

MAYOR AND COUNCIL  
BOROUGH OF CLOSTER

REGULAR MEETING AGENDA – MONDAY, OCTOBER 7, 2019 - 7:30 P.M

1. PROVISIONS OF OPEN PUBLIC MEETINGS ACT STATEMENT

This meeting is called pursuant to the provisions of the Open Public Meetings Act of the State of New Jersey, was included in the Annual Notice of Meetings which was published in The Record and The Star Ledger on January 9, 2019, was posted on the Municipal Clerk’s bulletin board and has remained posted as the required notices under the Statute. In addition, a copy of the notice is and has been available to the public and is on file in the office of the Municipal Clerk.

2. ROLL CALL

3. MAYORAL PRESENTATION(S)

4. PRESENTATION(S)

- a. Mike Reuten, Reuten Corporate Park presentation of Redevelopment Plan for 231-239 Herbert Avenue (Requested by Mayor’s Office 8/21/19/meeting cancelled 9/24/19 to 10/7/19 per memo dated 9/24/19 @12:36 PM)

5. MAYORAL APPOINTMENTS TO BOARDS AND COMMISSIONS (Not made to date)

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>MAYOR GLIDDEN'S APPOINTMENT</u>	<u>TERM</u>	<u>EXPIRES</u>
<b>*Environmental Commission</b>				
Associate Member	<u>Jeffrey Lee</u> (Declined Appointment)	_____	1 Year (Unexp. Vacant)	31-Dec-19
Associate Member	<u>Grace Whitney</u> (Appt. Member RM 6/12/19)	_____	1 Year (Unexp. Whitney)	31-Dec-19
<b>*Planning Board</b>				
Alternate No. 1	<u>Melissa Corso</u> (Resigned 3/11/19)	_____	2 Years (Unexp. Corso)	31-Dec-20
<b>*Shade Tree Commission</b>				
Alternate No. 2	<u>Tsun Tam</u> (Appt. Member ReOrg 1/2/19)	_____	4 Years (Unexp. Tam)	31-Dec-19

6. PUBLIC HEARING AND ADOPTION OF THE FOLLOWING ORDINANCE @ 8:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD:

This Ordinance was introduced at the Regular Meeting held 8/14/19, and was published in The Record issue of 8/20/19, as stated in the printer’s affidavit of publication. Reprint of this Ordinance was posted on the Municipal Bulletin Board in accordance with statutory requirements, and copies have been made available to the general public.

ORDINANCE NO. 2019:1263, “AN ORDINANCE AMENDING CHAPTER 200 OF THE CODE OF THE BOROUGH OF CLOSTER, SPECIFICALLY ARTICLE III AND ARTICLE XVI”

7. PUBLIC HEARING AND ADOPTION OF THE FOLLOWING ORDINANCE @ 8:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD:

This Ordinance was introduced at the Regular Meeting held 9/11/19, and was published in The Record issue of 9/17/19, as stated in the printer’s affidavit of publication. Reprint of this Ordinance was posted on the Municipal Bulletin Board in accordance with statutory requirements, and copies have been made available to the general public.

ORDINANCE NO. 2019:1264, “AN ORDINANCE APPROPRIATING A SUM OF \$80,000.00 FOR THE RUCKMAN PARK WALKING PARK LIGHTING PROJECT TO BE UNDERTAKEN BY THE BOROUGH OF CLOSTER AND TO APPROPRIATE \$29,532.00 FROM A GRANT PROVIDED BY BERGEN COUNTY OPEN SPACE FUNDS AND \$50,468.00 PROVIDED FROM THE MUNICIPAL OPEN SPACE PRESERVATION TRUST FUND”

8a. VOTE ON CONSENT AGENDA ITEMS

RESOLUTIONS

\*9. BILL RESOLUTION – OCTOBER 7, 2019  
(Received from Deputy Treasurer 10/2/19)

8a. VOTE ON CONSENT AGENDA ITEMS (Continued)

RESOLUTIONS

- \*10. RESOLUTION AUTHORIZING DEPUTY TREASURER TO RELEASE AND RETURN REMAINING PLANNING BOARD/ZONING BOARD OF ADJUSTMENT ENGINEERING ESCROW FUNDS TO THIRTEEN (13) NAMED APPLICANTS FOR SATISFACTORY COMPLETION OF ALL REQUIRED IMPROVEMENTS PER PLANNING/ZONING BOARD PROFESSIONALS’ DETERMINATION; AND ALL FEES DUE FOR SERVICES RENDERED HAVE BEEN RECEIVED (Received from Deputy Treasurer 9/30/19)
- \*11. RESOLUTION AUTHORIZING AN AMENDMENT TO THE CONTRACT WITH BOSWELL ENGINEERING TO PROVIDE ENGINEERING SERVICES FOR ENVIRONMENTAL ENGINEERING and PERMITTING SERVICES FOR THE CONSTRUCTION OF TWO (2) BUTLER BUILDINGS CLOSTER DEPARTMENT OF PUBLIC WORKS, BOSWELL FILE NO. PR-19-9328 (for an amount not to exceed \$32,500.00 per proposal dated 8/29/19) Received from Interim Administrator’s office 10/1/19
- \*12. RESOLUTION APPROVING CLOSTER ENVIRONMENTAL COMMISSION MAC BAIN FARM FESTIVAL 2019 (Received from Interim Administrator’s office 10/3/19)
- \*13. RESOLUTION WAIVING THE SIDEWALK REQUIREMENT OF CLOSTER CODE FOR PROPERTY LOCATED AT 130 AND 132 HERBERT AVENUE (Discussed @ WS 9/25/19/12. M.L. 9/12/19) Received from Borough Attorney 10/3/19
- \*14. RESOLUTION WAIVING THE SIDEWALK REQUIREMENT OF CLOSTER CODE FOR PROPERTY AT 110 PINE STREET AND GRANTING PERMISSION TO INSTALL NEW CONCRETE CURB (Discussed @ WS 9/25/19/5. M.L. 9/19/19) Received from Borough Attorney 10/3/19
- \*15. RESOLUTION AUTHORIZING THE HIRING OF EDWARD HYNES AS BOROUGH ADMINISTRATOR (at a rate of \$120,000 per annum, subject to a complete background check and execution of an employment contract) Received from Borough Attorney 10/3/19
- \*16. RESOLUTION AUTHORIZING THE ADVERTISEMENT OF BIDS FOR RECYCLABLE MATERIALS (Received from Borough Attorney 10/3/19)

MOTIONS

- \*17. MOTION APPROVING THE FOLLOWING MINUTES (Distributed 10/3/19):
  - a. REGULAR MEETING HELD SEPTEMBER 25, 2019 - ABSTENTION: AMITAI
  - b. WORK SESSION HELD SEPTEMBER 25, 2019 - NO ABSTENTIONS
- \*18. MOTION APPROVING THE FOLLOWING NON-SALARIED APPOINTMENTS TO BOARDS AND COMMISSIONS:

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRES</u>
<b>Food and Assistance Board</b>				
Member	<u>VACANT</u>	_____	2 Years (Unexp. Vacant)	31-Dec-19
Member	<u>VACANT</u>	_____	2 Years (Unexp. Vacant)	31-Dec-19
<b>Historic Preservation Commission</b>				
Class C Member	<u>Erik Lenander</u> <i>Resigned due to appointment as Qualified Purchasing Agent</i>	_____	4 Years (Unexp. Lenander)	31-Dec-19
Alternate No. 2	<u>VACANT</u>	_____	2 Years (Unexp. Vacant)	31-Dec-19

- \*19. MOTION GRANTING APPROVAL FOR THE POLICE DEPARTMENT TO IMPOSE A 9:00 P.M. CURFEW ON CABBAGE NIGHT, WEDNESDAY, 10/30/19, AND HALLOWEEN, THURSDAY, 10/31/19 (Requested by Chief of Police 10/4/19)
- \*20. REPORTS
  - a. CONSTRUCTION OFFICIAL – SEPTEMBER 2019 (Received 10/2/19)
- 8b. VOTE ON ITEMS REMOVED FROM THE CONSENT AGENDA
- 21. OPEN MEETING TO PUBLIC FOR ANY MATTER, PER N.J.S.A. 10:4-12 (a)  
(Subject to 5-minute limit per By-Laws General Rule No.11)
- 22. ANY OTHER MATTER WHICH MAY COME BEFORE THE GOVERNING BODY
- 23. ADJOURNMENT ALL BUSINESS WILL TERMINATE AT 11:00 P.M.

ADDENDUM NO. 1

8a. VOTE ON CONSENT AGENDA ITEMS (Continued)

RESOLUTIONS (Continued)

- \*16a. RESOLUTION AUTHORIZING PERSON-TO-PERSON AND PLACE-TO-PLACE TRANSFER OF PLENARY RETAIL CONSUMPTION LICENSE NO. 0207-33-011-013 (INACTIVE/POCKET), EFFECTIVE OCTOBER 18, 2019 (Received from Borough Attorney 10/7/19 @ 1 p.m.)
- \*16b. RESOLUTION APPROVING AGREEMENT WITH GEORGE A. KOTEEN ASSOCIATES, INC. – UTILITY AUDIT (Received from Interim Administrator 8/23/19/Discussed @ WS 9/11/19/Approved by Borough Attorney 10/7/19@12:52 p.m.)



MAYOR AND COUNCIL  
BOROUGH OF CLOSTER

REGULAR MEETING MINUTES – MONDAY, OCTOBER 7, 2019 - 7:30 P.M

Mayor Glidden called the meeting to order at 9:30 p.m.

1. PROVISIONS OF OPEN PUBLIC MEETINGS ACT STATEMENT

This meeting is called pursuant to the provisions of the Open Public Meetings Act of the State of New Jersey, was included in the Annual Notice of Meetings which was published in The Record and The Star Ledger on January 9, 2019, was posted on the Municipal Clerk's bulletin board 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

The following persons were present:

Mayor John C. Glidden, Jr.  
Councilpersons Scott Devlin, Dolores Witko, Joseph Yammarino, Jannie Chung  
and Victoria Amitai  
Borough Administrator, Edward Hynes  
Borough Attorney, Edward T. Rogan  
Borough Clerk, Loretta Castano  
Borough Engineer, Nick DeNicola

The following persons were absent:

Councilwoman Alissa Latner  
Chief of Police, John McTigue

3. MAYORAL PRESENTATION(S)

4. PRESENTATION(S)

a. Mike Reuten, Reuten Corporate Park presentation of Redevelopment Plan for 231-239 Herbert Avenue (Requested by Mayor's Office 8/21/19/meeting cancelled 9/24/19 to 10/7/19 per memo dated 9/24/19 @12:36 PM) – This presentation was held during the Work Session.

5. MAYORAL APPOINTMENTS TO BOARDS AND COMMISSIONS (Not made to date)

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>MAYOR GLIDDEN'S APPOINTMENT</u>	<u>TERM</u>	<u>EXPIRES</u>
<b>*Environmental Commission</b>				
Associate Member	<u>Jeffrey Lee</u> (Declined Appointment)	<u>NO APPOINTMENT</u>	1 Year (Unexp. Vacant)	31-Dec-19
Associate Member	<u>Grace Whitney</u> (Appt. Member RM 6/12/19)	<u>NO APPOINTMENT</u>	1 Year (Unexp. Whitney)	31-Dec-19
<b>*Planning Board</b>				
Alternate No. 1	<u>Melissa Corso</u> (Resigned 3/11/19)	<u>NO APPOINTMENT</u>	2 Years (Unexp. Corso)	31-Dec-20
<b>*Shade Tree Commission</b>				
Alternate No. 2	<u>Tsun Tam</u> (Appt. Member ReOrg 1/2/19)	<u>NO APPOINTMENT</u>	4 Years (Unexp. Tam)	31-Dec-19

6. PUBLIC HEARING AND ADOPTION OF THE FOLLOWING ORDINANCE @ 8:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD:

This Ordinance was introduced at the Regular Meeting held 8/14/19, and was published in The Record issue of 8/20/19, as stated in the printer's affidavit of publication. Reprint of this Ordinance was posted on the Municipal Bulletin Board in accordance with statutory requirements, and copies have been made available to the general public.

ORDINANCE NO. 2019:1263, "AN ORDINANCE AMENDING CHAPTER 200 OF THE CODE OF THE BOROUGH OF CLOSTER, SPECIFICALLY ARTICLE III AND ARTICLE XVI"

Mayor Glidden opened the meeting to the public. No one wishing to be heard, Mayor Glidden closed the public hearing.

