AGENDA

Regular Meeting of the Township Council
Monday, September 28, 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

---

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

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

#2026-198—Approve Minutes September 14, 2026, Council meeting
#2026-199—Award Contract for the Operation and Management of the River Vale Country Club
#2026-200—Authorize Mayor to Sign Shared Services Agreement with the County of Bergen (Signalization at Piermont Avenue & Rivervale Rd.)
#2026-201—Authorize Property Tax Exemption and Refund for 100% Disabled Veteran (Manuel Castillo)
#2026-202—Authorize Cancelling Outstanding Stale Checks
#2026-203—Supporting a Coordinated Regional Approach to Address the Deer Overpopulation Issue
#2026-204—Approve Refund First Friends Registration Fee

Ordinances for 1st Reading

Ordinance #483-2026—AN ORDINANCE AMENDING CHAPTER 181 OF THE CODE ENTITLED "PROPERTY MAINTENANCE"

Ordinances for 2nd Reading and Public Hearing

Ordinance #482-2026—AN ORDINANCE AMENDING CHAPTER 214 OF THE CODE ENTITLED "STREETS AND SIDEWALKS" ESTABLISHING UNIFORM PROCEDURES TO REIMBURSE RESIDENTS FOR DAMAGE TO MAILBOXES DUE TO SNOW REMOVAL OPERATIONS

2nd HEARING OF THE PUBLIC

RESOLUTION

#2026-205—Authorize Council to enter into Closed Session

ADJOURNMENT

Resolution offered:	No. 2026-198
Resolution seconded by:	

RESOLUTION APPROVING MINUTES SEPTEMBER 14, 2026, COUNCIL MEETING

BE IT RESOLVED, by the Township Council of the Township of River Vale, that the minutes of the September 14, 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: September 28, 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. 2026-199
Resolution seconded by:	

RESOLUTION AWARDING A CONTRACT FOR THE OPERATION AND MANAGEMENT OF THE RIVER VALE COUNTRY CLUB

WHEREAS, on September 1, 2026, the Township received proposals from professional management companies for the Operation and Management of the River Vale County Club; and

WHEREAS, the Administration has reviewed the responses and determined that the proposal received from Long Ball Golf Management, LLC, 268 Valley Boulevard, Wood Ridge, New Jersey 07075 to be the most advantageous to the Township; and

WHEREAS, the term of the agreement shall be for three (3) years with the option of (2) 1-year extensions upon the approval of the Council; and

WHEREAS, the annual management fee shall be $ 175,020.00 for the initial three (3) year term of the agreement; and

WHEREAS, the Chief Financial Officer has certified that funds are available in the Management Consulting Fees Account.

NOW THEREFORE BE IT RESOLVED by the Township Council of the Township of River Vale that the Mayor is hereby authorized to sign an agreement with Long Ball Golf Management LLC for the operation and management of the River Vale County Club.

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: September 28, 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. 2026-200
Resolution seconded by:	

RESOLUTION AUTHORIZING THE MAYOR TO SIGN A SHARED SERVICES AGREEMENT WITH THE COUNTY OF BERGEN FOR INTERSECTION IMPROVEMENTS AND SIGNALIZATION AT PIERMONT AVENUE & RIVERVALE ROAD

WHEREAS, the Township of River Vale wishes to enter into a Shared Services Agreement with the County of Bergen for improvements and signalization of the intersection at Piermont Avenue and Rivervale Road; and

WHEREAS, the Uniform Shared Services and Consolidation Act N.J.S.A. 40A:65-1 *et seq.* promotes the broad use of shared services to reduce local expenses funded by property taxpayers; and

WHEREAS, a Shared Services Agreement is needed to formalize the rights and obligations of both parties and to delineate the responsibilities of the County and the Township for this project; and

WHEREAS, it has been determined to be in the best interest of the residents to maintain a safe environment for motorists, cyclists and pedestrians through improvements to the Township's traffic intersections.

