AGENDA

Regular Meeting of the Township Council
Monday, November 9, 2026
Council Chambers 7:30pm
Mayor Mark Bromberg
Council President Paul Criscuolo, Council Vice President Denise Sieg,
Councilman Ari Ben-Yishay, Councilman Jim Tolomeo, Councilman Joe Ziccarelli

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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, notice is posted at the Municipal Office and on the Township website.

ROLL CALL

1. Township Council
2. Municipal Officials Present

TOWNSHIP COMMUNICATION

1. Mayor's Comments
2. Township Council Comments

PRESENTATION

Matt Watkins
Ace Telecom Consulting

Business 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

#2026-221—Approve Minutes October 26, 2026, Council meeting
#2026-222—Endorse 2027 Spectrum for Living CDBG Application
#2026-223—Approve Naming of New Street (Ferraro Court)
#2026-224—Confirm Appointments to River Vale Volunteer Fire Department
(William Farrell & Jacob Carbone)
#2026-225—Award Contract Floor and Home Inc. (RVCC Kitchen)
#2026-226—Authorize Release Cash Portion Performance Guarantee
Bear Brook Builders (Bl 1901, Lt 6)
#2026-227—Payment of Bills

Ordinances for 1st Reading

Ordinance #485-2026— AN ORDINANCE OF THE TOWNSHIP OF RIVER VALE, COUNTY OF BERGEN, NEW JERSEY, AMENDING CHAPTER 105 "FEES" ARTICLE V OF THE CODE ENTITLED "GOLF COURSE FEES"

Ordinance for 2nd Reading and Public Hearing

Ordinance #484-2026—AN ORDINANCE AMENDING CHAPTER 142 OF THE CODE ENTITLED "LAND USE" PART 9, ARTICLE LII, OF THE MUNICIPAL CODE OF THE TOWNSHIP OF RIVER VALE TO CREATE THE AFFORDABLE HOUSING ZONE AH-2

2nd HEARING OF THE PUBLIC

ADJOURNMENT

Resolution offered:	No. 2026-221
Resolution seconded by:	

RESOLUTION APPROVING MINUTES OCTOBER 26, 2026, COUNCIL MEETING

BE IT RESOLVED, by the Township Council of the Township of River Vale, that the minutes of the October 26, 2026, Council meeting of the Township Council are hereby approved.

Council Member	AYE	NAY	N.V.	A.B		Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	☐	☐	☐	☐		TOLOMEO	☐	☐	☐	☐
CRISCUOLO	☐	☐	☐	☐		ZICCARELLI	☐	☐	☐	☐
SIEG	☐	☐	☐	☐						

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

Dated: November 9, 2026

I hereby certify that this is a true copy of the Resolution passed by the Township Council at their meeting held on: _____, 2026 Attest: _____

Karen Campanelli, Township Clerk

Resolution offered:	No. 2026-222
Resolution seconded by:	

MUNICIPAL ENDORSEMENT OF SPECTRUM FOR LIVING 2027
COMMUNITY DEVELOPMENT GRANT APPLICATION

WHEREAS, a Bergen County Community Development Grant of $40,000 has been proposed by Spectrum for Living Development, Inc., for Spectrum for Living's Pascack Valley Path to Independence Program in the municipality of River Vale; and,

WHEREAS, pursuant to the State Interlocal Services Act, Community Development Funds may not be spent in a municipality without authorization by the Mayor and Council; and

WHEREAS, the aforesaid project is in the best interest of the residents of River Vale; and,

WHEREAS, the resolution does not obligate the financial resources of the municipality and is intended solely to expedite expenditure of the aforesaid CD funds.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Township of River Vale hereby confirm endorsement of the aforesaid project.

BE IT FURTHER RESOLVED that a copy of the resolution shall be sent to the Director of the Bergen County Community Development Program so that implantation of the aforesaid project be expedited.

