



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

REGULAR MEETING AGENDA – WEDNESDAY, SEPTEMBER 11, 2024 - 7:00 P.M

**THIS REGULAR SCHEDULED MEETING OF THE CLOSTER MAYOR AND COUNCIL
WILL BE HELD IN-PERSON, TELEPHONICALLY and VIA ZOOM VIDEO.**

You may join 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:

TOLL FREE: +1 646-558-8656; MEETING ID: 864 2063 3673; PASSWORD: 8675309

If Executive 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 2024 Mayor and Council Meetings which was published in The Record and The Star Ledger on December 29, 2023, 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

Mayor Glidden
Councilwoman Amitai
Councilman Cho
Councilwoman Chung
Councilwoman Latner
Councilwoman Maroules
Councilman Yammarino

3. ADOPTION OF ORDINANCES

ORDINANCE #2024-1344 -

AN ORDINANCE AMENDING CHAPTER 173-52 C(2) OF THE BOROUGH OF CLOSTER

4. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS Mail list

- a. MAIL LIST OF 08-16-24
- b. MAIL LIST OF 08-24-24 –NO MAIL
- c. MAIL LIST OF 08-30-24
- d. MAIL LIST 09-06-24

5. VOTE ON CONSENT AGENDA ITEMS

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

- *24-201 RESOLUTION TO CREDIT ACCOUNT DUE TO RECIPROCAL AGREEMENT
- *24-202 REFUND OF OVERPAYMENT OF TAXES
- *24-203 RESOLUTION REQUESTING APPROVAL OF ITEM OF REVENUE AND APPROPRIATION UNDER N.J.S.A. 40A: 4-87 FOR "Drunk Driving Enforcement Fund"
- *24-204 RESOLUTION AUTHORIZING USE OF MUNICIPAL FIRE VEHICLES FOR NEW JERSEY STATE FIREMEN'S CONVENTION IN WILDWOOD, NEW JERSEY FROM SEPTEMBER 12, 2024 THROUGH SEPTEMBER 15, 2024
- *24-205 RESOLUTION TO AUTHORIZE THE APPOINTMENT OF MARI MARGIOTTA, AS BOROUGH CLERK

CLOSTER MAYOR AND COUNCIL

REGULAR MEETING AGENDA – WEDNESDAY, SEPTEMBER 11, 2024 – 7:00 P.M.

*24-206 RESOLUTION IN OPPOSITION TO PROPOSED LEGISLATION
BYPASSING LOCAL ZONING FOR HOME-BASED BUSINESSES

*24-207 RESOLUTION APPROVAL OF 225 CLOSTER LLC VS. BOROUGH OF
CLOSTER TAX APPEAL SETTLEMENT

*24-208 RESOLUTION APPROVING MAC BAIN FALL FARM FESTIVAL 2024

*24-209 RESOLUTION AUTHORIZING AN AMENDMENT TO THE CONTRACT WITH
BOSWELL ENGINEERING TO PROVIDE ENGINEERING SERVICES FOR THE
RE-CERTIFICATION OF THE DPW’S SPCC PLAN

*24-210 A RESOLUTION OF THE BOROUGH OF CLOSTER, BERGEN COUNTY,
NEW JERSEY SUPPORTING REVOLUTION NJ

*24-211 RESOLUTION TO CANCEL TAXES RECEIVABLE

*24-212 SUPPORT S2103/A971 FOR FAIR SHARE AFFORDABLE HOUSING
OBLIGATIONS

*24-213 RESOLUTION HIRING A MECHANIC’S HELPER FULL-TIME FOR THE
DEPARTMENT OF PUBLIC WORKS FOR 2024

*24-214 RESOLUTION APPROVING CONTRACT WITH CHIEF OF POLICE

*24-215 RESOLUTION TO PURSUE A “FAIR AND OPEN” PROCESS IN AWARDED
CERTAIN CONTRACTS IN THE BOROUGH OF CLOSTER

*24-216 RESOLUTION TO PURSUE A “FAIR AND OPEN” PROCESS IN AWARDED
CERTAIN CONTRACTS IN THE BOROUGH OF CLOSTER

*24-217 BILL LIST

*24-218 RESOLUTION TO ESCROW ESCHEAT FUNDS

*24-219 CLOSED SESSION

6. **APPROVING APPLICATION AS NEW MEMBER OF FIRE DEPARTMENT**

a. KARANVIR JAIN (NEW JUNIOR MEMBER)

7. **MINUTES**

a.. Closed Session Minutes November 2021-April 2024

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

. **ADJOURNMENT**

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

**BOROUGH OF CLOSTER
BERGEN COUNTY, NEW JERSEY
ORDINANCE.2024:1344**

**AN ORDINANCE AMENDING CHAPTER 173-52 C(2) OF THE
BOROUGH OF CLOSTER**

WHEREAS, Chapter 173-52 of the Borough's Ordinances sets standards and regulations regarding utilities and services within the Borough; and

WHEREAS, the Governing Body finds it necessary to amend Chapter 173-52 C(2) to mitigate stormwater runoff and improve drainage.

