



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

**REGULAR MEETING MINUTES – WEDNESDAY, JUNE 26, 2024 - 7:00 P.M immediately
following Closed Session**

**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:

TOLL FREE: +1 646-558-8656; MEETING ID: 864 2063 3673; PASSWORD: 8675309

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

1. **OPEN PUBLIC MEETINGS ACT STATEMENT**

Mayor Glidden opened the meeting at 9:15 pm with the open public meeting announcements. This meeting is called pursuant to the provisions of the Open Public Meetings Act of the State of New Jersey, was included in the Notice of 2024 Mayor and Council Meetings which was published in The Record and The Star Ledger on December 29, 2023, was posted on the Municipal Clerk’s bulletin board and on the Borough website, and has remained posted as the required notices under the Statute. In addition, a copy of the notice is and has been available to the public and is on file in the office of the Municipal Clerk.

2. **ROLL CALL**

Councilwoman Amitai-present Councilwoman Latner-present
Councilman Cho-present Councilwoman Maroules-present
Councilwoman Chung-present Councilman Yammarino-present
Mayor Glidden-present

3. **ORDINANCES** (attended to in the Work Session)

ADOPTION OF ORDINANCES

ORDINANCE #2024-1335 ORDINANCE AMENDING CHAPTER 35 OF THE ORDINANCES OF THE BOROUGH OF CLOSTER FOR APPLICATIONS TO BE UTILIZED ON ALL DEVELOPMENT WITHIN THE JURISDICTION OF THE PLANNING BOARD AND THE ZONING BOARD OF THE BOROUGH OF CLOSTER

ORDINANCE #2024-1341 BOND ORDINANCE PROVIDING AN APPROPRIATION OF \$825,000 PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND FOR THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY AND AUTHORIZING THE ISSUANCE OF \$783,750 BONDS OR NOTES OF THE BOROUGH FOR FINANCING PART OF THE APPROPRIATIONS

INTRODUCTION OF ORDINANCES

ORDINANCE#2024-1342 AN ORDINANCE APPROPRIATING A SUM NOT TO EXCEED \$200,000.00 FROM OPEN SPACE, RECREATION, FARMLAND, AND HISTORIC PRESERVATION TRUST FUND FOR PARK, FARMLAND, AND HISTORIC PRESERVATION IMPROVEMENTS

4. **RESOLUTION**

*24-159 RESOLUTION AUTHORIZE RENEW OF 2024 LIQUOR LICENSE

Councilwoman Amitai moved to adopt the resolution, second Councilwoman Maroules.

Councilwoman Amitai-yes Councilwoman Latner-yes
Councilman Cho-yes Councilwoman Maroules-yes
Councilwoman Chung-yes Councilman Yammarino-abstain

Carried.

5. **VOTE ON CONSENT AGENDA ITEMS**

The Mayor read all items. All items with an asterisk (*) are considered to be non-controversial by the Council and will be approved by one MOTION. There may be further discussion prior to the vote upon request of a Council Member. Also, any item may be removed for further discussion or for Roll Call vote, in which case the item will be removed and considered in its normal sequence as part of the General Order of Business.

RESOLUTIONS

- *24-160 RESOLUTION TO PURCHASE ONE (1) POLICE INTERCEPTOR UTILITY AWD VEHICLE
- *24-161 RESOLUTION AUTHORIZING RENEWAL OF 2024 LIQUOR LICENSE
- *24-163 RESOLUTION HIRING TEMPORARY PART-TIME ADMINISTRATION CLERICAL
- *24-164 RESOLUTION BY THE BOROUGH OF CLOSTER, COUNTY OF BERGEN, NEW JERSEY SEEKING TO PLACE A BINDING REFERENDUM QUESTION ON THE BALLOT FOR THE NEXT GENERAL ELECTION
- *24-165 RESOLUTION AUTHORIZING THE HIRING OF CHARLES A. CUMELLA JR., AS A PROBATIONARY PATROLMAN IN CLOSTER POLICE DEPARTMENT
- *24-166 RESOLUTION REQUESTING APPROVAL OF ITEM OF REVENUE AND APPROPRIATION UNDER N.J.S.A. 40A:4-87 FOR “2024 ANJEC OPEN SPACE STEWARDSHIP GRANT
- *24-167 RESOLUTION APPROVING DPW SUPERINTENDENT CONTRACT
- *24-168 RESOLUTION AUTHORIZING A CONTRIBUTION FROM THE AFFORDABLE HOUSING TRUST FUND FOR THE VILLAGE SCHOOL PROJECT

Councilwoman Chung asked whether Item 24-164 should be pulled in light of Mr. Isaacson’s comments. The attorney reviewed the comments. The item was not pulled; necessary alterations can be made. . The engineer stated that the DEP stormwater ordinance has to be adopted by July 1. It needs to get on the next agenda.

