



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

REGULAR MEETING MINUTES: WEDNESDAY - JANUARY 22, 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

Mayor Glidden opened the meeting at **7:45 P.M.** with the following announcement: 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

Governing Body	Present	Absent
Mayor Glidden	✓	
Councilwoman Amitai	✓	
Council President Cho	✓	
Councilwoman Chung	✓	
Councilwoman Latner	✓	
Councilwoman Maroules	✓	
Councilman Yammarino	✓	

3. ORDINANCES:

INTRODUCTION:

A. ORDINANCE NO. 2025:1352

BOND ORDINANCE PROVIDING AN APPROPRIATION OF \$2,000,000 FOR THE MAKING OF A GRANT TO THE DEVELOPER OF THE CLOSTER VILLAGE SCHOOL PROJECT FOR 35 AFFORDABLE HOUSING UNITS FOR AND BY THE BOROUGH OF CLOSTER IN THE COUNTY OF BERGEN, NEW JERSEY AND, AUTHORIZING THE ISSUANCE OF \$400,000 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 \$2,000,000, such sum includes the sum of \$1,600,000 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 hereby appropriated from the Borough's Affordable Housing Trust Fund and is currently held by the Borough and has previously been contributed for the improvement or purpose described in Section 3 hereof other than by the Borough.

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 \$400,000 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 \$400,000 pursuant to the provisions of the Local Bond Law (the "Bond Anticipation Notes" or "Notes").

SECTION 3:

(a) The Improvements authorized pursuant to N.J.S.A. 52:27D-311, part of a Court approved hosing plan, and the purpose for the financing of which said obligations are to be issued is for the making of a grant to the developer of the Closter Village School project for the development, construction and improvements of 35-units of affordable housing units on property located at 511 Durie Avenue (Block 1316, Lot 9) in the Borough, and including all work including all work and materials necessary therefor and incidental thereto.

(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 \$400,000.

(c) The estimated cost of the Improvements is \$2,000,000 which amount represents the initial appropriation made by the Borough.

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 20 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 \$400,000 and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$0.00 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 \$300,000 from the Borough's Affordable Housing Trust Fund) 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 \$400,000.

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			✓			

B. ORDINANCE NO. 2025:1353
AN ORDINANCE REPEALING ORDINANCE NO. 2024-1347 AND AMENDING AND SUPPLEMENTING CHAPTER 200, ZONING. ARTICLE III, DEFINITIONS AND WORD USAGE AND ARTICLE XIC, DISTRICT NO. 3A, BUSINESS AREA

WHEREAS, at the public meeting held on December 11, 2024, the Mayor and Council of the Borough of Closter adopted Ordinance 2024-1347, which is hereby repealed in its entirety; and

WHEREAS, the Governing Body has determined there is a need to update certain other sections of Chapter 200 of the Code of the Borough of Closter, County of Bergen, State of New Jersey; and

WHEREAS, the Borough of Closter's Master Plan, which was adopted in 1981 identified areas of planning concern that included, among other things, providing a variety and choice of housing options and highlighted that "the housing needs for the young, the elderly, families whose children who have grown, the handicapped, single individuals etc. are not always accommodated through conventional single-family residential uses"; and

WHEREAS, Cooperative Sober Living Residences are not permitted in any district in the Borough of Closter but the Governing Body has determined that it is in the best interests of the Borough to permit Cooperative Sober Living Residences in certain locations within the Borough because doing so is consistent with and designed to effectuate the land use plan element of the Borough’s Master Plan; and

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

SECTION 1.

Ordinance 2024-1347 is hereby repealed in its entirety.

SECTION 2.

Add the following text to Article III, Definitions and Word Usage, § 200-5, Definitions:

COOPERATIVE SOBER LIVING RESIDENCES

A residential setting that serves solely as a home for individuals who are recovering from drug or alcohol addiction and is intended to provide an environment where the residents can support each other's sobriety and recovery. In addition, such residences shall satisfy the criteria outlined in N.J.A.C. 5:27-2.1 as well as all applicable State and Federal laws.

SECTION 3.

The title of Chapter 200. Zoning, Article XIC shall be changed to read:

Article XIC. District No. 3A, Business and Residential Area

SECTION 4.

The legend on Zoning Map of the Borough of Closter shall be conformed to reflect the new title of District No. 3A – Business and Residential Area.

SECTION 5.

Delete the first paragraph in Article XIC. District No. 3A, Business and Residential Area, §200-54.7. Permitted Uses and replace it with the following text:

§200-54.7. Permitted Uses

In District Number 3A, Business and Residential Area 3A, no building or premises shall be used and no building or part of a building shall be erected, constructed or altered which shall be arranged, intended or designed to be used for any purpose other than for Cooperative Sober Living Residences and the uses permitted in District No. 3, Business Area, as contained in §200-11 of the Code of the Borough of Closter.

