



MAYOR AND COUNCIL
BOROUGH OF CLOSTER

REGULAR MEETING MINUTES: WEDNESDAY – November 12, 2025

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

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

1. OPEN PUBLIC MEETINGS ACT STATEMENT

Mayor Glidden opened the meeting at **8:27 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	✓	
Councilman Cho	✓	
Councilwoman Chung	✓	
Councilwoman Latner	✓	
Councilwoman Maroules	✓	
Council President Yammarino	✓	

3. ORDINANCES:

ADOPTION:

a. ORDINANCE NO. 2025:1374

ORDINANCE AMENDING CHAPTER 56 OF THE ORDINANCES OF THE BOROUGH OF CLOSTER, ENTITLED: RECREATION COMMISSION, BOARD OF, TO REQUIRE BACKGROUND CHECKS FOR CERTAIN RECREATION EMPLOYEES, CONTRACTORS, AND VOLUNTEERS

WHEREAS, the Mayor and Council of the Borough of Closter desire to ensure that the Borough is providing the safest possible recreation programs for its youth; and

WHEREAS, the Recreation Commission has recommended that certain employees, contractors, and volunteers of the Recreation Commission who have regular supervised or unsupervised access to minors involved in such programs sponsored or co-sponsored by the Commission or the Borough, be required to submit to criminal history background checks at their own expense; and

WHEREAS, the Borough of Closter would like all programs that are funded or supported by the Borough or Recreation Commission, in whole or in part be required to perform criminal background checks as a condition of employment, contracting or volunteering for certain positions; and

WHEREAS, N.J.S.A.15A:3A-1 et seq. authorizes and provides for criminal history record background checks of employees, contractors and volunteers of non-profit youth serving organizations as defined in said statute; and

WHEREAS, N.J.S.A. 15A:3A-1 permits non-profit youth-serving organizations to request criminal background checks on current and prospective employees, contractors or volunteers, in order to check the criminal histories of those employees, contractors or volunteers who have direct contact with minors, in order to eliminate those with convictions for certain crimes and disqualify certain current or prospective employees, contractors and volunteers

who have been convicted of certain offenses; and

WHEREAS, N.J.S.A 40A:48-1.4 provides that a Borough may enact an ordinance providing that an authorized municipal official or officer may request a criminal history record background check of any person for an official governmental purpose, including, but not limited to, employment, licensing, and the procurement of services; and

WHEREAS, the ordinance shall provide that the person shall submit to being fingerprinted in accordance with applicable State and Federal laws, rules, and regulations, and shall further provide that the official or officer is authorized to receive criminal history record information and that official or officer shall maintain the security and confidentiality of those records.

NOW, THEREFORE, BE IT ORDAINED by the governing body of the Borough of Closter, in the County of Bergen, State of New Jersey, as follows:

SECTION 1.

Add the following text to § 56-4 Powers and Duties:

(6) To determine the current and prospective employees, contractors and volunteers who are required to undergo background checks pursuant to § 56-7 of this chapter and to notify those individuals of this requirement.

SECTION 2.

Add new § 56-7, as follows:

§ 56-7 Criminal History Background Checks Required for Certain Employees, Contractors and Volunteers.

(1) Definitions.

As used in this section, the following terms shall have the meanings indicated:

"Criminal History Record Background Check" means a determination of whether a person has a criminal record by cross-referencing that person's name and fingerprints with those on file with the Federal Bureau of Investigation, Identification Division and/or the New Jersey State Bureau of Identification in the Division of State Police.

"Borough" means the Borough of Closter.

"Recreation Commission" means the Closter Recreation Commission.

"Recreation Commission Sponsored or Co-sponsored Youth Programs" means any program sponsored or co-sponsored by the Recreation Commission and/or the Borough, including all leagues, boards, committees, and commissions affiliated with, falling within the purview of, or acting for or on behalf of the Borough or the Recreation Commission and having contact with persons under the age of 18 years. This includes, but is not limited to, the following sporting activities: baseball; softball; soccer; football; basketball; wrestling; tennis; and golf.

"Youth Program " means any program that allows for participation in activities by those persons under 18 years of age. Activities may include, but are not limited to, sporting or athletic activities, passive recreation groups, clubs or camps, and trips or other activities whereby some control and responsibility for children is assigned to some person acting for or on behalf of a Borough or Recreation Commission sponsored or co-sponsored youth program other than a parent or caregiver.

(2) Individuals Subject to Background Checks.

As determined by the Board of the Recreation Commission, certain adults, those persons 18 years of age or older, including but not limited to current and perspective employees, contractors, coaches, assistant coaches, or similar positions involved in educating, directing or supervising youth, and in any way assisting in a municipal-sponsored or co-sponsored function participated in by children, shall submit to a Criminal History Background Check when notified by the Board that they are required to do so. At the discretion of the Board of the Recreation Commission, parent chaperones for certain events shall not be required to undergo criminal background checks.

(3) Completed Background Checks Required to be Submitted to the Recreation Director and Borough Administrator.

The completed Criminal Background Check must be provided to and approved by the Recreation Director and the Borough Administrator before the employee, contractor or volunteer may participate in any Borough or Recreation Commission sponsored or co-sponsored Youth Programs. Upon receipt of the completed background check, the Recreation Director or the Borough Administrator shall review the affirmative or negative results. Details in the background check that result in a negative determination by the State Police are not afforded to the Recreation

Director or Borough Administrator and are only available to the applicant upon making a formal request to the State Bureau of Investigation.

(4) Disqualification.

A. In the event the criminal background check reveals any prior convictions for crimes or offenses which negatively impact the health, safety, and welfare of children, said person shall not be qualified to participate in any official capacity in any function for persons under the age of 18 years held at any Borough-owned facilities. Such offenses shall include, but are not be limited to:

1. Crimes of a 3rd degree or higher, such as crimes involving violence, assault, reckless endangerment, threats, stalking, sexual assault, or kidnapping, and crimes involving the distribution and sale of large quantities of illegal drugs.
2. Crimes against the family, children, or incompetents, such as endangering the welfare of a child.

B. The list of crimes and violations contained in this section is for illustrative purposes only and shall not be construed as a limitation on those criminal activities or violations that would be grounds to disqualify a person from assisting with youth-related activities as indicated herein.

C. Refusal by individuals required to submit to background checks will result in an immediate dismissal of the individual from any municipal-sponsored activities requiring background checks.

(5) Frequency of Background Checks.

Following the initial Background Check, thereafter, every three (3) years, a new background check shall be submitted to the Recreation Director or Borough Administrator.

(6) Appeals of Disqualification.

A. Any person whose criminal history background check disqualifies that person from employment, from contracting or from volunteering may appeal his or her disqualification.

