MAYOR AND COUNCIL
BOROUGH OF CLOSTER

WORK SESSION AGENDA: WEDNESDAY, JANUARY 22, 2025 at 7:00 PM

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

1. **PLEDGE OF ALLEGIANCE**

2. **OPEN PUBLIC MEETINGS ACT STATEMENT**

This meeting is called pursuant to the provisions of the Open Public Meetings Act of the State of New Jersey, was included in the Notice of 2025 Mayor and Council Meetings which was published in The Record on December 29, 2024 and The Star-Ledger on December 30, 2024, was posted on the Municipal Clerk's bulletin board and on the Borough website, and has remained posted as the required notices under the Statute. In addition, a copy of the notice is and has been available to the public and is on file in the office of the Municipal Clerk.

3. **ROLL CALL**

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

4. **PROCLAMATIONS:**

a) Nils Abate
b) Elaine Lim
c) Mitchell Monaco

5. **PRESENTATION:**

a) Environmental Commission

6. **ORDINANCES:**

INTRODUCTION:

a. **ORDINANCE NO. 2025-1352**
BOND ORDINANCE PROVIDING AN APPROPRIATION OF $2,000,000 FOR THE MAKING OF A GRANT TO THE DEVELOPER OF THE CLOSTER VILLAGE SCHOOL PROJECT FOR 35 AFFORDABLE HOUSING UNITS FOR AND BY THE BOROUGH OF CLOSTER IN THE COUNTY OF BERGEN, NEW JERSEY AND, AUTHORIZING THE ISSUANCE OF $400,000 BONDS OR NOTES OF THE BOROUGH FOR FINANCING PART OF THE APPROPRIATION

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

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

ADOPTION:

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

b. **ORDINANCE NO. 2025-1351**
"AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 21, "FIRE DEPARTMENT", §21-7 CLOTHING ALLOWANCE"

7. **REVIEW AND DISCUSSION OF COMMUNICATION ITEMS:**
   a. MAIL LIST of January 10, 2025
   b. MAIL LIST of January 17, 2025

8. **REVIEW AND DISCUSSION OF CONSENT AGENDA ITEMS FOR REGULAR MEETING**

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

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

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

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

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

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

*25-063 ESCHEAT FUNDS

9. **COMMITTEE REPORTS**
   a. FINANCE AND TECHNOLOGY – YAMMARINO (Cho/Maroules)
   Committees - Finance & Technology Commission Liaison- Recreation, Shade Tree, Food & Assistance

   b. PUBLIC SAFETY - LATNER (Chung/Amitai)
   Committee - Public Safety Liaison-NVRHS Board of Education & Library Board of Trustees

   c. PUBLIC WORKS - CHUNG (Yammarino/Cho)
   Committee - Public Works Liaison-Closter Board of Education, Board of Health

   d. ORDINANCES - CHO (Amitai/Latner)
   Committee - Ordinance & Legislative Commission Liaison-Environmental, Zoning, Fire

e. HUMAN RESOURCES – MAROULES (Latner/Yammarino)
Committee - Personnel Liaison- Historic Preservation/

f. LAND USE AND CONSTRUCTION - AMITAI (Chung/Maroules)
Building Liaison - Closter Improvement, Planning Board, Senior Citizens

g. MAYOR'S REPORT
Ambulance Corps Borough Engineer Northern Valley Mayor's Association

10. **OLD BUSINESS**

11. **NEW BUSINESS**

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

13. **ADJOURNMENT**

AGENDA SUBJECT TO CHANGE

Proclamation

Volunteer Appreciation

Nils Abate

Whereas the Governing Body of the Borough of Closter recognizes the invaluable contributions provided by *Nils Abate,* a respected resident of the Borough of Closter, and;

Whereas since January 1, 1997, *Nils Abate* has willingly donated his services as a volunteer on the Closter Shade Tree Commission, and;

Whereas *Nils Abate* for the past twenty-eight years has provided selfless amounts of time, energy and leadership as a volunteer serving in numerous capacities including serving fifteen of these twenty-eight years as Chairperson on the Closter Shade Tree Commission, and;

Whereas *Nils Abate* oversaw the direction of the Closter Shade Tree Commission, coordinated the development of new venues for enhancing, protecting and supporting the overall street-scape in Closter through consistent focus and oversight to address the needs of residents, while expanding the services of the Commission, and;

Whereas *Nils Abate's* extraordinary efforts during the past twenty-eight years of dedicated service and devotion to the Borough of Closter has provided extraordinary guidance to the Closter Shade Tree Commission, and;

Therefore, be it proclaimed that the Closter Mayor and Council ask all of our residents to take a moment on Wednesday, January 22nd and recognize the efforts and commitments of their friend and neighbor, *Nils Abate*, for volunteering his service and sustaining the Closter Shade Tree Commission in a spirit of volunteerism for the betterment of Closter.

Signed:

_____

John C. Glidden, Jr., Mayor
Borough of Closter

:lw 01 08 2025

Proclamation

Volunteer Appreciation

Elaine Lim

Whereas the Governing Body of the Borough of Closter recognizes the invaluable contributions provided by *Elaine Lim,* a respected resident of the Borough of Closter, and;

Whereas since June of 2021, *Elaine Lim* has willingly donated her services as a volunteer on the Closter Zoning Board of Adjustment, and;

Whereas *Elaine Lim* for the past four years has provided selfless amounts of time, energy and leadership as a volunteer serving as an alternate member of the Closter Zoning Board of Adjustment, and;

Whereas *Elaine Lim's* extraordinary efforts during the past four years of dedicated service and commitment to the Borough has provided remarkable contributions to the Closter Zoning Board of Adjustment, and;

Therefore, be it proclaimed that the Closter Mayor and Council ask all of our residents to take a moment on Wednesday, January 22nd and recognize the efforts and commitments of their friend and neighbor, *Elaine Lim*, for volunteering her service in a spirit of leadership for the betterment of Closter.

Signed:

_____
John C. Glidden, Jr., Mayor
Borough of Closter

:lw 01 08 2025

Proclamation

Volunteer Appreciation

Mitchell Monaco

Whereas the Governing Body of the Borough of Closter recognizes the invaluable contributions provided by *Mitchell Monaco,* a respected resident of the Borough of Closter, and;

Whereas since January 1, 2009, *Mitchell Monaco* has willingly donated his services as a volunteer on the Closter Zoning Board of Adjustment, and;

Whereas *Mitchell Monaco* for the past fifteen years has provided selfless amounts of time, energy and leadership as a volunteer serving on both the Closter Zoning Board of Adjustment and the Closter Improvement Commission, and;

Whereas *Mitchell Monaco* made significant contributions to both the Closter Zoning Board of Adjustment as well as the Closter Improvement Commission through unswerving attention to meet the needs of the community, and;

Whereas *Mitchell Monaco's* extraordinary efforts during the past fifteen years of dedicated service and devotion to the Borough has provided extraordinary guidance to the Closter Zoning Board of Adjustment, and;

Therefore, be it proclaimed that the Closter Mayor and Council ask all of our residents to take a moment on Wednesday, January 22nd and recognize the efforts and commitments of their friend and neighbor, *Mitchell Monaco*, for volunteering his service in a spirit of leadership for the betterment of Closter.

Signed:

_____

John C. Glidden, Jr., Mayor
Borough of Closter

BOROUGH OF CLOSTER
ORDINANCE NO. 2025-1352

BOND ORDINANCE PROVIDING AN APPROPRIATION OF $2,000,000 FOR THE MAKING OF A GRANT TO THE DEVELOPER OF THE CLOSTER VILLAGE SCHOOL PROJECT FOR 35 AFFORDABLE HOUSING UNITS FOR AND BY THE BOROUGH OF CLOSTER IN THE COUNTY OF BERGEN, NEW JERSEY AND, AUTHORIZING THE ISSUANCE OF $400,000 BONDS OR NOTES OF THE BOROUGH FOR FINANCING PART OF THE APPROPRIATION

BE IT ORDAINED, BY THE BOROUGH COUNCIL OF THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

SECTION 1:

The improvements described in Section 3 of this bond ordinance (the "Improvements") are hereby authorized to be undertaken by the Borough of Closter, New Jersey (the "Borough") as general improvements. For the said Improvement there is hereby appropriated the amount of $2,000,000, such sum includes the sum of $1,600,000 as the down payment (the "Down Payment") required by the Local Bond Law of the State of New Jersey, constituting Chapter 2 of Title 40A of the New Jersey Statutes, as amended and supplemented (the "Local Bond Law"). The Down Payment is hereby appropriated from the Borough's Affordable Housing Trust Fund and is currently held by the Borough and has previously been contributed for the improvement or purpose described in Section 3 hereof other than by the Borough.

SECTION 2:

In order to finance the cost of the Improvements not covered by application of the Down Payment, negotiable bonds of the Borough are hereby authorized to be issued in the principal amount of $400,000 pursuant to the provisions of the Local Bond Law (the "Bonds"). In anticipation of the issuance of the Bonds and to temporarily finance said improvements or purposes, negotiable bond anticipation notes of the Borough are hereby authorized to be issued in the principal amount not exceeding $400,000 pursuant to the provisions of the Local Bond Law (the "Bond Anticipation Notes" or "Notes").

