



AGENDA

Regular Meeting of the Township Council

Monday, April 12, 2021

Community Center 7:30pm

Mayor Glen Jasionowski

Council President Mark Bromberg, Council Vice President Paul Criscuolo,
Councilman Ari Ben-Yishay, Councilman John Donovan, Councilwoman Denise Sieg

CALL THE MEETING TO ORDER

SALUTE TO FLAG

SUNSHINE LAW STATEMENT

In accordance with the provisions set forth in the Open Public Meetings Law, notification of this meeting has been sent to all officially appointed Township newspapers and notice is posted at the Municipal Office.

ROLL CALL

1. Township Council
2. Municipal Officials Present

TOWNSHIP COMMUNICATION

1. Mayor's Comments
 2. Township Council Comments
-

SWEAR IN NEW POLICE OFFICERS

Police Officer Kimberly Pane

Police Officer Goran Krasic

Presentation

MUNISITE Networks

Administrator’s Report

Engineer’s Report

HEARING OF THE PUBLIC

Each person wishing to address the Council shall give his or her name and address in an audible tone for the record. All members of the public are expected to conduct themselves in a proper manner. Any derogatory, abusive or threatening statements will not be permitted. The Chair will immediately rule such conduct out of order and terminate any further comments.

RESOLUTIONS

- #2021-101—Approve Minutes March 22, 2021 Council meeting
 - #2021-102—Authorize the Sale of Municipal Property
 - #2021-103—Authorize Refund for Golf Outing Deposit (FMBA47 Golf Committee)
 - #2021-104—Authorize Refund Camp have Some Fun Registration Fee (Lombardi)
 - #2021-105—Authorize Refund Field Hockey Program Registration Fee (Mazzurco)
 - #2021-106—Approve Refund 2nd Qtr. Property Tax Over Payments
 - #2021-107—Approve Refund 1st Qtr. Property Tax Over Payments
 - #2021-108—Support S-3522 Creating a Local Part of the Public Employees’ Retirement System (PERS)
-

Ordinance 1st Reading

Ordinance #376-2021—AN ORDINANCE AMENDING CHAPTER 142 OF THE CODE ENTITLED “LAND USE,” PART 1 “LAND USE GENERALLY,” ARTICLE V “PERMITS AND CERTIFICATES”

Ordinance #377-2021— AN ORDINANCE BY THE TOWNSHIP OF RIVER VALE IN BERGEN COUNTY, NEW JERSEY PROHIBITING THE OPERATION OF ANY CLASS OF CANNABIS BUSINESSES WITHIN ITS GEOGRAPHICAL BOUNDARIES AND ADOPTING SECTION 142-236.5 OF THE RIVER VALE TOWNSHIP CODE

Ordinances for 2nd Reading & Public Hearing

Ordinance #375-2021—AN ORDINANCE AMENDING ORDINANCE #0-10-04 ADJUSTING AND DETERMINING MUNICIPAL CLASS POSITION TITLES AND SALARY RANGES FOR OFFICERS AND EMPLOYEES OF THE TOWNSHIP OF RIVER VALE

2nd HEARING OF THE PUBLIC

RESOLUTION

#2021-109—Authorize the Council to Enter Closed Session to Discuss Operations at the North Firehouse. No action will be taken.

ADJOURNMENT



Resolution offered:	No. 2021-101
Resolution seconded by:	

RESOLUTION APPROVING MINUTES MARCH 22, 2021 COUNCIL MEETING

BE IT RESOLVED, by the Township Council of the Township of River Vale that the minutes of the March 22, 2021 Regular meeting of the Township Council are hereby approved.

Council Member	AYE	NAY	N.V.	A.B	Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DONOVAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BROMBERG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIEG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRISCUOLO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

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

Dated: April 12, 2021

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

held on: _____, 2021 Attest: _____

Karen Campanelli, Township Clerk



Resolution offered:	No. 2021-102
Resolution seconded by:	

RESOLUTION AUTHORIZING THE SALE OF SURPLUS EQUIPMENT

WHEREAS, the Township of River Vale is the owner of various surplus equipment which is listed on file with the Township Clerk and is no longer needed for public use; and

WHEREAS, the Township of River Vale desires to authorize the sale of this surplus equipment at a public sale pursuant to N.J.S.A. 40A:11-36, to the highest bidder.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of River Vale, County of Bergen and State of New Jersey, as follows:

1. The Township of River Vale hereby declares that the surplus equipment is no longer needed for public use.
2. The Township of River Vale and its officers are hereby authorized and directed to take any and all steps necessary to proceed with a public sale of said surplus equipment.
3. The notice of the date, time and place of the public sale together with a description of the surplus equipment and the conditions of sale, shall be published in *The Ridgewood News*, the official newspaper of the Township of River Vale, with the sale being held not less than seven (7) nor more than fourteen (14) days after the publication of said notice. The surplus equipment will be sold on a cash basis to the highest bidder(s).
4. No limit shall be placed on the number of surplus equipment that can be purchased by any one bidder.
5. The Township has set a minimum price for each vehicle, and reserves the right to reject any and all bids under the minimum price.

The resolution shall take effect immediately.

Council Member	AYE	NAY	N.V.	A.B	Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DONOVAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BROMBERG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIEG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRISCUOLO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

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Dated: April, 2021

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held on: _____, 2021 Attest: _____

Karen Campanelli, Township Clerk



Resolution offered:	No. 2021-103
Resolution seconded by:	

REFUND

(Golf Outing Deposit)

WHEREAS, the following organization is requesting a refund of a deposit for a Golf Outing at the River Vale Country Club that has been cancelled due to COVID-19; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of River Vale that said refund is approved and the Treasurer is hereby authorized to a issue municipal check payable as follows:

Payable to:
"FMBA47 Golf Committee"

Mail to:
201 E. Glen Avenue
Ridgewood, NJ 07450

Refund Amount: \$ 2,500.00

Council Member	AYE	NAY	N.V.	A.B	Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DONOVAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BROMBERG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIEG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRISCUOLO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

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Karen Campanelli, Township Clerk



Resolution offered:	No. 2021-104
Resolution seconded by:	

REFUND

(Camp Have Some Fun Registration Fee)

WHEREAS, the following resident has requested a refund of their Camp Have Some Fun registration fee; and

WHEREAS, the Treasurer has certified the availability of funds in the Recreation Account.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of River Vale that said refund is approved and the Treasurer is hereby authorized to a issue municipal check payable as follows:

Payable to:

Kristen Lombardi
560 Barr Court
River Vale, NJ 07675

Refund Amount: \$355.00

Council Member	AYE	NAY	N.V.	A.B	Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DONOVAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BROMBERG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIEG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRISCUOLO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

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Karen Campanelli, Township Clerk



Resolution offered:	No. 2021-105
Resolution seconded by:	

REFUND

(Field Hockey Program Registration Fee)

WHEREAS, the following resident is requesting a refund of the Field Hockey Program registration fee; and

WHEREAS, the Treasurer has certified the availability of funds in the Recreation Account.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of River Vale that said refund is approved and the Treasurer is hereby authorized to an issue municipal check payable as follows:

Payable to:
Cindy Mazzurco
60 Cherrywood Court
River Vale, NJ 07675

Refund Amount: \$ 50.00

Council Member	AYE	NAY	N.V.	A.B	Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DONOVAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BROMBERG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIEG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRISCUOLO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

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Karen Campanelli, Township Clerk



Resolution offered:	No. 2021-106
Resolution seconded by:	

RESOLUTION
REFUND 2ND QUARTER PROPERTY TAX OVERPAYMENTS

WHEREAS, a tax overpayments were received for the 2nd quarter of 2021 and the property owners have requested a refund of said overpayments.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of River Vale, that the Treasurer is hereby authorized to issue municipal checks payable as follows:

Payable to:
 Marina Grodman

Payable to:
 Frederick McBrien

Mail to:
 628 La Manna Drive
 River Vale, NJ 07675
 (Block 901, Lot 2)

Mail to:
 521 Piermont Avenue, C524A
 River Vale, NJ 07675
 (Block 1301.01, Lot 2, C524A)

Refund amount \$ 995.36

Refund Amount: \$\$408.45

Council Member	AYE	NAY	N.V.	A.B	Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DONOVAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BROMBERG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIEG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRISCUOLO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

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Karen Campanelli, Township Clerk



Resolution offered:	No. 2021-107
Resolution seconded by:	

RESOLUTION
REFUND 1ST QUARTER PROPERTY TAX OVERPAYMENTS

WHEREAS, a tax overpayments were received for the 1ST quarter of 2021 and the property owners have requested a refund of said overpayments.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of River Vale, that the Treasurer is hereby authorized to issue municipal checks payable as follows:

Block 405, Lot 14

580 Stellman Drive
River Vale, NJ 07675

Total Refund of \$3,911.01 split as follows:

Refund of \$3,895.67

Payable to:
Vested Land Services LLC
VLS Escrow V
165 Passaic Ave. Suite 101
Fairfield, NJ 07004

Refund of \$15.34

Payable to:
Flexible Title Closers, LLC
174 Boulevard, Suite 2
Hasbrouck Heights, NJ 07604

Block 409, Lot 6

313 Hanna Road
River Vale, NJ 07675

Refund Amount: \$4,239.60

Payable to:

Atlantic Title & Settlement Service, LLC
Settlement Trust Account II
130 Clinton Road, Suite 201
Fairfield, NJ 07004

Block 806, Lot 5

571 Wittich Terrace
River Vale, NJ 07675

Refund Amount: \$3,709.16

Payable to:

NJ Escrow & Settlement Corporation
Escrow Account
P.O Box 7423
Shrewsbury, NJ 07702

Block 903, Lot 6

595 Sunnyhill Terrace
River Vale, NJ 07675

Refund Amount: \$5,144.36

Payable to:

Kensington Vanguard National Land Services LLC
Escrow Account
39 West 37th Street, 3rd Floor
New York, NY 10018

Block 1102, Lot 1

1 Aster Lane
River Vale, NJ 07675

Refund Amount: \$2,547.68

Payable to:

Meyerson, Fox
Mancinelli, & Conte PA
Attorney Trust Account
1 Paragon Dr. Suite 07645
Montvale, NJ 07645

Block 1301, Lot 37.01

508 Brook Avenue
River Vale, NJ 07675

Refund Amount: \$5,843.34

Payable to:

Sunnyside Title Agency LLC
Escrow Account
1 Kinderkamack Road
Hackensack, NJ 07601

Block 1501.04, Lot 4

571 Brook Avenue
River Vale, NJ 07675

Refund Amount: \$792.59

Payable to:

Mohamad & Carol Allahyari
571 Brook Avenue
River Vale, NJ 07675

Block 1715, Lot 25

238 Rockland Avenue
River Vale, NJ 07675

Refund Amount: \$2,788.07

Payable to:

Wayne A. Stahlmann
Attorney Trust Account
198 Boulevard
Hasbrouck Heights, NJ 07604

Block 1801, Lot 38, C023A

265 Collignon Way, Apt. 6A
River Vale, NJ 07675

Refund Amount: \$1,427.36

Payable to:

Southcoast Title & Escrow Inc.
IOLTA Trust Account
150 Burnside Street
Cranston, RI 02910

Block 1803, Lot 40

621 Blakeney Pl.
River Vale, NJ 07675

Refund Amount: \$3,104.69

Payable to:

Nationstar Mortgage LLC dba Mr. Cooper
3001 Hackbery Drive
Irving, Texas 75063-0156

Council Member	AYE	NAY	N.V.	A.B	Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DONOVAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BROMBERG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIEG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRISCUOLO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

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Karen Campanelli, Township Clerk



Resolution offered:	No. 2021-108
Resolution seconded by:	

**RESOLUTION SUPPORTING S-3522 CREATING A LOCAL PART OF THE
PUBLIC EMPLOYEES' RETIREMENT SYSTTEM (PERS)**

WHEREAS, county, municipal, and other local governments have met their pension obligations as employers for more than a decade while the State of New Jersey has continued to underfund the pension systems in varying degrees since 1996 and thus created one of the worst publicly funded retirement systems in the entire nation; and,

WHEREAS, despite fulfilling their fiduciary duties in meeting their pension obligations, local governments across the State will experience double digit percentage increases in total employer pension contributions in 2021 as determined in figures recently published by the Division of Pension and Benefits in the State Department of Treasury; and,

WHEREAS, even more alarming for local government employers is the fact that the unfunded accrued liability once again increased in 2021 to a staggering \$26.6 billion for the Public Employee's Retirement System ("PERS") alone, causing in part, a decrease in the funded ratio for the Local Part of PERS to 65.4%, the State Part to 31.2%, and the combined rate to a disconcerting 52.2% far below the target funded ratio of 75.0%; and,

WHEREAS, S-3522 would divide PERS into two parts: A State Part for State employees, and a Local Part for all other employees; and,

