MAYOR AND COUNCIL
BOROUGH OF CLOSTER

REGULAR MEETING AGENDA: WEDNESDAY - MARCH 12, 2025

THIS REGULARLY SCHEDULED MEETING OF THE CLOSTER MAYOR AND COUNCIL WILL BE HELD IN-PERSON, TELEPHONICALLY, and VIA ZOOM VIDEO. You may join the Zoom meeting, including video, by accessing the information posted in the **Borough Calendar** on the Borough website by visiting www.closterboro.com and clicking the link on the left sidebar for **Calendars and Notice of Meetings** and click on the corresponding date. **To join via Telephone Audio Only:** +1 301-715-8592**; MEETING ID:** 864 2063 3673; **PASSWORD:** 8675309

If Closed Session is required, the Council will retire to a closed session at the conclusion of the Regular Meeting pursuant to N.J.S.A. 10:4-6 and follow the procedures provided in this statute.

1. **OPEN PUBLIC MEETINGS ACT STATEMENT**

This meeting is called pursuant to the provisions of the Open Public Meetings Act of the State of New Jersey, was included in the Notice of 2025 Mayor and Council Meetings which was published in The Record on December 29, 2024 and The Star-Ledger on December 30, 2024, was posted on the Municipal Clerk's bulletin board and on the Borough website, and has remained posted as the required notices under the Statute. In addition, a copy of the notice is and has been available to the public and is on file in the office of the Municipal Clerk.

2. **ROLL CALL**

3. **ORDINANCES:**

INTRODUCTION:

a. **ORDINANCE NO. 2025:1355**
AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 93, CONSTRUCTION AND REPAIR OF SIDEWALKS AND CURBS; CHAPTER 171, ARTICLE IV, SIDEWALK CONSTRUCTION, CHAPTER 171, ARTICLE V, SIDEWALK REPAIR; AND CHAPTER A301, FEES AND DEPOSITS

Final Adoption and Open Public Hearing will be held on April 9, 2025 or as soon thereafter.

b. **ORDINANCE NO. 2025:1357**
AN ORDINANCE AMENDING ORDINANCE NUMBER 2024-1348 FINALLY ADOPTED BY THE BOROUGH COUNCIL OF THE BOROUGH OF CLOSTER, NEW JERSEY ON NOVEMBER 25, 2024

Final Adoption and Open Public Hearing will be held on March 26, 2025 or as soon thereafter.

c. **ORDINANCE NO. 2025:1359**
CALENDAR YEAR 2025 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

Final Adoption and Open Public Hearing will be held on March 26, 2025 or as soon thereafter.

d. **ORDINANCE NO. 2025:1360**
AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER A301, FEES AND DEPOSITS SPECIFICALLY, 301-1 A. BOROUGH CLERK

Final Adoption and Open Public Hearing will be held on March 26, 2025 or as soon thereafter.

e. **ORDINANCE NO. 2025-1361**
AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 160 SEWERS AND STABLISHING ARTICLE V, MAINTENANCE OF SEWER LATERALS

Final Adoption and Open Public Hearing will be held on March 26, 2025 or as soon thereafter.

ADOPTION:

a. **ORDINANCE NO. 2025:1356**
BOND ORDINANCE PROVIDING AN APPROPRIATION OF $625,000 FOR VARIOUS ROAD IMPROVEMENTS FOR AND BY THE BOROUGH OF CLOSTER IN THE COUNTY OF

BERGEN, NEW JERSEY AND, AUTHORIZING THE ISSUANCE OF $593,750 BONDS OR NOTES OF THE BOROUGH FOR FINANCING PART OF THE APPROPRIATION

This Ordinance was introduced at the Regular Meeting held February 26, 2025, and was published in The Record issue of March 4, 2025, as stated in the Municipal Clerk's affidavit of publication. Reprint of this Ordinance was posted on the Municipal Bulletin Board in accordance with statutory requirements, and copies have been made available to the general public.

4. **CONSENT AGENDA:**

All items with an asterisk (*) are considered to be non-controversial by the Council and will be approved by one motion. There may be further discussion prior to the vote upon request of a Council Member. Also, any item may be removed for further discussion or for Roll Call vote, in which case the item will be removed and considered in its normal sequence as part of the General Order of Business.

RESOLUTIONS:

*25-092 APPROVAL OF SUPPORT FOR A-4649 TO PROVIDE PERIODIC CANCER SCREENING FOR VOLUNTEER FIREFIGHTERS THROUGH THE SHBP AND REQUEST FURTHER AMENDMENT TO INCLUDE ALL VOLUNTEER FIRST RESPONDERS

*25-093 ESCHEAT ESCROW FUNDS

*25-094 REGARDING PROFESSIONAL SERVICES APPOINTMENT HEALTH OFFICER AND REGISTERED ENVIRONMENTAL HEALTH SPECIALIST

*25-095 USE OF MUNICIPAL FIRE VEHICLES FOR NEW JERSEY STATE FIREMEN'S CONVENTION IN WILDWOOD, NEW JERSEY FROM SEPTEMBER 11, 2025 THROUGH SEPTEMBER 14, 2025

*25-096 BILLS LIST

*25-097 AUTHORIZING AN AMENDMENT TO THE CONTRACT WITH BOSWELL ENGINEERING TO PROVIDE ENGINEERING SERVICES FOR DUE DILIGENCE STUDY: PROPOSED POLICE STATION, LOT 1 & 2, BLOCK 1308

*25-098 APPROVING RELEASE OF TREE BOND ESCROW – 55 HIGH STREET

*25-099 REFUND BUILDING APPLICATION FEE – 32 JANE STREET

*25-100 AUTHORIZING THE APPROVAL AND SUBMISSION OF THE 2025-2029 COMMUNITY FORESTRY MANAGEMENT PLAN (CFMP) CLOSTER SHADE TREE COMMISSION

*25-101 APPROVING RELEASE OF TREE BOND ESCROW – 408 KNICKERBOCKER ROAD

5. **OPEN MEETING TO PUBLIC FOR ANY MATTER** (5-minute limit)

6. **ADJOURNMENT**

ALL BUSINESS WILL TERMINATE AT 11:00 P.M.

BOROUGH OF CLOSTER
ORDINANCE NO. 2025:1355

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 93, CONSTRUCTION AND REPAIR OF SIDEWALKS AND CURBS; CHAPTER 171, ARTICLE IV, SIDEWALK CONSTRUCTION, CHAPTER 171, ARTICLE V, SIDEWALK REPAIR; AND CHAPTER A301, FEES AND DEPOSITS

WHEREAS, the Governing Body has determined there is a need to update certain sections of Chapter 93, Chapter 171 and A301 of the Code of the Borough of Closter, County of Bergen, State of New Jersey; and

WHEREAS, the proposed changes were reviewed by the Ordinance Committee which recommends adoption and by the Borough Attorney who deems it to be in order; and

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Borough of Closter as follows:

SECTION 1.

Replace §93-1 paragraph D with the following text:

In the case that the proposed construction is on a street or a property where concrete curbs and sidewalks do not exist, all work shall be done under the supervision of the Borough Engineer. It shall be the responsibility of the applicant to submit a plan depicting line and grade of the new curb and/or sidewalk for review. The applicant may choose to have the Borough Engineer establish line and grade, in which event the applicant shall post an appropriate escrow in accordance with the Borough Engineer's determination.

Replace §93-3 paragraph B with the following text:

B. 1. The Planning Board or Board of Adjustment, in connection with its review of an application for development, or the Borough Engineer in a matter which does not require site plan review, may grant exceptions to the requirements of this section in the event that compliance therewith is not possible or if such compliance would be excessively costly or burdensome and if the noncompliance will have no adverse effect on the condition of the sidewalk involved or the adjacent street and will not be inconsistent with the overall intent and purpose of this section.

B2. All work shall be done under the supervision of the Borough Engineer in that case of:
(1) new construction; or
(2) an addition to existing structures resulting in the increase in the floor area and/or roof area by more than 1/3 (33.33%); or
(3) where 50% or more of the original structure is demolished, then the owner shall be required to construct sidewalks and curbs in accordance with the standards of §173-48E. Moreover, the waiver procedures detailed §171-29A(2)(b) supersede this provision.

SECTION 2.

Replace §171-18 paragraph B with the following text:

B. For purposes of this article, maintenance shall include but not be limited to the prompt clearance of all snow, ice, weeds, vegetation and debris from said sidewalks and curbs. It shall also include the maintenance and repair of all cracks and crevices, the maintaining of a level surface and the taking of all necessary steps to ensure as far as practicable the safety of the users of said sidewalk. For all repairs and/or replacements of more than 25% of curbing and/or sidewalk, a building permit shall be obtained by the owner for review and inspections by the Borough Engineer of all new sidewalk and curbing.

Add paragraph C to §171-18 as follows:

C. All work shall be done under the supervision of the Borough Engineer in the case of:
(1) new construction; or
(2) an addition to existing structures resulting in the increase in the floor area and/or roof area by more than 1/3 (33.33%); or
(3) where 50% or more of the original structure is demolished, then the owner shall be required to construct sidewalks and curbs in accordance with the standards of §173-48E. The waiver procedures detailed §171-29A(2)(b) supersede this provision.

SECTION 3.

Replace §171-29 paragraph A (2) with the following text:

(2)(a) All owners of property abutting upon streets, avenues or highways of the borough who apply for a building permit for:
(1) new construction; or
(2) an addition to existing structures resulting in the increase in the floor area and/or roof area by more than 1/3 (33.33%); or

(3) where 50% or more of the original structure is demolished, then the owner shall be required to construct sidewalks and curbs under the supervision of the Borough Engineer and in accordance with the standards of §173- 48E. The waiver procedures detailed §171-29A(2)(b) supersede this provision.

(2)(b) The term "vacant land" shall include a parcel of land where more than 50% of the above-grade portions of an existing structure will be removed and replaced with construction of a new improvement. No certificate of occupancy shall be granted until this provision is met. The Building Department/Zoning Officer shall notify the owner and the Borough Engineer of the requirement to install a sidewalk and curbs. The owner may request a waiver of this requirement from the Mayor and Council. The request shall be made within 20 days of notification and shall be in writing, setting forth the reasons for the waiver. The Mayor and Council shall schedule a hearing to consider the waiver request. Upon construction and acceptance, the owner shall have the duty to maintain the sidewalk and curb in accordance with Subsection A(1)above.

SECTION 4.

Replace Chapter A301-1 C. Construction Office, paragraph (1) (w) [2] with the following text:

[2] Sidewalk/curb inspection fee: $300 if done by construction code official or his designee.

Sidewalk/curb inspection fee: $300 per site visit if done by the Borough Engineer or his designee.

SECTION 5.

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistencies.

SECTION 6.

If any article, section, subsection, paragraph, phrase or sentence is, for any reason, held to be unconstitutional or invalid, said article, section, subsection, paragraph, phrase or sentence shall be deemed severable.

SECTION 7.

This Ordinance shall take effect immediately upon final publication as provided by law.

COUNCILMEMBER	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilwoman Amitai						
Councilman Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Council President Yammarino						

Introduced:
Adopted:

ATTEST: APPROVED:

_____ _____
Mari J. Margiotta, RMC, CMR John C. Glidden, Jr.
Borough Clerk Mayor

DRAFT

BOROUGH OF CLOSTER
ORDINANCE 2025:1357

AN ORDINANCE AMENDING ORDINANCE NUMBER 2024-1348 FINALLY ADOPTED BY THE BOROUGH COUNCIL OF THE BOROUGH OF CLOSTER, NEW JERSEY ON NOVEMBER 25, 2024

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN AND STATE OF NEW JERSEY, AS FOLLOWS:

Section 1. The Ordinance of the Borough Council of the Borough of Closter, in the County of Bergen, New Jersey (the "Borough") entitled "An Ordinance Providing For Engineering Design and Construction Inspection Services For The 2025 Road Program For The Borough Of Closter And Appropriating $120,000 For Such Purpose" finally adopted on November 25, 2024 (the "Ordinance") is hereby incorporated by reference in its entirety.

Section 2. Section 2 of the Ordinance is hereby amended in its entirety as follows: "The amount of $120,000 is hereby appropriated for the purposes stated in Section 1 of the Ordinance and which amount was funded from the Capital Fund Balance".

Section 3. This Ordinance shall take effect immediately upon due passage and publication according to law.

COUNCILMEMBER	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilwoman Amitai						
Councilman Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Council President Yammarino						

Introduced:
Adopted:

ATTEST: APPROVED:

_____ _____
Mari J. Margiotta, Borough Clerk John C. Glidden, Jr., Mayor

DRAFT

BOROUGH OF CLOSTER
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO. 2025-1359

CALENDAR YEAR 2025 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Borough Council of the Borough of Closter in the County of Bergen finds it advisable and necessary to increase its CY 2025 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Borough Council hereby determines that a 1% increase in the budget for said year, amounting to $146,391 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS, the Borough Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Borough Council of the Borough of Closter, in the County of Bergen, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2025 budget year, the final appropriations of the Borough of Closter shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to $512,369, and that the CY 2025 municipal budget for the Borough of Closter be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

COUNCILMEMBER	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilwoman Amitai						
Councilman Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Council President Yammarino						

Introduced:
Adopted:

ATTEST:

_____
Mari J. Margiotta, RMC, CMR
Borough Clerk

APPROVED:

_____
John C. Glidden, Jr.
Mayor

DRAFT

BOROUGH O F CLOSTER
ORDINANCE NO. 2025:1360

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER A301, FEES AND DEPOSITS SPECIFICALLY, 301-1 A. BOROUGH CLERK

WHEREAS, the Governing Body has determined there is a need to update Chapter A301 of the Code of the Borough of Closter, County of Bergen, State of New Jersey; and

WHEREAS, the proposed change was recommended by the Borough Clerk; and

WHEREAS, the proposed change was reviewed by the Ordinance Committee which recommends adoption and by the Borough Attorney who deems it to be in order; and

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Borough of Closter as follows:

SECTION 1.

Revise §A301-1, A. Borough Clerk as follows:

(1) Alcoholic Beverages
  (a) Plenary retail consumption Class C (33): $2,500.00
  (b) Plenary retail distribution Class D (44): $2,500.00
  (c) Club licenses (31): $188.00

All other provisions of this section of the Code remain the same.

SECTION 2.

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistencies.

SECTION 3.

If any article, section, subsection, paragraph, phrase or sentence is, for any reason, held to be unconstitutional or invalid, said article, section, subsection, paragraph, phrase or sentence shall be deemed severable.

SECTION 4.

This Ordinance shall take effect immediately upon final publication as provided by law.

COUNCILMEMBER	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilwoman Amitai						
Councilman Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Council President Yammarino						

Introduced:
Adopted:

ATTEST:

_____
Mari J. Margiotta, RMC, CMR
Borough Clerk

APPROVED BY:

_____
John C. Glidden, Jr.
Mayor

DRAFT

BOROUGH OF CLOSTER
ORDINANCE NO. 2025:1361

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 160 SEWERS AND STABLISHING ARTICLE V, MAINTENANCE OF SEWER LATERALS

WHEREAS, the Governing Body has determined there is a need to revise Chapter 160, Sewers, in order to establish Article V, Maintenance of Sewer Laterals, of the Code of the Borough of Closter, County of Bergen, State of New Jersey; and

WHEREAS, the intent of this ordinance is to explicitly outline the responsibilities of homeowners in the Borough for sewer laterals; and

WHEREAS, the Ordinance Committee has reviewed this ordinance and recommends its adoption.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor Council of the Borough of Closter as follows:

SECTION 1.

Establish a new Article in Chapter 160, Sewers entitled: Article V, Maintenance of Sewer Laterals, which shall read as follows:

§160-15 Designation of sewer collection system.
The sewer system of the Borough is the sewer collection system presently constructed in the roadway or easements and servicing all of the many adjoining properties in the Borough. The sewer collection system will consist of the main sewer line and all manholes.

§160-16 Designation of sewer connections.
The sewer connection (sewer lateral) shall be the portion extending from the owner's property and/or the improvements on the property to the Borough's sewer collection system, leading up to and including the connection.

§160-17 Responsibility to repair.
It shall be the responsibility of the property owner to make all necessary repairs to any existing sewer laterals and/ or new sewer laterals. The cost of such repairs shall be at the property owner's sole expense.

§160-18 Responsibility to maintain.
It shall be the responsibility of the property owner to clean and maintain, at the property owner's sole expense, the entire sewer connection, whether such connection was constructed by the Borough or otherwise. The entire sewer connection includes the sewer lateral and all piping and any appurtenances from the building to the sewer collection system.

§160-19 Installation of new sewer laterals.
Where there are no existing laterals and it is determined by the Borough that there is a need to install a new sewer lateral, it shall be the sole responsibility of the property owner to install the sewer lateral and/or connection to the sewer collection system, at the property owner's sole cost and at no expense to the Borough.

§160-20 Construction of missing sections.
A. In the event that a roadway within the Borough does not have a section of the sewer collection system constructed therein and it is determined by the Borough that it is necessary to construct said missing section of the sewer collection system in order to allow a property owner to connect a sewer lateral into the existing sewer collection system, the cost of installing said missing section of the sewer collection system shall be the responsibility of the property owner.

B. However, upon application of said property owner, the Governing Body may by resolution authorize said work on any part thereof, to be the responsibility of the Borough. The Borough Council shall consider in connection with the above application, the location in question, the availability of that portion of the sewer collection system to be constructed to additional property owners and the recommendation of the Department of Public Works. This section shall not be deemed to allow the Borough to assume the cost of installing sewer laterals.

SECTION 2.

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistencies.

SECTION 3.

If any article, section, subsection, paragraph, phrase or sentence is, for any reason, held to be unconstitutional or invalid, said article, section, subsection, paragraph, phrase or sentence shall be deemed severable.

SECTION 4.

DRAFT

This Ordinance shall take effect immediately upon final publication as provided by law.

Introduced:
Adopted:

ATTEST:

_____
Mari J. Margiotta, Borough Clerk

APPROVED BY:

_____
John C. Glidden, Jr., Mayor

BOROUGH OF CLOSTER
ORDINANCE 2025:1356

BOND ORDINANCE PROVIDING AN APPROPRIATION OF $625,000 FOR VARIOUS ROAD IMPROVEMENTS FOR AND BY THE BOROUGH OF CLOSTER IN THE COUNTY OF BERGEN, NEW JERSEY AND, AUTHORIZING THE ISSUANCE OF $593,750 BONDS OR NOTES OF THE BOROUGH FOR FINANCING PART OF THE APPROPRIATION

BE IT ORDAINED, BY THE BOROUGH COUNCIL OF THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

SECTION 1:

The improvements described in Section 3 of this bond ordinance (the "Improvements") are hereby authorized to be undertaken by the Borough of Closter, New Jersey (the "Borough") as general improvements. For the said Improvement there is hereby appropriated the amount of $625,000, such sum includes the sum of $31,250 as the down payment (the "Down Payment") required by the Local Bond Law of the State of New Jersey, constituting Chapter 2 of Title 40A of the New Jersey Statutes, as amended and supplemented (the "Local Bond Law"). The Down Payment is now available by virtue of provision in one or more previously adopted budgets for down payment or for capital improvement purposes.

SECTION 2:

In order to finance the cost of the Improvements not covered by application of the Down Payment, negotiable bonds of the Borough are hereby authorized to be issued in the principal amount of $593,750 pursuant to the provisions of the Local Bond Law (the "Bonds"). In anticipation of the issuance of the Bonds and to temporarily finance said improvements or purposes, negotiable bond anticipation notes of the Borough are hereby authorized to be issued in the principal amount not exceeding $593,750 pursuant to the provisions of the Local Bond Law (the "Bond Anticipation Notes" or "Notes").

SECTION 3:

(a) The Improvements authorized and the purpose for the financing of which said obligations are to be issued is for various road improvements, including but not limited to Demarest Avenue (Schraalenburg Road to Knickerbocker Road), Halsey Lane (entire length), and Birch Street (drainage), including curbing, milling, paving, drainage, sewer and other miscellaneous improvements, and including all work including all work and materials necessary therefor and incidental thereto, and as shown on and in accordance with the plans and specifications on file with the Borough Clerk.

(b) The estimated maximum amount of Bonds or Notes to be issued for the purpose of financing a portion of the cost of the Improvements is $593,750.

(c) The estimated cost of the Improvements is $625,000 which amount represents the initial appropriation made by the Borough.

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SECTION 4:

All Bond Anticipation Notes issued hereunder shall mature at such times as may be determined by the chief financial officer of the Borough (the "Chief Financial Officer"); provided that no Note shall mature later than one year from its date. The Notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with Notes issued pursuant to this ordinance, and the signature of the Chief Financial Officer upon the Notes shall be conclusive evidence as to all such determinations. All Notes issued hereunder may be renewed from time to time subject to the provisions of Section 8(a) of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell part or all of the Notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the Borough Council of the Borough at the meeting next succeeding the date when any sale or delivery of the Notes pursuant to this ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the Notes sold, the price obtained and the name of the purchaser.

