

River Vale, NCFL to open two special-needs residences Friday

RIBBON-CUTTING SLATED FOR 10:30 A.M.; TOURS 11 A.M.–2 P.M.



Two new community residences for adults with intellectual and developmental disabilities (I/DD) will be introduced at a ribbon-cutting on Friday, Sept. 12, at 49 Greenhalgh Lane. NCFL photo

RIVER VALE — Two new community residences for adults with intellectual and developmental disabilities (I/DD) will be introduced at a ribbon-cutting on Friday, Sept. 12, at 49 Greenhalgh Lane. Mayor Mark Bromberg is slated to cut the ribbon at 10:30 a.m., with tours, refreshments, and presentations 11 a.m. to 2 p.m. (For navigation, NCFL asks the public to use River Vale Community Center, 628 Rivervale Road, Westwood.)

The homes were developed by New Concepts for Living (NCFL) on Township-donated land as part of River Vale's affordable-housing efforts. The Joint Planning Board's July 17, 2024 resolution granted preliminary and final major subdivision approval with bulk variances.

According to the Planning Board's resolution, the site was subdivided to create two Community Residences, each designed for four residents (eight total). A 30-year deed restriction limits the use to low-income community residences for developmentally disabled adults; if NCFL defaults, title reverts to the Township.

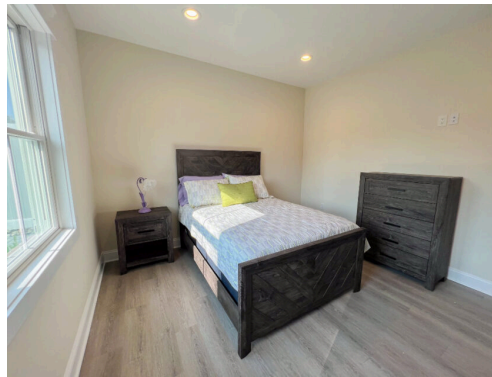
NCFL says each new River Vale residence offers 3,200 sq. ft., four bedrooms with dimmable lighting, two specially equipped bathrooms, two laundry rooms, advanced safety technology, and 24/7 on-site supervision.

The Board noted the project advances River Vale's affordable-housing obligations under its settlement and the Mount Laurel doctrine and characterized this housing type as inherently beneficial under New Jersey law and consistent with the Township Master Plan.

The location sits by municipal uses including the new public safety complex and a 24-unit, 100% affordable development to the north, improving access to services and utilities.

Among the conditions of approval: a \$27,075 landscaping contribution (tree restitution in lieu of 57 plantings), county/soil conservation clearances, any required fire hydrants, and completion of a paved entry and minor frontage elements before occupancy.

Founded in 1981, the Paramus-based nonprofit operates 18 community residences across North Jersey (with four more under construction) and runs day programs in Paramus and Rochelle Park.



Photos: New Concepts for Living