SECTION 3:

(a) The Improvements authorized pursuant to N.J.S.A. 52:27D-311, part of a Court approved hosing plan, and the purpose for the financing of which said obligations are to be issued is for the making of a grant to the developer of the Closter Village School project for the development, construction and improvements of 35-units of affordable housing units on property

located at 511 Durie Avenue (Block 1316, Lot 9) in the Borough, and including all work including all work and materials necessary therefor and incidental thereto.

(b) The estimated maximum amount of Bonds or Notes to be issued for the purpose of financing a portion of the cost of the Improvements is $400,000.

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

SECTION 4:

All Bond Anticipation Notes issued hereunder shall mature at such times as may be determined by the chief financial officer of the Borough (the "Chief Financial Officer"); provided that no Note shall mature later than one year from its date. The Notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with Notes issued pursuant to this ordinance, and the signature of the Chief Financial Officer upon the Notes shall be conclusive evidence as to all such determinations. All Notes issued hereunder may be renewed from time to time subject to the provisions of Section 8(a) of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell part or all of the Notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the Borough Council of the Borough at the meeting next succeeding the date when any sale or delivery of the Notes pursuant to this ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the Notes sold, the price obtained and the name of the purchaser.

SECTION 5:

The capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, Department of Community Affairs, State of New Jersey is on file with the Borough Clerk and is available for public inspection.

SECTION 6:

The following additional matters are hereby determined, declared, recited and stated:

(a) The Improvements described in Section 3 of this bond ordinance are not current expenses, and are capital improvements or properties that the Borough may lawfully make or acquire as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

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(b) The period of usefulness of the Improvements, within the limitations of the Local Bond Law, and according to the reasonable life thereof computed from the date of the Bonds authorized by this bond ordinance, is 20 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Borough Clerk and a complete executed duplicate thereof has been filed in the office of the Director, Division of Local Government Services, Department of Community Affairs, State of New Jersey. Such statement shows that the gross debt of the Borough, as defined in the Local Bond Law, is increased by the authorization of the Bonds and Notes provided in this bond ordinance by $400,000 and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding $0.00 for items of expense listed in and permitted under Section 20 of the Local Bond Law is included in the estimated cost of the Improvements, as indicated herein.

SECTION 7:

Any funds received from time to time as contributions in aid of financing the purposes described in Section 3 of this Ordinance (including $300,000 from the Borough's Affordable Housing Trust Fund) shall be used for financing said Improvements by application thereof either to direct payment of the cost of said Improvements or to the payment or reduction of the authorization of the obligations of the Borough authorized therefor by this Bond Ordinance. Any such funds received may, and all such funds so received which are not required for direct payment of the cost of said Improvements shall, be held and applied by the Borough as funds applicable only to the payment of obligations of the Borough authorized by this Bond Ordinance.

SECTION 8:

The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy ad valorem taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

SECTION 9:

The Chief Financial Officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The Chief Financial Officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the

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requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

SECTION 10:

This Bond Ordinance constitutes a declaration of official intent under Treasury Regulation Section 1.150-2. The Borough reasonably expects to pay expenditures with respect to the Improvements prior to the date that Borough incurs debt obligations under this Bond Ordinance. The Borough reasonably expects to reimburse such expenditures with the proceeds of debt to be incurred by the Borough under this Bond Ordinance. The maximum principal amount of debt expected to be issued for payment of the costs of the Improvements is $400,000.

SECTION 11:

This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

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

Introduction: January 22, 2025
Adoption:

ATTEST: APPROVED:

_____ _____
Mari J. Margiotta, Borough Clerk John C. Glidden, Jr., Mayor

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BOROUGH OF CLOSTER
BERGEN COUNTY, NEW JERSEY

PUBLIC NOTICE

NOTICE OF PENDING BOND ORDINANCE

The bond ordinance, the summary terms of which are included herein, was introduced and passed upon first reading at a meeting of the governing body of the Borough of Closter, in the County of Bergen, State of New Jersey, on January 8, 2025. It will be further considered for final passage, after public hearing thereon, at a meeting of the governing body to be held in Borough Hall, 295 Old Closter Dock Road in the Borough of Closter, on January 22, 2025 at 7:30 o'clock PM. The meeting on January 22, 2025 is an in-person and virtual meeting, instructions regarding attendance and participation in the meeting will be posted on the Borough's website (www.closterboro.com). During the week prior to and up to and including the date of such meeting copies of the full ordinance will be available at no cost and during regular business hours, at the Clerk's office for the members of the general public who shall request the same. The summary of the terms of such bond ordinance follows::

Title: Bond Ordinance Providing An Appropriation Of $2,000,000 For The Making Of A Grant To The Developer Of The Closter Village School Project For 35 Affordable Housing Units For And By The Borough Of Closter In The County Of Bergen, New Jersey And, Authorizing The Issuance Of $400,000 Bonds Or Notes Of The Borough For Financing Part Of The Appropriation

Purpose(s): For the making of a grant to the developer of the Closter Village School project for the development, construction and improvements of 35-units of affordable housing on property located at 511 Durie Avenue (Block 1316, Lot 9) in the Borough, and including all work and materials necessary therefor and incidental thereto.

Appropriation: $2,000,000
Bonds/Notes Authorized: $400,000
Grants (if any) Appropriated: N/A
Section 20 Costs: $0.00
Useful Life: 20 Years

Mari Margiotta, Borough Clerk

This Notice is published pursuant to N.J.S.A. 40A:2-17.

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BOROUGH OF CLOSTER
BERGEN COUNTY, NEW JERSEY

PUBLIC NOTICE

BOND ORDINANCE STATEMENTS AND SUMMARIES

The bond ordinance, the summary terms of which are included herein, has been finally adopted by the Borough of Closter, in the County of Bergen, State of New Jersey on January 22, 2025 and the 20 day period of limitation within which a suit, action or proceeding questioning the validity of such ordinance can be commenced, as provided in the Local Bond Law, has begun to run from the date of the first publication of this statement. Copies of the full ordinance are available at no cost and during regular business hours, at the Clerk's office for members of the general public who request the same. The summary of the terms of such bond ordinance follows:

Title: Bond Ordinance Providing An Appropriation Of $2,000,000 For The Making Of A Grant To The Developer Of The Closter Village School Project For 35 Affordable Housing Units For And By The Borough Of Closter In The County Of Bergen, New Jersey And, Authorizing The Issuance Of $400,000 Bonds Or Notes Of The Borough For Financing Part Of The Appropriation

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Appropriation: $2,000,000
Bonds/Notes Authorized: $400,000
Grants (if any) Appropriated: N/A
Section 20 Costs: $0.00
Useful Life: 20 Years

Mari Margiotta, Borough Clerk

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Re: BOROUGH OF CLOSTER
COUNTY OF BERGEN, NEW JERSEY

BOND ORDINANCE PROVIDING AN APPROPRIATION OF $2,000,000 FOR THE MAKING OF A GRANT TO THE DEVELOPER OF THE CLOSTER VILLAGE SCHOOL PROJECT FOR 35 AFFORDABLE HOUSING UNITS FOR AND BY THE BOROUGH OF CLOSTER IN THE COUNTY OF BERGEN, NEW JERSEY AND, AUTHORIZING THE ISSUANCE OF $400,000 BONDS OR NOTES OF THE BOROUGH FOR FINANCING PART OF THE APPROPRIATION

_____Certified copy of the Supplemental Debt Statement prepared as of the date of introduction of the ordinance. This should show filing in the Clerk's office as well as in Trenton.

_____Down Payment Certificate.

_____Certified copy of the minutes of the meeting of the Borough Council held_____ showing introduction of the ordinance.

_____Affidavit of Publication in local newspaper following introduction of the ordinance.

_____Certified copy of the minutes of the meeting of the Borough Council held _____ showing public hearing and final adoption of the ordinance.

_____Affidavit of Publication in local newspaper following final adoption of the ordinance.

_____Clerk's Certificate executed no sooner than 21 days following final publication of the ordinance.

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DEBT STATEMENT CERTIFICATE

I, Mari Margiotta, Clerk of the Borough of Closter, in the County of Bergen, New Jersey (herein called the "Local Unit"), HEREBY CERTIFY that annexed hereto is a true and complete copy of the Supplemental Debt Statement of the Local Unit that was prepared as of _____ ___, 2025 by Frank Elenio, who was then chief financial officer of the Local Unit and filed in my office on _____ __, 2025, and that a complete, executed copy of such statement was filed in the office of the Director of the Division of Local Government Services of the State of New Jersey on _____, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Local Unit this _____ day of _____, 2025.