Motion approving Ordinance No. 2019:1263 was made by Councilwoman Amitai seconded by Councilwoman Chung and declared carried upon the affirmative vote of Councilpersons Devlin, Witko, Yammarino, Chung and Amitai.

7. PUBLIC HEARING AND ADOPTION OF THE FOLLOWING ORDINANCE @ 8:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD:

This Ordinance was introduced at the Regular Meeting held 9/11/19, and was published in The Record issue of 9/17/19, as stated in the printer's affidavit of publication. Reprint of this Ordinance was posted on the Municipal Bulletin Board in accordance with statutory requirements, and copies have been made available to the general public.

ORDINANCE NO. 2019:1264, "AN ORDINANCE APPROPRIATING A SUM OF \$80,000.00 FOR THE RUCKMAN PARK WALKING PARK LIGHTING PROJECT TO BE UNDERTAKEN BY THE BOROUGH OF CLOSTER AND TO APPROPRIATE \$29,532.00 FROM A GRANT PROVIDED BY BERGEN COUNTY OPEN SPACE FUNDS AND \$50,468.00 PROVIDED FROM THE MUNICIPAL OPEN SPACE PRESERVATION TRUST FUND"

Mayor Glidden opened the meeting to the public. No one wishing to be heard, Mayor Glidden closed the meeting to the public.

At this time, Councilwoman Amitai expressed concern about the lighting annoying adjacent neighbors; and Borough Administrator advised that the lighting is on timers.

Motion approving Ordinance No. 2019:1264 was made by Councilman Yammarino seconded by Councilwoman Witko and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Devlin, Witko, Yammarino, Chung and Amitai.

8a. VOTE ON CONSENT AGENDA ITEMS

Motion approving the Consent Agenda was made by Councilwoman Witko, seconded by Councilwoman Chung and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Devlin, Witko, Yammarino, Chung and Amitai.

RESOLUTIONS

9. BILL RESOLUTION – OCTOBER 7, 2019  
(Received from Deputy Treasurer 10/2/19)
10. RESOLUTION AUTHORIZING DEPUTY TREASURER TO RELEASE AND RETURN REMAINING PLANNING BOARD/ZONING BOARD OF ADJUSTMENT ENGINEERING ESCROW FUNDS TO THIRTEEN (13) NAMED APPLICANTS FOR SATISFACTORY COMPLETION OF ALL REQUIRED IMPROVEMENTS PER PLANNING/ZONING BOARD PROFESSIONALS' DETERMINATION; AND ALL FEES DUE FOR SERVICES RENDERED HAVE BEEN RECEIVED (Received from Deputy Treasurer 9/30/19)
11. RESOLUTION AUTHORIZING AN AMENDMENT TO THE CONTRACT WITH BOSWELL ENGINEERING TO PROVIDE ENGINEERING SERVICES FOR ENVIRONMENTAL ENGINEERING and PERMITTING SERVICES FOR THE CONSTRUCTION OF TWO (2) BUTLER BUILDINGS CLOSTER DEPARTMENT OF PUBLIC WORKS, BOSWELL FILE NO. PR-19-9328 (for an amount not to exceed \$32,500.00 per proposal dated 8/29/19) Received from Interim Administrator's office 10/1/19
12. RESOLUTION APPROVING CLOSTER ENVIRONMENTAL COMMISSION MAC BAIN FARM FESTIVAL 2019 (Received from Interim Administrator's office 10/3/19)
13. RESOLUTION WAIVING THE SIDEWALK REQUIREMENT OF CLOSTER CODE FOR PROPERTY LOCATED AT 130 AND 132 HERBERT AVENUE (Discussed @ WS 9/25/19/12. M.L. 9/12/19) Received from Borough Attorney 10/3/19
14. RESOLUTION WAIVING THE SIDEWALK REQUIREMENT OF CLOSTER CODE FOR PROPERTY AT 110 PINE STREET AND GRANTING PERMISSION TO INSTALL NEW CONCRETE CURB (Discussed @ WS 9/25/19/5. M.L. 9/19/19) Received from Borough Attorney 10/3/19
15. RESOLUTION AUTHORIZING THE HIRING OF EDWARD HYNES AS BOROUGH ADMINISTRATOR (at a rate of \$120,000 per annum, subject to a complete background check and execution of an employment contract) Received from Borough Attorney 10/3/19
16. RESOLUTION AUTHORIZING THE ADVERTISEMENT OF BIDS FOR RECYCLABLE MATERIALS (Received from Borough Attorney 10/3/19)
- 16a. RESOLUTION AUTHORIZING PERSON-TO-PERSON AND PLACE-TO-PLACE TRANSFER OF PLENARY RETAIL CONSUMPTION LICENSE NO. 0207-33-011-013 (INACTIVE/POCKET), EFFECTIVE OCTOBER 18, 2019 (Received from Borough Attorney 10/7/19 @ 1 p.m.)
- 16b. RESOLUTION APPROVING AGREEMENT WITH GEORGE A. KOTEEN ASSOCIATES, INC. – UTILITY AUDIT (Received from Interim Administrator 8/23/19/Discussed @ WS 9/11/19/Approved by Borough Attorney 10/7/19@12:52 p.m.)

MOTIONS

17. MOTION APPROVING THE FOLLOWING MINUTES (Distributed 10/3/19):  
 a. REGULAR MEETING HELD SEPTEMBER 25, 2019 - ABSTENTION: AMITAI  
 b. WORK SESSION HELD SEPTEMBER 25, 2019 - NO ABSTENTIONS
18. MOTION APPROVING THE FOLLOWING NON-SALARIED APPOINTMENTS TO BOARDS AND COMMISSIONS:

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRES</u>
<b>Food and Assistance Board</b>				
Member	<u>VACANT</u>	<u>NO APPOINTMENT</u>	2 Years (Unexp. Vacant)	31-Dec-19
Member	<u>VACANT</u>	<u>NO APPOINTMENT</u>	2 Years (Unexp. Vacant)	31-Dec-19
<b>Historic Preservation Commission</b>				
Class C Member	<u>Erik Lenander</u> <i>Resigned due to appointment as Qualified Purchasing Agent</i>	<u>NO APPOINTMENT</u>	4 Years (Unexp. Lenander)	31-Dec-19
Alternate No. 2	<u>VACANT</u>	<u>NO APPOINTMENT</u>	2 Years (Unexp. Vacant)	31-Dec-19

19. MOTION GRANTING APPROVAL FOR THE POLICE DEPARTMENT TO IMPOSE A 9:00 P.M. CURFEW ON CABBAGE NIGHT, WEDNESDAY, 10/30/19, AND HALLOWEEN, THURSDAY, 10/31/19 (Requested by Chief of Police 10/4/19)
20. REPORTS  
 a. CONSTRUCTION OFFICIAL – SEPTEMBER 2019 (Received 10/2/19)
- 8b. VOTE ON ITEMS REMOVED FROM THE CONSENT AGENDA
21. OPEN MEETING TO PUBLIC FOR ANY MATTER, PER N.J.S.A. 10:4-12 (a)  
 (Subject to 5-minute limit per By-Laws General Rule No.11)

Mayor Glidden opened the meeting to the public. No one wishing to be heard, Mayor Glidden closed the meeting to the public.

22. ANY OTHER MATTER WHICH MAY COME BEFORE THE GOVERNING BODY

Motion approving the following Closed Session Resolution at 9:40 p.m. was made by Councilwoman Amitai, seconded by Councilwoman Witko and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Devlin, Witko, Yammarino, Chung and Amitai.

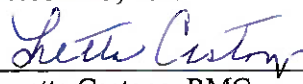
- 22a. OMNIBUS OPEN PUBLIC MEETINGS ACT RESOLUTION authorizing the governing body pursuant to N.J.S.A. 10:4-12 to exclude the public from the next portion of the meeting in order to permit the governing body to discuss per N.J.S.A. 10:4-12(b)(4) “A collective bargaining agreement” and N.J.S.A. 10:4-12(b)(8), “A matter involving public officers”; and that the items under discussion in the closed meeting would be disclosed to the public at the conclusion of the matters which should be within 6-12 weeks.

Mayor Glidden resumed the Regular Meeting at 9:50 p.m.

23. ADJOURNMENT

Motion to adjourn the Regular Meeting at 9:48 p.m. was made by Councilman Devlin, seconded by Councilwoman Witko and declared unanimously carried by Mayor Glidden.

Provided to the Mayor and Council on  
 October 17, 2019 for approval at the  
 Regular Meeting to be held  
 October 23, 2019

  
 \_\_\_\_\_  
 Loretta Castano, RMC  
 Borough Clerk

Prepared by Carol A. Kroepke  
 utilizing recording and Borough Clerk's  
 notes

Approved at the Regular Meeting held October 23, 2019  
 Consent Agenda Item No. 14a



BOROUGH OF CLOSTER

RESOLUTION ADOPTING ORDINANCE NO. 2019:1263

WHEREAS, public notice has been given by the Borough Clerk of the Borough of Closter that an Ordinance entitled:

AN ORDINANCE AMENDING CHAPTER 200 OF THE CODE OF THE BOROUGH OF CLOSTER, SPECIFICALLY ARTICLE III and ARTICLE XVI

was introduced and passed at a meeting held on August 14, 2019 and that further consideration of said ordinance for final passage and the hearing of all persons interested in said ordinance would be conducted at this meeting; and

WHEREAS, all persons interested were given an opportunity to be heard concerning such ordinance;

NOW, THEREFORE, BE IT RESOLVED that said ordinance pass final reading and be published according to law.

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Devlin			X			
Councilwoman Latner					X	
Councilwoman Witko			X			
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai	X		X			

Adopted: October 7, 2019

ATTEST:

*Loretta Castano*  
Loretta Castano, Borough Clerk

APPROVED:

*John C. Glidden, Jr.*  
John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held October 7, 2019.

Loretta Castano, Borough Clerk



**BOROUGH OF CLOSTER  
ORDINANCE NO.: 2019:1263**

**AN ORDINANCE AMENDING CHAPTER 200 OF THE CODE OF  
THE BOROUGH OF CLOSTER, SPECIFICALLY ARTICLE III and ARTICLE XVI**

**WHEREAS**, the governing body of the Borough of Closter (“Borough”) desires to amend Chapter 200 of the Code of the Borough, specifically Article III, §200-5 definitions, accessory buildings and Article XVI, accessory buildings, §200-68; and

**WHEREAS**, the governing body received and reviewed correspondence dated June 18, 2019 relative to the Borough of Closter’s Planning Board’s proposed revisions to §200-5 and §200-68, accessory buildings; and

**WHEREAS**, the Mayor and Council considered the proposal and forwarded it to the Mayor and Council’s Ordinance Committee for review, discussion and recommendation; and

**WHEREAS**, the Ordinance and Legislative Committee has reviewed this change and recommends that the governing body adopt same; and

**WHEREAS**, the Borough Attorney has reviewed this change and found same to be in order; and

**WHEREAS**, the Mayor and Council believe it to be in the best interest of the health, safety and welfare of the residents of the Borough of Closter to amend §200-5 and §200-68.

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

**Section 1. Article III, §200-5, Definitions**, accessory buildings shall be amended as follows:

Add the following text to the end of paragraph; However, a single additional structure occupying a footprint of less than ten (10) square feet in area shall not be deemed an accessory building for the purpose of calculating a number of accessory buildings allowed on a lot or combined lots.

**Section 2. Article XVI Accessory Buildings, §200-68** shall be amended as follows:

Delete and replace first line.

**§200-68** Location Requirements and Height Restrictions.

**Section 3. Article XVI, §200-68** shall be amended to add the following:

B. In the case of a single accessory building or structure on a property located in District No. 1, Residence Area A or District No. 2, Residence Area B, the maximum height, at any point shall be fifteen (15) feet from the lower of (i) grade level, or (ii) ground floor level to the peak-ridge of the roof provided, however, that in no case shall it exceed the height of the principal building. In the event a second accessory building or structure is located on a property, the maximum height at any point of the smaller of the two (2) structures shall be ten (10) feet. The pitch of the roof of any accessory building or structure must be no less than four (4) inches on twelve (12) inches. Accessory buildings may have a storage area located directly over the first-floor ceiling, provided that this area will remain unfinished and not be used as living space. If a stairway is proposed to the storage area, it must be located within the confines of the structure. No accessory buildings may be used for human habitation or for business or commercial purposes.

