



MAYOR AND COUNCIL
BOROUGH OF CLOSTER

REGULAR MEETING MINUTES: WEDNESDAY – DECEMBER 11, 2024

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: +1 301-715-8592; 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

Mayor Glidden opened the Regular Meeting at 7:40 P.M. with the Open Public Meetings 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 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

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

3. ORDINANCES

ADOPTION:

a. ORDINANCE NO. 2024:1346

AN ORDINANCE TO RELEASE, VACATE AND EXTINGUISH ANY AND ALL PUBLIC RIGHTS IN AND TO A PORTION OF WILSON PLACE

WHEREAS, there exists in the Borough of Closter, County of Bergen, State of New Jersey an area known as Wilson Place as shown on the Official Tax Map of the Borough of Closter; and

WHEREAS, there has been a request to have the Borough vacate the southerly portion of Wlson Place as delineated more specifically on the map and metes and bounds description prepared by Boswell Engineering, attached hereto as Exhibit A; and

WHEREAS, Wilson Place was formerly a cul-de-sac up to approximately 1973 when it was extended as part of a redevelopment and, thereafter, the Borough's tax map was revised; and

WHEREAS, the portion of Wilson Place described in Exhibit A was formerly a Right of Way, however, as a result of the aforementioned redevelopment, the Borough's tax map was revised to incorporate that portion of Wilson Place into Block 1905, Lot 7; and

WHEREAS, despite the tax map designation, a Title Search (the relevant page of which is attached hereto as Exhibit B) performed at the request of the current owner of Block 1905 Lot 7 states that although "this area was to be vacated upon the extension of Wilson Place...we find no Road vacation for the southerly portion of the cul-de-sac of Wilson Place filed in the Bergen County Clerk's Office"; and

WHEREAS, Borough officials have also investigated this matter and have found that due to an oversight, that portion of Wilson Place was not officially vacated at the time of the cul-de-sac extension and tax map revision; and

WHEREAS, Borough officials have further determined that the aforementioned portion of Wilson Place is not needed by the Borough for public purposes; and

WHEREAS, the matter has been referred to the Governing Body and its appropriate officials, who have recommended that the Borough proceed with the vacation to correct this oversight.

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

SECTION 1.

- A. The rights of the public and the Borough of Closter in and to that portion of Wilson Place as described in Exhibit A are hereby extinguished and vacated, with the exception of the retention of a maintenance and utility easement.
- B. All rights and privileges now possessed by any public utility or cable television company, to maintain, repair and/or replace their existing facilities in, adjacent, over or under the vacated portion of Wilson Place as described in Exhibit A are hereby expressly reserved and excepted from this vacation.
- C. The Borough Clerk shall, within sixty (60) days of the effective date of this Ordinance, file a copy hereof, certified by the Clerk, under seal of the Borough, to be a true and exact copy of the Ordinance, together with a copy of the proof of publication thereof, in the Office of the Bergen County Clerk for recordation in the County's Book of "Vacations," pursuant to N.J.S.A. 40:67-21.

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. 2024:1346.

No members of the public addressed the Mayor and Council.

Mayor Glidden closed the meeting to the public regarding Ordinance No. 2024:1346.

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

b. ORDINANCE NO. 2024:1347
AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 200, “ZONING”, ARTICLE III, DEFINITIONS AND WORD USAGE AND ARTICLE VI, DISTRICT NO. 3, BUSINESS AREA

WHEREAS, the Governing Body has determined there is a need to update certain 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.

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 2.

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

Article VI. District No. 3, Business and Residential Area

SECTION 3.

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

SECTION 4.

Add the following text to Article VI. District No. 3, Business and Residential Area, § 200-11. Uses:

G. Cooperative Sober Living Residences.

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.

At this time, Mayor Glidden opened the meeting to the public for any questions, comments, or concerns regarding Ordinance No. 2024:1347.

No members of the public addressed the Mayor and Council.

Mayor Glidden closed the meeting to the public regarding Ordinance No. 2024:1347.