NOW THEREFORE, BE IT ORDAINED, by the Governing Body of the Borough of Closter, Bergen County, New Jersey, that Chapter 173-52 C(2) of the Borough Ordinances is amended as follows:

§ 173-52. Utilities and services.

A. Gas, electric and telephone service.

- (1) Gas, electric and telephone service shall be provided by the applicant in concert with the appropriate public utility providing such service. Said service on the site shall be provided as a part of an underground system.
- (2) If such facilities cannot be reasonably provided due to topographic or geologic condition of the land or due to technological circumstances and where the applicant can adequately demonstrate the lack of feasibility of the same to the satisfaction of the approving authority, a waiver of this requirement may be granted.
- (3) Where existing utility lines, such as electric and telephone poles, exist off-tract and require relocation as a result of the proposed development, the approving authority shall be assured that said relocation will not create or maintain any hazardous or dangerous conditions.

B. Water supply and sanitary sewage disposal. Adequate provisions for water supply and sanitary sewage disposal shall be indicated. Said facilities shall include and not be limited to approvals, where appropriate, of the engineer of the serving utility company, the Department of Health and the Fire Department. The locations of all proposed fire hydrants or similar facilities shall be indicated on the plan, and said areas shall provide for appropriate fire lanes or protective areas which shall not be impeded by parking areas or standing vehicles or other obstructions, particularly in commercial centers.

C. Stormwater drainage.

- (1) Provisions shall be made for the drainage of surface runoff waters in and from the premises so that flooding and erosion of the property and the property of others will be prevented. Each site plan submitted to the approving authority shall be reviewed by the Engineer to establish requirements to prevent adverse drainage conditions both on and off the site.
- (2) The drainage systems shall be designed in conformance to accepted engineering standards. To facilitate the review of proposed drainage facilities for development, design calculations prepared by the applicant's engineer shall accompany the application. The design considerations shall include and not be limited to drainage areas, runoff calculations, storm drains, pipelines, inlet designs and manholes. Unless otherwise stipulated by the Municipal Engineer, drainage facilities shall be designed on the basis of a fifteen-year storm, using a one-hour intensity of ~~two~~ three inches.

D. Drainage and brook information. All existing watercourses shall be accompanied by the following information:

- (1) When a brook or stream is proposed for alteration, improvement or relocation or when a drainage structure is proposed on a watercourse, evidence of submission of the

proposed change to the New Jersey Division of Water Policy and Supply shall accompany the site plan.

- (2) Cross sections of watercourses, at an appropriate scale, showing the extent of the floodplain (if defined), top of the bank, normal water level and bottom elevations, at the following locations:
 - (a) At any point where a watercourse crosses a boundary of the site development.
 - (b) At fifty-foot intervals for a distance of 300 feet upstream and 300 feet downstream of any proposed culvert or bridge.
 - (c) At a point 10 feet upstream and downstream of any point of juncture of two or more watercourses.
 - (d) At a maximum of five-hundred-foot intervals along all watercourses which run through or are within 50 feet of the site.
- (3) When ditches, streams, brooks or watercourses are to be altered, improved or relocated, the method of stabilizing slopes, measures to control erosion and siltation and typical ditch sections and profiles shall be shown on the plan or accompany it.
- (4) The boundaries of all areas that flood on or within 50 feet of the site, during or after a fifty-year design storm.
- (5) Profile of stream beds extending 200 feet upstream or 200 feet downstream from the site.
- (6) The total area in the drainage basin to the nearest downstream drainage structure and the area of the site development which drains to the structure.
- (7) The location and extent of drainage and conservation easements and stream encroachment lines.
- (8) The location, extent and water level elevation of all existing and proposed lakes or ponds in or within 50 feet of the site.
- (9) Plans and computations for any storm drainage systems, including the following:
 - (a) All existing and proposed storm sewer lines affecting the site, showing the size and profile of the lines, direction of flow and the location of each inlet, manhole and other appurtenances, along with appropriate invert elevations where required.
 - (b) The location and extent of any existing and proposed dry wells, groundwater recharge basins, retention basins or other water conservation devices.

E. Sewer and drainage easements. The approving authority may require as a part of the site plan approval that the applicant or owner dedicate to the borough an easement not greater than 25 feet wide from each side of the bank of the stream or drainage facility or sewer or drainage pipe for access to any lot under consideration for site plan approval. Such easements shall not be less than a minimum width of 15 feet. F. Ambulance services.