WHEREAS, the legislation creates a seven-member board consisting of three labor employee representatives, three management representatives, and one determined by the Board, tasked with operating the retirement system and directing policies and investments to achieve and maintain full funding; and

WHEREAS, this legislation is similar to the legislation that separated the Police and Fire Retirement System (P.L. 2018, c. 55) except for the control of investments and that management has an equal representation on the board, which was overwhelmingly supported by the legislature and signed by the Governor; and,

WHEREAS, S-3522 would protect local governing bodies from the State of New Jersey further directing property taxpayer dollars to subsidize its long mismanagement and underfunding of the pension systems as it would provide the new balanced board of trustees of PERS with the ability to determine or

modify member benefits, direct policies and investments to achieve full funding, and serve as fiduciary of the system.

NOW THEREFORE BE IT RESOLVED that the Governing Body of the Township of River Vale does hereby support S-3522, which would establish a new board of trustees for the Local Part of PERS to preserve the structure and integrity of the more solvent Local Part.

BE IT FURTHER RESOLVED that certified copies of this Resolution shall be forwarded to Governor Phil Murphy, Senate President Stephen M. Sweeney, Speaker of the General Assembly Craig Coughlin, Senator Holly Schepisi, Assemblyman Robert Auth and the New Jersey League of Municipalities.

Council Member	AYE	NAY	N.V.	A.B	Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DONOVAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BROMBERG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIEG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRISCUOLO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

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Dated: April 12, 2021

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held on: _____, 2021 Attest: _____

Karen Campanelli, Township Clerk



Resolution offered:	No. 2021-109
Resolution seconded by:	

RESOLUTION AUTHORIZING THE COUNCIL TO ENTER INTO CLOSED SESSION

BE IT RESOLVED, pursuant to the Open Public Meetings Act, N.J.S.A. 10:4-6 *et seq.* the Township Council of the Township of River Vale will now convene into Closed Session to discuss operations at the North Firehouse.

BE IT FURTHER RESOLVED that upon adjourning from Closed Session no action will be taken.

Council Member	AYE	NAY	N.V.	A.B	Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DONOVAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BROMBERG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIEG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRISCUOLO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

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Karen Campanelli, Township Clerk



Township of River Vale
County of Bergen
State of New Jersey

ORDINANCE #376-2021

Date of 1 st Reading: April 12, 2021	Motion to Introduce:
Date of Public Hearing:	Motion Seconded:

AN ORDINANCE AMENDING CHAPTER 142 OF THE CODE ENTITLED “LAND USE,” PART 1 “LAND USE GENERALLY,” ARTICLE V “PERMITS AND CERTIFICATES”

BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF RIVER VALE, COUNTY OF BERGEN AND STATE OF NEW JERSEY, that Chapter 142 of the Code is hereby amended as follows:

§ 142-27. Certificate of Occupancy, **Resale and/or Rental Certificates**

A.

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

B.

New occupancy or reoccupancy. The provisions of Subsection **A** shall apply with equal force and effect to any and all new and additional lettings, tenancies, transfers of title of premises or any part thereof and occupancies of any dwelling house or houses or dwelling units, within the Township, upon vacating of same, whether the reoccupancy is by virtue of transfer of title of the dwelling house or houses or dwelling unit or dwelling units or by virtue of rental of any of the foregoing or by virtue of any other action not specifically herein enumerated. The foregoing

requirements for Subsections **A** and **B** shall be effective whether the occupancy, rental, lease or transfer of title is temporary, seasonal or permanent or whether or not for a consideration. **No rental shall be less than 30 days.**

C.

Definitions; applicability.

(1)

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

DWELLING HOUSE AND UNIT

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

PERSON

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

(2)

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

D.

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

E.

Effect on other municipal ordinances. Nothing contained in this section shall exempt any of the dwellings or buildings or parts of buildings covered by this section from full and complete compliance with any other provisions of any other ordinance or ordinances of the Township of River Vale, as the same may be applicable.

F.

Application for certificate.

(1)

Prior to the rental, transfer of title or occupancy of any dwelling house or houses or any dwelling unit or units provided for in this section, application for a certificate of occupancy, **resale and/or rental certificates** permitting occupancy shall be made, in writing, to the Construction Official or his agent of the Township by that person, persons, firm or corporation, agent, servant or

representative, as set forth in Subsection A, and consent shall be given therewith unto the Construction Official or his agent to enter upon and examine the dwelling house or houses and dwelling unit or units and the building or buildings wherein the same may be situate, for which the application is applied for.