_____
Mari Margiotta, Borough Clerk

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CERTIFICATE OF DOWN PAYMENT

I, Frank Elenio, Chief Financial Officer of the Borough of Closter, in the County of Bergen, New Jersey (the "Local Unit") HEREBY CERTIFY that prior to the final adoption on _____, 2025 of an ordinance entitled:

> **BOND ORDINANCE PROVIDING AN APPROPRIATION OF $2,000,000 FOR THE MAKING OF A GRANT TO THE DEVELOPER OF THE CLOSTER VILLAGE SCHOOL PROJECT FOR 35 AFFORDABLE HOUSING UNITS FOR AND BY THE BOROUGH OF CLOSTER IN THE COUNTY OF BERGEN, NEW JERSEY AND, AUTHORIZING THE ISSUANCE OF $400,000 BONDS OR NOTES OF THE BOROUGH FOR FINANCING PART OF THE APPROPRIATION**

there was available as a down payment for the purposes authorized by the ordinance the sum of $1,600,000, which amount was appropriated as a down payment by the ordinance and was made available from the following sources (strike out inapplicable language):

a. by provision in a previously adopted budget or budgets of the Local Unit for down payment or for capital improvements purposes:

b. from moneys then actually held by the Local Unit and previously contributed for such purpose other than by the Local Unit; or

c. by emergency appropriation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporation seal of the Local Unit this _____ day of _____, 2025.

_____
Frank Elenio
Chief Financial Officer

(Seal)

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EXTRACT from the minutes of a _____meeting of the Borough _____ of the Borough of Closter, in the County of Bergen, New Jersey held at the Municipal Complex in the Borough of Closter on _____at ____ o'clock _.m.

PRESENT:

ABSENT:

[Attach appropriate minutes hereto]

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CERTIFICATE

I, MARI MARGIOTTA, Clerk of the Borough of Closter, in the County of Bergen, State of New Jersey, HEREBY CERTIFY that the foregoing annexed extract from the minutes of a meeting of the governing body of the Borough duly called and held on _____, 2025 has been compared by me with the original minutes as officially recorded in my office in the Minute Book of the governing body and is a true, complete and correct copy thereof and of the whole of the original minutes so far as they relate to the subject matters referred to in the extract.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Borough this _____ day of _____, 2025.

_____
Mari Margiotta, Borough Clerk

(SEAL)

DRAFT

EXTRACT from the minutes of a _____meeting of the Borough _____ of the Borough of Closter, in the County of Bergen, New Jersey held at the Municipal Complex in the Borough of Closter on _____at ____o'clock _.m.

PRESENT:

ABSENT:

[Attach appropriate minutes hereto]

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CERTIFICATE

I, MARI MARGIOTTA, Clerk of the Borough of Closter, in the County of Bergen, State of New Jersey, HEREBY CERTIFY that the foregoing annexed extract from the minutes of a meeting of the governing body of the Borough duly called and held on _____ _____has been compared by me with the original minutes as officially recorded in my office in the Minute Book of the governing body and is a true, complete and correct copy thereof and of the whole of the original minutes so far as they relate to the subject matters referred to in the extract.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Borough this _____ day of _____, 2025.

_____
Mari Margiotta, Borough Clerk

(SEAL)

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CLERK'S CERTIFICATE

I, MARI MARGIOTTA, Clerk of the Borough of Closter, in the County of Bergen, State of New Jersey, HEREBY CERTIFY as follows:

1. I am the duly appointed Clerk of the Borough of Closter, in the County of Bergen, State of New Jersey (herein called the "Local Unit"). In this capacity I have the responsibility to maintain the minutes of the meetings of the governing body of the Local Unit and the records relative to all ordinances and resolutions of the Local Unit. The representations made herein are based upon the records of the Local Unit.

2. Attached hereto is a true and complete copy of an ordinance passed by the governing body of the Local Unit on first reading on _____and finally adopted by the governing body on_____, 2025, and where necessary approved by the Mayor on_____.

3. On_____a copy of the ordinance and a notice that copies of the ordinance would be made available to the members of the general public of the municipality who requested copies, up to and including the time of further consideration of the ordinance by the governing body, was posted in the principal municipal building of the Local Unit at the place where public notices are customarily posted. Copies of the ordinance were made available to all who requested them;

4. A certified copy of this ordinance and a copy of the amended capital budget form has been filed with the Director of the Division of Local Government Services.

5. After final passage, the ordinance, a copy of which is attached hereto, was duly published on _____. No protest signed by any person against making the improvement or incurring the indebtedness authorized therein, nor any petition requesting that a

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referendum vote be taken on the action proposed in the ordinance has been presented to the governing body or to me or filed in my office within 20 days after the publication or at any other time after the final passage thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Borough this ___ day of _____, 2025.

_____
Mari Margiotta, Borough Clerk

[SEAL]

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BOROUGH OF CLOSTER
TEMPORARY CAPITAL BUDGET

Whereas, the local capital budget for the year 2025 has not been adopted.

Whereas, it is desired to Introduce a Bond Ordinance.

Now, Therefore Be It Resolved, by the Governing Body of the Borough of Closter, County of Bergen that the following temporary capital budget amendment be made:

	(	(	(
	(	(	ABSTAIN (
RECORDED VOTE	AYES (	NAYS (	(
(Insert last names)	(	(	ABSENT (
	(	(	(

CAPITAL BUDGET (Current Year Action)
2025

1 PROJECT	2 PROJECT NUMBER	3 ESTIMATED TOTAL COST	4 AMOUNTS RESERVED IN PRIOR YEARS	PLANNED FUNDING SERVICES FOR CURRENT YEAR 2025 5a 2025 Budget Appropriations	5b Improvement Fund	5c Capital Surplus	5d Grants in Aid and Other Funds	5e Debt Authorized	6 TO BE FUNDED IN FUTURE YEARS
Grant to Developer for 35 Affordable Housing Units		$ 2,000,000	$ 1,600,000					$ 400,000	
TOTALS ALL PROJECTS		$ 2,000,000	$ 1,600,000					$ 400,000	

3 YEAR CAPITAL PROGRAM 2025 - 2027
ANTICIPATED PROJECT SCHEDULE AND FUNDING REQUIREMENTS

	2 PROJECT NUMBER	3 ESTIMATED TOTAL COST	4 ESTIMATED COMPLETION TIME	5 FUNDING AMOUNTS PER YEAR Budget Year 2025	2026	2027	2028	2029	2030
Grant to Developer for 35 Affordable Housing Units		$ 2,000,000		$ 2,000,000					
TOTALS ALL PROJECTS		$ 2,000,000		$ 2,000,000					

Active

State of New Jersey
Department of Community Affairs
Supplemental Debt Statement

Local Government: Closter Borough Prepared As Of: 1/8/2025

Budget Year Ending **December 31** (Month D-D) **2025** (Year)

Name: Francis Elenio Phone: 201-784-0755
Title: Email: felenio@closternj.us
Address: 295 Closter Dock Rd
Closter, NJ 07624 CFO Cert #:

Francis Elenio, Being duly sworn, deposes and says: Deponent is the Chief Financial Officer of Closter Borough here and in the statement hereinafter mentioned called the local unit. The Supplemental Debt Statement annexed hereto and hereby made a part hereof is a true statement of the debt condition of the local unit as of the date therein stated and is computed as provided by the Local Bond Law of New Jersey.

	Net Debt as per Annual Debt Statement	Decrease (Since December 31, last past)	Increase (Since December 31, last past)	Net Debt
Bonds and Notes for School Purposes	$0.00	$	$	$0.00
Bonds and Notes for Self-Liquidating Purposes	$0.00	$	$	$0.00
Other Bonds and Notes	$18,172,022.00	$	$	$18,172,022.00

2 Net Debt at the time of this statement is …… $18,172,022.00

The amounts and purposes separately itemized of the obligations about to be authorized, and any deductions which may be made on account of each such item are: (see Note "C" below)

Bond Ordinance	Purposes	Amount	Deduction	Net
	Grant to Developer for 35 Affordable Housing Units	$400,000.00	$0.00	$400,000.00
		$400,000.00	$0.00	$400,000.00

4 The net debt of the local unit determined by the addition of the net debt amounts stated in items 2 and 3 above is: $18,572,022.00

5 Equalized valuation basis (the average of the equalized valuations of real estate, including improvements and the assessed valuation of class II railroad property of the local unit for the last 3 preceding years) as stated in the Annual Debt Statement or the revision thereof last filed.

	Year		
(1)	2022	Equalized Valuation Real Property with Improvements plus assessed valuation of Class II RR Property	$2,578,912,797.00
(2)	2023	Equalized Valuation Real Property with Improvements plus assessed valuation of Class II RR Property	$2,889,785,706.00
(3)	2024	Equalized Valuation Real Property with Improvements plus assessed valuation of Class II RR Property	$3,103,892,686.00

6 Equalized Valuation Basis – Average of (1), (2) and (3)…… $2,857,530,396.33

7 Net Debt (Line 4 Above) expressed as a percentage of such equalized valuation basis (Line 6 above) is: 0.650%

Notes

A If authorization of bonds or notes is permitted by an exception to the debt limit, specify the particular paragraph of N.J.S.A. 40A:2-7 or other section of law providing such exception.