- (1) The developer or subsequent owner of any senior citizen housing, nursing home, assisted-living facility or substantially similar site designed to house at least 25 residents shall provide EMT-staffed ambulance and ambulance service (24 hours per day, seven days per week) on that site. EMT personnel shall be stationed within close proximity to the site so that they can respond to a call within five minutes. Staffing shall be comparable in formal training to that of Closter's Ambulance Corps squad. The ambulance vehicle condition and equipment shall be comparable to the ambulance being operated by the Closter Ambulance Corps and shall be upgraded to remain comparable with the Corps' then-existing ambulance. The ambulance shall meet all other state, county and local regulations. The ambulance and service shall be provided in perpetuity at no cost to Closter.
- (2) The on-site ambulance service shall be operated and housed in a structure and parking approved by the Closter Planning Board.

(3) Any expenses incurred by Closter to enforce claims under or in compliance with § 173-52F(1) or (2) shall constitute a lien in favor of Closter, enforceable as a tax lien, on the deed-restricted portion or the property to be a separate tax lot where the ambulance service is to be housed, staffed, operated and maintained.

Except as amended by this Ordinance all other provisions of Chapter 173-52 shall remain in full force and effect.

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai						
Councilman Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Councilman Yammarino						

Introduced: 07-10-2024

Adopted: 09-11-2024

ATTEST:

APPROVED BY:

Jennifer D. Martinez, Acting Borough Clerk

John C. Glidden, Mayor

Certified to be a true copy of Ordinance adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held on September 11, 2024

Jennifer Martinez, Acting Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #24-201

RESOLUTION TO CREDIT ACCOUNT DUE TO RECIPROCAL AGREEMENT

WHEREAS, the Borough of Closter has entered into a reciprocal easement agreement, which stipulated a proportional (22%) tax abatement on the **land value** for property used by the Borough.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Closter authorizes the Tax Collector to **credit** the account for **2024** as follows:

CAEA, LLC Block 1302 Lot 21 \$1,176.83

(Charles Amorosso)

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai						
Councilman Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Councilman Yammarino						

DATE: September 11, 2024

ATTEST:

APPROVED:

Jennifer Martinez, Acting 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 September 11, 2024.

Jennifer Martinez, Acting Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION NO. 24-202

REFUND OF OVERPAYMENT OF TAXES

WHEREAS, there exists an overpayment for parcel listed below in the amount of \$4,133.27 for the Third Quarter 2024 and a refund was requested by the mortgage service,

WHEREAS, the Tax Collector is desirous to clear the overpayment of record,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, hereby directs the Finance Clerk to refund a check to **Core Logic** in the amount of **\$4,133.27**.

(Paid by Title Company and Core Logic)

	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai						
Councilman Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Councilman Yammarino						

Adopted: September 11, 2024

ATTEST:

APPROVED:

Jennifer Martinez, Acting 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 September 11, 2024.

Jennifer Martinez, Acting Borough Clerk

BOROUGH OF CLOSTER
Resolution No. 24-203

RESOLUTION REQUESTING APPROVAL OF ITEM OF REVENUE AND
APPROPRIATION UNDER N.J.S.A. 40A: 4-87 FOR
“Drunk Driving Enforcement Fund”

WHEREAS, N.J.S.A. 40A: 4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount,

NOW, THEREFORE, BE IT RESOLVED, that the Borough of Closter hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year **2024** in the sum of \$5,210.76 which item is now available as revenue from the **Drunk Driving Enforcement Fund (DDEF)**.

BE IT FURTHER RESOLVED that the total sum thereof of **\$5,210.76** is and the same is hereby appropriated under the caption of:

DRUNK DRIVING ENFORCEMENT FUND

BE IT FURTHER RESOLVED, that the Assistant Chief Financial Officer will submit this certified resolution along with the form to the Division of Local Government Services through the NJ F.A.S.T.

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai						
Councilman Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Councilman Yammarino						

Adopted: September 11, 2024

ATTEST:

APPROVED:

Jennifer Martinez , Acting Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of a Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held September 11, 2024.

Jennifer Martinez , Acting Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #24-204

RESOLUTION AUTHORIZING USE OF MUNICIPAL FIRE VEHICLES FOR
NEW JERSEY STATE FIREMEN’S CONVENTION IN WILDWOOD, NEW
JERSEY FROM SEPTEMBER 12, 2024 THROUGH SEPTEMBER 15, 2024

WHEREAS, by correspondence dated June 22, 2024, 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 12 to September 15, 2021:

Fire Prevention Vehicles 771 and 774, 775
Support Vehicle 767

Fire Chief’s Vehicles 751 and 752;
OEM Vehicle 799;

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 Sept 11, 2024 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.

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai						
Councilman Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Councilman Yammarino						

Adopted: September 11, 2024

ATTEST:

APPROVED:

Jennifer Martinez, Acting Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of the Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held on September 11, 2024.