NOW, THEREFORE, **BE IT RESOLVED**, that the Mayor is hereby authorized to sign the Shared Services Agreement with the County of Bergen for Intersection Improvements and Signalization at the Piermont Avenue and Rivervale Road Project in the Township of River Vale.

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: September 28, 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. 2026-201
Resolution seconded by:	

RESOLUTION GRANTING TAX EXEMPT STATUS
100% DISABLED VETERAN AND AUTHORIZING REFUNDING PROPERTY TAXES PAID
(MANUEL CASTILLO)

WHEREAS, Manuel Castillo, who resides at and is the owner of 407 Mark Lane (Block 1301, Lot 53.02) in the Township of River Vale has been deemed a 100% permanently disabled veteran in accordance with the provisions of N.J.S.A. 54:4-3.30; and,

WHEREAS, Mr. Castillo made the appropriate claim for tax exemption through the River Vale Tax Assessor's Office as a 100% permanently disabled veteran and was approved effective July 29, 2026; and,

WHEREAS, Mr. Castillo submitted an official letter from the Department of Veterans Affairs with the River Vale Tax Assessor confirming this information; and,

WHEREAS, Mr. Castillo is seeking a refund for property taxes paid as follows:

Block 1301, Lot 53.02
407 Mark Lane
Refund: $ 3,783.76

NOW THEREFORE BE IT RESOLVED, by the Township Council of the Township of River Vale that the property known as 407 Mark Lane (Block 1301, Lot 53.02) is hereby designated as a tax-exempt property as the property owner, Manuel Castillo, is a 100% permanently disabled veteran effective July 29, 2026.

BE IT FURTHER RESOLVED that all property taxes on said property are hereby cancelled.

BE IT FURTHER RESOLVED, by the Township Council of the Township of River Vale that a refund of property taxes paid is hereby granted and the Treasurer is authorized to issue a municipal check payable as follows:

Payable to:

"Manuel Castillo"
407 Mark Lane
River Vale, New Jersey 07675

Total Refund Amount $ 3,783.76

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: September 28, 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. 2026-202
Resolution seconded by:	

RESOLUTION AUTHORIZING THE CANCELLING OF OUTSTANDING STALE CHECKS

WHEREAS, the following checks issued from the Township of River Vale bank accounts are outstanding stale checks; and

WHEREAS, it is necessary to formally cancel the following outstanding checks.

NOW THEREFORE BE IT RESOLVED by the Township Council of the Township of River Vale that the following stale checks issued from the following Township of River Vale bank account be cancelled.

CURRENT FUND:

Check No.	**Amount**
19439	$ 157.30
19467	$ 210.92
19527	$ 250.00
19701	$ 190.00
19708	$ 138.57
19711	$ 25.00
19712	$ 4,600.00
19713	$ 69.99
20070	$ 449.94
20136	$ 93.50
20308	$ 500.00
20566	$ 942.65
20579	$ 105.97
20680	$ 61.58
21110	$ 34.00
21643	$ 11,485.22
Total:	**$ 19,314.64**

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: September 28, 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. 2026-203
Resolution seconded by:	

RESOLUTION SUPPORTING A COORDINATED REGIONAL APPROACH TO ADDRESS THE DEER OVERPOPULATION ISSUE AND REQUESTING THE COUNTY OF BERGEN TO MONITOR THE DEER POPULATION AND THEIR IMPACT ON PUBLIC SAFETY

WHEREAS, residents of the Township of River Vale have expressed growing concern regarding the impact of increasing deer populations on public safety, property damage, vegetation, and natural resources; and

WHEREAS, the Mayor and Council of the Township of River Vale have reviewed available deer management options, including hunting, fencing, professional sharpshooting, relocation, culling, and sterilization, and have considered community feedback and regional best practices; and

WHEREAS, the Mayor and Council recognize that the increasing deer population is a regional issue that extends beyond the borders of any individual municipality and that a deer management program implemented solely within the Township of River Vale would have limited effectiveness in addressing the broader overpopulation problem; and