Councilman Yammarino pulled Item 24-168 for a separate vote. Councilwoman Latner moved to adopt the Consent Agenda through Item 24-167, second Councilwoman Chung.

Councilwoman Amitai-yes	Councilwoman Latner-yes
Councilman Cho-yes	Councilwoman Maroules-yes
Councilwoman Chung-yes	Councilman Yammarino-yes

Carried.

Councilwoman Latner moved to approve Item 24-168, second Councilwoman Maroules.

Councilwoman Amitai-yes	Councilwoman Latner-yes
Councilman Cho-yes	Councilwoman Maroules-yes
Councilwoman Chung-yes	Councilman Yammarino-no

Carried.

6. **MINUTES**

APPROVAL OF WORK SESSION AND REGULAR MEETING OF MAY 22, 2024

Councilwoman Latner moved to approve the minutes, second Councilman Cho.

Councilwoman Amitai-yes	Councilwoman Latner-yes
Councilman Cho-yes	Councilwoman Maroules-yes
Councilwoman Chung-yes	Councilman Yammarino-yes

Carried.

7. **HAWKERS AND PEDDLERS PERMITS**

- a. APPRAISAL SYSTEMS – GREGG BUCINO #24-24
- b. APPRAISAL SYSTEM – MICHAEL KOPPLIN #24-25
- c. APPRAISAL SYSTEM – ANIBAL (JIMMY) FELICIANO #24-26
- d. APPRAISAL SYSTEM – JONATHAN ENGLISHMEN #24-27
- e. APPRAISAL SYSTEM – GENNARO ANZEVINO #24-28

CLOSTER MAYOR AND COUNCIL

REGULAR MEETING MINUTES – WEDNESDAY, JUNE 26, 2024 – 7:00 P.M.

Councilwoman Latner moved to approve the permit applications, second Councilman Cho.

Councilwoman Amitai-yes	Councilwoman Latner-yes
Councilman Cho-yes	Councilwoman Maroules-yes
Councilwoman Chung-yes	Councilman Yammarino-yes

Carried.

8. **OPEN MEETING TO PUBLIC FOR ANY MATTER (5-minute limit)** none
9. **CLOSED SESSION**
*24-169 RESOLUTION TO GO INTO CLOSED SESSION AND EXCLUDE THE PUBLIC
10. **ADJOURNMENT** Councilwoman Latner moved to adjourn, second Councilwoman Amitai. All in favor. Meeting adjourned at 9:23 pm

Respectfully submitted,

Jennifer Martinez
Deputy Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #24-159

RESOLUTION AUTHORIZE RENEWAL OF 2024-2025 LIQUOR LICENSE

WHEREAS, applications have been filed for the renewal of certain liquor licenses for the sale and consumption of alcoholic beverages pursuant to N.J.S.A. 33:1-1 et seq. for the term of one year commencing July 1, 2024 and ending June 30, 2025; and

WHEREAS, the following license for the sale and consumption of alcohol beverages is hereby approved and authorized;

NAME AND ADDRESS

BPO ELKS 2304
t/a Benevolent & Protective Order of Elks
148 Railroad Avenue

LICENSE NUMBER

0207-31-014-002

NOW, THEREFORE, BE IT RESOLVED, that the aforesaid license shall be issued for use at the indicated location as shown on the application, in the name of the Borough of Closter, and the Borough Clerk be and she is hereby designated as the municipal official to sign, attest and deliver the said license certificate on behalf of the Borough of Closter, to the aforesaid licensee upon payment of the fees of such license and upon compliance by said licensee with all other applicable statutes, ordinances and regulations.