Council Member	AYE	NAY	N.V.	A.B		Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	☐	☐	☐	☐		TOLOMEO	☐	☐	☐	☐
CRISCUOLO	☐	☐	☐	☐		ZICCARELLI	☐	☐	☐	☐
SIEG	☐	☐	☐	☐						

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Dated: November 9, 2026

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

held on: _____, 2026 Attest: _____
Karen Campanelli, Township Clerk

Resolution offered:	No. 2026-223
Resolution seconded by:	

RESOLUTION APPROVING THE NAMING OF A NEW STREET (FERRARO COURT)

WHEREAS, on May 26, 2021, the Joint Planning Board approved a Major Subdivision for the property located on Rivervale Road (Block 701, Lots 5, 5.01, 5.02, 7 & 8) more commonly known as the Meskers Site; and

WHEREAS, the Mayor and Council wish to name a newly dedicated roadway in honor of Dr. Frank J. Ferraro and feel this is a fitting tribute to his memory; and

WHEREAS, Dr. Ferraro lived in River Vale for 69 years and made many significant contributions to the Township. He was the first Family Practice Physician in River Vale and first Emergency Room Doctor at Pascack Valley Hospital. Dr. Ferraro served as the Police and Fire Department Doctor. He also served as the school Doctor for both Roberge and Holdrum Schools. In 1973, he was involved in starting the River Vale Junior Football Association and served as President of the association for many years. Dr. Ferraro was also a mentor to many young people who aspired to be a physician.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of River Vale that the new street being created by this subdivision be named as follows, with the Block and Lot number, as follows:

Block 701 Lot 5 Ferraro Court (Townhouses)

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the River Vale Tax Assessor.

Council Member	AYE	NAY	N.V.	A.B		Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	☐	☐	☐	☐		TOLOMEO	☐	☐	☐	☐
CRISCUOLO	☐	☐	☐	☐		ZICCARELLI	☐	☐	☐	☐
SIEG	☐	☐	☐	☐						

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held on: _____, 2026 Attest: _____

Karen Campanelli, Township Clerk

Resolution offered:	No. 2026-224
Resolution seconded by:	

RESOLUTION CONFIRMING APPOINTMENTS TO THE RIVER VALE VOLUNTEER FIRE DEPARTMENT

WHEREAS, at a meeting of the Board of Officers of the River Vale Volunteer Fire Department the appointments of the following individuals as members of the Fire Department were approved:

- **Firefighter William Farrell**
- **Jr. Firefighter Jacob Carbone**

NOW THEREFORE BE IT RESOLVED that the Township Council of the Township of River Vale hereby confirms the appointments of William Farrell and Jacob Carbone as members of the River Vale Volunteer Fire Department.

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the Chief of the River Vale Volunteer Fire Department.

Council Member	AYE	NAY	N.V.	A.B		Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	☐	☐	☐	☐		TOLOMEO	☐	☐	☐	☐
CRISCUOLO	☐	☐	☐	☐		ZICCARELLI	☐	☐	☐	☐
SIEG	☐	☐	☐	☐						

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held on: _____, 2026 Attest: _____

Karen Campanelli, Township Clerk

Resolution offered:	No. 2026-225
Resolution seconded by:	

AWARD A CONTRACT TO FLOOR AND HOME INC.
(RVCC KITCHEN FLOORING)

WHEREAS, on October 26, 2026, the Township received a proposal for the installation of a new kitchen floor at the River Vale Country Club; and,

WHEREAS, the proposal received from Floor and Home Inc., 160 Tillman Street, Westwood, New Jersey has been reviewed and is hereby accepted at the price of

Amount: $ 23,795.00

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

NOW THEREFORE BE RESOLVED by the Township Council of the Township of River Vale that the Business Administrator is hereby authorized to sign a contract with Floor and Home Inc. for the installation of kitchen flooring at the River Vale Country Club as detailed in the proposal.

Council Member	AYE	NAY	N.V.	A.B		Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	☐	☐	☐	☐		TOLOMEO	☐	☐	☐	☐
CRISCUOLO	☐	☐	☐	☐		ZICCARELLI	☐	☐	☐	☐
SIEG	☐	☐	☐	☐						

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I hereby certify that this is a true copy of the Resolution passed by the Township Council at their meeting held on: _____, 2026 Attest: _____

Karen Campanelli, Township Clerk

Resolution offered:	No. 2026-226
Resolution seconded by:	

RESOLUTION
Performance Guarantee Release
Bear Brook Builders (1901, 6)

WHEREAS, the developer, Bear Brook Builders, LLC had posted escrow as required by the Planning Board for a Major Subdivision located on Westwood Avenue (Block 1901, Lot 6); and