SECTION 5:

The capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, Department of Community Affairs, State of New Jersey is on file with the Borough Clerk and is available for public inspection.

SECTION 6:

The following additional matters are hereby determined, declared, recited and stated:

(a) The Improvements described in Section 3 of this bond ordinance are not current expenses, and are capital improvements or properties that the Borough may lawfully make or acquire as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The period of usefulness of the Improvements, within the limitations of the Local Bond Law, and according to the reasonable life thereof computed from the date of the Bonds authorized by this bond ordinance, is 10 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Borough Clerk and a complete executed duplicate thereof has been filed in the office of the Director, Division of Local Government Services, Department of Community Affairs, State of New Jersey. Such statement shows that the gross debt of the Borough, as defined in the Local Bond Law, is increased by the authorization of the Bonds and Notes provided in this bond ordinance by $593,750 and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding $1,000 for items of expense listed in and permitted under Section 20 of the Local Bond Law is included in the estimated cost of the Improvements, as indicated herein.

SECTION 7:

Any funds received from time to time as contributions in aid of financing the purposes described in Section 3 of this Ordinance (including $190,050 expected to be received from the New Jersey Department of Transportation for Demarest Avenue) shall be used for financing said Improvements by application thereof either to direct payment of the cost of said Improvements or to the payment or reduction of the authorization of the obligations of the Borough authorized therefor by this Bond Ordinance. Any such funds received may, and all such funds so received which are not required for direct payment of the cost of said Improvements shall, be held and applied by the Borough as funds applicable only to the payment of obligations of the Borough authorized by this Bond Ordinance.

SECTION 8:

The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy ad valorem taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

SECTION 9:

The Chief Financial Officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The Chief Financial Officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

SECTION 10:

This Bond Ordinance constitutes a declaration of official intent under Treasury Regulation Section 1.150-2. The Borough reasonably expects to pay expenditures with respect to the Improvements prior to the date that Borough incurs debt obligations under this Bond Ordinance. The Borough reasonably expects to reimburse such expenditures with the proceeds of debt to be incurred by the Borough under this Bond Ordinance. The maximum principal amount of debt expected to be issued for payment of the costs of the Improvements is $593,750.

SECTION 11:

This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

COUNCILMEMBER	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilwoman Amitai						
Councilman Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Council President Yammarino						

Introduced: February 26, 2025
Adopted:

ATTEST: APPROVED:

_____ _____
Mari J. Margiotta, Borough Clerk John C. Glidden, Jr., Mayor

Active

State of New Jersey
Department of Community Affairs
Supplemental Debt Statement

Local Government: Closter Borough Prepared As Of: 2/26/2025

Budget Year Ending **December 31** (Month D-D) **2025** (Year)

Name: Francis Elenio Phone: 201-784-0755
Title: Email: felenio@closternj.us
Address: 295 Closter Dock Rd
Closter, NJ 07624 CFO Cert #:

Francis Elenio, Being duly sworn, deposes and says: Deponent is the Chief Financial Officer of Closter Borough here and in the statement hereinafter mentioned called the local unit. The Supplemental Debt Statement annexed hereto and hereby made a part hereof is a true statement of the debt condition of the local unit as of the date therein stated and is computed as provided by the Local Bond Law of New Jersey.

	Net Debt as per Annual Debt Statement	Decrease (Since December 31, last past)	Increase (Since December 31, last past)	Net Debt
Bonds and Notes for School Purposes	$0.00	$	$	$0.00
Bonds and Notes for Self-Liquidating Purposes	$0.00	$	$	$0.00
Other Bonds and Notes	$18,172,022.00	$820,000.00	$400,000.00	$17,752,022.00

2 Net Debt at the time of this statement is …… $17,752,022.00

The amounts and purposes separately itemized of the obligations about to be authorized, and any deductions which may be made on account of each such item are: (see Note "C" below)

Bond Ordinance	Purposes	Amount	Deduction	Net
	Various Road Improvements	$593,750.00	$0.00	$593,750.00
		$593,750.00	$0.00	$593,750.00

4 The net debt of the local unit determined by the addition of the net debt amounts stated in items 2 and 3 above is: $18,345,772.00

5 Equalized valuation basis (the average of the equalized valuations of real estate, including improvements and the assessed valuation of class II railroad property of the local unit for the last 3 preceding years) as stated in the Annual Debt Statement or the revision thereof last filed.

	Year		
(1)	2022	Equalized Valuation Real Property with Improvements plus assessed valuation of Class II RR Property	$2,578,912,797.00
(2)	2023	Equalized Valuation Real Property with Improvements plus assessed valuation of Class II RR Property	$2,889,785,706.00
(3)	2024	Equalized Valuation Real Property with Improvements plus assessed valuation of Class II RR Property	$3,103,792,686.00

6 Equalized Valuation Basis – Average of (1), (2) and (3)…… $2,857,497,063.00

7 Net Debt (Line 4 Above) expressed as a percentage of such equalized valuation basis (Line 6 above) is: 0.642%

Notes

A If authorization of bonds or notes is permitted by an exception to the debt limit, specify the particular paragraph of N.J.S.A. 40A:2-7 or other section of law providing such exception.

B This form is also to be used in the bonding of separate (not Type I) school districts as required by N.J.S.A. 18A:24-16, and filed before the school district election. In such case pages 3 and 4 should be completed to set forth the computation supporting any deduction in line 3 above.

C Only the account of bonds or notes about to be authorized should be entered. The amount of the "down payment" provided in the bond ordinance should not be included nor shown as a deduction.

BOROUGH OF CLOSTER
RESOLUTION #2025-092
MARCH 12, 2025

APPROVAL OF SUPPORT FOR A-4649 TO PROVIDE PERIODIC CANCER SCREENING FOR VOLUNTEER FIREFIGHTERS THROUGH THE SHBP AND REQUEST FURTHER AMENDMENT TO INCLUDE ALL VOLUNTEER FIRST RESPONDERS

WHEREAS, current law entitles paid firefighters enrolled in the State Health Benefits Program and paid firefighters eligible for enrollment in the State Health Benefits Program to periodic cancer screening examinations every three years without cost-sharing, and,

WHEREAS, by law, the State will reimburse public employers in an amount not to exceed 36 $1,250 per three-year period for each firefighter; and,

WHEREAS, the existing law does not extend to volunteer firefighters, so this bill extends the reimbursement provisions available to paid firefighters under current law to unpaid firefighters serving in any fire district with a volunteer fire department or wherein there exists one or more incorporated volunteer fire companies affording fire protection to the fire district, or any fire department, unit, or company of or in the State or a political subdivision of this State; and,

WHEREAS, the Governing Body of the Borough of Closter is desirous of supporting such legislation for the protection of volunteer firefighters throughout not just the Borough of Closter, but the entire State of New Jersey.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Closter, that the Governing Body hereby expresses their support for Assembly Bill A4649 to extend periodic cancer screening under the SHBP to volunteer firefighters within the State of New Jersey; and,

BE IT FURTHER RESOLVED that the Governing Body of the Borough of Closter requests that Assembly Bill A4649 be amended to also Include volunteer ambulance corporation members as well as any first responder that are not already covered under the SHBP; and,

BE IT FURTHER RESOLVED that copies of this resolution be sent to Senator Holly Schepisi, Assemblyman Robert Auth and Assemblyman John V. Azzariti Jr. M.D., as well as all Bergen County municipalities seeking their support and concurrent resolutions.

COUNCILMEMBER	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilwoman Amitai						
Councilman Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Council President Yammarino						

Adopted: March 12, 2025

ATTEST: APPROVED:

_____ _____
Mari J. Margiotta, Borough Clerk John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held March 12, 2025.

_____
Mari J. Margiotta, Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #2025-093
MARCH 12, 2025

ESCHEAT ESCROW FUNDS

WHEREAS, the following individual(s) or entity(ies) have deposited escrow funds with the Borough of Closter for development of the attached listed property(ies); and

WHEREAS, the applicants have not responded after multiple attempts of notification; and

WHEREAS, the Assistant Chief Financial Officer wishes to clear these accounts of record.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter, that the Finance Clerk is hereby authorized to close account the account(s) of record and escheat the funds to the Current Treasury Account as follows:

Escrow Account	**Amount to Escheat**
201005 7221	**$ 42.32**

COUNCILMEMBER	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilwoman Amitai						
Councilman Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Council President Yammarino						

Adopted: March 12, 2025

ATTEST: APPROVED:

_____ _____
Mari J. Margiotta, Borough Clerk John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held March 12, 2025.

_____
Mari J. Margiotta, Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #2025-094
MARCH 12, 2025

REGARDING PROFESSIONAL SERVICES APPOINTMENT HEALTH OFFICER AND REGISTERED ENVIRONMENTAL HEALTH SPECIALIST

WHEREAS, there exists a need for professional services of a Health Officer and Registered Environmental Health Specialist to work in conjunction with the Board of Health for services for 2025; and

WHEREAS, funds are available for said purpose for 2025; and

WHEREAS, the Board of Health, pursuant to a Fair and Open Process, in accordance with the provisions of N.J.S.A. 19:44A-20, et. seq. has recommended the reappointment of Mid-Bergen Regional Health Commission to provide local public health services as a Health Officer and Registered Environmental Health Specialist; and

WHEREAS, James Fedorko, Mid-Bergen Regional Health Commission is qualified to provide to provide professional public health services as a Health Officer and Registered Environmental Health Specialist; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that the resolution authorizing the award of contracts for "Professional Services" without competitive bidding be publicly advertised;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter as follows:

1. The Mayor and Borough Clerk are hereby authorized and directed to execute an agreement with: James Fedorko, Mid-Bergen Regional Health Commission
2. This contract is being awarded without competitive bidding pursuant to N.J.S.A. 40A:11-5, as a professional service.
3. This contract is being awarded through a Fair and Open process, pursuant to N.J.S.A. 19:44A-20.4 et seq.
4. The Borough Clerk is hereby authorized and directed (in accordance with the publication of notice provisions of N.J.S.A. 40A:11-5(1)(a)(i) to publish a notice of this action once in the official newspaper of the Borough of Closter.
5. That the award of this contract be in accordance with and subject to compliance with the Affirmative Action Regulations of the State of New Jersey and the requirements of Public Law 1975, Chapter 127.

COUNCILMEMBER	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilwoman Amitai						
Councilman Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Council President Yammarino						

Adopted: March 12, 2025

ATTEST: APPROVED:

_____ _____

Mari J. Margiotta, Borough Clerk John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held March 12, 2025.

_____

Mari J. Margiotta, Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #2025-095
MARCH 12, 2025

USE OF MUNICIPAL FIRE VEHICLES FOR NEW JERSEY STATE FIREMEN'S CONVENTION IN WILDWOOD, NEW JERSEY FROM SEPTEMBER 11, 2025 THROUGH SEPTEMBER 14, 2025

WHEREAS, by correspondence dated February 8, 2025, Closter Fire Official Kevin Whitney requested permission to use the following municipal vehicles for the purpose of attending the New Jersey State Firemen's Convention in Wildwood, New Jersey from September 11, 2025 to September 14, 2025:

Fire Prevention Vehicles 773
Support Vehicle 767
Fire Chief's Vehicles 751 and 752;
OEM Vehicle 779;

WHEREAS, the request indicates that the vehicles will be used for the following purposes:

1. To provide transportation to and from the convention for department officials and their families;
2. To provide transportation to and from the convention hall in Wildwood for the members of the Knickerbocker Hook & Ladder Company;
3. To run errands, purchase food, etc. in Wildwood for the members of the K.H.L. Co;
4. To transport supplies needed by K.H.L. Co. to and from Wildwood.

WHEREAS, the Mayor and Council discussed this request at its February 12, 2025 meeting and determined that the request should be approved;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Closter hereby authorize the aforesaid request by the Closter Fire Official to use the aforesaid vehicles identified above for the purposes stated above; and

BE IT FURTHER RESOLVED that a copy of this Resolution shall be provided to the Closter Fire Official and Chief of Police for their respective use.

COUNCILMEMBER	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilwoman Amitai						
Councilman Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Council President Yammarino						

Adopted: March 12, 2025

ATTEST:

_____
Mari J. Margiotta, Borough Clerk

APPROVED:

_____
John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held March 12, 2025.

_____
Mari J. Margiotta, Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #2025-096
MARCH 12, 2025

BILLS LIST

WHEREAS, the claims listed below have been authorized and approved by the Chairman of the Committee, examined by the Finance Committee, and found correct.

THEREFORE, BE IT RESOLVED, that the Mayor and Council hereby authorize the payment of these claims, and that warrants be drawn therefore when funds are available.

Budgeted	**Amount**
Bergen County Tax	0
County Open Space Tax	0
Northern Valley High School	$ 1,784,395.50
Closter Board of Education	$ 1,913,989.00
2024 Budget Appropriations	$ 60,667.57
2025 Budget Appropriations – Operating Expenses Payroll 02/15/2025 Payroll 02/28/2025	$ 590,920.19 $ 304,358.56 $ 319,080.51
Current Treasury Account January 1, 2025 to February 12, 2025	$ 4,973,411.33

Capital and Trust	**Amount**
Capital	$ 194,670.17
Escrow Trust	$ 38,364.28
Recreation	$ 106,100.38
Animal	$ 20,722.78
Housing Trust	$ 190.00
Food Locker	$ 0
Open Space	$ 0
HRA Insurance	$ 18,500.00

COUNCILMEMBER	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilwoman Amitai						
Councilman Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Council President Yammarino						

Adopted: March 12, 2025

ATTEST: APPROVED:

_____ _____
Mari J. Margiotta, Borough Clerk John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held March 12, 2025.

_____
Mari J. Margiotta, Borough Clerk

Range of Checking Accts: 14RECREATION to 15ANIMALCONTROL Range of Check Dates: 02/13/25 to 03/12/25
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor		Amount Paid	Reconciled/Void Ref Num
14RECREATION		SPECIAL RECREATION ACCOUT			
1039	02/24/25	OSCAR005	OSCAR ECHEVERRY	1,200.00	7809
1040	02/25/25	SPECI004	SPECIAL RECREATION	69,370.69	7817

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	2	0	70,570.69	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	2	0	70,570.69	0.00

14SP REC VALLEY		SPECIAL RECREATION VALLEY			
1	03/12/25	AMAUR005	AMAURY S. CASILLA	240.00	7831
2	03/12/25	BULLE005	BULLETT-HEAD SALES	5,160.00	7831
3	03/12/25	CLOST010	CLOSTER BOARD OF EDUCATION	7,906.50	7831
4	03/12/25	DEMAR010	DEMAREST ATHLETIC ASSOCIATION	2,032.19	7831
5	03/12/25	DOWNE010	DOWNES TREE SERVICE	3,250.00	7831
6	03/12/25	LINDA005	LINDA GRIPPO	240.00	7831
7	03/12/25	SANTO005	SANTOS BASEBALL ENTERPRISE LLC	7,500.00	7831
8	03/12/25	SHAWN010	SHAWN E. CARPENTER	480.00	7831
9	03/12/25	SPORT010	SPORTS TIME, INC.	6,164.00	7831
10	03/12/25	USOVE005	U.S. OVER 30 BASEBALL LEAGUE	1,770.00	7831
11	03/12/25	VERON005	VERONICA SPORTS LLC	787.00	7831

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	11	0	35,529.69	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	11	0	35,529.69	0.00

15 ANIMAL VB		ANIMAL VALLEY			
1	03/12/25	HYEKE005	HYEKEUM SON	250.00	7832
2	03/12/25	KRIST006	KRISTINE CRUZ	50.00	7832
3	03/12/25	NJDEP000	NJ DEPARTMENT OF HEALTH	311.40	7832
4	03/12/25	PAULI005	PAULINA M LUCIO-JUAREZ	50.00	7832

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	4	0	661.40	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	4	0	661.40	0.00

15ANIMALCONTROL		ANIMAL ACCOUNT			
304	02/20/25	DOGAC000	DOG ACCOUNT	20,061.38	7808

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	1	0	20,061.38	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	20,061.38	0.00

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num

15ANIMALCONTROL ANIMAL ACCOUNT Continued

Report Totals

	Paid	Void	Amount Paid	Amount Void
Checks:	18	0	126,823.16	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	18	0	126,823.16	0.00

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
RECREATION TRUST	T-14	106,100.38	0.00	0.00	106,100.38
DOG TRUST	T-15	20,722.78	0.00	0.00	20,722.78
Total Of All Funds:		126,823.16	0.00	0.00	126,823.16

Range of Checking Accts: 17FOODLOCKER to CURRENT-MANUAL Range of Check Dates: 02/13/25 to 03/12/25
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor		Amount Paid	Reconciled/Void	Ref Num	
CURRENT MAN V		CURRENT MANUAL VALLEY					
502243	02/24/25	HRA00000	HRA INSURANCE ACCOUNT	5,000.00		7811	
502251	02/25/25	NORTH065	NORTHERN VALLEY HIGH SCHOOL	1,784,395.50		7814	
502261	02/26/25	BORO0000	BORO OF CLOSTER - PAYROLL ACCT	319,080.51		7819	
502262	02/26/25	PAYRO000	PAYROLL AGENCY ACCOUNT	14,529.38		7819	
502263	02/26/25	PAYRO000	PAYROLL AGENCY ACCOUNT	285.58		7819	
502265	02/26/25	CLOST010	CLOSTER BOARD OF EDUCATION	1,913,989.00		7819	
502271	02/27/25	MUNIC003	MUNICIPAY LLC	105.75		7822	
503041	03/04/25	NJSHB000	NJSHBP	127,692.27		7825	

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	8	0	4,165,077.99	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	8	0	4,165,077.99	0.00

CURRENT-MANUAL		CURRENT - MANUAL					
502131	02/13/25	CHASE010	CHASE MANHATTAN/DTC	871,525.00		7796	
502132	02/13/25	BORO0000	BORO OF CLOSTER - PAYROLL ACCT	304,358.56		7799	
502133	02/13/25	PAYRO000	PAYROLL AGENCY ACCOUNT	288.32		7799	
502134	02/13/25	PAYRO000	PAYROLL AGENCY ACCOUNT	16,996.11		7799	
502135	02/13/25	CURRE000	CURRENT TREASURY FUND	1,839.01	02/13/25 VOID	7799	(Reason: WRONG BUDGET ACCOUNT)
502136	02/13/25	EB000000	EB EMPLOYEE SOLUTIONS, LLC	3,500.70		7799	
502191	02/19/25	NEOPO015	NEOPOST LEASING	4,000.00		7805	
502192	02/19/25	DELTA005	DELTA DENTAL OF NEW JERSEY	7,811.20		7805	
502193	02/19/25	HRA00000	HRA INSURANCE ACCOUNT	1,500.00		7805	
502194	02/19/25	NJSHB000	NJSHBP	121,056.75		7805	
502241	02/24/25	HRA00000	HRA INSURANCE ACCOUNT	2,000.00		7810	
502242	02/24/25	HRA00000	HRA INSURANCE ACCOUNT	10,000.00		7810	

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	11	1	1,343,036.64	1,839.01
Direct Deposit:	0	0	0.00	0.00
Total:	11	1	1,343,036.64	1,839.01

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	19	1	5,508,114.63	1,839.01
Direct Deposit:	0	0	0.00	0.00
Total:	19	1	5,508,114.63	1,839.01

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	4-01	122,858.30	0.00	0.00	122,858.30
CURRENT FUND	5-01	5,385,256.33	0.00	0.00	5,385,256.33
Total Of All Funds:		5,508,114.63	0.00	0.00	5,508,114.63