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

Adopted: June 26, 2024

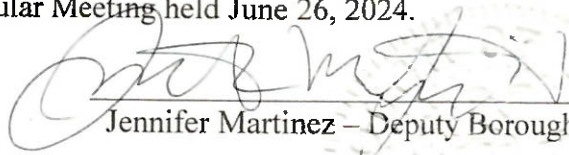
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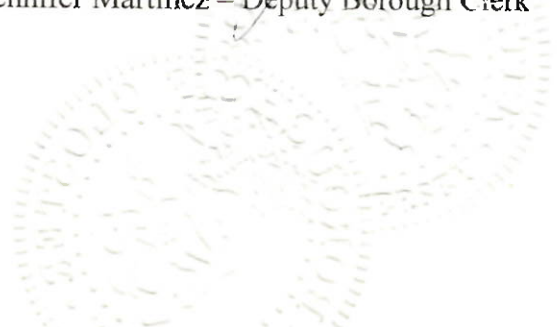
APPROVED:


Jennifer Martinez, Deputy 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 June 26, 2024.


Jennifer Martinez – Deputy Borough Clerk



BOROUGH OF CLOSTER
RESOLUTION #24-160

RESOLUTION TO PURCHASE ONE (1) POLICE INTERCEPTOR UTILITY AWD

WHEREAS, the Borough of Closter collects administration fees as per Ordinance for Police outside work details,

WHEREAS, the Auditor, Administrator and Chief of Police agree that the funds can be utilized to purchase a Police Interceptor AWD, and

NOW, THEREFORE BE IT ORDAINED that the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey, hereby instructs the Deputy Treasurer to create an encumbrance from the Administrative Fees Trust account to purchase said vehicle in the amount of **\$43,999.00**.

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

CERTIFICATION OF AVAILABILITY OF FUNDS

I, Francis Elenio, Chief Financial Officer of the Borough of Closter, hereby certify, pursuant to N.J.S.A.40A:-9140.1, et seq. and N.J.A.C 5:30-5.4, that the funds, which are required for the **Police SUV** are available to the Borough of Closter in account T-13-56-000-096-999.

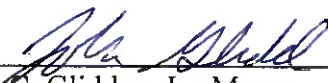
June 26, 2024


 Francis Elenio

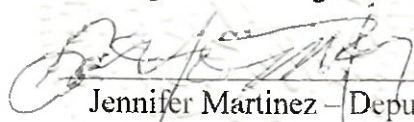
ATTEST:


 Jennifer Martinez, Deputy Borough Clerk

APPROVED BY:


 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 June 26, 2024.


 Jennifer Martinez – Deputy Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION #24-161**

RESOLUTION AUTHORIZING RENEWAL OF 2024 LIQUOR LICENSES

WHEREAS, applications have been filed for the renewal of certain liquor licenses for the sales and consumption of alcoholic beverages pursuant N.J.S.A 33:1-1 et seq. for the term of one (1) year commencing July 1, 2024 and ending June 30, 2025; and

WHEREAS, the following licenses for the sale and consumption of alcohol beverages are hereby approved and authorized:

PLENARY CONSUMPTION LICENSE

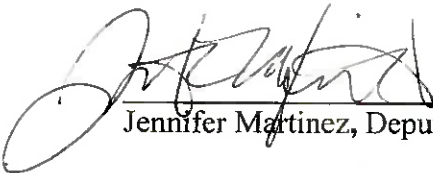
0207-33-006-012 CLOSTER CINEMA BEVERAGE LLC \$2,500.00
t/a Landmark Theatres
55 130 Vervalen Street

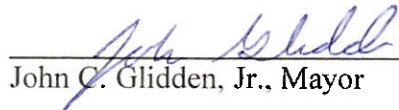
Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai			X			
Councilman Cho			X			
Councilwoman Chung		X	X			
Councilwoman Latner	X		X			
Councilwoman Maroules			X			
Councilman Yammarino			X			

Adopted: June 26, 2024

ATTEST:

APPROVED BY:


Jennifer Martinez, Deputy 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 June 26, 2024.