**Section 4.**

If any sentence, section, clause or other portion of this Ordinance or the application thereof to any person or circumstance shall, for any reason, be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or repeal the remainder of this Ordinance. All Ordinances or parts thereof inconsistent herewith are hereby repealed to the extent of such inconsistency. This Ordinance shall take effect immediately upon final passage and publication as required by law.

COUNCIL PERSON	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilman Devlin			X			
Councilwoman Latner					X	
Councilwoman Witko			X			
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai	X		X			

Introduced: August 14, 2019

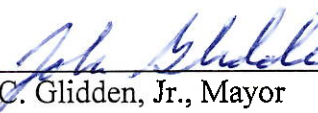
Adopted: October 7, 2019

ATTEST:

APPROVED:



Loretta Castano, RMC, Borough Clerk



John C. Glidden, Jr., Mayor

Certified to be a true copy of an Ordinance adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held October 7, 2019.

\_\_\_\_\_  
Loretta Castano, Borough Clerk

BOROUGH OF CLOSTER

RESOLUTION ADOPTING ORDINANCE NO. 2019:1264

WHEREAS, public notice has been given by the Borough Clerk of the Borough of Closter that an Ordinance entitled:

AN ORDINANCE APPROPRIATING A SUM OF \$80,000.00 FOR THE RUCKMAN PARK WALKING PARK LIGHTING PROJECT TO BE UNDERTAKEN BY THE BOROUGH OF CLOSTER AND TO APPROPRIATE \$29,532.00 FROM A GRANT PROVIDED BY BERGEN COUNTY OPEN SPACE FUNDS AND \$50,468.00 PROVIDED FROM THE MUNICIPAL OPEN SPACE PRESERVATION TRUST FUND

was introduced and passed at a meeting held on September 11, 2019 and that further consideration of said ordinance for final passage and the hearing of all persons interested in said ordinance would be conducted at this meeting; and

WHEREAS, all persons interested were given an opportunity to be heard concerning such ordinance;

NOW, THEREFORE, BE IT RESOLVED that said ordinance pass final reading and be published according to law.

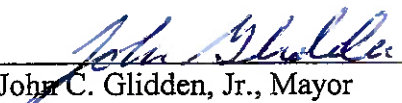
Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Devlin			X			
Councilwoman Latner					X	
Councilwoman Witko		X	X			
Councilman Yammarino	X		X			
Councilwoman Chung			X			
Councilwoman Amitai			X			

Adopted: October 7, 2019

ATTEST:

  
 Loretta Castano, Borough Clerk

APPROVED:

  
 John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held October 7, 2019.

Loretta Castano, Borough Clerk



**BOROUGH OF CLOSTER  
BERGEN COUNTY, NEW JERSEY  
ORDINANCE NO.: 2019:1264**

**AN ORDINANCE APPROPRIATING A SUM OF \$80,000.00 FOR THE RUCKMAN PARK WALKING PARK LIGHTING PROJECT TO BE UNDERTAKEN BY THE BOROUGH OF CLOSTER AND TO APPROPRIATE \$29,532.00 FROM A GRANT PROVIDED BY BERGEN COUNTY OPEN SPACE FUNDS AND \$50,468.00 PROVIDED FROM THE MUNICIPAL OPEN SPACE PRESERVATION TRUST FUND**

**BE IT ORDAINED**, by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey (not less than two-thirds of all members thereof affirmatively concurring) as follows:

**SECTION 1.** The costs described in Section 2 of this Ordinance are hereby respectively authorized to be made by the Borough of Closter, New Jersey, for the said improvements or purposes stated in Section 2, that are hereby appropriated the respective sum of money therein stated as the appropriations made for said improvements or purposes, said sum being inclusive of all appropriations heretofore made thereof and amounting in the aggregate to \$80,000.00 which is now available from a grant from the County of Bergen Open Space Trust Fund, in the amount of \$29,532.00 and from the Municipal Open Space Preservation Trust Fund, in the amount of \$50,468.00.

**SECTION 2.** The Borough of Closter, in the County of Bergen, State of New Jersey, is hereby authorized to provide for the continued acquisition and installation of lighting along Ruckman Park walking path including all labor, material costs and appurtenances necessary and suitable thereto.

**SECTION 3.** It is hereby determined and stated:

- (a) That said purpose is not a current expense. That the same is an improvement which the municipality may lawfully make and that no part of the cost of said improvement has been or shall be specifically assessed on properties specifically benefited;
- (b) It is not necessary to finance said purpose by the issuance of obligations by the Borough of Closter pursuant to the Local Bond Law of the State of New Jersey, for the reason that monies sufficient to cover the costs thereof shall be available from a grant from the County of Bergen Open Space Trust Fund in the amount of \$29,532.00 and from the Municipal Open Space Preservation Trust Fund, in the amount of \$50,468.00;

**SECTION 4.** The Capital Budget of the Borough of Closter is hereby amended or established to conform with the provisions of this Ordinance to the extent of any inconsistency therewith. The resolution in the form promulgated by the Local Finance Board showing all detail of the amended or temporary capital budget and capital program as approved by the Director of the Division of Local Government Services is on file with the Clerk and is available for public inspection.

**SECTION 5.** The sum of \$80,000.00 is hereby appropriated for the aforementioned purpose.

**SECTION 6.** It is hereby determined and stated that no supplemental debt statement is required to be made and signed in connection with said purposes, since the gross debt of the municipality, as defined under the Local Bond Law, is not increased by this Ordinance and no obligation in the matter of notes or bonds are authorized by this Ordinance.

**SECTION 7.** This Ordinance shall take effect after publication thereof and final passage as required by law.

If any sentence, section, clause or other portion of this Ordinance or the application thereof to any person or circumstance shall, for any reason, be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or repeal the remainder of this Ordinance. All Ordinances or parts thereof inconsistent herewith are hereby repealed to the extent of such inconsistency. This Ordinance shall take effect immediately upon final passage and publication as required by law.

COUNCIL PERSON	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilman Devlin			X			
Councilwoman Latner					X	
Councilwoman Witko		X	X			
Councilman Yammarino	X		X			
Councilwoman Chung			X			
Councilwoman Amitai			X			

Introduced: September 11, 2019

Adopted: October 7, 2019

Attest: Loretta Castano  
Loretta Castano, RMC  
Municipal Clerk

Approved: John C. Glidden, Jr.  
John C. Glidden, Jr., Mayor

Certified to be a true copy of an Ordinance adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held October 7, 2019.

\_\_\_\_\_  
Loretta Castano, Borough Clerk

THE BOROUGH OF CLOSTER, NJ  
BERGEN COUNTY, NJ

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**

Closter Board of Education	September 19'	\$1,656,577.42
Northern Valley High School	September 19'	\$1,186,768.00
2018 Budget Appropriations		\$18,568.53
2019 Budget Appropriations – Operating Expenses		\$297,043.70
Payroll 09/13/19		\$264,967.39
Payroll 09/30/19		\$273,361.72
Current Treasury Account		
September 12, 2019 – October 7, 2019		\$3,697,286.76


**Capital and Trust****Amount**

Capital	\$58,161.80
Escrow Trust	\$72,951.70
Recreation	\$2,415.50
Animal Trust	\$29.40

The foregoing resolution was adopted at a meeting of the Mayor and Council held on October 7, 2019

Attest:

Approved:

  
\_\_\_\_\_  
Loretta Castano, Borough Clerk

  
\_\_\_\_\_  
John C. Glidden, Jr., Mayor



Range of Checking Accts: 01CURRENT to 01CURRENT Range of Check Dates: 09/12/19 to 10/07/19  
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
01CURRENT		CURRENT TREASURY ACCOUNT		
13652	09/12/19	AMERI015 AMERICAN MINUTEMEN SEWER &	1,885.00	4899
13653	09/12/19	LUPAR000 LUPARDI'S NURSERY INC.	5,730.00	4899
13654	09/12/19	PALIS001 PALISADES SALES CORPORATION	2,160.00	4899
13655	09/12/19	RDESP000 R D'ESPOSITO PRINTING CO	257.00	4899
<del>13656</del>	<del>09/12/19</del>	<del>ROCKL015 ROCKLAND ELECTRIC COMPANY</del>	<del>494.48</del>	<del>4899</del>
13657	09/12/19	UNITE020 SUEZ WATER NEW JERSEY	13,529.99	4899
13658	09/12/19	VERIZ015 VERIZON COMMUNICATIONS	168.80	4899
13659	09/12/19	ROCKL015 ROCKLAND ELECTRIC COMPANY	8,271.69	4902
13660	09/13/19	CHRIS006 CHRISTIANA T C/F CEL/FIRSTTRUST	32,853.10	4904
13661	09/13/19	COREL000 CORE LOGIC	10,355.82	4904
<del>13662</del>	<del>09/17/19</del>	<del>DELAG000 DE LAGE LANDEN FINANCIAL SVC.</del>	<del>559.00</del>	<del>4909</del>
13663	09/17/19	DIREC000 DIRECT ENERGY BUSINESS	2,167.92	4909
13664	09/17/19	LESLI010 LESLIE WEATHERLY	40.00	4909
13665	09/17/19	MAILF005 MAILFINANCE INC.	436.77	4909
13666	09/17/19	SPECTR00 SPECTROTTEL	2,250.31	4909
13667	09/17/19	UNITE020 SUEZ WATER NEW JERSEY	4,667.22	4909
13668	09/17/19	ALLSE005 ALL SEASON CLEANING LLC	2,000.00	4910
<del>13669</del>	<del>09/17/19</del>	<del>NATIM000 NATIONAL MAINTENANCE SERVICE</del>	<del>2,700.00</del>	<del>4910</del>
<del>13670</del>	<del>09/23/19</del>	<del>LAKES010 LAKESHORE LEARNING MATERIALS</del>	<del>261.87</del>	<del>4911</del>
13671	09/25/19	ALEXA015 ALEXANDRA GOODMAN	20.00	4912
13672	09/25/19	CABLE000 OPTIMUM	157.44	4912
13673	09/25/19	DIREC001 DIRECT ENERGY BUSINESS	60.07	4912
13674	09/25/19	ROCKL015 ROCKLAND ELECTRIC COMPANY	2,396.86	4912
13675	09/25/19	STAND000 STANDARD INSURANCE COMPANY	1,164.10	4912
<del>13676</del>	<del>09/25/19</del>	<del>VERIZ020 VERIZON WIRELESS</del>	<del>1,429.02</del>	<del>4912</del>
13677	09/26/19	HORIZ000 HORIZON BCBSNJ	6,879.26	4919
13678	09/26/19	CLOST070 CLOSTER PUBLIC LIBRARY	61,447.83	4921
13679	09/30/19	PROFE000 PROFESSIONAL GOVERNMENT	90.00	4922
13680	10/07/19	AAAE000 AAA EMERGENCY SUPPLY CO INC.	18,238.53	4925
13681	10/07/19	AIRGA000 AIRGAS USA, LLC	32.10	4925
13682	10/07/19	ALLSE005 ALL SEASON CLEANING LLC	1,000.00	4925
<del>13683</del>	<del>10/07/19</del>	<del>AMERI000 AMERICAN HOSE AND HYDRAULICS</del>	<del>6,431.85</del>	<del>4925</del>
<del>13684</del>	<del>10/07/19</del>	<del>AMERI018 AMERICAN PAPER TOWEL</del>	<del>769.55</del>	<del>4925</del>
13685	10/07/19	AMGRA000 AM GRAPHICS CO., INC.	465.00	4925
13686	10/07/19	ARCTI005 ARCTIC FALLS SPRING WATER INC.	121.48	4925
13687	10/07/19	BEATT000 BEATTIE PADOVANO, LLC	500.00	4925
13688	10/07/19	BERGE010 BERGEN COUNTY FIRE PREVENTION	150.00	4925
<del>13689</del>	<del>10/07/19</del>	<del>BERGE015 BERGEN CNTY POLICE CHIEFS ASSN</del>	<del>200.00</del>	<del>4925</del>
<del>13690</del>	<del>10/07/19</del>	<del>BEYER000 BEYER BROS. CORP.</del>	<del>53.02</del>	<del>4925</del>
13691	10/07/19	BOSWE000 BOSWELL MCCLAVE ENGINEERING IN	1,870.00	4925
13692	10/07/19	CLOST080 CLOSTER VOLUNTEER AMBULANCE	13,000.00	4925
13693	10/07/19	CUSTO001 CUSTOM BANDAG INC	1,076.44	4925
13694	10/07/19	DECOT000 DECOTIIS, FITZPATRICK, COLE &	470.00	4925
13695	10/07/19	DELUX000 DELUXE INTERNATIONAL TRUCKS	746.75	4925
<del>13696</del>	<del>10/07/19</del>	<del>DEUNI000 D &amp; E UNIFORMS</del>	<del>1,558.68</del>	<del>4925</del>
<del>13697</del>	<del>10/07/19</del>	<del>ERIKL005 ERIK LENANDER</del>	<del>500.00</del>	<del>4925</del>
<del>13698</del>	<del>10/07/19</del>	<del>GTLIN000 GTL, INC., T/A</del>	<del>547.00</del>	<del>4925</del>
3699	10/07/19	INTER065 INTERSTATE WASTE SERVICES OF	18,939.85	4925
3700	10/07/19	JBLOC000 J & B LOCK & ALARM, INC.	155.00	4925