COUNCILMEMBER	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilwoman Amitai	✓		✓			
Councilman Cho			✓			
Council President Chung			✓			
Councilwoman Latner		✓	✓			
Councilwoman Maroules			✓			
Councilman 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. Mayor Glidden read all items.

RESOLUTIONS:

***24-292 CANCEL BALANCE FOR OPEN SPACE, RECREATION, FARMLAND AND HISTORIC PRESERVATION TRUST FUND FOR PARK, FARMLAND AND HISTORIC PRESERVATION IMPROVEMENTS ORDINANCE**

WHEREAS, the Borough of Closter, in the County of Bergen, State of New Jersey, previously adopted Open Space Ordinance **2022:1308** entitled, “AN ORDINANCE APPROPRIATING A SUM NOT TO EXCEED \$215,000.00 FROM OPEN SPACE, RECREATION, FARMLAND, AND HISTORIC PRESERVATION TRUST FUND FOR PARK, FARMLAND AND HISTORIC PRESERVATION IMPROVEMENTS” (the “Original Ordinance”) adopted **November 21, 2022**; and

WHEREAS, Section 1 states “The authorization to pay for the items on Exhibit A shall expire after **24 months** from date of adoption of this Ordinance” unexpended project funds remain in the project account for which the Original Ordinance appropriated funds Recreation Playground Equipment and Recreation Shade Trees for Playground; and

WHEREAS, it is necessary to formally cancel said balances so that the unexpended balances may be canceled against grant receivable balances, other receivable balances or credited to Fund Balance and unused debt authorizations may be cancelled in the Open Space Trust Fund.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that **\$5,004.20** be cancelled from the original as follows:

C-04-22-308-000-002	\$ 4.20
C-04-22-308-000-003	\$ 5,000.00

***24-293 REQUESTING APPROVAL OF ITEM REVENUE AND APPROPRIATION UNDER N.J.S.A. 40A: 4-87 FOR “STORMWATER ASSISTANCE GRANT”**

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 \$10,000.00 which item is now available as revenue from the STORMWATER ASSISTANCE GRANT.

BE IT FURTHER RESOLVED that the total sum thereof of \$10,000.00 is and the same is hereby appropriated under the caption of:

STORMWATER ASSISTANCE GRANT

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.

***24-294 AUTHORIZING RE-BIDS FOR CLOSTER DPW POLE BARN PROJECT**

WHEREAS, the Borough has a need for the construction of Pole Barns at the Closter DPW site; and

WHEREAS, the Closter DPW Pole Barn Project was previously put out to bid; and

WHEREAS, at the Public Meeting held on August 14, 2024, the Governing Body rejected all bids received for the aforementioned project; and

WHEREAS, thereafter, the bid specifications were revised; and

WHEREAS, there is still a need for this project and the Governing Body has determined that the project should be re-bid as revised.

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 Borough Administrator to re-bid for the Pole Barns at the Closter DPW Project using the revised Bid Specifications and further authorizes the Borough Clerk to advertise for same.

***24-295 AUTHORIZING REFUND OF REDEMPTION MONIES TO OUTSIDE LIENHOLDER**

WHEREAS, at the Municipal Tax Sale held on 25th day of October 2024, a lien was sold on Block 2004; Lot 41,

also known as 333 Ruckman Road in Closter, New Jersey for 2023 delinquent taxes, and,

WHEREAS, this lien, known as Tax Sale Certificate #24-00001 was sold to MGRP TL Capital at \$53,600.00 premium and,

WHEREAS, *the property owners affected* redemption of said property of TSC #24-00001 in the amount of \$ 26,934.01 through December 13, 2024 for the new property homeowners.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, New Jersey that the Finance Clerk is authorized to issue a check in the amount of \$26934.01 or redemption as well as a check in the amount of \$53,600.00 for the Premium of said certificate to: MGRP TL Capital.