WHEREAS, effective management of the regional deer population requires coordination among municipalities and appropriate county and regional authorities in order to address deer movement and population levels across municipal boundaries; and

WHEREAS, management methods such as deer relocation, culling, and sterilization may involve significant financial and administrative costs that can be difficult for a small municipality to undertake independently; and

WHEREAS, increasing deer populations may contribute to public health and safety concerns, including the accumulation of deer droppings in public areas and fields used by children, the potential spread of disease, and other environmental and sanitary concerns; and

WHEREAS, the increasing deer populations have contributed to an increased risk of motor vehicle accidents involving deer, thereby presenting a concern for motorists, pedestrians, and the general public; and

WHEREAS, the Mayor and Council believe that a coordinated regional approach, supported by population monitoring, data collection, and cooperation among municipalities and Bergen County, is necessary to effectively address the ongoing deer overpopulation issue.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Township of River Vale, Bergen County, New Jersey, that the Township hereby respectfully requests that Bergen County monitor deer populations and their impact on public safety, vegetation, natural resources, and property throughout Bergen County.

BE IT FURTHER RESOLVED, that the Mayor and Council respectfully request that Bergen County coordinate with municipalities throughout the County to evaluate the scope of the regional deer population and develop appropriate, effective, and financially responsible regional deer management strategies.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to the appropriate representatives of Bergen County, including the Bergen County Executive and Bergen County Board of Commissioners, and to other municipalities and governmental agencies as deemed appropriate by the Mayor and Council.

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: September 28, 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. 2026-204
Resolution seconded by:	

REFUND
(First Friends Registration Fees)

WHEREAS, the following resident has requested a refund of their First Friends 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 refunds are approved and the Treasurer is hereby authorized to issue a municipal check payable as follows:

Payable to:

Sooyeon Kim
579 Scarangella Court
River Vale, NJ 07675

Refund Amount: $ 100.00

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: September 28, 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. 2026-205
Resolution seconded by:	

RESOLUTION AUTHORIZING THE COUNCIL TO ENTER INTO CLOSED SESSION

WHEREAS, the Open Public Meeting Act, NJSA 10:4-12 permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, it is necessary and appropriate for the Township Council to discuss certain matters in a meeting not open to the public, the nature of which items are denoted below.

NOW THEREFORE BE IT RESOLVED, that the Township Council of the Township of River Vale is hereby authorized to enter into Closed Session for the following reason(s) as outlined in N.J.S.A. 10:4-12:

> Pending or anticipated litigation or contract negotiations in which the public body is, or may become, a party, or matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise their ethical duties as a lawyer.

BE IT FURTHER RESOLVED that the discussion conducted in this session be disclosed at such time as the need for confidentially is no longer needed.

BE IT FURTHER RESOLVED that no formal action will be taken following the Closed Session.

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: September 28, 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

Township of River Vale
County of Bergen
State of New Jersey

ORDINANCE #483-2026

Date of 1st Reading: September 28, 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 181 OF THE CODE ENTITLED "PROPERTY MAINTENANCE"

BE IT ORDAINED, by the Township Council of the Township of River Vale, that Chapter 181 of the Township Code is hereby amended as follows:

§ 181-1 **Title.**

This chapter shall be known as the "Property Maintenance Code Residential and Nonresidential of the Township of River Vale" and may be referred to in this chapter as the "Property Maintenance Code Residential and Nonresidential" or as "this code."

§ 181-2 **Purpose; International Property Maintenance Code.**

A. The purposes of this chapter are:

(1) To provide for the public: health, safety and welfare.
(2) To avoid, prevent and eliminate the maintenance or creation of hazards to the public health or safety.
(3) To avoid, prevent and eliminate conditions which, if permitted to exist or continue, will depreciate or tend to adversely impact adjacent or surrounding properties.
(4) To prevent the creation, continuation, extension or aggravation of blight and public nuisance.
(5) To preserve property values in the Township.
(6) To prevent the physical deterioration or progressive downgrading of the quality of housing facilities in the Township.
(7) To maintain the value and economic health of the commercial and residential properties and businesses that serve and operate in the Township.