1. Appeal re: Accuracy of Record. A person may challenge the accuracy of the criminal history record.

(a) A challenge to the accuracy of the report shall be filed with the Recreation Director or Borough Administrator, who shall coordinate the challenge with the New Jersey State Police.

2. Appeal Alleging Rehabilitation. A person may claim to be rehabilitated.

(a) No person may appeal a disqualification on the grounds of rehabilitation if the person has been disqualified because that person has been convicted, adjudicated delinquent or acquitted by reason of insanity of aggravated sexual assault; sexual assault; aggravated criminal sexual contact; kidnapping; endangering the welfare of a child by engaging in sexual conduct which would impair or debauch the morals of the child; endangering the welfare of a child; luring or enticing; criminal sexual contact; false imprisonment, if the victim is a minor and the offender is not the parent of the victim; knowingly promoting prostitution of a child; or an attempt to commit any of these offenses.

(b) Appeals Committee. An appeal based on rehabilitation shall be made to an Appeals Committee, which shall consist of the Chief of Police, the Council liaison to the Recreation Commission, and a designee of the Closter Police Department. Any such appeal must be made within thirty (30) days of receipt of the notice of disqualification.

(c) Rehabilitation Criteria. In determining whether a person has affirmatively demonstrated rehabilitation, the Appeals Committee shall consider the following factors:

1. The nature and responsibility of the position which the convicted person would hold or has held, as the case may be;
2. The nature and seriousness of the offense;
3. The circumstances under which the offense occurred;
4. The date of the offense;
5. The age of the person when the offense was committed;
6. Whether the offenses were an isolated or repeated incident;
7. Any social conditions which may have contributed to the offense; and,
8. Any other evidence of rehabilitation, including good conduct in prison or the community, counseling or psychiatric treatment received, acquisition of additional academic or vocational schooling, successful participation in correctional work release programs, or the recommendation of those who have had the person under their supervision.

(d) If the Appeals Committee determines that the disqualified person has been successfully rehabilitated, it shall enter that person's name on the list of qualified employees, contractors and volunteers maintained by the Recreation Commission.

(7) Privacy and Confidentiality.

- A. All criminal background checks supplied to the Recreation Director and Borough Administrator shall be filed and maintained in a secure and locked cabinet or room within the personnel department and shall not be available to the public. The Recreation Director and Borough Administrator shall take appropriate steps to safeguard such records. The records shall be exempt from public disclosure under the common law or the New Jersey Right to Know Law, or the Open Public Records Act (OPRA). The records shall only be retained for such period of time as is necessary to serve their intended and authorized purpose, and thereafter shall be destroyed.
- B. This information shall be limited solely to the authorized purpose for which it was given, and it shall not be disseminated to any unauthorized persons. Any person violating federal or state regulations governing access to criminal history records information may be subject to criminal and/or civil penalties.

(8) Penalties

- A. Any individual who has been advised, verbally or in writing of his/her disqualification to participate and continues to participate upon conviction thereof in a proceeding before a court of competent jurisdiction shall be subject to the following fines:
1. A fine of not less than two hundred fifty dollars (\$250.00) and not more than one thousand two hundred dollars (\$2,500.00).
 2. Each continuing violation of this chapter shall constitute a separate offense.

SECTION 3.

Except as amended by this Ordinance, all other provisions of Chapter 56 shall remain in full force and effect.

SECTION 4.

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

SECTION 5.

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 6.

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. 2025:1374.

Steve Isaacson asked who pays for the background checks and was told that the Borough would pay for them. The ordinance was reviewed. It states that it would be at the individual's expense.

Mayor Glidden closed the meeting to the public regarding Ordinance No. 2025:1374.

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

b. ORDINANCE NO. 2025:1375
AN ORDINANCE APPROPRIATING A SUM NOT TO EXCEED \$20,000.00 FROM OPEN SPACE, RECREATION, FARMLAND, AND HISTORIC PRESERVATION TRUST FUND FOR PARK, FARMLAND, AND HISTORIC PRESERVATION IMPROVEMENTS

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 \$20,000.00 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, recited, 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. 2025:1375.

No members of the public addressed the Mayor and Council.

Mayor Glidden closed the meeting to the public regarding Ordinance No. 2025:1375.

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

INTRODUCTION:

a. ORDINANCE NO. 2025:1376
AN ORDINANCE APPROPRIATING A SUM NOT TO EXCEED \$75,000 FROM OPEN SPACE, RECREATION, FARMLAND, AND HISTORIC PRESERVATION TRUST FUND FOR PARK, FARMLAND, AND HISTORIC PRESERVATION IMPROVEMENTS FOR MACBAIN FARM

WHEREAS, at the public meeting held on November 23, 2023, the Governing Body of the Borough of Closter adopted Ordinance 2023-1326, appropriating a sum not to exceed \$880,000 from Open Space, Recreation, Farmland and Historic Preservation Trust Fund for Park, Farmland and Historic Preservation Improvements; and

WHEREAS, that sum included an appropriation of \$75,000 for various repairs to MacBain Farm; and

WHEREAS, under New Jersey law, Ordinance 2023-1326 and the appropriations therein shall expire on November 23, 2025 and the funds for items not completed shall be returned to the Open Space, Recreation, Farmland, and Historic Preservation Trust on that date; and

WHEREAS, the repairs to MacBain Farm have not yet been completed, therefore, the Governing Body does hereby appropriate the sum of \$75,000 from the Open Space, Recreation, Farmland, and Historic Preservation Trust Fund for park, farmland, and historic preservation improvements for various improvements to MacBain Farm.

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 \$75,000.00 from the Open Space, Recreation, Farmland, and Historic Preservation Trust Fund for park, farmland, and historic preservation improvements for various improvements to MacBain Farm. This appropriation 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:

The same purpose described in Section 1 is not a current expense, but is an improvement which the Borough may lawfully make;
The average period of usefulness for the purposes described in Section 1 is hereby determined to be a period of more than five years;
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.

Administrator James Winter explained that this is a renewal because Open Space Ordinances expire after two years.

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

b. **ORDINANCE NO. 2025:1377**
ORDINANCE AMENDING CHAPTER 183 OF THE ORDINANCES OF THE BOROUGH OF CLOSTER ENTITLED: VEHICLES AND TRAFFIC, SPECIFICALLY, §181-1; §181-13; §181-22, §183-45 AND §183-46

WHEREAS, the Chief of Police of the Borough of Closter has recommended certain changes be made to the Borough’s Code, Chapter 183, Vehicles and Traffic, in order to protect the public health, safety, convenience, and general welfare of the residents; and

WHEREAS, the Ordinance Committee has reviewed the proposed changes and recommends they be adopted; and

WHEREAS, the Borough Attorney has reviewed the proposed changes and deems them to be in order.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Borough of Closter, Bergen County, New Jersey, that Chapter 183 of the Borough’s Code is amended as follows.