B This form is also to be used in the bonding of separate (not Type I) school districts as required by N.J.S.A. 18A:24-16, and filed before the school district election. In such case pages 3 and 4 should be completed to set forth the computation supporting any deduction in line 3 above.

C Only the account of bonds or notes about to be authorized should be entered. The amount of the "down payment" provided in the bond ordinance should not be included nor shown as a deduction.

COMPUTATION AS TO INDEBTEDNESS FOR IMPROVEMENT OR EXTENSION OF AN EXISTING MUNICIPAL PUBLIC UTILITY, N.J.S.A. 40A:2-7(h); NJSA 40A:2-47(a)

1. Annual Debt Statement, excess in revenues of utility
2. Less Interest and principal computed as provided in N.J.S.A. 40A:2-47(a) for all obligations authorized but not issued to the extent not already charged to income in the annual debt statement.
3. Excess revenue prior to authorizing proposed obligations = (column 1 minus column 2)
4. Interest and principal calculated for proposed obligations N.J.S.A. 40A:2-47(a)
(a) Interest for one year at 4 1/2%
(b) First installment of serial bonds legally issuable
(c) Total charges (Items (a) and (b))

	1	2	3	4(a)	4(b)	4(c)
Municipal Public Utility	**ADS Excess in Revenues of Utility**	**Less Interest and Principal**	**Excess Revenue**	**Interest for One Year**	**1st Installment of Serial Bonds Legally Issuable**	**Total Charges**

Note: If line 3 equals or exceeds line 4, obligations may be authorized under the provisions of N.J.S.A. 40A:2-7(h) as limited by N.J.S.A. 40A:2-47(a).

COMPUTATION OF SCHOOL INDEBTEDNESS AND DEDUCTIONS UNDER PROVISIONS OF N.J.S.A. 18A: 24-17

N.J.S.A. 18A:24-19 (Lines 1 to 7)

1	Average of equalized valuations (page 1, line 3)		$2,857,530,396.33
2	Gross School District Debt outstanding and authorized but not issued (not including proposed issue)		$
3	Less: Sinking funds held for payment of School Debt, by Sinking Fund Commission		$
4	Net debt for school purposes (line 2, minus line 3)		$0.00
5	Debt deduction for school purposes' % (as per line below)	%	$
	(a) 2½% Kindergarten or Grade 1 through Grade 6		
	(b) 3 % Kindergarten or Grade 1 through Grade 8		
	(c) 3½% Kindergarten or Grade 1 through Grade 9		
	(d) 4 % Kindergarten or Grade 1 through Grade 12		
6	Available debt deduction (excess, if any, of line 5 over line 4)		$0.00
7	School Bonds about to be authorized		$

Note: Omit lines 8 to 13, if line 6 equals or exceeds line 7. or if shown on line 17

N.J.S.A. 18A:24-22 (Lines 8 to 13)

8	Excess of line 7 over line 6	$0.00
9	Municipal Debt Limit (3½% of line 1 above)	$100,013,563.87
10	Net Debt	$18,172,022.00
11	Available Municipal Borrowing Margin (excess, if any, of line 9 over line 10)	$81,841,541.87
12	Use of Municipal Borrowing Margin (line 8 not exceeding line 11)	$0.00
13	Remaining Municipal Borrowing Margin after authorization of proposed School Bonds (line 11 minus line 12)	$81,841,541.87

Note: Omit lines 14 to 16, if line 11 equals or exceeds line 8, or if shown on line 17

N.J.S.A. 18A:24-24 (lines 14 to 16)

14	Amount of line 7		$
15	Amount of Deduction:	(a) Amount of line 6	$0.00
		(b) Amount of line 11	$81,841,541.87
		Total	$81,841,541.87
16	Excess of line 14 over line 15		$0.00

Computation of Regional School Indebtedness

	1	2	3	4	5
Municipality	**Average Equalized Valuations 40A:2-43**		**Apportionment of Previous Bonds Issued or Authorized**	**Amount Apportionment of Proposed Bond Issue**	**Total Apportionment of Previous Bonds Issued or Authorized plus Apportionment Proposed Bond Issue (Column 3 plus 4)**
	Amount	**Percentage**			
Closter Borough	$2,857,530,396.33	23.59799451%	0.00	0.00	0.00
Demarest Borough	$1,971,700,346.00	16.28265232%	0.00	0.00	0.00
Harrington Park Borough	$1,272,869,743.33	10.51158485%	0.00	0.00	0.00
Haworth Borough	$1,137,235,305.00	9.39149152%	0.00	0.00	0.00
Northvale Borough	$1,165,390,244.00	9.62400001%	0.00	0.00	0.00
Norwood Borough	$1,561,944,126.67	12.89881254%	0.00	0.00	0.00
Old Tappan Borough	$2,142,538,507.67	17.69346426%	0.00	0.00	0.00
Totals	**$12,109,208,669.00**	**100.00%**			

SPECIAL DEBT STATEMENT

BORROWING POWER AVAILABLE UNDER N.J.S.A. 40A:2-7(f)

1	Amount of accumulated debt incurring capacity under RS 40:1-16(d) as shown on the latest Annual Debt Statement.		$
2	Obligations heretofore authorized in excess of debt limitation and pursuant to:		
	(a) N.J.S.A. 40A:2-7(d)	$	
	(b) N.J.S.A. 40A:2-7(f)	$	
	(c) N.J.S.A. 40A:2-7(g)	$	
	Total		$0.00
3	Available debt incurring capacity (N.J.S.A. 40A:2-7(f))		$
4	Obligations about to be authorized pursuant to N.J.S.A. 40A :2-7(f) (If item 3 equals or exceeds item 4, obligations may be authorized)		$

BORROWING POWER AVAILABLE UNDER N.J.S.A. 40A:2-7(g)

1	Total appropriations made in local unit budget for current fiscal year for payment of obligations of local unit included in Annual Debt Statement or revision thereof last filed as of preceding December 31, 2024		$
2	Less the amount of such obligations which constitute utility and assessment obligations:		$
3	Excess of item 1 over item 2:		$0.00
4	Amount raised in the tax levy of the current fiscal year by the local unit for the payment of bonds or notes of any school district		$
5	Amount equal to 2/3 of the sum of item 3 and item 4		$0.00
6	(a) Amount of obligations heretofore authorized under N.J.S.A. 40A:2-7(g) in current fiscal year	$	
	(b) Amount of authorizations included in 6(a) which were heretofore repealed	$	
	(c) Excess of item 6(a) over item 6(b)		$0.00
7	Excess of item 5 over item 6(c)		$0.00
8	Obligations about to be authorized		$
9	Borrowing capacity still remaining after proposed authorization		$0.00

(item 7 less item 8) (If item 7 equals or exceeds item 8, obligations may be authorized)

BOROUGH OF CLOSTER
ORDINANCE NO. 2025-1353

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

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

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

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

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

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

SECTION 1.

Ordinance 2024-1347 is hereby repealed in its entirety.

SECTION 2.

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

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

SECTION 3.

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

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

SECTION 4.

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

SECTION 5.

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

§200-54.7. **Permitted Uses**
In District Number 3A, Business and Residential Area 3A, no building or premises shall be used and no building or part of a building shall be erected, constructed or altered which shall be arranged, intended or designed to be used for any purpose other than for Cooperative Sober Living Residences and the uses permitted in District No. 3, Business Area, as contained in §200-11 of the Code of the Borough of Closter.

SECTION 6.

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

SECTION 7.
If any article, section, subsection, paragraph, phrase or sentence is, for any reason, held to be unconstitutional or invalid, said article, section, subsection, paragraph, phrase or sentence shall be deemed severable.

SECTION 8.

DRAFT

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

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

Introduction: January 22, 2025
Adoption:

ATTEST: APPROVED:

_____ _____
Mari J. Margiotta, Borough Clerk John C. Glidden, Jr., Mayor

BOROUGH O F CLOSTER
ORDINANCE NO. 2025-1354

AN ORDINANCE AMENDING CHAPTER 170A OF THE CODE ENTITLED "STORMWATER CONTROL" PURSUANT TO RECOMMENDATIONS MADE BY THE BERGEN COUNTY DEPARTMENT OF PLANNING AND ENGINEERING

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

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

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

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

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

SECTION 1.
§170A-2, Definitions, "County Review Agency" shall be changed to read:

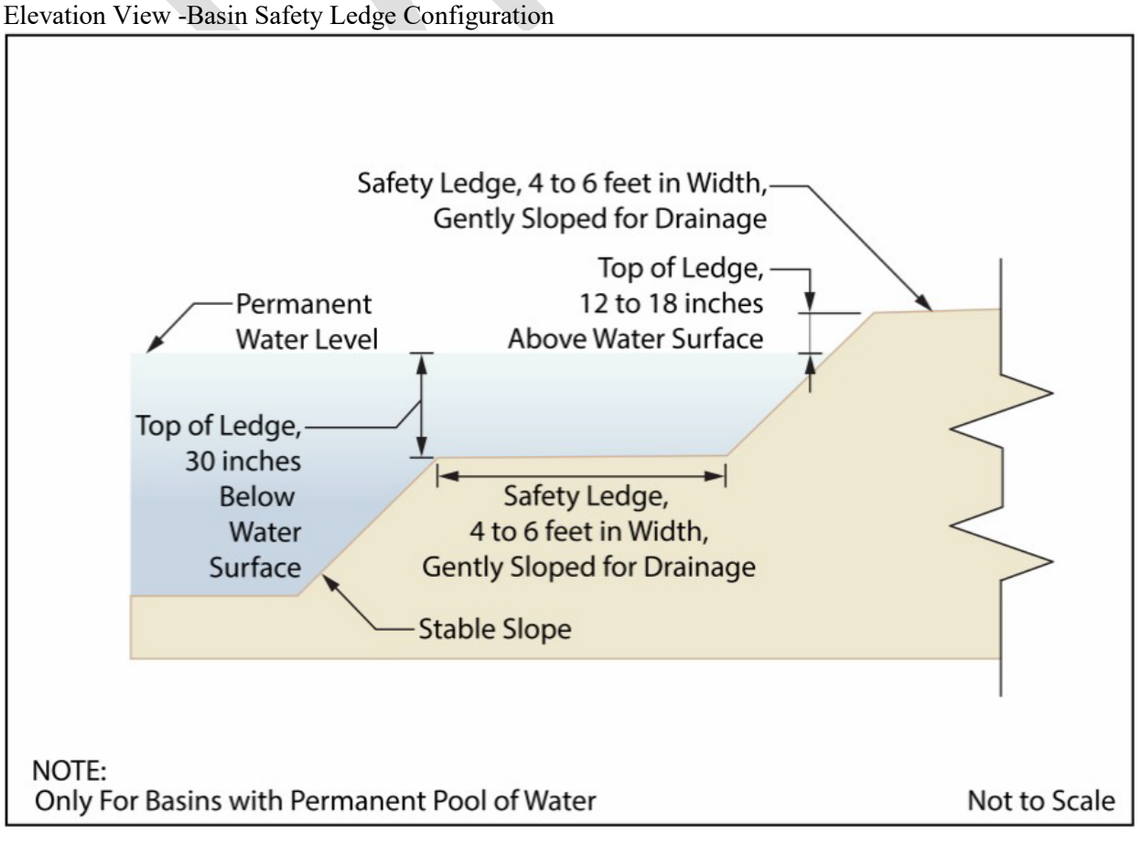
"County review agency" means an agency designated by the County Board of County Commissioners to review municipal stormwater management plans and implementing ordinance(s). The county review agency may either be:

1. A county planning agency or
2. A county water resource association created under N.J.S.A 58: l6A-55.5, if the ordinance or resolution delegates authority to approve, conditionally approve, or disapprove municipal stormwater management plans and implementing ordinances.

SECTION 2.
§170A-5, Safety Standards for Stormwater Management Basins, shall be revised as follows:

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

Safety Ledge Illustration
Elevation View -Basin Safety Ledge Configuration



DRAFT

SECTION 3.
All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistencies.

SECTION 4.
If any article, section, subsection, paragraph, phrase or sentence is, for any reason, held to be unconstitutional or invalid, said article, section, subsection, paragraph, phrase or sentence shall be deemed severable.

SECTION 5.
This Ordinance shall take effect immediately upon final publication as provided by law.

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

Introduction: January 22, 2025
Adoption:

ATTEST: APPROVED:

_____ _____
Mari J. Margiotta, Borough Clerk John C. Glidden, Jr., Mayor

DRAFT

BOROUGH OF CLOSTER
ORDINANCE NO. 2025-1350

AN ORDINANCE AMENDING ORDINANCE 2024-1349 AND APPROPRIATING A SUM NOT TO EXCEED $546,500.00 FROM OPEN SPACE, RECREATION, FARMLAND, AND HISTORIC PRESERVATION TRUST FUND FOR PARK, FARMLAND, AND HISTORIC PRESERVATION IMPROVEMENTS

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

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

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

SECTION 1. The Borough of Closter does hereby appropriate the sum of $546,500.00 from the Open Space, Recreation, Farmland, and Historic Preservation Trust Fund for park, farmland, and historic preservation improvements. A list of the authorized improvements is attached to this Ordinance as Exhibit A. The authorization to pay for the items on Exhibit A shall expire after 24 months from the date of adoption of this Ordinance. Thereafter, the funds for items that are not complete shall be returned to the Open Space, Recreation, Farmland, and Historic Preservation Trust.

SECTION 2. The Capital Budget is amended to conform with the provisions of this Ordinance to the extent of any inconsistency therewith and resolutions promulgated by the Local Finance Board showing full detail of the amended budget and capital programs as approved by the Director, Division of Local Government Services on file with the Borough Clerk and is available for public inspection.

SECTION 3. The following matters are hereby determined, declared, recite and stated:

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

SECTION 4. This Ordinance shall take effect upon final passage and publication in accordance with law.

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

Introduced: **January 8, 2025**
Adopted:

ATTEST: **APPROVED:**

_____ _____
Mari J. Margiotta, Borough Clerk John C. Glidden, Jr., Mayor

Certified to be a true copy of the Ordinance adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held on_____, 2025.

_____
Mari J. Margiotta, Borough Clerk

DRAFT

Borough of Closter
2025 OPEN SPACE ORDINANCE # 1
(Amending 2024 Open Space Ordinance #2)

Parks & Recreation:	
Soft cost for Boswell Engineering	$35,000.00
Replacement of Ruckman Road Walking Path	$400,000.00
Closter Nature Center	
Soft cost for Boswell Engineering	$20, 500.00
Pond Stabilization & Drainage #2	$91,000.00
Total	$546,500.00

DRAFT

BOROUGH OF CLOSTER
ORDINANCE NO. 2025-1351

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 21, FIRE DEPARTMENT, §21-7 CLOTHING ALLOWANCE

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

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

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

SECTION 1.

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

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

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

SECTION 2.

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

SECTION 3.

If any article, section, subsection, paragraph, phrase or sentence is, for any reason, held to be unconstitutional or invalid, said article, section, subsection, paragraph, phrase or sentence shall be deemed severable.

SECTION 4.

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

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

Introduced: January 8, 2025
Adopted:

ATTEST: **APPROVED:**

_____ _____
Mari J. Margiotta, Borough Clerk John C. Glidden, Jr., Mayor

Certified to be a true copy of the Ordinance adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held on_____, 2025.

_____
Mari J. Margiotta, Borough Clerk

DRAFT

BOROUGH OF CLOSTER
RESOLUTION #2025-057
JANUARY 22, 2025

PROFESSIONAL SERVICES APPOINTMENT
PUBLIC DEFENDER – SALVADOR H. SCLAFANI

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

WHEREAS, funds are available for said purpose; and

WHEREAS, Salvador H. Sclafani, Esq., is qualified to provide professional legal services as a Public Defender; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that the resolution authorizing the award of contracts for "Professional Services" without competitive bidding be publicly advertised;

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

1. The Mayor and Borough Clerk are hereby authorized and directed to execute an agreement with:
   Salvador H. Sclafani, Esq.
   Law Offices of Salvador H. Sclafani
2. This contract is being awarded without competitive bidding pursuant to N.J.S.A. 40A:11-5, as a professional service.
3. This contract is being awarded through a Fair and Open process, pursuant to N.J.S.A. 19:44A-20.4 et seq.
4. The Borough Clerk is hereby authorized and directed (in accordance with the publication of notice provisions of N.J.S.A. 40A:11-5(1)(a)(i) to publish a notice of this action once in the official newspaper of the Borough of Closter.
5. That the award of this contract be in accordance with and subject to compliance with the Affirmative Action Regulations of the State of New Jersey and the requirements of Public Law 1975, Chapter 127.

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

Adopted: January 22, 2025

ATTEST: APPROVED:

_____ _____
Mari J. Margiotta, 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 January 22, 2025.

_____
Mari J. Margiotta, Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #2025-058
JANUARY 22, 2025

AUTHORIZING A REQUEST FOR PROPOSALS FOR A CONTRACTOR FOR RESTORATION OF THE MACBAIN FARM HOUSE

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

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

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

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

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

Adopted: January 22, 2025

ATTEST: APPROVED:

_____ _____
Mari J. Margiotta, 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 January 22, 2025.

_____
Mari J. Margiotta, Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #2025-059
JANUARY 22, 2025

APPROVAL OF SHYONG REALTY CORP, V CLOSTER BOROUGH
TAX APPEAL SETTLEMENT

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

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

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

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

Withdraw tax years 2020, 2021 & 2022
2023 Assessed Value will be reduced from $1,938,500 to $1,821,000
2024 Assessed Value will be reduced from $2,042,800 to $1,748,000

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

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

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that the proposed settlement for the tax appeal encaptioned **Shylong Realty Corp. v. Borough of Closter** as hereinbefore set forth is approved and the Borough Attorney or a member of his firm is authorized to execute all documents necessary to effectuate its terms.