WHEREAS, the Township Engineer has conducted site inspections of the subsurface utilities, stormwater management/retention systems, storm and sanitary sewers, curbing and roadway base, have all been completed satisfactorily and is recommending the cash portion of the Performance Guarantee be released; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of River Vale, that the cash portion of the Performance Guarantee be released and any accrued interest is hereby approved:

- **$ 11,120.40 (Acct: B-13-56-857-274)**

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

Payable to:
"Bear Brook Builders, LLC"

Mailing Address:
Robert E. Myers
P.O. Box 10
Montvale, NJ 07645
Amount: $ 11,120.40

Council Member	AYE	NAY	N.V.	A.B		Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	☐	☐	☐	☐		TOLOMEO	☐	☐	☐	☐
CRISCUOLO	☐	☐	☐	☐		ZICCARELLI	☐	☐	☐	☐
SIEG	☐	☐	☐	☐						

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Dated: November 9, 2026

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held on: _____, 2026 Attest: _____
Karen Campanelli, Township Clerk

Resolution offered:	No. 2026-227
Resolution seconded by:	

PAYMENT OF BILLS

BE IT RESOLVED by the Township Council of the Township of River Vale that the Business Administrator is hereby authorized to pay the following claims:

CURRENT ACCOUNT claims in the amount of:	$ 417,125.06
RESERVE CURRENT ACCOUNT claims in the amount of:	$ 1,015.16
GOLF COURSE UTILITY OPERATING ACCOUNT claims in the amount of:	$ 76,097.85
RESERVE GOLF COURSE UTILITY OPERATING ACCT claims in the amount of:	
HOUSING TRUST ACCOUNT claims in the amount of:	
TRUST ACCOUNT claims in the amount of:	
SNOW REMOVAL TRUST claims in the amount of:	
ANIMAL TRUST ACCOUNT claims in the amount of:	$ 450.00
RECREATION TRUST ACCOUNT claims in the amount of:	$ 697.00
PRIVATE DUTY TRUST ACCOUNT claims in the amount of:	
STATE & FEDERAL GRANT claims in the amount of:	
OPEN SPACE TRUST ACCOUNT claims in the amount of:	
CAPITAL ACCOUNT claims in the amount of:	$ 27,918.50
UTILITY CAPITAL ACCOUNT claims in the amount of:	$ 3,600.00
ACCUMULATED ABSENCE TRUST ACCOUNT claims in the amount of:	
PROJECT/BUILDERS ESCROW ACCOUNT claims in the amount of:	$ 7,365.75
PLANNING BOARD TRUST ACCOUNT claims in the amount of:	
SPECIAL TRUST ACCOUNT claims in the amount of:	$ 348.75
ZONING BOARD TRUST ACCOUNT claims in the amount of:	

TOTAL CLAIMS TO BE PAID $ 534,618.07

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 Bills List Resolution in the following amounts:

CURRENT ACCOUNT claims in the amount of:	$ 4,569,987.68
RESERVE CURRENT ACCOUNT claims in the amount of:	$ 1,718.00
GOLF COURSE UTILITY OPERATING ACCOUNT claims in the amount of	$ 253,034.69
RESERVE GOLF COURSE UTILITY OPERATING ACCT claims in the amount of:	
HOUSING TRUST ACCOUNT claims in the amount of:	

STATE & FEDERAL GRANT claims in the amount of:		
PAYROLL AGENCY ACCOUNT claims in the amount of:	$	9,198.46
RECREATION TRUST ACCOUNT claims in the amount of:	$	3,582.06
OPEN SPACE TRUST ACCOUNT claims in the amount of:	$	57,001.68
ACCUMULATED ABSENSES ACCOUNT claims in the amount of:	$	225,536.16
UNEMPLOYMENT TRUST ACCOUNT claims in the amount of:	$	175,813.63
GOLF COURSE UTILITY CAPITAL ACCOUNT claims in the amount of:		
CAPITAL ACCOUNT claims in the amount of:	$	23,225.00
TRUST ACCOUNT claims in the amount of:	$	627,262.19
PRIVATE DUTY TRUST ACCOUNT claims in the amount of:	$	48,211.74
PLANNING BOARD TRUST ACCOUNT claims in the amount of:		
SPECIAL TRUST ACCOUNT claims in the amount of:		
ZONING BOARD TRUST ACCOUNT claims in the amount of:		
PERFORMANCE BOND claims in the amount of:		
TOTAL CLAIMS PAID	**$**	**5,994,571.29**
TOTAL BILLS LIST RESOLUTION	**$**	**6,529,189.36**