SECTION 1.

§ 183-1 Definitions shall be amended to include the following text:
Safety Zone within the Borough of Closter Business District – shall be created to enforce parking regulations already existing, such as crosswalks, fire hydrants, and no parking on corners, with the assistance of electronic devices. This zone will be on Closter Dock Road and all intersecting streets between Lewis Street and Harrington Avenue.

SECTION 2.

§ 183-13 Parking prohibited in areas, use of marked spaces, and idling of commercial vehicles shall be amended to add paragraph D, with the following text:

D. Parking violations within the Safety Zone using the aid of electronic devices shall be punishable by a fine of \$50.00 per violation.

SECTION 3.

§ 183-22 Violations and Penalties shall be amended as follows:

Delete the current text and replace it with the paragraph below.

Any person violating any provision of this Part 1 shall, upon conviction thereof, be punished by a fine as set forth in Chapter 1 General Provisions, Article II, Violations and Penalties, of this Code, except that Violations in the Safety Zone within the Borough of Closter Business District shall be punishable by a fine of \$50.00.

SECTION 4.

§ 183-45, Schedule II, No Parking Certain Hours, Paragraph A. shall be amended to include the following text:

Name of Street	Side	Hours	Location
Irving Avenue	South	9:00 a.m. to 4:00 p.m., school days only	Entire length of road

SECTION 5.

§ 183-46 Schedule III, No Stopping or Standing, shall be amended to include the following text:

Name of Street	Side	Hours	Location
Ruckman Road	West	Any time	500 feet west of the westerly curbline of Piermont Road

SECTION 6.

Except as amended by this Ordinance, all other provisions of Chapter 183 shall remain in full force and effect.

SECTION 7.

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

SECTION 8.

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 9.

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

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

c. **ORDINANCE NO. 2025:1378**
ORDINANCE AMENDING CHAPTER 183 OF THE ORDINANCES OF THE BOROUGH OF CLOSTER ENTITLED: VEHICLES AND TRAFFIC, SPECIFICALLY, CREATING PART 9, ARTICLE XX, E-BIKES, SCOOTERS AND BICYCLES

WHEREAS, the Governing Body of the Borough of Closter has deemed it necessary to amend certain sections of the Borough’s Code, Chapter 183, Vehicles and Traffic, in order to protect the public health, safety, convenience, and general welfare of the residents; and

WHEREAS, the Ordinance Committee has reviewed the proposed changes and recommends they be adopted; and

WHEREAS, the Borough Attorney has reviewed the proposed changes and deems them to be in order.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Borough of Closter, Bergen County, New Jersey, that Chapter 183 of the Borough’s Code is amended to as follows.

SECTION 1.

There is hereby created Chapter 183, Part 9, Article XX entitled E-Bikes, Scooters and Bicycles which shall contain the following provisions.

ARTICLE XX E-Bikes, Scooters and Bicycles

§ 183-96. Purpose and intent.

The purpose and intent of this Article is to establish regulations and guidelines for the operation of low-speed electric bicycles, low-speed electric scooters and bicycles within the Borough of Closter. It is not primarily intended to penalize individuals who operate these vehicles in violation of the provisions contained herein, but rather to educate both children and adults regarding proper and safe riding practices, to ensure their safety and welfare and the safety and welfare of motorists and pedestrians, and to make riding an enjoyable experience.

§ 183-97. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

BICYCLE — Any device having a wheel or wheels with solid or pneumatic tires 12 inches or more in diameter, connected by a frame and so constructed as to be propelled by human power, except that bicycles equipped with training wheels and tricycles when used by young children shall not be so included.

LOW-SPEED ELECTRIC BICYCLE — As defined in N.J.S.A. 39:1-1, includes a two- or three- wheeled vehicle with fully operable pedals and an electric motor of less than 750 watts, that meets the requirements of one of the following classifications: "class 1 low-speed electric bicycle," which means a low-speed electric bicycle equipped with a motor that provides assistance only when the rider is pedaling, and that ceases to provide assistance when the bicycle reaches the speed of 20 miles per hour; or "class 2 low-speed electric bicycle," which means a low-speed electric bicycle equipped with a motor that may be used exclusively to propel the bicycle, and that is not capable of providing assistance when the bicycle reaches the speed of 20 miles per hour.

LOW-SPEED ELECTRIC SCOOTER — Includes a scooter, as defined in N.J.S.A. 39:1-1, with a floorboard that can be stood upon by the operator, with handlebars, and with an electric motor that is capable of propelling the device with or without human propulsion at a maximum speed of less than 19 miles per hour. Shall also include a wheeled device that can be stood upon by the operator, with or without handlebars and with an electric motor that is capable of propelling the device with or without human propulsion.

§ 183-98. Low-speed electric bicycles or low-speed electric scooters.

Any use of low-speed electric bicycles or low-speed electric scooters shall be in accordance with applicable federal and state laws, including but not limited to N.J.S.A. 39:4-14.16 and any amendments to such.

§ 183-99. Safety rules and regulations for low-speed electric bicycles and low-speed electric scooters.

- A. It shall be unlawful for any person to ride or operate a low-speed electric bicycle or a low-speed electric scooter upon the public rights-of-way in the Borough of Closter unless such person rides or operates such low-speed electric bicycle or a low-speed electric scooter in accordance with the following rules and regulations:
- (1) **Lights and reflectors.** Every low-speed electric bicycle or low-speed electric scooter when in use at nighttime shall be equipped with a lamp on the front which shall emit a white light visible from a distance of at least 500 feet to the front, and with a lamp on the rear which shall emit a red light visible from a distance of at least 500 feet to the rear.
 - (2) **Audible signal device.** No person shall operate a low-speed electric bicycle or a low-speed electric scooter with handlebars unless it is equipped with a device capable of giving a signal audible for a distance of at least 100 feet, except that such shall not be equipped with nor shall any person use upon such any siren or whistle.
 - (3) **Positions of hands and feet.** A person propelling or riding a low-speed electric bicycle or a low-speed electric scooter shall not ride other than upon or astride a permanent and regular seat attached thereto or in an upright position on a designated platform(s), nor shall any trick or fancy riding be performed.
 - (4) **Hitching on vehicles prohibited.** No person riding upon any low-speed electric bicycle or a low-speed electric scooter shall attach to any vehicle or moving device, and no operator of any vehicle or moving device shall knowingly allow any person riding upon a low-speed electric bicycle or a low-speed electric scooter to attach the same or themselves to such.
 - (5) **Keeping to the right; passing; paths.**
 - (a) Every person operating a low-speed electric bicycle or a low-speed electric scooter upon a roadway shall ride as near to the right side of the roadway as practicable, exercising due care when passing a standing vehicle or one proceeding in the same direction.
 - (b) Persons riding on a low-speed electric bicycle or a low-speed electric scooter shall ride in single file, except on paths or parts of roadways set aside for the use of such.
 - (c) Wherever a usable path for a bicycle has been provided adjacent to a roadway, low-speed

electric bicycle or low-speed electric scooter riders can use such path.

