MAYOR AND COUNCIL
BOROUGH OF CLOSTER

SINE DIE MEETING MINUTES: THURSDAY - JANUARY 2, 2025

Mayor Glidden opened the meeting at **7:00 P.M.** with the following announcement: 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: 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 Sine Die and Reorganization Meetings which was published in The Record on December 29, 2024 and published in The Star-Ledger on December 30, 2024; was posted on the Municipal Clerk's Bulletin Board and has remained posted as the required notices under the Statute. In addition, a copy of the notice is and has been available to the public and is on file in the office of the Municipal Clerk and on the Borough website.

3. ROLL CALL

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

* At 7:02 P.M.

4. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS

a. MAIL LIST OF DECEMBER 13, 2024
b. MAIL LIST OF DECEMBER 20, 2024

5. VOTE ON CONSENT AGENDA 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.

***24-311 BILLS LIST**

WHEREAS, the claims listed below have been authorized and approved by the Chairman of the Committee, examined by the Finance Committee, and found correct.

THEREFORE, BE IT RESOLVED, that the Mayor and Council hereby authorize the payment of these claims, and that warrants be drawn therefore when funds are available.

Budgeted	**Amount**
Bergen County Tax	$ 0.00
County Open Space Tax	$ 0.00
Northern Valley High School	$ 0.00
Closter Board of Education	$ 1,913,989.00
2023 Budget Appropriations	$ 0.00
2024 Budget Appropriations – Operating Expenses Payroll 12/13/2024 Payroll 12/30/2024	$ 1,118,043.37 $ 432,386.20 $ 330,246.56
Current Treasury Account December 12, 2024 to December 31, 2024	$ 3,794,665.13

Capital and Trust	**Amount**
Capital	$ 1,022,133.08
Escrow Trust	$ 145,116.74
Recreation	$ 32,273.03
Animal	$ 1,542.04
Housing Trust	$ 880.00
Food Locker	$ 596.09
Open Space	$ 23,829.89
HRA Insurance Plan	$ 34.02

***24-312 AMEND RESOLUTION #24-300, APPROVAL OF MOCHKAROV TAX APPEAL**

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

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

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

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

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

Withdraw tax years 2020, 2022 & 2023
2024 Assessed Value will be reduced from $1,398,100 to $1,325,000

WHEREAS, there are sufficient funds available in the reserve for tax appeals account to satisfy the 2024 tax refund, if any; and

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

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

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

***24-313 AUTHORIZING THE TRANSFER OF 2024 BUDGET APPROPRIATIONS #2**

WHEREAS, N.J.S.A. **40A:4-58** provides that should it become necessary during the last two months of the fiscal year, the amount to expend for any of the purposes specified in the budget an amount in excess of the respective sums appropriated therefore and there shall be an excess in any appropriations over and above the above the amount deemed to be necessary to fulfill the purpose of such appropriation, the governing body may, by resolution setting forth the facts, **adopted by not less than 2/3 vote of the full membership** thereof, transfer the amount of such excess to those appropriations deemed to be insufficient; no transfers may be made to appropriations for contingent expenses or deferred charges.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter that the Assistant Chief Financial Officer be and is hereby authorized to make the following transfers in the **2024** Budget Appropriations:

OTHER EXPENSES:

	FROM		
LIABILITY INSURANCE - JIF	4-01-23-210-000-175	**$**	**24,500.00**
	TO		
UTILITIES - ELECTRIC	4-01-31-430-000-128	$	8,000.00
UTILITIES - STREET LIGHTING	4-01-31-435-000-219	$	6,000.00
FINANCIAL ADMIN - PAYROLL	4-01-20-130-000-028	$	6,000.00
SOCIAL SECURITY	4-01-36-472-000-120	$	4,500.00
		$	**24,500.00**

SALARIES & WAGES:

	FROM		
CONSTRUCTION	4-01-22-195-000-011	$	6,600.00
ZONING OFFICER	4-01-22-196-000-011	$	7,400.00
STREETS & ROADS	4-01-26-290-000-011	$	13,067.00
		$	**27,067.00**
	TO		
FINANCIAL ADMIN	4-01-20-130-000-011	$	1,503.00
POLICE DEPARTMENT	4-01-25-240-000-110	$	24,700.00
FIRE PREVENTION	4-01-25-265-000-011	$	700.00
VEHICLE MAINTENANCE	4-01-26-315-000-011	$	164.00
		$	**27,067.00**

*** 24-314 APPROVING THE ESTIMATE CERTIFICATE, CHANGE ORDER AND FINAL PAYMENT FOR ANDERSON BROOK STREAM CLEANING BETWEEN HOMANS AND CHESTNUT AVENUES PROJECT**

WHEREAS, the Borough of Closter, by Resolution dated June 12, 2024, Agenda No. 24-156, awarded to T.R. Weniger, Inc. a contract in the amount of $153,810.00 (the "Contract Price") for a project known as Anderson Brook Stream Cleaning – Between Homans & Chestnut Avenues; and

WHEREAS, in a letter dated December 18, 2024, (Exhibit A attached), Boswell Engineering has reviewed the Estimate Certificate No. 1 dated December 5, 2024 in the amount of $141,291.69 and the Change Order No. 1 and Final and has advised of a decrease in the amount of $12,518.31, reducing the contract amount from $153,810.00 to $141,291.59; and

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council do hereby authorize the execution by the Chief Financial Officer of Change Order #1 and Final Contract Amount pursuant to which the Contract Price will be decreased by $12,518.31 from $153,810.00 to $141,291.69 (the "Amended Contract Price").

***24-315 REFUND OF REAL ESTATE TAX OVERPAYMENT**

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

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

7. NEW/OLD BUSINESS WHICH MAY COME BEFORE THE GOVERNING BODY

8. ADJOURNMENT

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

Sine Die adjourned at **7:05 P.M.**

Respectfully submitted,

Mari J. Margiotta, RMC, CMR
Borough Clerk

Date of Minutes approval: June 11, 2025