(8) To prevent and eliminate physical conditions in or on property which constitute nuisances and thereby are dangerous or hazardous to the life, health or safety of persons on or near the premises which such conditions exist.
(9) To establish minimum standards governing the maintenance and condition of land, buildings, structures and premises in the Township of River Vale.
(10) To fix responsibilities and duties thereof upon owners, lessees, operators and occupants of property.
(11) To provide for administration and enforcement.
(12) To fix penalties for the violation of this code.

B. Any requirements or regulations not specifically discussed herein shall be referred to the most current edition of the International Property Maintenance Code and shall be enforced by the Township of River Vale as an extension of Chapter 181.

§ 181-3 **Definitions.**
For the specific purposes of this code, the following terms, whenever used herein or referred to in this code, shall have the respective meanings assigned to them hereunder, unless a different meaning clearly appears from the context:

EXTERIOR OF PREMISES
Those portions of a building or structure which are exposed to public view or are visible from adjoining or adjacent lots, including all outside surfaces and appurtenances thereto, and the open land space of any premises outside of any building or structure erected thereon.

NUISANCE

A. Any public or private condition that the River Vale Construction Official, Code Enforcement Officer, Health, Fire or Police Departments find to be a nuisance under the statues, laws and regulation of the State of New Jersey, its governmental agencies or this chapter.

B. Any physical condition existing in or on the exterior of premises, which is potentially dangerous, detrimental or hazardous to the life, health or safety of persons on, near or passing within the proximity of the premises where said condition exists.

OCCUPANT
Any person residing, living or sleeping in or on the premises or having actual possession, use or occupancy of a dwelling premises or any person or entity in possession of or using any premises, or part thereof, whether or not the owner thereof and regardless of the duration of time of such possession, use or occupancy.

OPERATOR
Any person, persons or entity, not the owner, who has charge, care or control of a dwelling or premises, or a part thereof, with or without the knowledge, consent or authority of the owner.

OWNER
Any person, persons or entity who shall have legal title in any form whatsoever to any premises or part thereof, with or without accompanying actual possession thereof, or who shall have charge, care or control of any lot, premises, building, structure or part thereof, as owner or agent of the owner, or as a fiduciary, trustee, receiver, guardian, lessee or mortgagee in possession, regardless of how such possession was obtained. Any person, group of persons or entity who is a lessee, sublessee or assignee of a lessee of any part or all of any building, structure or land shall be deemed to be a co-owner with the lessor for the purposes of this chapter and shall have responsibility over the portion of the premises so sublet, leased or assigned.

PREMISES
A lot, plot or parcel of land, right-of-way or multiples thereof, including the buildings or structures thereon.

REFUSE or RUBBISH
All discarded, useless, unusable, unused or worthless solid waste matter or materials, combustible or noncombustible, including but not limited to garbage, trash, ashes, dead fallen trees, paper, paper goods and products, wrappings, cans, bottles, containers, yard clippings, garden waste, debris, junk, glass, boxes, crockery, wood, mineral matter, plastic, rubber, leather, furniture, household goods, appliances, bedding, scrap lumber, scrap metal, construction material, inoperable machinery or parts thereof, garden or farming implements and supplies, dead or rotting vegetation, tires, abandoned, inoperative or unusable automobiles and vehicles and solid commercial or industrial waste.

STRUCTURE
A combination of materials which forms a construction, such as buildings, platforms, sheds, swimming pools, sports courts of all types and fences, whether above, below or at ground level.