- (6) Rights and duties of persons on low-speed electric bicycles or low-speed electric scooters. Every person riding a low-speed electric bicycle or a low-speed electric scooter upon a roadway shall be granted all the rights and shall be subject to all the duties applicable to the driver of a vehicle by Chapter 4 of Title 39 of the New Jersey Revised Statutes, and all supplements thereto, except as to those provisions thereof which by their nature can have no application. In particular, any person operating a low-speed electric bicycle or a low-speed electric scooter shall obey the instructions of official traffic control signals, signs and other control devices applicable to vehicles, unless otherwise directed by a police officer.
 - (7) Riding on sidewalks.
 - (a) No person shall ride a low-speed electric bicycle or a low-speed electric scooter upon a sidewalk within the Borough of Closter, or where signs prohibit the same. Whenever such person is riding a low-speed electric bicycle or a low-speed electric scooter upon a sidewalk or pedestrian right-of-way, such person shall ride in single file only, yield the right-of-way to any pedestrian and give an audible signal before overtaking and passing any pedestrian.
 - (b) No person shall ride a low-speed electric bicycle or a low-speed electric scooter upon a sidewalk in a business district between the hours of 9:00 a.m. and 9:00 p.m. within the Borough of Closter, or where signs prohibit the same.
 - (c) The Police Department is hereby authorized to erect signs on any roadway or sidewalk within the Borough of Closter where it is deemed necessary to prohibit the riding of low-speed electric bicycles or low-speed electric scooters thereon by any person; and when such signs are in place no person shall disobey the same.
 - (8) Carrying articles. No person operating a low-speed electric bicycle or a low-speed electric scooter shall carry any package, bundle or article which prevents the rider from keeping both hands upon the handlebars.
 - (9) Parking. No person shall park a low-speed electric bicycle or a low-speed electric scooter upon a street except where an appropriate rack or spots are provided. All low-speed electric bicycles or low-speed electric scooters, when parked on sidewalks, shall be parked only in such manner as not to obstruct or impede the normal movement of pedestrian or other traffic or access to adjacent buildings.
 - (10) Speed. No person shall operate a low-speed electric bicycle or a low-speed electric scooter at speeds faster than are reasonable or proper, which in no case shall be in excess of legal speed limits, unless participating in an officially sponsored or sanctioned rally or road race.
 - (11) Reckless or careless riding. No person shall ride a low-speed electric bicycle or a low-speed electric scooter in a reckless or careless manner which endangers or is likely to endanger the safety or welfare of other persons or property.
 - (12) Carrying passengers. No person operating a low-speed electric bicycle or a low-speed electric scooter shall allow another person to ride as a passenger unless the passenger is carried in a proper bike seat, trailer or other accessory that complies with current regulations and contains adequate provision for retaining the passenger in place and for protecting the passenger; and the passenger is wearing a properly fitted and fastened helmet meeting the standards set forth in N.J.S.A. 39:4- 10.1.
- B. The Police Department is hereby authorized to promulgate, with the approval of the Mayor and Borough Council, such further rules and regulations concerning registration, operation, equipment and safety of low-speed electric bicycles and low-speed electric scooters as deemed necessary from time to time.

§ 183-100. Safety rules and regulations for bicycles.

- A. It shall be unlawful for any person to ride a bicycle upon the public rights-of-way in the Borough of Closter unless such person rides or operates such bicycle in accordance with the following rules and regulations:
- (1) Lights and reflectors on bicycles. Every bicycle when in use at nighttime shall be equipped with a lamp on the front which shall emit a white light visible from a distance of at least 500 feet to the front, and with a lamp on the rear which shall emit a red light visible from a distance of at least 500 feet to the rear. In addition to the red lamp, a red reflector may be mounted on the rear, of a type approved by the New Jersey Motor Vehicle Commission, which shall be visible from all distances from 50 feet to 300 feet to the rear when directly in front of the lawful upper beams of the headlamps on a motor vehicle.
 - (2) Audible signal device. No person shall operate a bicycle unless it is equipped with a bell or other device capable of giving a signal audible for a distance of at least 100 feet, except that a bicycle shall not be equipped with nor shall any person use upon a bicycle any siren or whistle.
 - (3) Positions of hands and feet. A person propelling or riding a bicycle shall not ride other than upon or astride a permanent and regular seat attached thereto, nor shall ride with feet removed from the pedals

or with both hands removed from the handlebars, nor shall there be any trick or fancy riding.

