



**MAYOR AND COUNCIL  
BOROUGH OF CLOSTER**

**REGULAR MEETING MINUTES – WEDNESDAY, November 13, 2024- immediately following  
the Work Session**

**THIS REGULAR 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](http://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**

The Mayor opened the meeting at 8:00 with the following announcement: This meeting is called pursuant to the provisions of the Open Public Meetings Act of the State of New Jersey, was included in the Notice of 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-absent                      Councilwoman Latner-present  
Councilman Cho-present                              Councilwoman Maroules-present  
Council President Chung-present              Councilman Yammarino-present  
Mayor Glidden-present

**3. ORDINANCES:**

**PUBLIC HEARING** The meeting was opened to the public. Hearing none, the public portion was closed.

- a. **ORDINANCE NO. 2024-1346, “AN ORDINANCE TO RELEASE, VACATE AND EXTINGUISH ANY AND ALL PUBLIC RIGHTS IN AND TO A PORTION OF WILSON PLACE”**

This Ordinance was introduced at the Regular Meeting held 10/23/2024, and was published in The Record issue of 10/29/2024, as stated in the Municipal Clerk’s affidavit of publication. This Ordinance was posted on the Municipal Bulletin Board in accordance with statutory requirements, and copies have been made available to the general public.

Councilwoman Latner moved to adopt the Ordinance, scone Councilman Cho.

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

Carried.

**INTRODUCTION**

- a. **ORDINANCE NO. 2024-1347, “AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 200, “ZONING”, ARTICLE III, DEFINITIONS AN WORD USAGE AND ARTICLE VI, DISTRICT NO. 3, BUSINESS AREA”**

**PUBLIC HEARING AND ADOPTION TO BE HELD 12/11/2024 @ 8:00 P.M. OR AS SOON  
THEREAFTER AS THE MATTER MAY BE HEARD**

Councilwoman Latner moved to Introduce the Ordinance, second Councilwoman Maroules.

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

Carried.

- b. **ORDINANCE NO. 2024-1348**, “AN ORDINANCE PROVIDING FUNDING FOR ENGINEERING DESIGN AND CONSTRUCTION INSPECTION SERVICES FOR THE 2025 ROAD PROGRAM FOR THE BOROUGH OF CLOSTER AND APPROPRIATING \$120,000.00 FOR SUCH PURPOSE.”

PUBLIC HEARING AND ADOPTION TO BE HELD 11/25/2024 @ 8:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD

Councilwoman Maroules moved to Introduce the Ordinance, second Councilwoman Latner.

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

Carried.

- c. **ORDINANCE NO. 2024-1349**, “AN ORDINANCE APPROPRIATING A SUM NOT TO EXCEED \$536,500.00 FROM OPEN SPACE, RECREATION, FARMLAND, AND HISTORIC PRESERVATION TRUST FUND FOR PARK, FARMLAND, AND HISTORIC PRESERVATION IMPROVEMENTS”

PUBLIC HEARING AND ADOPTION TO BE HELD 11/25/2024 @ 8:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD

Councilwoman Latner moved to Introduce the Ordinance, second Councilman Yammarino.

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

Carried.

**REVIEW AND DISCUSSION OF COMMUNICATION ITEMS**

- a. MAIL LIST of October 25, 2024  
b. MAIL LIST of November 2, 2024  
c. MAIL LIST of November 8, 2024

5. **VOTE ON CONSENT AGENDA ITEMS** The Mayor read all items into the record. 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.

6. **RESOLUTIONS:**

**\*24-256                      AUTHORIZING TAX REFUND AND CANCELLATION OF TAXES FOR FIRST AND SECOND QUARTERS OF 2025 FOR DISABLED VETERAN**

**WHEREAS**, Mr. Paul Kwon is the property owner of 38 O’Shaughnessy Lane, Closter, NJ, who has filed a claim for a property tax exemption for the 2024 tax year pursuant to N.J.S.A. 54:4-3.30, Disabled Veteran’s Exemption; and

**WHEREAS**, Mr. Kwon provided documentation to the Borough’s Assessor verifying that he is a Veteran of the US Marine Corp. who sustained a service connected disability and is considered to be a total 100% Disabled Veteran as a result of said injury as so classified by the Department of Veterans Affairs; and

**WHEREAS**, Mr. Kwon’s claim for property tax exemption for tax year 2024 was reviewed and approved by the Tax Assessor of the Borough of Closter and he was deemed eligible for this exemption effective November 1, 2024; and

**WHEREAS**, as a result of this exempt status and pursuant to N.J.S.A. 54:4-3.32, Mr. Kwon is due a refund for the taxes collected on the subject property for a portion of the fourth quarter taxes in the amount of \$ 3,472.40 and cancellation of taxes for First and Second quarters of 2025.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Closter hereby authorize the Tax Collector to issue a refund to Mr. Kwon for the taxes collected on the 38 O’Shaughnessy Lane for a portion of the fourth quarter taxes in the amount of \$

3,472.40 and cancellation of taxes for First and Second quarters of 2025.

**\*24-257 APPROVAL OF MAHBOBI V CLOSTER BOROUGH TAX APPEAL SETTLEMENT**

**WHEREAS**, the taxpayers, Kamran & Noushin N.G. Mahbobi, appealed the assessment levied on Block 2211, Lot 10 for the tax years 2019, 2020, 2021, 2022, 2023 and 2024; and

**WHEREAS**, the subject property is located at 163 Alpine Drive; 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 2019, 2020, 2021, 2022 & 2023

2024 Assessed Value will be reduced from \$1,458,400 to \$1,400,000

**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 Mahbobi 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.

**\*24-258 APPROVAL OF KOLEFAS V CLOSTER BOROUGH TAX APPEAL SETTLEMENT**

**WHEREAS**, the taxpayers, Athanasios & Helen Kolefas, appealed the assessment levied on Block 2405, Lot 4 for the tax years 2020 and 2023; and

**WHEREAS**, the subject property is located at 56 Irene Court; 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 year 2020

2023 Assessed Value will be reduced from \$1,646,500 to \$1,600,000

**WHEREAS**, there are sufficient funds available in the reserve for tax appeals account to satisfy the 2023 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 Kolefas 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.

**\*24-259 APPROVAL OF HONG V CLOSTER BOROUGH TAX APPEAL SETTLEMENT**

**WHEREAS**, the taxpayers, Genewood & Jennifer Hong, appealed the assessment levied on Block 2302, Lot 54 for the tax years 2021 and 2022; and

**WHEREAS**, the subject property is located at 34 Laurence Court; 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 year 2021

2022 Assessed Value will be reduced from \$1,608,800 to \$1,550,000

**WHEREAS**, there are sufficient funds available in the reserve for tax appeals account to satisfy the 2022 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 H ong 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.

**\*24-260 APPROVAL OF FRIES V CLOSTER BOROUGH TAX APPEAL SETTLEMENT**  
**WHEREAS**, the taxpayers, Gavin & Lindsay Fries, appealed the assessment levied on Block 2402, Lot 2 for the tax years 2020, 2022, 2023 and 2024; and

**WHEREAS**, the subject property is located at 9 Ranch Lane; 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 \$1,682,600 to \$1,600,000

**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 Gavin & Lindsay Fries 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.

**\*24-261 APPROVAL OF LEE V CLOSTER BOROUGH TAX APPEAL SETTLEMENT**  
**WHEREAS**, the taxpayers, Charles & Roseann Lee appealed the assessment levied on Block 901, Lot 20 for the tax year 2023; and

**WHEREAS**, the subject property is located at 17 Morrison Street; 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:

2023 Assessed Value will be reduced from \$547,300 to \$495,000

**WHEREAS**, there are sufficient funds available in the reserve for tax appeals account to satisfy the 2023 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 uncaptioned Lee 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.

**\*24-262 CANCEL BALANCE FOR BOND ORDINANCE - \$109.98**

**WHEREAS**, the Borough of Closter, in the County of Bergen, State of New Jersey, previously adopted Capital Ordinance 2014:1166 entitled, “A CAPITAL ORDINANCE APPROPRIATING THE SUM OF \$55,000 FOR THE ACQUISITION OF VARIOUS EQUIPMENT BY THE BOROUGH OF CLOSTER AND TO APPROPRIATE \$55,000 FROM THE CAPITAL IMPROVEMENT FUND” (the “Original Ordinance”); and

**WHEREAS**, upon completion of the project authorized by the Original Ordinance, certain unexpended project funds and unexpended grant funds remain in the project account for which the Original Ordinance appropriated funds Section 3(a); and

**WHEREAS**, it is necessary to formally cancel said balances so that the unexpended balances may be canceled against grant receivable balances, other receivable balances or credited to Fund Balance and unused debt authorizations may be cancelled in the General Capital Fund.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that \$109.98 be cancelled from the original.

**\*24-263 CANCEL BALANCE FOR BOND ORDINANCE - \$403.38**

**WHEREAS**, the Borough of Closter, in the County of Bergen, State of New Jersey, previously adopted Capital Ordinance 2018:1241 entitled, “AN ORDINANCE OF THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN, NEW JERSEY PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND FOR THE BOROUGH OF CLOSTER AND APPROPRIATING \$4,345,000 THEREFOR, AND PROVIDING FOR THE ISSUANCE OF \$4,138,087 IN BONDS OR NOTES OF THE BOROUGH OF CLOSTER TO FINANCE THE SAME” (the “Original Ordinance”); and

**WHEREAS**, upon completion of the project authorized by the Original Ordinance, certain unexpended project funds and unexpended grant funds remain in the project account for which the Original Ordinance appropriated funds Section 3(c)(d); and

**WHEREAS**, it is necessary to formally cancel said balances so that the unexpended balances may be canceled against grant receivable balances, other receivable balances or credited to Fund Balance and unused debt authorizations may be cancelled in the General Capital Fund.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that \$1937.11, be cancelled from the original.

**\*24-264 CANCEL BALANCE FOR BOND ORDINANCE - \$118,369.85**

**WHEREAS**, the Borough of Closter, in the County of Bergen, State of New Jersey, previously adopted Capital Ordinance 2020-1271 entitled, “AN ORDINANCE OF THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN, NEW JERSEY PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND FOR THE BOROUGH OF CLOSTER AND APPROPRIATING \$1,225,000 THEREFORE, AND PROVIDING FOR THE ISSUANCE OF \$1,163,750 IN BONDS OR NOTES OF THE BOROUGH OF CLOSTER TO FINANCE THE SAME” (the “Original Ordinance”); and

**WHEREAS**, upon completion of the project authorized by the Original Ordinance, certain unexpended project funds and unexpended grant funds remain in the project account for which the Original Ordinance appropriated funds Section 3(b)(d)(e)(f); and

**WHEREAS**, it is necessary to formally cancel said balances so that the unexpended balances may be canceled against grant receivable balances, other receivable balances or credited to Fund Balance and unused debt authorizations may be cancelled in the General Capital Fund.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that \$118,369.85, be cancelled from the original.