§ 181-4 **Compliance required.**

A. Every residential and nonresidential building, structure, lot and the premises or part of the premises on which it is situated in the Township of River Vale, previously or presently used or intended to be used for dwelling, commercial, business, recreational, service, transportation, institutional, religious, charitable, quasi-public, professional or industrial occupancy and uses accessory thereto, shall comply with the provisions of this code, whether or not any such building or structure shall have been constructed, altered or repaired before or after the enactment of this code and irrespective of any permits or licenses which may have been issued for the use on occupancy of such building or for the installation or repair of equipment or facilities prior to the effective date of this code. Vacant lots, land and premises are also required to comply with the provision of this chapter.

B. In furtherance of the purposes of this chapter, it shall be the duty and legal responsibility of the owner, operator or occupant of premises to comply with any or all of the requirements and standards of this chapter, to keep the premises free of conditions which constitute violations hereof and to promptly remove, prevent or abate such conditions.

§ 181-5 **Conflict with other provisions.**

In any case where the provisions of this code impose a higher or stricter standard than set forth in any other ordinance or regulation of the Township of River Vale or under the laws or regulations of the State of New Jersey or any of its agencies, then the standards as set forth herein shall prevail; but if the provisions of this code impose a lower or lesser standard than any other regulation or ordinance of the Township of River Vale or of the laws and regulations of the State of New Jersey or any of its agencies, then the higher standard contained in any such other ordinance, regulation or law shall prevail.

§ 181-6 **Compliance as defense.**
Compliance with this code shall not constitute a defense against any violation of any other ordinance of the Township of River Vale applicable to any structure or premises, nor shall any one act of compliance constitute a defense against any subsequent or other violation of this code.

§ 181-7 **Responsibilities of owner, operator and occupant.**

Owners, operators and occupants shall have all the duties, obligations and responsibilities prescribed in this code, and no such person or entity shall be relieved of any duty, obligation or responsibility hereunder nor be entitled to assert as a defense against any charge made against him or them for violation of this code the fact that another owner, operator or occupant or any other third person or entity is also responsible therefor and in violation hereof.

§ 181-8 **Compliance with building and zoning regulations.**

A. Any alterations to buildings, structures or appurtenances thereto or change of use therein which may be caused directly or indirectly by the enforcement of this code shall be done in accordance with all applicable sections of the Uniform Construction Code.

B. Nothing contained in this code or any requirement of compliance herewith shall be deemed to alter, impair or affect the application of any zoning laws of the municipality.

§ 181-9 **Existing remedies.**

Nothing in this code shall be deemed to abolish or impair existing remedies of the Township or its officers or agencies relating to the removal or demolition of any buildings or structures which are deemed to be dangerous, unsafe or unsanitary.

§ 181-10 **Maintenance standards.**
The exterior of premises shall be kept free of the following matter, materials or conditions.

A. Refuse and rubbish, as hereinabove defined.

B. The garbage and rubbish to be collected at the curb shall not be placed there earlier than 6:00 p.m. on the day previous to the day established for pickup. Such receptacles shall be removed from the curb no later than 9:00 p.m. on the day of pickup.

C. Abandoned, uncovered or structurally unsound wells, shafts, towers, exterior cell openings, basement hatchways, foundation or excavations.

D. Abandoned iceboxes, refrigerators, boilers, hot-water heaters, televisions sets and other similar major appliances.

E. Structurally unsafe or unsound buildings, structures or fences.

F. Rodents, vermin, pest infestations or rodent harborages.

G. Animal excrement.

H. Stagnant surface or ground water accumulations which create or are likely to create mosquitoes or other insect breeding areas.

I. Nuisances, as hereinabove defined.

J. Vehicles or parts thereof, including boats and trailers, motorized or not, licensed or unlicensed, registered or unregistered, which vehicles or parts thereof are or have been junked, abandoned or dismantled or are in a state of visible disrepair.

K. No construction materials, machinery, equipment, or similar apparatus shall be stored or maintained on a property unless it is being actively utilized in connection with an active and validly permitted project on the premise.