3699 10/07/19  
3700 10/07/19

3699 10/07/19  
3700 10/07/19

October 2, 2019  
02:37 PM

BOROUGH OF CLOSTER  
Check Register By Check Date

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
01	CURRENT	CURRENT TREASURY ACCOUNT			Continued
13701	10/07/19	LACAL005 LACAL EQUIPMENT, INC.	1,105.83		4925
13702	10/07/19	LUBEN005 LUBENET, LLC	1,099.00		4925
13703	10/07/19	MARKF000 MARK FIERRO, ESQ.	2,100.00		4925
13704	10/07/19	METRO015 METRO LANDSCAPE IRRIGATION INC	197.50		4925
13705	10/07/19	MGLPR000 MGL PRINTING SOLUTIONS	325.00		4925
13706	10/07/19	MICRO010 MICROSYSTEMS-NJ.COM, L.L.C.	1,686.76		4925
13707	10/07/19	MID-B000 MID-BERGEN REGIONAL HEALTH COM	35,271.00		4925
13708	10/07/19	NATIM000 NATIONAL MAINTENANCE SERVICE	1,350.00		4925
13709	10/07/19	NEOPO025 NEOPOST USA INC.	183.00		4925
13710	10/07/19	NORTH010 NORTH JERSEY MEDIA GROUP	283.15		4925
13711	10/07/19	NORTH025 NORTHEAST FIRE & SAFETY EQUIP.	162.25		4925
13712	10/07/19	NORTH086 NORTHERN VALLEY PRESS	84.00		4925
13713	10/07/19	PALIS001 PALISADES SALES CORPORATION	730.00		4925
13714	10/07/19	PARTS003 PARTS AUTHORITY, INC.	451.14		4925
13715	10/07/19	PGAUT006 P&G AUTO INC.	207.92		4925
13716	10/07/19	RACHL000 RACHLES/MICHELE'S OIL CO., INC	13,584.36		4925
13717	10/07/19	RUDYS000 RUDY'S RISTORANTE	82.78		4925
13718	10/07/19	RUGGE000 SMITTY'S PRODUCTIONS INC	3,376.12		4925
13719	10/07/19	RUSCO000 RUSCON TRUCK SERVICE & EQUIPT	325.68		4925
13720	10/07/19	SIRCH000 SIRCHIE FINGER PRINT	126.49		4925
13721	10/07/19	STAPL000 STAPLES	210.56		4925
13722	10/07/19	STRYK005 STRYKER SALES CORPORATION	270.00		4925
13723	10/07/19	SUNSE000 SUNSET CAR WASH	152.00		4925
13724	10/07/19	SUPER015 SUPERIOR DISTRIBUTORS CO., INC	1,550.14		4925
13725	10/07/19	TRI-C005 TRI-COUNTY TERMITE & PEST	50.00		4925
13726	10/07/19	VERAL000 V.E. RALPH & SON, INC.	135.77		4925
13727	10/07/19	WBMAS000 W. B. MASON CO., INC.	943.28		4925
13728	10/07/19	ALFON000 ALFONSO DIASPARRA	149.17		4931
13729	10/07/19	ALPHO000 ALPHONSO H. YOUNG JR.	1,564.93		4931
13730	10/07/19	ANDRE010 ANDREW ORLICH	509.73		4931
13731	10/07/19	CHIEF000 DAVID BERRIAN	593.29		4931
13732	10/07/19	DAVID050 DAVID HOLLENDER	468.35		4931
13733	10/07/19	DENNI005 DENNIS KAINE	1,564.93		4931
13734	10/07/19	DONAL010 DONALD NICOLETTI	1,564.93		4931
13735	10/07/19	DONDE000 DONN DEEGAN	1,371.86		4931
13736	10/07/19	DONOV000 DONOVAN BLADES	325.58		4931
13737	10/07/19	JAMES000 JAMES B. WINTERS	1,564.93		4931
13738	10/07/19	JAMES035 JAMES GORDON	241.09		4931
13739	10/07/19	JAMES080 JAMES G. GABETTIE	149.17		4931
13740	10/07/19	JEROM000 JEROME IKALOWYCH	1,564.93		4931
13741	10/07/19	JOSEP020 JOSEPH CORVELLI	441.65		4931
13742	10/07/19	KEVIN000 KEVIN M. DOERR	1,564.93		4931
13743	10/07/19	MICHA026 MICHAEL DILUZIO	149.17		4931
13744	10/07/19	NORMA010 NORMA T. KETLER	149.17		4931
13745	10/07/19	RICHA040 RICHARD D'AMICO	468.35		4931
13746	10/07/19	ROBER015 ROBERT C. TALMO	301.84		4931
13747	10/07/19	RONAL010 RONALD GAFFNEY	140.27		4931
13748	10/07/19	THOMA025 THOMAS MCNAMARA	149.16		4931
13749	10/07/19	TIMOTH000 TIMOTHY CONWAY	602.91		4931
13750	10/07/19	WILLI040 WILLIAM HOWARD	429.47		4931
13751	10/07/19	WILLI050 WILLIAM KUNZE	149.17		4931
13752	10/07/19	WILLI060 WILLIAM T. BREWSTER	376.59		4931
13753	10/07/19	WMCLO000 W. MCLOUGHLIN	1,564.93		4931

13743  
13744  
13745

13750  
13751  
13752

October 2, 2019  
02:37 PM

BOROUGH OF CLOSTER  
Check Register By Check Date

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
CURRENT TREASURY ACCOUNT Continued					
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u> <u>Amount Void</u>
	Checks:		102	0	315,423.03      0.00
	Direct Deposit:		0	0	0.00      0.00
	Total:		<u>102</u>	<u>0</u>	<u>315,423.03</u> <u>0.00</u>
Report Totals					
	Checks:		102	0	315,423.03      0.00
	Direct Deposit:		0	0	0.00      0.00
	Total:		<u>102</u>	<u>0</u>	<u>315,423.03</u> <u>0.00</u>

check #

October 2, 2019  
02:37 PM

BOROUGH OF CLOSTER  
Check Register By Check Date

Page No: 4

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	8-01	18,568.53	0.00	0.00	18,568.53
CURRENT FUND	9-01	296,854.50	0.00	0.00	296,854.50
Total of All Funds:		<u>315,423.03</u>	<u>0.00</u>	<u>0.00</u>	<u>315,423.03</u>

Totals by Year-Fund  
Fund Description

Totals by Year-Fund  
Fund Description

Totals by Year-Fund  
Fund Description

Totals by Year-Fund  
Fund Description

October 2, 2019  
02:41 PM

BOROUGH OF CLOSTER  
Check Register By Check Date

Page No: 1

Range of Checking Accts: 14RECREATION to 14RECREATION Range of Check Dates: 09/12/19 to 10/07/19  
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
14RECREATION		SPECIAL RECREATION ACCOUT			
599	10/07/19	ADMAN000 AD MANUFACTURING CORP.	2,415.50		4930
<b>Checking Account Totals</b>					
			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u> <u>Amount Void</u>
October 2		Checks:	1	0	2,415.50      0.00
		Direct Deposit:	0	0	0.00      0.00
		Total:	1	0	2,415.50      0.00
<b>Report Totals</b>					
			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u> <u>Amount Void</u>
		Checks:	1	0	2,415.50      0.00
		Direct Deposit:	0	0	0.00      0.00
		Total:	1	0	2,415.50      0.00

Check # Check D-

October 2

Check # Check D-

October 2

Check # Check D-

October 2

Check # Check D-

October 2

October 2, 2019  
02:41 PM

BOROUGH OF CLOSTER  
Check Register By Check Date

Page No: 2

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
RECREATION TRUST	T-14	2,415.50	0.00	0.00	2,415.50
Total of All Funds:		<u>2,415.50</u>	<u>0.00</u>	<u>0.00</u>	<u>2,415.50</u>

October 2, 2019  
02:42 PM

BOROUGH OF CLOSTER  
Check Register By Check Date

Page No: 1

Range of Checking Accts: 15ANIMALCONTROL to 15ANIMALCONTROL Range of Check Dates: 09/12/19 to 10/07/19  
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
15ANIMALCONTROL		ANIMAL ACCOUNT			
193	10/01/19	NJDEP000 NJ DEPARTMENT OF HEALTH	29.40		4923
<b>Checking Account Totals</b>					
			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u> <u>Amount Void</u>
		Checks:	1	0	29.40      0.00
		Direct Deposit:	0	0	0.00      0.00
		Total:	1	0	29.40      0.00
<b>Report Totals</b>					
			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u> <u>Amount Void</u>
		Checks:	1	0	29.40      0.00
		Direct Deposit:	0	0	0.00      0.00
		Total:	1	0	29.40      0.00

October 2, 2019  
02:42 PM

BOROUGH OF CLOSTER  
Check Register By Check Date

Page No: 2

---

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
DOG TRUST	T-15	29.40	0.00	0.00	29.40
Total of All Funds:		<u>29.40</u>	<u>0.00</u>	<u>0.00</u>	<u>29.40</u>

---

October 2, 2019  
12:00 PM

October 2, 2019  
12:00 PM

October 2, 2019  
12:00 PM

October 2, 2019  
12:00 PM

October 2, 2019  
12:00 PM

October 2, 2019  
03:00 PM

BOROUGH OF CLOSTER  
Check Register By Check Date

Page No: 1

Range of Checking Accts: CURRENT-MANUAL to CURRENT-MANUAL Range of Check Dates: 09/12/19 to 10/07/19  
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
CURRENT-MANUAL	CURRENT - MANUAL				
909121	09/12/19	PAYR0000 PAYROLL AGENCY ACCOUNT	93.27		4898
909161	09/16/19	CLOST010 CLOSTER BOARD OF EDUCATION	1,656,577.42		4908
909253	09/25/19	BOR00000 BORO OF CLOSTER - PAYROLL ACCT	263,309.56		4917
909254	09/25/19	PAYR0000 PAYROLL AGENCY ACCOUNT	10,052.16		4915
909255	09/25/19	PAYR0000 PAYROLL AGENCY ACCOUNT	78.43		4916
909261	09/26/19	NORTH065 NORTHERN VALLEY HIGH SCHOOL	1,186,768.00		4920
910011	10/01/19	NATIO005 NATIONAL BENEFIT SERVICES, LLC	17.50		4924

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	7	0	3,116,896.34	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	7	0	3,116,896.34	0.00

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	7	0	3,116,896.34	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	7	0	3,116,896.34	0.00

909121 09/12/19  
910011 10/01/19

909121

910011 10/01/19

909121

910011 10/01/19

909121

910011 10/01/19

October 2, 2019  
03:00 PM

BOROUGH OF CLOSTER  
Check Register By Check Date

Page No: 2

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	9-01	3,116,896.34	0.00	0.00	3,116,896.34
Total of All Funds:		<u>3,116,896.34</u>	<u>0.00</u>	<u>0.00</u>	<u>3,116,896.34</u>

Totals by Year-Fund  
Fund Description

Totals by Year-Fund  
Fund Description

Totals by Year-Fund  
Fund Description

Totals by Year-Fund  
Fund Description

October 2, 2019  
02:46 PM

BOROUGH OF CLOSTER  
Check Register By Check Id

Page No: 1

Range of Checking Accts: CURRENT-MANUAL to CURRENT-MANUAL Range of Check Ids: 909101 to 909101  
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num	
909101	09/10/19	BOR00000 BORO OF CLOSTER - PAYROLL ACCT	12,725.10		4896	
<b>Report Totals</b>						
			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
		Checks:	1	0	12,725.10	0.00
		Direct Deposit:	0	0	0.00	0.00
October 2		Total:	1	0	12,725.10	0.00