Range of Checking Accts: 01 CURRENT VB to 13TRUST Range of Check Dates: 02/13/25 to 03/12/25
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor		Amount Paid	Reconciled/Void Ref Num
01 CURRENT VB		CURRENT TREASURY - VALLEY			
1	02/20/25	BERGE095	BERGEN COUNTY UTILITIES AUTH.	292,713.62	7806
2	02/20/25	CONST015	CONSTELLATION NEW ENERGY NJ	5,025.40	7806
3	02/20/25	DELAG000	DE LAGE LANDEN FINANCIAL SVC.	604.00	7806
4	02/20/25	DONNA020	DONNA MERRITTS GIANNETTI	75.00	7806
5	02/20/25	GRANI005	GRANITE TELECOMMUNICATIONS LLC	1,059.51	7806
6	02/20/25	MAILF005	UADIENT LEASING USA, INC	529.26	7806
7	02/20/25	MGOOD005	M. GOODMAN ASSOCIATES, PC	2,173.83	7806
8	02/20/25	RACHL000	RACHLES/MICHELE S OIL CO., INC	5,833.41	7806
9	02/20/25	ROCKL015	ROCKLAND ELECTRIC COMPANY	32,810.78	7806
10	02/20/25	TREAS070	TREASURER, STATE OF NEW JERSEY	300.00	7806
11	02/20/25	UNITE020	VEOLIA WATER NEW JERSEY	15,170.31	7806
12	02/24/25	NRGBU005	NRG BUSINESS MARKETING	4,446.87	7812
13	02/24/25	PSEG 005	PSE G	6,390.07	7812
14	02/24/25	UNITE020	VEOLIA WATER NEW JERSEY	422.75	7812
15	02/24/25	VERI 020	VERI ON WIRELESS	1,673.11	7812
16	02/25/25	CLOST070	CLOSTER PUBLIC LIBRARY	86,219.16	7813
17	02/25/25	STAND000	STANDARD INSURANCE COMPANY	1,599.94	7815
18	02/26/25	IPPT005	IPP TANNENBAUM, ATTY. TRUST	8,639.63	7818
19	02/28/25	CABLE000	OPTIMUM	75.00	7823
20	02/28/25	VERI 005	VERI ON	228.00	7823
21	03/12/25	11PRI005	11 PRISTINE CORP	200.00	7826
22	03/12/25	ACTIO015	ACTION DATA SERVICES INC.	2,708.72	7826
23	03/12/25	AIRGA000	AIRGAS USA, LLC	91.85	7826
24	03/12/25	ALDOG000	ALDO GUERINO	1,864.68	7826
25	03/12/25	ALFON000	ALFONSO DIASPARRA	219.48	7826
26	03/12/25	ALPHO000	ALPHONSO H. YOUNG JR.	1,920.46	7826
27	03/12/25	AMA 001	AMA ON BUSINESS	921.93	7826
28	03/12/25	ANDRE010	ANDREW ORLICH	1,437.35	7826
29	03/12/25	ANJEC000	ANJEC	450.00	7826
30	03/12/25	APPTE005	APPTEGY, INC.	8,242.50	7826
31	03/12/25	ATLAN030	ATLANTIC SALT, INC.	8,186.28	7826
32	03/12/25	AUTOM000	AUTOMOTIVE BRAKE COMPANY	134.83	7826
33	03/12/25	BCMAA000	BCMAA-ROSEMARIE LASCARI	25.00	7826
34	03/12/25	BCMCA000	BCMCA	200.00	7826
35	03/12/25	BEATT000	BEATTIE PADOVANO, LLC	3,393.00	7826
36	03/12/25	BERGE015	BERGEN CNTY POLICE CHIEFS ASSN	650.00	7826
37	03/12/25	BERGE020	BERGEN CNTY PROSECUTORS OFFICE	8,000.00	7826
38	03/12/25	BISDI013	BUSINESS INFORMATION SYSTEMS	26.93	7826
39	03/12/25	BONNI000	BONNIE SWIT ER	219.48	7826
40	03/12/25	BRAEN000	STONE INDUSTRIES, INC.	437.80	7826
41	03/12/25	CAROL010	CAROLE DACEY	219.48	7826
42	03/12/25	CDW00000	CDW GOVERNMENT	224.99	7826
43	03/12/25	CHAUM005	CHAUMONT MOTORS LLC	609.14	7826
44	03/12/25	CHIEF000	DAVID BERRIAN	495.44	7826
45	03/12/25	CHRIS033	CHRISTOPHER DIPPOLITO	3,325.40	7826
46	03/12/25	CLOST080	CLOSTER VOLUNTEER AMBULANCE	1,875.00	7826
47	03/12/25	COMPL005	COMPLETE DOCUMENT SOLUTIONS	134.28	7826
48	03/12/25	DAVID050	DAVID HOLLENDER	677.69	7826
49	03/12/25	DENNI005	DENNIS KAINE	2,919.68	7826

Check #	Check Date	Vendor		Amount Paid	Reconciled/Void Ref Num
01 CURRENT VB		CURRENT TREASURY - VALLEY	Continued		
50	03/12/25	DEUNI000	D E UNIFORMS LLC	155.00	7826
51	03/12/25	DONAL010	DONALD NICOLETTI	3,325.40	7826
52	03/12/25	DONDE000	DONN DEEGAN	677.69	7826
53	03/12/25	DONOV000	DONOVAN BLADES	484.87	7826
54	03/12/25	DOROT000	DOROTHY WOODS	198.28	7826
55	03/12/25	DOROT001	DOROTHY WOODS	3,260.00	7826
56	03/12/25	DOWNE010	DOWNES TREE SERVICE	11,900.00	7826
57	03/12/25	DYKES000	DYKES LUMBER COMPANY, INC	29.39	7826
58	03/12/25	ERIKL005	ERIK LENANDER	510.00	7826
59	03/12/25	FIREF015	FIREFIGHTER ONE LLC	1,360.00	7826
60	03/12/25	FIRES000	FIRE SAFETY SERVICES, LTD.	19,717.60	7826
61	03/12/25	FRANK027	FRANKLIN S. MONTERO	375.00	7826
62	03/12/25	GABRI006	GABRIELLI KENWORTH OF NO NJ	63.22	7826
63	03/12/25	GLADI005	GLADIATOR SERVICES LLC	5,703.22	7826
64	03/12/25	GREAT015	GREATAMERICA FINANCIAL SVCES.	370.50	7826
65	03/12/25	GTMAR000	GT MARKETING LTD.	896.13	7826
66	03/12/25	HOMET000	HOMETOWN HARDWARE INC.	2,673.42	7826
67	03/12/25	HUDSO010	HUDSON COUNTY MOTORS, INC.	147.97	7826
68	03/12/25	INTER000	INTERBORO MUTUAL AID SYSTEM	500.00	7826
69	03/12/25	INTER060	INTERSTATE 9W AUTO BODY	1,248.10	7826
70	03/12/25	INTER065	INTERSTATE WASTE SERVICES OF	24,151.40	7826
71	03/12/25	JAMES000	JAMES B. WINTERS	2,919.68	7826
72	03/12/25	JAMES035	JAMES GORDON	345.24	7826
73	03/12/25	JAMES080	JAMES G. GABETTIE	219.48	7826
74	03/12/25	JBLOC000	J B LOCK ALARM, INC.	264.00	7826
75	03/12/25	JENNI016	JENNIFER MARTINE	653.00	7826
76	03/12/25	JEROM000	JEROME IKALOWYCH	2,011.94	7826
77	03/12/25	JESCO000	JESCO INC.	445.33	7826
78	03/12/25	JOHNMC00	JOHN MC TIGUE	3,325.40	7826
79	03/12/25	JOSEP020	JOSEPH CORVELLI	650.89	7826
80	03/12/25	KEVIN000	KEVIN M. DOERR	1,920.46	7826
81	03/12/25	LACAL005	LACAL E UIPMENT, INC.	205.81	7826
82	03/12/25	LANGU000	LANGUAGE LINE SERVICES, INC.	254.10	7826
83	03/12/25	LAWSO005	LAWSON PRODUCTS, INC.	38.34	7826
84	03/12/25	LERCH000	LERCH, VINCI BLISS, LLP	2,280.00	7826
85	03/12/25	LITON005	LI-TONG CHIANG	219.48	7826
86	03/12/25	LORET000	LORETTA CASTANO	219.48	7826
87	03/12/25	LOWES000	LOWE S	368.56	7826
88	03/12/25	LUBEN005	LUBENET, LLC	356.00	7826
89	03/12/25	LUISR005	LUIS RUI	2,919.68	7826
90	03/12/25	MATTH005	MATTHEW THORNHILL	1,344.46	7826
91	03/12/25	MGLPR000	MGL PRINTING SOLUTIONS	388.00	7826
92	03/12/25	MICHA026	MICHAEL DILU IO	219.48	7826
93	03/12/25	MINUT005	MINUTEMAN PRESS	785.50	7826
94	03/12/25	NEVCO005	NEVCO SPORTS, LLC	392.59	7826
95	03/12/25	NJASS000	NJ ASSOC. OF CHIEFS OF POLICE	750.00	7826
96	03/12/25	NJCM0000	NJ CONFERENCE OF MAYORS	625.00	7826
97	03/12/25	NORTH010	NORTH JERSEY MEDIA GROUP	634.04	7826
98	03/12/25	NORTH025	NORTH EAST FIRE SAFETY E UIP	276.25	7826
99	03/12/25	NORTH080	NORTHERN VALLEY MAYORS ASSOC.	400.00	7826
100	03/12/25	PARTS003	PARTS AUTHORITY, INC.	3,624.55	7826
101	03/12/25	PESH-000	PESH-E-LECTRIC, INC.	248.00	7826

Check #	Check Date	Vendor		Amount Paid	Reconciled/Void	Ref Num
01 CURRENT VB		CURRENT TREASURY - VALLEY	Continued			
102	03/12/25	PGAUT006	P G AUTO INC.	995.15		7826
103	03/12/25	POLIC015	POLICE TRAFFIC OFFICERS ASSN	350.00		7826
104	03/12/25	RACHL000	RACHLES/MICHELE S OIL CO., INC	15,511.19		7826
105	03/12/25	RICHA040	RICHARD D AMICO	677.69		7826
106	03/12/25	ROBER060	ROBERT S SON INC	23.76		7826
107	03/12/25	RONAL010	RONALD GAFFNEY	168.95		7826
108	03/12/25	RUGGE000	SMITTY S PRODUCTIONS INC	159.97		7826
109	03/12/25	RUTGE010	RUTGERS UNIVERSITY	490.00		7826
110	03/12/25	RUTGE021	RUTGERS, THE STATE UNIVERSITY	860.00		7826
111	03/12/25	SCOTT030	SCOTT GRAPHICS PRINTING CO INC	500.00		7826
112	03/12/25	SUNSE000	SUNSET CAR WASH	20.00		7826
113	03/12/25	THOMA025	THOMAS MCNAMARA	219.48		7826
114	03/12/25	THOMA065	THOMAS BRUECK	3,325.40		7826
115	03/12/25	TIMOTH00	TIMOTHY CONWAY	1,147.19		7826
116	03/12/25	TRI-C005	TRI-COUNTY TERMITE PEST	50.00		7826
117	03/12/25	TYRE 005	TYRE RESOURCES, LLC	415.00		7826
118	03/12/25	WBMAS000	W. B. MASON CO., INC.	1,112.34		7826
119	03/12/25	WILLI040	WILLIAM HOWARD	1,241.89		7826
120	03/12/25	WISSL005	WISS LAW PC	45.00		7826

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	120	0	650,165.98	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	120	0	650,165.98	0.00

01CURRENT		CURRENT TREASURY ACCOUNT				
21887	02/19/25	NEWJE027	NEW JERSEY MOTOR VEHICLE	120.00		7804
21888	03/03/25			0.00	03/03/25 VOID	0
21889	03/03/25	JOSEP020	JOSEPH CORVELLI	1,301.78		7824

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	2	1	1,421.78	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	2	1	1,421.78	0.00

04CAPITAL		CAPITAL ACCOUNT				
1594	02/27/25	CAPIT000	CAPITAL CHECKING	0.12		7821

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	1	0	0.12	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	0.12	0.00

04CAPITAL-V		CAPITAL-VALLEY				
23	02/18/25	GREEN035	GREEN VALLEY GROUP, INC.	96,312.52		7802
24	03/12/25	ALLAM025	ALL AMERICAN FORD OF PARAMUS	49,998.60		7827
25	03/12/25	BOSWE000	BOSWELL ENGINEERING, INC.	1,980.00		7827
26	03/12/25	CLOST055	CLOSTER NATURE CENTER	32,000.00		7827
27	03/12/25	EASTE015	EASTERN DATACOMM, LLC	14,378.93		7827

Check #	Check Date	Vendor		Amount Paid	Reconciled/Void	Ref Num
04CAPITAL-V		CAPITAL-VALLEY	Continued			

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	5	0	194,670.05	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	5	0	194,670.05	0.00

12 AFF HOUS AFFORDABLE HOUSING

6	03/12/25	LERCH000	LERCH, VINCI BLISS, LLP	190.00		7828

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	1	0	190.00	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	190.00	0.00

13 DEV ESCROW 2 ESCROW EDMUNDS CHECKING 2

3621	03/12/25	BEATT000	BEATTIE PADOVANO, LLC	2,183.50		7829
3622	03/12/25	BOSWE000	BOSWELL ENGINEERING, INC.	905.91		7829
3623	03/12/25	CURRE000	CURRENT TREASURY FUND	4,701.62		7829

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	3	0	7,791.03	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	3	0	7,791.03	0.00

13TRUST Trust Checking

453	03/12/25	EASTC000	EAST COAST EMERGENCY LIGHTING	17,838.25		7830
454	03/12/25	GOLDT000	GOLD TYPE BUSINESS MACHINES	3,780.00		7830
455	03/12/25	HAWOR005	HAWORTH SERVICE CENTER, INC.	990.00		7830
456	03/12/25	MOTOR015	MOTOROLA SOLUTIONS, INC.	7,965.00		7830

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	4	0	30,573.25	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	4	0	30,573.25	0.00

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	136	1	884,812.21	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	136	1	884,812.21	0.00

Totals by Year-Fund

Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	4-01	60,667.57	0.00	0.00	60,667.57
CURRENT FUND	5-01	590,920.19	0.00	0.00	590,920.19
GENERAL CAPITAL FUND	C-04	194,670.17	0.00	0.00	194,670.17
HOUSING TRUST FUND	T-12	190.00	0.00	0.00	190.00
OTHER TRUST FUND	T-13	30,573.25	0.00	0.00	30,573.25
Year Total:		30,763.25	0.00	0.00	30,763.25
Total Of All Funds:		877,021.18	0.00	0.00	877,021.18

Pro ect Description	Pro ect No.	Pro ect Total
53 TAILLON TERRACE	2010047682	0.62
333 RUCKMAN ROAD	2010057493	312.69
145 HICKORY LANE	2010057511	476.72
674 CLOSTER DOCK ROAD	2010057518	4,701.00
18 WILLIAM STREET, LC	2010057560	302.50
CLOSTER COMMONS D1	2010057586	1,026.00
61 SHERMAN AVENUE	2010057599	427.50
80 TAYLOR DRIVE	2010057607	427.50
180 HOMANS AVENUE	2010057611	116.50
Total Of All Pro ects:		7,791.03

CHIEF FINANCIAL OFFICER CERTIFICATION OF AVAILABILITY OF FUNDS

Borough of Closter Council

As the Chief Financial Officer of the Borough of Closter, responsible for the maintenance of the financial records of the Municipality, I hereby certify that adequate funds have been appropriated. All funds are available for the aforementioned purpose and that payment of perspective contract price will be charged against and not to exceed the amount appropriated in the:

Closter Board of Education			$ 1,913,989.00
Northern Valley Regional H.S.			$ 1,784,395.50
Bergen County Tax			$ -
Bergen County Open Space			$ -
			$ -
2024 Budget Appropriations -		Operating	$ 60,667.57
2025 Budget Appropriations -		Operating	$ 590,920.19
Payroll	2/15/2025		$ 304,358.56
Payroll	2/28/2025		$ 319,080.51
Total Current Treasury			$ 4,973,411.33
Capital			$ 194,670.17
Escrow Trust Account			$ 38,364.28
Recreation			$ 106,100.38
Housing Trust			$ 20,722.78
Animal Account			$ 390.80
Open Space			$ -
Community Development Block Grant			$ -
Food Locker			$ -
HRA Insurance Plan			$ 18,500.00

_____

Francis Elenio
Chief Finance Officer
Borough of Closter

Dated: 03/12/25

BOROUGH OF CLOSTER
RESOLUTION #2025-097
MARCH 12, 2025

AUTHORIZING AN AMENDMENT TO THE CONTRACT WITH BOSWELL ENGINEERING TO PROVIDE ENGINEERING SERVICES FOR DUE DILIGENCE STUDY: PROPOSED POLICE STATION LOTS 1 & 2, BLOCK 1308

WHEREAS, the Borough of Closter, by Resolution #2025-027, dated January 2, 2025 entered into an annual contract with Boswell Engineering for the provision of professional engineering services; and

WHEREAS, Boswell Engineering, in a proposal dated February 28, 2025 (attached as Exhibit A), has outlined the professional engineering services required for **the Due Diligence Study: Proposed Police Station** services; and

WHEREAS, it is deemed to be in the best interests of the Borough of Closter for the Mayor and Council to authorize the proposed engineering services as outlined in the February 28, 2025 Boswell Engineering proposal for an **amount not to exceed $1,200.00** and

WHEREAS, that said contract amendment is being awarded without competitive bidding, since the services covered are "professional services," pursuant to N.J.S.A. 40a:11-5(1)(a)(i) of the Local Public Contracts Law, which are services performed by persons authorized by law to practice a recognized profession; and

WHEREAS, that the award of the contract continuation shall be in accordance with and subject to compliance with the Affirmative Action Regulations of the State of New Jersey, N.J.A.C. 17:27-1.1, et seq., and the requirements of Public Laws 1975 Chapter 127, N.J.S.A.
10:5-31 to 38 and N.J.S.A. 19:44A-20.1, et seq.,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council that it does hereby approve the amendment of the contract with Boswell Engineering to provide additional engineering services for the Due Diligence Study: Proposed Police Station **not to exceed**
$1,200.00; and.

NOW, THEREFORE, BE IT RESOLVED that the Borough Clerk shall provide a copy of this Resolution and Exhibit A to the Borough Administrator and to the Assistant CFO.

CERTIFICATE OF AVAILABILITY OF FUNDS
I, Frank Elenio, Certified Financial Officer of the Borough of Closter, hereby certify, pursuant to N.J.S.A. 40A:9-140.1, et seq. and N.J.A.C. 5:30-5.4, the funds are available to the Borough of Closter for calendar year in account 05-01-20-100-000-028.

Dated: March 12, 2025

_____
Frank Elenio, CFO

COUNCILMEMBER	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilwoman Amitai						
Councilman Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Council President Yammarino						

Adopted: March 12, 2025

ATTEST: APPROVED:

_____ _____
Mari J. Margiotta, Borough Clerk John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held March 12, 2025.

_____
Mari J. Margiotta, Borough Clerk

EXHIBIT A

Boswell Engineering Proposal Dated February 28, 2025 Due Diligence Study: Proposed Police Station Lots 1 & 2, Block 1308

BOSWELL
EST 1924

Headquarters
330 Phillips Avenue
South Hackensack, NJ 07606

O 201 641 0770
info@boswellengineering.com
boswellengineering.com

February 28, 2025

Borough of Closter
295 Closter Dock Road
Closter, NJ 07624

Attention: James Winters, Borough Administrator

Re: Due Diligence Study
Proposed Police Station
Lots 1 & 2, Block 1308
Our File No. 25CL100

Dear Mayor Glidden and Members of the Council:

Boswell Inc. is pleased to present this proposal to perform an analysis for the building of a Police Headquarters on the referenced lots. We will determine the New Jersey Flood Hazard Design Flood Elevation as well as checking the Riparian Buffers and Possible Wetland Transition Areas. Our analysis and investigation will be limited to the examination of FEMA, NJDEP and GIS mapping of the area.

We will prepare the analysis for a lump sum fee of $1,200.00.

Please call me if you should have any questions.

Very truly yours,

Jeffrey L. Morris, P.E.

JLM/jg
250228JGI1.doc

BOROUGH OF CLOSTER
RESOLUTION #2025-098
MARCH 12, 2025

APPROVING RELEASE OF TREE BOND ESCROW
533 HIGH STREET

WHEREAS, all applicable Borough professionals have finalized inspections on improvements made and approve the release of bond and/or escrow funds to the depositor of monies as indicated in the attached Project Detail Inquiry.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter that the Finance Clerk is and hereby authorized to release the bond and escrow monies to the depositor as indicated in the attached Project Detail Inquiry in the amount of $3,000.00.

Account #: 2010057625 Amount: $3,000.00

COUNCILMEMBER	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilwoman Amitai						
Councilman Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Council President Yammarino						

Adopted: March 12, 2025

ATTEST: APPROVED:

_____ _____
Mari J. Margiotta, Borough Clerk John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held March 12, 2025.

_____
Mari J. Margiotta, Borough Clerk

Project Id: 2010057625
Description: 533 HIGH ST
Status: Active
Starting Date: 0
Ending Date: 02/26/25
Po Transactions: Summarized
* Transaction is included in Previous and/or Opening Balance
** Transaction is not included in Balance
En = PO Line Item First Encumbrance Date

Date	Description	Trans Amount	Balance
02/14/25	Add Acct	0.00	0.00
02/14/25	Deposit Meth: 1014 Post Ref: E 1391 1	3,000.00	3,000.00

Return to:
OEC INVESTMENTS, LLC
44 MACARTHUR AVE.
CLOSTER, NJ 07624

Suite

Rose Mitchell <rmitchell@closternj.us>

Fwd: 533 High Street

Todd Bradbury <tbradbury@closternj.us> Tue, Feb 18, 2025 at 2:41 PM
To: Construction Dept <construction@closternj.us>, Jim Oettinger <joettinger@closternj.us>, Joseph Yammarino <jyammarino@closternj.us>

Hello,

Please note Shade Tree planting requirements for 533 High Street have been successfully completed.