***24-296 APPROVING REFUND OF TREE BOND – 1 PIERMONT ROAD**

WHEREAS, M and B construction Company has escrow funds deposited with the Borough of Closter for the development of 1 Piermont Road; and

WHEREAS, the Borough's Licensed Tree Expert, William Fuchs, has determined that tree planting project, at 1 Piermont Road, has failed inspection and therefore, the tree bond would not be returned to the depositor, M and B Construction Company; and

WHEREAS, the Finance Office wishes to clear this account from their records.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter that the Finance Clerk is and hereby authorized the Borough to close out the (3) Three Year Tree Bond account, 2010038251, in the amount of \$5,000.00 due to the failed inspection and deposited in the Current Treasury Account

Account #: 2010038251 Amount: \$5,000.00

***24-297 AUTHORIZING THE PLACEMENT OF A NATIVITY CRECHE IN FRONT OF BOROUGH HALL**

WHEREAS, at the public meeting held on December 11, 2024, the Governing Body reviewed a request made on behalf of the Friends of the Creche, dated October 5, 2021; and,

WHEREAS, the request seeks permission for the placement of a Nativity Creche in front of the Closter Borough Hall for the period beginning December 2, 2024, to be removed the January 6, 2025, and for a waiver of the Borough's insurance requirements; and,

WHEREAS, the Governing Body discussed the request and determined that the request should be authorized, subject to receipt of a hold harmless agreement approved by the Borough's risk manager;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey, that the request of The Friends of the Creche listed above is hereby granted and approved by the Governing Body for the placement of a Nativity Creche in front of Closter Borough Hall for the period beginning December 2, 2024 through January 6, 2025

***24-298 APPROVAL OF RODRIGUEZ V CLOSTER BOROUGH TAX APPEAL SETTLEMENT**

WHEREAS, the taxpayers, Alex Rodriguez and Christina Chang, appealed the assessment levied on Block 611, Lot 2 for the tax years 2020 and 2021; and

WHEREAS, the subject property is located at 130 Durie Ave.; and

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

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

Tax Year 2020 - Withdrawn
2021 Assessed Value will be reduced from \$1,217,400 to \$1,175,000

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 Rodriguez, Alex & Chang, Christina 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.

***24-299 APPROVAL OF PALANCE V CLOSTER BOROUGH TAX APPEAL SETTLEMENT**

WHEREAS, the taxpayers, Palance, Shepard etals, appealed the assessment levied on Block 1301, Lot 19 for the tax year 2023; and

WHEREAS, the subject property is located at 289 Harrington Ave.; and

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

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

2023 Assessed Value will be reduced from \$620,900 to \$600,000

WHEREAS, there are sufficient funds available in the reserve for tax appeals account to satisfy the 2023 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 Palance, Shepard etals 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.

***24-300 APPROVAL OF MOCHKAROV V CLOSTER BOROUGH TAX APPEAL SETTLEMENT**

WHEREAS, the taxpayers, Andrew & Elena Mochkarov, appealed the assessment levied on Block 2302, Lot 21 for the tax years 2020, 2022, 2023 and 2024; and

WHEREAS, on December 11, 2024, Resolution #24-300 was approved with a clerical error on the 2024 Assessed Value; and

WHEREAS, the subject property is located at 25 Wainwright Ave.; and

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

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

Withdraw tax years 2020, 2022 & 2023

2024 Assessed Value will be reduced from \$1,398,100 to \$1,325,000

WHEREAS, there are sufficient funds available in the reserve for tax appeals account to satisfy the 2024 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 Mochkarov 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.

***24-301 APPROVAL OF IVANIUK V CLOSTER BOROUGH TAX APPEAL SETTLEMENT**

WHEREAS, the taxpayers, Sergii Ivaniuk & Nataliia Sharapova, appealed the assessment levied on Block 2212, Lot 2 for the tax years 2022, 2023 and 2024; and

WHEREAS, the subject property is located at 97 Wainwright Ave.; and

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

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

Withdraw tax years 2022 & 2023
2024 Assessed Value will be reduced from \$1,561,100 to \$1,500,000

WHEREAS, there are sufficient funds available in the reserve for tax appeals account to satisfy the 2024 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 Sergii Ivaniuk & Nataliia S harapova 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