- (4) Brakes. Every bicycle shall be equipped with a brake which will enable the operator to make the braked wheels skid on dry, level, clean pavement.
 - (5) Hitching on vehicles prohibited. No person riding upon any bicycle shall attach to any vehicle or moving device upon a roadway, and no operator of any vehicle shall knowingly allow any person riding upon a bicycle to attach to any vehicle or moving device.
 - (6) Keeping to the right; passing; paths.
 - (a) Every person operating a bicycle upon a roadway, unless upon a one-way street, shall ride as near to the right side of the roadway as practicable, exercising due care when passing a standing vehicle or one proceeding in the same direction.
 - (b) Persons riding bicycles shall ride in single file, except on paths or parts of roadways set aside for the exclusive use of bicycles.
 - (c) Wherever a usable path for bicycles has been provided adjacent to a roadway, bicycle riders shall use such path and shall not use the roadway or sidewalk.
 - (7) Rights and duties of persons on bicycles. Every person riding a bicycle upon a roadway shall be granted all the rights and shall be subject to all the duties applicable to the driver of a vehicle by Chapter 4 of Title 39 of the New Jersey Revised Statutes, and all supplements thereto, except as to those provisions thereof which by their nature can have no application. In particular, any person operating a bicycle shall obey the instructions of official traffic control signals, signs and other control devices applicable to vehicles, unless otherwise directed by a police officer.
 - (8) Riding on sidewalks.
 - (a) No person shall ride a bicycle upon a sidewalk in a business district between the hours of 9:00 a.m. and 9:00 p.m. within the Borough of Closter, or where signs prohibit the same.
 - (b) The Police Department is hereby authorized to erect signs on any roadway or sidewalk within the Borough of Closter where it is deemed necessary to prohibit the riding of bicycles thereon by any person; and when such signs are in place no person shall disobey the same.
 - (c) Whenever any person is riding a bicycle upon a sidewalk or pedestrian right-of-way, such person shall ride in single file only, yield the right-of-way to any pedestrian and give an audible signal before overtaking and passing any pedestrian.
 - (9) Carrying articles. No person operating a bicycle shall carry any package, bundle or article which prevents the rider from keeping both hands upon the handlebars.
 - (10) Parking. No person shall park a bicycle upon a street except where a bicycle rack is so provided. All bicycles, when parked on sidewalks, shall be parked only in such manner as not to obstruct pedestrian traffic or access to adjacent buildings.
 - (11) Speed. No person shall operate a bicycle at speeds faster than are reasonable or proper, which in no case shall be in excess of legal speed limits, unless participating in an officially sponsored or sanctioned rally or road race.
 - (12) Reckless or careless riding. No person shall ride a bicycle in a reckless or careless manner which endangers or is likely to endanger the safety or welfare of other persons or property.
 - (13) Carrying passengers. No person operating a bicycle shall allow another person to ride as a passenger on a bicycle unless the passenger is carried in a proper bike seat, trailer or other bicycle accessory that complies with the Snell Memorial Foundation, the Safety Equipment Institute, or the United States Consumer Product Safety Commission, and contains adequate provision for retaining the passenger in place and for protecting the passenger from moving parts of the bicycle; and such bike seat, trailer or other bicycle accessory is used in accordance with manufacturer's age and weight requirements and limitations; and the passenger is wearing a properly fitted and fastened helmet meeting the standards set forth in N.J.S.A. 39:4-10.1.
- B. No one under 17 years of age may operate or ride upon a bicycle without wearing a properly fitted and fastened helmet which meets the requirements set forth in N.J.S.A. 39:4-10.1, specifically the standards of the American National Standards Institute (ANSI Z 90.4 bicycle helmet standard) or subsequently issued standards or supplements.
- C. The Police Department is hereby authorized to promulgate, with the approval of the Mayor and Borough Council, such further rules and regulations concerning registration, operation, equipment and safety of bicycles as deemed necessary from time to time.

§ 183-101. Renting, hiring or leasing of bicycles, low-speed electric bicycles or low-speed electric scooters to the public.

All persons who rent, hire or lease bicycles, low-speed electric bicycles or low-speed electric scooters in the Borough of Closter shall maintain proper registration tags and licenses for each bicycle, low-speed electric bicycle or low-speed scooter and keep each bicycle, low-speed electric bicycle or low-speed electric scooter in a safe operating condition, and shall advise the persons using said bicycles, low-speed electric bicycles or low-speed electric scooters of the regulations for use in the Borough of Closter by posting a copy of this chapter in a conspicuous place where said bicycles are rented, hired or leased.

§ 183-102. Safety programs.

The Police Department is hereby authorized to provide within the Borough of Closter a bicycle, low-speed electric bicycle and low-speed electric scooter program, individually or in concert with the Board of Education of the Borough, the Motor Vehicle Commission, the County of Bergen or any other governmental, volunteer or service organization. Such programs may include lectures, courses in traffic safety, inspection programs and distribution of informational material relating to bicycle, low-speed electric bicycle or low-speed electric scooter safety.

§ 183-103. Incorporation of legislative provisions herein.

This chapter incorporates the provisions of New Jersey Revised Statutes 39:4-10 through 39:4-14.16, and further supplements said provisions.

§ 183-103. Riding prohibited in parks.

The riding of bicycles, low-speed electric bicycles or low-speed scooters shall be prohibited in public parks in the interest of safety. Designated bicycle paths and public pathways shall be excluded from this prohibition.

§ 183-104. Violations and penalties.

A. Juvenile operators.

- (1) Upon failure to comply with or violation of any of the provisions of this chapter, or with any other safety regulation promulgated by the Police Department, except for violations of §183-100A(13) and 183-100B, a juvenile operator shall be issued a verbal warning by the enforcing officer of the nature of the violation and a notation of such may be made in the Department's files. If deemed warranted, the juvenile's parent or legal guardian may also be notified. Upon second and subsequent offenses, the juvenile's parents or guardian shall be notified of the violations, and the notifying officer shall advise the parent or guardian of the importance and need for safe bicycling and riding practices. The juvenile and the parent or legal guardian may be liable for a fine not to exceed \$100 and/or a period of community service.
- (2) For any violations of §183-100A(13) and 183-100B involving the lack of a proper safety helmet, the juvenile may be warned of the violation by the enforcing official. The parent or legal guardian of that juvenile may also be fined a maximum of \$25 for the juvenile's first offense and a maximum of \$100 for a subsequent offense if it can be shown that the parent or guardian failed to exercise reasonable supervision or control over the juvenile's conduct. Penalties for failure to wear a safety helmet may be waived if the juvenile or their parent or legal guardian presents suitable proof that an approved helmet was owned at the time of the violation or subsequently purchased.

B. Adult operators. Any person 18 years of age or older found in violation of any provision of this chapter or any safety regulation promulgated by the Police Department shall be subject to a fine not to exceed \$500 at the discretion of the Judge before whom such person is convicted.

C. Any person or business association engaged in renting, hiring or leasing bicycles, low-speed electric bicycles or low-speed electric scooters in the Borough of Closter found to be in violation of §183-101 of this chapter may be issued a summons and may be subject to a fine not to exceed \$500, at the discretion of the Judge before whom such person is convicted.

D. Enforcement of this chapter may be completed by the Closter Police Department.

SECTION 2.

Except as amended by this Ordinance all other provisions of Chapter 183 shall remain in full force and effect.

SECTION 3.

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

UNIT LOCATED AT 162 CLOSTER DOCK ROAD

WHEREAS, in accordance with the Fair Housing Act and the New Jersey Uniform Housing Affordability Controls (N.J.A.C. 5:80-26-1, *et seq.*), the Borough of Closter is required to adopt an Affirmative Marketing Plan to ensure that all affordable housing units created, including those created by the Housing Element and Fair Share Plan within the Borough, are affirmatively marketed to very low, low and moderate income households, particularly those living and/or working within Housing Region #1, the Affordable Housing Region encompassing the Borough of Closter; and

WHEREAS, an affordable housing unit has been created within the Borough, located at 162 Closter Dock Road; and

WHEREAS, the Borough, in conjunction with the Affordable Housing Administrator, has created an affirmative marketing plan for this unit; and

WHEREAS, the Borough Attorney and Borough Administrator have reviewed the plan and deemed it to be in order.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Closter hereby adopt the Affirmative Marketing Plan for 162 Closter Dock Road, attached hereto as Exhibit A. This Resolution shall take effect immediately upon adoption.