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

Adopted: January 22, 2025
ATTEST: APPROVED:

Mari J. Margiotta, 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 January 22, 2025.

Mari J. Margiotta, Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #2025-060
JANUARY 22, 2025

APPROVAL OF MAKLEFF V CLOSTER BOROUGH
TAX APPEAL SETTLEMENT

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

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

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

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

Withdraw tax year 2019
2021 Assessed Value will be reduced from $1,587,900 to $1,525,000; and

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

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

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

The proposed settlement for the tax appeals encaptioned Gil Makleff and Shlomit Makleff v. Closter Borough as hereinbefore set forth is approved and the Borough Attorney or a member of his firm is authorized to execute all documents necessary to effectuate its terms.

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

Adopted: January 22, 2025

ATTEST: APPROVED:

Mari J. Margiotta, 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 January 22, 2025.

Mari J. Margiotta, Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #2025-061
JANUARY 22, 2025

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

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

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

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

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

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

Adopted: January 22, 2025

ATTEST: APPROVED:

_____ _____
Mari J. Margiotta, 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 January 22, 2025.

_____
Mari J. Margiotta, Borough Clerk

EXHIBIT A
MUTUAL AID AND ASSISTANCE AGREEMENT
CLOSTER FIRE DEPARTMENT and SPARKILL-PALISADES FIRE DISTRICT

Sparkill Palisades Fire District
520 NY-340, Sparkill, NY 10976
P.O. Box 223

(845) 359-1324

RECEIVED

JAN 15 2025

BOROUGH of CLOSTER
ADMINISTRATORS OFFICE

Commissioners:

Mike Yannazzone, *Chairman*
Mike Bettmann
Clifton C. Bullock
Jim Michael Dillon
Michael Pardi

Office of the Borough Mayor
295 Old Closter Dock Road
Closter, N.J. 07624

January 7, 2025

To Whom It May Concern,

Enclosed please find a signed copy of Sparkill-Palisades Fire District's proposed Mutual Aid Agreement for 2025. Please note that the agreement remains unchanged from the prior year, and you may already have the executed agreement on file. As such, please return a copy of the newly signed agreement or respond with affirmation that your municipality's executive board has approved the continuation of the agreement for the forthcoming year.

Sincerely,

The Board of Fire Commissioners
Sparkill-Palisades Fire District

Amanda Hyland

District Secretary

Sparkill-Palisades Fire District

JOHN PAULDING ENGINE COMPANY, INC.
JOSHUA PANTER
CHIEF OF DEPARTMENT

JOHN P. BRUEN
President

SPARKILL - PALISADES FIRE DISTRICT
MICHAEL A. YANNAZZONE, CHAIRMAN OF THE BOARD OF FIRE COMMISSIONERS

MUTUAL AID AND ASSISTANCE AGREEMENT

WHEREAS: It is the intention of the undersigned municipal entities, their Emergency Rescue Response Teams, Marine Units, Fire Departments, and respective Fire Companies, to enter into a mutual aid and assistance program pursuant to law as may be amended or modified by the following provisions in this agreement.

WHEREAS: This agreement is intended to supersede any earlier agreements which may have been signed by the parties hereto.

WHEREAS: This agreement shall be by and between the following State Agencies, boroughs, towns, municipalities, Fire Departments and Companies (hereinafter "Agencies" or individually "Agency") and the parties agree to be bound thereby:

Closter Fire Department, N.J. **Sparkill-Palisades Fire District, N.Y.**

WHEREAS: The call for aid shall be limited to and regulated by the total resources available to each Agency as they may determine based on their respective needs under prevailing conditions in their communities and/or respective jurisdictions.

WHEREAS: The following terms and conditions shall be made part of the agreement:

FIRST: In the event of an emergency, the Chief or Incident Commander of the Sparkill-Palisades Fire District and/or the Chief or Incident Commander of the **Closter Fire Department** may request from the other Agency which is a signatory of this Agreement, assistance to protect life or property outside the normal territorial limits of the Agency to which such request is directed. Further, the Chief of the Sparkill-Palisades Fire District, its firefighters and apparatus, or any other equipment, and other member's Agency, upon reasonable notice as agreed upon by the parties, may be made available for a drill or drills as may be deemed necessary or proper.

520 Route 340, P.O. Box 164, Sparkill, New York, 10976 (845)359-1324 (845)359-5169(Fax)
Chief@sparkillpalisadesfire.com www.sparkillpalisadesfire.com

SECOND: Any call for aid to the Sparkill-Palisades Fire District for emergency assistance must be transmitted through Rockland County 44-Control. Whenever possible, the Agency so requesting assistance shall issue route instructions, location to hazard, to direct the responding departments to its desired position.

It shall be the responsibility of the Chief of the Sparkill-Palisades Fire District or his/her designated Officer to file with the Office of Fire Prevention and Control a copy of the Fire/Incident Report. This report shall be prepared according to the National Fire Incident Report System (NFIRS) 5.0 standard as directed by NYS Municipal Law, Section 204-d, "Duties of the Fire Chief".

THIRD: The Fire Chief or his/her designated assistant or assistants, or the Commander or Officer in Charge of the Agency requesting aid, shall be in charge of the scene and operation.

FOURTH: Any material change in the total resources as made a part hereof must be communicated immediately by telephone to each other member Department and within one (1) week thereafter confirmed in writing.

FIFTH: While full insurance coverage must be carried by all parties hereto, it is the intent of the parties that to the fullest extent permitted by law, the requesting Agency agrees to indemnify, release and hold harmless the responding Agency, its trustees, officers, employees, agents and servants from any and all loss, liability, claims, demands, actions, and causes of actions whatsoever arising out of any loss, damage or injury that may occur as a result of the provision of services I requested from the responding Agency, specifically those relating to any response to a call for mutual aid.

SIXTH: There shall be semi-annual meetings of the Department and at each meeting there must be representation by a responsible officer of each Fire Department, which officer is authorized to act on behalf of his respective Department. The scheduling of the regular meetings shall hereafter be mutually agreed upon.

SEVENTH: In accord with NYS General Municipal Law 29-h(2), the Agencies' participation in this Agreement is contingent upon any loss or damage to, or expense incurred in the operation of fire apparatus or other equipment answering a call for assistance from outside territory, and the cost of any materials used in connection with such call, shall be a charge against and paid by the Agency which issued the call for assistance.
Written notice to the Agency who issued the call for aid for reimbursement for "damage", expenses" and/or "materials used" must be made within sixty (60) days of the call for assistance.

EIGHTH: If any Agency member or such other Fire Department member shall, in rendering assistance pursuant to a mutual aid call made hereunder, suffer any casualty or death, the affected member, his/her designee or legal representative shall be entitled to all rights and privileges, workman's compensation, insurance benefits or other benefits to which such member would be entitled if such casualty or death occurred in the performance of his/her duties in the municipality or other territorial jurisdiction rendering such assistance.

NINTH: Any signatory to this Agreement may elect to withdraw from this Agreement by adopting a Resolution to that effect, and such withdrawal shall become effective thirty (30) days after filing of such Resolution with the other party to the Agreement at the address:

For the Sparkill-Palisades Fire District:

Board of Fire Commissioners
Sparkill-Palisades Fire District
P.O. Box 223
Sparkill, N.Y. 10976

For the Borough of Closter, New Jersey:

Office of the Borough Mayor
295 Old Closter Dock Road
Closter, N.J. 07624

Effective Date: This Agreement shall be effective the date that the Agreement is signed by all parties thereto and returned to each party with a copy of a Resolution adopted by the legislative body, or Commission as the case may be, of each signatory to the Agreement, and a written indication of the ability of the Sparkill-Palisades Fire District to respond to calls contemplated hereunder is filed with the Office of the Rockland County Fire Coordinator.

Mayor Borough of Closter, N.J.	Chairman The Board of Fire Commissioners Sparkill-Palisades Fire District, N.Y.
Chief of Fire Department Borough of Closter, N.J.	Chief of Fire Department Sparkill-Palisades Fire District, N.Y.

BOROUGH OF CLOSTER
RESOLUTION #2025-062
JANUARY 22, 2025

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

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

WHEREAS, in a letter dated January 6, 2025 to the James Winters, Borough Administrator, Boswell Engineering advised the Borough of the additional cost of $1,200.00 to the original amended Change Order No. 2 of $5,750.00 for the removal of a dead tree on the peninsula of the Colgate Project and provided the proposal from D.T.S. Trucking reflecting the increased amount of **$1,200.00** and the final amount of the amended change order contract amount from **$403,698.00** to **$404,898.00**; and

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

CERTIFICATE OF AVAILABILITY OF FUNDS
I, Frank Elenio, Certified Financial Officer of the Borough of Closter, hereby certify, pursuant to N.J.S.A. 40A:9-140.1, et seq. and N.J.A.C. 5:30-5.4, the funds are available to the Borough of Closter for calendar year 2025 in account. C-04-21-287-000-001.

