) of lower-income housing units on the property.

b. Certificates of occupancy for the remaining free-market units shall not be issued unless the developer has obtained certificates of occupancy for the lower-income units in compliance with the above schedule.

c. No cash contribution alternative will be accepted in lieu of construction of the required lower-income housing.

d. The Township may appoint an Affordable Housing Official who will be responsible for monitoring and implementing the provisions of this article and assuring that the lower-income units remain affordable to lower-income households.

e. No certificate of occupancy shall be issued for a lower-income unit without the written approval of the Mayor or his designee or the Affordable Housing Official. Such approval shall be denied unless the unit is subject to an individual or master deed containing a covenant running with the land which assures that the unit will remain affordable to lower-income households for a period of at least 30 years.

f. No lower-income unit shall be sold or resold, rented or re-rented without the

written approval of the Mayor or his designee or the Affordable Housing Official. In order to obtain such approval, the seller or lessor shall be required to demonstrate that the proposed sale or lease complies in all respects with the provisions of this article.

g. Every development subject to the requirements of this article shall contain equal numbers of low- and moderate-income units. The lower-income units shall be subject to price stratification such that the average price of said units shall, as best as practicable, be affordable to households at 57.5% of median income. At least 1/3 of all units in each bedroom distribution (pursuant to N.J.A.C. 5:93-7.3) shall be affordable to low-income households. Pricing of units shall be stratified to insure that there are a variety of sales prices or rental rates pursuant to N.J.A.C. 5:93-7.4.

h. Bedroom distribution.

Every development subject to the requirements of this article shall establish a distribution for the number of bedrooms in the lower-income units such that: (i) At least 30% shall be two-bedroom units; (ii) At least 20% shall be three-bedroom units; and (iii) No more than 20% shall be efficiency and/or one-bedroom units.

i. Prices and rents; increases; improvements.

(i). Initial prices and rents. The initial price of a lower-income owner-occupied housing unit shall be established so that after a down payment of 10%, the monthly principal, interest, taxes, insurance and condominium fees do not exceed 28% of an eligible gross monthly income. Initial rents, excluding utilities, shall be set so as not to exceed 30% of the gross monthly income of the appropriate household size. Gross monthly income shall be calculated based upon the uncapped Section 8 income limits published by HUD. The following criteria shall be considered in determining rents and sale prices:

(A) Efficiency units shall be affordable to one-person households.

(B) One-bedroom units shall be affordable to one-and-five-tenths-person households.

(C) Two-bedroom units shall be affordable to three-person households.

(D) Three-bedroom units shall be affordable to four-and-five-tenths-person households.

(ii). Annual indexed increases. Sales prices and rents of lower-income units may increase annually based on the percentage increase in median income as determined from the uncapped Section 8 income limits published by HUD.

(iii). Eligible capital improvements. Property owners of owner-occupied lower-income units may apply to the Affordable Housing Official for permission to increase the maximum price for eligible capital improvements. Eligible capital improvements shall be those that render the unit suitable for a larger household. In no event shall the maximum price of an improved housing unit exceed the limits of affordability for the larger household.

(iv). Resale procedure. Persons wishing to sell lower-income units shall notify the Affordable Housing Official of the intent to sell. If no eligible buyer enters a contract of sale for the unit within 90 days of notification, the Township shall have the option to purchase the unit for the maximum price permitted based on the regional increase in median income as defined by HUD. If the Township does not purchase the unit, the seller may apply for permission to offer the unit to a non-income-eligible household at the maximum price permitted. The seller shall document efforts to sell the units to an income-eligible household as part of this application. If the request is granted, the seller may offer low-income housing units to moderate-income households and moderate-income housing units to households earning in excess of 80% of median. In no case shall the seller be permitted to receive more than the maximum price permitted. In no case shall a sale pursuant to this section eliminate the resale controls on the unit or permit any subsequent seller to convey the unit except in full compliance with the terms of this article.

(v) Foreclosure.

(A). A judgment of foreclosure or a deed in lieu of foreclosure by a financial institution regulated by state and/or federal law shall extinguish controls on lower-income units, provided that there is compliance with Subsection (B) of this section. Notice of foreclosure shall allow the Township to purchase the lower-income unit at the maximum permitted sale price.

(B). In the event of a foreclosure sale, the owner of the lower-income unit

shall be personally obligated to pay into the Lower-Income Housing Fund any surplus funds, but only to the extent that such surplus funds exceed the difference between the maximum price permitted at the time of foreclosure and the amount necessary to redeem the debt to the financial institution, including costs of foreclosure.

j. Affirmative marketing program.

(i). Every development subject to the requirements of this article shall submit an affirmative marketing program designed to disseminate information regarding the availability of low- and moderate-income units. The program shall include at least the following:

(A) Advertisements in local newspapers, including the Sunday Post, Bergen Record, Herald News, Paterson News, Jersey Journal and Hudson Dispatch.