SECTION 6.

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

SECTION 7.

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 8.

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

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

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

C. ORDINANCE NO. 2025:1354
AN ORDINANCE AMENDING CHAPTER 170A OF THE CODE ENTITLED
"STORMWATER CONTROL" PURSUANT TO RECOMMENDATIONS MADE BY THE
BERGEN COUNTY DEPARTMENT OF PLANNING AND ENGINEERING

WHEREAS, the New Jersey Department of Environmental Protection recently amended its Stormwater Management Rules, N.J.A.C. 7:8, and to comport with the new rules the Borough of Closter adopted on July 24, 2024, Ordinance 2024:1343, An Ordinance Amending Chapter 170A of the Code Entitled "Stormwater Control"; and

WHEREAS, thereafter the Ordinance was forwarded to the Bergen County Department of Planning and Engineering (hereinafter "Department") for review and comment; and

WHEREAS, by letter dated November 17, 2024, the Department conditionally approved Ordinance 2024:1343 subject to the Borough's adoption of two recommended changes to the Ordinance; and

WHEREAS, specifically, the Department recommended a change to §170A-2, Definitions, "County Review Agency" and a change to §170A-5, Safety Standards for Stormwater Management Basins.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Council of the Borough of Closter, pursuant to the recommendations of the Bergen County Department of Planning and Engineering, the following changes shall be made to Code Chapter 170A, "Stormwater Control".

SECTION 1.

§170A-2, Definitions, "County Review Agency" shall be changed to read:

"County review agency" means an agency designated by the County Board of County Commissioners to review municipal stormwater management plans and implementing ordinance(s). The county review agency may either be:

- A county planning agency or
- A county water resource association created under N.J.S.A 58:16A-55.5, if the ordinance or resolution delegates authority to approve, conditionally approve, or disapprove municipal stormwater management plans and implementing ordinances.

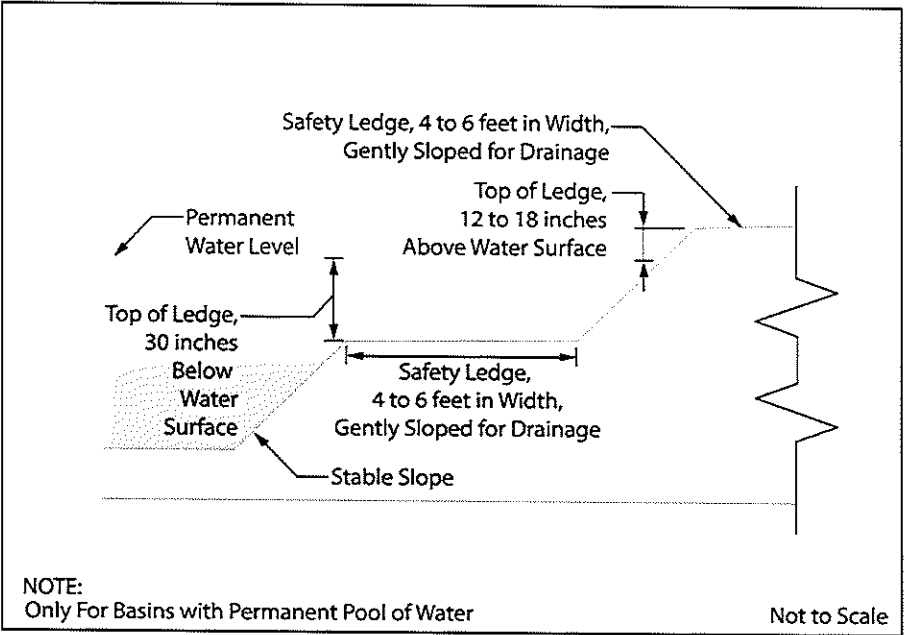
SECTION 2.

§170A-5, Safety Standards for Stormwater Management Basins, shall be revised as follows:

- A. This section sets forth requirements to protect public safety through the proper design and operation of storm water management basins. This section applies to any new stormwater management basin. Safety standards for stormwater management measures shall comply with last amended N.J.A.C. 7:8-6, incorporated herein by reference.

Safety Ledge Illustration

Elevation View -Basin Safety Ledge Configuration



SECTION 3.

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

SECTION 4.

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 5.

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

Final Adoption and Open Public Hearing will be held on February 8, 2025 or as soon thereafter.