L. All fencing shall be maintained in a clean upright sound condition.

M. Exterior Building/Structure Maintenance. All exterior surfaces of any or structure shall be maintained in good repair and shall be kept free from peeling, flaking, blistering, or otherwise deteriorating paint or protective coatings. Exterior siding, cladding, trim, and other exterior finishes shall be properly installed, securely attached, weather-resistant, and maintained in good condition, free from significant deterioration, damage, loose or missing components, or conditions that permit the intrusion of water or otherwise adversely affect the appearance or structural integrity of the building.

N. Missing Exterior Siding, Roofing or Finishes. Where exterior siding, cladding, or other weather-protective exterior finish has been removed or is otherwise missing from any

building or structure, the exposed area shall be restored with weather-resistive exterior finish within a period not exceeding **six (6) months** from the date the siding or finish was removed or became missing. The issuance of a building permit, construction permit, or other approval for work shall not extend, toll, or otherwise alter the **six (6) month** period, unless an extension is expressly granted by the enforcing authority pursuant to this chapter.

O. Captured Water; Prohibited Discharge. No person shall collect, capture, concentrate, divert, or otherwise direct stormwater or other surface onto or across any public right-of-way, sidewalk, street, roadway, or other public property, or onto or across any adjoining or neighboring property, in a manner that causes or is likely to cause flooding, ponding, erosion, property damage, or an unreasonable interference with the use and enjoyment of such property

§ 181-11 **Numbering of buildings.**

It shall also be the duty and responsibility of owners, occupants or operators to assure that all premises are properly identifiable with a street number as assigned by the appropriate official of the Township of River Vale, which number shall be clearly visible from the street at all times.

§ 181-12 **Enforcing official.**

The Construction Official of the Township of River Vale is hereby designated as the officer charged with enforcement of this chapter and is hereinafter referred to as "Building Inspector."

§ 181-13 **Enforcement.**

A. Whenever the Construction Official, Code Enforcement Official or their authorized agent determines that there is or has been a violation of any provision of this chapter, he shall give notice of such violation to the persons, persons or entities responsible therefore under this chapter.

B. Such notice shall be in writing and shall include a concise statement of the reasons for its issuance. Such notice shall be deemed to be properly and sufficiently served if a copy thereof is sent by registered or certified mail to the last known address of the person or entity upon which the same is served, as shown by the most recent tax lists of the Township; or a copy thereof handed to said person or persons; or a copy thereof left at the usual place of abode or office of said persons or entities. Notice shall be given as aforesaid within or without the Township. The notice shall also state that, unless the violation is abated, removed, cured, prevented or desisted from within 10 days of the date of service of such notice (exclusive of the date of service), a summons shall issue for such violation.

C. The Construction Official, Code Enforcement Official or their authorized agent may, at the time he/she issues the notice, extend the period for compliance with the violation stated in the notice for a period in excess of the aforesaid 10 days if, in his judgment, the abatement, removal, prevention, cessation of or cure of the condition violated cannot reasonably be effected within the ten-day period; and in such cases, the Construction Official, Code Enforcement Official or their authorized agent shall state such reasonably required extended period in the notice, which shall then be applicable instead of the aforesaid 10 days.

D. In the event the violation is not abated, removed, cured, prevented or desisted from or otherwise fully remedied within said ten-day period or within such extended period as set forth in the notice, pursuant to the foregoing, a summons shall then issue against the person, persons, entity or entities so notified.

E. Procedure upon failure. If within three days after receipt of the ten-day notice to remove all grass, dead and fallen trees, weeds, impediments, debris, etc., a property owner or agent fails to remove same, the Township may proceed to utilize municipal employees and/or bid and/or obtain private contractors, if said cost does not exceed the bid threshold for the removal of any such grass, weeds, impediments, debris, etc. Upon completion of the Township cleanup, the Township officer shall submit a certification to the Council as to the actual cost of removing said grass, weeds, impediments, hedges, debris, etc. The Council, upon resolution, shall direct the Township Tax Collector to charge the cost incurred by the township as a lien upon lands in the form of property taxes to be assessed or levied upon such lands, same to bear interest at the same rate as taxes and collected and enforced by officers in the same manner as taxes. The afore stated provisions are consistent with N.J.S.A. 40:65-12 and 40:48-2.27.