Check # Check Date

October 2

Check # Check Date

October 2

Check # Check Date

October 2

Check # Check Date

October 2

October 2, 2019  
02:46 PM

BOROUGH OF CLOSTER  
Check Register By Check Id

Page No: 2

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	9-01	12,725.10	0.00	0.00	12,725.10
Total of All Funds:		<u>12,725.10</u>	<u>0.00</u>	<u>0.00</u>	<u>12,725.10</u>

October 2, 2019  
02:47 PM

BOROUGH OF CLOSTER  
Check Register By Check Id

Page No: 1

Range of Checking Accts: CURRENT-MANUAL to CURRENT-MANUAL Range of Check Ids: 909104 to 909104  
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
909104	09/10/19	BOR00000 BORO OF CLOSTER - PAYROLL ACCT	252,242.29		4897
<b>Report Totals</b>					
			<u>Paid</u>	<u>Void</u>	
		Checks:	1	0	Amount Paid
		Direct Deposit:	0	0	Amount Void
		Total:	<u>1</u>	<u>0</u>	<u>252,242.29</u>

Range of Ck

Report Totals

Page of Ck

Report Totals

Range of Ck

Report Totals

Page of Ck

Report Totals

Range of Ck

October 2, 2019  
02:47 PM

BOROUGH OF CLOSTER  
Check Register By Check Id

Page No: 2

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	9-01	252,242.29	0.00	0.00	252,242.29
Total of All Funds:		<u>252,242.29</u>	<u>0.00</u>	<u>0.00</u>	<u>252,242.29</u>

October 2, 2019  
02:47 PM

02:47 PM

October 2, 2019  
02:47 PM

02:47 PM

October 2, 2019  
02:47 PM

02:47 PM

October 2, 2019  
02:47 PM

02:47 PM

October 2, 2019  
02:47 PM

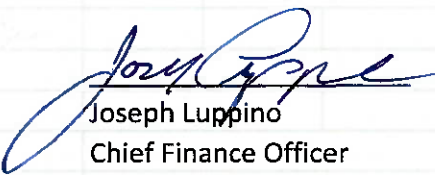
02:47 PM

**CHIEF FINANCIAL OFFICER CERTIFICATION OF AVAILABILITY OF FUNDS**

Borough of Closter Council

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

Closter Board of Education -	September	2019	\$1,656,577.42
Northern Valley Regional H.S. -	September	2019	\$1,186,768.00
Bergen County Tax			\$ -
Bergen County Open Space Tax			\$ -
2018 Budget Appropriations -	Operating		\$ 18,568.53
2019 Budget Appropriations -	Operating		\$ 297,043.70
Payroll	09/13/19		\$ 264,967.39
Payroll	09/30/19		\$ 273,361.72
<b>Total Current Treasury</b>	<b>09/12/19-10/07/19</b>		<b><u>\$3,697,286.76</u></b>
Capital			\$ 58,161.80
Escrow Trust Account			\$ 72,951.70
Recreation			\$ 2,415.50
Housing Trust			\$ -
Animal Account			\$ 29.40
Open Space			\$ -
Community Development Block Grant			\$ -
Food Locker			\$ -

  
Joseph Luppino  
Chief Finance Officer  
Borough of Closter

Dated:10/07/19



**BOROUGH OF CLOSTER  
BERGEN COUNTY  
RESOLUTION**

**WHEREAS**, the Planning/Zoning Board professionals have inspected the improvements required under the granted approvals: and

**WHEREAS**, Planning/Zoning Board professionals have determined that all required improvements have been satisfactorily completed and all fees due for services rendered have been paid;

**WHEREAS**, please see attached spreadsheet listing of accounts;

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Closter hereby authorize the Deputy Treasurer to release and return the remaining escrow funds of \$4,224.34 to the applicants on said spreadsheet.


(Accounts verified by PB & ZBOA Coordinators)


Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Devlin						
Councilwoman Latner					X	
Councilwoman Witko						
Councilman Yammarino						
Councilwoman Chung		X				
Councilwoman Amitai	X					

Adopted: October 7, 2019

**ATTEST:**

**APPROVED:**

  
\_\_\_\_\_  
Loretta Castano, Borough Clerk

  
\_\_\_\_\_  
John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held October 7, 2019

\_\_\_\_\_  
Loretta Castano, Borough Clerk



**BOROUGH OF CLOSTER**  
**COUNTY OF BERGEN**

**RESOLUTION AUTHORIZING AN AMENDMENT TO THE CONTRACT  
WITH BOSWELL ENGINEERING TO PROVIDE ENGINEERING SERVICES  
FOR ENVIRONMENTAL ENGINEERING and PERMITTING SERVICES FOR  
THE CONSTRUCTION OF TWO (2) BUTLER BUILDINGS  
CLOSTER DEPARTMENT OF PUBLIC WORKS  
BOSWELL FILE NO. PR-19-9328**

**WHEREAS**, the Borough of Closter, by resolution dated January 2, 2019, entered into an annual contract with Boswell Engineering for the provision of professional engineering services; and

**WHEREAS**, additional, professional engineering services are required for the necessary environmental engineering services to prepare the permitting required for the construction of two (2) Butler Buildings at the Closter Department of Public Works site located at 130 Ruckman Road, Closter, New Jersey; and

**WHEREAS**, Boswell Engineering has offered to provide the additional, engineering services in a proposal dated August 29, 2019, copy attached, for an amount not to exceed \$32,500.00; and

**WHEREAS**, N.J.S.A. 40A:11-1 et seq. exempts professional services from certain requirements of public bidding, provided a notice of appointment be printed in a newspaper of general circulation within the municipality; and

**WHEREAS**, N.J.S.A. 19:44A-20.1 et seq., commonly known as the State "Pay to Play" Law took effect on January 1, 2006 and the Borough had fully complied with the "fair and open" process set forth thereunder; and

**WHEREAS**, it is deemed to be in the best interests of the Borough for the Mayor and Council to enter into a contract amendment with and thereby authorizing Boswell Engineering to undertake such additional work and responsibility for an amount not to exceed \$32,500.00; and

**WHEREAS**, the Chief Financial Officer of the Borough of Closter has (by a Certificate of Availability of Funds) certified, pursuant to N.J.S.A. 40A:9-140.1 et seq. and N.J.A.C. 5:30-5.4, that the funds, which are required by the Borough for the retention of Boswell Engineering, are available;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council that it does hereby approve the execution by the Mayor and Borough Clerk of a contract amendment to the Borough's contract with Boswell Engineering under which Boswell Engineering will provide the additional professional services at an amount not to exceed \$32,500.00; and

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

**BE IT FURTHER RESOLVED** 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), to publish a notice of this action once in the official newspaper of the Borough; and

**BE IT FURTHER RESOLVED** that the award of the contract amendment 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

**BE IT FURTHER RESOLVED** that the contract amendment is being awarded in accordance with the provisions of N.J.S.A. 19:44A-20.1, et seq.

**BE IT FURTHER RESOLVED** that the Borough Clerk shall provide a copy of this Resolution to the Borough Administrator and to the Assistant CFO.

**CERTIFICATE OF AVAILABILITY OF FUNDS**

I, Joseph Luppino, Chief Financial Officer of the Borough of Closter, hereby certify, pursuant to NJSA 40A:9-140.1, et seq. and NJAC 5:30.4, that the funds are available to the Borough of Closter for calendar year 2019 in accounts C-04-15-188-009-020, C-04-18-241-007-001 and C-04-19-256-006-001.

Dated: October 7, 2019

  
Joseph Luppino, CFO

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Devlin			X			
Councilwoman Latner					X	
Councilwoman Witko			X			
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai	X		X			

Adopted: October 7, 2019

ATTEST:

Loretta Castano  
Loretta Castano, Borough Clerk

APPROVED:

John C. Glidden, Jr.  
John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held October 7, 2019.

Loretta Castano, Borough Clerk

JL > 10/19/19  
EH



## BOSWELL ENGINEERING

ENGINEERS ■ SURVEYORS ■ PLANNERS ■ SCIENTISTS

330 Phillips Avenue • P.O. Box 3152 • South Hackensack, N.J. 07608-1722 • (201) 641-0770 • Fax (201) 641-1831

### VIA ELECTRONIC AND REGULAR MAIL

August 29, 2019

The Honorable John C. Glidden, Jr.  
Mayor of Borough of Closter  
295 Closter Dock Road  
Closter, New Jersey 07624-2645

Re: Proposal for Environmental Engineering and  
Permitting Services for the Construction of  
Two (2) Butler Buildings  
Department of Public Works  
110 Ruckman Road  
Borough of Closter  
Bergen County, New Jersey  
Our File No. PR-19-9328

Dear Mayor Glidden:

Boswell Engineering (Boswell) is pleased to provide this proposal for the necessary environmental services for the above referenced site. It is our understanding that the Borough of Closter is proposing to construct two (2) Butler Buildings at the Department of Public Works (DPW) site. The buildings will measure approximately 50' x 120' and utilized for the storage of equipment.

The site lies adjacent to a tributary of the Anderson Brook, which travels along the property's south-eastern side, which the New Jersey Department of Environmental Protection (NJDEP) has classified as a Category 1 Watercourse. As per N.J.A.C. 7:13, a Category 1 Watercourse has a 300' riparian zone.

At this time, there is no Federal or State flood study, which extends along the DPW site. Therefore, a detailed hydraulic study and a Flood Hazard Area Verification will need to be prepared and submitted along with an application to the NJDEP. This will determine if the proposed buildings are located within the Flood Hazard Area.

Based on a cursory review of NJ Geoweb, it appears that wetlands are present in the immediate project area. For the reason listed above, we also believe that there will be 150' wetlands transition area buffer, which encompasses one (1) of the proposed Butler Buildings. Even though the area in question is significantly disturbed, it is still regulated under the Flood Hazard Control Act (N.J.A.C. 7:13) and Freshwater Wetlands Protection Act (N.J.A.C. 7:7A).

The Honorable John C. Glidden, Jr.  
Mayor of Borough of Closter  
August 29, 2019  
Page 2

As per N.J.A.C. 7:8-5.6(a)2., "If more than one land cover has existed on the site during the five years immediately prior to the time of application, the land cover with the lowest runoff potential shall be used for the computations." It is our understanding that the site has been previously developed, and has millings and compacted soils for land surface. NJDEP considers millings which have been in place for a period of greater than five (5) years as impervious cover. Therefore, the project is not considered a major development and will not require stormwater management compliance. However, if NJDEP disagrees with our position, the Borough may be required to comply with the aforementioned.

### **SCOPE OF WORK**

Under this proposal Boswell will investigate the environmental constraints and prepare the necessary NJDEP documents and applications associated with constructing the proposed Butler Building(s). Specifically, we will:

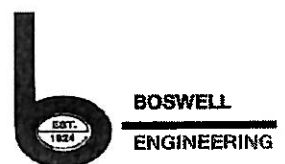
- Delineate the Flood Hazard Area (FHA);
- Apply for an FHA Verification from the (NJDEP);
- Obtain necessary FHA permit (Permit-by-rule 10);
- Delineate wetlands on site and within 150' of the property boundary; and,
- Prepare and submit a Freshwater Wetlands Redevelopment Transition Area Waiver.

### **Task I – FIELD SURVEY**

Boswell will provide surveying services required for the proposed hydraulic analysis and site plans. Under Task I, Boswell Engineering will:

- a. Locate top and bottom of stream bank for 1,400 linear feet of the Anderson Brook Tributary,
- b. Survey brook cross-sections along 1,400 lineal feet of channel, as required by the Flood Hazard Control Act Rules, and,
- c. Partial topographic survey within the proposed construction area, and,
- d. Create existing conditions base map for the engineering site plan.

Our estimated fee for the work outlined above is **\$8,000.00**.



The Honorable John C. Glidden, Jr.  
Mayor of Borough of Closter  
August 29, 2019  
Page 3

**Task II – HYDRAULIC ANALYSIS**

To determine the elevation and extent of the Flood Hazard Area, Boswell Engineering will perform a hydraulic analysis. The analysis will include:

- a. Delineate the drainage area of the Anderson Brook Tributary,
- b. Calculate the existing flow rates for the Anderson Brook Tributary for the 2, 10, 25, 100 year, and Flood Hazard Design Storms,
- c. Create a HEC-RAS model for the existing and proposed conditions, if applicable,
- d. Calculate a Flood Hazard elevation, and,
- e. Delineate the FHA line and the Engineering site plan.

Our estimated fee for the work outlined above is \$5,000.00.