Jennifer Martinez, Acting Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION NO. 205
RESOLUTION TO AUTHORIZE THE APPOINTMENT OF MARI MARGIOTTA, AS
BOROUGH CLERK

WHEREAS, due to the absence of a Borough Clerk, there exists a need for a Borough Clerk for the Borough of Closter; and

WHEREAS, the HR Committee of the Borough Council and Borough Administrator recommended the appointment of Mari Mariotta, to serve as Borough Clerk effective September 16, 2024, for a three-year term; and

WHEREAS, Mari Mariotta will also be appointed Deputy Registrar until December 31, 2024, and

WHEREAS, Mari Mariotta will be given a yearly salary of \$101,000.00 for the position of Borough Clerk and \$3,5000.00 for the position of Deputy Registrar, and

WHEREAS, Mari Mariotta will be given 3 vacation days for the year 2024 and 15 days per year starting in 2025. And

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Closter hereby appoints Mari Mariotta Borough Clerk for a three-year term effective September 16, 2024, for a yearly salary of \$101,000.00, 3 vacation days for 2024, and 15 days per year starting in 2025 and

BE IT FURTHER RESOLVED Mari Mariotta will be appointed Deputy Registrar for a salary of \$3,500.00 until December 31, 2024, and

BE IT FURTHER RESOLVED that a copy of this Resolution shall be forwarded by the Acting Borough Clerk to the Borough Administrator and Finance Department

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai						
Councilwoman Cho						
Councilman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Councilman Yammarino						

Adopted: September 11, 2024

ATTEST:

APPROVED:

Jennifer Martinez, Acting Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of the Resolution adopted by the Mayor and Council of the Borough of Closter on September 11, 2024.

Jennifer Martinez, Acting Borough Clerk

BOROUGH OF CLOSTER, NEW JERSEY
RESOLUTION 24-206
RESOLUTION IN OPPOSITION TO PROPOSED LEGISLATION BYPASSING LOCAL
ZONING FOR HOME-BASED BUSINESSES

WHEREAS, A-2623, the "Home Based Jobs Creation Act," would permit a family home business to exist in a residential zone as an accessory use and not require a use variance pursuant to N.J.S.A. 40:55D-70; and

WHEREAS, this bill creates a loophole that allows certain home-based businesses, currently illegal under a municipality's zoning laws, to become legal and protected without municipal approvals; and

WHEREAS, New Jersey's Municipal Land Use Law (MLUL), N.J.S.A. 40:55D-1, et seq., gives municipalities the power to zone, and establishes the governmental and legal structure for municipal planning through a Municipal Planning Board and/or a Municipal Zoning Board, a public notice hearing procedure, an application process, and different types of variances for consideration; and

WHEREAS, municipalities give thoughtful consideration to planning and zoning to ensure mobility, safety, accessibility, order, and public good for the land in the community; and

WHEREAS, A-2623 would override any inconsistent local ordinance but then permit a municipality to adopt a later ordinance that could be the same as the original local ordinance that was overridden; and

WHEREAS, if a municipality presently prohibits, by ordinance, certain home occupations and such use is permitted by the legislation, upon readoption of the same ordinance, such use would be protected as a preexisting nonconforming use; and

WHEREAS, in municipalities with no specific provision regarding home-based businesses or occupations, there is typically a provision in their ordinances that provides that no uses are permitted unless they are specifically permitted. In these cases, A-2623 would work to permit all home-based businesses or occupations, allowing the municipality to adopt a subsequent ordinance to restrict or prohibit those uses; and

WHEREAS, like the situation above, businesses currently illegal under the existing zoning law but legal according to A-2623 would benefit from preexisting nonconforming use status in the interim. In this situation, a home-based business currently illegal under a municipality's zoning law would, as a result of the loophole created by this bill, become legal, and no subsequent ordinance could change that; and

WHEREAS, Section 4 of A-2623 imposes upon residential use restrictions on the number of invitees or guests that apply to home-based businesses or occupations. The effect of such a provision would be to restrict social gatherings; Scout meetings; birthday parties; and all sorts of events that presently occur in residential homes if the municipality attempted to limit the number of business invitees or guests that could frequent the business in the residential zone. These normal residential activities should not be bound by the same regulations as business interests. We recommend delaying the implementation date so municipalities can enact ordinances for infrequent gatherings; and

WHEREAS, A-2623 was favorably reported out of the Assembly State and Local Government Committee and the Assembly in June 2024 and would undermine home rule in municipalities across New Jersey; and

NOW, THEREFORE BE IT RESOLVED, that the governing body of the Borough of Closter opposes this bill is advancing in the Senate as it undermines the careful local planning and zoning municipalities engage in; and

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to (insert name of State Senator), (insert name of Assembly representatives), Assembly Speaker Craig Coughlin, Senate President Nicholas Scutari, Governor Phil Murphy, and New Jersey State League of Municipalities.