*25-267 **AUTHORIZING THE EXECUTION OF THE MEMORANDUM OF UNDERSTANDING BETWEEN THE BOROUGH OF CLOSTER AND PBA LOCAL 233**

WHEREAS, the contract between the Borough of Closter and PBA Local 233 will expire on December 31, 2025; and

WHEREAS, the parties have engaged in meaningful and productive negotiations and have prepared a Memorandum of Understanding (MOU); and

WHEREAS, the Borough's Labor Counsel is currently reviewing the MOU; 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 and Borough Clerk are hereby authorized to execute the MOU between the Borough of Closter and PBA Local 233, subject to final approval by the Borough's Labor Counsel.

*25-268 **APPROVING FORFEITURE OF TREE BOND – 68 WILSON PLACE**

WHEREAS, the owner of 68 Wilson Place, Alex Chung, has requested for the Borough of Closter to maintain possession of the \$1,300.00 in lieu of planting two (2) trees on property stated above; and

WHEREAS, the Borough Construction Official Scott Jezequel agrees the associated tree mitigation requirements have been met by owner of 68 Wilson Place, Alex Chung.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter that the Finance Clerk is and hereby authorized to retain the tree bond monies from the property owner, in lieu of planting two trees, into the Borough's account as indicated in the attached Project Detail Inquiry in the amount of \$1,300.00.

Account #: 2010057547

Amount: \$1,300.00

*25-269 **APPROVING CLOSURE OF ESCROW AND BOND ACCOUNTS**

WHEREAS, the Borough of Closter is working with its employees and retirees to reduce the cost of health care premiums, and

WHEREAS, the Mayor and Council would like to offer a Health Savings Account (HAS) to those retired employees who are eligible and enrolled in the Horizon NJ Direct HDHigh #090 plan, and

WHEREAS, the Borough of Closter will fund an HSA account to the maximum IRS Limit for calendar year 2026, Single coverage \$4,400 or Family \$8,750.00, for each eligible covered member and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Closter County of Bergen, State of New Jersey hereby authorize the CFO to make the HSA disbursements and deposit the above said calculated amount directly into the Health Savings Accounts of the respective retirees who elected to participate in the Horizon NJ Direct HDHigh #090 Plan Design for Plan Year 2026;

BE IT FURTHER RESOLVED, that the Treasurer shall ensure that these incentive payments are processed in accordance with applicable Borough policies and procedures.

*25-270 **AUTHORIZE HEALTH SAVINGS ACCOUNT (HSA) PAYMENTS FOR ELIGIBLE**

RETIREEES ENROLLED IN THE HEALTH INSURANCE HIGH DEDUCTIBLE PLAN

WHEREAS, the Borough of Closter is working with its employees and retirees to reduce the cost of health care premiums; and

WHEREAS, the Mayor and Council would like to offer a Health Savings Account (HAS) to those retired employees who are eligible and enrolled in the Horizon NJ Direct HDHigh #090 plan; and

WHEREAS, the Borough of Closter will fund an HSA account to the maximum IRS Limit for calendar year 2026, Single coverage \$4,400 or Family \$8,750.00, for each eligible covered member.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Closter County of Bergen, State of New Jersey hereby authorize the CFO to make the HSA disbursements and deposit the above said calculated amount directly into the Health Savings Accounts of the respective retirees who elected to participate in the Horizon NJ Direct HDHigh #090 Plan Design for Plan Year 2026; and

BE IT FURTHER RESOLVED, that the Treasurer shall ensure that these incentive payments are processed in accordance with applicable Borough policies and procedures.

*25-271 APPROVAL FOR 50 RAILROAD AVENUE, LLC V. CLOSTER BOROUGH TAX APPEAL SETTLEMENT

WHEREAS, the taxpayers, 50 Railroad Avenue, LLC, appealed the assessments levied on Block 1205, Lot 9 for the tax years 2024 and 2025; and

WHEREAS, the subject property is located at 50 Railroad Avenue; and

WHEREAS, the Plaintiff was represented by an Attorney in this matter; and

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

Withdraw tax year 24; and
2025 Assessed Value will be reduced from \$14,177,400 to 12,750,000.

WHEREAS, Plaintiff has agreed to accept all refunds as a credit to his tax account; 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:

1. The proposed settlement for the tax appeal encaptioned 50 Railroad Avenue, LLC 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.
2. The Borough Clerk shall provide a certified copy of this resolution to the Borough's Tax Collector upon adoption of same.

*25-272 TAX SALE FORFEITURE – 125 KNICKERBOCKER ROAD

WHEREAS, there was a tax sale held on September 30, 2020. The property located at Block 701, Lot 24 also known as 125 Knickerbocker Road, assessed to Santana, Ruben D. was sold to R. Rothman, Certificate # 20-00002. R. Rothman has paid for the certificate \$18,722.20 as well as a premium in the amount of \$90,000.00 on same day; and

WHEREAS, as per N.J.S.A. 54:5-33 Premium to escheat after five years if redemption is not made within five years from date of sale; and

WHEREAS, the lienholder has forfeited said premium; and

WHEREAS, the Tax Collector requests to transfer these funds to the Current Treasury Account.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter, that the Finance Clerk is hereby authorized to forfeit said premium and escheat the funds to the Current Treasury Account as follows:

Certificate Number	Block/Lot	Amount to Forfeiture	Lienholder
20-00002	701/24	\$ 90,000.00	R. Rothman

*25-273 ADOPTING EMPLOYEE MANUAL, EMPLOYEE HANDBOOK, AND VOLUNTEER HANDBOOK

WHEREAS, it is the policy of the Borough of Closter to treat employees and prospective employees in a manner consistent with all applicable employment laws and regulations including, but not limited to, Title VII of the Civil Rights Act of 1964, as amended by the Equal Opportunity Act of 1972, the Age Discrimination in Employment Act, the Equal Pay for Equal Work Act, the Fair Labor Standards Act, the New Jersey Law Against Discrimination, the Americans with Disabilities Act, the Family and Medical Leave Act, the Conscientious Employee Protection Act, the Public Employee Occupational Safety and Health Act, the New Jersey Workers Compensation Act, the Federal Consolidation Omnibus Budget Reconciliation Act (COBRA) and the Open Public Meetings Act; and

WHEREAS, the Mayor and Council have determined that there is a need for personnel policies and procedures to ensure that employees and prospective employees are treated in a manner consistent with these laws and regulations, and have adopted the same; and

WHEREAS, the Mayor and Council have determined that a Personnel Manual, an Employee Handbook, and a Volunteer Handbook be adopted and distributed to all employees and appointed volunteers.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that the Personnel Manual, Employee Handbook and Volunteer Handbook (attached hereto as Exhibit A) is hereby adopted, shall be distributed to all employees and appointed volunteers by the Borough Administrator or his/her designee, and receipt thereof shall be signed by the aforementioned employees and returned to the Borough Administrator; and