***24-302 CONFIRM ENDORSEMENT OF SPECTRUM FOR LIVING DEVELOPMENT, INC. GRANT APPLICATION 2025 TO BERGEN COUNTY COMMUNITY DEVELOPMENT GRANT: SPECTRUM FOR LIVING'S NORTHERN VALLEY ADVOCACY AND SUPPORTS PROGRAM IN THE MUNICIPALITY OF CLOSTER**

WHEREAS, a Bergen County Community Development grant of \$40,000.00 has been proposed by SPECTRUM for LIVING DEVELOPMENT, INC. for *Spectrum for Living's Northern Valley Arts, Music and Cultural Access Program* in the municipality of the Borough of Closter (Exhibit A) ; and

WHEREAS, pursuant to the State Interlocal Services Act, Community Development funds may not be spent in a municipality without authorization by the Mayor and Council; and

WHEREAS, the Bergen County Community Development Grant application requires endorsement from each community location; and

WHEREAS, the aforesaid project is in the best interest of the people of Closter, and

WHEREAS, this endorsing resolution does not obligate the financial resources of the Borough of Closter and is intended solely to expedite expenditure of the aforesaid Community Development funds.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Closter hereby confirms endorsement of the aforesaid project, and

BE IT FURTHER RESOLVED, that the Borough Clerk shall send a copy of this resolution to the Director of the Bergen County Community Development Program, Director of Support Services, Katie Hennessy, Spectrum for Living, Inc. and to the Borough Administrator so that implementation of the aforesaid project may be expedited.

***24-303 APPROVING RELEASE OF ENGINEERING ESCROWS – 19 VER VALEN 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 \$7,595.45.

Account #: 2010055230 Amount: \$7,595.45

***24-304 APPROVING RELEASE OF TREE BOND ESCROW – 43 CEDAR LANE**

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 \$650.00.

Account #: 2010057535 Amount: \$650.00

***24-305 AMENDMENT TO THE CERTIFICATE OF AVAILABILITY OF FUNDS, RESOLUTION No. 24-286, FOR AUTHORIZING BOSWELL ENGINEERING TO PROVIDE ENGINEERING SERVICES FOR THE 2025 MUNICIPAL AID GRANT AND BOROUGH PAVING PROJECT**

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

WHEREAS, Boswell Engineering, in a proposal dated October 22, 2024 (attached as Exhibit A in Resolution 24-286 dated November 11, 2024), has outlined the professional engineering services required for the project known as the 2025 Municipal Aid Grant and Borough Paving Project; and

WHEREAS, it is deemed to be in the best interests of the Borough for the Mayor and Council to authorize the proposed engineering services as outlined in the October 22, 2024 Boswell Engineering proposal for an amount not to exceed **\$93,600.00** and

WHEREAS, that said contract continuation 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 Borough Clerk is authorized and directed, in accordance with the notice of publication 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; 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 that the Borough Clerk shall provide a copy of this Resolution to the Borough Administrator and to the Assistant CFO.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Mayor and Council that it does hereby approve the continuation of the contract with Boswell Engineering to provide engineering services for the 2025 Municipal Aid Grant and Borough Paving Project.

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, that the funds are available to the Borough of Closter in account number C-04-24-348-001-001.

***24-306 BILLS LIST – DECEMBER 11, 2024**

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	\$ 1,670,747.45
County Open Space Tax	\$ 76,926.41
Northern Valley High School	\$ 1,427,516.60
Closter Board of Education	\$ 1,913,989.00
2023 Budget Appropriations	\$ 30,930.60
2024 Budget Appropriations – Operating Expenses	\$ 804,789.39
Payroll 11/15/2024	\$ 325,159.54
Payroll 11/27/2024	\$ 322,571.34
Current Treasury Account November 14, 2024 to December 11, 2024	\$ 6,572,630.33

Capital and Trust	Amount
Capital	\$ 77,999.98
Escrow Trust	\$ 12,818.34

Recreation	\$ 27,122.78
Animal	\$ 495.65
Housing Trust	\$ 3,585.00
Food Locker	\$ 0.00
Open Space	\$ 0.00
HRA Insurance Plan	\$ 4,597.66

*The amounts transferred to Valley Bank for the Capital, Affordable Housing, Food Locker, and Open Space accounts are not included above.