(2)

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

G.

Inspections.

(1)

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

(a)

~~Flue connections are properly sealed.~~

(b)

~~Sump pumps are not connected to the sewer.~~

(c)

~~All electrical outlets, switches and panel boxes are properly covered.~~

(d)

~~Relief valves from boilers and water heaters are properly piped.~~

(e)

~~All plumbing fixtures are in working order.~~

(f)

~~Pools are properly fenced.~~

(g)

~~There are rails on all interior stairs of more than two risers.~~

(h)

~~Exterior rails must be properly secured.~~

(i)

~~Property must not be in violation of Chapter 181, Property Maintenance.~~

(j)

~~The property is being used for the use it is zoned.~~

- (a) Furnace/boiler flu connections – Properly sealed vent connectors at chimney.
- (b) Water heater/mechanical equipment require a permit to replace and must have an inspection with an approved sticker affixed to the exterior of the unit.
- (c) Sump pumps must be discharged to the exterior and cannot be attached to sanitary sewer line.
- (d) Anti- tip brackets shall be installed on kitchen stoves if required by the manufacturer.
- (e) Kitchen hood/microwave exhaust ducts that are visible must be rigid, not flexible, where required by the manufacturer.
- (f) All electrical outlets, switches, junction boxes, panels must be properly covered – no wires exposed or hanging.
- (g) Lamp cords cannot be used on fixed appliances (e.g. Garage openers, wall installed A/C units).
- (h) Handrails – must be installed on 4 or more risers.
- (i) Guards must be installed on landings 30” above floor/grade and on open basement stairs.
- (j) Garage walls/ceilings adjacent to dwelling must be sheet-rocked.
- (k) Pool/pool gates and fencing - there can be no deviation from original fence installation, gates must swing out, be self-closing and latching, and have latches 54” above grade, above ground pools in non-fence compliant yards must be 48” high with code compliant ladders.
*Exterior hot tubs shall have approved latches or conform to section (k) above.
- (l) Lawn and bushes should be neatly trimmed.
- (m) There can be no open permits or property maintenance violations.

(2)

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

H.

Violations and penalties.

(1)

Any person, persons, partnership, firm, corporation, holding company, foreign corporation, limited liability company or any other entity, whether or not incorporated in this or any other state or country, including any real estate broker or real estate agent or any representative, servant or employee of any of the foregoing, who in any manner knowingly fails to fully comply with the terms and covenants of the within section and who is part of any transaction resulting in the violations of any of the terms and provisions of the within section shall be deemed to have violated the terms and provisions of the within section and is subject to the penalties provided in this revised section for violation of the same, unless and until a certificate of occupancy, **resale and/or rental certificate** permitting occupancy as aforesaid shall have been issued.

(2)

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

I.

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

[Amended 8-26-2004 by Ord. No. 0-9-04]

J.

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

K.

Notification when inspection may be made. All owners or renting agents of real estate or person or persons applying for a certificate, as provided herein, shall advise the Construction Official or his agent of a reasonable time or times that the inspection may be made and have someone present to assist and provide entry for the inspection purposes. The Construction Official or his agent shall

comply with the request and application within 10 working days after entry is provided and, when proper, shall issue the certificate upon approval.

L.

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

This Ordinance shall take effect following adoption and approval in a time and manner prescribed by law.

Council Member	AYE	NAY	N.V.	A.B	Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DONOVAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BROMBERG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIEG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRISCUOLO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

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



Township of River Vale
County of Bergen
State of New Jersey

ORDINANCE #377-2021

Date of 1 st Reading: April 12, 2021	Motion to Introduce:
Date of Public Hearing:	Motion Seconded:

AN ORDINANCE BY THE TOWNSHIP OF RIVER VALE IN BERGEN COUNTY, NEW JERSEY PROHIBITING THE OPERATION OF ANY CLASS OF CANNABIS BUSINESSES WITHIN ITS GEOGRAPHICAL BOUNDARIES AND ADOPTING SECTION 142-236.5 OF THE RIVER VALE TOWNSHIP CODE

WHEREAS, in 2020 New Jersey voters approved Public Question No. 1, which amended the New Jersey Constitution to allow for the legalization of a controlled form of marijuana called “cannabis” for adults at least 21 years of age; and

