



Township of River Vale
County of Bergen
State of New Jersey

ORDINANCE #428-2024

Date of 1 st Reading: March 11, 2024	Motion to Adopt: Councilman Ben-Yishay
Date of Public Hearing: April 8, 2024	Motion Second: Councilman Donovan

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 LII "USE OF BUILDINGS AND PERMITS" SECTION 142-227 "C COMMERCIAL DISTRICT"

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

Remove the following from section 2:
§ 142-227. C Commercial District.

A.

Principal uses and structures. Subject to compliance with the provisions set forth in § 142-273, Minimum requirements for parking, the following principal uses and structures shall be permitted:

(1)

Business, professional, and executive offices and personal business service establishments such as travel agencies, real estate or insurance agent or brokers, lawyer, accountant, medical doctor, or similar professional offices.

(2)

Retail sales and service businesses which carry only merchandise intended to be sold at retail on the premises, provided that there is no fabricating, manufacturing, converting, altering or assembling of articles except as incidental to the particular retail trade to be conducted. By way of illustration, including but not limited to, the following retail uses are permitted: antique shops, appliances shops, art studios, art supply shops, barbershops, beauty parlors, bicycle shops, bookstores, butcher shops, camera stores, card shops, computer stores, dyeing and pressing done exclusively for individual retail customers but not including work done for the trade or the wholesale market, clothing and dress shops, confectioneries, coin stores, delicatessens, department stores, drapery stores, drugstores, dry-cleaning and laundry establishments

(excluding those which use equipment for laundry or dry-cleaning processing on premises), flower shops, furniture and furnishing stores, gift shops, grocery stores, hardware and paint stores, hobby shops, interior decorators, jewelers, leather goods shops, linen stores, liquor stores, music and record shops, musical instrument sales, office equipment stores, optician shops, pet shops, photographers, plumbing, radio, stereo and television sales and repair shops, retail bakeries, shoe repair shops, shoe sales stores, sporting goods stores, stamp stores, stationers, tailor shops, telephone and other electronic equipment sales and rentals, theaters, ~~tobacconists~~, toy stores, travel and ticket agencies, religious article sales, undertaker and funeral parlor, and video equipment and sales, rentals and repairs.

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

Mayor Mark Bromberg

ATTEST:

Karen Campanelli

Karen Campanelli, Township Clerk

Date: 4/9/2024

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

Council Member	AYE	NAY	N.V.	A.B
SIEG	<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"/>

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