Jennifer Martinez, Deputy Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #24-162

RESOLUTION OF THE BOROUGH OF CLOSTER EXPRESSING SUPPORT FOR
HEALTHCARE WORKERS TO ESTABLISH MINIMUM STAFF TO
PATIENT STAFFING STANDARDS

WHEREAS, there are approximately 146,840 licensed nurses in New Jersey, and only 78,340 are employed; and

WHEREAS, a 2022 survey of New Jersey nurses, found that nearly a third of nurses have left the bedside (hospital) in the past three years. Of those remaining in hospitals, 72 percent are considering leaving and an alarming 95% of those with 0-5 years experience say they want to leave; and

WHEREAS, the number one reason nurses are leaving hospitals is poor staffing and the number two reason is burnout and stress; and

WHEREAS, under-staffing at hospitals and other healthcare facilities has been an issue for decades and has lead to a serve crisis of retention of staff in our hospitals; and

WHEREAS, hospital nurse staffing ratios mandated in California twenty years ago are associated with better retention of nurses and lower turnover costs for hospitals; and

WHEREAS, hospital nursing staffing ratios mandated in California are also associated with better patient outcomes, lower patient mortality, higher reimbursement rates for hospitals; and

WHEREAS, a one-patient increase in a nurse's workload increased that likelihood of an in-patient death within 30 days of admission by 7 percent; and

WHEREAS, mortality risk decreases by 9 percent for ICU patients and 16 percent for surgery patients with increase of one FTE (full-time) RN per patient a day; and

WHEREAS, nurse staffing shortages are a factor in one out of every four unexpected hospital deaths or Injuries caused by errors; and

WHEREAS, healthcare workers are already five times more likely to experience violence than other workers according to the United States Bureau of Labor Statistics, and violence increases with lower staffing levels.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Closter fully supports healthcare workers attempting to resolve these matters through establishing safe staffing standards in collective bargaining agreements, and fully supports the proposed legislation and hereby urges the New Jersey Legislature to pass Assembly Bill No. 3683 and Senate No. 2700; and

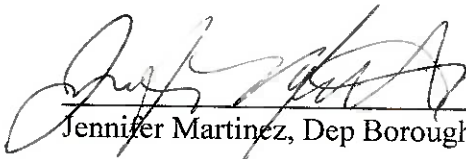
BE IT FURTHER RESOLVED, that a copy of the resolution be forwarded to the Office of the Governor of the State of New Jersey, the State Legislators representing District 39, the speaker of the New Jersey General Assembly, President of the New Jersey State Senate, the Senate Health, Human Services and Senior Citizens Committee, the Assembly Health Committee and the Commissioner of the New Jersey Department of Health.

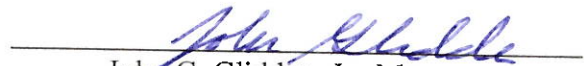
Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai			X			
Councilman Cho			X			
Councilman Chung		X	X			
Councilwoman Latner	X		X			
Councilwoman Witko			X			
Councilman Yammarino			X			

Adopted: June 26, 2024

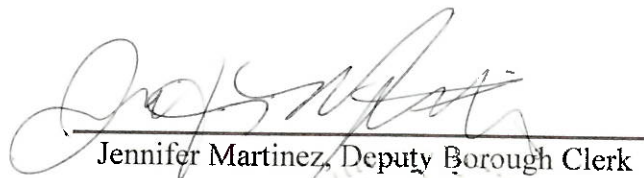
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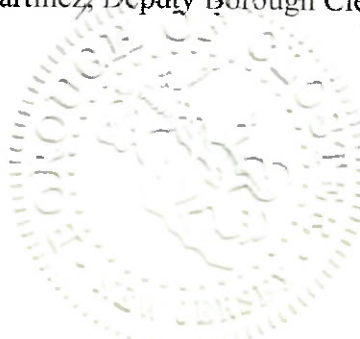
APPROVED BY:


Jennifer Martinez, Dep Borough Clerk


John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted at the Organization Meeting by the Mayor and Council of Borough of Closter on June 26, 2024.


Jennifer Martinez, Deputy Borough Clerk



BOROUGH OF CLOSTER
RESOLUTION # 24-163

RESOLUTION HIRING TEMPORARY PART-TIME ADMINISTRATION
CLERICAL

WHEREAS, there exists a need for a Temporary Part-Time administration clerical within the Borough Hall

WHEREAS, The Borough Administrator and HR Committee of the Council have reviewed the qualifications and recommended the below listed for that position

William Hildenbrand-Temporary Part Time Administration Clerical-\$25.00

NOW THEREFORE BE IT RESOLVED, by the Mayor & Council that William Hildenbrand is hereby appointed to the position of Temporary Part-Time administration clerical beginning July 1, 2024, through December 31, 2024, at the rate of \$25.00 per hour and not to exceed 20.0 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			X			
Councilman Cho			X			
Councilwoman Chung		X	X			
Councilwoman Latner	X		X			
Councilwoman Maroules			X			
Councilman Yammarino			X			

Adopted: June 26, 2024

ATTEST:


Jennifer Martinez, Deputy Borough Clerk

APPROVED BY:


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 June 26, 2024.