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

***24-307 AMENDMENT TO THE CERTIFICATE OF AVAILABILITY OF FUNDS, RESOLUTION No. 24-288, AUTHORIZING BOSWELL ENGINEERING TO PROVIDE ENGINEERING SERVICES FOR THE CLOSTER NATURE CENTER RUCKMAN POND RESTORATION PROJECT**

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

WHEREAS, Boswell Engineering, in a proposal dated September 26, 2024 (attached as Exhibit A on Resolution No. 24-288), has outlined the professional engineering services required for the project known as the Closter Nature Center Ruckman Pond Restoration Project; and

WHEREAS, it is deemed to be in the best interests of the Borough for the Mayor and Council to authorize the proposed engineering services as outlined in the October 22, 2024 Boswell Engineering proposal for an *amount not to exceed \$20,500.00* and

WHEREAS, that said contract continuation 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 Borough Clerk is authorized and directed, in accordance with the notice of publication 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; 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 that the Borough Clerk shall provide a copy of this Resolution and Exhibit A to the Borough Administrator and to the Assistant CFO.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Mayor and Council that it does hereby approve the continuation of the contract with Boswell Engineering to provide engineering services for Closter Nature Center Ruckman Pond Restoration Project.

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, that the funds are available to the Borough of Closter in account C-04-24-349-001-002.

***24-308 AMENDMENT TO THE CERTIFICATE OF AVAILABILITY OF FUND RESOLUTION No. 24-287, BOSWELL ENGINEERING TO PROVIDE ENGINEERING SERVICES FOR THE REPLACEMENT OF THE RUCKMAN PARK WALKING PATH**

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

WHEREAS, Boswell Engineering, in a proposal dated October 22, 2024 (attached as Exhibit A on Resolution 24-287), has outlined the professional engineering services required for the project known as the Replacement of the Ruckman Park Walking Path; and

WHEREAS, it is deemed to be in the best interests of the Borough for the Mayor and Council to authorize the proposed engineering services as outlined in the October 22, 2024 Boswell Engineering proposal for an amount not to exceed **\$35,000.00** and

WHEREAS, that said contract continuation 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 Borough Clerk is authorized and directed, in accordance with the notice of publication 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; 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 that the Borough Clerk shall provide a copy of this Resolution and Exhibit A to the Borough Administrator and to the Assistant CFO.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Mayor and Council that it does hereby approve the continuation of the contract with Boswell Engineering to provide engineering services for Replacement of the Ruckman Park Walking Path.

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, that the funds are available to the Borough of Closter in account number C-04-24-349-001-002.

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

5. HAWKERS AND PEDDLERS

WEICHERT REALTORS ROBERT McBAY #2024-31

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

6. OPEN MEETING TO PUBLIC FOR ANY MATTER (5-MINUTE LIMIT)

Steve Isaacson (97 Columbus Avenue) asked when Waters & Bugbee would be finished with their excavations and whether the Borough is collecting money. Borough Administrator James Winters said that Waters & Bugbee are scheduled to finish in 2026 and that the arrangement is for credit. Mr. Isaacson asked why the pole barns are going out for bid if they cannot be worked on until 2026. Mr. Winters stated that the bid specs are now at the office of the Comptrollers.

Council President Chung read a statement from Dolores Witko, who thanked that Department of Public Works for decorating the tree and wished everyone happy holidays.

Councilwoman Latner spoke about Career Day at the High School; next time perhaps someone from the municipality can participate. Rise against Hunger at will be at Tenakill Middle School on March 2, 2025.

Councilman Yammarino shared that someone posted a flag on a tree in the woods.

7. ADJOURNMENT

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

The Regular Meeting adjourned at 7:51 P.M.

Respectfully submitted,



Mari J. Margiotta, RMC, CMR
Borough Clerk

Date of Minutes approval: May 14, 2025