**Task III – WETLANDS DELINEATION**

Wetland delineation field inspections are typically performed during the months of March to November for accurate vegetation and hydrology analysis. We will identify and delineate regulated freshwater wetlands and State Open Waters within the project limits. We will also identify and delineate freshwater wetlands on adjacent properties within 150-feet of the site's boundary. We will follow the protocol dictated by the Federal Manual for Identifying and Delineating Jurisdictional Wetlands, 1989 (Federal Manual). The NJDEP considers the Federal Manual appropriate for delineating wetlands in New Jersey.

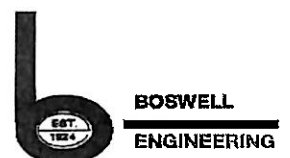
The Federal Manual requires a review of three (3) mandatory technical criteria for wetlands identification:

1. The presence of hydrophytic vegetation;
2. The presence of hydric soils; and,
3. The presence of wetlands hydrology.

Wetlands boundary determination will, in part, be based on the change of one (1) or more of these three (3) factors existing in a given area.

Since no standard manual has been issued for the identification and delineation of State Open Waters, we will identify and delineate these areas by approximating the water feature limits. Typically, identifying a high-water line is a generally accepted practice for delineating State Open Waters.

In order to determine the possible location of transitional areas on the subject property, we will also investigate an area extending 150-feet into adjacent properties from the subject site. We



The Honorable John C. Glidden, Jr.  
Mayor of Borough of Closter  
August 29, 2019  
Page 4

will collect and document all field information on data forms in accordance with regulatory agency requirements.

#### Field Location of Wetland Flags

Under Task III we will survey the wetland flag locations and input the information into a computer aided drafting (CAD) program. This data will be integrated into an existing & topographic survey recently prepared by Boswell in order to prepare a Wetland Delineation Survey for submission to the NJDEP.

Our estimated fee for the work outlined above is \$3,500.00.

#### Task IV – ENGINEERING SITE PLAN

We will prepare an engineering site plan that will be used for NJDEP and Bergen County Soil Conservation District (BCSCD) permits and certification submittals. Under this task Boswell will provide:

- a. Building locations and slab elevations
- b. Existing and proposed grading
- c. Environmental constraints
- d. Site construction details

Our estimated fee for the work outlined above is \$3,500.00.

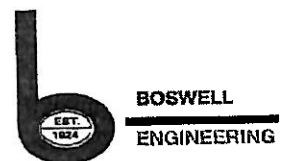
#### Task V – NJDEP LAND USE PERMITTING

Boswell will complete a Flood Hazard Area Permit-By-Rule #10, Flood Hazard Area Verification, and a Freshwater Wetlands Special Activity, Redevelopment Transition Area Waiver.

The Flood Hazard Area Permit-By-rule can be utilized if the construction activity is located outside of a regulated flood hazard area, but within the riparian zone. If the Verification concludes that the activity is located within the flood hazard area an Individual Flood Hazard Area Permit will be required, and is not included as part of this proposal.

A Special Activity Redevelopment Waiver is required for the construction of the building and grading activity within the transition area of the adjacent wetland system.

A Flood Hazard Area Verification is required for any disturbance which would alter the limits of the existing Flood Hazard Area of the floodway. In order to verify the extent of the flood hazard area and floodway we will prepare a Flood Hazard Verification in accordance with N.J.A.C. 7:13-6.1.



The Honorable John C. Glidden, Jr.  
Mayor of Borough of Closter  
August 29, 2019  
Page 5

The work anticipated under Task No. V will include:

- Prepare a written metes and bounds description of the existing floodway and Flood Hazard Area;
- Prepare a survey of the existing Flood Hazard Area and floodway;
- Determine the flood hazard elevation and floodway limits;
- Division of Land Use Regulation Program Form (DLUR);
- Freshwater Wetlands Special Activity Administrative Checklists;
- Site photographs of the project area;
- Copy of the necessary location maps and figures;
- Notices to adjacent property owners, certified mail, return receipt requested (**postage to be paid by the Borough**);
- Compliance Statement (in accordance with N.J.A.C. 7:7A);
- Natural Heritage Database Results;
- National and State Historic Preservation Office Search; and,
- NJDEP application fees based on partial site verification of 4 acres  
Redevelopment of Transition Area Waiver with no LOI – *approximately \$2,500.00*); and,  
Flood Hazard Area Verification **\$5,600.00** (\$4,000.00 base fee - \$400 x 400 l.f. of channel onsite)  
*Total to be paid for by the Borough – approximately \$8,100.00*).
- Permit coordination with NJDEP representatives.

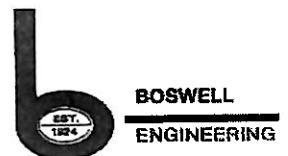
Our estimated fee for the work outlined above is **\$9,500.00**.

#### **Task VI – SOIL EROSION AND SEDIMENT CONTROL**

Under this task, Boswell will complete a soil erosion application to the BCSCD for proposed construction activities. The work anticipated under Task No. VI will include:

- Application preparation;
- Engineering plans depicting details, construction sequence and stabilization procedures;
- Soil erosion and sediment control measures shown on the construction drawings/details;
- Location of proposed stockpile areas and temporary construction access routes; and,
- Application fees (**to be paid for by the Borough** approximately \$975.00 depending upon the area of disturbance).

Our estimated fee for the work outlined above is **\$1,500.00**.



The Honorable John C. Glidden, Jr.  
 Mayor of Borough of Closter  
 August 29, 2019  
 Page 6

**Task VII – NJDEP AND BCSCD COORDINATION**

Following the application’s submission, under Task No. 7 we will respond to Agency/District comments and revisions, monitor the progress of the permits and attend up to two (2) field visits to the project site with the NJDEP and/or BCSCD.

The completion of the application is dependent on the receipt of several items noted within the proposal. Naturally, we will remain in frequent contact with the NJDEP and BCSCD review staff in an effort to expedite scheduling of the site inspection and issuance of the permits.

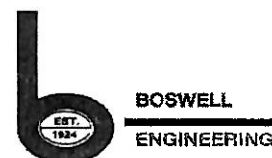
Our estimated fee for the work associated with Task No. VII is **\$1,500.00**.

**ESTIMATED FEE**

We shall provide the environmental consulting services set forth in the Scope of Work. The fee is determined on a time and expense basis in accordance with the Boswell standard fee schedule in effect at the time the work is performed.

The estimated fees for the environmental services described above are as follows:

<b>Task Number</b>	<b>Estimated Fee</b>
<b>Task No. I:</b> Field Survey	\$ 8,000.00
<b>Task No. II:</b> Hydraulic Analysis	\$ 5,000.00
<b>Task No. III:</b> Wetlands Delineation	\$ 3,500.00
<b>Task No. IV:</b> Site Plans	\$ 3,500.00
<b>Task No. V:</b> NJDEP Land Use Permitting	\$ 9,500.00
<b>Task No. VI:</b> Soil Erosion and Sediment Control	\$ 1,500.00
<b>Task No. VII:</b> NJDEP and BCSCD Coordination	\$ 1,500.00
<b>Grand Total</b>	<b>\$32,500.00</b>
<b>NJDEP and BCSCD Review Fees</b>	<b>\$ 9,075.00</b>



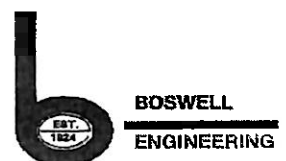
The Honorable John C. Glidden, Jr.  
Mayor of Borough of Closter  
August 29, 2019  
Page 7

### **EXCLUSIONS**

Services and costs **not included** in this proposal are as follows:

1. Complete site topographic survey.
2. Boundary survey of the property limits with current deed.
3. Re-flagging or additional surveying resulting from flags/stakes being removed or destroyed by others.
4. NJDEP application fees.
5. NJDEP permits not specifically included in this proposal, i.e. Flood Hazard Individual Permit.
6. Certified mailing postage.
7. Increases in scope of work.
8. Wetland Mitigation Plan.
9. Geotechnical Investigation.
10. Letter of Interpretation (LOI) or other wetland permits not included in this proposal or requested by the NJDEP; and,
11. Riparian Mitigation Plan.

If this proposal meets with your approval, kindly provide us with the necessary authorization to proceed and we will commence work.

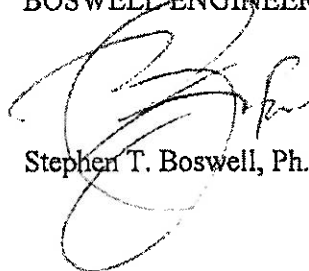


The Honorable John C. Glidden, Jr.  
Mayor of Borough of Closter  
August 29, 2019  
Page 8

We wish to thank you for the opportunity of presenting this proposal and look forward to working with the Borough on this project. Should you have any questions or require anything further, please do not hesitate to contact Frank J. Rossi, LSRP or me.

Very truly yours,

BOSWELL ENGINEERING

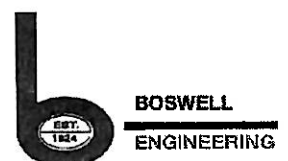


Stephen T. Boswell, Ph.D., P.E., SECB, LSRP

STB/FJR/cr

cc: Mr. William Dahle III, Superintendent of Public Works

190829CRP1



**BOROUGH OF CLOSTER**  
**COUNTY OF BERGEN**

**RESOLUTION APPROVING  
CLOSTER ENVIRONMENTAL COMMISSION  
MAC BAIN FARM FESTIVAL 2019**

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

WHEREAS, the 2019 Environmental Commission is requesting the fall festival be held on Saturday, October 19th with a rain date of Sunday, October 20th at the Mac Bain Farm on Hickory Lane (Exhibit A attached); and

WHEREAS, each vendor shall complete and file a Borough of Closter Hold Harmless Agreement and provide the Borough Administrator's Office with a copy of their Liability Insurance Certificate with a minimum of \$1,000,000 coverage which shall name the Borough of Closter as an additional insured (Exhibit A); and

WHEREAS, the Closter Environmental Commission desires to engage Jane K. Williams, 263 West 86<sup>th</sup> St., New York, NY 10024, a private entity, to provide music at the 2019 Mac Bain Farm Festival; and

WHEREAS Jane K. Williams, on behalf of the *Maze Bright Music* has advised the Borough the *Maze Bright Music* does not carry a commercial liability insurance policy;

WHEREAS Jane Turner, on behalf of *Maze Bright Music* has provided the required Hold Harmless Agreement, agreeing to hold the Borough of Closter harmless of all liability; and

WHEREAS, after consultation with and approval of the Hold Harmless Agreement from of the Borough's Risk Manager, the Mayor and Council may grant an exception for insurance for the music; and

WHEREAS, Jane K. Williams, *Maze Bright Music*, is the sole vendor for this event; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey, that approval has been given to the Closter Environmental Commission to use the Mac Bain Farm on Saturday, October 19, 2019 with a rain date of Sunday, October 20, 2019 for purposes of hosting the Mac Bain Farm Festival; and


BE IT FURTHER RESOLVED the Mac Bain Farm Festival is hereby approved and a copy of the resolution shall be provided to, Chief of Police, Superintendent of Public Works and Assistant CFO for their respective files and review.

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Devlin			X			
Councilwoman Latner					X	
Councilwoman Witko			X			
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai	X		X			

Adopted: October 7, 2019

APPROVED BY:

ATTEST:

  
 John C. Glidden, Jr., Mayor

  
 Loretta Castano, Borough Clerk

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter on October 7, 2019

\_\_\_\_\_  
 Loretta Castano, Borough Clerk

**EXHIBIT A**

**Closter Environmental Commission Mac Bain Farm Festival 2019**

Jane K. Williams

Non-Professional Band\*

\*Hold Harmless Agreement only

BOROUGH OF CLOSTER  
BERGEN COUNTY  
295 CLOSTER DOCK ROAD  
CLOSTER, NEW JERSEY 07624-0569

THOMAS COLWELL - CHAIR  
CLOSTER ENVIRONMENTAL COMMISSION

NANCY PERGAMENT - MEMBER  
CLOSTER ENVIRONMENTAL COMMISSION



September 29, 2019

Mayor John Glidden  
Councilmember Alissa Latner  
Councilmember Jannie Chung  
Councilmember Delores Witko  
Councilmember Victoria Amitai  
Councilmember Scott Devlin  
Councilmember Joseph Yammarino

Dear Mayor Glidden and Councilmembers Latner, Chung, Witko, Amitai, Devlin and Yammarino,

The Closter Environmental Commission is requesting permission to host the Annual Mac Bain Farm Festival on Saturday October 19, 2019 from 3pm to 5pm at The Mac Bain Farm, 203 Hickory Ave, Closter NJ 07624. The Rain Date will be Sunday October 20, 2019.