MANUAL DISBURSEMENTS BILLS LIST NOVEMBER 9, 2026

10/15/2026 Transfer Payroll	$ 373,215.59
10/30/2026 Transfer Payroll	$ 431,812.02
TOTAL STATUTORY DISTRIBUTIONS	**$ 805,027.61**

Council Member	AYE	NAY	N.V.	A.B		Council Member	AYE	NAY	N.V.	A.B
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CRISCUOLO	☐	☐	☐	☐		ZICCARELLI	☐	☐	☐	☐
SIEG	☐	☐	☐	☐						

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Dated: November 9, 2026

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Karen Campanelli, Township Clerk

Township of River Vale
County of Bergen
State of New Jersey

ORDINANCE #485-2026

Date of 1st Reading: November 9, 2026	Motion to Introduce:
Date of Public Hearing:	Motion Second:

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

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

§ 105-9. Membership Fees.

	Public	**Resident**
Individual weekday	~~$4,410~~ $4,565	~~$3,110~~ $3,220
Family weekday (one foursome per day)	~~$5,990~~ $6,200	~~$4,140~~ $4,285
Full Individual membership	~~$7,350~~ $7,610	~~$5,075~~ $5,253
Full Family membership (one foursome per day)	~~$10,080~~ $10,430	~~$7,030~~ $7,275
Corporate	~~$42,200~~ $44,000	~~$42,200~~ $44,000

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	☐	☐	☐	☐		TOLOMEO	☐	☐	☐	☐
CRISCUOLO	☐	☐	☐	☐		ZICCARELLI	☐	☐	☐	☐
SIEG	☐	☐	☐	☐						

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 #484-2026

Date of 1st Reading: October 13, 2026	Motion to Adopt:
Date of Public Hearing: November 9, 2026	Motion Second:

AN ORDINANCE AMENDING CHAPTER 142 OF THE CODE ENTITLED "LAND USE" PART 9, ARTICLE LII, OF THE MUNICIPAL CODE OF THE TOWNSHIP OF RIVER VALE TO CREATE THE AFFORDABLE HOUSING ZONE AH-2

WHEREAS, the Township of River Vale has the authority to regulate land uses within its municipal boundaries under the Municipal Land Use Law, N.J.S.A. 40:55D-1, et. seq.;

WHEREAS, on March 20, 2024, Governor Murphy signed P.L.2024. c.2 into law, establishing a new framework for determining and enforcing a municipality's affordable housing obligation under the New Jersey Supreme Court's Mount Laurel doctrine and New Jersey's Fair Housing Act (the "FHA") (N.J.S.A. 52:27D-301, *et al.*); and

WHEREAS, the Township of River Vale pursuant to the FHA adopted a resolution on January 27, 2025, establishing the "present need" obligation and seeking a deviation from the "prospective need"; and

WHEREAS, Incandescent Development, LLC ("Incandescent") filed a challenge to the Township's calculation; and

WHEREAS, on March 31, 2025, settled with Incandescent to include their property located at Block 813, Lot 18 as identified in the municipal tax maps to contain a total of 75 units with 20% affordable housing; and

WHEREAS, the Township of River Vale adopted its Housing Plan Element and Fair Share Plan ("HEFSP") on June 30, 2025; and

WHEREAS, Fair Share Housing Center (FSHC) was the only challenger who did not formally challenge the HEFSP but identified items that need to be provided; and

WHEREAS, on October 30, 2025, the Township furnished the documentation, and

WHEREAS, on December 19, 2025, **t**he Township of River Vale and FSHC filed a consent order noting that Township is in compliance with the Fair Housing Act and the Mount Laurel Doctrine so long as the conditions set forth in the consent order were met; and

WHEREAS, on February 18, 2025, the Township adopted an amended HEFSP; and

WHEREAS, the Township adopted an ordinance on March 16, 2026, to rezone the property located at Block 813, Lot 18 which is referred to as the "Forcellati/Incandescent" site in the Housing Element and Fair Share Plan of the Township of River Vale; and

WHEREAS, the Township is required to amend the building height for the townhouse units to effectuate the affordable housing plan and the project on the Forcellati/Incandescent site to be compliant with the Consent Order Final Compliance Certificate dated June 29, 2026.