Thank you all for your cooperation in this latest addition to Closter's tree canopy.

Todd Bradbury

---------- Forwarded message ---------
From: **Rose Mitchell** <rmitchell@closternj.us>
Date: Tue, Jul 23, 2024 at 08:45
Subject: Re: 533 High Street
To: Nils Abate <nabate@closternj.us>
CC: Todd Bradbury <tbradbury@closternj.us>

Received, thank you.
Have a good day

Rose Mitchell
B.D. Tech Asst.
Tax Assessor Asst.
HPC Coordinator
295 Closter Dock Road
Closter, NJ 07624

On Mon, Jul 22, 2024 at 5:22 PM Nils Abate <nabate@closternj.us> wrote:

> Rose,
> Attached is a letter with the approval for the removal of the 2 street trees at 533 High Street. The letter also includes specifications for replacement trees that need to be planted and suggested directions for planting the trees.
>
> Nils
>
> 533 High Street

BOROUGH OF CLOSTER
RESOLUTION #2025-099
MARCH 12, 2025

REFUND BUILDING APPLICATION FEE
32 JANE STREET

WHEREAS, the following applicant, Built Right Generators, has paid an application fee with the Borough of Closter's Building Department. As of February 19, 2025, the owner of 32 Jane Street has rescinded the generator installation and the Building Official has approved a refund less plan review fee to be paid to the following:

Contractor of Applicant	Account		Amount
Built Right	#500		$348.00
Generators	#504		$ 11.20
		TOTAL	$359.20

NOW THEREFORE BE IT RESOLVED, that the Governing Body hereby authorizes the Assistant Certified Financial Officer to refund the Building application fee to the above referenced application.

COUNCILMEMBER	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilwoman Amitai						
Councilman Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Council President Yammarino						

Adopted: March 12, 2025

ATTEST: APPROVED:

_____ _____
Mari J. Margiotta, Borough Clerk John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held March 12, 2025.

_____
Mari J. Margiotta, Borough Clerk

$348.00 - Acct # 500
$ 11.20 Acct # 504
$ 359.20

R2025-099a

Suite

Paul Demarest <pdemarest@closternj.us>

cancel and refund of permit
1 message

Built Right Service <builtrightservice@gmail.com> Wed, Feb 19, 2025 at 1:17 PM
To: rmitchell@closternj.us, "pdemarest@closternj.us" <pdemarest@closternj.us>

Closter building dept.,
Our customer Susan Leta has decided not to move forward with the purchase and installation of the generator. We applied and [aid for the permits but no work has been done. The permit number is 2024-0494. Please refund the money to us, Built Right Generators. The amount is $449.00
Thank you
Bonnie
--
Best,

Built Right Service, LLC
Cell: *201-446-5241*
Haworth, NJ

BUILT RIGHT SERVICE

449.00
- 89.80 - 20% plan Review Fee
$ 359.20 Refund amount

OK to Refund Permit Fee minus plan review Fee.

3/3/25

CONSTRUCTION PERMIT

Date Issued 12/13/2024
Control # C-24-00715
Permit # 2024-0494

IDENTIFICATION Block: 1712 Lot: 8 Qualifier
Work Site Location: 32 JANE STREET Closter Borough, NJ
Contractor POWER ELECTRICAL, INC.
Address 114 COUNTY ROAD DEMAREST NJ 07627

Owner in Fee LETA, SUSAN
32 JANE STREET CLOSTER NJ 07624
Telephone: (646) 610-3419
Lic. No. or Bldrs. Reg. No. 17282
Telephone: [redacted]
Federal Employee. No. [redacted]

Is hereby granted permission to perform the following work:

- ☐ BUILDING
- ☐ PLUMBING
- ☐ LEAD HAZARD ABATEMENT
- ☑ ELECTRICAL
- ☐ FIRE PROTECTION
- ☐ DEMOLITION
- ☐ ELEVATOR DEVICES
- ☐ ASBESTOS ABATEMENT (Subchapter 8 only)
- ☑ OTHER

DESCRIPTION OF WORK:
INSTALLATION OF GENERATOR W/ AUTOMATIC TRANSFER SWITCH (GAS-FIRED)

Note: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.
Estimated Cost of Work $7,000

Construction Official — Date 12/10/2024

U.C.C. F170
equiv (rev 1/04)

PAYMENTS (Office Use Only)

Building	$0
Electrical	$350
Plumbing	$0
Fire Protection	$0
Elevator Devices	$0
Other	$85.00
DCA Training Fee	$14
CO Fee	
Other	$0
Total	$449
Check No.	959
Cash	$0
Credit	$0
Collected By	Paul Demarest

1 WHITE - INSPECTOR 2 CANARY - OFFICE 3 PINK - TAX ASSESSOR 4 GOLD - APPLICANT

REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulations N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that the work installed conforms with the requirements of the Uniform Construction Code.

The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval granted.

☑ Required inspections for all subcodes for one- and two-family dwellings are as follows:

1. The bottom of footing trenches before placement of footings, except that in cases of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
2. Foundations and all walls up to grade level prior to back filling.
3. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and /or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
4. Installation of all finished materials, sealings of exterior joints, plumbing piping, trim and fixtures; electrical wiring, devices and fixtures; mechanical systems equipment.

Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.

☐ Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:

☑ A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provision of the adopted subcodes, Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5:23-3.5, "Posting structures".

☑ A complete copy of released plans must be kept on the job site.

If you do not understand any of this information, please ask.

BOROUGH OF CLOSTER
RESOLUTION #2025-100
MARCH 12, 2025

AUTHORIZING THE APPROVAL AND SUBMISSION OF
THE 2025-2029 COMMUNITY FORESTRY MANAGEMENT PLAN (CFMP)
CLOSTER SHADE TREE COMMISSION

WHEREAS, the Closter Shade Tree Commission has steadfastly maintained the membership requirements of the New Jersey Urban & Community Forestry (NJUCF) accreditation program which benefits the community by reducing liability as outlined by the NJ Shade Tree & Community Forestry Assistance Act; and

WHEREAS, members of the New Jersey Urban & Community Forestry (NJUCF) accreditation program are required to maintain a current Community Forestry Management Plan (CFMP), which is valid for five years and ensures the comprehensive coverage of community forestry initiatives; and

WHEREAS, the Borough's 2019-2023 CMFP extended plan expired on December 31, 2024 with a 12 month retroactive renewal *due date* of December 31, 2025; and

WHEREAS, on January 10, 2024, the Shade Tree Commission posted a Request for Proposal of Services for the development of the 2025-2029 Community Forestry Management Plan (CFMP) and following the review of responses, Elizabeth Stewart, NJ Licensed Tree Expert #531, was engaged to develop and prepare the 2025-2029 CMFP; and

WHEREAS, at the regularly scheduled meeting of the Closter Shade Tree Commission held on February 17, 2025, the final 2025-2029 Community Forestry Management Plan (CFMP) (Exhibit A Attached), prepared by Elizabeth Stewart, was discussed and found to be in compliance with the required standards and approved by the Shade Tree Commission as written; and

NOW, THEREFORE, BE IT RESOLVED the Mayor and Council of the Borough of Closter have reviewed the 2025-2029 Community Forestry Management Plan for submission to the New Jersey Urban & Community Forestry Service; and

NOW, THEREFORE BE IT FURTHER RESOLVED, Mayor John Glidden is authorized to sign the **2025-2029 Community Forestry Management Plan** and that Elizabeth Stewart is hereby authorized to submit the 2025-2029 Community Forestry Management Plan to the New Jersey Urban & Community Forestry on behalf of the Borough of Closter.

COUNCILMEMBER	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilwoman Amitai						
Councilman Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Council President Yammarino						

Adopted: March 12, 2025

ATTEST: APPROVED:

_____ _____
Mari J. Margiotta, Borough Clerk John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held March 12, 2025.

_____
Mari J. Margiotta, Borough Clerk

EXHIBIT A
2025 – 2029 Community Forestry Management Plan

2025-2029 Community Forestry Management Plan (CFMP)

Borough of Closter, NJ

Bergen County

Mayor & Council:
John Glidden - Mayor
Jannie Chung – Council President
Chris Cho
Victoria Amaitai- Shade Tree Commission Liaison
Alissa Latner – Environmental Commission Liaison
Joseph Yammarino
Anna Maroules

Shade Tree Commission:
Nils Abate – Chairperson
Todd Bradbury
Miriam Lockhart
Tsun Tam
TJ McCaffrey
Daniel Serata
Bradley Burnes
Leslie Weatherly – Shade Tree Coordinator/Administrative Support

Borough Administrator: James Winters
Borough Clerk: Mari Margiotta

Director of Public Works: William Dahle III
Superintendent of Public Works: A.J. Martin

CFMP – since 2003 Tree City USA 24yrs Sustainable Jersey - bronze certified

Prepared by:
liz stewart, Consulting Arborist
NJ Licensed Tree Expert #531
NJISA Arborist #1380A
ISA TRAQ Risk Assessment Qualified
river edge nj
201-294-8438
lizstewart222@gmail.com

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Municipal/County Information Form

Municipality: Borough of Closter

County: Bergen

Address: 295 Closter Dock Rd, Closter, NJ 07624

Contact Name: Leslie Weatherly, Shade Tree Coordinator

Phone office: 201-784-0600 ext. 304
Fax: 201-784-9727
Email: shadetree@closternj.us

Organization Name: Borough of Closer Shade Tree Commission

Mayor Signature (original copy signed): _____

Date of Management Plan Submission: _____

Time Period Covered in Management Plan: January 2025- December 2029

Official Use Only Certification

The above named municipality/county has made formal application to the New Jersey Forestry Service. I am pleased to advise you that after our review, the NJ Forestry Service has concluded that this plan meets the standards set forth by the State and the NJ Community Forestry Council and is approved for the period covered.

Signed State Forester: _____ Approved date: _____

1. Introduction and Background

Scope of Plan
The Borough of Closter has developed this fifth consecutive 5-year Community Forestry Management Plan in accordance with local and statewide efforts to preserve, maintain, and promote public tree resources. This updated plan outlines the programs, policies, and procedures of Closter's public shade tree resources and is a core foundation to continue their solid tree program. It is the intention that this plan will be used as a commitment and resource to re-establish and solidify the Borough's overall tree program.

Mission Statement: To improve, implement, and maintain a sustainable urban forestry program that will subsequently improve the quality of life for the residents and businesses of Closter maximizing the environmental, social, health, and economic benefits of trees to the community while minimizing the associated costs and liabilities.

Liability Statement:
The Borough of Closter recognizes that street trees are an asset to their community and that they contribute immeasurably to the character of the community. They also realize it is inevitable that trees mature and require care, maintenance, and eventually removal and replacement. Care and maintenance, in addition to planting "the right tree in the right place," can help insure that community trees not only contribute to the environmental and economic vitality of the area, but also reduce the potential hazards to public safety. Because there are realistic budgetary and available resource issues to think about, it is the intent of this plan to focus available resources to the greatest need and systematically work towards a healthy urban forest with commensurate reduced risks to public safety.
By taking logical steps outlined in the Management Plan, the Borough of Closter will be able to enlist government and public support for plan implementation and demonstrate the long-term benefits to the environment and public safety.
Closter will continue to be pro-active in the management and care of their trees. Through structural pruning of young trees and hazard assessment of mature trees, corrective actions can be taken prior to structural tree failure and other hazardous tree related conditions recognizing that continual tree maintenance and care will reduce the probability of tree-related issues, but that unexpected events may still occur.
Following this Management Plan will demonstrate that the Borough of Closter is devoting reasonable levels of resources in a planned manner to reduce the number of tree related accidents and thereby reduce its exposure to liabilities and to increase public safety while adding valuable tree resources to their urban forest.

c. Community Overview:

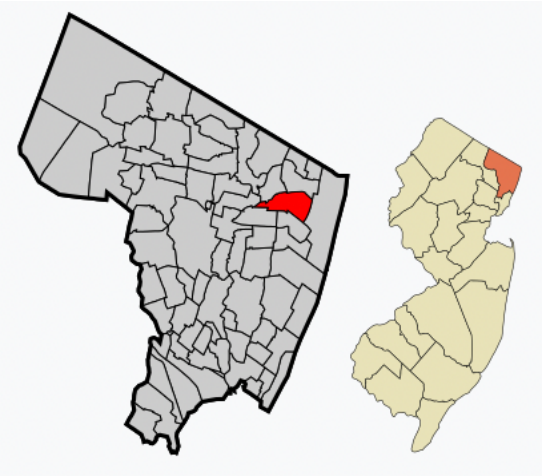
i. Overview: The Borough of Closter, population of 8,544 people, is located in the north eastern portion of Bergen County, approximately 3 miles west of the Hudson River. The municipality is bordered by the Borough of Norwood to the north, the Borough of Harrington Park and the Oradell Reservoir to the west, the Boroughs of Haworth and Demarest to the south, and the Borough of Alpine to the east.

Closter was formed as a borough on January 1st, 1904 from portions of what was originally Harrington Park and Washington Township. The area at the time of settlement was originally part of New York State. The name *Klooster* or "clooster" means "a quiet place, a monastery or cloister." This reflects the Borough's remaining large area of natural canopy cover and the on-going commitment to replace canopy cover lost on private and public land in the future.

Closter's Tree Program continues to efficiently administer the needs of its public tree resource through implementation of its previous 2019-2023 Community Forestry Management Plan (CFMP). The Tree Program has different parts overseen by various groups in the government & public : Shade Tree Commission, DPW, Planning Board and Zoning Board of Adjustment, Construction office, the governing body, residents, schools, volunteers, and local businesses all play a role. The Borough successfully completed the objectives it has established in its previous plan, while continuing all previously existing programs. The challenges the Borough faced are common to most community tree programs which includes primarily a lack of more wide-spread public awareness, education, and engagement.

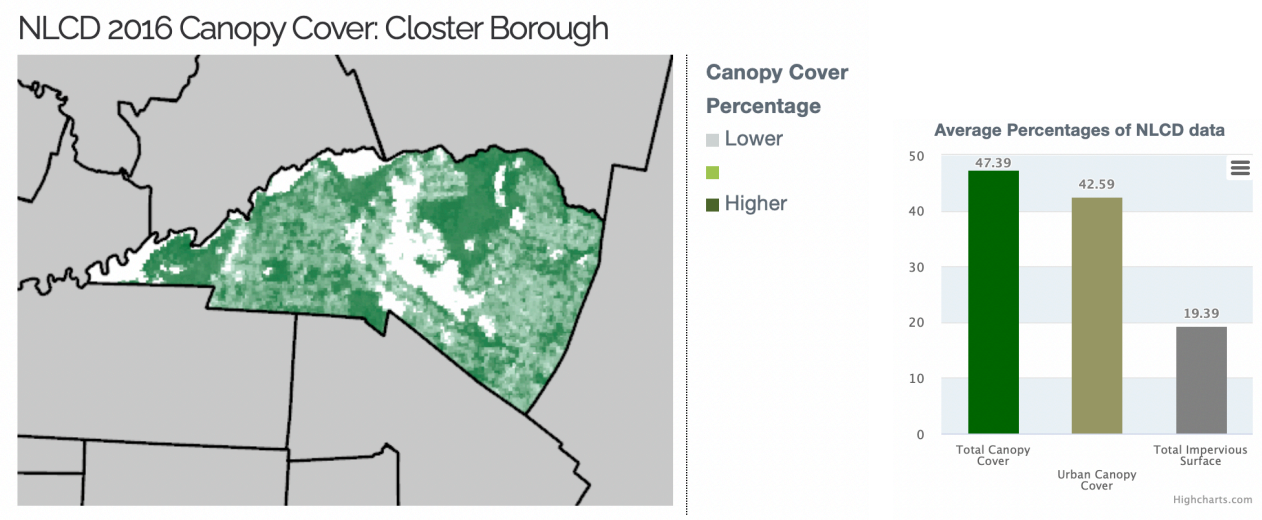
Ordinances listed in Appendix A.

ii. <u>Community Maps:</u>



Closter - Location in Bergen County NJ

Closter - Google Map



Closter Canopy Cover – NJ Forest Adapt Map/Data

iii. History, Accomplishments, & Barriers to Success

Completed goals:

- Tree Inventory – Street Tree Inventory update – a GIS based inventory system 90% completed.

On-going goals:

- Tree Hazard Management – on going as street tree requests come in.
- Tree Inventory – utilize to facilitate day-to-day operations ensuring the data is continually updated as trees are removed and planted to ensure the data remains current in real time.
- Tree Planting – continue yearly to replace tree canopy in the area where trees were removed.
- Pruning – mature trees by district, young trees structural pruning by DPW.
- Arbor Day celebrations – create a sustaining yearly program.
- Volunteers - solicit residents through outreach efforts to expand participation.

Uncompleted goals:

- Adopt-A-Tree and/or Memorial Fund program.
- STC sub-committee – to develop regular content for outreach to engage the community
- Shade Tree Fund – establish how to best track and use funds private vs public tree replacement

A recent accomplishment is the street tree inventory which is near completion and is explained more on pg. 7. The system is now ready to be utilized and updated continually to help track the tree population including budget and maintenance needs.

2020-2024 - Over the past 5yrs the Borough has planted an average of 50 trees per year in public spaces along the streets, in parks, and in coordination with schools. Funding comes from the STC budget, grants, and the Shade Tree Fund. In comparison from the 2014-2018 CFMP the Borough reported approximately 40 public trees planted per year with a goal of planting 80.

During the past 5yrs approximately 42 public trees were removed per year. There has been a loss of essentially all ash trees due to Emerald Ash Borer, and anticipated loss of all untreated beech trees from Beech Leaf Disease. The goal is to plant at least 50 Trees each year in the vacant street planting locations using a budget line dedicated to planting this number of trees.

The current yearly allocated STC planting budget does not fully cover the 50 street tree planting goal and each year approximately $10,000 of supplemental funds have been used from the Shade Tree Fund to plant on the street. These funds are intended to be used to mitigate private property canopy losses. Budgeting sufficiently and consistently each year for public tree replacement without diverting funds from the private property mitigation Shade Tree Fund maintains the historical commitment to sustaining canopy in the right-of-way meeting yearly public planting goals. This then permits the Shade Tree Fund to be used as intended for replacing lost trees.

A challenge facing the town is how to more accurately mitigate private tree loss. To truly mitigate private property loss of canopy, equivalent tree types and private property planting sites need to be designated and planting fulfilled in the area where trees were lost. Offering trees to residents to be planted in these alternate private property locations or on other public lands could be an impactful implementation of those funds to ensure replacement of trees where the loss occurred. Additionally, creative thinking can help identify alternate new planting locations. This can closely satisfy the goals of the Tree Preservation Ordinance, versus subsidizing already established canopy commitments to previously established street planting locations.

There has been a considerable total canopy loss with private tree removals of mature healthy trees that exceeds the replacement goals with an average of 500 private tree removals per year being done. (See Appendix B, pg. 29) Many of those removals at 2 trees or less or of diseased/dead trees are not triggering mitigation. A goal is establishing a system for tracking this information to best attempt mitigation.

The recording of private tree loss has been challenging. This is essential for the Borough to have a more accurate understanding of total canopy loss. It is also important to comprehend if the town is recovering this loss of an important community resource. The construction office would track all private tree removals both dead and alive, and those mitigated versus unmitigated with details of tree types being lost and replaced.