Jennifer Martinez – Deputy Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #24-164

A RESOLUTION BY THE BOROUGH OF CLOSTER, COUNTY OF BERGEN, NEW JERSEY SEEKING TO PLACE A BINDING REFERENDUM QUESTION ON THE BALLOT FOR THE NEXT GENERAL ELECTION

WHEREAS, the Governing Body of the Borough of Closter previously adopted Ordinance No. 2023:1322 on June 14, 2023 setting forth a maximum annual stipend for the Office of Mayor in the amount of \$7,000 and the Office of Council person in the amount of \$5,000; and

WHEREAS, the Governing Body of the Borough of Closter seeks to place the Binding Referendum question on the ballot for the next general election in November of 2024 as to whether said Ordinance should remain in effect.

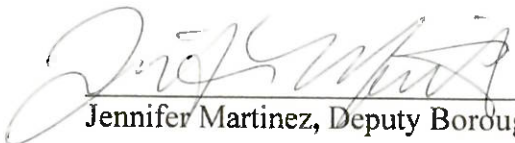
NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Closter, that the binding Referendum question annexed hereto as **Exhibit A** shall be placed on the Ballot for the General Election on November 5, 2024.


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

Adopted: June 26, 2024


ATTEST:

APPROVED BY:


Jennifer Martinez, Deputy 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 June 26, 2024.


Jennifer Martinez – Deputy Borough Clerk

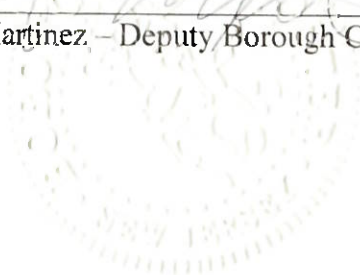


EXHIBIT A

Proposed Binding Referendum Question:

A Stipend is generally defined as a fix sum of money paid periodically for services or to defer expenses. On June 14, 2023, the Borough of Closter adopted Ordinance No. 2023:1322 setting forth a maximum annual stipend for the Office of the Mayor in the amount of \$7,000 and \$5,000 for the Office of Councilperson.

Should the Ordinance establishing a \$7,000 Stipend for the Office of Mayor and \$5,000 Stipend for the Office of Councilperson remain in effect.

Yes: No:

BOROUGH OF CLOSTER
RESOLUTION #24-165

RESOLUTION AUTHORIZING THE HIRING OF CHARLES A. CUMELLA JR.
AS A PROBATIONARY PATROLMAN IN CLOSTER POLICE DEPARTMENT

WHEREAS, the Mayor and Council believes it is in the best interest to fill a vacancy for the position of Probationary Patrolman in the Closter Police Department; and

WHEREAS, the Public Safety Committee has undertaken interviews and gained input from supervisory officers; and Charles A. Cumella Jr. has been found to be qualified for the position of Probationary Patrolman; and

WHEREAS, the Chief of Police has recommended that Charles A. Cumella Jr. be selected to fill the vacancy of Probationary Patrolman to, among other reasons, maintain the rank and structure of the Closter Police Department; and

WHEREAS, Charles A. Cumella Jr. was interviewed by additional members of the Mayor and Council at its meeting of June 26, 2024; and

WHEREAS, the Mayor and Council hereby authorize the hiring of Charles A. Cumella Jr. as Probationary Patrolman effective August 01, 2024 at the contractual First Year After Academy rate of \$45,967.00 per annum.


NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter that this confirm and memorializes the authorization to hire Charles A. Cumella Jr. as Probationary Patrolman in the Borough of Closter effective August 01, 2024, with a swearing in on July 10, 2024.