**\*24-265 CANCEL BALANCE FOR BOND ORDINANCE - \$1,538.70**

**WHEREAS**, the Borough of Closter, in the County of Bergen, State of New Jersey, previously adopted Capital Ordinance 2016:1244 entitled, “AN ORDINANCE OF THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN, NEW JERSEY PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND FOR THE BOROUGH OF CLOSTER AND APPROPRIATING \$1,446,000 THEREFOR, AND PROVIDING FOR THE ISSUANCE OF \$1,373,700 IN BONDS OR NOTES OF THE BOROUGH OF CLOSTER TO FINANCE THE SAME” (the “Original Ordinance”); and

**WHEREAS**, upon completion of the project authorized by the Original Ordinance, certain unexpended project funds and unexpended grant funds remain in the project account for which the Original Ordinance appropriated funds Section 3(a); and

**WHEREAS**, it is necessary to formally cancel said balances so that the unexpended balances may be canceled against grant receivable balances, other receivable balances or credited to Fund Balance and unused debt authorizations may be cancelled in the General Capital Fund.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that \$1,538.70, be cancelled from the original

**\*24-266 CANCEL BALANCE FOR BOND ORDINANCE - \$1,134.71**

**WHEREAS**, the Borough of Closter, in the County of Bergen, State of New Jersey, previously adopted Capital Ordinance 2017:1226 entitled, “AN ORDINANCE OF THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN, NEW JERSEY PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND FOR THE BOROUGH OF CLOSTER AND APPROPRIATING \$525,000 THEREFOR, AND PROVIDING FOR THE ISSUANCE OF \$498,750 IN BONDS OR NOTES OF THE BOROUGH OF CLOSTER TO FINANCE THE SAME” (the “Original Ordinance”); and

**WHEREAS**, upon completion of the project authorized by the Original Ordinance, certain unexpended project funds and unexpended grant funds remain in the project account for which the Original Ordinance appropriated funds Section 3(a)(c); and

**WHEREAS**, it is necessary to formally cancel said balances so that the unexpended balances may be canceled against grant receivable balances, other receivable balances or credited to Fund Balance and unused debt authorizations may be cancelled in the General Capital Fund.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that \$1134.71, be cancelled from the original

**\*24-267 CANCEL BALANCE FOR BOND ORDINANCE - \$1,937.11**

**WHEREAS**, the Borough of Closter, in the County of Bergen, State of New Jersey, previously adopted Capital Ordinance 2018:1241 entitled, “AN ORDINANCE OF THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN, NEW JERSEY PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND FOR THE BOROUGH OF CLOSTER AND APPROPRIATING \$2,228,920 THEREFORE, AND PROVIDING FOR THE ISSUANCE OF \$2,117,474 IN BONDS OR NOTES OF THE BOROUGH OF CLOSTER TO FINANCE THE SAME” (the “Original Ordinance”); and

**WHEREAS**, upon completion of the project authorized by the Original Ordinance, certain unexpended project funds and unexpended grant funds remain in the project account for which the Original Ordinance appropriated funds Section 3(a)(c)(g); and

**WHEREAS**, it is necessary to formally cancel said balances so that the unexpended balances may be canceled against grant receivable balances, other receivable balances or credited to Fund Balance and unused debt authorizations may be cancelled in the General Capital Fund.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that \$1937.11, be cancelled from the original

**\*24-268 CANCEL BALANCE FOR BOND ORDINANCE - \$16.13**

**WHEREAS**, the Borough of Closter, in the County of Bergen, State of New Jersey, previously adopted Capital Ordinance 2014:1164 entitled, “AN ORDINANCE OF THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN, NEW JERSEY PROVIDING FOR VARIOUS GENERAL CAPITAL IMPROVEMENTS IN AND FOR THE BOROUGH OF CLOSTER AND APPROPRIATING \$1,505,600 THEREFOR, AND PROVIDING FOR THE ISSUANCE OF \$1,430,570 IN BONDS OR NOTES OF THE BOROUGH OF CLOSTER TO FINANCE THE SAME” (the “Original Ordinance”); and

**WHEREAS**, upon completion of the project authorized by the Original Ordinance, certain

unexpended project funds and unexpended grant funds remain in the project account for which the Original Ordinance appropriated funds Section 3(g); and

**WHEREAS**, it is necessary to formally cancel said balances so that the unexpended balances may be canceled against grant receivable balances, other receivable balances or credited to Fund Balance and unused debt authorizations may be cancelled in the General Capital Fund.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that \$16.13, be cancelled from the original

**\*24-269 CANCEL BALANCE FOR BOND ORDINANCE - \$0.59**

**WHEREAS**, the Borough of Closter, in the County of Bergen, State of New Jersey, previously adopted Capital Ordinance 2010:1075 entitled, “AN ORDINANCE OF THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN, NEW JERSEY PROVIDING FOR VARIOUS IMPROVEMENTS IN AND FOR THE BOROUGH OF CLOSTER AND APPROPRIATING \$600,000 THEREFORE, AND PROVIDING FOR THE ISSUANCE OF \$570,000 IN BONDS OR NOTES OF THE BOROUGH OF CLOSTER TO FINANCE THE SAME” (the “Original Ordinance”); and

**WHEREAS**, upon completion of the project authorized by the Original Ordinance, certain unexpended project funds and unexpended grant funds remain in the project account for which the Original Ordinance appropriated funds Section 3(d); and

**WHEREAS**, it is necessary to formally cancel said balances so that the unexpended balances may be canceled against grant receivable balances, other receivable balances or credited to Fund Balance and unused debt authorizations may be cancelled in the General Capital Fund.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Ridgefield, County of Bergen, State of New Jersey that \$0.59, be cancelled from the original

**\*24-270 CANCEL BALANCE FOR BOND ORDINANCE - \$11,794.45**

**WHEREAS**, the Borough of Closter, in the County of Bergen, State of New Jersey, previously adopted Capital Ordinance 2014:1162 entitled, “AN ORDINANCE OF THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN, NEW JERSEY PROVIDING FOR THE REPAIR OF EXTERIOR WALLS AND REPLACEMENT OF ROOF AT BOROUGH HALL OF THE BOROUGH OF CLOSTER AND APPROPRIATING \$650,000 THEREFOR, AND PROVIDING FOR THE ISSUANCE OF \$446,500 IN BONDS OR NOTES OF THE BOROUGH OF CLOSTER TO FINANCE THE SAME” (the “Original Ordinance”); and

**WHEREAS**, upon completion of the project authorized by the Original Ordinance, certain unexpended project funds and unexpended grant funds remain in the project account for which the Original Ordinance appropriated funds Section 3(a); and

**WHEREAS**, it is necessary to formally cancel said balances so that the unexpended balances may be canceled against grant receivable balances, other receivable balances or credited to Fund Balance and unused debt authorizations may be cancelled in the General Capital Fund.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Ridgefield, County of Bergen, State of New Jersey that \$11,794.45 be cancelled from the original

**\*24-271 CANCEL BALANCE FOR BOND ORDINANCE - \$12,415.11**

**WHEREAS**, the Borough of Closter, in the County of Bergen, State of New Jersey, previously adopted Capital Ordinance 2015:1188 entitled, “AN ORDINANCE OF THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN, NEW JERSEY PROVIDING FOR VARIOUS GENERAL IMPROVEMENTS IN AND FOR THE BOROUGH OF CLOSTER AND APPROPRIATING \$1,817,500 THEREFORE, AND PROVIDING FOR THE ISSUANCE OF \$1,584,125 IN BONDS OR NOTES OF THE BOROUGH OF CLOSTER TO FINANCE THE SAME” (the “Original Ordinance”); and

**WHEREAS**, upon completion of the project authorized by the Original Ordinance, certain unexpended project funds and unexpended grant funds remain in the project account for which

the Original Ordinance appropriated funds Section 3(e)(f)(g)(l)(m)(o); and

**WHEREAS**, it is necessary to formally cancel said balances so that the unexpended balances may be canceled against grant receivable balances, other receivable balances or credited to Fund Balance and unused debt authorizations may be cancelled in the General Capital Fund.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that \$12,415.11, be cancelled from the original

**\*24-272 CANCEL BALANCE FOR BOND ORDINANCE - \$3,531.50**

**WHEREAS**, the Borough of Closter, in the County of Bergen, State of New Jersey, previously adopted Capital Ordinance 2013:1147 entitled, “A CAPITAL ORDINANCE APPROPRIATING THE SUM OF \$55,600 FOR THE MAKING OF VARIOUS IMPROVEMENTS AND THE ACQUISITION OF VARIOUS EQUIPMENT BY THE BOROUGH OF CLOSTER AND TO APPROPRIATE \$55,600 FROM THE CAPITAL IMPROVEMENT FUND” (the “Original Ordinance”); and

**WHEREAS**, upon completion of the project authorized by the Original Ordinance, certain unexpended project funds and unexpended grant funds remain in the project account for which the Original Ordinance appropriated funds Section 3(a); and

**WHEREAS**, it is necessary to formally cancel said balances so that the unexpended balances may be canceled against grant receivable balances, other receivable balances or credited to Fund Balance and unused debt authorizations may be cancelled in the General Capital Fund.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that \$3531.50, be cancelled from the original

**\*24-273 RETURN EQUIPMENT NO LONGER NEEDED BY BOROUGH**

**WHEREAS**, in 2004 the Knickerbocker Hook and Ladder Company of Closter was gifted a 2004 Wells enclosed trailer (VIN # 1WC200J2948004691) for the purpose of response to Confined Space Rescue incidents. This was donated by the Edwin Van Pelt Foundation; and

**WHEREAS**, the 2004 Wells trailer was registered and titled with the NJ MVC under the name of Borough of Closter; and

**WHEREAS**, Knickerbocker Hook & Ladder Company of Closter has no longer the need of this equipment for public purpose and recommends returning the 2004 Wells trailer to the Edwin Van Pelt Foundation, subject to the re-registration of the vehicle into the name of the aforementioned Foundation; and

**WHEREAS**, the Mayor and Council have been informed of the details of this matter and agree with the recommendation of the Knickerbocker Hook and Ladder Company of Closter.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough of Closter that the governing body hereby authorizes the return the 2004 Wells trailer registered to the Borough of Closter to the Edwin Van Pelt Foundation, subject to re-registration of the vehicle into the name of the Foundation

**\*24-274 APPROVING CONTRACT WITH CHIEF OF POLICE**

**WHEREAS**, James Buccola (the “Chief”) is employed by the Borough of Closter (the “Borough”) as the Chief of Police; and

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

**WHEREAS**, the Borough and the Chief wish to memorialize their agreement; and

**NOW THEREFORE BE IT RESOLVED** that the Borough authorizes and approves the agreement with 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

**\*24-275 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 (\$137.69) in the Current Treasury Account.

|            |          |
|------------|----------|
| 2010047757 | \$ 1.00  |
| 2010057062 | \$ 1.55  |
| 2010057055 | \$ 69.47 |
| 2010057054 | \$ 14.26 |
| 2010057035 | \$ 51.41 |

**\*24-276 BILLS LIST**

**WHEREAS**, the claims listed below have been authorized and approved by the Chair

**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.

| <b>Budgeted</b>                                                   | <b>Amount</b>   |
|-------------------------------------------------------------------|-----------------|
| Bergen County Tax                                                 | \$ 0.00         |
| County Open Space Tax                                             | \$ 0.00         |
| Northern Valley High School                                       | \$ 1,427,516.60 |
| Closter Board of Education                                        | \$ 1,913,989.00 |
| 2023 Budget Appropriations                                        | \$ 1,559.11     |
| 2024 Budget Appropriations – Operating Expenses                   | \$ 1,032,338.98 |
| Payroll 10/15/2024                                                | \$ 328,021.56   |
| Payroll 10/30/2024                                                | \$ 327,150.75   |
| Current Treasury Account<br>October 10, 2024 to November 13, 2024 | \$ 5,030,576.00 |

| <b>Capital and Trust</b> | <b>Amount</b> |
|--------------------------|---------------|
| Capital                  | \$ 460,052.48 |
| Escrow Trust             | \$ 18,068.34  |
| Recreation               | \$ 43,471.25  |
| Animal                   | \$ 30.80      |
| Housing Trust            | \$ 4,865.50   |
| Food Locker              | \$ 6,175.00   |
| Open Space               | \$ 0.00       |
| HRA Insurance Plan       | \$ 5,440.26   |

The foregoing resolution was adopted at the meeting of the Mayor and Council of Closter, New Jersey at the Regular Meeting held on November 13, 2024.