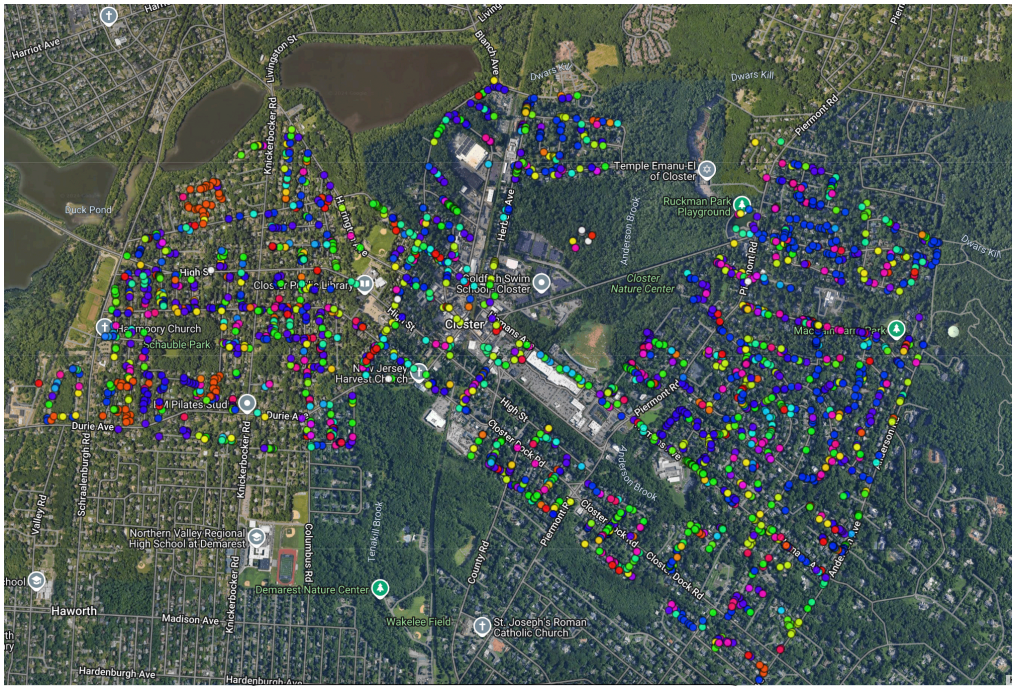
Recording of the incoming source of tree funds is something the STC will attempt to do or at least initiate. The tracking of mitigation funds generated by right-of-way losses (violations) vs. those generated by private tree losses will enable funds to better mitigate losses where they actually occur.

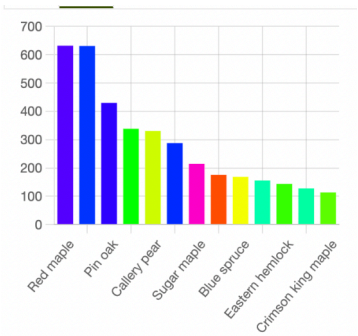
The Tree maintenance was previously done in each of six voting districts on a rotational basis, however due to budget cuts the pruning goals have fallen behind. Keeping on-track with pruning goals helps maximize tree safely and minimizes costs long term where hiring an outside contractor yearly to help may be needed. The DPW completed 5% of tree maintenance prior to this year. They recently purchased a new chipper and bucket truck and identified two DPW employees who have started training as part of a dedicated Tree Crew. They are in the early stages of creating this new tree crew who will continue taking safety training classes and pruning classes through Rutgers. The past 2 years the DPW has assisted in watering newly planted trees with water gator bags purchased by the Shade Tree Commission. The goal is to water trees planted within the 2 years prior and/or trees in areas that may need more water to establish.

Community outreach continues to be posted mainly on the Borough website Shade Tree page with a variety of information including The Benefit of Trees, how to plant and mulch trees, deer guard resources, an approved tree list, and tree maintenance tips. The Shade Tree Commission also contributes to the Mayor's monthly newsletter on occasion. Getting more residents involved, especially youth groups, has been challenging. The poster and photo contests were successful ways to get more community involvement in tree awareness.

An overriding barrier to the tree program is coordinating the various groups that manage the tree resources. The tree inventory will help bring together all groups in managing the tree population in real time. Another barrier is limited volunteer time available to contribute to the tree program with some members leaving the STC and others joining.

d. Urban Forest Structure, Composition, and Trends : Tree Inventory



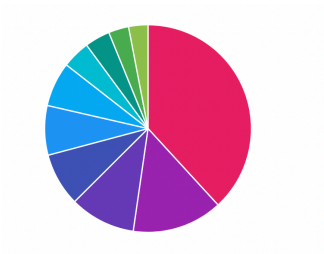


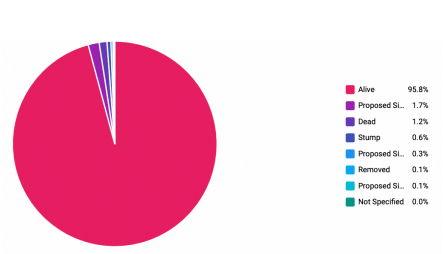
Closter has a current comprehensive street tree inventory on Tree Plotter, a web-based GIS inventory system. The inventory data was mainly collected by PlanIT Geo with a few streets done by a Shade Tree Commission member. In 2022 the inventory was 90% completed with restrictions due to the budget becoming exhausted before it was complete. As of now only a few streets are still outstanding in the inventory. County road trees were not included in the original inventory, nor were vacant planting spots or green spaces. The current inventory recorded trees within 15ft. from the curb which in many cases is beyond the Borough right-of-way. This was done to be able to include and count the eco benefits of all trees functioning as street trees along the roadways as well as incorporating these trees in regular maintenance pruning. In the case of a natural disaster, all tree failures affecting public property could easily be tracked and reported. Vacant spots are being added as Shade Tree Commission members see them while doing other tree inspections. The inventory includes the status of trees which can be filtered for maintenance. The DPW is using the software report for dead tree removals. The Closter Nature Center is attempting to implement an inventory of new plantings in forest restoration plots and know they have lost numerous ash and beech trees due to disease. The inventory shows that deer browse and rutting has posed challenges to the street trees. The plan is to bring the DPW on-board in utilizing and keeping the system up to date in real time as work is completed. The Shade Tree Commission continues to update its work in monitoring tree removals/replacements from construction and resident requests in the inventory. Eventually all tree records public and private can be updated in the inventory in real time keeping everyone on the same page.

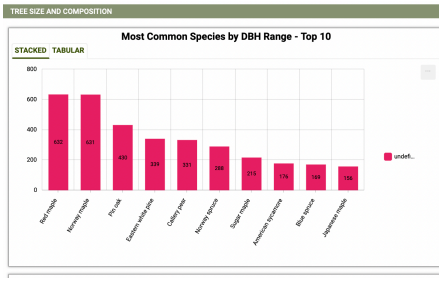
According to NJ Forest Adapt data the Borough has 47.39% total tree canopy cover and a 42.59% urban canopy cover exceeding the NJ standard 40% goal. The Closter Nature Center and other natural wooded areas in town contain most of this canopy cover. The downtown business district area has the least canopy cover. The overall condition of the aging street tree population is good to fair.

An assessment of the overall street tree resources currently in the inventory shows that the Borough has 6,085 street trees, 38 stumps, and 137 current planting spaces. In the past five years they have lost or removed approximately 213 street trees and have planted 208 street trees.

Some statistics from the inventory:







Population by Genus top 10 Condition ratings DBH by species ratings

Other information can be generated from the inventory system as needed.

e. Overall Program Goals

The overall goals for the Borough's tree program are:

1. Maintain a viable township tree canopy while promoting tree safety within the township.
2. To promote education & support of trees creating more tree awareness of the benefits of trees to the community and businesses.
3. Meet all requirements of the NJ Shade Tree & Community Forestry Assistance Act.

f. Plan Connections and Other Considerations

The goals of this updated CFMP are consistent with the goals and objectives and the general intent of the Borough's Master Plan and Open Space & Recreation Plan. The 2008 Master Plan contains specific recommendation regrading tree planting and sidewalks addressing improvement of curbside planting areas and the planting and maintaining of Borough street trees. The Closter Stormwater Management Plan, Borough Code Chapter 170, *Stormwater Management*, requires the management and mitigation of stormwater and developed lands withing the Borough. In 2022 *Resolution 2022-02 - Request for Additional Suppor*t *for Closter's Tree Canopy* was adopted by the Shade Tree Commission asking for the local government to expand their support for Closter's tree canopy by:

1. Dedicating an annual appropriation from the municipal budget for a minimum of 50 street trees; and
2. Using the proceeds of the Shade Tree Trust Fund to plant trees in parks, public spaces, and potentially private property to offset tree loss

It also addresses the canopy cover on private property that was already in place prior to the recent MS4 Stormwater mandated regulations in NJ. This is contained in the Borough's Code relating to zoning, subdivision, land use, and site plan review contains specific requirements regarding trees, landscaping, and buffers required. Borough Code Chapter 181, *Tree Preservation & Removal*, regulates the removal of trees on private property and provides for the designation of landmark trees to help ensure the benefits of trees are regulated on both private and public property.

Section 2. Community Forestry Program Capacity

a. Community Forestry Program Administration

Policies & Procedures:

- Tree Service Requests: Requests for tree maintenance, removal, planting, or other concerns and questions about public trees are usually initiated by residents, but may also be generated internally by Borough personnel, volunteer groups, and other sources. The requests by phone call are received by the Borough Administrator's office while emails typically go to the DPW and are then distributed to the Shade Tree Commission. All inspections by the Shade Tree Commission are done in-person to determine the work needed, if any, and urgency with which the work must be completed. Any work needed is prioritized and scheduled with the Borough's DPW if able, or to the outside contracted tree company, the Bergen County Shade Tree Department, or utility crews as appropriate. Records of communication, inspections, work requested and completed is documented. The tree inventory system is currently being underutilized in this capacity in keeping up to date records on each tree in real time.

- Tree Removal: Currently being done by an outside contractor and by the DPW as able and in emergencies. About 40 street trees are removed yearly.

- Stump Removal: Currently done by an outside contractor. DPW may take this on in the future.

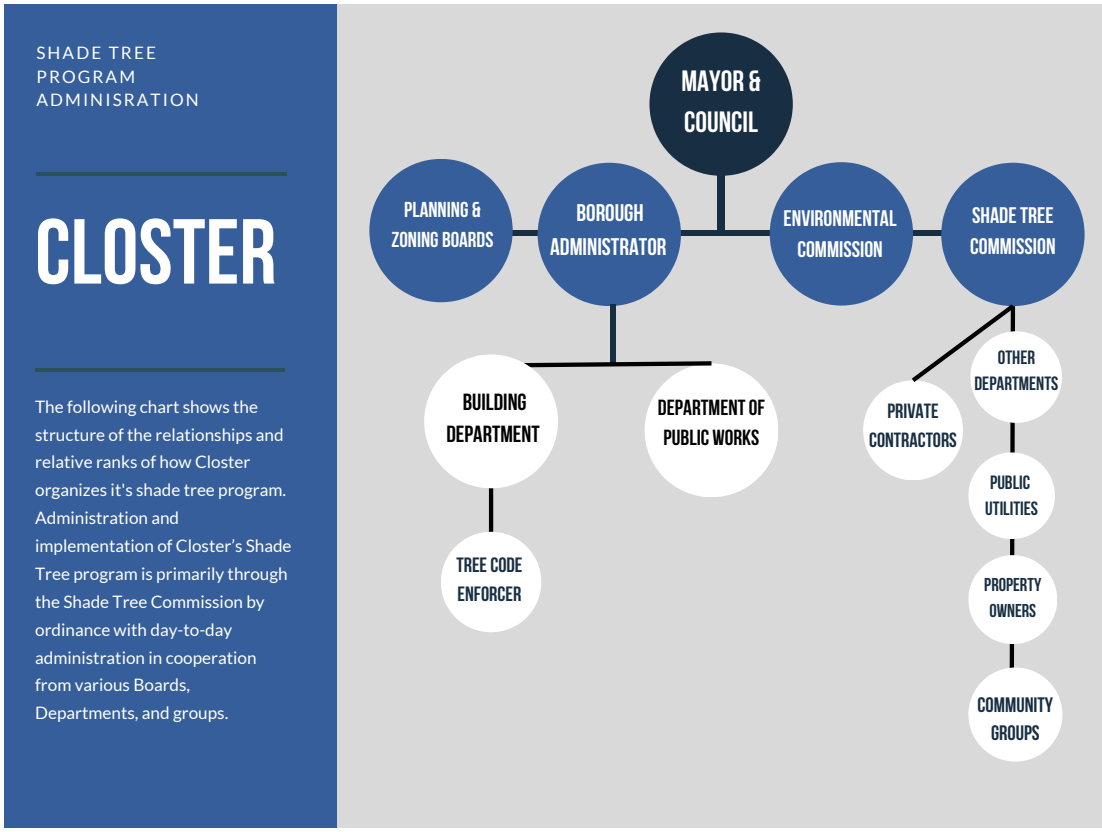
- Tree Pruning: The DPW does structural pruning on young trees while larger more involved pruning is contracted to an outside tree company. As the DPW Tree becomes more acclimated and has time to devote to tree maintenance they will be able to more of this work.

- Tree Planting: Currently, street and park tree planting is done in the fall with approximately 40 trees planted each year. The street tree inventory will help establish tree planting needs so funding can be proposed in the yearly budget. Trees requiring re-planting on private property due to tree removal during construction are monitored and regulated to make sure the planting is done correctly.

- Sidewalk Program: There are no current sidewalk reimbursement programs however this could be a future goal.

- Recycling Program: Every year, the DPW picks up leaves and transports the leaves to an approved recycling depot at Save-A-Tree. Leaf pick up is from mid-October through December depending on the weather. Logs and wood chips picked up and taken away by an outside contractor. Currently the township derives no income from recycling or composting vegetation.

- Tree disease assessment: There is no current formal assessment of diseased trees including EAB (Emerald Ash Borer), BLD (Beech Leaf Disease), Oak Wilt or other tree diseased seen in the area. Moving forward the current tree inventory would help start this assessment of identifying at risk trees. There have been some trees identified. No treatment programs have been implemented thus far.



b. Partnerships

The Mayor is responsible for appointing members to the Shade Tree Commission and the Mayor & Council have ultimate authority over the policies, procedures, and programs of the Shade Tree Program and are responsible for approving the budget.

The Borough Administrator ensures that all laws, policies, and procedures related to the Shade Tree Program and the procurement of personnel, resources, and contractors is followed.

The Planning Board and Zoning Board of Adjustment are responsible for implementing elements of the Borough code and Master Plan that relate to public and private tree protection, site development, and protection of natural resources. They are also responsible for reviewing and overseeing applications for private tree removal in accordance with Ordinance Chapter 181, *Tree Preservation & Removal*. The Tree Code Enforcer is a new position that oversees these regulations – this is a NJLTE independent consulting arborist who works under the Code Enforcer and is appointed annually by the Borough.

The Shade Tree Commission is primarily responsible for the management of the public tree resource in Closter. This is a fully empowered commission pursuant to NJSA 40.64.1. The Commission is comprised of seven voting members, one of which is a member of the Borough Council and one a member of the Environmental Commission, in addition to two alternates. The Shade Tree Commission has full and exclusive control over the planting, care, and removal of shade tree and ornamental trees & shrubbery, including the planting, trimming, spraying, care and protection thereof. The Commission also promotes and encourages the importance of and proper care of trees in the community. They review landscape plans and make recommendations for site development and commercial development applications before the Planning and Zoning Boards. They also follow up to make sure private tree replacements are planted correctly.

The Environmental Commission make recommendations concerning protection of shade trees, soils,

landscapes, and environmental appearances.

The Department of Public Works occasionally assists in maintaining the public trees as far as developmental pruning, crown-raising trees, and providing emergency response when appropriate. This past year in 2024 they have been able to provide more assistance with tree removals as 2 DPW employees have been identified as being part of a consistent tree crew. They have been doing tree watering for the past 2 years.

The Building Department is responsible for issuing permits for tree removal and site clearing pursuant to and approved development or construction application, in accordance with Chapter 181, *Tree Preservation & Removal*. The Tree Code Official is an independent contracted NJ Licensed Tree Expert (NJLTE) hired to work as needed within the Building Department. The Tree Code Official reviews tree removal and mitigation plans according to Chapter 181, *Tree Preservation & Removal* ordinance in coordination with the Code Official.

Outside Tree Contractors are routinely hired by the Shade Tree Commission for public tree maintenance, removal work, and stump grinding. These independent contractors are usually hired as part of the Bergen County Riverside Cooperative shared services and work within terms of the agreed specifications set for each project. Outside Tree Contractors are routinely hired by the Shade Tree Commission for public tree planting through the RFP bidding process.

Community volunteers make up the Shade Tree Commission, Environmental Commission, and other related boards and committees and serve on a volunteer basis. Students, local schools, residents, and others volunteer and participate in various Shade Tree Program events such as Arbor Day, poster contests, and photography contests. The Closter Public schools participate in tree planting and received a Trees for Schools Grant in 2023 to plant trees in coordination with educating students about the importance of trees.

Local businesses support the community outreach by sponsoring programs such as the Fall Foliage photo contest and Trees are Worth It Poster contest. Recently Starbucks and the local movie theater, Landmark, partnered with the Arbor Day Celebrations.

Property Owners assist the Shade Tree Program to the extent that they notify the Borough of concerns and questions about Borough trees, are asked to irrigate and protect new trees planted adjacent to their properties, are required to maintain and repair sidewalks in a manner that prevents damage to Borough trees, and are encouraged to plant and property care for trees on private property. A permit for private trees is required for all site development and removal of trees along buffers.

Public Utilities (Orange & Rockland Utility) are responsible for minimizing conflict between trees and their facilities. The utility workers and their contractors are to abide by all applicable Borough ordinances exercising reasonable diligence and following all current and accepted arboricultural standards and practices when working around trees near utilities. They also assist Borough personnel and contractors in completing tree removal and maintenance when needed. The utilities are to keep the Borough informed of their work plans and schedules.

c. Training

The Borough currently has a high level of technical knowledge and skill within its Shade Tree Program. The Borough's hired Tree Code Enforcement Official is a NJ Licensed Tree Expert, an ISA Certified Arborist , and a highly experienced commercial arborist. 4 members of the Shade Tree Commission are CORE trained;

one is a professional landscape contractor, NJLTE and a NJ Licensed Pesticide Applicator; another is a professional landscape contractor and NJ Licensed Pesticide Applicator.

At the time this plan was prepared, the Borough had satisfied the CORE training and CEU's required by the NJ Shade Tree & Community Forestry Assistance Act with 1 elected official and 4 volunteers with CORE Training and 27.5 CEU's obtained between 4 people. Typical CEU's are from programs offered at the Rutgers NJAES Office of Continuing Professional Education, The Rutgers NJAES Cooperative Extension, the NJ Landscape Contractors Association (NJLCA), The NJ Nursery and Landscape Association (NJNLA), the NJ Shade Tree Federation (NJSTF) Annual Meeting, and webinars. Over the years training sessions covered topics such as tree pruning, WaterWise landscapes, Plant Health Care (PHC) for turf and ornamentals, the use of biochar, urban tree design, environmental concerns relating to trees, and more recently the new regulation for the NJ MS4 Stormwater regulations regarding tree removal and replacement. One member regularly attends the NJSTF quarterly Zoom Tree Talks where members of tree boards from all over the state talk about tree issues in their communities sharing resources and solutions. Yearly ACRT line clearing training & certification can be considered for the DPW Tree Crew as they gain knowledge and experience in tree work.

Additional training is funded by the Borough for all current Shade Tree Commission members and Borough Employees including making sure all new members are CORE trained, on-going hazard tree ID working with a NJLTE/ISA Tree Risk Assessment Arborist, young tree pruning, and insect & pest ID training with an emphasis on current tree pests to watch for in the town.

For students and residents training should be encouraged, but not necessarily financed by the Borough. Training opportunities include CORE training and Continuing Education as provided throughout the state by various trees groups, garden clubs, colleges, and in-house training opportunities for hire. Occasional talks by members of the STC or from an outside speaker could be scheduled for the public to help with education and buy in of the value of trees in the community.

d. Budget

The information here represents a snapshot of the Borough's budget dedicated to tree resources. Numbers represent yearly approximations taken from the average of data over the past five years and includes an estimated five year itemized budget table as a baseline identifying all available resources, including financial, volunteer, and any other in-kind services that may be used to implement this CFMP. This budget is a projection of estimated funds in order to plan for future appropriations. Some objectives outlined in this plan will need to budget additional funding in order to implement them. In 2024 there were some budget constraints for the yearly tree pruning by district. Some funds were used from the Shade Tree Fund from private tree removal mitigation allowing for much of the public tree planting budget. The tree inventory was not fully completed due to a depletion of the budget.

The Borough was awarded a Green Communities Grant from the Community Forestry Program: $5,000 with a 25% cash match. The grant is being used to retain the services of a NJ LTE Consulting Arborist to assist in preparing this updated CFMP.

In 2023 a Sustainable Jersey Trees for Schools Grant for $43,795 was awarded for planting 56 trees on the Closter Schools Campus. Porous Pavement was used in a portion of the installation. This also served as a test for evaluation of the Porous Pavement for possible future use in the business district.

