



Township of River Vale  
County of Bergen  
State of New Jersey

**ORDINANCE #436-2024**

Date of 1 <sup>st</sup> Reading: April 29, 2024	Motion to Adopt: Councilwoman Sieg
Date of Public Hearing: Mayo 20, 2024	Motion Second: Councilman Tolomeo

**AN ORDINANCE OF THE TOWNSHIP OF RIVER VALE, IN THE COUNTY OF BERGEN, NEW JERSEY AMENDING CHAPTER 142 OF THE CODE ENTITLED "LAND USE" ARTICLE VI "MEETINGS" SECTIONS 142-33 "FEES"**

**BE IT ORDAINED** by the Township Council of the Township of River Vale that Chapter 142 of the Code is amended as follows:

Remove and add the following in Bold:  
**§ 142-33 Fees.**

**(18) REMOVE**

**~~Zoning permit, issued by Zoning Officer: \$25.~~** This fee is already in Chapter. 90-4 "Construction Code, Uniform"

**C.**

Deposit for costs. All deposits shall be on account of such engineering, inspection, legal, advertising, and other costs as may be incurred by the Board in connection with any application up to the point of final action thereon by the Board. Prior to final action on any application, the Township Administrator shall compute all engineering, inspection, legal, advertising, recording and other costs actually incurred by the Board in connection with the application up to the point of final action. If the aggregate amount of such costs shall exceed the deposit for costs, the applicant shall, on demand, immediately post the amount of such excess. If the aggregate amount of such costs shall be less than the deposit for costs, the excess shall be refunded to the applicant, except for balances under \$5, which shall not be returnable.

**D.**

Complete applications. No land use application shall be deemed complete until the fees and deposits for costs required by this Part 1 shall have been paid to the Township. No final action on any application shall be taken by the Board having jurisdiction until the required deposits for costs have been brought up to date, as determined by the Township Administrator. No return of excess costs, fees, interest on bonds or

any other payment shall be made to an applicant until the Township Administrator has certified that the required cost deposits have been made in full, pursuant to this Part 1.

**E.**

Additional special studies. If, upon or after acceptance of an application, the Joint Planning Board finds that professional, expert or special services or studies are required in order to evaluate, process or decide a pending application, including engineering, planning, traffic, hydraulic, legal, environmental or drainage studies or services, and that the deposit for costs initially provided will be inadequate to meet such costs, each is empowered to require the applicant to pay for such costs and to deposit with the municipality such additional sums as the Board estimates will be necessary to pay the costs of such services or studies.

**F.**

Responsibility of owner. In the event that the amount of costs for processing any application for development shall exceed the deposits for said costs, and if the applicant withdraws his application or fails to pay the amount of such excesses, the payment for such excesses shall immediately become the responsibility of the owner(s) of the subject property, and the amount of such excesses shall constitute a first lien thereon.

**G.**

Fee for Tax Map revision. Within 30 days of final approval of any minor or major subdivision, the applicant shall pay to the Township of River Vale Trust Account (escrow deposits) a fee of \$50 per proposed lot for the purpose of updating and amending the Township Tax Map to reflect any necessary changes occasioned by said subdivision. Within 30 days of final approval of any site plan for condominiums, patio homes, townhouses and/or multifamily units, the applicant shall pay to the Township of River Vale Trust Account (escrow deposits) a fee of \$10 per proposed unit for the purpose of updating and amending the Township Tax Map to reflect any necessary changes occasioned by said site plan.

**H. NEW**

**If an applicant requests that a special meeting(s) of the Board be conducted (including, without limitation, advance meetings, added meetings and meetings scheduled on other than regular meeting dates of the Board), all expenses incurred by the Board or Borough (including, without limitation, employee, contractor and building facility costs) and costs for professional services shall be borne by the applicant. In such instance, the applicant shall pay an additional escrow fee of \$2,500 per special meeting, which fee shall be paid by the applicant at the time of the request for the additional meeting, in order for the application to be deemed complete.**

**~~H.~~ I.**

Appeals.

**(1)**

Appeals of decisions of the administrative officer to the Joint Planning Board.

**(a)**

Filing fee shall be \$125.

**(b)**

Deposit for costs shall be \$400.

**(2)**

Deposit for costs; refund to successful appellant.

**(a)**

Where a decision of an administrative officer is, on appeal, reversed by the Joint Planning Board, the deposit for costs shall be returned to the appellant.

**(b)**

This section does not affect any additional deposits that are required by the ordinances of the Township of River Vale or laws of the State of New Jersey.

**I. L.**

Exemption from fees for developments to aid disabled persons.

**(1)**

Definition. "Disabled person" means a person who has the total and permanent inability to engage in any substantial gainful activity by reason of any medically determinable physical or mental impairment, including blindness, and shall include, but not be limited to, any resident of this state who is disabled pursuant to the Federal Social Security Act (42 U.S.C. § 416) or the federal Railroad Retirement Act of 1974 (45 U.S.C. § 231 et seq.), or is rated as having a 60% disability or higher pursuant to any federal law administered by the United States Veterans' Act. For purposes of this subsection, "blindness" means central visual acuity of 20/200 or less in the better eye with the use of correcting lens. An eye which is accompanied by a limitation in the fields of vision such that the widest diameter of the visual field subtends an angle no greater than 20° shall be considered as having a central visual acuity of 20/200 or less.

**(2)**

A disabled person, or a parent or sibling of a disabled person, is exempt from the payment of any fee charged under N.J.S.A. 40:55D-8 in connection with any application for development which promotes accessibility to his own living unit.

**I. K.**

Fees for the purchase of Land Use books.

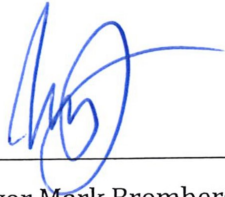
**(1)**

To purchase Land Use book in person: \$55.

**(2)**

To purchase Land Use book by mail \$60.

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



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Mayor Mark Bromberg

**ATTEST:**

Karen Campanelli

Karen Campanelli, Township Clerk

Date: 5/22/2024

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 checked="" type="checkbox"/>	SIEG	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRISCUOLO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOLOMEO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DONOVAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

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