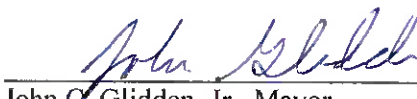
Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai			X			
Councilman Cho			X			
Councilwoman Chung		X	X			
Councilwoman Latner	X		X			
Councilwoman Maroules			X			
Councilman Yammarino			X			

Adopted: June 26, 2024

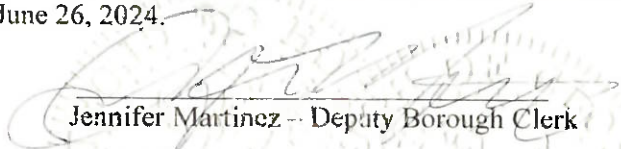
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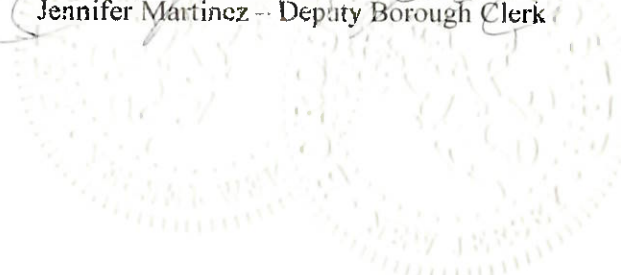
APPROVED:


Jennifer Martinez, Deputy Borough Clerk


John Q. 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 June 26, 2024.


Jennifer Martinez -- Deputy Borough Clerk



BOROUGH OF CLOSTER
RESOLUTION #24-166

RESOLUTION REQUESTING APPROVAL OF ITEM OF REVENUE AND
APPROPRIATION UNDER N.J.S.A. 40A: 4-87 FOR
"2024 ANJEC OPEN SPACE STEWARDSHIP GRANT"

WHEREAS, N.J.S.A. 40A: 4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount,

NOW, THEREFORE, BE IT RESOLVED, that the Borough of Closter hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year **2024** in the sum of **250.00** which item is now available as revenue from the **2024 ANJEC Open Space Stewardship Grant.**

BE IT FURTHER RESOLVED that the total sum thereof of **\$250.00** is and the same is hereby appropriated under the caption of:

2024 ANJEC Open Space Stewardship Grant

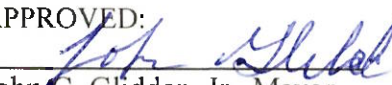
BE IT FURTHER RESOLVED, that the Assistant Chief Financial Officer will submit this certified resolution along with the form to the Division of Local Government Services through the NJ F.A.S.T.

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

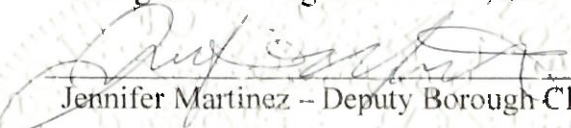
Adopted: June 26, 2024

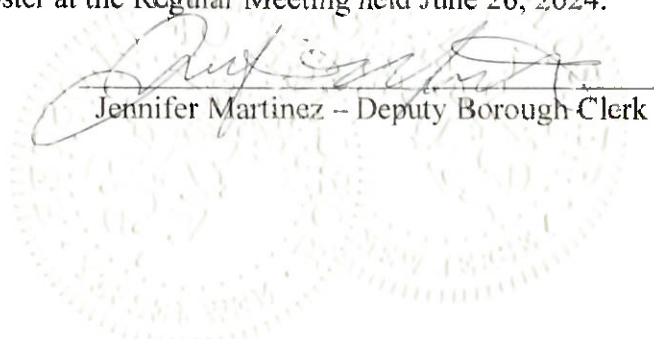
ATTEST:

Jennifer Martinez, Deputy 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 June 26, 2024.


Jennifer Martinez -- Deputy Borough Clerk



BOROUGH OF CLOSTER
RESOLUTION #24-167

RESOLUTION APPROVING DPW SUPERINTENDENT CONTRACT

WHEREAS, Allen Martin (the “Superintendent”) is employed by the Borough of Closter (the “Borough”) as the Superintendent of the Department of Public Works; and

WHEREAS, the Borough and the Superintendent have engaged in negotiations to agree upon the terms of his employment; and

WHEREAS, the Borough and the Superintendent wish to memorialize their agreement; and
NOW THEREFORE BE IT RESOLVED that the Borough authorizes and approves the agreement with June the terms recited therein, which terms are incorporated herein by reference; and

BE IT FURTHER RESOLVED that the Mayor, Borough Administrator, Borough Clerk, Chief Financial Officer, Borough Attorney, and Borough Labor Attorney are authorized to take all necessary steps to implement the terms of the Agreement.