Statement of 5-year Tree Budget		2025-2029 CFMP Budget
Administration	Municipal Salaries	
	Fringe	$100,000
	Indirect Costs	
	Volunteer Contribution (Rate can be found at www.independentsector.org)	$120,000
	Other	
UCF Stewardship	Planting	$125,000
	Pruning	$125,000
	Removal	$150,000
	Insect/Disease Management	as needed
	Stump Removal	included in removal numbers
	Other Tree Inventory Subscription	$3,500
Education and Outreach	Training and Education (Municipal/County Employee)	$5,000
	Training and Education (Volunteer)	$5,000
	Public Outreach	$5,000
	Other	
Total		$189,950

~~* anticipating DPW to take on more of thes work~~

e. Equipment

2 Bucket Trucks
1 Chip Truck
2 Loaders
2 Chippers
500 gallon water tank on back of a dump truck
10 Chainsaws
Various dump trucks, pickup trucks, as needed. Various small maintenance tools.
Deer guard tree protections, water gator bags are kept by the Shade Tree Commission

Section 3. Community Engagement and Well-being

The Shade Tree Commission (STC) is the driving force in promoting the town's tree program. The STC volunteers do most of the internal work for inspections and record keeping, tree planting, obtaining grants, and celebrating Arbor Day yearly. Arbor Day has been held annually for several years. This typically involves the local schools, community groups, and residents. Past programs have included ceremonies and tree plantings a the elementary and nursery schools. Shade Tree public events are announced on the Borough website www.closterboro.com and in the Mayor's monthly newsletter on-line.

The township is designated a Tree City USA and a Sustainable Jersey Bronze level certified community.

The tree program faces challenges in engaging the community due to limited volunteer time/engagement and the limit of resident's time with other competing interests. Partnering with other activities and groups in unique ways may help bring awareness of the tree program to residents who would not typically have time to engage.

Improvements could be made to educate the public about the importance of community trees by using social media and being constant about putting information in the Mayor's regular newsletter. The Shade Tree Commission could be regularly promoting the successes they have had such as regular yearly tree planting, utilizing the tree inventory to promote the tree populations, and as they continue to promote their successful contests. Getting the youth in the community involved is a priority in engagement efforts. Once community is engaged then they will be providing feedback to the program.

This CFMP was compiled by a NJ LTE Consulting Arborist with input from the Shade Tree Commission. During the draft phase, input was sought mainly from the Shade Tree Commission, the governing body, Borough staff, DPW, and the construction department.

The CFMP will be presented to the Mayor & Council and could be made available to the public through the Shade Tree website page. The plan will be promoted to encourage tree positivity in the community where trees are seen as a valued public resource.

Street trees are fairly well distributed through town although planting in the business district is challenging. As seen from the inventory map, *Acer sp.* represent the majority of the tree population. Overall canopy loss is most seen with large construction where developers remove mature healthy trees and choose to give money into the Shade Tree Fund instead of replanting on a property. If trees are replanted it may be with a smaller species that may not recover the full canopy benefits there previously. Th include open spaces and is creates an overall depletion in the canopy that is hard to replace on public land alone. Diversifying the tree species is a consistent goal.

Section 4. Plan Implementation

From 1e. Overall Program Goals:

1. Maintain a viable public and private tree canopy promoting tree safety within the township while maximizing the life of the existing trees and restocking to replace lost canopy cover.
2. To maintain and expand the tree inventory
3. To promote education & support of trees creating more tree awareness of the benefits of trees to the community and businesses.
4. Meet all requirements of the NJ Shade Tree & Community Forestry Assistance Act.

a. Element, Objectives, and Action Items

Element 1: Tree Resource Management

Objective 1: Maintain a viable township tree canopy
Action Items:

a. Continue current tree maintenance practices utilizing the information in the tree inventory. Diversify the current tree canopy cover by introducing different species of trees each year with new plantings. Plant the right tree in the right space, minimizing conflicts between trees and utilities, sidewalks, and other infrastructure.
b. Utilize internal DPW Tree Crew to complete more of the tree maintenance requests and removals.
c. Continue to budget to plant at least 50 trees each year to replace trees lost by removal.
d. Mitigate private tree loss to replace trees in the same location they were lost to minimize overall canopy loss. Using the 3-30-300 rule where individuals should see 3 trees from their dwelling, have 30 % tree canopy in their neighborhood, and live within 300 meters (0.18miles) of a high-quality green space can help determine if overall canopy is being replaced where trees were removed.
e. Continue using the data collected in the tree inventory to conduct routine maintenance and remove dying/dead/hazardous trees.
f. Coordinate various pieces of the Tree Program centralizing the information within the current tree inventory system where the DPW and Construction departments would regularly utilize the system to keep both public and private tree records updated in real time.

Objective 2: Promote tree safety within the township and maximize the life of the existing trees while restocking to replace lost canopy cover.
Action Items:

a. Minimize risk from declining trees with constant monitoring and maintenance utilizing the current tree inventory to monitor the tree population's health.
b. Continue structural pruning of younger trees to prevent future tree defects.
c. Certify and maintain at least 2 CORE trained individuals within the township, ideally CORE training all new STC members.
d. Maintain yearly Community Forestry CEU's providing proper training to personnel involved in tree maintenance.
e. Continue with DPW Tree Crew young tree structural pruning and maintenance pruning. Consider ACRT & JIF yearly training of DPW personnel working on trees.

Element 2: Community Engagement

Objective 1: To promote education & support of trees creating more tree awareness of the benefits of trees to the community and businesses with a focus on the youth in the community.
Action Items:

a. Continue to hold Arbor Day celebrations with contests for residents sponsored by local businesses (yearly)
b. Continue to partner with schools and community groups applying for grants to support tree planting (yearly)
c. Utilize the township's website, social media, and volunteer programs to highlight the tree inventory, share tree updates, and to educate the public (quarterly/seasonally)
d. Reach out to engage community volunteer groups and businesses encouraging tree stewardship in town. (quarterly/seasonally)
e. Create an on-going self-sustaining yearly Arbor Day celebration at the schools, highlighting the 3rd grade students in some way (such as building on the poster contest) where the school automatically builds into their yearly calendar schedule. (yearly)

Element 3: Community Forestry Program Capacity

Objective 1: Improve partnerships in our community to increase engagement to grow the tree program
Action Items:
a. Collaborate with the DPW, Building, and Engineering Departments to update the tree inventory
b. Engage the Closter Public School system to build community partnerships creating a consistent on-going yearly Arbor Day celebration. Give away seedlings to 3rd graders each year and hold celebrations at the schools where each grade presents a song, art, poem, jokes related to trees.

Objective 2: Continue and enhance professional development
Action Items:
a. Send DPW Tree Crew members to education and training events related to tree planting, young tree pruning and care, and maintenance, to help with our action item of planting over 50 new trees yearly (Annually)
b. Send new Shade Tree Commission members and DPW Tree Crew to Core Training (yearly as needed)
c. Train DPW and Commission members on utilizing the tree inventory system.

Objective 3. Meet all requirements of the NJ Shade Tree & Community Forestry Assistance Act.
Action Items:
a. Maintain requirements needed as stated in the guidelines for the Assistance Act by submitting the Annual Accomplishment Report to the NJ State Forester (yearly)

b. Activity Schedule

2025-2029 Objectives:

Continue current tree maintenance practices to monitor the health of the current tree population and keep up with maintenance needs.
The Borough anticipates meeting all CORE training and continuing education goals to maintain accredited status with the state. This plan is to follow guidelines yearly as required by the New Jersey Shade Tree and Community Forestry Assistance Act.

Yearly:
- Certify and maintain any new DPW or Shade Tree Commission members CORE trained individuals
- Submit an Annual Accomplishment Report for the February deadline outlining the accomplishments from the previous year
- Ensure at least 2 individuals obtain at least 8 CEU's during the year.

Year 1: 2025 –

- Implement keeping the current tree inventory system updated utilizing it to track maintenance needs, record tree maintenance records, and keep an on-going inventory of the current Borough's tree stock. This will require coordination with the DPW and Building Departments.
- Work towards establishing an on-going Arbor Day celebration at the elementary schools with a tree planting encouraging a consistent yearly Arbor Day celebration.
- Continue to diversify tree species population and plant the right tree in the right spot during yearly tree planting.
- Explore better tracking of private tree removals to determine if private tree removals are being replaced where they were removed to meet overall canopy cover goals.
- Create 4 seasonal community tree updates and/or education blurbs to go in the Mayor's newsletter utilizing the tree inventory data as a resource.

Year 2: 2026 – focus on community engagement

- Schedule 1 public talk promoting tree education using an outside speaker or STC demonstration
- Hold seasonal contests sponsored by local businesses
- Explore an Adopt-A-Tree program or other tree stewardship goals for the community to participate in
- Connect with local youth groups (scouts, students) to hold a tree planting and maintenance workshop
- Continue to engage public and businesses in tree awareness by building on previous years Arbor Day celebrations, extending it to the business in town.
- Expand public awareness using social media, flyers, newsletter. Focus on proper tree maintenance and the value of trees.
- Look into programs such as the state seedling program to encourage engagement with residents and schools.
- Explore a Junior Shade Tree group to work within the STC

Year 3: 2027 –

- Explore setting up a Sidewalk Reimbursement Program as the budget allows.
- Investigate the use of porous pavement for Business district street tree projects.
- Explore getting resident and business feedback for the tree program using local businesses to help solicit the feedback (eg. flyers in store windows, suggestion boxes)

Year 4: 2028 –During this year of the 5-year plan, review all goals and objectives and re-evaluate which were accomplished and which were not.

- Complete any goals that are still obtainable.
- Continue with on-going urban forestry program.
- Use input from the community to inform goals.
- If any individuals or groups were identified who have a strong interest in Urban Forestry, begin to implement a program where they can help and work with the DPW in promoting the Borough's Urban Forestry goals.

Year 5: 2029:

Continue with on-going urban forestry program. Make adjustments to next 5-year plan based on current needs and adjust any goals that were not met. Seek NJLTE to begin drafting next 5-year plan.

Appendix A: Ordinances

Chapter 59
Shade Tree Commission
[HISTORY: Adopted by the Mayor and Council of the Borough of Closter 12-14-2005 by Ord. No. 2005:955.[1] Amendments noted where applicable.]
Editor's Note: This ordinance also repealed former Ch. 59, Shade Tree Commission, adopted 2-13-2002 by Ord. No. 2002:859.

59-1 Establishment.
There is hereby created and established in and for the Borough of Closter a Shade Tree Commission in accordance with N.J.S.A. 40:64-1 et seq., the amendments thereto and supplements thereof. Said Commission shall consist of seven voting members as follows: five regular members plus one member who is also a member of the Council and one member who is also a member of the Environmental Commission. Should such member's term on the Environmental Commission or Council terminate, then a replacement from said bodies shall be designated to fill the unexpired term on said Commission in order to ensure such representation. There shall also be two alternate members. The members and alternate members shall be appointed by the Mayor and shall be residents of the Borough of Closter. The terms of the alternate members shall be for five years, except that the terms of the alternate members first appointed shall be five years for Alternate No. 1 and four years for Alternate No. 2 so that the term of not more than one alternate member shall expire in any one year.
59-2 Powers.
The Shade Tree Commission hereby established shall have all of the powers and shall be subject to all of the regulations, provisions and restrictions set forth in the statutes of the State of New Jersey, namely, N.J.S.A. 40:64-1 et seq., the amendments thereto and supplements thereof, and such other powers and functions as may be lawfully proscribed, designated or given by the Mayor and Council of the Borough of Closter from time to time. These statutory powers include:
A. Exercise full and exclusive control over the regulation, planting and care of shade and ornamental trees and shrubbery now located or which may hereafter be planted in any public rights-of-way within the Borough of Closter, including the planting, trimming, spraying, growth, care and protection thereof.
B. Regulate and control the use of the ground surrounding the same so far as may be necessary for their proper growth, care and protection.
C. Move or require the removal of any tree, or part thereof, dangerous to public safety.
D. Encourage arboriculture; make, alter, amend and repeal, in the manner prescribed for the passage, alteration, amendment and repeal of ordinances by the Mayor and Council of the Borough of Closter, any and all ordinances necessary or proper for carrying out the provisions hereof.
E. Enter upon private property, with the consent of the owner, for the purpose of determining whether the trees are healthy and administer treatment to, or remove, any tree situated upon private property which is believed to harbor a disease or insects readily communicable to neighboring healthy trees in the care of the municipality, provided the suspected condition is first confirmed by certificate issued by or on behalf of the Department of Agriculture.
§ 59-3Costs; exemptions.
A. The initial cost of all trees planted by the Commission, the cost of planting the same, the cost of the posts and boxes or guards used for the protection thereof and the cost of the removal of any tree or part thereof dangerous to public safety may, if the Commission shall so determine, with the consent of the Mayor and Council, be a charge upon the real estate in front of which such tree or trees shall be planted or removed as an improvement thereof. The property owner may themselves act upon the recommendation of the Commission or allow the Borough Code Enforcement Officer to provide the

service. If the property owner does not fulfill the recommendations of the Commission within six months, the Borough Code Enforcement Officer shall complete the required work. The cost of such service shall be certified by the Commission to the Borough Collector of Taxes, thereupon become and be a lien upon said real estate, shall be included in the next tax bill rendered to the owner or owners thereof and be collected in the same manner as other taxes against that property.

B. The provisions of this section do not apply to:

(1) A planting to replace a tree or trees theretofore planted by the Commission;

(2) A planting in connection with Arbor Day exercises or other educational demonstration.

§ 59-4Planting and removal of trees; notice and hearing; emergencies.

[Amended 10-24-2007 by Ord. No. 2007:993]

A. Protection of trees in the Borough right-of-way. No individual or officer or employee of a corporation shall, without the written permission of the Shade Tree Commission, cut, prune, break, climb, injure or remove any living tree in the public right-of-way; cut, disturb or interfere in any way with the roots of any tree on the public right-of-way; spray with any chemical or insecticide any tree in the public right-of-way; place any rope, sign, poster, or other fixture on a tree in the public right-of-way; or injure, misuse or remove any devise placed to protect such trees on the public right-of-way.

B. Planting trees. Any person, company or organization henceforth constructing or performing major alterations to any residences, commercial and/or office building, dwelling, apartment, or multiple-family dwelling within the Borough shall, at its expense, plant shade trees along the right-of-way upon which the building fronts and abuts in accordance with the provisions of this chapter. The Shade Tree Commission shall designate where such trees are to be planted and the variety of trees to be used. The person, company or corporation shall post a bond of $1,500 per tree, such money to be deposited with the Borough Administrator and designated for Shade Tree Commission use, pursuant to the provisions of this chapter, and held for up to two years and 11 months (i.e., the money, if returned, shall be returned at the end of the third calendar year from the date the bond was posted). Should any of the trees not be in satisfactory condition, in the sole discretion of the Shade Tree Commission, at that time, after notice to the owner, the moneys shall be used by the Shade Tree Commission to replace those trees deemed to be unsatisfactory. At the end of two years, any funds not used to replace unsatisfactory trees shall be refunded to those who posted the bond(s). If construction is taking place on property with street trees, see § 181-7 of the Borough Code.

[Amended 6-22-2011 by Ord. No. 2011:1094]

C. Shade trees and shrubs in right-of-way: approval required. No shade tree or ornamental shrub shall be planted on the public right-of-way of the Borough until such tree or shrub shall first have been approved and the place where it shall be planted is designated by the Shade Tree Commission.

D. Notice, hearing and emergencies. In every case where the property of an abutting owner will be chargeable with the cost of the planting of any shade tree or trees, the Commission shall give notice of the meeting at which it is proposed to consider said by personal service of a copy of the notice upon the abutting owner at least 10 days before the meeting. The notice shall specify the street, streets, or portions thereof, on which such planting is proposed and require all persons who may object thereto to present their objections in writing at the office of the Commission at or before the meeting. Before final action shall be taken, all objections so filed shall be considered. The Commission shall give reasonable notice of its intention to remove, or cause the removal of, a tree, or part of a tree, dangerous to public safety, unless public safety requires immediate removal, in which case no notice shall be necessary. If the Shade Tree Commission finds it appropriate to plant a tree where none has been planted before, it must give notice to the abutting owner as described above.

§ 59-5Annual appropriation; estimate; amount.

A. During the month of December in each year, the Shade Tree Commission shall certify to the Mayor and Council the estimated sum necessary for the proper conduct of its work during the ensuing fiscal year, which shall include the sums estimated to be expended for such of the following items as it is anticipated expenditure will be made for; namely:

(1) Payment of wages and salaries of any employees;
(2) Expenses of Commission members in discharging official duties, including expenses incident to attendance at professional meetings;
(3) Purchase of trees and shrubbery; and
(4) Purchase of necessary equipment and materials and the cost of services for the prudent promotion of the work.
B. The Mayor and Council of the Borough of Closter shall annually appropriate such sum as it may deem necessary for said purposes.
§ 59-6Violations and penalties and enforcement; replacement assessment.
A. The Commission may prescribe a fine for the violation of each of its ordinances in an amount not exceeding $1,500 for each violation (each tree is a separate violation) or a maximum amount determined by subsequent amendments to the state statute, N.J.S.A. 40:64-1. The ordinances shall be enforced by the Borough Code Enforcement Officer who shall serve and execute any process issued out of any court under this article.
B. In addition to the penalties outlined in the above subsection, the Borough may require a person who removes or otherwise destroys a tree in violation of this chapter to pay a replacement assessment to the municipality. The replacement assessment shall be the value of the tree as determined by the Borough's Code Enforcement Official – Trees. In lieu of an appraisal, the Borough may use the formula based upon the number of square inches contained in a cross section of the trunk of the tree multiplied by a predetermined value per square inch, not to exceed $27 per square inch. The square inch cross section shall be calculated from the diameter at 4 1/2 feet above ground level and, if there is a multiple stem tree, then each trunk shall be measured and the largest trunk shall be used to determine the fine for the tree. The Borough shall modify the value of the tree based on its species, variety, location and its condition at the time of removal or destruction.
[Amended 9-10-2014 by Ord. No. 2014:1173]
§ 59-7Disposition of penalties.
All moneys collected in the municipality, either as fines or penalties, for any violation of a rule or regulation of the Shade Tree Commission, or as a charge against real estate, under any provision of this article, shall be forthwith paid over to the municipal officer empowered to be custodian of the funds of the municipality. Such funds shall be spent in fulfillment of the goals of the Shade Tree Commission, with the consent and approval of the Mayor and Council.
§ 59-8Repealer.
If any sentence, section, clause or other portion of this chapter or the application thereof to any person or circumstance shall, for any reason, be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or repeal the remainder of this chapter. All ordinances or parts thereof inconsistent herewith are hereby repealed to the extent of such inconsistency.
§ 59-9When effective.
This chapter shall become effective immediately upon final passage and publication as required by law.

Chapter 181
TREE PRESERVATION AND REMOVAL

[HISTORY: Adopted by the Mayor and Council of the Borough of Closter 8-25-1999 by Ord. No. 1999:790; amended in its entirety 11-19-2007 by Ord. No. 2007-1000. Subsequent amendments noted where applicable.]

GENERAL REFERENCES
Environmental Commission — See Ch. 16.
Land use procedures — See Ch. 35.
Department of Public Works — See Ch. 52.
Shade Tree Commission — See Ch. 59.
Soil movement — See Ch. 167.
Stormwater control — See Ch. 170A.
Subdivision of land and site plan review — See Ch. 173.

§ 181-1. Findings and purpose. [Amended 6-22-2011 by Ord. No. 2011:1094]

The Borough Council of the Borough of Closter finds that the preservation, protection and planting of trees aid in the stabilization of soil by the prevention of erosion and sedimentation; reduce stormwater runoff and the potential damage it may create; aid in the removal of pollutants from the air and assist in the generation of oxygen; provide a buffer and screen against noise and pollution; help to decrease the amount and rate of stormwater runoff and to replenish groundwater supplies; act to moderate extremes of temperature and to provide shade; aid in the control of drainage and restoration of denuded soil subsequent to construction or grading; provide a haven for birds and other wildlife and otherwise enhance the environment; protect and increase property values; conserve and enhance the Borough's physical and aesthetic appearance; and generally protect the public health and safety as well as the general welfare. Therefore, it is the intent of the Borough of Closter to maintain as much tree cover as possible through this chapter. Moreover, the Borough intends through the implementation of this chapter to achieve an outcome that balances the protection of trees with respect for individual property rights.

§ 181-2. Definitions.

The following definitions shall apply to this chapter:
ACCESSORY BUILDING — As defined in Chapter 200, Zoning, of the Borough Code.
BUFFER AREA — The area along the side yard or rear yard of any lot within three feet of the property line.
CALIPER — The diameter of the tree measured at a point 4 1/2 feet above the ground, also known as "diameter breast height (DBH)."
CLEAR-CUTTING — For the purposes of this chapter, "clear-cut" and/or "clear-cutting" means the removal of 50% or more of the trees on the site/lot. Trees over six inches caliper (DBH) to be considered; dead and hazardous trees are not included.
CODE ENFORCEMENT OFFICIAL - TREES — Person(s) with recognized expertise (i.e., who are certified tree specialists or persons who have equivalent level of education and/or experience) in the identification and classification of trees who is/are appointed by the Mayor and Council to this position at the annual reorganization meeting each year. In no case shall this person be involved in or associated with the business of the removal of trees in the Borough of Closter during his or her term of appointment.**[Added 6-22-2011 by Ord. No. 2011:1094]**
DIAMETER BREAST HEIGHT (DBH) — The diameter of the trunk measured at a point 4 1/2 feet from the ground. If the tree is growing on a slope, the measurement shall be taken from the uphill side of the slope. If the tree has a branch or an abnormal swelling at 4.5 feet, the measurement should be taken at a point below the intrusion where the trunk returns to normal size. Any diameter measurement that is not taken at 4.5 feet should include the actual height where it was measured.
DRIPLINE — An imaginary line on the ground beneath a tree, the location determined by extending a vertical line from the outermost branches of a tree to the ground.
LANDMARK TREE — Any tree designated and identified as such by the Mayor and Council of the Borough of Closter pursuant to the standards set forth herein. (See § 181-10 entitled "Designation and protection of landmark trees" in this chapter.)