**\*24-277 AWARDING A “FAIR AND OPEN” CONTRACT FOR LANDSCAPING SERVICES IN EXCHANGE FOR LEAF COMPOST MATERIALS**

**WHEREAS**, at the Public Meeting held on October 9, 2024, the Governing Body of the Borough of Closter, County of Bergen, State of New Jersey authorized the use of a Fair and Open Process pursuant to the provisions of N.J.S.A. 19:44A-20, et. seq., commonly called the “Pay to Play” law in awarding a contract for Landscaping Services in Exchange for Leaf Composting Materials; and

**WHEREAS**, no funds will be expended by the Borough for this contract; and

**WHEREAS**, the Request for Proposals was advertised; and

**WHEREAS**, one response was received from Victoria’s Nursery, 578 Paramus Rd., Paramus, NJ 07652; and

**WHEREAS**, the aforementioned response to the Request for Proposals was found to be acceptable by the Borough Administrator who recommends that the contract be awarded to Victoria’s Nursery for a period of one year following the adoption of this resolution.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough of Closter that the governing body desires to award the contract for a period of one year following the adoption of this resolution for Landscaping Services in Exchange for Leaf Compost Materials to Victoria’s Nursery.

**\*24-278           AWARDING A LEASE FOR PORTION OF WELLINGTON AVENUE IN  
THE BOROUGH OF CLOSTER**

**WHEREAS**, at the Public Meeting held on October 9, 2024, the Governing Body of the Borough of Closter, County of Bergen, State of New Jersey authorized a public bidding process for a lease of public lands pursuant to the provisions of N.J.S.A. 40A:12-14; and

**WHEREAS**, thereafter, bid specifications were prepared by the Borough Attorney for “The Lease of a Portion of Wellington Avenue”; and

**WHEREAS**, sealed bids were requested on October 22, 2024, through an advertisement as required by New Jersey law; and

**WHEREAS**, on October 31, 2024, one bid was received from IWS Transfer Systems of NJ, Inc., 300 Frank W. Burr Blvd., Suite 39, Teaneck, NJ 07666, in the amount of \$1,500 per month, CPI adjusted as outlined in the bid specifications; and

**WHEREAS**, the Borough Attorney has reviewed the bid documents and found them to be in order.

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

1. The Lease of a Portion of Wellington Avenue is hereby awarded to IWS Transfer Systems in exchange for lease payments to the Borough of \$1,500 per month, CPI Adjusted as outlined in the bid specifications.
2. The Borough Attorney is hereby authorized to prepare the lease and/or any other documents necessary pursuant to the award of this lease.

The Mayor and Clerk are hereby authorized to execute the lease and/or any other documents necessary pursuant to the award of this lease

**\*24-279           AUTHORIZING AN AMENDMENT TO THE LEASE OPTION  
AGREEMENT REGARDING THE VILLAGE SCHOOL**

**WHEREAS**, the Borough of Closter pursuant to a Request for Proposal process received a Proposal from Mastermind, Inc., to develop and lease the Village School for the purpose of constructing (35) thirty-five affordable apartments; and

**WHEREAS**, in an effort to assist Mastermind, Inc., in obtaining financing and tax credits from the New Jersey Housing Mortgage and Finance Agency (“NJHMFA”), Mastermind requested that the Borough enter into a Lease Option Agreement regarding said premises; and

**WHEREAS**, at the public meeting held on October 23, 2024, the Governing Body of the Borough of Closter authorized the execution of this Lease Option Agreement, for the purpose of Mastermind’s application to the NJHMFA; and

**WHEREAS**, the attorney for Mastermind has informed the Borough Attorney that the Lease Option Agreement requires an amendment to its Renewal Term; specifically, in order to obtain the aforementioned tax credits, the Renewal Term in the Lease Option Agreement must be revised from a 30- year renewal term to a 50-year renewal term; and

**WHEREAS**, the attorney for Mastermind has informed the Borough Attorney that this change is required by NJHMFA.

**NOW, THEREFORE BE IT RESOLVED**, by the Governing Body of the Borough of Closter:

1. An amendment to the Renewal Term from a 30-year term to a 50-year term in the Lease Option Agreement with Mastermind is hereby authorized; and
2. The Mayor or Administrator is hereby authorized to execute any documents necessary to effectuate this amendment in a form subject to the review and approval of the Borough Administrator and Borough Attorney; and

The Mayor or Borough Administrator is hereby authorized to execute any related ancillary documents with respect to financing through the NJHMFA.

Councilwoman Latner moved to adopt the Consent Agenda, second Council President Chung.

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

Carried.

7. **OPEN MEETING TO PUBLIC FOR ANY MATTER (5-minute limit)**

Steve Isaacson suggested that the Borough can find manpower to do sports-related projects and build bridges but not for repairing the farmhouse.

Libby (49 Arnold Avenue) congratulated the winners of the election. She asked whether a vote would be happen tonight concerning the Menorah lighting. She was told there would be a discussion and a decision made soon.

8. **CLOSED SESSION:**

**\*24-280 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 November 13, 2024 Closed Session and discussion of the hereinafter specified subject matter:

| Closed Session<br>Docket# | Item Title of Description                                   | Statutory<br>Reference   |
|---------------------------|-------------------------------------------------------------|--------------------------|
| 24-11/13-1                | Tactics and Techniques<br>Fire Department & Ambulance Corps | N.J.S.A. 10:4-12 (b) (6) |
| 24-11-13-2                | Contract Negotiations<br>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.

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

The meeting went into Closed Session.

9. **RETURN TO REGULAR MEETING** at 8:07 pm.

10. **RESOLUTION:**

**\*24-281 CONFIRMING THE NEED FOR THE REHABILITATION OF THE CLOSTER SCHOOL AND NEW CONSTRUCTION OF 3 ADDITIONAL STRUCTURES TO CREATE A 35 UNIT AFFORDABLE DEVELOPMENT, AND AUTHORIZING AN AGREEMENT FOR PAYMENTS IN LIEU OF TAXES WITH THE BOROUGH OF CLOSTER**

**WHEREAS, Village School Development, LLC** (hereinafter referred to as the "Sponsor") proposes to rehabilitate a school building and construction of 3 additional structures to create a 35 unit affordable housing project (hereinafter referred to as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.) and the rules promulgated thereunder at N.J.A.C. 5:80-1 et

seq. (the foregoing hereinafter referred to as the "HMFA Law") within the Borough of **Closter** (hereinafter referred to as the "Municipality") on an approximately **1.58** acre site described as Lots and Blocks in Exhibit "A" as shown on the Official Assessment Map of the Borough of

**Closter, Bergen** County and known as **511 Durie Avenue, Closter, NJ**; and

**WHEREAS**, the Project will be subject to the HMFA Law and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "Agency"); and

**WHEREAS**, pursuant to the provisions of the HMFA Law, the governing body of the Municipality hereby determines that there is a need for this housing project in the Municipality; and

**WHEREAS**, the Sponsor has presented to the Municipality a revenue projection for the Project which sets forth the anticipated revenue to be received by the Sponsor from the operation of the Project as estimated by the Sponsor and the Agency.

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

1. The Council finds and determines that the proposed Project currently meets or will meet in the future an existing housing need in the Borough;
2. The Council does hereby adopt the within Resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in the conformity with the provisions of the HMFA Law with the intent and purpose that the Agency shall rely thereon in making a mortgage loan to the Sponsor, which shall construct, own and operate the Project.
3. The Council does hereby adopt the within Resolution with the further intent and purpose that from the date of execution of the Agency mortgage, the proposed Project, including both the land and improvements thereon, will be exempt from real property taxation as provided in the HMFA Law, provided that payments in lieu of taxes for municipal services supplied to the Project are made to the

Municipality in such amounts and manner set forth in the Agreement for Payments in Lieu of Taxes attached hereto as Exhibit "B"

4. The Council hereby authorizes and directs the Mayor of the Borough of **Closter** to execute, on behalf of the Municipality, the Agreement for Payments in Lieu of Taxes in substantially the form annexed hereto as Exhibit "A".
5. The Council understands and agrees that the revenue projections set forth are estimates and that the actual payments in lieu of taxes to be paid by the Sponsor to the Municipality shall be determined pursuant to the Agreement for Payments in Lieu of Taxes executed between the Sponsor and Municipality.

9. **ADJOURNMENT**

ALL BUSINESS WILL TERMINATE AT 11:00 P.M.

**AGENDA SUBJECT TO CHANGE**

**BOROUGH OF CLOSTER  
RESOLUTION #24-256  
NOVEMBER 13, 2024**

**AUTHORIZING TAX REFUND AND CANCELLATION OF TAXES FOR  
FIRST AND SECOND QUARTERS OF 2025 FOR DISABLED VETERAN**

**WHEREAS**, Mr. Paul Kwon is the property owner of 38 O’Shaughnessy Lane, Closter, NJ, who has filed a claim for a property tax exemption for the 2024 tax year pursuant to N.J.S.A. 54:4-3.30, Disabled Veteran’s Exemption; and

**WHEREAS**, Mr. Kwon provided documentation to the Borough’s Assessor verifying that he is a Veteran of the US Marine Corp. who sustained a service connected disability and is considered to be a total 100% Disabled Veteran as a result of said injury as so classified by the Department of Veterans Affairs; and

**WHEREAS**, Mr. Kwon’s claim for property tax exemption for tax year 2024 was reviewed and approved by the Tax Assessor of the Borough of Closter and he was deemed eligible for this exemption effective November 1, 2024; and

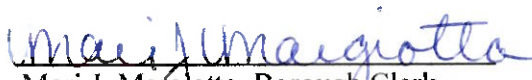
**WHEREAS**, as a result of this exempt status and pursuant to N.J.S.A. 54:4-3.32, Mr. Kwon is due a refund for the taxes collected on the subject property for a portion of the fourth quarter taxes in the amount of \$ 3,472.40 and cancellation of taxes for First and Second quarters of 2025.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Closter hereby authorize the Tax Collector to issue a refund to Mr. Kwon for the taxes collected on the 38 O’Shaughnessy Lane for a portion of the fourth quarter taxes in the amount of \$ 3,472.40 and cancellation of taxes for First and Second quarters of 2025.


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

Adopted: November 13, 2024


**ATTEST:**

  
Mari J. Margiotta, 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 November 13, 2024.