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai						
Councilman Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Councilman Yammarino						

Adopted: **September 11, 2024**

ATTEST:

APPROVED:

Jennifer Martinez, Acting Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of the Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held on September 11, 2024.

Jennifer Martinez, Acting Borough Clerk

JW:

BOROUGH OF CLOSTER
RESOLUTION #24-207

RESOLUTION APPROVAL OF 225 CLOSTER LLC VS.
BOROUGH OF CLOSTER TAX APPEAL SETTLEMENT

WHEREAS, the taxpayers, 225 Closter LLC appealed the assessment levied on Block 1302, Lot 16 for the tax years 2021, 2022 and 2023; and
WHEREAS, the subject property is located at 225 Closter Dock Rd; and
WHEREAS, the Plaintiff was represented by an Attorney in this matter; and
WHEREAS, the Borough Tax Assessor and Borough Tax Expert have approved and recommend that the appeal be settled as follows:

2021 Assessed Value will remain unchanged at \$2,189,600 to \$2,189,600
2022 Assessed Value will remain unchanged at \$2,199,100 to \$2,199,100
2023 Assessed Value will be reduced from \$2,245,500 to \$2,145,500

WHEREAS, there are sufficient funds available in the reserve for tax appeals account to satisfy the 2021, 2022 and 2023 tax refund, if any; and

WHEREAS, the assessor is of the opinion that the valuation of the subject property is consistent with true value of the property.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that:

The proposed settlement for the tax appeals uncaptioned **225 Closter LLC v. Borough of Closter** as hereinbefore set forth is approved and the Borough Tax Attorney or a member of his firm is authorized to execute all documents necessary to effectuate its terms.

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai						
Councilman Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Councilwoman Yammarino						

Adopted: September 11, 2024

ATTEST:

APPROVED BY:

Jennifer Martinez, Acting Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of a Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held on September 11, 2024.

Jennifer Martinez, Acting Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #24-208

RESOLUTION APPROVING MAC BAIN FALL FARM FESTIVAL 2024

WHEREAS, the Borough of Closter's MacBain Farm Committee desires to provide a free fall festival for the benefit of Closter residents; and

WHEREAS, the MacBain Farm Committee is requesting the fall festival be held on Saturday, October 26th with a rain date of Sunday, October 27th at the Mac Bain Farm on Hickory Lane; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey, that approval has been given to the MacBain Farm Committee to hold a Mac Bain Fall Farm Festival at the Mac Bain Farm on Saturday, October 26, 2024, with a rain date of Sunday, October 27, 2024; and

BE IT FURTHER RESOLVED the Mac Bain Fall Farm Festival is hereby approved and a copy of the resolution shall be provided to, the Chief of Police, Superintendent of Public Works, and Administrator's Office.

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai						
Councilman Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Councilman Yammarino						

Adopted: September 11, 2024

ATTEST:

APPROVED:

Jennifer Martinez, Acting Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of the Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held on September 11, 2024.

Jennifer Martinez, Acting Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #24-209

RESOLUTION AUTHORIZING AN AMENDMENT TO THE CONTRACT WITH
BOSWELL ENGINEERING TO PROVIDE ENGINEERING SERVICES FOR THE RE-
CERTIFICATION OF THE DPW'S SPCC PLAN

WHEREAS, the Borough of Closter, by resolution dated January 3, 2024, entered into an annual contract with Boswell Engineering for the provision of professional engineering services; and 15

WHEREAS, Boswell Engineering, in a proposal dated April 24, 2024 (attached as Exhibit A), has outlined the professional engineering services required for the **Re-Certification of the Spill Prevention, Control, and Countermeasure Plan** for the Borough of Closter's **DPW yard at 130 Ruckman Road**; 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 August 28, 2024, Boswell Engineering proposal for an **amount not to exceed \$3,500.00** 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 **Re-Certification of the Spill Prevention, Control, and Countermeasure Plan** not to exceed **\$3,500.00**; 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 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 will be available to the Borough of Closter for the calendar year 2024 from account 4-01-32-465-000-171

Dated: September 11, 2024

Frank Elenio, CFO

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai						
Councilman Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Councilman Yammarino						

Adopted: September 11, 2024

ATTEST:

APPROVED:

Jennifer Martinez, Acting Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of the Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held on September 11, 2024.