PERSON — The owner of a parcel of real estate or any other individual, tree removal contractor and/ or landscaper, group, lessor, company, firm, corporation, partnership, association, society or other legal entity.**[Amended 11-22-2021 by Ord. No. 2021:1284]**
PRINCIPAL BUILDING — The main building constructed for occupancy or use on the property.
QUALIFIED TREE SPECIALIST — Person(s) with recognized expertise (i.e., who are certified tree specialists or persons who have an equivalent level of education and/or experience) in the identification and classification of trees who is (are) appointed by the Mayor and Council to this position at the annual reorganization meeting each year. In no case shall this person be involved in or associated with the business of the removal of trees in the Borough of Closter during his or her term of appointment.
SPECIES — For the purposes of this chapter, the common name of the tree.
STRUCTURE — A combination of materials forming a construction for occupancy, use or ornamentation, whether installed on, above or below the surface of a parcel of land.
TREE — Any living, woody perennial and its root system.
TREE REMOVAL — Shall include, but not be limited to, damage inflicted to the root system by machinery, storage of materials and soil compaction, change of natural grade above or below the root system or around the trunk; damage inflicted on the tree permitting fungus, pests or other infestation; excessive pruning or thinning leading to a failure to thrive; paving over the root system with any impervious materials within such proximity as to be fatal or injurious to the tree; or application of any toxic substance.

§ 181-3. Permit required. [Amended 6-22-2011 by Ord. No. 2011:1094]

A permit is required for the removal of any tree with a DBH greater than six inches. This permit is in addition to any other approvals required pursuant to Municipal Land Use Law,[1] if the tree removal is taking place in conjunction with construction.

A. No person shall cut down or remove any tree of a caliper of six inches or greater measured at a height of 4 1/2 feet DBH above the ground or engage in any site clearing without a tree removal permit.
B. No person shall remove any tree of a caliper of six inches or greater DBH for the construction or contemplated construction of any building, building addition, driveway, recreation area, patio or anything else for which a construction or zoning permit is required unless a tree removal permit has been obtained from the Borough.
C. No person shall remove any tree designated as a "landmark tree" pursuant to the standards set forth herein without the prior approval of the Mayor and Council of the Borough of Closter.
D. Prior to the removal of any tree of a caliper of six inches or greater DBH that is located within the buffer area as defined herein, the property owner or any other person must first obtain a tree removal permit from the Borough and satisfy the tree mitigation requirements contained herein.

§ 181-4. Application procedure.

A. An application must be filed with the construction offices. If any applicant will be within 24 months seeking a major soil moving permit, demolition permit, minor subdivision approval, major subdivision approval or site plan approval, he/she shall file, together with any and all applications and plans as may be required by the land use ordinances of the Borough of Closter, an application for tree removal permit of regulated trees as set forth in Subsection B below. The application shall be reviewed pursuant to § 181-6. The Code Enforcement Official - Trees shall provide to the Zoning Board or Planning Board (whichever Board is hearing the application) his/her recommendation with regard to the application, including mitigation requirements. In the event the Code Enforcement Official - Trees does not provide said recommendations within 31 days from receipt of the completed tree removal application, the Board shall proceed with its decision without said recommendations. The Zoning Board and Planning Board hereby reserve the right to consult with the Environmental Commission, Closter DPW, the Code Enforcement Official - Trees, Borough Engineer, or any professional as provided by MLUA, for guidance in considering land use, development, tree removal, soil movement or excavation procedures in connection with said application. **[Amended 6-22-2011 by Ord. No. 2011:1094; 12-11-2019 by Ord. No. 2019:1266]**
B. Application for a tree removal permit for site clearing or other tree removal purposes shall be made by submission of the following to the Construction Official: **[Amended 12-11-2019 by Ord. No. 2019:1266]**

(1) An original and two copies of an application on forms provided by the Borough containing the following information: name and address of the applicant; the street address and tax lot and block of the property in question; the number of trees to be removed; name and phone number of the person having express charge, supervision, and/or control of the proposed removal of trees; a copy of the tree company's New Jersey tree care operator license; and such other information as may be required.

(2) An original and two copies of a tree removal plan consisting of a map drawn to scale showing the location of all trees on the property of a caliper of six inches or greater and the location of all trees to be removed, the species of such trees, and their caliper. The tree removal plan must be prepared, signed and sealed by a licensed professional engineer or land surveyor and must show the location of all existing and proposed structures on the property, together with the distance, up to 15 feet, that trees proposed to be removed and located from such structures and from property lines.

(3) An original and two copies of a tree mitigation plan, if mitigation is required pursuant to § 181-6, consisting of a written statement of plans for the proposed replanting of trees and required herein, and a map drawn to scale showing the location of all trees to be planted, the quantity, species of such tree(s) and their caliper or size as required.

(4) An original and two copies of a separate list of the trees to be removed identifying each tree in coordination with tree removal plan by species and caliper and stating the condition of each tree as "dead," "poor," or "good" and further explaining why removal is felt justified under the standards of this chapter.

(5) The applicant shall place a one-inch-wide red ribbon around the trunk of each tree to be removed at a height of 4 1/2 feet DBH above the ground so that the proposed tree removal may be inspected in the field.

C. Application for a tree removal permit for building construction purposes pursuant to § 181-3B hereinabove shall be made by submission of the following:

(1) An application on forms provided by the Borough containing the following information: name and address of the applicant; the street address and tax lot and block of the property in question; the number of trees to be removed; and such other information as may be required.

(2) A plan consisting of a map drawn to scale showing the location of all trees on the property of a caliper of six inches or greater and the location of all trees to be removed, the species and caliper of such trees, and the reason for removing each tree. The plan must show the location building, building addition, foundation, driveway, recreation area or any site condition that warrants the proposed tree removal.

(3) The applicant shall place a one-inch wide-ribbon around the trunk of each tree to be removed at a height of 4 1/2 feet DBH above the ground so that the proposed tree removal may be inspected in the field.

D. Application for a tree removal permit for purposes pursuant to § 181-3D hereinabove shall be made by submission of the following:

(1) An application on forms provided by the Borough containing the following information: name and address of the applicant; the street address and tax lot and block of the property in question; the number of trees to be removed; and such other information as may be required.

(2) A plan consisting of a map drawn to scale showing the location of all trees on the property of a caliper of six inches or greater and the location of all trees to be removed, the species and caliper of such trees, and the reason for removing each tree. The plan must show the location building, building addition, foundation, driveway, recreation area or any site condition that warrants the proposed tree removal.

(3) The applicant shall place a one-inch-wide red ribbon around the trunk of each tree to be removed at a height of 4 1/2 feet DBH above the ground so that the proposed tree removal may be inspected in the field.

E. A cash performance bond shall be posted with each application for any permit application that seeks the removal of more than three regulated trees within a two-year period of time, to be determined by the Borough's licensed tree expert, to provide for restitution in the event that the trees are improperly removed or improperly replaced. **[Added 12-11-2019 by Ord. No. 2019:1266]**

F. Notice to property owners. For any proposed tree removal of more than three regulated trees within any two-year period, the applicant shall: **[Added 12-11-2019 by Ord. No. 2019:1266]**

(1) Provide written notice of the proposed tree removal to all adjacent property owners; and **[Amended 5-11-2022 by Ord. No. 2022:1296]**

(2) Submit written evidence of such notice to the Borough at the time of the application for the tree removal permit.

G. Review of certain applications by the Borough Engineer. Any application seeking the removal of four or more regulated trees within a two-year period shall be reviewed at the applicant's expense by the Borough Engineer to ensure erosion and sediment guidelines have been satisfied. **[Added 12-11-2019 by Ord. No. 2019:1266; amended 5-11-2022 by Ord. No. 2022:1294]**
H. The Borough shall make its determination regarding a tree application within 30 days following the submission of a completed application. Failure to make a determination within such thirty-day period, or without any extension of time agreed to by the applicant, shall constitute and have the same effect as a denial. **[Added 12-11-2019 by Ord. No. 2019:1266]**

§ 181-5. Fees for permit. [Amended 6-22-2011 by Ord. No. 2011:1094]

A. The fee for a tree removal permit shall be as set forth in Chapter A301, Fees and Deposits. Fees are required for more than two trees of six inches DBH or greater removed within a twenty-four-month period. The twenty-four-month period begins from the date the permit is issued.
B. Notwithstanding the fee schedule, no permit fee shall be required for the removal of a dead or hazardous tree, provided that the applicant and/or property owner satisfies all of the other requirements of this chapter.

§ 181-6. Standards for application review.

A. The following standards for review of applications shall apply:
A. Permitted removal. No tree shall be permitted to be removed unless the tree is:
(1) Located within the building footprint of a proposed principal building. Mitigation is required. **[Amended 12-11-2019 by Ord. No. 2019:1266]**
(2) Located between the curblines of a proposed roadway approved pursuant to the Land Use Procedures or Subdivision of Land and Site Plan Review Ordinances of the Borough of Closter.[2] No mitigation is required.
(3) Located within the proposed roadway right-of-way but outside the curbline of a proposed roadway approved pursuant to the Land Use Procedures or Subdivision of Land and Site Plan Review Ordinances of the Borough of Closter. However, see § 181-6D(8); an applicant must plant trees or pay mitigation in lieu of planting.
(4) Dead or poses a safety hazard. See § 181-6D(4), which explains the circumstance under which mitigation is not required for removal of such trees.
(5) Located within 15 feet of any building. Mitigation is required.
(6) Located within the area of the proposed driveway, walkway, utility line, accessory building, or any other structure. Mitigation is required.
(7) Specifically permitted to be removed in a site plan approved pursuant to the Municipal Land Use Law.[3] Mitigation is required.

B. Conflict with other laws. Notwithstanding anything in this section to the contrary, no tree removal shall be permitted where prohibited by the Zoning Ordinance[4] or any other municipal, state, or federal statute, ordinance or regulation.
C. Hardship appeal. In the event that an applicant believes the standards set forth in Subsections A and B above constitute a hardship which prohibits a reasonable use of all or substantially all of the property in question, an applicant may seek relief from the Mayor and Borough Council. In the event that such relief is sought, the applicant shall submit a letter to the Mayor and Council stating the factual basis and reasons for the appeal. The Mayor and Borough Council, upon submission of the letter to the Borough Clerk, shall schedule a public hearing in connection with the requested relief. At the hearing, the applicant may present witnesses under oath, and any other interested parties may do the same. All witnesses shall be subject to cross-examination. The decision of the Mayor and Borough Council shall be binding upon the municipal official in charge of enforcement and administration of this section.
D. Mitigation. The Code Enforcement Official - Trees shall have the authority to determine and approve, modify, or deny the mitigation plan. In reviewing the applicant's proposed mitigation plan, the Code Enforcement Official - Trees shall endeavor to maintain the canopy of the site when the trees proposed to be planted reach their natural height. When feasible, deciduous trees shall be replaced with deciduous trees and evergreen trees shall be replaced with evergreen trees. Mitigation for tree removal shall be required as follows: **[Amended 6-22-2011 by Ord. No. 2011:1094; 12-11-2019 by Ord. No. 2019:1266; 10-11-2023 by Ord. No. 2023:1325]**

(1) Mitigation shall consist of planting trees with a minimum caliper (DBH) of 2 1/2 inches or a sum of money equal to the approximate cost of such planting [see § 181-6D(5)(c)] or a combination of both. Mitigation shall require the applicant to provide a two-year survival guarantee for all replacement tree(s), after the completion of any project or planting. During the guarantee period, any dead or dying replacement tree(s) shall be replaced by the applicant within six months. Mitigation shall be decided upon prior to removal of any trees, and the trees proposed to be planted are to be done in consultation with the Borough's Code Enforcement Official - Trees. In reviewing the mitigation plans submitted by the applicant, the Code Enforcement Official - Trees is to approve trees that will be allowed to grow to their natural height at maturity rather than being kept artificially small.

(2) The species allowed to be planted as part of an approved mitigation plan shall be set by resolution of the Shade Tree Commission and readily available on Closter's website. The version on the website shall be the official list of allowed species.
(3) Mitigation shall be required in the event of tree removal pursuant to § 181-6A(3), (5), (6) and (7).
(4) In the event of tree removal pursuant to § 181-6A(4), no mitigation shall be required if the tree has been planted for a least five years; there has been no damage to the tree by construction or otherwise by any person; and there has been no soil moving within 15 feet of such tree within five years; otherwise, mitigation shall be required pursuant to § 181-6D.
(5) For each tree for which mitigation is required, the following shall apply:

(a) For each tree removed pursuant to the standards of this section, the applicant shall plant on the property in question:

Caliper of Tree Removed* (inches) Number Required for Mitigation

Caliper of Tree Removed* (inches)	Number Required for Mitigation
Less than 6	No mitigation required
6 to no more than 15	1 for each removed
15 to less than 25	2 for each removed
25 and greater	3 for each removed

NOTE: * No mitigation is required for the first two trees; limit: two trees in a twenty-four- month period. The twenty-four-month time period begins from the date the tree removal permit is issued.

(b) The caliper of trees with multiple trunks shall be calculated by multiplying the caliper of the larger trunk by 1.5 times.

(c) In the event the applicant asserts the planting of trees on the property in question would be inappropriate and the official in charge of enforcement and administration of this section agrees, the applicant may, in lieu of planting trees, provide to the municipality a sum of money equal to the approximate cost of such tree planting. The total amount shall be determined by the Code Enforcement Official - Trees, based on the market value and planting costs of the trees to be planted. Funds collected pursuant to this section shall be deposited in the Borough's Shade Tree Fund for use by the Borough's Shade Tree Commission to plant and maintain trees elsewhere in the Borough. In no event shall the sum of such monetary contribution be less than $700 per required replacement.

(6) In the event that tree removal occurs in an area other than permitted in Subsection A this section, mitigation shall be required at a rate two times the number of trees required pursuant to Subsection D(5)(a) hereinabove.

(7) In the event that it is unknown how many trees were removed from any given site and removal took place without a tree removal permit issued pursuant to this chapter, the number of trees requiring mitigation shall be computed by assuming trees over six inches in caliper existed 30 feet on center and plotting the maximum number of those trees as circles of a fifteen-foot radius without having the circles overlap or extend beyond the property lines or driplines of existing trees.

(8) In connection with tree removal pursuant to Subsection A(3) of this section, it shall be required that the applicant plant trees on center a minimum distance of 30 feet as street trees between the curbline and the edge of the right-of-way in a location determined by the municipal official administering this section or beyond if agreed to by the homeowner.

(9) Mitigation in any instance is not to be considered a penalty, rather an implementation of the purposes of this section. Mitigation shall not be a substitute for, but shall be in addition to, any penalty imposed for violation of the provisions of this section.

(10) Upon the approval of the Mayor and Council, the mitigation requirements pursuant to this subsection may be satisfied by the applicant by donating the tree to be removed to the Borough of Closter to be planted elsewhere in the Borough of Closter at the expense of the applicant. The qualified tree specialist shall inspect any such trees and submit a recommendation to the Mayor and Council as to whether to accept such donation.

If granted, the applicant shall maintain a copy of the approved permit at the project location which shall be prominently displayed and available for inspection. **[Added 12-11-2019 by Ord. No. 2019:1266]**

§ 181-7. Protection of existing trees.

In connection with any construction, subsequent to tree clearing but prior to the issuance of a building permit or start of construction, snow fencing, or other protective barrier acceptable to the municipal official charged with the enforcement and administration of this section, shall be placed around trees that are not to be removed. The protection barriers shall be placed at a distance of at least 10 feet from the trunk of any tree or the tree dripline, whichever distance shall be greater, and shall remain in place until all construction activity on the property has terminated. No equipment, chemicals, soil deposits or construction materials shall be placed within any area so protected by barriers. Any landscaping activities subsequent to the removal of the barriers shall be accomplished with light machinery or hand labor.

No person shall:

(1) Cut down or remove any tree except as permitted by this chapter or allow or cause such cutting or removal.

(2) Cause or allow any willful damage, injury or disfigurement of any tree growing within the property in question. For purposes of this chapter, the actions of any person shall be deemed willful if the damage, injury or disfigurement of any tree is caused as the result, but not limited to the following: cutting, gashing or slitting on any tree; the pouring of any liquid or other material on any tree or on the nearby ground; the construction or placement of any nonporous

material on the ground around any tree so as to cut off air, light or water from the roots; or placement or removal of any soil within 10 feet of any tree.

(3) Store or pile building materials or debris or place construction equipment within 10 feet of any tree or within the protected zone 10 feet beyond the dripline, whichever is greater. The Code Enforcement Official - Trees or other member of the Construction Office may use his or her discretion in determining violations pursuant to this subsection. **[Amended 6-22-2011 by Ord. No. 2011:1094]**

C. In the event that any tree to be saved in connection with construction as set forth above or any tree planted in mitigation shall die within two years after planting, it shall be replaced by the applicant or the property owners within six months.

§ 181-8. Performance bond. [Amended 6-22-2011 by Ord. No. 2011:1094[5]]

A. As a precondition to the issuance of a permit where mitigation is required, the applicant shall post a cash bond with the Borough Treasurer to assure mitigation in an amount equal to the amount determined by the Code Enforcement Official - Trees as set forth in § 181-6D(5) for each tree to be planted. At the end of the third fiscal year following the fiscal year in which the bond was posted and upon the satisfactory completion of the required mitigation, the Borough shall return the cash bond to the applicant. The cash bond shall be retained by the Borough for this period to assure survival of the tree or trees planted by the applicant in satisfaction of the mitigation requirements. Said bond shall be returned upon the recommendation of the Code Enforcement Official - Trees and the approval of the Mayor and Council.

B. The applicant shall contact the Code Enforcement Official - Trees within seven business days of the completion of the planting of the trees required for mitigation to schedule a date and time for an inspection in order for the Borough to determine whether the required mitigation has been completed satisfactorily.

C. Notwithstanding the above, the applicant and/or property owner shall forfeit the cash bond amount if the applicant and/or property owner fails to complete the planting of the trees within the time of completion set forth in § 181-8. Prior to the forfeiture of any cash bond monies, the Code Enforcement Official - Trees shall cause a written notice to be served upon the applicant and/or property owner who posted the cash bond. Service of the notice shall be made in person or by certified mail, return receipt requested. Upon service of any notice pursuant to this subsection, the applicant and/or property owner shall have 10 days, or such further time as the Mayor and Council shall agree, in writing, to plant the trees that have not been planted, or the applicant and/or property owner shall forfeit any cash bond amounts posted by the applicant and/or property owner. Any monies forfeited by the applicant and/or property owner shall be deposited in the Borough's Shade Tree Fund for use by the Shade Tree Commission to plant trees elsewhere in the municipality.

D. As an additional precondition to the issuance of a permit, the applicant shall post a cash bond in the equivalent of $1,500 for each street tree present on the property that is not otherwise covered by mitigation. At the end of the third calendar year from the date of the issuance of the final certificate of occupancy (i.e., the bond can be held for up to two years and 11 months) and upon certification by the Code Enforcement Official - Trees that the trees continue to be in good health, the Borough shall return the cash bond to the applicant. The cash bond shall be retained by the Borough for this period to assure the survival of the tree(s) and recover the cost of removal and replacement of the trees for taxpayers should the tree(s) not survive.

§ 181-9. Time of completion.

The tree(s) required to be planted by the applicant and/or property owner pursuant to § 181-6D(5) shall be planted within six months after the completion of the project for which the permit was issued, the issuance of a certificate of occupancy, or the issuance of a certificate of approval, whichever shall be sooner. The applicant may submit a written request to the Construction Office for an extension of time of up to 60 days. Additional extensions may be granted, upon the written request of the applicant, at the discretion of the Construction Office. Extension requests shall not be unreasonably denied. However, in no event shall the time for completion be extended beyond a total of six additional months.

5. Editor's Note: This ordinance also provided for the redesignation of former § 181-7 as this § 181-8, the redesignation of former § 181-8 as § 181-9, and the redesignation of former § 181-9 as § 181-7.

§ 181-10. Designation and protection of landmark trees.