Dated: January 22, 2025

_____
Frank Elenio, CFO

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

Adopted: January 22, 2025

ATTEST: APPROVED:

_____ _____
Mari J. Margiotta, 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 January 22, 2025.

_____
Mari J. Margiotta, Borough Clerk

Exhibit A

Boswell Engineering Estimate Change Order No. 2 (Final)
DWARSKILL STABILIZATION – COLGATE STREET – D.T.S. TRUCKING, LLC

BOSWELL
EST 1924

Headquarters
330 Phillips Avenue
South Hackensack, NJ 07606

O 201 641 0770
info@boswellengineering.com
boswellengineering.com

January 6, 2025

Mr. James Winters
Borough Administrator
Borough of Closter
295 Old Closter Dock Road
Closter, New Jersey 07624

Re: Estimate Certificate No. 2 (Final)
Dwars Kill Bank Stabilization - Colgate Street
Block 2004/2006/1, Lots 30/2, 5, 6, 12, 13/30
Borough of Closter
Bergen County, New Jersey
Our File No. CL-1425

Dear Mr. Winters:

Attached herewith please find the Request for Payment No. 2 (Final) in the amount of $6,950.00 from DTS Trucking LLC (DTS) for the above referenced project. We have reviewed the billing and find it consistent with the bid price provided by the contractor and the work performed. Boswell recommends payment to TRW at the address listed on the invoice.

Enclosed herewith are the following items to support our payment approval:

1. Estimate Certificate No. 2 (Final), dated December 13, 2024, in the amount of $6,950.00;
2. Estimate Certificate spreadsheet breakdown;
3. Change Order No. 2 in the amount of $6,950.00;
4. DTS Request for Payment 2; and,
5. Borough of Closter Payment Voucher in the amount of $6,950.00 .

We thank you for your attention in this matter. If you have any questions or require anything further, please do not hesitate to contact me (frossi@boswellengineering.com or 201-373-8905).

Very truly yours,

Frank J. Rossi, LSRP

FJR/cr
Enclosures

cc: Jason Usnick, DTS
Nick DeNicola, P.E., Boswell Engineering

250106CRL1_EC2(final)

ESTIMATE CERTIFICATE

BOROUGH OF CLOSTER

OUR FILE NO. CL-1425

Estimate Number: 2 (Final) **DATE: 12/13/2023**

Period Ending: 12/1/2023

FOR WORK PERFORMED AND MATERIAL FURNISHED
DWARS KILL BANK STABILIZATION - COLGATE STREET

Contractor: DTS Trucking, LLC
65 Royal Avenue
Hawthorne, NJ 07506

Original Contract Amount:	$	387,800.00
Less Total Reductions:	$	(31,350.00)
Plus Total Increases:	$	48,448.00
Net Change:	$	17,098.00
Amended Contract Amount:	$	404,898.00

Increases This Estimate:	$	6,950.00
Decreases This Estimate:	$	-
Change This Estimate:	$	6,950.00

Contract Starting Date:		
Actual Starting Date:		
Contract Completion Date:		
Extensions:		
Amended Completion Date:		
Time Used:		

Total Amount Estimated:	$	404,898.00
Less 2% Retainage	$	-
Total Net Amount Estimated:	$	404,898.00
Less Amount Previously Paid:	$	397,948.00

Amount Due This Estimate:	**$**	**6,950.00**

Percent Complete of Original Contract:		104.4%
Amount Exceeding Original Contract:	$	17,098.00
Percent Increase of Amended Contract Over Original:		4.4%
Percent Complete of Amended Contract Amount:		100.0%
Balance to Finish	$	-

Estimated By: _____

Approved By: _____

FOR USE BY THE BOROUGH OF CLOSTER

Verified by: _____ _____
(Project Engineer)

Audited by: _____
(Comptroller)

ESTIMATE CERTIFICATE

DWARS KILL BANK STABILIZATION - COLGATE STREET
BOROUGH OF CLOSTER
BERGEN COUNTY, NEW JERSEY

OUR FILE NO. CL-1425

Estimate Number: 2 (Final)

ITEM #	DESCRIPTION	UNIT	UNIT PRICE	ORIGINAL CONTRACT QUANTITY	AMENDED CONTRACT QUANTITY	TOTAL CONTRACT AMOUNT	QUANTITY PREVIOUSLY ALLOWED	QUANTITY ALLOWED THIS EST.	TOTAL QUANTITY ALLOWED TO DATE	TOTAL AMOUNT PREVIOUSLY ALLOWED	TOTAL AMOUNT ALLOWED TO DATE	AMOUNT DUE THIS ESTIMATE	PERCENT COMPLETE	AMOUNT REMAINING
1	Mobilization	L.S.	$ 20,000.00	1	~	$ 20,000.00	0%	100%	100%	$ -	$ 20,000.00	$ 20,000.00	100%	$ -
2	Soil Erosion and Sediment Control	L.S.	$ 5,000.00	1	~	$ 5,000.00	0%	100%	100%	$ -	$ 5,000.00	$ 5,000.00	100%	$ -
3	Clearing Site	L.S.	$ 12,500.00	1	~	$ 12,500.00	0%	100%	100%	$ -	$ 12,500.00	$ 12,500.00	100%	$ -
4	Disposing of Non-Regulated Debris	TON	$ 45.00	50	0	$ -	0	0	0	$ -	$ -	$ -	NA	$ -
5	Soil Excavation (Dredging)	CY	$ 45.00	300	~	$ 13,500.00	0	300	300	$ -	$ 13,500.00	$ 13,500.00	100%	$ -
6	Soil Testing for Waste Classification	LS	$ 10,000.00	1	0	$ -	0	0	0	$ -	$ -	$ -	NA	$ -
7	Disposal of Non-Hazardous (ID-27) Regulated Waste	TON	$ 60.00	50	0	$ -	0	0	0	$ -	$ -	$ -	NA	$ -
8	Clean Fill	CY	$ 65.00	50	~	$ 3,250.00	0	50	50	$ -	$ 3,250.00	$ 3,250.00	100%	$ -
9	Boulder Row Wall	SF	$ 50.00	1,820	~	$ 91,000.00	0	1,820	1,820	$ -	$ 91,000.00	$ 91,000.00	100%	$ -
10	Tree Removal, Over 6" to 15" Diameter	UNIT	$ 750.00	10	13	$ 9,750.00	0	13	13	$ -	$ 9,750.00	$ 9,750.00	100%	$ -
11	Tree Removal, Over 15" to 30" Diameter	UNIT	$ 1,350.00	5	11	$ 14,850.00	0	11	11	$ -	$ 14,850.00	$ 14,850.00	100%	$ -
12	Tree Removal, Over 30" Diameter	UNIT	$ 1,750.00	3	~	$ 5,250.00	0	3	3	$ -	$ 5,250.00	$ 5,250.00	100%	$ -
13	Sanitary Pipe Concrete Encasement	LF	$ 65.00	30	~	$ 1,950.00	0	30	30	$ -	$ 1,950.00	$ 1,950.00	100%	$ -
14	1/4" Thick Stainless Steel Plate	SF	$ 155.00	50	~	$ 7,750.00	0	50	50	$ -	$ 7,750.00	$ 7,750.00	100%	$ -
15	8" Ductile Iron Sewer Pipe, Pressure Class 350	LF	$ 169.00	100	247	$ 41,743.00	0	247	247	$ -	$ 41,743.00	$ 41,743.00	100%	$ -
16	3' x 3' Riprap Toe Wall, 16" Thick (D50=8")	LF	$ 35.00	510	~	$ 17,850.00	0	510	510	$ -	$ 17,850.00	$ 17,850.00	100%	$ -
17	Site Grading	SF	$ 0.75	15,000	18,550	$ 13,912.50	0	18,550	18,550	$ -	$ 13,912.50	$ 13,912.50	100%	$ -
18	Plantings - Trees	LS	$ 11,250.00	1	~	$ 11,250.00	0	1	1	$ -	$ 11,250.00	$ 11,250.00	100%	$ -
19	Plantings - Shrubs	LS	$ 78,000.00	1	~	$ 78,000.00	0	1	1	$ -	$ 78,000.00	$ 78,000.00	100%	$ -
20	Fertilizing and Seeding, Riparian Mix	SF	$ 0.35	15,000	18,550	$ 6,492.50	0	18,550	18,550	$ -	$ 6,492.50	$ 6,492.50	100%	$ -
21	Screened Top Soil, 5" Thick	CY	$ 75.00	400	~	$ 30,000.00	0	400	400	$ -	$ 30,000.00	$ 30,000.00	100%	$ -
22	Straw Mulching	SF	$ 0.10	15,000	~	$ 1,500.00	0	15,000	15,000	$ -	$ 1,500.00	$ 1,500.00	100%	$ -
23	Temporary Cofferdam	LS	$ 10,000.00	1	~	$ 10,000.00	0%	100%	100%	$ -	$ 10,000.00	$ 10,000.00	100%	$ -
24	Replace Asphalt Driveway	SF	$ 7.00	2,300	0	$ -	0	0	0	$ -	$ -	$ -	NA	$ -
	Extra													
25	Drainage - Extension of Residential Leader Drains	LS	$ 2,400.00	1	~	$ 2,400.00	0%	0%	0%	$ -	$ 2,400.00	$ 2,400.00	100%	$ -
26	Dead Tree Removal	LS	$ 6,950.00	0	1	$ 6,950.00	0%	100%	100%	$ -	$ 6,950.00	$ 6,950.00	100%	$ -
			TOTAL CONTRACT AMOUNT			$ 404,898.00				TOTALS	$ 404,898.00	$ 404,898.00	BALANCE TO FINISH	$ -