Jennifer Martinez, Acting Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION#24-210
A RESOLUTION OF THE BOROUGH OF CLOSTER, BERGEN COUNTY,
NEW JERSEY SUPPORTING REVOLUTION NJ

WHEREAS, Governor Philip Murphy and the New Jersey State Legislature created RevolutionNJ in 2018 to plan, encourage, develop, and coordinate the commemoration of the 250th anniversary of the founding of the United States, New Jersey's pivotal role in the American Revolution, and the contributions of its diverse peoples to the nation's past, present, and future; and

WHEREAS, the New Jersey Historical Commission, under the leadership of Secretary of State Tahesha Way, with its non-profit partner Crossroads of the American Revolution established RevolutionNJ to advance the role that history plays in public discourse, community engagement, education, tourism, and scholarship in New Jersey; and

WHEREAS, RevolutionNJ will engage New Jerseyans in all 21 counties and 564 municipalities through its officially recognized programs, initiatives, and events over the next ten years; and

WHEREAS, it is fitting and desirable that we commemorate the beginning of the Nation and the role New Jersey played over the past 250 years as well as its present and future role as part of the United States, with particular focus on the individuals, ideas, and events that shaped our Country, State, and the Borough of Closter; and

WHEREAS, RevolutionNJ will consider the role New Jersey played during the American Revolution when it saw more battles and skirmishes than any other state and was truly the Crossroads of the American Revolution; and

WHEREAS, RevolutionNJ will highlight the role New Jerseyans played beyond the battlefield during the American Revolution when people of diverse backgrounds contributed to the development of the State and the Nation in various ways and fought for the right to life, liberty, and the pursuit of happiness; and

WHEREAS, preserving, studying, and enjoying state history strengthens communities and builds bonds between New Jersey residents as we work together toward the goals of justice and equality embedded in the United States Constitution.

NOW, THEREFORE, BE IT RESOLVED, that the Borough of Closter hereby endorses RevolutionNJ and its mission to advance the role that history plays in public discourse, community engagement, education, tourism and scholarship in New Jersey.

IT IS FURTHER RESOLVED, that;

1. The Borough of Closter commemorates the 250th anniversary of the establishment of the United States as an independent Nation.
2. The Borough of Closter authorizes the appointment of a committee to develop a plan for this commemoration that will promote the maximum involvement of our residents, neighborhoods, businesses, schools, civic organizations, and institutions in the commemorations.
3. The Borough of Closter further urges all its residents to reflect upon the significance of this event and the role that our State and its diverse people have played in the history and development of

our Nation and to participate in this important commemoration, endeavoring to include the stories of all those whose lives are part of the history of what we now know as New Jersey, and understanding that the revolution continues today as we uphold the revolutionary ideals articulated in our founding documents.

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai						
Councilman Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Councilman Yammarino						

Adopted: September 11, 2024

ATTEST:

APPROVED BY:

Jennifer D. Martinez, Acting Borough Clerk

John C. Glidden, Mayor

Certified to be a true copy of Resolution adopted at the Organization Meeting by the Mayor and Council of Borough of Closter on September 11, 2024

Jennifer D. Martinez, Acting Borough Clerk

BOROUGH OF CLOSTER

RESOLUTION# 24-211
RESOLUTION TO CANCEL TAXES RECEIVABLE

WHEREAS, certain 3rd and 4th Quarters **2024** Taxes in the amount of **\$4,978.45** and the **2025** Preliminary Tax totaling **4,128.32** on Block **1302**; Lot **13** assessed to **The Trokhan Land Group, LLC**, and;

WHEREAS, the Borough of Closter has entered into a **reciprocal easement agreement** (Section 13C) formulated in September, 1994 which stipulated proportional tax abatements for property to be used by the Borough; and

WHEREAS, the size of the property has been calculated to be 117 feet by a variable amount with an assessed value of that portion to be \$271,200.00; and

WHEREAS, the Borough is utilizing the total property;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, New Jersey that the **Tax Collector** is hereby authorized to **cancel these amounts from the tax records for the year 2024/2025**.

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai						
Councilman Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Councilman Yammarino						

Adopted: September 11, 2024

ATTEST:

APPROVED:

Jennifer Martinez, Acting 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 September 11, 2024.

Jennifer Martinez, Acting Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION 24-212

SUPPORT S2103/A971 FOR FAIR SHARE AFFORDABLE HOUSING OBLIGATIONS

WHEREAS, the recently adopted Affordable Housing legislation exempts ‘urban aid’ municipalities from their fair share obligation of the regional need for low- and moderate-income housing; and

WHEREAS, the Affordable Housing legislation still requires that the urban aid municipality obligations be calculated and be distributed among the remaining municipalities in their respective zones; and

WHEREAS, there are 62 urban aid municipalities in New Jersey, which include 15 out of the State’s 20 largest cities, as well as more rural municipalities; and

WHEREAS, those 15 cities represent 19.8% of the State’s population; and

WHEREAS, it is contradictory to assume that there is no need for clean, safe, affordable housing, either as new units or redeveloped units, sited in locations where a significant portion of the State’s residents already live and work, whether it is in the largest cities or the smallest hamlets; and