NOW, THEREFORE BE IT ORDAINED by the governing body of the Township of River Vale, Bergen County, New Jersey, that Chapter 142 of the Municipal Code of the Township of River Vale, is hereby amended, with this Ordinance, to create to the "Affordable Housing Zone 2 AH-2" Zone District. Section 142-236.6 entitled "**Block 813, Lot 18 Affordable Housing Zone AH-2"** is hereby created to read as follows.

(Added text is **emboldened**, and text being eliminated is shown in ~~*strikethrough italics*~~.)

§ 142-236.6 Block 813, Lot 18 Affordable Housing Zone AH-2

A. Purpose. The AH-2 District includes the property at Block 813, Lot 18 in the Township of River Vale. The purpose of this district is to provide for redevelopment of the site with an inclusionary residential development that will address a portion of the Township's Fourth Round affordable housing obligation in a manner consistent with the settlement agreement between the Township and property owner.

B. Permitted Uses. In the AH-2 District no building shall be used, and no building shall be erected or altered which is arranged, intended or designed to be used, and no land shall be used, except for one or more of the following permitted uses:

   (1) Multiple-family dwellings

   (2) Townhouses

   (3) Surface parking as an accessory to the inclusionary residential development.

   (4) Private garages as an accessory to townhouses

   (5) Accessory buildings and structures customarily incidental to any use permitted by this section, provided that such accessory building shall be on the same site with the building to which it is accessory and also provided that such accessory building shall not be used for residence purposes.

C. Minimum lot area requirement. 5 acres

D. Minimum lot frontage requirement. 200 feet along a public street.

E. Minimum lot depth requirement. 700 feet.

F. Residential Density Requirement: A maximum of 75 dwelling units are permitted in the AH-2 Zone, consisting of market rate units and affordable units.

G. Affordable Housing requirement.

(1) A minimum of 20 percent of the units on site shall be deed restricted as "family rental" units affordable to low- and moderate-income households. Affordable units shall be allocated, restricted, marketed and controlled in accordance with Section 142-235 and Chapter 43 of the Township Code, the Uniform Housing Affordability Controls (UHAC), the Fair Housing Act, and any other applicable regulations.

(2) The units restricted for low- and moderate-income households shall be permitted to be exclusively apartment units in multi-family buildings provided the affordable units are sized and distributed in a manner consistent with UHAC requirements at N.J.A.C. 5:80-26.1 et seq so as not to be distinguishable from market-rate units.

H. Building height requirements.

(1) Multi-family buildings shall not exceed 3 stories and 45 feet in height

(a) Each building shall have its height calculated individually. Building height shall be measured from the average elevation of the existing grade measured at ten-foot intervals around the outer perimeter of the proposed building footprint, beginning at the low point to the tallest point of the roof.

(2) Townhouse buildings shall not exceed 3 stories and ~~*35*~~ **40** feet in height

(a) Townhouse height shall be measured for each unit individually due to the sloped nature of the property.

(b) Height shall be measured from the average elevation of the existing grade measured at ten-foot intervals around the outer perimeter of the proposed building footprint, beginning at the low point of each dwelling unit to the highest point of the roof of that unit.

(3) Roof-mounted mechanical equipment shall be permitted to exceed the permitted height by up to four feet provided the following requirements are met:

(a) The equipment shall be setback from the building façade a distance greater than its height above the roof deck.

(b) The equipment shall be architecturally screened from view at the site property lines by a parapet, sloped roof, mansard, or other similar feature.

(c) Equipment shall not occupy an area greater than 25% of the roof surface.

I. Minimum yard requirements:

(1) Principal Structure Setbacks:

(a) Front yard: 40 feet

(b) Rear yard: 50 feet

(c) Side yard: 30 feet

(2) Yard Exceptions

(a) Patios, which shall not include permanent roofed structures but may include pergolas, awnings, etc. shall be permitted to encroach up to 8 feet in any required setback area.

(b) Stormwater management facilities and utilities shall be permitted in any required yard area but shall not be closer than 10 feet to any property line.