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

ADOPTION:

A. ORDINANCE NO. 2025:1350
AN ORDINANCE AMENDING ORDINANCE 2024-1349 AND APPROPRIATING A SUM NOT TO EXCEED \$546,500.00 FROM OPEN SPACE, RECREATION, FARMLAND, AND HISTORIC PRESERVATION TRUST FUND FOR PARK, FARMLAND, AND HISTORIC PRESERVATION IMPROVEMENTS

WHEREAS, at the public meeting held on November 25, 2024, the Governing Body of the Borough of Closter adopted Ordinance 2024-1349, appropriating a sum not to exceed \$536,500 from Open Space, Recreation, Farmland and Historic Preservation Trust Fund for Park, Farmland and Historic Preservation Improvements; and

WHEREAS, there is a need to amend the ordinance to increase the aforementioned appropriation to \$546,500.

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

SECTION 1.

The Borough of Closter does hereby appropriate the sum of \$546,500.00 from the Open Space, Recreation, Farmland, and Historic Preservation Trust Fund for park, farmland, and historic preservation improvements. A list of the authorized improvements is attached to this Ordinance as Exhibit A. The authorization to pay for the items on Exhibit A shall expire after 24 months from the date of adoption of this Ordinance. Thereafter, the funds for items that are not complete shall be returned to the Open Space, Recreation, Farmland, and Historic Preservation Trust.

SECTION 2.

The Capital Budget is amended to conform with the provisions of this Ordinance to the extent of any inconsistency therewith and resolutions promulgated by the Local Finance Board showing full detail of the amended budget and capital programs as approved by the Director, Division of Local Government Services on file with the Borough Clerk and is available for public inspection.

SECTION 3.

The following matters are hereby determined, declared, recite and stated:

- a. The same purpose described in Section 1 is not a current expense, but is an improvement which the Borough may lawfully make;
- b. The average period of usefulness for the purposes described in Section 1 is hereby determined to be a period of more than five years;
- c. All expenses related to the purchases described in Section 1 are charged as part of the cost of the purpose to be financed.

SECTION 4.

This Ordinance shall take effect upon final passage and publication in accordance with law.

At this time, Mayor Glidden opened the meeting to the public for any questions, comments, or concerns regarding Ordinance No. 2025:1350.

No members of the public wished to address the Mayor and Council.

Mayor Glidden closed the meeting to the public regarding Ordinance No. 2025:1350.

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

B. ORDINANCE NO. 2025:1351
“AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 21, “FIRE DEPARTMENT”, §21-7 CLOTHING ALLOWANCE”

WHEREAS, the Governing Body has determined there is a need to revise Chapter 21, Fire Department, §21-7, Clothing Allowance, of the Code of the Borough of Closter, County of Bergen, State of New Jersey; and

WHEREAS, the intent of this ordinance is to accurately reflect and codify the current monetary clothing allowance provided to Department members; and

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

SECTION 1.

Chapter 21, Fire Department, §21-7, Clothing Allowance, paragraph A, shall be revised as follows:

- A. Firemen shall receive for the calendar year, commencing December, 2023, a clothing allowance in the sums and for attendance at the specified percentage of fires, drills and cleanups as follows:

Attendance Rate (per cent)	Clothing Allowance
25%	\$438
30%	\$659
40%	\$849

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.

At this time, Mayor Glidden opened the meeting to the public for any questions, comments, or concerns regarding Ordinance No. 2025:1351.

No members of the public wished to address the Mayor and Council.

Mayor Glidden closed the meeting to the public regarding Ordinance No. 2025:1351.

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

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 (The Mayor read all into record)

*25-057 PROFESSIONAL SERVICES APPOINTMENT PUBLIC DEFENDER – SALVADOR H. SCLAFANI

WHEREAS, there exists a need for professional legal services of a Public Defender for 2024; and

WHEREAS, funds are available for said purpose; and

WHEREAS, Salvador H. Sclafani, Esq., is qualified to provide professional legal services as a Public Defender; 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:
 Salvador H. Sclafani, Esq.
 Law Offices of Salvador H. Sclafani
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.

*25-058 AUTHORIZING A REQUEST FOR PROPOSALS FOR A CONTRACTOR FOR RESTORATION OF THE MACBAIN FARM HOUSE

WHEREAS, the Borough is the owner of certain property commonly called the MacBain Farm; and

WHEREAS, there is a Farm House on the property that has fallen into disrepair and is in need of restoration; and

WHEREAS, the Farm House has historic and cultural value to the Borough and the Governing Body has determined that it is in the best interest of the residents to restore and maintain the Farm House located on MacBain Farm.

NOW, THEREFORE BE IT ORDAINED that the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey, hereby authorizes the issuance of a Request for Proposals (RFP) for a Contractor for the Restoration of the MacBain Farm in accordance with all applicable laws and regulations.