CHANGES & EXTRAS					
This Estimate		Previous Estimates		Totals	
ADDITIONS	REDUCTIONS	ADDITIONS	REDUCTIONS	ADDITIONS	REDUCTIONS
$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ 2,250.00	$ -	$ 2,250.00
$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ 10,000.00	$ -	$ 10,000.00
$ -	$ -	$ -	$ 3,000.00	$ -	$ 3,000.00
$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ 2,250.00	$ -	$ 2,250.00	$ -
$ -	$ -	$ 8,100.00	$ -	$ 8,100.00	$ -
$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ 24,843.00	$ -	$ 24,843.00	$ -
$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ 2,662.50	$ -	$ 2,662.50	$ -
$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ 1,242.50	$ -	$ 1,242.50	$ -
$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ 16,100.00	$ -	$ 16,100.00
$ -	$ -	$ 2,400.00	$ -	$ 2,400.00	$ -
$ 6,950.00	$ -	$ -	$ -	$ 6,950.00	$ -
$ 6,950.00	$ -	$ 41,498.00	$ (31,350.00)	$ 48,448.00	$ (31,350.00)
$ 6,950.00		$ 10,148.00		$ 17,098.00	

Change Orders

Change Order No. 1	Items 4, 6, 7, 10, 11, 15, 17, 20, 24 & 25	$ 10,148.00
Change Order No. 2	Item 26	$ 6,950.00
	Totals	$ 17,098.00

FOR USE BY THE BOROUGH OF CLOSTER

CHANGE ORDER

DTS Trucking, LLC	CHANGE ORDER NO. : 2 DATE: December 13, 2024
65 Royal Avenue	CONTRACT NO.:
Hawthorne, New Jersey 07506	PROJECT: Dwars Kill Bank Stabilization - Colgate Street

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	ADDITIONS	REDUCTIONS
26	Dead Tree Removal	1	LS	$ 6,950.00	$ 6,950.00	

ACCEPTED:

12/24/2024

CONTRACTOR DATE

RECOMMENDED:

ENGINEER DATE

APPROVED:

1/7/25

ADMINISTRATOR DATE

SUBTOTALS THIS PAGE	$ 6,950.00	$ -
TOTAL THIS CHANGE ORDER	$ 6,950.00	$ -
NET ADJUSTMENT THIS CHANGE ORDER	$ 6,950.00	
TOTALS OF PREVIOUS CHANGE ORDERS	$ 41,498.00	$ (31,350.00)
TOTALS TO DATE	$ 48,448.00	$ (31,350.00)
NET ADJUSTMENT	$ 17,098.00	
ORIGINAL AMOUNT OF CONTRACT	$ 387,800.00	
PERCENT CHANGE 4.4%	$ 404,898.00	

DOWNES
TREE SERVICE INC.

Invoice

65 Royal Avenue
Hawthorne NJ 07506

T: 973-238-9800
downestreeservice.com
order@downes.pro

Bill To

Borough of Closter
295 Old Closter Dock Road
Closter NJ 07624

Service Location

Borough of Closter
Dwars Kill Bank
Stabilization
Colgate Street
Closter NJ 07624

Invoice
INVDOW37407
Date: 10/21/2024

Sales Rep.	Terms	Job Name	P.O. Number	Co-Op Contract	NJTC License #
Colleen Downes	Due Upon Receipt	Dwars Kill Bank Stabilization - Tree Removal			767613

Date	Service	Description	QTY	Rate	Amount
10/17/2024	Removal	PER PROPOSAL 10/23/23 FROM JASON USNICK: Removal of dead tree on peninsula. - The large tree will be removed and will be cut flush with the ground. - Access for the crane will be needed to perform this work. - The access point will be the residence off of Millbrook Circle	1	$5,750.00	$5,750.00
10/17/2024	Removal	ADDITIONAL NEW REMOVAL: Fallen Maple far corner of yard - remove all wood and brush from site - Flush cut uprooted or broken stump	1	$1,200.00	$1,200.00
	Tree Notes	*Job is priced with prevailing wage rates	1	$0.00	$0.00

Please remit payment according to the specified terms to:

Downes Tree Service Co., Inc.
65 Royal Ave
Hawthorne, NJ 07506
973-238-9800

Credit Card payments made with AMEX will be subject to a 3.5% service charge. Other cards including debit will be charged 3.0%.

Click here for the payment how-to guide.

Thank you for your business.

Subtotal	$6,950.00
Tax Total	$0.00
Total	$6,950.00
Payments/Credit	$0.00
Balance Due	$6,950.00

Discrepancies must be communicated within 15 days of invoice date.

Click Here to Pay Now!

WE DO NOT ACCEPT WIRE TRANSFERS! ALL PAYMENTS TO BE MADE VIA CHECK OR CREDIT CARD.

- Cyber Security News Flash -

INVDOW37407

DOWNES
TREE SERVICE INC.

Invoice

65 Royal Avenue
Hawthorne NJ 07506

T: 973-238-9800
downestreeservice.com
order@downes.pro

If you are unsure who you are speaking with on the phone, it is best not to give out your credit card or other personal information even though the caller claims to be from a trusted company like Downes.

Rather than giving information to a caller whose identity can't be easily verified, give us a call directly to the office 973-238-9800. Here at Downes Tree Service Co., Inc. we're always ready to help!

INVDOW37407

THE BOROUGH OF CLOSTER

BERGEN COUNTY, N.J.

TO: DTS Trucking, LLC

ADDRESS: 65 Royal Avenue, Hawthorne, NJ 07506

Itemize fully and sign certification before presenting for payment.
This Voucher must be returned to the Borough Treasurer, Closter, NJ

Date	ITEM	Dollars	Cents
	For work performed and material furnished in the construction of:		
	Dwars Kill Bank Stabilization - Colgate Street		
	Borough of Closter		
	Bergen County, New Jersey		
	Our File No. CL-1425		
	In accordance with Engineer's Estimate No. 2 (Final)		
	Dated: December 13, 2024		
	See PO # 23-02118	5,750	00
	# 24-02353	1,200	00.
		$ 6,950	.00

CLAIMANT'S CERTIFICATION & DECLARATION

I do solemnly declare and certify under the penalties of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as therein stated is justly due and owing; and that the amount charged is a reasonable one. the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one.

Signature: President
Official Position
Date: 12/24/2024

OFFICER'S CERTIFICATION

I, having knowledge of the facts, certify that the materials and supplies have been received or the services rendered; said certification being based on signed delivery slips or other reasonable procedures.

Administrator
Title

Delivery slips received and checked

1/6/2024
Date
Signature or Initials

The above claim is approved as correct.

For Finance Committee

ACCOUNT NUMBER	YEAR	ACCOUNT NAME	TOTAL

THIS VOUCHER NOT TO BE USED BY VENDORS

BOROUGH OF CLOSTER
RESOLUTION #2025-063
JANUARY 22, 2025

ESCHEAT FUNDS

WHEREAS, the following individuals or companies have escrow funds deposited with the Borough for development of the attached listed properties; and

WHEREAS, the applicants have not responded after multiple attempts of notifications; and

WHEREAS, the Finance Office wishes to clear these accounts from their record.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter that the Finance Clerk is hereby authorized to close out the accounts and escheat the funds ($1097.43) in the Current Treasury Account.

2010057073 $ 23.81
2010038699 $395.00
2010047682 $678.62

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

Adopted: January 22, 2025

ATTEST: APPROVED:

_____ _____
Mari J. Margiotta, 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 January 22, 2025.

_____
Mari J. Margiotta, Borough Clerk

NAME	ADDRESS
GEM INVESTMENT GROUP	369 CLOSTER DOCK ROAD
KYLE KHOROZIAN	40 CHESTNUT AVENUE
M8 LLC	53 TAILLON TERRACE

BOROUGH OF CLOSTER
RESOLUTION #2025-064
JANUARY 22, 2025

RESOLUTION HIRING TEMPORARY CLERK FOR FINANCE DEPARTMENT

WHEREAS, there exists a need for a Temporary Finance Clerk within the Finance Department due a resignation within the department.

WHEREAS, the Borough Administrator, and the Tax Collector have reviewed the qualifications and recommended the below listed for that position

Maria Trimarchi - Temporary Clerk $25.00 per hour

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

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

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

Adopted: January 22, 2025

APPROVED BY: ATTEST:

_____ _____
John C. Glidden, Jr., Mayor Mari J. Margiotta, Borough Clerk

Certified to be a true copy of the Resolution adopted by the Mayor and Council of the Borough of Closter on January 22, 2025

_____
jw Mari J. Margiotta, Borough Clerk