BE IT FURTHER RESOLVED that a copy of this Resolution be provided to the Finance Office and Administrator.

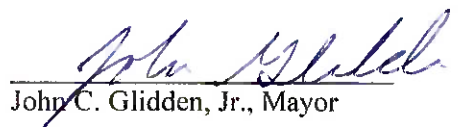
Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai			X			
Councilwoman Chung		X	X			
Councilman Cho			X			
Councilwoman Latner	X		X			
Councilwoman Maroules			X			
Councilman Yammarino			X			

Adopted: June 26, 2024

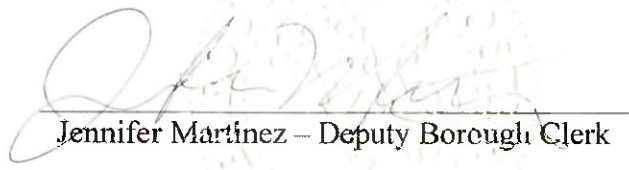
ATTEST:


Jennifer Martinez, Deputy 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 June 26, 2024.


Jennifer Martinez – Deputy Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #24- 168

RESOLUTION AUTHORIZING A CONTRIBUTION FROM THE AFFORDABLE HOUSING TRUST FUND FOR THE VILLAGE SCHOOL PROJECT

WHEREAS the Village School is part of the Borough of Closter’s Housing Element Plan which provides for a 100% affordable project of 35 affordable units at the Village School site; and

WHEREAS in furtherance of the construction and completion of the development of the Village School site, the Borough of Closter seeks to contribute \$1.5 million dollars from its Affordable Housing Trust Fund in furtherance of the project.

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

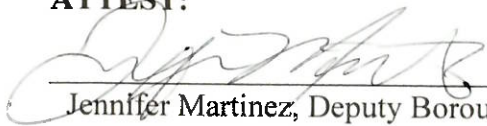
1. The Borough of Closter will contribute \$1.5 million dollars toward the completion of the Village School Affordable Housing Project;
2. In the event that construction costs are less than what is projected, the Borough of Closter and the Developer, Mastermind, Ltd shall share in the savings on any construction and development costs in the amount of 50% to the Borough of Closter and 50% to Mastermind, Ltd.
3. The foregoing will be memorialized in the Agreement with Mastermind, Ltd.

NOW, THEREFORE BE IT FURTHER RESOLVED, by the Governing Body of the Borough of Closter that it hereby authorizes a contribution of \$1.5 million dollars from the Affordable Housing Trust Fund for the Village School Project.

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

Adopted: June 26, 2024

ATTEST:



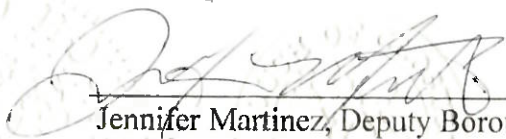
 Jennifer Martinez, Deputy Borough Clerk

APPROVED BY:



 John C. Glidden, Mayor

Certified to be a true copy of Resolution adopted at the Meeting by the Mayor and Council of Borough of Closter on June 26, 2024.



 Jennifer Martinez, Deputy Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #24-169

RESOLUTION TO GO INTO CLOSED SESSION AND EXCLUDE THE PUBLIC

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances will or presently exist.

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

1. That the public shall be excluded from the June 26, 2024 Closed Session and discussion of the hereinafter specified subject matter:

Closed Session Docket#	Item Title of Description	Statutory Reference
24-06/26-1	Litigation on Reuten	N.J.S.A. 10:4-12 (b) (7)
24-06/26-2	Village School	N.J.S.A. 10:4-12 (b) (7)

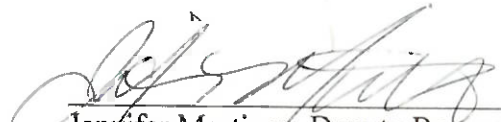
2. Formal action may/may not be taken.
3. Minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public

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

Adopted: June 26, 2024

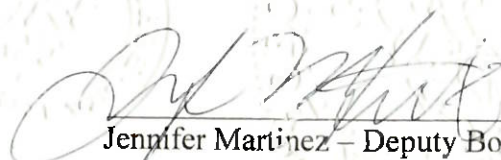
ATTEST:

APPROVED BY:


Jennifer Martinez, Deputy 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 on June 26, 2024.


Jennifer Martinez – Deputy Borough Clerk