*25-059 APPROVAL OF SHYONG REALTY CORP V CLOSTER BOROUGH TAX APPEAL SETTLEMENT

WHEREAS, the taxpayers, Shyong Realty Corp., appealed the assessment levied on Block 1302, Lot 14 for the tax years 2020, 2021, 2022, 2023 and 2024; and

WHEREAS, the subject property is located at 235 Closter Dock Road; and

WHEREAS, the Plaintiffs were represented by an Attorney in this matter; and

WHEREAS, the Borough’s Tax Assessor and Borough’s Commercial Real Estate Tax Appraiser have approved

and recommend that the appeal be settled as follows:

Withdraw tax years 2020, 2021 & 2022

2023 Assessed Value will be reduced from \$1,938,500 to \$1,821,000

2024 Assessed Value will be reduced from \$2,042,800 to \$1,748,000

WHEREAS, the plaintiff has agreed to accept any refunds due as a credit to the tax account associated with the subject property; and

WHEREAS, the assessor is of the opinion that the valuation of the subject property is consistent with the 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 appeal encaptioned Shvlong Realty Corp. v. Borough of Closter as hereinbefore set forth is approved and the Borough Attorney or a member of his firm is authorized to execute all documents necessary to effectuate its terms.

25-060 APPROVAL OF MAKLEFF V CLOSTER BOROUGH TAX APPEAL SETTLEMENT

WHEREAS, the taxpayers, Gil Makleff and Shlomit Makleff appealed the assessment levied on Block 2102, Lot 37.05 for the tax years 2019 and 2021; and

WHEREAS, the subject property is located at 51 McCain Court; and

WHEREAS, the Plaintiffs were represented by an Attorney in this matter; and

WHEREAS, the Borough's Tax Assessor and Real Estate Tax Appraiser have approved and recommend that the appeal be settled as follows:

Withdraw tax year 2019

2021 Assessed Value will be reduced from \$1,587,900 to \$1,525,000; and

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

WHEREAS, the assessor is of the opinion that the valuation of the subject property is consistent with the 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 encaptioned Gil Makleff and Shlomit Makleff v. Closter Borough as hereinbefore set forth is approved and the Borough Attorney or a member of his firm is authorized to execute all documents necessary to effectuate its terms.

*25-061 AUTHORIZING THE MAYOR TO EXECUTE THE MUTUAL AID AND ASSISTANCE AGREEMENT BETWEEN BOROUGH OF CLOSTER AND SPARKILL-PALISADES FIRE DISTRICT, NY

WHEREAS, representatives of the Closter Fire Department have recommended to the Governing Body that the Borough of Closter enter into a Mutual Aid and Assistance Agreement with the Sparkill- Palisades Fire District, NY; and

WHEREAS, a copy of the aforementioned agreement is attached hereto as Exhibit A; and

WHEREAS, the Governing Body of the Borough of Closter has determined that it is in the best interests of the residents of the Borough of Closter to enter into the aforementioned Agreement; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that the Mayor is hereby authorized to execute the Mutual Aid and Assistance Agreement dated January 7, 2025 with the Sparkill-Palisades Fire District, NY attached hereto as Exhibit A

*25-062 AMENDING CHANGE ORDER NO. 2 (FINAL) DWARSKILL STABILIZATION COLGATE STREET – D.T.S. TRUCKING, LLC

WHEREAS, the Borough of Closter, by Resolution dated October 25, 2023, Agenda No. 23-239, approved an amended contract in the amount of \$5,750.00 (the "Contract Price") to D.T.S. Trucking for a project known as the Dwars Kill Bank Stabilization – Colgate Street; and

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council do hereby authorize the execution by the Chief Financial Officer of Change Order No. 2 (Final) pursuant to which the Contract Price will be increased by **\$1,200.00 to \$404,898.00** (the “Amended Contract Price”).

*25-063 ESCHEAT FUNDS

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 escheat the funds (\$1097.43) in the Current Treasury Account.

*25-064 HIRING TEMPORARY CLERK FOR FINANCE DEPARTMENT

Maria Trimarchi - Temporary Clerk **\$25.00 per hour**

NOW THEREFORE BE IT RESOLVED, by the Mayor & Council that Maria Trimarchi is hereby appointed to the position of Temporary Clerk in the Finance Department Beginning January 27, 2025, through May 31, 2025, at the Temporary and/or Part Time rate of \$25.00 per hour not to exceed 37.5 hours per week.

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

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

Approval of Work Session and Regular Meeting of July 24, 2024
Approval of Work Session and Regular Meeting of August 14, 2024
Approval of Work Session and Regular Meeting of September 11, 2024

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

6. **HAWKERS & PEDDLERS**
A. AMA Catering - Andrew G. Malafis HP #2025-01

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

7. **ADJOURNMENT**

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

Regular Meeting adjourned at 7:55 P.M.

Respectfully submitted,


Mari J. Margiotta, RMC, CMR
Borough Clerk