  
Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER  
RESOLUTION #24-257  
NOVEMBER 13, 2024**

**APPROVAL OF MAHBOBI V CLOSTER BOROUGH  
TAX APPEAL SETTLEMENT**

**WHEREAS**, the taxpayers, Kamran & Noushin N.G. Mahbobi, appealed the assessment levied on Block 2211, Lot 10 for the tax years 2019, 2020, 2021, 2022, 2023 and 2024; and

**WHEREAS**, the subject property is located at 163 Alpine Drive; 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 2019, 2020, 2021, 2022 & 2023  
2024 Assessed Value will be reduced from \$1,458,400 to \$1,400,000

**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.

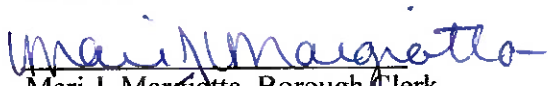
**NOW THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that:

The proposed settlement for the tax appeals encaptioned Mahbobi 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.

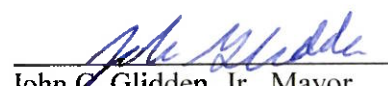
| COUNCILMEMBER           | MOTION | SECOND | YES | NO | ABSENT | ABSTAIN |
|-------------------------|--------|--------|-----|----|--------|---------|
| Councilwoman Amitai     |        |        |     |    | ✓      |         |
| Councilman Cho          |        |        | ✓   |    |        |       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

Adopted: November 13, 2024

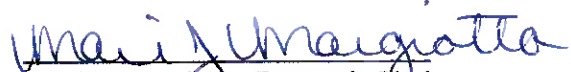
**ATTEST:**

  
Mari J. Margiotta, 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 November 13, 2024.

  
Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER  
RESOLUTION #24-258  
NOVEMBER 13, 2024**

**APPROVAL OF KOLEFAS V CLOSTER BOROUGH  
TAX APPEAL SETTLEMENT**

**WHEREAS**, the taxpayers, Athanasios & Helen Kolefas, appealed the assessment levied on Block 2405, Lot 4 for the tax years 2020 and 2023; and

**WHEREAS**, the subject property is located at 56 Irene Court; 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 year 2020  
2023 Assessed Value will be reduced from \$1,646,500 to \$1,600,000

**WHEREAS**, there are sufficient funds available in the reserve for tax appeals account to satisfy the 2023 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 Kolefas 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          |        |        | ✓   |    |        |         |
| Council President Chung |        | ✓      | ✓   |    |        |         |
| Councilwoman Latner     | ✓      |        | ✓   |    |        |         |
| Councilwoman Maroules   |        |        | ✓   |    |        |         |
| Councilman Yammarino    |        |        | ✓   |    |        |         |

Adopted: November 13, 2024

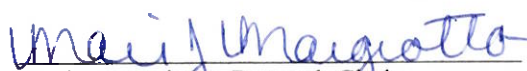
**ATTEST:**

  
Mari J. Margiotta, 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 November 13, 2024.

  
Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER  
RESOLUTION #24-259  
NOVEMBER 13, 2024**

**APPROVAL OF HONG V CLOSTER BOROUGH  
TAX APPEAL SETTLEMENT**

**WHEREAS**, the taxpayers, Genewood & Jennifer Hong, appealed the assessment levied on Block 2302, Lot 54 for the tax years 2021 and 2022; and

**WHEREAS**, the subject property is located at 34 Laurence Court; 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 year 2021  
2022 Assessed Value will be reduced from \$1,608,800 to \$1,550,000

**WHEREAS**, there are sufficient funds available in the reserve for tax appeals account to satisfy the 2022 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.

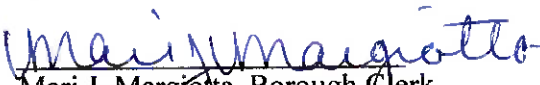
**NOW THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that:

The proposed settlement for the tax appeals encaptioned Hong 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          |        |        | ✓   |    |        |         |
| Council President Chung |        | ✓      | ✓   |    |        |         |
| Councilwoman Latner     | ✓      |        | ✓   |    |        |         |
| Councilwoman Maroules   |        |        | ✓   |    |        |         |
| Councilman Yammarino    |        |        | ✓   |    |        |         |

Adopted: November 13, 2024

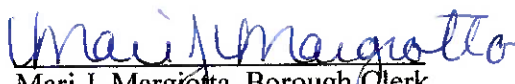
**ATTEST:**

  
Mari J. Margiotta, 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 November 13, 2024.

  
Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER  
RESOLUTION #24-260  
NOVEMBER 13, 2024**

**APPROVAL OF FRIES V CLOSTER BOROUGH  
TAX APPEAL SETTLEMENT**

**WHEREAS**, the taxpayers, Gavin & Lindsay Fries, appealed the assessment levied on Block 2402, Lot 2 for the tax years 2020, 2022, 2023 and 2024; and

**WHEREAS**, the subject property is located at 9 Ranch Lane; 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 \$1,682,600 to \$1,600,000

**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.

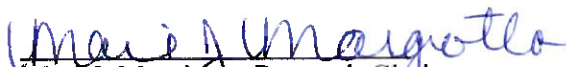
**NOW THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that:

The proposed settlement for the tax appeals encaptioned Gavin & Lindsay Fries 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          |        |        | ✓   |    |        |         |
| Council President Chung |        | ✓      | ✓   |    |        |         |
| Councilwoman Latner     | ✓      |        | ✓   |    |        |         |
| Councilwoman Maroules   |        |        | ✓   |    |        |         |
| Councilman Yammarino    |        |        | ✓   |    |        |         |


Adopted: November 13, 2024

ATTEST: APPROVED BY:

  
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 November 13, 2024.

  
Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER  
RESOLUTION #24-261  
NOVEMBER 13, 2024**

**APPROVAL OF LEE V. CLOSTER  
TAX APPEAL SETTLEMENT**

**WHEREAS**, the taxpayers, Charles & Roseann Lee appealed the assessment levied on Block 901, Lot 20 for the tax year 2023; and

**WHEREAS**, the subject property is located at 17 Morrison Street; 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:

2023 Assessed Value will be reduced from \$547,300 to \$495,000

**WHEREAS**, there are sufficient funds available in the reserve for tax appeals account to satisfy the 2023 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 Lee 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          |        |        | ✓   |    |        |         |
| Council President Chung |        | ✓      | ✓   |    |        |         |
| Councilwoman Latner     | ✓      |        | ✓   |    |        |         |
| Councilwoman Maroules   |        |        | ✓   |    |        |         |
| Councilman Yammarino    |        |        | ✓   |    |        |         |

Adopted: November 13, 2024


**ATTEST:**

  
Mari J. Margiotta, 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 November 13, 2024.

  
Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER  
RESOLUTION #24-262  
NOVEMBER 13, 2024**

**CANCEL BALANCE FOR BOND ORDINANCE**

**WHEREAS**, the Borough of Closter, in the County of Bergen, State of New Jersey, previously adopted Capital Ordinance 2014:1166 entitled, "A CAPITAL ORDINANCE APPROPRIATING THE SUM OF \$55,000 FOR THE ACQUISITION OF VARIOUS EQUIPMENT BY THE BOROUGH OF CLOSTER AND TO APPROPRIATE \$55,000 FROM THE CAPITAL IMPROVEMENT FUND" (the "Original Ordinance"); and

**WHEREAS**, upon completion of the project authorized by the Original Ordinance, certain unexpended project funds and unexpended grant funds remain in the project account for which the Original Ordinance appropriated funds Section 3(a); and

**WHEREAS**, it is necessary to formally cancel said balances so that the unexpended balances may be canceled against grant receivable balances, other receivable balances or credited to Fund Balance and unused debt authorizations may be cancelled in the General Capital Fund.


**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that \$109.98 be cancelled from the original.


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

Adopted: November 13, 2024

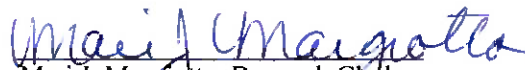
**ATTEST:**

**APPROVED BY:**

  
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 November 13, 2024.

  
Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER  
RESOLUTION #24-263  
NOVEMBER 13, 2024**

**CANCEL BALANCE FOR BOND ORDINANCE**

**WHEREAS**, the Borough of Closter, in the County of Bergen, State of New Jersey, previously adopted Capital Ordinance 2018:1241 entitled, "AN ORDINANCE OF THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN, NEW JERSEY PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND FOR THE BOROUGH OF CLOSTER AND APPROPRIATING \$4,345,000 THEREFOR, AND PROVIDING FOR THE ISSUANCE OF \$4,138,087 IN BONDS OR NOTES OF THE BOROUGH OF CLOSTER TO FINANCE THE SAME" (the "Original Ordinance"); and

**WHEREAS**, upon completion of the project authorized by the Original Ordinance, certain unexpended project funds and unexpended grant funds remain in the project account for which the Original Ordinance appropriated funds Section 3(c)(d); and

**WHEREAS**, it is necessary to formally cancel said balances so that the unexpended balances may be canceled against grant receivable balances, other receivable balances or credited to Fund Balance and unused debt authorizations may be cancelled in the General Capital Fund.


**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that \$403.38, be cancelled from the original.

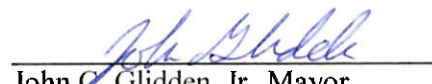
| COUNCILMEMBER           | MOTION | SECOND | YES | NO | ABSENT | ABSTAIN |
|-------------------------|--------|--------|-----|----|--------|---------|
| Councilwoman Amitai     |        |        |     |    | ✓      |         |
| Councilman Cho          |        |        | ✓   |    |        |       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

Adopted: November 13, 2024

**ATTEST:**

**APPROVED BY:**

  
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 November 13, 2024.

  
Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER  
RESOLUTION #24-264  
NOVEMBER 13, 2024**

**CANCEL BALANCE FOR BOND ORDINANCE**

**WHEREAS**, the Borough of Closter, in the County of Bergen, State of New Jersey, previously adopted Capital Ordinance 2020-1271 entitled, "AN ORDINANCE OF THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN, NEW JERSEY PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND FOR THE BOROUGH OF CLOSTER AND APPROPRIATING \$1,225,000 THEREFORE, AND PROVIDING FOR THE ISSUANCE OF \$1,163,750 IN BONDS OR NOTES OF THE BOROUGH OF CLOSTER TO FINANCE THE SAME" (the "Original Ordinance"); and

**WHEREAS**, upon completion of the project authorized by the Original Ordinance, certain unexpended project funds and unexpended grant funds remain in the project account for which the Original Ordinance appropriated funds Section 3(b)(d)(e)(f); and

**WHEREAS**, it is necessary to formally cancel said balances so that the unexpended balances may be canceled against grant receivable balances, other receivable balances or credited to Fund Balance and unused debt authorizations may be cancelled in the General Capital Fund.


**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that \$118,369.85, be cancelled from the original.


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

Adopted: November 13, 2024

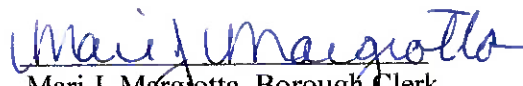
**ATTEST:**

**APPROVED BY:**

  
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 November 13, 2024.