The Mac Bain Farm Festival offers Closter residents an opportunity to come to the farm for S'mores, Cider, Pumpkin Picking and Painting. There will be storytelling and music.

The Environmental Commission will also notify The Closter Police Chief and The Fire Marshall.

Please let me know if there is anything else you need from the Closter Environmental Commission.

Sincerely,

Tom

Thomas Colwell  
Chair – Closter Environmental Commission

JM  
BD  
MP  
10/9/19

**BOROUGH OF CLOSTER**

**RESOLUTION WAIVING THE SIDEWALK REQUIREMENT OF CLOSTER CODE FOR PROPERTY LOCATED AT 130 AND 132 HERBERT AVENUE**

**WHEREAS**, the owner of the property located at 130 and 132 Herbert Avenue, appeared at the public meeting of the Closter Planning Board on June 27, 2019 on a soil moving permit application; and

**WHEREAS**, the Planning Board and Borough Engineer determined during the course of the hearing that the Borough’s requirement for new curb and sidewalk installation was not necessary, due to the good condition and age of the existing curb and sidewalk; and

**WHEREAS**, the Planning Board voted in favor of recommending to the Mayor and Council that the requirement for the installation of new curbing and sidewalk was unnecessary; and

**WHEREAS**, the property owner forwarded a waiver request to the Mayor and Council which was considered at the Public Meeting held on September 25, 2019 requesting the sidewalk and curb waiver; and

**WHEREAS**, the Council and the Borough Engineer have determined that the existing curbing and sidewalk is satisfactory and has found it appropriate to grant such a waiver.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter that the Borough’s sidewalk requirement for the property located at 130 and 132 Herbert Avenue is hereby waived due to the generally good condition of the existing curbing and sidewalk.

**BE IT FURTHER RESOLVED** that the Borough Clerk is hereby authorized to forward a copy of this resolution to the Building Department.

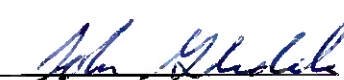
Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Devlin			X			
Councilwoman Latner					X	
Councilwoman Witko			X			
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai	X		X			

Adopted: October 7, 2019

**ATTEST:**

  
 \_\_\_\_\_  
 Loretta Castano, Borough Clerk

**APPROVED:**

  
 \_\_\_\_\_  
 John C. Glidden, Jr., Mayor

Certified to be a true copy of a Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held October 7, 2019.

\_\_\_\_\_  
 Loretta Castano, Borough Clerk

RIDS Dept 10/9/19

**BOROUGH OF CLOSTER**

**RESOLUTION WAIVING THE SIDEWALK REQUIREMENT  
OF CLOSTER CODE FOR PROPERTY AT 110 PINE STREET AND GRANTING  
PERMISSION TO INSTALL NEW CONCRETE CURB**

**WHEREAS**, the owner of the property located at 110 Pine Street, Block 606 Lot 33 has requested a waiver of the Borough’s sidewalk requirement pursuant to Closter Code Section 171-29A (2) and permission to install a new concrete curb; and

**WHEREAS**, the property owner’s request before the Mayor and Council was discussed at the public meeting held on September 25, 2019 pursuant to a letter dated September 16, 2019 addressing the request for the sidewalk waiver and permission to install a new concrete curb; and

**WHEREAS**, the property owner agrees to make a contribution in the amount of \$4,750.00 to the Borough’s sidewalk fund and to install new concrete curbs in line with any curbing adjacent to the property. The payment to the fund and establishment of curbs shall be completed prior to the issuance of a final Certificate of Occupancy for the aforementioned property.


**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter that the Borough’s sidewalk requirement for the property located at 110 Pine Street is hereby waived and the property owner shall make a contribution of \$4,750.00 to the Borough’s sidewalk fund and shall be given permission to install a new concrete curb. Payment to the fund shall be completed prior to the issuance of a Certificate of Occupancy for the aforementioned property.

**BE IT FURTHER RESOLVED** that the Borough Clerk is hereby authorized to forward a copy of this Resolution to the Building Department.


Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Devlin			X			
Councilwoman Latner					X	
Councilwoman Witko			X			
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai	X		X			

Adopted: October 7, 2019

**ATTEST:**

  
Loretta Castano, Borough Clerk

**APPROVED:**

  
John C. Glidden, Jr., Mayor

Certified to be a true copy of a Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held October 7, 2019.

Loretta Castano, Borough Clerk

13115 Dept 10/9/19

**BOROUGH OF CLOSTER  
COUNTY OF BERGEN**

**RESOLUTION AUTHORIZING THE HIRING OF EDWARD HYNES AS  
BOROUGH ADMINISTRATOR**

**WHEREAS**, in the Borough of Closter there is a need to employ a Borough Administrator; and  
**WHEREAS**, Edward Hynes has, pursuant to resolution dated June 12, 2019, acted in such capacity serving as the Borough's Interim Administrator; and

**WHEREAS**, that open position was advertised, resumes were accepted by the Borough and qualified candidates were interviewed by members of the Governing Body; and

**WHEREAS**, the Governing Body has evaluated Mr. Hynes' service during the period of time he has acted as Interim Administrator; and

**WHEREAS**, the Governing Body recommends that Edward Hynes be offered the position of Borough Administrator at the salary of \$120,000 per year, subject to applicable Borough ordinances and subject to a full background check and the execution of an employment contract which shall provide for four (4) weeks of vacation not to be utilized in excess of two consecutive weeks at any given time; and

**WHEREAS**, the Borough Administrator shall be employed on a full-time basis; and

**WHEREAS**, upon satisfaction of the aforementioned conditions, Edward Hynes shall continue to be employed as the Closter Borough Administrator effective October 16, 2019.

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

1. Subject to any applicable ordinances, the employee's completion of a full criminal background check and the execution of an employment contract, Edward Hynes shall be employed as the Closter Borough Administrator at a salary of \$120,000 per annum, effective October 16, 2019;
2. During Edward Hynes tenure as Borough Administrator, he shall be granted four (4) weeks of vacation, not to be utilized in excess of two consecutive weeks at a time.
3. The Borough Administrator position shall be a full-time employment position.
4. The Borough Attorney is hereby authorized to negotiate and prepare the appropriate employment contract.
5. The Mayor and Borough Clerk are hereby authorized to execute said contract on behalf of the Borough of Closter, subject to Human Resource Committee's review and approval.

**BE IT FURTHER RESOLVED** that the Borough Clerk is hereby directed to retain a copy of the contract for public inspections.

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Devlin			X			
Councilwoman Latner					X	
Councilwoman Witko			X			
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai	X		X			

Adopted: October 7, 2019

**ATTEST:**

  
 \_\_\_\_\_  
 Loretta Castano, Borough Clerk

**APPROVED:**

  
 \_\_\_\_\_  
 John C. Glidden, Jr., Mayor

Certified to be a true copy of a Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held October 7, 2019.

\_\_\_\_\_  
 Loretta Castano, Borough Clerk

66 1/2 1/2 1/2  
19-2 1/2 1/2 1/2

**BOROUGH OF CLOSTER  
COUNTY OF BERGEN**

**RESOLUTION AUTHORIZING THE ADVERTISEMENT OF BIDS  
FOR RECYCLABLE MATERIALS**

**WHEREAS**, the Borough's Contract for Collection and Disposal of Recyclable Materials expires on December 31, 2019; and

**WHEREAS**, the Borough desires to advertise for the receipt of bids for recyclable materials collection and disposal services, including the transfer, transportation and payment for disposal of the Borough's recyclable materials; and

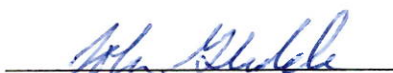
**WHEREAS**, said Contract is subject to the New Jersey Local Public Contracts Law, and shall be advertised in accordance with the requirements of the Local Public Contract Law.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey, that the Borough Attorney and the Borough Administrator are hereby authorized to prepare the necessary Notice to Bidders and Bid Package, and the Borough Clerk is hereby authorized to advertise for the receipt of bids for the aforementioned services.


Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Devlin			X			
Councilwoman Latner					X	
Councilwoman Witko			X			
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai	X		X			

Adopted: October 7, 2019

APPROVED BY:

  
John C. Glidden, Jr., Mayor

ATTEST:

  
Loretta Castano, Borough Clerk

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter on October 7, 2019.

\_\_\_\_\_  
Loretta Castano, Borough Clerk



**BOROUGH OF CLOSTER  
COUNTY OF BERGEN  
RESOLUTION AUTHORIZING PERSON-TO-PERSON AND PLACE-TO-PLACE  
TRANSFER OF PLENARY RETAIL CONSUMPTION  
LICENSE NO. 0207-33-011-013 (INACTIVE/POCKET)**

**WHEREAS**, an application has been filed for a Person-to-Person and Place-to-Place transfer of Plenary Retail Consumption License No. 0207-33-011-013 to Silk Road Restaurants, LLC d/b/a Brasserie Memere, 7 Overlook Road, Bloomingdale, New Jersey 07403 from Retail Holdings (DG), LLC, c/o Eden's, 21 Custom House Street, Suite 450, Boston Massachusetts 02110; and

**WHEREAS**, the submitted application form is complete in all respects, the transfer fees have been paid and the license has been properly renewed for the current license term; and

**WHEREAS**, the applicant is qualified to be licensed according to all standards established by Title #33 of the New Jersey Statutes, regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title #33; and

**WHEREAS**, the applicant has disclosed, and the issuing authority reviewed, the source of all funds used in the purchase of the license and the licensed business and all additional financing obtained in connection with the licensed business; and

**WHEREAS**, the activation of the license at the demised premises as approved shall be subject to the issuance of a Certificate of Occupancy for the premises and the issuance to the applicant of any other municipal license or permit necessary for the conduct of applicant's business at the premises, pursuant to N.J.S.A. 33:1-32.


**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey does hereby approve, effective October 18, 2019, the transfer of the aforesaid Plenary Retail Consumption License No. 0207-33-011-013 from its former pocket status to the premises located at 107 VerValen Street, Unit D-08, Closter, New Jersey. The activation of the license at the demised premises, as approved, shall be subject to the issuance of a Certificate of Occupancy for the premises and the issuance to the applicant of any other municipal license or permit necessary for the conduct of applicant's business at the premises; and

**BE IT FURTHER RESOLVED**, that the Mayor and Council of the Borough of Closter does hereby direct the Borough Clerk to endorse the license certificate as follows: "This license subject to all of its terms and conditions, is hereby transferred to Silk Road Restaurants, LLC d/b/a Brasserie Memere for premises located at 107 VerValen Street, Unit D-08, Closter, New Jersey, effective October 18, 2019 as an inactive license".

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Devlin			X			
Councilwoman Latner					X	
Councilwoman Witko			X			
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai	X		X			

Adopted: October 7, 2019

**APPROVED:**

  
John C. Glidden, Jr., Mayor

**ATTEST:**

  
Loretta Castano, Borough Clerk

Certified to be a true copy of a Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held October 7, 2019.

**APPROVED:**

\_\_\_\_\_  
Loretta Castano, Borough Clerk



**BOROUGH OF CLOSTER  
COUNTY OF BERGEN**

**RESOLUTION APPROVING AGREEMENT WITH GEORGE A. KOTEEN  
ASSOCIATES, INC. – UTILITY AUDIT**

**WHEREAS**, the Borough of Closter seeks to enter into an agreement with George A. Koteen Associates, Inc. to perform an audit of its utilities in order to provide savings and credit/refunds to the Borough; and

**WHEREAS**, George A. Koteen Associates, Inc., with offices located at 290 Queen Anne Road, Teaneck, New Jersey has provided a proposal to the Borough, a copy of which is attached hereto and incorporated herein by reference; and

**WHEREAS**, George A. Koteen Associates, Inc. has extensive experience in providing said services to municipalities; and

**WHEREAS**, George A. Koteen Associates, Inc. has submitted a proposed agreement to audit the Borough’s utility charges and services at no initial cost to the Borough, but instead will receive Fifty Percent (50%) of the monthly reduction in utility charges for a 36 month period and 50% of any refund or credits obtained on behalf of the Borough as a result of the audit and recommendations performed by George A. Koteen Associates, Inc.

**WHEREAS**, the Borough Administrator and Borough Attorney have reviewed the proposal from George A. Koteen Associates, Inc., a copy of which is attached hereto, and incorporated herein by reference, and recommends the approval of same; and

**WHEREAS**, the Governing Body has reviewed the above described proposal and has determined that it is in the best interest of the residents of the Borough of Closter to pursue the same.