(B) Notifications to local agencies and organizations, including the public welfare departments and social services boards in Bergen, Passaic and Hudson Counties, the Health and Welfare Council of Bergen County, the Human Services Planning Council of Bergen County, the Fair Housing Council of Bergen County, the Bergen County Chapter of Urban League and the Bergen County Housing Authority.

(C) Posting of notices in the Township Hall.

(D) Delivery of notices to the Municipal Clerks of all municipalities in Bergen, Passaic and Hudson Counties

(ii). The affirmative marketing program shall commence at least 90 days before issuance of either temporary or permanent certificates of occupancy and shall continue until all low- and moderate-income units are under contract of sale or lease. Applicant selection shall be on a random basis.

4. The T.H. shall comply with all applicable requirements of the Federal Fair Housing Act and all amendments thereto, except as noted above, and all applicable rules and regulations of the U.S. Department of Housing and Urban Development (HUD) regarding such use, ownership and occupancy and shall further comply with all applicable HUD rules and regulations for self-certification of compliance with the Act and with HUD ' s rules and regulations. The residency restriction applicable to the development may be reviewed by the Township Attorney for compliance with the Federal Fair Housing Act.

5. Permitted accessory uses in a T.H. may include, but shall not be limited to, attached common garage structures and indoor and/or outdoor areas devoted to off-street parking and to active and passive recreation. In addition, one double-faced ground type sign identifying the development may be located at each entrance to said development provided such sign is limited to eighteen (18) square feet in area on each side and is mounted no greater than four (4) feet above finished grade on a freestanding wall or a structure not exceeding six (6) feet in height above the ground level. The design, location and landscaping of such sign shall be as approved by the Planning Board.

B. Area and Density Requirements. The following requirements shall apply to any tract proposed for T.H. development:

1. Minimum Tract Area. There shall be a minimum tract area of three (3) acres having a minimum road frontage of Two Hundred (200) feet.

2. Maximum Density and Number of Units. There shall be no more than fifteen (15) dwelling units per gross lot acre within the T.H..

3. Maximum Building Coverage. The total ground floor area of all buildings, including accessory buildings and common garages shall not exceed forty (40%) percent of the gross tract area.

4. Maximum Impervious Coverage. The total coverage of the tract by all buildings, paved or other hard surfaces and parking areas, but excluding drainage structures and detention and retention basins, shall not exceed seventy-five (75%) percent of the gross tract area.

C. Setback and Height Requirements. The following setback and height requirements shall apply to the development of the T.H.:

1. Limiting Schedule

Minimum front setback:	20
Minimum side yard setback (feet) ²	25
Minimum rear yard setback (feet) ²	25
Minimum distance between buildings:	20
Maximum building height	3 stories or 40 feet (whichever is less)
Minimum buffers (to be planted in accordance with Article XVII):	
To adjacent single-family lot (feet)	25
To adjacent commercial lot (feet)	25

2. Height further defined. No building shall exceed three (3) stories, and no building shall exceed a height of forty (40) feet measured from the average finished grade to the midpoint of the roof. Where individual buildings are separated by fire walls, the height measurement shall be taken around the exposed building perimeter between fire walls. A walk-out or exposed basement level containing dwelling units or portions thereof shall not be counted in the number of stories.

3. Lot Depth: The minimum lot depth shall be two hundred (200) feet.

4. Balcony Projections into Required Yard. No balcony shall project greater than five (5) feet into the minimum rear yard or side yard

D. Amenities.

1. The T.H. may include indoor and outdoor common areas, recreational areas and community facilities provided for the exclusive use of its residents.

2. Areas intended for recreational purposes shall include facilities for active and passive recreation particularly suitable for residents.

3. Any multipurpose facility shall be designed and equipped to meet the social and recreational needs of the anticipated residents of the T.H.. This may include exercise rooms, hobby and craft rooms, lounge areas, meeting rooms, card rooms, rooms providing support facilities for outdoor recreational facilities or other similar facilities, all as required to meet the needs of the residents.

4. Elevators shall be provided as required by the Uniform Construction Code, although one elevator may service more than one building where buildings are separated by fire walls but are otherwise interconnected.

E. Roadways and Parking Standards.

1. The requirements of the Residential Site Improvement Standards (RSIS) shall apply to the development of the T.H., except as set forth below.

2. Private streets and roadways shall be permitted within the T.H. and shall be designed and constructed in accordance with the River Vale Development Ordinance and the RSIS standards, where applicable.

3. All requirements of the River Vale Land Development Ordinance relating to parking lot design, except as otherwise regulated herein or superseded by the RSIS, shall be applicable to the T.H.

4. No parking of recreational or commercially registered or used vehicles, mobile homes, trailers or boats, shall be permitted on the site.