  
Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER  
RESOLUTION #24-265  
NOVEMBER 13, 2024**

**CANCEL BALANCE FOR BOND ORDINANCE**

**WHEREAS**, the Borough of Closter, in the County of Bergen, State of New Jersey, previously adopted Capital Ordinance 2016:1244 entitled, "AN ORDINANCE OF THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN, NEW JERSEY PROVIDING FOR VARIOUS CAPITAL IMPORVEMENTS IN AND FOR THE BOROUGH OF CLOSTER AND APPROPRIATING \$1,446,000 THEREFOR, AND PROVIDING FOR THE ISSUANCE OF \$1,373,700 IN BONDS OR NOTES OF THE BOROUGH OF CLOSTER TO FINANCE THE SAME" (the "Original Ordinance"); and

**WHEREAS**, upon completion of the project authorized by the Original Ordinance, certain unexpended project funds and unexpended grant funds remain in the project account for which the Original Ordinance appropriated funds Section 3(a); and

**WHEREAS**, it is necessary to formally cancel said balances so that the unexpended balances may be canceled against grant receivable balances, other receivable balances or credited to Fund Balance and unused debt authorizations may be cancelled in the General Capital Fund.


**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that \$1,538.70, be cancelled from the original.


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

Adopted: November 13, 2024


**ATTEST:**

**APPROVED BY:**

  
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 November 13, 2024.

  
Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER  
RESOLUTION #24-266  
NOVEMBER 13, 2024**

**CANCEL BALANCE FOR BOND ORDINANCE**

**WHEREAS**, the Borough of Closter, in the County of Bergen, State of New Jersey, previously adopted Capital Ordinance 2017:1226 entitled, "AN ORDINANCE OF THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN, NEW JERSEY PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND FOR THE BOROUGH OF CLOSTER AND APPROPRIATING \$525,000 THEREFOR, AND PROVIDING FOR THE ISSUANCE OF \$498,750 IN BONDS OR NOTES OF THE BOROUGH OF CLOSTER TO FINANCE THE SAME" (the "Original Ordinance"); and

**WHEREAS**, upon completion of the project authorized by the Original Ordinance, certain unexpended project funds and unexpended grant funds remain in the project account for which the Original Ordinance appropriated funds Section 3(a)(c); and

**WHEREAS**, it is necessary to formally cancel said balances so that the unexpended balances may be canceled against grant receivable balances, other receivable balances or credited to Fund Balance and unused debt authorizations may be cancelled in the General Capital Fund.

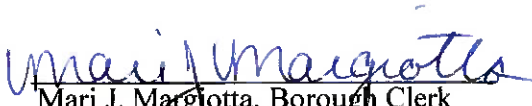
**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that \$1134.71, be cancelled from the original.

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

Adopted: November 13, 2024


**ATTEST:**

**APPROVED BY:**

  
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 November 13, 2024.

  
Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER  
RESOLUTION #24-267  
NOVEMBER 13, 2024**

**CANCEL BALANCE FOR BOND ORDINANCE**

**WHEREAS**, the Borough of Closter, in the County of Bergen, State of New Jersey, previously adopted Capital Ordinance 2018:1241 entitled, "AN ORDINANCE OF THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN, NEW JERSEY PROVIDING FOR VARIOUS CAPITAL IMPORVEMENTS IN AND FOR THE BOROUGH OF CLOSTER AND APPROPRIATING \$2,228,920 THEREFORE, AND PROVIDING FOR THE ISSUANCE OF \$2,117,474 IN BONDS OR NOTES OF THE BOROUGH OF CLOSTER TO FINANCE THE SAME" (the "Original Ordinance"); and

**WHEREAS**, upon completion of the project authorized by the Original Ordinance, certain unexpended project funds and unexpended grant funds remain in the project account for which the Original Ordinance appropriated funds Section 3(a)(c)(g); and

**WHEREAS**, it is necessary to formally cancel said balances so that the unexpended balances may be canceled against grant receivable balances, other receivable balances or credited to Fund Balance and unused debt authorizations may be cancelled in the General Capital Fund.

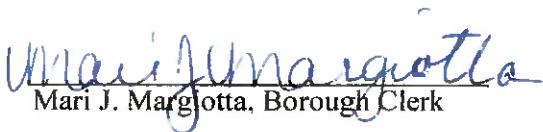
**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that \$1937.11, be cancelled from the original.

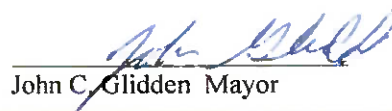
| COUNCILMEMBER           | MOTION | SECOND | YES | NO | ABSENT | ABSTAIN |
|-------------------------|--------|--------|-----|----|--------|---------|
| Councilwoman Amitai     |        |        |     |    | ✓      |         |
| Councilman Cho          |        |        | ✓   |    |        |       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

Adopted: November 13, 2024

**ATTEST:**

**APPROVED BY:**

  
Mari J. Margiotta, Borough Clerk

  
John C. Glidden 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 November 13, 2024.

  
Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER  
RESOLUTION #24-268  
NOVEMBER 13, 2024**

**CANCEL BALANCE FOR BOND ORDINANCE**

**WHEREAS**, the Borough of Closter, in the County of Bergen, State of New Jersey, previously adopted Capital Ordinance 2014:1164 entitled, "AN ORDINANCE OF THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN, NEW JERSEY PROVIDING FOR VARIOUS GENERAL CAPITAL IMPROVEMENTS IN AND FOR THE BOROUGH OF CLOSTER AND APPROPRIATING \$1,505,600 THEREFOR, AND PROVIDING FOR THE ISSUANCE OF \$1,430,570 IN BONDS OR NOTES OF THE BOROUGH OF CLOSTER TO FINANCE THE SAME" (the "Original Ordinance"); and

**WHEREAS**, upon completion of the project authorized by the Original Ordinance, certain unexpended project funds and unexpended grant funds remain in the project account for which the Original Ordinance appropriated funds Section 3(g); and

**WHEREAS**, it is necessary to formally cancel said balances so that the unexpended balances may be canceled against grant receivable balances, other receivable balances or credited to Fund Balance and unused debt authorizations may be cancelled in the General Capital Fund.


**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that \$16.13, be cancelled from the original.


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

Adopted: November 13, 2024


**ATTEST:**

**APPROVED BY:**

  
Mari J. Margiotta, Borough Clerk

  
John E. 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 November 13, 2024.

  
Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER  
RESOLUTION #24-269  
NOVEMBER 13, 2024**

**CANCEL BALANCE FOR BOND ORDINANCE**

**WHEREAS**, the Borough of Closter, in the County of Bergen, State of New Jersey, previously adopted Capital Ordinance 2010:1075 entitled, "AN ORDINANCE OF THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN, NEW JERSEY PROVIDING FOR VARIOUS IMPROVEMENTS IN AND FOR THE BOROUGH OF CLOSTER AND APPROPRIATING \$600,000 THEREFORE, AND PROVIDING FOR THE ISSUANCE OF \$570,000 IN BONDS OR NOTES OF THE BOROUGH OF CLOSTER TO FINANCE THE SAME" (the "Original Ordinance"); and

**WHEREAS**, upon completion of the project authorized by the Original Ordinance, certain unexpended project funds and unexpended grant funds remain in the project account for which the Original Ordinance appropriated funds Section 3(d); and

**WHEREAS**, it is necessary to formally cancel said balances so that the unexpended balances may be canceled against grant receivable balances, other receivable balances or credited to Fund Balance and unused debt authorizations may be cancelled in the General Capital Fund.


**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that \$0.59, be cancelled from the original.

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

Adopted: November 13, 2024


**ATTEST:**

**APPROVED BY:**

  
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 November 13, 2024.

  
Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER  
RESOLUTION 24-270  
NOVEMBER 13, 2024**

**CANCEL BALANCE FOR BOND ORDINANCE**

**WHEREAS**, the Borough of Closter, in the County of Bergen, State of New Jersey, previously adopted Capital Ordinance 2014:1162 entitled, "AN ORDINANCE OF THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN, NEW JERSEY PROVIDING FOR THE REPAIR OF EXTERIOR WALLS AND REPLACEMENT OF ROOF AT BOROUGH HALL OF THE BOROUGH OF CLOSTER AND APPROPRIATING \$650,000 THEREFOR, AND PROVIDING FOR THE ISSUANCE OF \$446,500 IN BONDS OR NOTES OF THE BOROUGH OF CLOSTER TO FINANCE THE SAME" (the "Original Ordinance"); and

**WHEREAS**, upon completion of the project authorized by the Original Ordinance, certain unexpended project funds and unexpended grant funds remain in the project account for which the Original Ordinance appropriated funds Section 3(a); and

**WHEREAS**, it is necessary to formally cancel said balances so that the unexpended balances may be canceled against grant receivable balances, other receivable balances or credited to Fund Balance and unused debt authorizations may be cancelled in the General Capital Fund.

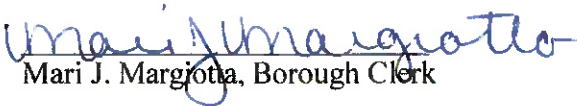
**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that \$11,794.45 be cancelled from the original.

| Councilperson           | Motion | Second | Yes | No | Absent | Abstain |
|-------------------------|--------|--------|-----|----|--------|---------|
| Councilwoman Amitai     |        |        |     |    | ✓      |         |
| Councilman Cho          |        |        | ✓   |    |        |         |
| Council President Chung |        | ✓      | ✓   |    |        |         |
| Councilwoman Latner     | ✓      |        | ✓   |    |        |         |
| Councilwoman Maroules   |        |        | ✓   |    |        |         |
| Councilman Yammarino    |        |        | ✓   |    |        |         |

Adopted: November 13, 2024


**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 November 13, 2024.

  
Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER  
RESOLUTION #24-271  
NOVEMBER 13, 2024**

**CANCEL BALANCE FOR BOND ORDINANCE**

**WHEREAS**, the Borough of Closter, in the County of Bergen, State of New Jersey, previously adopted Capital Ordinance 2015:1188 entitled, "AN ORDINANCE OF THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN, NEW JERSEY PROVIDING FOR VARIOUS GENERAL IMPROVEMENTS IN AND FOR THE BOROUGH OF CLOSTER AND APPROPRIATING \$1,817,500 THEREFORE, AND PROVIDING FOR THE ISSUANCE OF \$1,584,125 IN BONDS OR NOTES OF THE BOROUGH OF CLOSTER TO FINANCE THE SAME" (the "Original Ordinance"); and

**WHEREAS**, upon completion of the project authorized by the Original Ordinance, certain unexpended project funds and unexpended grant funds remain in the project account for which the Original Ordinance appropriated funds Section 3(e)(f)(g)(l)(m)(o); and

**WHEREAS**, it is necessary to formally cancel said balances so that the unexpended balances may be canceled against grant receivable balances, other receivable balances or credited to Fund Balance and unused debt authorizations may be cancelled in the General Capital Fund.

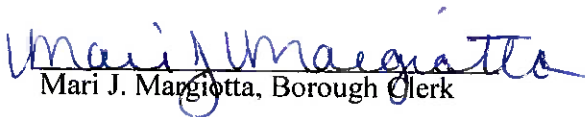
**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that \$12,415.11, be cancelled from the original.