BE IT FURTHER RESOLVED that this Manual & Handbooks is intended to provide guidelines covering public service by Borough employees/volunteers and is not a contract. The provisions of this Manual & Handbooks may be amended and supplemented from time to time without notice and at the sole discretion of the Borough of Closter Governing Body. In the event there is a conflict between these policies and practices and any collective bargaining agreement, personnel services contract or Federal or State law, the terms and conditions of that contract or law shall prevail, but in all other cases, these policies and procedures shall prevail; and

BE IT FURTHER RESOLVED that to the maximum extent permitted by law, employment practices for the Borough shall operate under the legal doctrine known as "employment at will"; and

BE IT FURTHER RESOLVED that the Borough Administrator and all managerial/supervisory personnel are responsible for these employment practices. The Borough Administrator and the Borough Attorney shall assist the Governing Body in the implementation of the policies and procedures set forth in the Personnel Manual, Employee Handbook and Volunteer Handbook.

*25-274 AUTHORIZING THE EXECUTION OF THE 2026 SHARED SERVICES AGREEMENT FOR THE PROVISION OF 911 COMMUNICATIONS AND PUBLIC SAFETY DISPATCH SERVICES

WHEREAS, currently, the Borough of Closter participates in a Shared Services Agreement between the County of Bergen and the Interboro Regional Police Communications Network (consisting of the Boroughs of Alpine, Closter, Harrington Park, Haworth, Northvale, Norwood and Rockleigh) for the provision of 911 Communications and Public Safety Dispatch Services; and

WHEREAS, the current Shared Services Agreement will expire on December 31, 2025; and

WHEREAS, the Borough seeks to renew its participation in the aforementioned Shared Services Agreement for a period of five years beginning on January 1, 2026 and ending on December 31, 2030; and

WHEREAS, the Borough Attorney has reviewed the 2026 Shared Services Agreement and deemed it to be in order.

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 and Clerk are hereby authorized to execute the aforementioned 2026 Shared Services Agreement for the provision of 911 Communications and Public Safety Dispatch Services.

*25-275 AUTHORIZING THE EXECUTION OF THE AGREEMENT TO RENEW THE HOST COMMUNITY RECYCLING CONTRACT BETWEEN I.W.S. AND THE BOROUGH OF CLOSTER

WHEREAS, the Borough of Closter entered into a Host Community Recycling Agreement Contract with IWS dated July 1, 2022 (the "Contract") for an initial term ending on December 31, 2024; and

WHEREAS, Section 16 of the Contract grants the Borough the unilateral right to renew for two (2) additional 1-year periods on terms and conditions stated in the Contract and pursuant to those terms the parties signed and extension of the Agreement which shall expire on December 31, 2025; and

WHEREAS, the Borough desires to exercise its right to renew the Contact for an additional period of one (1) year beginning on January 1, 2026 and ending on December 31, 2026; and

WHEREAS, the “Second Agreement for Renewal of Contract” is attached hereto as EXHIBIT A; and

WHEREAS, the aforementioned document was reviewed by the Borough Attorney and found to be in order.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter that the Mayor is hereby authorized to execute the Agreement attached hereto as EXHIBIT A.

*25-276 **ADOPTING THE AFFORDABILITY ASSISTANCE MANUAL, ACCESSORY APARTMENT MANUAL AND REHABILITATION MANUAL FOR THE BOROUGH OF CLOSTER**

WHEREAS, the Fair Housing Act and the New Jersey Uniform Housing Affordability Controls regulations (N.J.A.C. 5:80-26-1, *et seq.*), require that the Borough of Closter adopt policies and procedures for its Affordable Housing program to ensure that all affordable housing units that are created, including those created by the Housing Element and Fair Share Plan, within the Borough are administered in accordance with the law; and

WHEREAS, the Borough, in conjunction with the Affordable Housing Administrator, has prepared an Affordability Assistance Manual, an Accessory Apartment Manual and a Rehabilitation Manual for the administration of these programs in accordance with the applicable statutes and regulations; and

WHEREAS, the Borough Attorney and the Borough Administrator have reviewed these manuals and found them to be in order.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Closter hereby adopt the Affordability Assistance Manual, the Accessory Apartment Manual and the Rehabilitation Manual attached hereto as Exhibit A. This Resolution shall take effect immediately upon adoption.

*25-277 **AUTHORIZING PURCHASE OF POLICE VEHICLE AUTOMOTIVE PARTS FROM ADMINISTRATIVE FEES TRUST – CUSTOM BANDAG INC.**

WHEREAS, the Borough of Closter’s Police Department needs to purchase police vehicle automotive parts; and

WHEREAS, the funds from the Administrative Fees Trust are available for this purchase; and

WHEREAS, the Police Department would like to purchase police vehicle automotive parts from Custom Bandag Inc. for \$9,011.68; and

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council do hereby authorize the Police Department to purchase police vehicle automotive parts from Custom Bandag Inc. for \$9,011.68, funded by the Administrative Fees Trust.

CERTIFICATE OF AVAILABILITY OF FUNDS

I, Francis Elenio, Chief 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 5:30.4, that the funds are available to the Borough of Closter for the calendar year 2025 in account: **T-13-56-000-096-999** for \$9,011.68.



Frank Elenio, CFO

*25-278 **AUTHORIZING PURCHASE OF POLICE VEHICLE AUTOMOTIVE PARTS FROM ADMINISTRATIVE FEES TRUST – CHAUMONT MOTORS LLC**

WHEREAS, the Borough of Closter’s Police Department needs to purchase police vehicle automotive parts; and

WHEREAS, the funds from the Administrative Fees Trust are available for this purchase; and

WHEREAS, the Police Department would like to purchase police vehicle automotive parts from Chaumont Motors LLC for \$15,453.40; and

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council do hereby authorize the Police Department to purchase police vehicle automotive parts from Chaumont Motors LLC for \$15,453.40, funded by the Administrative Fees Trust.

CERTIFICATE OF AVAILABILITY OF FUNDS

I, Francis Elenio, Chief Financial Officer of the Borough of Closter, hereby certify, pursuant to N.J.S.A. 40A:9-140.1 et seq. and NJAC 5:30.4, that the funds are available to the Borough of Closter for the calendar year 2025 in account: T-13-56-000-096-999 for \$15,453.40.


Frank Elenio, CFO

*25-279 AUTHORIZING PURCHASE OF POLICE VEHICLE AUTOMOTIVE PARTS FROM ADMINISTRATIVE FEES TRUST – P&G AUTO INC.