WHEREAS, on February 22, 2021, Governor Murphy signed into law P.L. 2021, c. 16, known as the “New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act” (the “Act”), which legalizes the recreational use of marijuana by adults 21 years of age or older, and establishes a comprehensive regulatory and licensing scheme for commercial recreational (adult use) cannabis operations, use and possession; and

WHEREAS, the Act establishes six marketplace classes of licensed businesses, including:

- Class 1 Cannabis Cultivator license, for facilities involved in growing and cultivating cannabis;
- Class 2 Cannabis Manufacturer license, for facilities involved in the manufacturing, preparation, and packaging of cannabis items;
- Class 3 Cannabis Wholesaler license, for facilities involved in obtaining and selling cannabis items for later resale by other licensees;

- Class 4 Cannabis Distributer license, for businesses involved in transporting cannabis plants in bulk from on licensed cultivator to another licensed cultivator, or cannabis items in bulk from any type of licensed cannabis business to another;
- Class 5 Cannabis Retailer license for locations at which cannabis items and related supplies are sold to consumers; and
- Class 6 Cannabis Delivery license, for businesses providing courier services for consumer purchases that are fulfilled by a licensed cannabis retailer in order to make deliveries of the purchases items to a consumer, and which service would include the ability of a consumer to make a purchase directly through the cannabis delivery service which would be presented by the delivery service for fulfillment by a retailer and then delivered to a consumer.

WHEREAS, section 31a of the Act authorizes municipalities by ordinance to adopt regulations governing the number of cannabis establishments (defined in section 3 of the Act as “a cannabis cultivator, a cannabis manufacturer, a cannabis wholesaler, or a cannabis retailer”), cannabis distributors or cannabis delivery services allowed to operate within their boundaries, as well as the location manner and times operation of such establishments, distributors or delivery services, and establishing civil penalties for the violation of any such regulations; and,

WHEREAS, section 31b of the Act authorizes municipalities by ordinance to prohibit the operation of any one or more classes of cannabis establishments, distributors, or delivery services anywhere in the municipality; and,

WHEREAS, section 31b of the Act also stipulates, however, that any municipal regulation or prohibition must be adopted within 180 days of the effective date of the Act (*i.e.*, by August 22, 2021); and,

WHEREAS, pursuant to section 31b of the Act, the failure to do so shall mean that for a period of five years thereafter, the growing, cultivating, manufacturing, selling and reselling of cannabis and cannabis items shall be permitted uses in all industrial zones, and the retail selling of cannabis items to consumers shall be a conditional use in all commercial and retail zones; and

WHEREAS, at the conclusion of the initial and any subsequent five-year period following a failure to enact local regulations or prohibitions, the municipality shall again have 180 days to adopt an ordinance regulating or prohibiting cannabis businesses, but any such ordinance would be prospective only and would not apply to any cannabis business already operating within the municipality; and,

WHEREAS, the Township Council of the Township of River Vale has determined that, due to present uncertainties regarding the potential future impacts that allowing one or more classes of cannabis business might have on New Jersey municipalities in general, and on the Township of River Vale in particular, it is at this time necessary and appropriate, and in the best interest of the health, safety and welfare of the Township of River Vale’s residents and members of the public who visit, travel, or conduct business in the Township of River Vale, to amend the Township of River Vale’s zoning regulations to prohibit all manner of marijuana-related land use and development within the geographic boundaries of the Township of River Vale; and,

WHEREAS, officials from two prominent non-profit organizations that have been established for the purpose of advising New Jersey municipalities on legal matters such as have been presented by the Act (those organizations being the New Jersey State League of Municipalities and the New Jersey Institute of Local Government Attorneys) have strongly urged that, due to the complexity and novelty of the Act; the many areas of municipal law that are or may be implicated in decisions as to whether or to what extent cannabis or medical cannabis should be permitted for land use purposes or otherwise regulated in any particular municipality; and the relatively short duration in which the Act would allow such decisions to be made before imposing an automatic authorization of such uses in specified zoning districts subject to unspecified conditions, the most prudent course of action for all municipalities, whether or not generally in favor of cannabis or medical cannabis land development and uses, would be to prohibit all such uses within the Act’s 180-day period in order to ensure sufficient time to carefully review all aspects of the Act and its impacts.