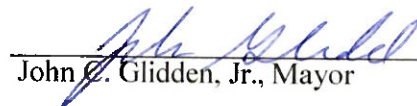
| COUNCILMEMBER           | MOTION | SECOND | YES | NO | ABSENT | ABSTAIN |
|-------------------------|--------|--------|-----|----|--------|---------|
| Councilwoman Amitai     |        |        |     |    | ✓      |         |
| Councilman Cho          |        |        | ✓   |    |        |       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

Adopted: November 13, 2024

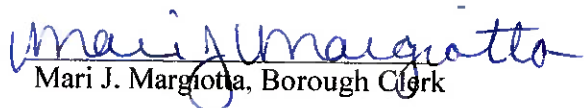
**ATTEST:**

**APPROVED BY:**

  
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 November 13, 2024.

  
Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER  
RESOLUTION #24-272  
NOVEMBER 13, 2024**

**CANCEL BALANCE FOR BOND ORDINANCE**

**WHEREAS**, the Borough of Closter, in the County of Bergen, State of New Jersey, previously adopted Capital Ordinance 2013:1147 entitled, "A CAPITAL ORDINANCE APPROPRIATING THE SUM OF \$55,600 FOR THE MAKING OF VARIOUS IMPROVEMENTS AND THE ACQUISITION OF VARIOUS EQUIPMENT BY THE BOROUGH OF CLOSTER AND TO APPROPRIATE \$55,600 FROM THE CAPITAL IMPROVEMENT FUND" (the "Original Ordinance"); and

**WHEREAS**, upon completion of the project authorized by the Original Ordinance, certain unexpended project funds and unexpended grant funds remain in the project account for which the Original Ordinance appropriated funds Section 3(a); and

**WHEREAS**, it is necessary to formally cancel said balances so that the unexpended balances may be canceled against grant receivable balances, other receivable balances or credited to Fund Balance and unused debt authorizations may be cancelled in the General Capital Fund.

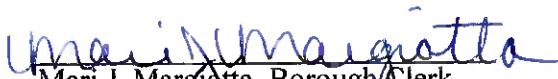
**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that \$3531.50, be cancelled from the original.


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

Adopted: November 13, 2024


**ATTEST:**

**APPROVED BY:**

  
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 November 13, 2024.

  
Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER  
RESOLUTION #24-273  
NOVEMBER 13, 2024**

**RETURN EQUIPMENT NO LONGER NEEDED  
BY BOROUGH OF CLOSTER**

**WHEREAS**, in 2004 the Knickerbocker Hook and Ladder Company of Closter was gifted a 2004 Wells enclosed trailer (VIN # 1WC200J2948004691) for the purpose of response to Confined Space Rescue incidents. This was donated by the Edwin Van Pelt Foundation; and

**WHEREAS**, the 2004 Wells trailer was registered and titled with the NJ MVC under the name of Borough of Closter; and

**WHEREAS**, Knickerbocker Hook & Ladder Company of Closter has no longer the need of this equipment for public purpose and recommends returning the 2004 Wells trailer to the Edwin Van Pelt Foundation, subject to the re-registration of the vehicle into the name of the aforementioned Foundation; and

**WHEREAS**, the Mayor and Council have been informed of the details of this matter and agree with the recommendation of the Knickerbocker Hook and Ladder Company of Closter.

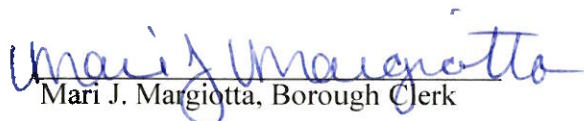
**NOW, THEREFORE, BE IT RESOLVED** by the Borough of Closter that the governing body hereby authorizes the return the 2004 Wells trailer registered to the Borough of Closter to the Edwin Van Pelt Foundation, subject to re-registration of the vehicle into the name of the Foundation.

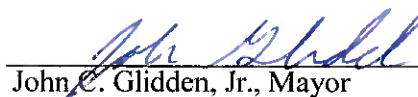
| COUNCILMEMBER           | MOTION | SECOND | YES | NO | ABSENT | ABSTAIN |
|-------------------------|--------|--------|-----|----|--------|---------|
| Councilwoman Amitai     |        |        |     |    | ✓      |         |
| Councilman Cho          |        |        | ✓   |    |        |       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

Adopted: November 13, 2024

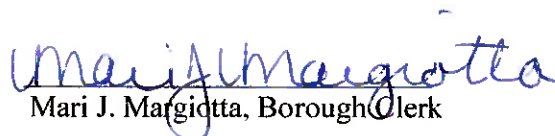
**ATTEST:**

**APPROVED BY:**

  
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 November 13, 2024.

  
Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER  
RESOLUTION#24-274  
NOVEMBER 13, 2024**

**APPROVING CONTRACT WITH CHIEF OF POLICE**

**WHEREAS**, James Buccola (the "Chief") is employed by the Borough of Closter (the "Borough") as the Chief of Police; and

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

**WHEREAS**, the Borough and the Chief wish to memorialize their agreement; and

**NOW THEREFORE BE IT RESOLVED** that the Borough authorizes and approves the agreement with 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.


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

Adopted: November 13, 2024


**ATTEST:**

**APPROVED BY:**

  
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 November 13, 2024.

  
Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER  
RESOLUTION #24-275  
NOVEMBER 13, 2024**

**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 (\$137.69) in the Current Treasury Account.

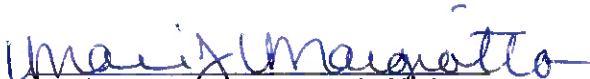
2010047757 \$ 1.00  
 2010057062 \$ 1.55  
 2010057055 \$ 69.47  
 2010057054 \$ 14.26  
 2010057035 \$ 51.41

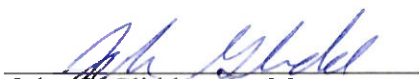
| COUNCILMEMBER           | MOTION | SECOND | YES | NO | ABSENT | ABSTAIN |
|-------------------------|--------|--------|-----|----|--------|---------|
| Councilwoman Amitai     |        |        |     |    | ✓      |         |
| Councilman Cho          |        |        | ✓   |    |        |       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

Adopted: November 13, 2024


**ATTEST:**

**APPROVED BY:**

  
 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 November 13, 2024.

  
 Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER  
RESOLUTION #24-276  
NOVEMBER 13, 2024**

**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.

| <b>Budgeted</b>                                                   | <b>Amount</b>   |
|-------------------------------------------------------------------|-----------------|
| Bergen County Tax                                                 | \$ 0.00         |
| County Open Space Tax                                             | \$ 0.00         |
| Northern Valley High School                                       | \$ 1,427,516.60 |
| Closter Board of Education                                        | \$ 1,913,989.00 |
| 2023 Budget Appropriations                                        | \$ 1,559.11     |
| 2024 Budget Appropriations – Operating Expenses                   | \$ 1,032,338.98 |
| Payroll 10/15/2024                                                | \$ 328,021.56   |
| Payroll 10/30/2024                                                | \$ 327,150.75   |
| Current Treasury Account<br>October 10, 2024 to November 13, 2024 | \$ 5,030,576.00 |

| <b>Capital and Trust</b> | <b>Amount</b> |
|--------------------------|---------------|
| Capital                  | \$ 460,052.48 |
| Escrow Trust             | \$ 18,068.34  |
| Recreation               | \$ 43,471.25  |
| Animal                   | \$ 30.80      |
| Housing Trust            | \$ 4,865.50   |
| Food Locker              | \$ 6,175.00   |
| Open Space               | \$ 0.00       |
| HRA Insurance Plan       | \$ 5,440.26   |

The foregoing resolution was adopted at the meeting of the Mayor and Council of Closter, New Jersey at the Regular Meeting held on November 13, 2024.

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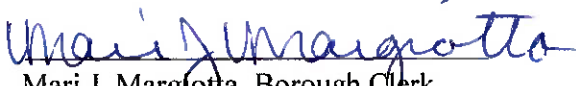
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| COUNCILMEMBER           | MOTION | SECOND | YES | NO | ABSENT | ABSTAIN |
|-------------------------|--------|--------|-----|----|--------|---------|
| Councilwoman Amitai     |        |        |     |    | ✓      |         |
| Councilman Cho   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

Adopted: November 13, 2024

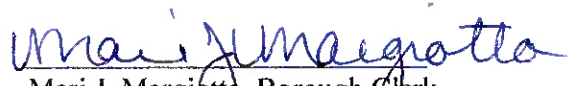
**ATTEST:**

  
Mari J. Margiotta, 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 November 13, 2024.