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

1. That the agreement with George A. Koteen Associates, Inc., a copy of which is attached hereto and made a part hereof, the audit the Borough’s utility charges to uncover charges and to recover reimbursement for same on behalf of the Borough is hereby approved.
2. The appropriate Borough Officials are hereby authorized and directed to assist George A. Koteen Associates, Inc. and to supply needed information for Koteen to conduct its audit of the Borough’s utility invoices.
3. The Mayor and Borough Clerk are hereby authorized to execute the agreement with George A. Koteen Associates, Inc.


Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Devlin			X			
Councilwoman Latner					X	
Councilwoman Witko			X			
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai	X		X			

Adopted: October 7, 2019

**ATTEST:**

  
Loretta Castano, Borough Clerk

**APPROVED:**

  
John C. Glidden, Jr., Mayor

Certified to be a true copy of a Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held October 7, 2019.

\_\_\_\_\_  
Loretta Castano, Borough Clerk

**ALLAN ROTTO CONSULTANTS, INC.**

P.O. BOX 1127 • SYOSSET, NY 11791-0489  
PHONE 516-364-3639 • FAX 516-364-3598

**GEORGE A. KOTEEN ASSOCIATES,**

290 QUEEN ANNE ROAD • TEANECK, NJ 07666  
PHONE 201-457-7400 • FAX 201-457-7402

**AGREEMENT DATED \_\_\_\_\_**

1. IN CONSIDERATION OF THE TERMS STATED HEREIN, WE (BEING THE CLIENT BELOW) HEREBY AUTHORIZE YOU TO AUDIT, CORRECT AND SUBMIT RECOMMENDATIONS FOR ALL POSSIBLE SAVINGS, REFUNDS, CREDITS OR ADJUSTMENTS DUE, BASED ON CHARGES ON OUR ELECTRIC, GAS, WATER, SEWER AND TELECOMMUNICATION BILLS. IT IS UNDERSTOOD YOU WILL MAKE A TECHNICAL ANALYSIS OF ALL RATES, SCHEDULES AND CONTRACTS UNDER WHICH WE ARE SUPPLIED OR PURCHASE ELECTRIC, GAS, WATER, SEWER AND TELECOMMUNICATION SERVICES, AND ADVISE WHERE REDUCTIONS IN OUR UTILITY EXPENDITURES CAN BE OBTAINED. YOU ARE TO CORRECT, ADJUST & MAKE SUCH RECOMMENDATIONS AS WILL ENABLE US TO OBTAIN SUCH SERVICES AT THE MOST FAVORABLE & ECONOMICAL RATES, INCLUDING THRU SPECIAL PROVISIONS, ALTERNATE TARIFFS, FAVORABLE CLAUSES AND RIDERS.
2. YOUR INITIAL EXAMINATION WILL COVER IN THE MINIMUM THE PAST 12 MONTHS' BILLS, THOUGH WE WILL REVIEW UTILITY RECORDS FROM THE PAST 6 YEARS. YOUR CONTINUING ANALYSIS WILL COVER OUR CURRENT UTILITY BILLS, WHICH WE WILL SEND TO YOU EACH MONTH DURING THE LIFE OF THIS AGREEMENT. WHEN AN AUDIT OF PRIOR BILLS IS WARRANTED, YOU WILL AUDIT THOSE BILLS, GOING AS FAR BACK AS NECESSARY. WE AGREE TO COOPERATE WITH YOU AND SUBMIT OUR UTILITY BILLS AND SUCH OTHER INFORMATION AS AVAILABLE, WHICH IS REQUIRED BY YOU TO PERFORM THIS SERVICE.
3. WHEN AS A RESULT OF YOUR INVESTIGATION IT APPEARS THAT WE HAVE BEEN OVERCHARGED DUE TO ERRORS OR MISTAKES IN BILLING (OR ON EXISTING RATES, CONTRACTS, USAGE OR METERING), YOU WILL SECURE OR ADVISE HOW WE MAY OBTAIN CREDITS FOR SUCH OVERCHARGES. THE CREDITS, REFUNDS OR ADJUSTMENTS SHALL BE CREDITED DIRECTLY TO US BY THE SERVICE PROVIDER.
4. ALL NEGOTIATIONS WITH OUR UTILITY SERVICE PROVIDERS WILL BE CONDUCTED THROUGH YOU UNLESS AGREED OTHERWISE. WE WILL EXECUTE ALL AUTHORIZATIONS NECESSARY IN ORDER TO SECURE CREDITS, SAVINGS OR IMPLEMENT RECOMMENDATIONS.
5. WE PAY YOU NO RETAINER OR ADVANCE FEES OF ANY KIND. WE DO AGREE TO PAY YOU AS FOLLOWS:
  - (A) FIFTY PERCENT (50%) OF ALL SAVINGS, WHICH ARE SECURED THROUGH YOUR EFFORTS FOR A PERIOD OF THIRTY-SIX (36) MONTHS FROM THE DATE EACH SUCH SAVINGS, REDUCTION, ADJUSTMENTS OR CORRECTIONS REFLECT ON OUR BILLS. IN THE EVENT BILLS ARE NOT SUPPLIED FOR SAVING CALCULATIONS, BILLING WILL BE RENDERED ON AN ESTIMATED, HISTORIC BASIS. IF THE CLIENT MOVES FROM A LOCATION, CHANGES SERVICE PROVIDERS OR DISCONNECTS SERVICE UNDER AN ACCOUNT WHERE SAVINGS HAVE BEEN SECURED, BUT AS A RESULT OF ITS CHANGES NO LONGER RECEIVES THE MONTHLY SAVINGS BENEFIT, THEN NO FUTURE PAYMENT WILL BE DUE.
  - (B) WE ALSO AGREE TO PAY YOU FIFTY PERCENT (50%) OF EACH REFUND, CREDIT OR ADJUSTMENT SECURED THROUGH YOUR NEGOTIATIONS, RECOMMENDATIONS OR OTHER EFFORTS.
  - (C) PAYMENT WILL BE MADE WITHIN TWENTY (20) DAYS AFTER RECEIPT OF OUR INVOICES DETAILING THE SAVINGS, REFUNDS, CREDITS OR ADJUSTMENTS (LESS ANY COSTS INCURRED FOR UTILIZATION OF PROFESSIONAL OR LEGAL SERVICES DEEMED NECESSARY IN ORDER TO SECURE MAXIMUM RECOVERY & SAVINGS FOR THE CLIENT). LATE PAYMENTS ARE SUBJECT TO INTEREST AT THE RATE OF 1 1/2% PER MONTH. INTEREST WHICH MAY NOT APPEAR ON INVOICES IS NOT AN INDICATION THAT INTEREST IS BEING WAIVED.

SHOULD YOU BE COMPELLED TO INSTITUTE ANY LEGAL PROCEEDING FOR THE PURPOSE OF COLLECTING PAYMENT DUE UNDER THIS AGREEMENT, THEN WE SHALL REIMBURSE ALL REASONABLE COSTS INCLUDING BUT NOT LIMITED TO ATTORNEY FEES, LEGAL AND COURT FEES.

6. IN THE EVENT A RECOMMENDATION, RECONCILIATION OR NEGOTIATION WITH THE UTILITY OR A COMPLAINT TO THE BPU/PSC IS STILL PENDING AT THE EXPIRATION OF THIS AGREEMENT, THEN THIS AGREEMENT WILL BE AUTOMATICALLY EXTENDED UNTIL SAME IS COMPLETED AND WE AGREE TO PAY YOU AS OUTLINED IN PARAGRAPH 5 ABOVE; AND FOR SUCH PURPOSE, WE WILL PROVIDE YOU UTILITY BILLS NEEDED TO FINALIZE ALL PENDING RECOMMENDATIONS AND COMPLETE VERIFICATION. IN ADDITION, IF A RECOMMENDATION FOR SAVINGS, REDUCTIONS OR REFUND, CREDIT OR ADJUSTMENT IS IDENTIFIED AND WE ELECT NOT TO PURSUE IT, YOU WILL HAVE THE RIGHT TO SEEK APPROPRIATE COMPENSATION.

7. THE INITIAL TERM OF THIS AGREEMENT SHALL BE THREE (3) YEARS FROM THE DATE HEREOF. UPON COMPLETION OF THE INITIAL TERM THIS AGREEMENT WILL CONTINUE THEREAFTER FOR ADDITIONAL TERMS OF THREE (3) YEARS UNLESS CANCELED BY WRITTEN NOTICE AT LEAST NINETY (90) DAYS PRIOR TO THE BEGINNING OF ANY RENEWAL PERIOD. THIS AGREEMENT SHALL BE CONSTRUED UNDER THE LAWS OF THE STATE OF NEW JERSEY, AND ITS TERMS SHALL NOT BE CONSTRUED STRICTLY AGAINST THE PARTY WHO PREPARED IT.

ACCEPTED (DATED): \_\_\_\_\_ (0613/1114) COMPANY NAME: \_\_\_\_\_

GEORGE A KOTEEN ASSOCIATES INC. SIGNATURE: *[Signature]*

BY: ISMAEL FAUSTINO, PRESIDENT PRINT NAME: \_\_\_\_\_ ALLAN ROTTO

CONSULTANTS, INC. TITLE: MANAGER

BY: HOWARD F. ROTTO, EXEC VICE-PRESIDENT ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE/ZIP: \_\_\_\_\_

EN 010119

BOROUGH OF CLOSTER  
OMNIBUS OPEN PUBLIC MEETINGS ACT RESOLUTION

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

1. That the governing body, pursuant to N.J.S.A. 10:4-12, shall exclude the public from the next portion of this meeting in order to permit the governing body to discuss:  
(CHECK ONE OR MORE)

- N.J.S.A. 10:4-12 (b) (1) \_\_\_\_\_ A matter required by law to be held confidential.
- N.J.S.A. 10:4-12 (b) (2) \_\_\_\_\_ A matter in which the release of information would impair a right to receive funds from the United States Government.
- N.J.S.A. 10:4-12 (b) (3) \_\_\_\_\_ A matter which would constitute an unwarranted invasion of privacy.
- N.J.S.A. 10:4-12 (b) (4)  A collective bargaining agreement. **BBA**
- N.J.S.A. 10:4-12 (b) (5) \_\_\_\_\_ A matter involving the expenditure of public funds for the acquisition of real property.
- N.J.S.A. 10:4-12 (b) (6) \_\_\_\_\_ A matter involving the setting of banking notes or investment of public funds.
- N.J.S.A. 10:4-12 (b) (6) \_\_\_\_\_ Tactics and techniques utilized in protecting the safety and property of the public.
- N.J.S.A. 10:4-12 (b) (7) \_\_\_\_\_ An investigation of the violation or possible violations of the law.
- N.J.S.A. 10:4-12 (b) (7) \_\_\_\_\_ Pending or anticipated litigation or contract negotiations.
- N.J.S.A. 10:4-12 (b) (7) \_\_\_\_\_ A matter falling within the attorney-client privilege.
- N.J.S.A. 10:4-12 (b) (8) \_\_\_\_\_ A matter involving public employees.
- N.J.S.A. 10:4-12 (b) (8)  A matter involving public officers.
- N.J.S.A. 10:4-12 (b) (a) \_\_\_\_\_ Deliberations following public hearing of the governing body that might result in a civil penalty, suspension or loss of license or permit.

2. (a) That the item(s) under discussion in the closed meeting will be disclosed to the public at the conclusion of:

\_\_\_\_\_ the contract negotiations;

\_\_\_\_\_ the investigation;

\_\_\_\_\_ the litigation;

the matter **S**

which should be within 6-12 weeks.

(OR)

(b) That the items under discussion in the closed meeting will not be disclosed to the public.

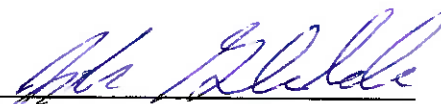
Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai	X		X			
Councilwoman Chung			X			
Councilman Devlin			X			
Councilwoman Latner					X	
Councilwoman Witko		X	X			
Councilman Yammarino			X			

Adopted: Monday, October 7, 2019

ATTEST:

APPROVED:

\_\_\_\_\_  
Loretta Castano, Borough Clerk

  
\_\_\_\_\_  
John C. Glidden, Jr., Mayor

Certified to be a true copy of a Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held Monday, October 7, 2019.

\_\_\_\_\_  
Loretta Castano, Borough Clerk