WHEREAS, it is counterproductive to require the State’s most financially challenged residents to seek affordable housing options outside of the municipalities where they currently work, attend school, and have an established family and/or social network; and

WHEREAS, S2103/A971 addresses the hardship imposed on the State’s low- and moderate-income families through the urban aid exemption by requiring all of the State’s municipalities, regardless of urban aid status, be allocated a minimum fair share housing obligation that representing an appropriate portion of the residential need for low- and moderate-income housing;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of Borough of Closter hereby support S2103/A971 and the requirement for all municipalities in New Jersey to bear their fair share of the affordable housing obligations in New Jersey; and

BE IT FURTHER RESOLVED that a copy of this resolution be sent to the members of the Senate Community and Urban Affairs Committee; the members of the Assembly Housing Committee; all Municipal Clerks in New Jersey; and the New Jersey League of Municipalities.

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai						
Councilman Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Councilman Yammarino						

Adopted: September 11, 2024

ATTEST:

APPROVED BY:

Jennifer D. Martinez, Acting Borough Clerk

John C. Glidden, Mayor

Certified to be a true copy of Resolution adopted at the Organization Meeting by the Mayor and Council of Borough of Closter on September 11, 2024

Jennifer D. Martinez, Acting Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION # 24-213

RESOLUTION HIRING A MECHANIC’S HELPER FULL-TIME FOR THE
DEPARTMENT OF PUBLIC WORKS FOR 2024

WHEREAS, there exists a need for a Mechanic’s Helper Full-time within the Department of Public Works, and

WHEREAS, the Borough of Closter’s DPW Superintendent, The Borough Administrator, and the DPW Committee of the Council have reviewed the qualifications and recommended the below listed for that position

William F Dahle – Mechanic’s Helper Full-Time \$57,342.00 per year as per union agreement-Teamster and Borough of Closter

NOW THEREFORE BE IT RESOLVED, by the Mayor & Council that William F Dahle is hereby appointed to the position of Mechanic’s Helper Full-Time in the Department of Public Works –Streets & Roads Division Beginning September 16, 2024, at \$57,342.00 per year.

NOW THEREFORE BE IT FURTHER RESOLVED the Clerk shall provide a certified copy of this Resolution to the Finance Office.

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai						
Councilman Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Councilwoman Yammarino						

Adopted: September 11, 2024

ATTEST:

APPROVED BY:

Jennifer Martinez, Acting Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of the Resolution adopted by the Mayor and Council of the Borough of Closter on September 11, 2024

jw

Jennifer Martinez, Acting Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION#24-214

RESOLUTION APPROVING CONTRACT WITH CHIEF OF POLICE

WHEREAS, James Buccola (the “Chief”) is employed by the Borough of Closter (the “Borough”) as the Chief of Police; and

WHEREAS, the Borough and the Chief have engaged in negotiations to agree upon the terms of his employment; and

WHEREAS, the Borough and the Chief wish to memorialize their agreement; and

NOW THEREFORE BE IT RESOLVED that the Borough authorizes and approves the agreement with the terms recited therein, which terms are incorporated herein by reference; and

BE IT FURTHER RESOLVED that the Mayor, Borough Administrator, Borough Clerk, Chief Financial Officer, Borough Attorney, and Borough Labor Attorney are authorized to take all necessary steps to implement the terms of the Agreement.

BE IT FURTHER RESOLVED that a copy of this Resolution be provided to the Finance Office and Administrator.

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai						
Councilman Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Councilman Yammarino						

Adopted: September 11, 2024

APPROVED BY:

ATTEST:

John C. Glidden, Jr., Mayor

Jennifer Martinez, Acting Borough Clerk

Certified to be a true copy of the Resolution adopted by the Mayor and Council of the Borough of Closter on September 11, 2024.

Jennifer Martinez, Acting Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #24-215

**RESOLUTION TO PURSUE A “FAIR AND OPEN” PROCESS IN AWARDING
CERTAIN CONTRACTS IN THE BOROUGH OF CLOSTER**

WHEREAS, the laws of the State of New Jersey regarding the awarding of certain municipal contracts require that said contracts be awarded pursuant to the provisions of N.J.S.A. 19:44A-20, et. seq., commonly called the “Pay to Play” law; and

WHEREAS, the governing body desires to pursue the “Fair and Open” process set forth in the law in awarding contracts for the following positions for 2024:

Reciprocal agreement: landscaping services for receipt of mulch materials

NOW, THEREFORE, BE IT RESOLVED by the Borough of Closter that the governing body desires to pursue the Fair and Open Process in awarding contracts for the positions set forth above, and the Borough Clerk is hereby authorized to advertise for said positions pursuant to the law.