  
Mari J. Margiotta, Borough Clerk

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

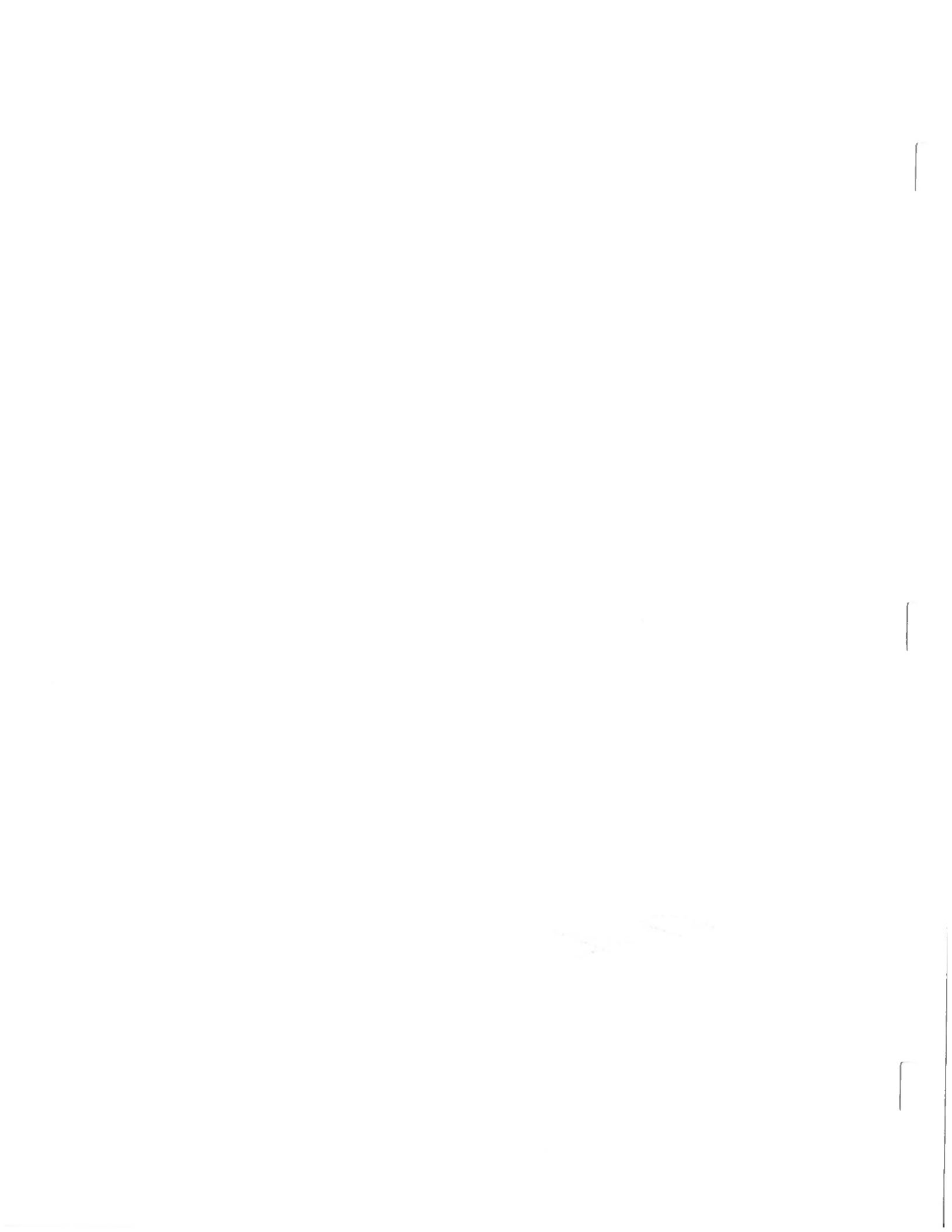
Borough of Closter Council

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

|                                   |                    |                               |
|-----------------------------------|--------------------|-------------------------------|
| Closter Board of Education        |                    | \$1,913,989.00                |
| Northern Valley Regional H.S.     |                    | \$1,427,516.60                |
| Bergen County Tax                 |                    | \$ -                          |
| Bergen County Open Space          |                    | \$ -                          |
| 2023 Budget Appropriations -      | Operating          | \$ 1,559.11                   |
| 2024 Budget Appropriations -      | Operating          | \$1,032,338.98                |
|                                   | Payroll 10/15/2024 | \$ 328,021.56                 |
|                                   | Payroll 10/30/2024 | \$ 327,150.75                 |
| <b>Total Current Treasury</b>     |                    | <b><u>\$ 5,030,576.00</u></b> |
| Capital                           |                    | \$ 460,052.48                 |
| Escrow Trust Account              |                    | \$ 18,068.34                  |
| Recreation                        |                    | \$ 43,471.25                  |
| Housing Trust                     |                    | \$ 4,865.50                   |
| Animal Account                    |                    | \$ 30.80                      |
| Open Space                        |                    | \$ -                          |
| Community Development Block Grant |                    | \$ -                          |
| Food Locker                       |                    | \$ 6,175.00                   |
| HRA Insurance Plan                |                    | \$ 5,440.26                   |

  
Francis Elenio  
Chief Finance Officer  
Borough of Closter

Dated: 11/13/24



Range of Checking Accts: 14RECREATION to 15ANIMALCONTROL Range of Check Dates: 10/10/24 to 11/13/24  
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

| Check #                                       | Check Date | Vendor                                 | Amount Paid | Reconciled/Void | Ref Num |
|-----------------------------------------------|------------|----------------------------------------|-------------|-----------------|---------|
| <b>14RECREATION SPECIAL RECREATION ACCOUT</b> |            |                                        |             |                 |         |
| 995                                           | 10/10/24   | DEMAR010 DEMAREST ATHLETIC ASSOCIATION | 4,385.00    |                 | 7627    |
| 996                                           | 11/06/24   | THEFU005 FUNPLEX                       | 1,550.00    |                 | 7661    |
| 997                                           | 11/13/24   | BULLE005 BULLETT-HEAD SALES            | 799.00      |                 | 7668    |
| 998                                           | 11/13/24   | FUNTI005 FUN TIME ENTERTAINMENT        | 1,075.00    |                 | 7668    |
| 999                                           | 11/13/24   | GAMET010 GAMETIME UNIVERSITY LLC       | 12,560.00   |                 | 7668    |
| 1000                                          | 11/13/24   | HAWOR001 HAWORTH BOARD OF EDUCATION    | 140.00      |                 | 7668    |
| 1001                                          | 11/13/24   | IANSO005 IAN SCHWARTZ                  | 284.25      |                 | 7668    |
| 1002                                          | 11/13/24   | JOSEP080 JOSEPH A. VINCENTI            | 910.00      |                 | 7668    |
| 1003                                          | 11/13/24   | MATAD005 MATADOR TOURS INC.            | 4,000.00    |                 | 7668    |
| 1004                                          | 11/13/24   | NANCY015 NANCY REILLY                  | 1,500.00    |                 | 7668    |
| 1005                                          | 11/13/24   | OSCAR005 OSCAR ECHEVERRY               | 700.00      |                 | 7668    |
| 1006                                          | 11/13/24   | SCIRO020 SCIROCCO GROUP                | 300.00      |                 | 7668    |
| 1007                                          | 11/13/24   | SPORT010 SPORTS TIME, INC.             | 783.00      |                 | 7668    |
| 1008                                          | 11/13/24   | TOPB001 TOP BINS ONLY LLC              | 13,485.00   |                 | 7668    |
| 1009                                          | 11/13/24   | TWINC000 TWIN COUNTY JUNIOR            | 1,000.00    |                 | 7668    |

| Checking Account Totals | Paid | Void | Amount Paid | Amount Void |
|-------------------------|------|------|-------------|-------------|
| Checks:                 | 15   | 0    | 43,471.25   | 0.00        |
| Direct Deposit:         | 0    | 0    | 0.00        | 0.00        |
| Total:                  | 15   | 0    | 43,471.25   | 0.00        |

**.5ANIMALCONTROL ANIMAL ACCOUNT**

|     |          |                                  |       |  |      |
|-----|----------|----------------------------------|-------|--|------|
| 298 | 10/17/24 | CURRE000 CURRENT TREASURY FUND   | 20.00 |  | 7640 |
| 299 | 11/13/24 | NJDEP000 NJ DEPARTMENT OF HEALTH | 10.80 |  | 7667 |

| Checking Account Totals | Paid | Void | Amount Paid | Amount Void |
|-------------------------|------|------|-------------|-------------|
| Checks:                 | 2    | 0    | 30.80       | 0.00        |
| Direct Deposit:         | 0    | 0    | 0.00        | 0.00        |
| Total:                  | 2    | 0    | 30.80       | 0.00        |

| Report Totals   | Paid | Void | Amount Paid | Amount Void |
|-----------------|------|------|-------------|-------------|
| Checks:         | 17   | 0    | 43,502.05   | 0.00        |
| Direct Deposit: | 0    | 0    | 0.00        | 0.00        |
| Total:          | 17   | 0    | 43,502.05   | 0.00        |

| Totals by Year-Fund<br>Fund Description | Fund | Budget Total     | Revenue Total | G/L Total   | Total            |
|-----------------------------------------|------|------------------|---------------|-------------|------------------|
| RECREATION TRUST                        | T-14 | 43,471.25        | 0.00          | 0.00        | 43,471.25        |
| DOG TRUST                               | T-15 | 30.80            | 0.00          | 0.00        | 30.80            |
| Total Of All Funds:                     |      | <u>43,502.05</u> | <u>0.00</u>   | <u>0.00</u> | <u>43,502.05</u> |

Range of Checking Accts: 01CURRENT to 13TRUST      Range of Check Dates: 10/10/24 to 11/13/24  
Report Type: All Checks      Report Format: Super Condensed    Check Type: Computer: Y    Manual: Y    Dir Deposit: Y

| Check #   | Check Date | Vendor                                  | Amount Paid | Reconciled/Void | Ref Num |
|-----------|------------|-----------------------------------------|-------------|-----------------|---------|
| 01CURRENT |            | CURRENT TREASURY ACCOUNT                |             |                 |         |
| 21366     | 10/10/24   | BALLY000 BALLY'S ATLANTIC CITY          | 378.00      |                 | 7623    |
| 21367     | 10/10/24   | DELAG000 DE LAGE LANDEN FINANCIAL SVC.  | 129.00      |                 | 7623    |
| 21368     | 10/10/24   | INSTI010 INSTITUTE FOR PROFESSIONAL     | 100.00      |                 | 7623    |
| 21369     | 10/10/24   | ROCKL015 ROCKLAND ELECTRIC COMPANY      | 637.38      |                 | 7623    |
| 21370     | 10/10/24   | TRUST000 TRUST ESCROW FUND              | 11,931.75   |                 | 7623    |
| 21371     | 10/10/24   | UNITE020 VEOLIA WATER NEW JERSEY        | 4,362.03    |                 | 7623    |
| 21372     | 10/10/24   | VERIZ005 VERIZON                        | 288.00      |                 | 7623    |
| 21373     | 10/10/24   | UNITE020 VEOLIA WATER NEW JERSEY        | 14,108.40   |                 | 7624    |
| 21374     | 10/16/24   | CONST015 CONSTELLATION NEW ENERGY NJ    | 1,963.25    |                 | 7634    |
| 21375     | 10/16/24   | NORTH010 NORTH JERSEY MEDIA GROUP       | 70.48       |                 | 7636    |
| 21376     | 10/16/24   | ZIPPT005 ZIPP & TANNENBAUM, ATTY. TRUST | 3,958.89    |                 | 7636    |
| 21377     | 10/17/24   | PETRI005 PETRILLO'S DELI                | 175.00      |                 | 7638    |
| 21378     | 10/17/24   | ACTIO015 ACTION DATA SERVICES INC.      | 353.88      |                 | 7639    |
| 21379     | 10/17/24   | DTRAU000 DTR AUTOMOTIVE SERVICE         | 420.00      |                 | 7639    |
| 21380     | 10/17/24   | GRANI005 GRANITE TELECOMMUNICATIONS LLC | 1,304.87    |                 | 7639    |
| 21381     | 10/17/24   | ROCKL015 ROCKLAND ELECTRIC COMPANY      | 5,916.31    |                 | 7639    |
| 21382     | 10/22/24   | BERGE095 BERGEN COUNTY UTILITIES AUTH.  | 279,836.00  |                 | 7641    |
| 21383     | 10/22/24   | DELAG000 DE LAGE LANDEN FINANCIAL SVC.  | 475.00      |                 | 7641    |
| 21384     | 10/22/24   | GTLIN000 GTL, INC.                      | 534.00      |                 | 7641    |
| 21385     | 10/22/24   | ROCKL015 ROCKLAND ELECTRIC COMPANY      | 12,342.24   |                 | 7641    |
| 21386     | 10/22/24   | VERIZ005 VERIZON                        | 228.00      |                 | 7641    |
| 21387     | 10/22/24   | VERIZ020 VERIZON WIRELESS               | 1,485.99    |                 | 7641    |
| 21388     | 10/24/24   | ACTIO015 ACTION DATA SERVICES INC.      | 308.72      |                 | 7642    |
| 21389     | 10/24/24   | HORIZ000 HORIZON BCBSNJ                 | 8,084.70    |                 | 7642    |
| 21390     | 10/24/24   | PUBLI000 PUBLIC SERVICE ELECTRIC & GAS  | 179.28      |                 | 7642    |
| 21391     | 10/24/24   | STAND000 STANDARD INSURANCE COMPANY     | 1,681.07    |                 | 7642    |
| 21392     | 10/24/24   | UNITE020 VEOLIA WATER NEW JERSEY        | 1,223.79    |                 | 7642    |
| 21393     | 10/25/24   | STOPS015 STOP & SHOP                    | 79.90       |                 | 7647    |
| 21394     | 10/28/24   | CLOST070 CLOSTER PUBLIC LIBRARY         | 80,274.50   |                 | 7649    |
| 21395     | 10/28/24   | GREAT015 GREATAMERICA FINANCIAL SVCES.  | 185.25      |                 | 7649    |
| 21396     | 10/28/24   | NJLEA000 NJ LEAGUE OF MUNICIPALITIES    | 630.00      |                 | 7649    |
| 21397     | 10/28/24   | NRGBU005 NRG BUSINESS MARKETING         | 122.31      |                 | 7649    |
| 21398     | 11/06/24   | CABLE017 CABLEVISION LIGHTPATH LLC      | 528.10      |                 | 7659    |
| 21399     | 11/06/24   | POSTM015 POSTMASTER                     | 350.00      |                 | 7659    |
| 21400     | 11/06/24   | ROCKL015 ROCKLAND ELECTRIC COMPANY      | 713.29      |                 | 7659    |
| 21401     | 11/06/24   | VERIZ005 VERIZON                        | 288.00      |                 | 7659    |
| 21402     | 11/13/24   | ACTIO010 ACTION RUBBER & INDUSTRIAL     | 952.00      |                 | 7662    |
| 21403     | 11/13/24   | ACTIO015 ACTION DATA SERVICES INC.      | 503.88      |                 | 7662    |
| 21404     | 11/13/24   | AIRGA000 AIRGAS USA, LLC                | 84.40       |                 | 7662    |
| 21405     | 11/13/24   | ALDOG000 ALDO GUERINO                   | 1,576.56    |                 | 7662    |
| 21406     | 11/13/24   | ALFON000 ALFONSO DIASPARRA              | 191.15      |                 | 7662    |
| 21407     | 11/13/24   | ALLSE005 ALL SEASON CLEANING LLC        | 1,554.00    |                 | 7662    |
| 21408     | 11/13/24   | ALPHO000 ALPHONSO H. YOUNG JR.          | 1,636.70    |                 | 7662    |
| 21409     | 11/13/24   | AMAZ001 AMAZON BUSINESS                 | 1,472.11    |                 | 7662    |
| 21410     | 11/13/24   | AMERIO00 AMERICAN HOSE AND HYDRAULICS   | 11,302.78   |                 | 7662    |
| 21411     | 11/13/24   | AMERIO18 AMERICAN PAPER TOWEL CO., LLC  | 3,387.12    |                 | 7662    |
| 21412     | 11/13/24   | AMGRA000 AM GRAPHICS CO., INC.          | 375.00      |                 | 7662    |
| 21413     | 11/13/24   | ANDRE010 ANDREW ORLICH                  | 1,212.86    |                 | 7662    |
| 21414     | 11/13/24   | APPPA000 APPRAISAL SYSTEMS, INC.        | 12,500.00   |                 | 7662    |