NOW THEREFORE, BE IT ORDAINED, by the Township Council of the Township of River Vale, in the County of Bergen, State of New Jersey, as follows:

1. Pursuant to section 31b of the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (P.L. 2021, c. 16), all cannabis establishments, cannabis distributors or cannabis delivery services are hereby prohibited from operating anywhere in the Township of River Vale, except for the delivery of cannabis items and related supplies by a delivery service.

2. Section 142-236.5 of the Township of River Vale Code is hereby adopted. Section 142-236.5 of the Township of River Vale Code shall state: “The following uses of property in the Township of River Vale are prohibited: All classes of cannabis establishments or cannabis distributors or cannabis delivery services as said terms are defined in section 3 of P.L. 2021, c. 16, but not the delivery of cannabis items and related supplies by a delivery service.”

3. Any article, section, paragraph, subsection, clause, or other provision of the Township of River Vale Code inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

4. If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

5. This ordinance shall take effect upon its passage and publication and filing with the Bergen County Planning Board, and as otherwise provided for by law.

Council Member	AYE	NAY	N.V.	A.B	Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DONOVAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BROMBERG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIEG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRISCUOLO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

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



Township of River Vale
County of Bergen
State of New Jersey

ORDINANCE #375-2021

Date of 1 st Reading: March 22, 2021	Motion to Adopt:
Date of Public Hearing: April 12, 2021	Motion Seconded:

AN ORDINANCE AMENDING ORDINANCE #0-10-04 ADJUSTING AND DETERMINING MUNICIPAL CLASS POSITION TITLES AND SALARY RANGES FOR OFFICERS AND EMPLOYEES OF THE TOWNSHIP OF RIVER VALE

BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF RIVER VALE, COUNTY OF BERGEN AND STATE OF NEW JERSEY, as follows, until a subsequent salary ordinance is adopted:

Section 1. The salary ranges per annum for the following officers and employees of the Township of River Vale in the Classified Service (staff) shall be as follows:

Admin Assist / Communications Coordinator	\$ 35,000 - \$ 50,300
Assistant Business Administrator	\$10,000 - \$ 20,400
Accounts Payable Clerk	\$ 40,000 - \$ 57,850
Animal Licensing Clerk	\$500 - \$2,000
Assistant Deputy OEM Director	\$500 - \$1,500
Associate Director of Social & Cultural Affairs	\$5,000
Bookkeeper (Library)	\$38,500 - \$50,000
Building Inspector	\$6,500 - \$20,000
Building Department Secretary	\$25,000 - \$40,000
Building Department Secretary (Hourly)	\$15.00 - \$25.00
Business Administrator	\$30,000 - \$ 57,325
CCO Inspections (per inspection)	\$15.00 - \$25.00
Chief Financial Officer	\$75,000 - \$ 131,800
Chief of Police	\$ 150,000 - \$ 227,700
Children's Services (Library)	\$52,000 - \$65,000
Circulation Clerk Library (hourly rate)	\$ 12.00 - \$28.00
Code Enforcement Officer (hourly rate)	\$15.00 - \$ 75.00

Construction Code Official	\$ 55,000 - \$ 85,000
Council Members	\$7,000
Deputy OEM Director	\$500 - \$1500
Director of Athletics	\$3,500 - \$10,000
Director of Emergency Management	\$6,000
Director of Law	\$3,200
Director of Public Works	\$75,000 - \$ 155,500
Director of Social & Cultural Affairs	\$7,000
Drug Alliance Coordinators (PV)	\$1,000 - \$7,500
Electrical Sub-Code Official	24,750
Farmers Market Coordinator	\$1.00 - \$1,000
Fire Inspector	\$2,000 - \$ 3,485
Fire Official	\$5,000 - \$ 9,300
Fire Sub-Code Official	\$9,000 - \$ 13,000
Grants Coordinator	\$5,000 - \$ 15,300
Human Resources Coordinator	\$5,000 - \$ 12,650
Information Technology Consultant	\$105.00
Joint Insurance Fund Coordinator	\$1.00
Land Use Administrator	\$10,000 - \$ 15,200
Land Use Administrator (hourly)	\$15.00 - \$25.00
Library Director	\$85,000 - \$100,000
Library Page (hourly rate)	\$ 12.00 - \$15.00
Library Programming Assistant (hourly rate)	\$15.00 - \$32.00
Mayor	\$9,000
Mayors Wellness Coordinator	\$2,500 - \$7,500
Municipal Alliance Coordinator	\$1,000
Municipal Architect	\$90.00 - \$150.00
Municipal Board of Health Secretary	\$500 - \$2,000
Municipal Bond Council	\$125.00 - \$165.00
Municipal Court Administrator	\$45,100 - \$ 59,450
Municipal Court Bailiff	\$14.00 - \$20.00
Municipal Court Clerk (hourly rate)	\$14.00 - \$25.00
Municipal Court Interpreter (hourly rate)	\$30.00 - \$75.00
Municipal Court Judge	\$15,000 - \$ 21,600
Municipal Court Prosecutor	\$7,000 - \$ 10,475
Municipal Court Prosecutor (hourly rate)	\$100.00 - \$150.00
Municipal Environmental Consultant	\$65.00 - \$225.00
Municipal Housing Liaison	\$1,000 - \$5,000
Municipal Planner (hourly rate)	\$100.00 - \$ 160.00
Municipal Planner Affordable Housing (hourly rate)	\$70.00 - \$140.00
Municipal Public Defender (rate per case)	\$75.00 - \$150.00
Municipal Tax Appeal Attorney (hourly rate)	\$100.00 - \$175.00
Municipal Recycling Coordinator	\$1,000 - \$ 6,120
Municipal Tax Assessor	\$15,000 - \$ 21,300