WHEREAS, the Borough of Closter's Police Department needs to purchase police vehicle automotive parts; and

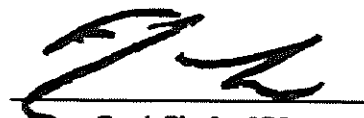
WHEREAS, the funds from the Administrative Fees Trust are available for this purchase; and

WHEREAS, the Police Department would like to purchase police vehicle automotive parts from P&G Auto Inc. for \$1,263.84; and

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council do hereby authorize the Police Department to purchase police vehicle automotive parts from P&G Auto Inc. for \$1,263.84, funded by the Administrative Fees Trust.

CERTIFICATE OF AVAILABILITY OF FUNDS

I, Francis Elenio, Chief Financial Officer of the Borough of Closter, hereby certify, pursuant to N.J.S.A. 40A:9-140.1 et seq. and NJAC 5:30.4, that the funds are available to the Borough of Closter for the calendar year 2025 in account: T-13-56-000-096-999 for \$1,263.84.


Frank Elenio, CFO

*25-280 AUTHORIZING PURCHASE OF POLICE VEHICLE AUTOMOTIVE PARTS FROM ADMINISTRATIVE FEES TRUST – PARTS AUTHORITY INC.

WHEREAS, the Borough of Closter's Police Department needs to purchase police vehicle automotive parts; and

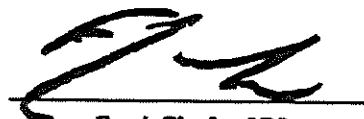
WHEREAS, the funds from the Administrative Fees Trust are available for this purchase; and

WHEREAS, the Police Department would like to purchase police vehicle automotive parts from Parts Authority Inc. for \$1,109.50; and

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council do hereby authorize the Police Department to purchase police vehicle automotive parts from Parts Authority Inc. for \$1,109.50, funded by the Administrative Fees Trust.

CERTIFICATE OF AVAILABILITY OF FUNDS

I, Francis Elenio, Chief 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 5:30.4, that the funds are available to the Borough of Closter for the calendar year 2025 in account: T-13-56-000-096-999 for \$1,109.50.


Frank Elenio, CFO

*25-281 AUTHORIZING PURCHASE OF POLICE VEHICLE AUTOMOTIVE PARTS AND INSTALLATION FROM SPECIAL LAW ENFORCEMENT TRUST – SPECTRUM COMMUNICATIONS

WHEREAS, the Borough of Closter's Police Department needs to purchase police vehicle cabinet production and installation; and

WHEREAS, the funds from the Law Enforcement Trust are available for this purchase; and

WHEREAS, the Police Department would like to purchase police vehicle cabinet production and installation from

Spectrum Communications for \$4,586.85; and

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council do hereby authorize the Police Department to purchase police vehicle cabinet production and installation from Spectrum Communications for \$4,586.85, funded by the Special Law Enforcement Trust.

CERTIFICATE OF AVAILABILITY OF FUNDS

I, Francis Elenio, Chief 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 5:30.4, that the funds are available to the Borough of Closter for the calendar year 2025 in account: **T-13-56-000-005-000** for **\$4,586.85**.


Frank Elenio, CFO

*25-282 AUTHORIZING PURCHASE OF POLICE UTILITY CART FROM SPECIAL LAW ENFORCEMENT TRUST

WHEREAS, the Borough of Closter's Police Department needs to purchase a low-speed police vehicle; and

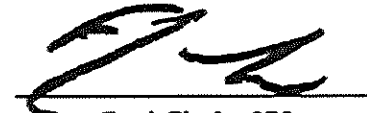
WHEREAS, the funds from the Law Enforcement Trust are available for this purchase; and

WHEREAS, the Police Department would like to purchase a low-speed police vehicle from Tri-State Golf Carts LLC for \$14,120.72; and

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council do hereby authorize the Police Department to purchase a low-speed police vehicle from Tri-State Golf Carts LLC for \$14,120.72, funded by the Special Law Enforcement Trust.

CERTIFICATE OF AVAILABILITY OF FUNDS

I, Francis Elenio, Chief 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 5:30.4, that the funds are available to the Borough of Closter for the calendar year 2025 in account: **T-13-56-000-005-000** for **\$14,120.72**.


Frank Elenio, CFO

*25-283 AUTHORIZING PURCHASE OF POLICE VEHICLE GRAPHICS FROM SPECIAL LAW ENFORCEMENT TRUST – SPECTRUM COMMUNICATIONS

WHEREAS, the Borough of Closter's Police Department needs to purchase police vehicle graphics; and

WHEREAS, the funds from the Law Enforcement Trust are available for this purchase; and

WHEREAS, the Police Department would like to purchase police vehicle graphics from Spectrum Communications for \$1,000.00; and

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council do hereby authorize the Police Department to purchase police vehicle graphics from Spectrum Communications for \$1,000.00, funded by the Special Law Enforcement Trust.

CERTIFICATE OF AVAILABILITY OF FUNDS

I, Francis Elenio, Chief 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 5:30.4, that the funds are available to the Borough of Closter for the calendar year 2025 in account: **T-13-56-000-005-000** for **\$1,000.00**.


Frank Elenio, CFO

*25-284 AUTHORIZING PURCHASE OF POLICE VEHICLE EMERGENCY LIGHTS AND EQUIPMENT FROM SPECIAL LAW ENFORCEMENT TRUST – SPECTRUM COMMUNICATIONS

WHEREAS, the Borough of Closter's Police Department needs to purchase police vehicle emergency lights and

equipment; and

WHEREAS, the funds from the Law Enforcement Trust are available for this purchase; and

WHEREAS, the Police Department would like to purchase police vehicle emergency lights and equipment from Spectrum Communications for \$7,356.20; and

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council do hereby authorize the Police Department to purchase police vehicle emergency lights and equipment from Spectrum Communications for \$7,356.20, funded by the Special Law Enforcement Trust.

CERTIFICATE OF AVAILABILITY OF FUNDS

I, Francis Elenio, Chief 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 5:30.4, that the funds are available to the Borough of Closter for the calendar year 2025 in account: T-13-56-000-005-000 for \$7,356.20.


Frank Elenio, CFO

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

VOTE TO ALLOW THE 12/16/25 Menorah Lighting in the Senior Center Parking Lot. Councilman Yammarino asked whether the use of organizations that are not town organizations would set a precedent. The Mayor said that not-for-profit groups have been allowed to use space in the past.

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

5. OPEN MEETING FOR PUBLIC COMMENTS (5 MINUTE LIMIT)

None

6. ADJOURNMENT

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

The Regular Meeting adjourned at 8:40 P.M.

Respectfully submitted,


Mari J. Margiotta, RMC, CMR
Borough Clerk