5. Garaged parking spaces shall be a minimum of nine (9) feet wide and eighteen (18) feet long.

6. Parking spaces or driveways serving individual dwelling units shall not be entered directly from any street. This shall not preclude driveways and parking spaces being accessed from interior development streets within the T.H. tract. Parallel parking along interior

development streets within the T.H. tract shall be permitted consistent with the River Vale Land Development Ordinance and as set forth below; if such is silent, then such shall be permitted consistent with the RSIS and local emergency services recommendations.

7. There shall be a minimum of 1.75 parking spaces for each residential unit.

8. Width of Right-of Way (if provided). All width of right-of way access roads which give access to the subject site shall have a width of not less than forty (40) feet if there is no curbside parking. In the event of one-side parking, right-of way access roads shall have a width of not less than fifty (50) feet. In the event of two-side parking, right-of way access roads shall have a width of not less than fifth (50) feet.

9. Interior access roads. All Interior access roads which give access to the subject site shall have a width of not less than twenty four (24) feet if there is no curbside parking. In the event of one-side parking, Interior access roads shall have a width of not less than thirty (30) feet. In the event of two-side parking, Interior access roads shall have a width of not less than thirty six (36) feet.

F. Buffer and landscaping.

1. Tree restitution and reforestation shall be in accordance with Part 6, Article XXXVII of the Township of River Vale Land Use Ordinance. Shade trees and other landscaping shall be provided in all site plans where deemed appropriate by the planning board. All shade trees shall have a minimum diameter of two and one half (2.5) inches measured three (3) feet above the ground and with all landscaped plants shall be of various species approved by the approving authority. Trees shall be planted thirty (30) to fifty (50) feet apart and parallel to, but no more than ten (10) feet from, the curb line and shall be balled and burlapped, nursery grown, free from insects and disease and true species and variety. Stripping trees from a lot or filling around tree drip lines on a lot shall not be permitted unless it can be shown that grading requirements necessitate removal of trees, in which case those lots shall be replanted with trees to reestablish the character of the area and to conform to adjacent lots. Dead or dying trees shall be replaced by the developer during the next recommended planting season. Parking lots shall be planted as required below.

2. A landscape plan prepared by a certified landscape architect, certified by the New Jersey Board of Landscape Architects, or other qualified individual, shall be submitted with each site plan application. Landscaping shall be provided to promote a desirable visual environment, screen parking and loading areas, provide windbreaks for winter winds and summer cooling for buildings, streets and parking, and to mitigate adverse visual impacts.

3. Landscaping in parking areas shall be provided as follows:

(a) Landscaped strips of a minimum four feet in width shall be provided between all parking lots and property lines, and a minimum 10 foot landscaped strip shall be provided between all buildings and property lines.

(b) Landscaped areas should be located in protected areas such as along walkways, in center islands, or at the end of parking bays and shall be distributed throughout the parking area to mitigate the view of the parked vehicles without interfering with adequate sight distance for vehicles or pedestrians. The landscaping shall consist of hardy, low maintenance varieties of trees, and shrub plantings, as well as trees of a minimum 8 feet in height.

(c) One shade tree with a minimum diameter of two and one-half (2 1/2) inches measured three (3) feet above the ground, shall be provided for every ten (10) parking spaces. Trees shall be staggered and/or spaced so as not to interfere with driver vision and shall have branches no lower than six (6) feet.

(d) All landscaping and plantings shall be maintained continually in accordance with provisions of the site plan approval for the development. Plantings which do not live shall be replaced within six months, but no longer than the next growing season. Notwithstanding this provision, all applicants must continually meet the provisions of site plan approval with respect to the maintenance of landscape plans.

G. Utilities.

1. All utilities within the development shall be placed underground from the service point locations surrounding the site.

H. Other Improvements and Design Standards. The development plan for the site, its developed facilities and the interior of residential units in the T.H. must be specifically designed in accordance with all applicable building codes of the State of New Jersey.