A. Upon the written recommendation of the Environmental Commission and with the written approval of the property owner, the Mayor and Council of the Borough of Closter shall determine whether any tree qualifies as a landmark tree. A tree may qualify as a landmark tree if it meets one or more of the following criteria:

(1) The tree species is rare.

(2) The tree is of an abnormal height or has an abnormal trunk diameter or dripline for a tree of its species.

(3) The location, shade value, fragrance, erosion control, aesthetic features, or scenic enhancement of such tree is of special importance to the Borough of Closter.

(4) The tree is a rare ornamental or flowering tree.

B. All trees designated as landmark trees by the Mayor and Council shall be memorialized by resolution and shall be shown on an official Borough Map with appropriate code marks signifying each tree's designation, number, species, age, size and other distinguishing characteristics for ready reference and periodic monitoring. The Borough Administrator or his designee shall ensure that each landmark tree is shown on the Borough Map.
C. All trees designated as landmark trees by the Mayor and Council shall be memorialized by resolution and shall be shown on an official landmark tree inventory retained by the Borough Administrator.
D. If the owner or owners of the property on which a landmark tree is located consents thereto, the Borough may identify such tree as a landmark tree by the placement of a suitable marker thereon.
E. If, and when, any landmark tree is removed, the Borough Administrator shall arrange for the necessary changes to be made to the official landmark tree inventory records and Borough Map.
F. No person shall cut down or remove any landmark tree, whether such tree is located on public or private property, without first obtaining the approval of the Mayor and Council of the Borough of Closter and a permit issued pursuant to this chapter.
G. For each landmark tree removed pursuant to Subsection F hereinabove, mitigation shall be required and the applicant shall plant a tree as defined in this chapter on the property in question at a replacement rate of two trees for each landmark tree removed. In the event the applicant asserts the planting of trees on the property in question would be inappropriate and the Mayor and Council agrees, the applicant may, in lieu of planting trees, provide to the Borough a sum of $500 for each tree required to be planted to be deposited in the Borough's Shade Tree Fund for use by the Shade Tree Commission to plant trees elsewhere in the Borough.

§ 181-11. Responsibility for administration and enforcement. [Amended 6-22-2011 by Ord. No.

The provisions set forth in this chapter shall be administered and enforced by the Code Enforcement Official - Trees, the Construction Official, and the Code Enforcement Officer, or his/her designee.

§ 181-12. Appeals. [Amended 8-10-2022 by Ord. No. 2022:1306]

A. Any person aggrieved by the decision of the municipal official charged with the administration and enforcement of this chapter shall have the right, within 10 days of the issuance of any decision by such official, to appeal to the Closter Tree Appeal Panel, which shall take action as it deems appropriate in the matter. In the event of such an appeal, the procedures set forth with reference to applications based on hardship contained in § 181-6C shall apply.
B. The Tree Appeal Panel consists of the Borough Code Enforcement Official – Trees, the Municipal Code Official and the Borough Administrator.

§ 181-13. Exemptions.

The following shall be exempt from the requirements of this chapter;

A. Trees located on the business-related portions of the properties of commercial nurseries.

B. Pruning within the right-of-way by utility companies for maintenance of utility wires or pipelines. The utility company shall notify the Borough Administrator prior to commencing such work at least two weeks prior to the commencement of such work.
C. Trees that are deemed to be removed by the governing body of the Borough of Closter or that are on or over a public right-of-way.
D. Parklands or other public lands owned by the Borough of Closter.
E. Any projects that have received building permits or board approvals prior to the enactment of this chapter.

§ 181-14. Violations and penalties.

A. Any person, applicant, developer or owner who violates any provision of this chapter shall be liable for a fine not to exceed $1,500 or imprisonment for a term not in excess of 90 days, or both. Each tree is a separate violation. **[Amended 9-10-2014 by Ord. No. 2014:1173]**
B. In addition to the penalties outlined in the above subsection, the Borough may require a person who removes or otherwise destroys a tree in violation of this chapter to pay a replacement assessment to the municipality. The replacement assessment shall be the value of the tree as determined by the Borough's Code Enforcement Official - Trees. In lieu of an appraisal, the Borough may use the formula based upon the number of square inches contained in a cross section of the trunk of the tree multiplied by a predetermined value per square inch, not to exceed $27 per square inch. The square- inch cross section shall be calculated from the diameter at 4 1⁄2 feet above ground level, and if there is a multiple-stem tree, then each trunk shall be measured and the largest trunk shall be used to determine the fine for the tree. The Borough shall modify the value of the tree based on its species, variety, location and condition at the time of removal or destruction. **[Amended 6-22-2011 by Ord. No. 2011:1094]**

§ 181-15. Repealer.

If any sentence, section, clause or other portion of this chapter or the application thereof to any person or circumstance shall, for any reason, be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or repeal the remainder of this chapter. All ordinances or parts thereof inconsistent herewith are hereby repealed to the extent of such inconsistency.

§ 181-16. When effective.

This chapter shall become effective immediately upon final passage and publication, as required by law.

Appendix B. – additional materials

Tree Removal/Replacement Permit

BOC-5 (rev. 8/10/2020)

Permit Fee
PERMIT IS REQUIRED FOR ALL TREE REMOVAL; FEES AND MITIGATION ARE NOT APPLICABLE IF LESS THAN (3) TREES ARE REMOVED WITHIN (2) YEAR PERIOD

Number of Trees	Fee
1 - 2	N/A
3 - 5	$100.00
6 - 10	$150.00
11 - 20	$250.00
21 - 50	$500.00
51 +	$1,000.00

Performance Bond
PERFORMANCE BOND MUST BE POSTED FOR PURPOSES OF ENSURING MITIGATION COMPLETENESS IF MORE THAN (3) TREE REMOVALS ARE PROPOSED WITHIN (2) YEAR PERIOD (AMOUNT AND RETENTION PERIOD TO BE DETERMINED BY BOROUGH'S LICENSED TREE EXPERT)

Notice To Property Owners
CERTIFIED LIST OF PARTIES OWNING LAND SITUATED WITHIN (200) FOOT RADIUS OF SUBJECT PROPERTY MUST BE OBTAINED FROM TAX ASSESSOR FOR PURPOSES OF PUBLIC NOTIFICATION IF MORE THAN (3) TREE REMOVALS ARE PROPOSED WITHIN (2) YEAR PERIOD

BOROUGH OF CLOSTER NEW JERSEY

William Fuchs (Licensed Tree Expert)
295 Closter Dock Road
Closter, New Jersey 07624
Email: construction@closternj.us & wfuchsjr@hotmail.com

Tree Removal Permit Application

GUIDELINES:
- THIS APPLICATION IS REQUIRED FOR THE REMOVAL OF A WOODY PERENNIAL PLANT MEASURING AT LEAST (6) INCHES IN DIAMETER AT A BREAST HEIGHT OF (4½) FEET;
- THIS APPLICATION MUST BE ACCOMPANIED BY (2) COPIES OF A LAND SURVEY OR SITE PLAN (DEPENDENT UPON THE REASON FOR TREE REMOVAL) INDICATING THE LOCATION OF TREES TO BE REMOVED;
- TREE REMOVAL MUST BE PERFORMED BY A NEW JERSEY-LICENSED TREE EXPERT AND/OR TREE CARE OPERATOR (COPY OF LICENSEE'S NEW JERSEY BOARD OF TREE EXPERTS' BUSINESS REGISTRATION MUST BE PROVIDED);
- TREES MUST BE IDENTIFIED ON-SITE WITH RIBBON NO LATER THAN (24) HOURS AFTER THE FILING OF THIS APPLICATION;
- MITIGATION PROPOSALS MUST BE APPROVED BY THE BOROUGH'S LICENSED TREE EXPERT PRIOR TO THE ISSUANCE OF TREE REMOVAL PERMITS (SEE BACK OF THIS FORM FOR SHADE TREE COMMISSION PLANTING RECOMMENDATIONS);

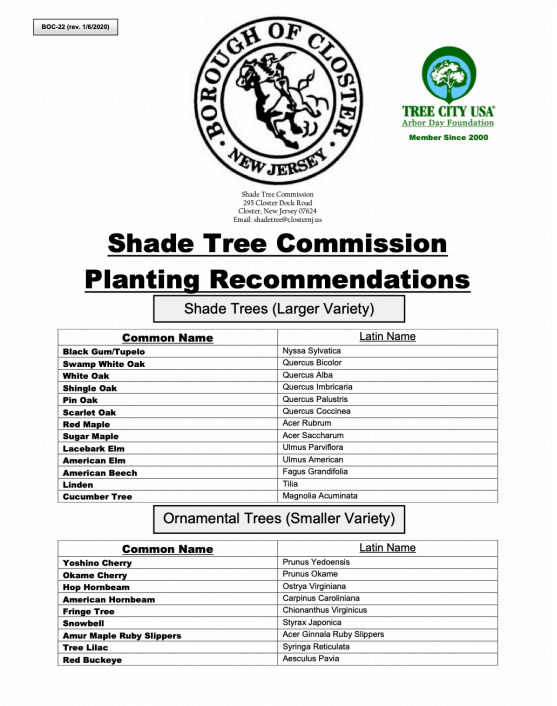
MITIGATION OPTIONS:
- TREE PLANTINGS HAVING MINIMUM OF (2½) INCH DIAMETER;
- PAYMENT PER TREE IN LIEU OF PLANTING ($650.00 OR MARKET VALUE WHICHEVER IS GREATER);
- COMBINATION OF PLANTING AND PAYMENT;

NUMBER OF TREES PROPOSED FOR REMOVAL?:	
NUMBER OF TREES REMOVED IN PREVIOUS (2) YEARS?:	

1.) **Property Address:** _____ **Block:** _____ / **Lot:** _____
2.) **Tree Service Provider:** Name _____
Address _____ (STREET / CITY / STATE / ZIP)
Phone _____ Fax _____ Email _____
3.) **Land Owner:** Name _____
Address _____ (STREET / CITY / STATE / ZIP)
Phone _____ Fax _____ Email _____
4.) **Why are trees proposed for removal?:** _____
5.) **Itemize species and diameter of trees proposed for removal:** _____
6.) **Select preferred mitigation:** ☐ *TREE PLANTING* ☐ *PAYMENT (MARKET VALUE)* ☐ *BOTH* ☐ *N/A*
7.) **Are trees proposed for removal located on Borough property or within (10) feet of a thoroughfare?:**
☐ **YES** (REVIEW BY SHADE TREE COMMISSION IS REQUIRED) ☐ **NO**
8.) **Are trees proposed for removal located within (300) feet of a waterway designated as Category One (C-1) by the New Jersey Department of Environmental Protection?:**
☐ **YES** (REVIEW BY ENVIRONMENTAL COMMISSION IS REQUIRED) ☐ **NO**

SIGNATURE OF APPLICANT _____ DATE _____

OFFICIAL USE ONLY
PERMIT #: _____ FEE PAID: _____ PAYMENT METHOD: ☐ CASH ☐ CHECK # _____
☐ **APPROVED**
☐ **DENIED**
SIGNATURE OF ENFORCING AGENT _____ DATE _____



BOC-22 (rev. 1/6/2020)

BOROUGH OF CLOSTER NEW JERSEY

TREE CITY USA
Arbor Day Foundation
Member Since 2000

Shade Tree Commission
295 Closter Dock Road
Closter, New Jersey 07624
Email: shadetree@closternj.us

Shade Tree Commission Planting Recommendations

Shade Trees (Larger Variety)

Common Name	Latin Name
Black Gum/Tupelo	Nyssa Sylvatica
Swamp White Oak	Quercus Bicolor
White Oak	Quercus Alba
Shingle Oak	Quercus Imbricaria
Pin Oak	Quercus Palustris
Scarlet Oak	Quercus Coccinea
Red Maple	Acer Rubrum
Sugar Maple	Acer Saccharum
Lacebark Elm	Ulmus Parviflora
American Elm	Ulmus American
American Beech	Fagus Grandifolia
Linden	Tilia
Cucumber Tree	Magnolia Acuminata

Ornamental Trees (Smaller Variety)

Common Name	Latin Name
Yoshino Cherry	Prunus Yedoensis
Okame Cherry	Prunus Okame
Hop Hornbeam	Ostrya Virginiana
American Hornbeam	Carpinus Caroliniana
Fringe Tree	Chionanthus Virginicus
Snowbell	Styrax Japonica
Amur Maple Ruby Slippers	Acer Ginnala Ruby Slippers
Tree Lilac	Syringa Reticulata
Red Buckeye	Aesculus Pavia

Private Tree Removals: Healthy trees removed with permits on private property. If trees are not replanted then money is submitted into a tree fund to replant in town. Some information has not been tracked:

Year	Removed	Replaced	# Permits
2024	345		210
2023	556		232
2022	504		200
2021	563		237

Street/Park/Public Trees Planted/Removed:

Year	STC Budget	Tree Fund	Other	Total Planted	Total Removed	Total Spent
2024	14	20		34	64	$16,610
2023	18		8 Open Space 56 Grant $43,795	82	45	$9,780 + grant money
2022	41	12		53	37	$28,075
2021	54			54	31	$20,170
2020	30	11		41	36	$28,737
2019	54			54		
2018	53			53		
2017	0	36		36		
2016		42		42		
2015	42			42		
2014	34			34		

Planting Specs. Handout

SHADE TREE COMMISSION

Approved Tree List

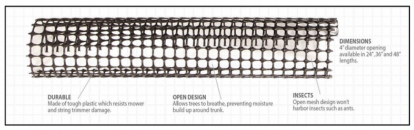
SHADE TREES* *(larger variety, tall-growing trees)*	ORNAMENTAL *(smaller variety, suitable for planting within 20 feet of an overhead power line)*
Acer rubrum - Red Maple	Acer negundo - Boxelder Maple
Acer saccharum - Sugar Maple	Aesculus pavia - Red Buckeye
Betula nigra – Single Stem River Birch	Amelanchier Levis 'snowflakes' - Shadblow Single Stem
Celtics occidentalis - Hackberry	Carpinus caroliniana - American Hornbeam
Liquidambar styraciflua 'Hapdel' (Happidaze Sweet Gum)	Cercis canadensis - Eastern Redbud
Lirodendron "Emerald City" - Emerald City Tulip	Craetagus crus-galli - Hawthorne
Magnolia acuminata - Cucumber Magnolia	Lirodendron 'little volunteer' - Tulip little Volunteer
Nyssa sylvatica - Black Gum/Tupelo	Ostrya virginiana - Hop Hornbeam
Quercus alba - White Oak	Prunus okame - Okame Cherry
Quercus bicolor - Swamp White Oak	Prunus yedoensis - Yoshino Cherry
Quercus coccinea - Scarlet Oak	Styrax japonica - Snowbell
Quercus imbricaria - Shingle Oak	Syringa reticulata - Tree Lilac
Quercus palustris - Pin Oak	Zelkova serrata - Zelkova 'City Sprite'
Tilia americana –Basswood Linden	Zelkova serrata - Zelkova 'Wireless'
Ulmus americana - American Elm DED resistant cultivars	
Ulmus parviflora - Lacebark Elm	
Zelkova serrata - Green Vase	
**compact or columnar forms of large variety shade trees are not acceptable*	

PLEASE NOTE: hyperlinks are provided for image reference only

PROTECT YOUR NEWLY PLANTED TREES FROM DEER DAMAGE

Deer rub their antlers against trees to scrape off the velvet cover and/or mark their territory, causing extensive damage. Deer Guards are a mesh-like covering that effectively protect young trees. They are required for each shade tree planted in the Borough and are highly recommended for any new tree planting. Deer guards should:

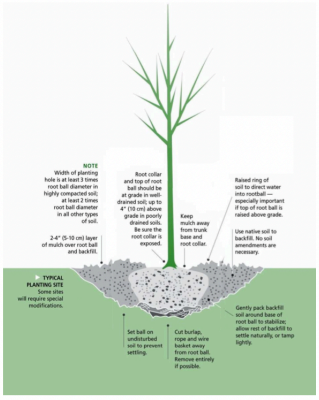
- Be installed on all new tree plantings where the length of the trunk—free of branches—is greater than 18 inches;
- Cover at least 75% of length of trunk from the ground to the first branch—not required to exceed a maximum height of 48 inches;
- Be secured at 3 points using 3 ply organic BIODEGRADABLE twine or rope—NO WIRE OR ZIP TIES (this would restrict trunk growth);
- Be of rigid construction but flexible, allowing expansion, and formed to stay in place regardless of presence of twine/rope;
- Be 4- or 6-inch diameter for trees between 2 and 6-inch caliper;
- Be of open mesh design, with not more that 50% opacity; and
- Be maintained in place for at least 5 years and until tree is at least 8 inch caliper DBH (diameter at breast height).



Guards that meet these requirements are available online at AM Leonard:
https://www.amleo.com/leonard-rigid-plastic-mesh-tree-guards-4-inch-diameter-48-inch-length/p/BG48

Questions? Please contact the Closter Shade Tree Commission at shadetree@closternj.us.

Planting Tips



One of the primary causes of tree failure is improper planting depth. Make sure that the root flare is at grade, so that the roots are underground and the trunk is above ground.

Piling mulch at the base of a tree traps moisture around the trunk and root flare, leading to decay and often structural damage. The best shape is a donut that keeps mulch several inches away from the base of the tree.

Arbor Day Poster Contest

BOROUGH OF CLOSTER
RESOLUTION #2025-101
MARCH 12, 2025

APPROVING RELEASE OF TREE BOND ESCROW
408 KNICKERBOCKER ROAD

WHEREAS, all applicable Borough professionals have finalized inspections on improvements made and approve the release of bond and/or escrow funds to the depositor of monies as indicated in the attached Project Detail Inquiry for 408 Knickerbocker Road aka 115 Oak Street.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter that the Finance Clerk is and hereby authorized to release the bond and escrow monies to the depositor as indicated in the attached Project Detail Inquiry in the amount of $17,550.00.

Account #: 2010057500 Amount: $17,550.00

COUNCILMEMBER	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilwoman Amitai						
Councilman Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Council President Yammarino						

Adopted: March 12, 2025

ATTEST: APPROVED:

_____ _____
Mari J. Margiotta, Borough Clerk John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held March 12, 2025.

_____
Mari J. Margiotta, Borough Clerk

Project Id: 2010057500 NOW KNOWN AS 115 OAK STREET
Description: 408 KNICKERBOCKER ROAD Status: Active
Starting Date: 0 Ending Date: 03/07/25 Po Transactions: Summarized
* Transaction is included in Previous and/or Opening Balance ** Transaction is not included in Balance
En = PO Line Item First Encumbrance Date

Date	Description	Trans Amount	Balance
11/01/23	Add Acct	0.00	0.00
11/06/23	Deposit Meth: 316 Post Ref: E 1260 1	17,550.00	17,550.00
11/30/23	Municipal Interest NOVEMBER INTEREST Post Ref: E 1277 19	1.39	17,550.00
12/31/23	Municipal Interest DECEMBER INTEREST Post Ref: E 1282 21	1.39	17,550.00
01/31/24	Municipal Interest JANUARY INTEREST Post Ref: E 1290 20	1.59	17,550.00
02/29/24	Municipal Interest FEBRUARY INTEREST Post Ref: E 1298 21	1.39	17,550.00
03/31/24	Municipal Interest MARCH INTEREST Post Ref: E 1307 21	1.39	17,550.00
04/30/24	Municipal Interest APRIL INTEREST Post Ref: E 1319 22	1.54	17,550.00
05/31/24	Municipal Interest MAY INTEREST Post Ref: E 1326 23	1.49	17,550.00
06/28/24	Municipal Interest JUNE INTEREST Post Ref: E 1329 23	1.35	17,550.00
07/31/24	Municipal Interest JULY INTEREST Post Ref: E 1339 24	1.59	17,550.00
08/31/24	Municipal Interest AUGUST Post Ref: E 1349 25	1.44	17,550.00

Date	Description	Trans Amount	Balance
09/30/24	Municipal Interest SEPTEMBER Post Ref: E 1358 23	1.49	17,550.00
10/31/24	Municipal Interest OCTOBER Post Ref: E 1365 23	1.49	17,550.00
11/30/24	Municipal Interest NOVEMBER Post Ref: E 1372 22	1.40	17,550.00
12/31/24	Municipal Interest DECEMBER Post Ref: E 1373 20	12.76	17,550.00
	Mun. Interest Total: 31.70		

BOROUGH OF CLOSTER
STATE OF NEW JERSEY
CONSTRUCTION

№ 2892

DESCRIPTION Tree Bond
(C012/12)
408 Knickerbocker Road

NAME Robert + Malgorzata Kasperek
ADDRESS 33 Merrissee Avenue
TOWN Wallington, NJ 07057
DATE ISSUED 10.30.23
CASH _____ CHECK 316 AMOUNT 17,550