§ 181-14 **Emergency conditions.**

A. Whenever the Construction Official, Code Enforcement Official or their authorized agent finds that an emergency condition in violation of this chapter exists, which condition requires immediate attention in order to protect the public health or safety, he may issue an order by service of notice as set forth in § **181-13**, Enforcement, reciting the existence of such an emergency condition and requiring that such action be taken by the violator as soon as is reasonably necessary to meet the emergency.

B. Notwithstanding any other provision of this chapter, such order shall be effective immediately. Any person to whom such an order is directed shall comply therewith immediately, but upon objection, in writing, to the Building Inspector, any such person shall have the right to seek a judicial stay of enforcement before the New Jersey Superior Court.

§ 181-15 **Violations and penalties.**

Any person or entity who or which shall violate any of the provisions of this chapter or any notice or order promulgated hereunder shall, after a summons is issued under the terms

hereof, upon conviction, be punishable as provided in the general penalty provisions of the Township of River Vale Code.

§ 181-16 **Costs to become lien.**

A. The amount of the cost of the filing of legal papers, expert witnesses' fees, search fees and advertising charges incurred in the course of any proceeding taken under this code determined in favor of the Township and the cost of any such repairs, alterations or improvements or vacating and closing or removal or demolition, if any, undertaken pursuant hereof or the amount of the balance thereof remaining after deduction of the sum, if any, realized from the sale of materials derived from such building or from any contract for removal or demolition thereof shall be a municipal lien against the real property upon which such cost was incurred.

B. If the building is removed or demolished by the Public Officer, he shall sell the materials of such building. There shall be credited against the cost of the removal or demolition thereof the proceeds of any sale of such materials or any sum derived from any contract for the removal or demolition of the building. If there are no credits or if the sum total of such costs exceeds the total of such credits, a detailed statement (herein called the "municipal lien certificate") of the aforesaid costs and the amount so due shall be filed by the Public Officer with the Township Tax Collector of the Township, and a copy thereof shall be forthwith forwarded by the Public Officer to the owner by registered mail. If the total of the credits exceed such costs, the balance remaining shall be deposited with the Clerk of the Superior Court by the Public Officer, shall be secured in such manner as may be directed by such Court and shall be disbursed according to the order of judgment of the Court to the persons found to be entitled thereto by final order or judgment of such Court; provided, however, that nothing contained in this code shall be constructed to limit or impair in any way the power of the Township to define and declare nuisances and to cause their removal or abatement, by summary proceedings or otherwise. Any owner or party in interest may, within 60 days from the date of the filing of the municipal lien certificate, proceed in a summary manner in the Superior Court to contest the reasonableness of the amount or the accuracy of the costs set forth in the Township lien certificate.

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 #482-2026

Date of 1st Reading: September 14, 2026	Motion to Adopt:
Date of Public Hearing: September 28, 2026	Motion Second:

AN ORDINANCE OF THE TOWNSHIP OF RIVER VALE, IN THE COUNTY OF BERGEN, NEW JERSEY, AMENDING CHAPTER 214 OF THE CODE ENTITLED "STREETS AND SIDEWALKS" ESTABLISHING UNIFORM PROCEDURES TO REIMBURSE RESIDENTS FOR DAMAGE TO MAILBOXES DUE TO SNOW REMOVAL OPERATIONS

BE IT ORDAINED, by the Township Council of the Township of River Vale, that Chapter 214 of the Township Code is hereby amended as follows:

ARTICLE V
Mailbox Damage Reimbursement

§ 214-51 Intent; policy.