1. Each dwelling unit shall be equipped with central heating and air-conditioning systems with independent controls for each.
2. Each dwelling unit shall contain plumbing and gas or electric connections for a clothes washer and dryer.
3. Smoke alarms shall be installed in each dwelling unit in the T.H. in accordance with the requirements of the Uniform Construction Code (N.J.S.A. 52:27D-119).
4. Each occupant shall be responsible for the disposal of household garbage, recyclable materials and refuse as required in other residential districts, provided, however, that a Homeowners' Association may assume the responsibility to arrange for the disposal of the solid waste and recyclables produced within the T.H. in accordance with applicable municipal codes. At least four (4) solid waste pickup locations shall be provided for each sixty (60) units, or as an alternative, a minimum of two (2) separate compacter locations shall be provided on the site. Such facilities shall either be located within a building or parking garage or, if located out of doors, be totally enclosed by a seven (7) foot high masonry wall compatible with the architectural styling of the building(s) and in conformance with applicable bulk standards, landscaped, and with a gate or entry on one (1) side. Such enclosure(s) shall provide suitably sized containers approved by the Township for the collection of solid waste and recyclables.
5. A safe and convenient system of walkways accessible to all occupants shall be provided within the development, and along all public roadways and publicly owned driveways. The site plan shall show the locations of all pedestrian walkways and sidewalks, and be in accordance with the RSIS.
6. Lighting plans for the entire development shall be submitted with the site application. Artificial lighting shall be provided along all walks and interior roads and driveways and in all off-street parking areas, depending upon anticipated nighttime use, with sufficient illumination for the safety and convenience of the residents of the T.H. The source of lighting shall be directed downward, away from buildings and adjoining streets and property lines. Lighting fixtures shall be so arranged that the direct source of light is not visible from any adjacent residential area. Light fixtures shall not be greater in height than twenty (20) feet. Illumination levels shall average not more than one footcandle over the site, and at no point shall they exceed three and one half (3.5) footcandles.
7. On-site security and maintenance service systems may be provided in the T.H.

I. Ownership and Management of Common Areas, Elements and Open Space.

1. The landowner shall provide for and establish an organization for the ownership and maintenance or, if held under a condominium form of ownership, for the maintenance alone, of all common areas, elements and open space for the benefit of residents of the development. Such organization shall not be dissolved and shall not dispose of any open space, by sale or otherwise (except to an organization conceived and established to own and maintain the open spaces for the benefit of such development), without first offering to dedicate the same to the Township of River Vale or other government agency.
2. The regulations of N.J.S.A. 40:55D-43 b. and c. shall be applicable to the maintenance of the open space.
3. If any open space, easements or common areas on the tract are dedicated to and accepted by the Township, the area of such portions of the tract shall nonetheless be included in calculating the permitted density of the development.
4. As a condition of the approval of a proposed development, the Planning Board shall require of the organization established or to be established to own and/or maintain common open space, any other common areas or elements or the structures located within the development that it adopt certain binding rules and regulations or bylaws with respect to ensuring the objectives and purposes of reasonable maintenance. If, as a condition of Planning Board approval, certain provisions are required to be included within the rules and regulations or bylaws, such provisions shall not be changed without the prior approval of the Planning Board.

5. The maintenance and continual operation of all storm water management devices and systems shall be the responsibility of the organization responsible for the maintenance of open common space within the development, or the residents of the T.H. development.

J. Conditions of Preliminary Approval.

As a condition of preliminary approval of the development, the Board may provide for final approval of the plan and construction of the project in whole or in one or more sections or stages.

Section IV. All ordinances or portions of ordinances, which are inconsistent with this Ordinance, shall be repealed as to their inconsistencies only.

Section V. If any provision or paragraph of this Ordinance shall be held invalid by any court of competent jurisdiction, the same shall not affect the other provisions or paragraphs of this Ordinance, except so far as the provision or paragraph so declared invalid shall be separable from the remainder or any portion thereof.

Section VI. This Ordinance shall take effect, after final passage, twenty (20) days following action or inaction by the Mayor as provided by law or an override of a mayoral veto by the council, whichever is applicable and publication in accordance with law, unless a resolution is adopted, pursuant to N.J.S.A. 40:69A-181 (b), declaring an emergency and providing that this Ordinance shall take effect at an earlier date.

Section VII: This ordinance amends various portions of the Code of the Township of River Vale. All parts of this section and other parts of the Code shall remain in full force and effect unless specifically amended by this Ordinance.

Section VIII: This ordinance shall become effective immediately upon passage and publication in accordance with law.

ROLL CALL VOTE: Councilman de Stefan, Councilman Bromberg, Councilwoman Sieg and Council President Jasionowski voted yes. Councilman Matos voted no.

HEARING OF THE PUBLIC

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

Howard Lawrence – 607 Montview Place - offered his encouragement and that the Council needs to stick together on their decision making.

Dr. Jeffrey Maftus – 692 Alden Court – commented on the golf course and encouraged the building of senior housing. In addition Dr. Maftus had various comments regarding the Cease and Desist order.

Richard Muracchio & Bob Planz– 521 Piermont Road - remarked about the Mark Lane Complex and the possible environmental impact with regard to the field improvements, parking issues, and noise. They also expressed that they hoped to have input on the project and are concerned about the costs of the improvements. Mr. Muracchio also extended an invitation to the Council to visit their complex and see the renovations since the water main break.

Councilman Matos extended an invitation to both to attend the next field committee meeting.

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

ADJOURNMENT –

Motion by Councilman Matos; seconded by Councilman de Stefan to adjourn the meeting to at 11:20 pm.

Glen Jasionowski
Council President

ATTEST:
Karen Padva
Township Deputy Clerk