J. Internal setback requirements:

(1) Principal structures shall be separated a distance of at least 30 feet from one another.

K. Maximum coverage standards:

(1) Building Coverage: 30%

(2) Impervious Coverage: 60%

L. Parking and Circulation. Parking, driveway, and circulation design shall be in accordance with Article LIX (Sections 142-268 through 142-279) of the Township Code with the following exceptions:

(a) Minimum parking spaces required shall be provided consistent with R.S.I.S. (N.J.A.C. 5:21 et seq.)

(b) Drive aisles for 90 degree parking stalls shall be a minimum of 24 feet.

M. Signs. One multifamily identification sign shall be permitted in accordance with Section 142-242. of the Township Code, except that a maximum area of 32 square feet shall be permitted.

N. Lighting. Site lighting shall comply with the design standards set forth in section 142-158 of the Township Code.

O. Landscaping and buffer areas. Site landscaping and buffers shall comply with the design standards set forth in section 142-159 of the Township Code.

P. Fencing. Fencing shall comply with the zoning requirements in section 142-248 of the Township Code, except that fences at least 50% open, up to 4 feet in height shall be permitted in a front yard.

Q. Retaining Walls.

(1) Shall be permitted as needed to accommodate the grading of the site

(2) Shall be fenced as required by code

(3) Shall be landscaped in accordance with section 142-161.A

(4) Shall be permitted in any yard area and within required buffer areas

R. Steep Slopes. Inclusionary development in the AH-2 zone shall be exempt from the steep slope disturbance restrictions in section 142-309 of the Township Code. The improvements and grading on the property at the time of the adoption of this ordinance are the result of decades of use as a garden center / landscape contractor business. The AH-2 zone does not contain any undisturbed, naturally occurring steep slopes, whose protection is the purpose of the Township's steep slope disturbance regulations.

S. Environmental Impact Study. An inclusionary residential development in the AH-2 zone shall be exempt from the requirement to provide an Environmental Impact Study at Section 142-298 of the Township Code. The AH-2 zone encompasses property previously used for a landscaping business / garden center that occupied nearly the entire site. As the site has been disturbed and re-graded as part of the previous operations for many years, there are no naturally occurring sensitive environmental features present. Absent sensitive environmental features, requiring the submission of the study is an inappropriate cost generating requirement for the inclusionary residential development.

T. Garbage and trash services. Garbage, refuse and trash removal and disposal services for multifamily units shall be arranged privately by or on behalf of the occupants of a development and shall conform to the standards as prescribed by the State of New Jersey and the Township of River Vale for recycling of solid waste. Unless otherwise prohibited by state law, garbage, refuse and trash removal from multifamily units shall not be an obligation of the Township. The provisions of Chapter 186, Recycling, of the Code of the Township of River Vale are incorporated herein as though set forth at length.

(1) Refuse enclosures shall be setback a minimum of 30 feet from a side or rear lot line and shall not be permitted closer to a public right-of-way than any principal structure.

(2) Refuse enclosures shall be designed with a concrete pad, and the enclosure walls shall be of the same colors and materials as the buildings with a vinyl fence gate. Landscaping shall be provided to screen the three sides of the enclosure.

(3) Refuse enclosures shall be adequately sized to provide space for trash and recycling for all site occupants and shall be positioned throughout the site for ease of use by residents.

U. Snow and ice removal. Every development shall conform to the standards and procedures applicable to planned residential developments set forth in § 142-117 of this chapter.

V. Common recreation areas and open space

(1) Design and layout of common recreation areas and open space shall be reviewed so as to provide an aesthetically pleasing design with an emphasis on health and safety.

(2) Area required for recreation and open space shall be a total of 30% of any individual parcel. Stormwater management facilities such as bio-retention basins may be included in the open space calculation.

REPEALER

All Ordinances or parts of Ordinances inconsistent herewith are repealed as to such inconsistencies.

SEVERABILITY

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 thereof.

EFFECTIVE DATE

This Ordinance shall take effect upon passage and publication as provided by law.

Council Member	AYE	NAY	N.V.	A.B		Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	☐	☐	☐	☐		TOLOMEO	☐	☐	☐	☐
CRISCUOLO	☐	☐	☐	☐		ZICCARELLI	☐	☐	☐	☐
SIEG	☐	☐	☐	☐						

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