A.
It is the intent of this article to establish uniform procedures to reimburse residents for damage to mailboxes due to snow removal operations. The Township's primary obligation is to ensure that its roadways are as clear as possible of snow or ice. It is also understood that most mailboxes are located within the public right-of-way, and, therefore, while fulfilling the primary objective, mailboxes may be unintentionally and unavoidably damaged. This policy assumes there is a shared responsibility between the Township and the homeowner when mailboxes located in the public right-of-way are damaged during snow removal operations.

B.
While there is no legal requirement that the Township do so, it is the policy of the Township of River Vale to reimburse residents up to $75 for eligible damage to mailboxes caused by direct plow contact on the part of the Department of Public Works. Nothing in this article shall be construed to entitle any resident to reimbursement for damage caused by the weight or placement of thrown snow, nor shall this article be construed to entitle any resident to reimbursement prior to an investigation and determination by the Superintendent of the Department of Public Works that the claimed damage is eligible for reimbursement pursuant to this article.

C.
Resident Responsibility. Snowplow operators make every effort to remove snow as close to the curb line as practical and to provide access to mailboxes for the Postal Service. However, it is not possible to provide perfect conditions and minimize the damage to mailboxes with the size of equipment the Township operates. Therefore, the final cleaning adjacent to mailboxes is the responsibility of each resident.
D.
Landscaping; hardscape. Property owners should assume all risk of damage for landscaping/hardscape, including nursey and inanimate materials that are installed or encroach on the Township right-of-way. The Township assumes no responsibility for damage incurred to these nonpermitted elements as a result of snow plowing and ice control activities with the exception that lawns that are scraped or gouged by Township equipment will be repaired by top dressing and seeding the following spring. In addition, inanimate materials such as boulders, timbers, etc., are a hazard and can cause damage to plow equipment

§ 214-52 Eligibility**.**
The reimbursement provisions of this article shall only apply to those residents who satisfy the following criteria:

A.
The mailbox is securely fastened to a sturdy post which is sufficiently anchored in the ground to resist the impact of plowed snows.
B.
The damaged mailbox and/or post must meet the requirements of the U.S. Postal Service, as well as all other applicable regulations in regard to construction and location. Mailboxes that do not meet the requirements of the U.S. Postal Service and/or any other applicable regulations are not eligible for reimbursement.
C.
The damage must have been caused by direct contact with Township plows or snow removal equipment. The Township will not provide reimbursement for damage to mailboxes or posts caused solely by snow thrown from Township plows or snow removal equipment.
D.
The resident must notify the Township within fourteen (14) days of the date the damage occurred. Damage reported outside of this time frame will not be eligible for reimbursement.
E.
The Mailbox and Post Damage Notification Form must be completed in its entirety, signed by the resident and subsequently approved by the Superintendent of the Department of Public Works.

§ 214-53 Procedure; investigation.
A.

Within the time period described above, a resident making a claim for reimbursement pursuant to this article shall complete a Mailbox and Post Damage Notification Form, available at the Superintendent of Department of Public Works office.

B.

After submission of the completed form, the Superintendent of the Department of Public Works shall investigate the alleged damage to determine if the damage was caused by the plow blade or vehicle itself, rather than thrown snow. A written response on the findings of the investigation will be mailed with a check, if appropriate.

C.

If it is determined the mailbox was damaged by the plow blade or vehicle, the resident will be reimbursed in an amount not to exceed $75 for a new mailbox. If it is determined that the damage was not caused by the plow blade or vehicle, no reimbursement will be given. All actual repairs and/or replacements shall be the responsibility of the resident.

D.

Nothing in this section prohibits a resident from foregoing the reimbursement and filing a tort claim under Title 59 of New Jersey Statutes Annotated.

§ 214-54 Form to be utilized**.**

All residents shall utilize the Mailbox and Post Damage Notification Form, available at the office of the Superintendent of Public Works office.

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)