BE IT FURTHER RESOLVED that the Borough Clerk shall provide a copy of this Resolution to the Administrator, CFO, and Assistant CFO, and the Borough Clerk and Borough Attorney are hereby authorized to take all further steps necessary to carry out the governing body’s desire to pursue the Fair and Open process in awarding the contracts for the positions set forth above.

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai						
Councilman Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Councilman Yammarino						

Adopted: September 11, 2024

ATTEST:

APPROVED:

Jennifer Martinez, Acting Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of the Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held on September 11, 2024.

Jennifer Martinez, Acting Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #24-216

**RESOLUTION TO PURSUE A “FAIR AND OPEN” PROCESS IN AWARDING
CERTAIN CONTRACTS IN THE BOROUGH OF CLOSTER**

WHEREAS, the laws of the State of New Jersey regarding the awarding of certain municipal contracts require that said contracts be awarded pursuant to the provisions of N.J.S.A. 19:44A-20, et. seq., commonly called the “Pay to Play” law; and

WHEREAS, the governing body desires to pursue the “Fair and Open” process set forth in the law in awarding contracts for the following positions for 2024:

Parking Lease for Utility Contractor

NOW, THEREFORE, BE IT RESOLVED by the Borough of Closter that the governing body desires to pursue the Fair and Open Process in awarding contracts for the positions set forth above, and the Borough Clerk is hereby authorized to advertise for said positions pursuant to the law.

BE IT FURTHER RESOLVED that the Borough Clerk shall provide a copy of this Resolution to the Administrator, CFO, and Assistant CFO, and the Borough Clerk and Borough Attorney are hereby authorized to take all further steps necessary to carry out the governing body’s desire to pursue the Fair and Open process in awarding the contracts for the positions set forth above.

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai						
Councilman Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Councilman Yammarino						

Adopted: September 11, 2024

ATTEST:

APPROVED:

Jennifer Martinez, Acting Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of the Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held on September 11, 2024.

Jennifer Martinez, Acting Borough Clerk

THE BOROUGH OF CLOSTER, NJ
RESOLUTION #24-217
BILL 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	\$ 0.00
County Open Space Tax	\$ 0.00
Northern Valley High School	\$ 1,427,516.60
Closter Board of Education	\$ 1,913,989.00
2023 Budget Appropriations	\$ 9,529.60
2024 Budget Appropriations – Operating Expenses	\$ 463,291.84
Payroll 08/15/2024	\$ 346,321.33
Payroll 08/30/2024	\$ 317,577.28
Current Treasury Account August 15, 2024 to September 11, 2024	\$ 4,478,225.65

Capital and Trust	Amount
Capital	\$ 362,930.73
Escrow Trust	\$ 52,603.79
Recreation	\$ 79,573.11
Animal	\$ 0.00
Housing Trust	\$ 3,541.25
Food Locker	\$ 0.00
Open Space	\$ 260,000.00
HRA Insurance Plan	\$ 0.00

The foregoing resolution was adopted at the meeting of the Mayor and Council of Closter, New Jersey at the Regular Meeting held on September 11, 2024.

Attest:

Approved:

Jennifer Martinez, Acting Borough Clerk

John C. Glidden, Mayor

BOROUGH OF CLOSTER
RESOLUTION#24-218
RESOLUTION TO ESCHEAT FUNDS

WHEREAS, the following individuals or companies have escrow funds deposited with the Borough for development of 13 Cedar Lane,

WHEREAS, the Building Department in an email states the Developer, KHJ Builders LLC, relayed his wishes to escheat the monies to the Borough of Closter.

WHEREAS, the Finance Office wishes to clear these accounts from 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 out the accounts and deposit the funds (\$118.47) in the Current Treasury Account.

2010055966 \$80.34

2010055842 \$38.13

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai						
Councilman Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Councilman Yammarino						

Adopted: September 11, 2024

ATTEST:

APPROVED:

Jennifer Martinez, Acting 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 September 11, 2024

Jennifer Martinez, Acting Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #24-219

RESOLUTION TO GO INTO CLOSED SESSION AND EXCLUDE THE PUBLIC

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances will or presently exist.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey, as follow:

1. That the public shall be excluded from the September 11, 2024 Closed Session and discussion of the hereinafter specified subject matter:

Closed Session Docket#	Item Title of Description	Statutory Reference
24-09/24-1	Litigation –Reuten Assoc.	N.J.S.A. 10:4-12 (b) (7)
24-09/24-2	Contract Negotiations Village School	N.J.S.A. 10:4-12 (b) (7)

2. Formal action may/may not be taken.
3. Minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai						
Councilman Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Councilman Yammarino						

Adopted: September 11, 2024

ATTEST:

APPROVED BY:

Jennifer Martinez, Acting 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 on September 11, 2024.

Jennifer Martinez – Acting Borough Clerk