Municipal Tax Assessor Assistant	\$2,000 - \$ 4,000
Municipal Tax Collector	\$ 50,000 - \$ 77,675
Municipal Deputy Tax Collector	\$1.00 - \$5,000
Pesticide Licensed Professional	\$1,000 - \$2,000
Planning Board Attorney	\$ 4,400
Planning Board Attorney (hourly rate)	\$100.00 - \$140.00
Planning Board Engineer	\$1,200
Planning Board Engineer (hourly rate)	\$100.00 - \$175.00
Plumbing Sub-Code Official	\$9,000 - \$ 18,500
Police Department Admin. Assistant	\$35,000 - \$ 49,800
Property Maintenance Officer	\$5,000 - \$ 15,500
Public Works Secretary	\$ 35,000 - \$41,300
Public Works Secretary (hourly rate)	\$15.00 - \$20.00
Public Works Sewer Inspector	\$5,000 - \$8,000
Qualified Purchasing Agent	\$ 2,040
Records Analyst (hourly rate)	\$17.50 – \$20.00
Reference Librarian	\$52,000 - \$65,000
Reference Librarian (hourly rate)	\$18.00 - \$35.00
Registrar Vital Statistics	\$5,000 - \$ 8,375
School Crossing Guard (hourly rate)	\$18.00 - \$24.00
Secretary (hourly rate)	\$12.00 - \$25.00
Senior Circulation Clerk (Library)	\$35,000 - \$45,000
Snow Removal Coordinator	\$2,000 - \$7,500
Special Legal Counsel (hourly rate)	\$135.00 - \$175.00
Social Services Coordinator	\$5,000 - \$10,000
Summer Camp Directors	\$200 - \$7,500
Summer Camp Counselors (hourly rate)	\$8.60 - \$15.00
Technical Assistant	\$25,000 - \$ 48,500
Technology Librarian	\$52,000 - \$65,000
Township Attorney (hourly rate)	\$100.00 - \$140.00
Township Clerk	\$55,000 - \$ 90,500
Township Engineer (hourly rate)	\$60.00 - \$175.00
Township Van Driver (hourly rate)	\$15.00 - \$20.00
Transcriptionist (hourly rate)	\$15.00 - \$45.00
Treasurer	\$50,000 - \$ 92,010
Vendor Billing Coordinator	\$2,500 - \$5,000
Zoning Official	\$3,000 - \$18,000

Section 2. The Mayor or his designee is hereby authorized to determine the salary of each employee within each salary range annually, such determination and salary to be effective the first day of each calendar year beginning 2021.

Section 3. All employees shall be paid on the 15th and 30th of every month as stipulated in the Township Personnel Manual except for changes required on account of calendar year requirements.

Section 4. All parts or ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistent parts, but nothing herein contained shall be construed to authorize any salary decrease.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

This ordinance shall take effect after passage in the manner provided by law, except that any and all such salary increases shall in all respects be subject to any provisions of law.

Council Member	AYE	NAY	N.V.	A.B	Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DONOVAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BROMBERG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIEG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRISCUOLO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

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