| Check # | Check Date | Vendor                                   | Amount Paid | Reconciled/Void Ref Num |
|---------|------------|------------------------------------------|-------------|-------------------------|
| 01      | CURRENT    | CURRENT TREASURY ACCOUNT                 | Continued   |                         |
| 21415   | 11/13/24   | ARCTI005 ARCTIC FALLS SPRING WATER INC.  | 95.25       | 7662                    |
| 21416   | 11/13/24   | ARIST000 ARISTA TROPHIES & AWARDS        | 59.85       | 7662                    |
| 21417   | 11/13/24   | ASSOC005 ASSOCIATED APPRAISAL GROUP, INC | 2,125.00    | 7662                    |
| 21418   | 11/13/24   | AUTOM000 AUTOMOTIVE BRAKE COMPANY        | 230.50      | 7662                    |
| 21419   | 11/13/24   | BARTL020 THE FA BARTLETT TREE EXPERT CO  | 10,304.00   | 7662                    |
| 21420   | 11/13/24   | BCMCA000 BCMCA                           | 60.00       | 7662                    |
| 21421   | 11/13/24   | BEATT000 BEATTIE PADOVANO, LLC           | 15,476.08   | 7662                    |
| 21422   | 11/13/24   | BISDI013 BTS DIGITAL, INC                | 937.40      | 7662                    |
| 21423   | 11/13/24   | BONNI000 BONNIE SWITZER                  | 191.15      | 7662                    |
| 21424   | 11/13/24   | BOROU081 BOROUGH OF HAWORTH              | 1,027.07    | 7662                    |
| 21425   | 11/13/24   | BOROU105 BOROUGH OF BERGENFIELD          | 280.00      | 7662                    |
| 21426   | 11/13/24   | BOROU110 BOROUGH OF MONTVALE             | 10,000.00   | 7662                    |
| 21427   | 11/13/24   | BOSWE000 BOSWELL ENGINEERING, INC.       | 7,137.75    | 7662                    |
| 21428   | 11/13/24   | BRAND005 BRAND BUILDERS, LLC             | 979.30      | 7662                    |
| 21429   | 11/13/24   | CAROL010 CAROLE DACEY                    | 0.00        | 7662                    |
| 21430   | 11/13/24   | CHAMP005 CHAMPION ELEVATOR CORPORATION   | 664.97      | 7662                    |
| 21431   | 11/13/24   | CHAUM005 CHAUMONT MOTORS LLC             | 473.48      | 7662                    |
| 21432   | 11/13/24   | CHIEF000 DAVID BERRIAN                   | 448.26      | 7662                    |
| 21433   | 11/13/24   | CHRIS033 CHRISTOPHER DIPPOLITO           | 2,816.82    | 7662                    |
| 21434   | 11/13/24   | CLEAT000 Cleatus Farms, Inc.             | 556.01      | 7662                    |
| 21435   | 11/13/24   | CLIFF000 CLIFFSIDE BODY CORPORATION      | 537.39      | 7662                    |
| 21436   | 11/13/24   | COMPL005 COMPLETE DOCUMENT SOLUTIONS     | 283.97      | 7662                    |
| 21437   | 11/13/24   | CUSTO001 CUSTOM BANDAG INC               | 490.00      | 7662                    |
| 21438   | 11/13/24   | DAVID050 DAVID HOLLENDER                 | 594.32      | 7662                    |
| 21439   | 11/13/24   | DENNI005 DENNIS KAINE                    | 2,472.33    | 7662                    |
| 21440   | 11/13/24   | DONAL010 DONALD NICOLETTI                | 2,816.82    | 7662                    |
| 21441   | 11/13/24   | DONDE000 DONN DEEGAN                     | 594.32      | 7662                    |
| 21442   | 11/13/24   | DONOV000 DONOVAN BLADES                  | 419.49      | 7662                    |
| 21443   | 11/13/24   | DOROT000 DOROTHY WOODS                   | 172.38      | 7662                    |
| 21444   | 11/13/24   | DOROT001 DOROTHY WOODS                   | 2,860.00    | 7662                    |
| 21445   | 11/13/24   | DOWNE010 DOWNES TREE SERVICE             | 10,400.00   | 7662                    |
| 21446   | 11/13/24   | ERIKL005 ERIK LENANDER                   | 550.00      | 7662                    |
| 21447   | 11/13/24   | FARML005 FARMLIND PRODUCE LLC            | 610.80      | 7662                    |
| 21448   | 11/13/24   | FDRHI000 FDR Hitches LLC                 | 17,895.00   | 7662                    |
| 21449   | 11/13/24   | FERGU010 FERGUSON ENTERPRISES, LLC       | 1,957.78    | 7662                    |
| 21450   | 11/13/24   | FIREF015 FIREFIGHTER ONE LLC             | 14,410.00   | 7662                    |
| 21451   | 11/13/24   | GABRI006 GABRIELLI KENWORTH OF NO NJ     | 1,558.97    | 7662                    |
| 21452   | 11/13/24   | GLADI005 GLADIATOR SERVICES LLC          | 915.00      | 7662                    |
| 21453   | 11/13/24   | GLOBA020 GLOBAL INDUSTRIAL               | 1,631.33    | 7662                    |
| 21454   | 11/13/24   | GRAIN000 GRAINGER                        | 235.07      | 7662                    |
| 21455   | 11/13/24   | GREAT015 GREATAMERICA FINANCIAL SVCES.   | 185.25      | 7662                    |
| 21456   | 11/13/24   | HACKE000 HACKENSACK AUTO SPRING          | 98.00       | 7662                    |
| 21457   | 11/13/24   | HOMET000 HOMETOWN HARDWARE INC.          | 262.51      | 7662                    |
| 21458   | 11/13/24   | HUNTE003 HUNTER TECHNOLOGIES             | 1,015.00    | 7662                    |
| 21459   | 11/13/24   | HUNTI000 HUNTINGTON BAILEY, L.L.P.       | 2,108.00    | 7662                    |
| 21460   | 11/13/24   | INTER010 INTERBOROUGH RADIO              | 28,007.75   | 7662                    |
| 21461   | 11/13/24   | INTER065 INTERSTATE WASTE SERVICES OF    | 23,105.93   | 7662                    |
| 21462   | 11/13/24   | IZENB005 BBG, INC.                       | 12,750.00   | 7662                    |
| 21463   | 11/13/24   | JAMES000 JAMES B. WINTERS                | 2,472.33    | 7662                    |
| 21464   | 11/13/24   | JAMES035 JAMES GORDON                    | 304.06      | 7662                    |
| 21465   | 11/13/24   | JAMES080 JAMES G. GABETTIE               | 191.15      | 7662                    |
| 21466   | 11/13/24   | JEROM000 JEROME IKALOWYCH                | 1,752.02    | 7662                    |

| Check #   | Check Date | Vendor                                  | Amount Paid | Reconciled/Void Ref Num |
|-----------|------------|-----------------------------------------|-------------|-------------------------|
| 11CURRENT |            | CURRENT TREASURY ACCOUNT                | Continued   |                         |
| 21467     | 11/13/24   | JESCO000 JESCO INC.                     | 3,024.00    | 7662                    |
| 21468     | 11/13/24   | JOHNM000 JOHN MC TIGUE                  | 2,816.82    | 7662                    |
| 21469     | 11/13/24   | JOSEPO20 JOSEPH CORVELLI                | 567.51      | 7662                    |
| 21470     | 11/13/24   | KEVIN000 KEVIN M. DOERR                 | 1,636.70    | 7662                    |
| 21471     | 11/13/24   | KYLEM005 KYLE MCMANUS ASSOCIATES LLC    | 807.50      | 7662                    |
| 21472     | 11/13/24   | LACAL005 LACAL EQUIPMENT, INC.          | 1,501.86    | 7662                    |
| 21473     | 11/13/24   | LANGU000 LANGUAGE LINE SERVICES, INC.   | 98.80       | 7662                    |
| 21474     | 11/13/24   | LAWOF010 LAW OFFICES OF                 | 600.00      | 7662                    |
| 21475     | 11/13/24   | LAWSO005 LAWSON PRODUCTS, INC.          | 69.30       | 7662                    |
| 21476     | 11/13/24   | LITON005 LI-TONG CHIANG                 | 191.15      | 7662                    |
| 21477     | 11/13/24   | LORET000 LORETTA CASTANO                | 191.15      | 7662                    |
| 21478     | 11/13/24   | LUBEN005 LUBENET, LLC                   | 409.00      | 7662                    |
| 21479     | 11/13/24   | LUISR005 LUIS RUIZ                      | 2,816.82    | 7662                    |
| 21480     | 11/13/24   | LUPAR000 LUPARDI'S NURSERY INC.         | 3,500.00    | 7662                    |
| 21481     | 11/13/24   | MAINT005 MaintainX, Inc                 | 2,700.00    | 7662                    |
| 21482     | 11/13/24   | MARIA010 MARIA PASSAFARO                | 492.00      | 7662                    |
| 21483     | 11/13/24   | MATTH005 MATTHEW THORNHILL              | 1,139.69    | 7662                    |
| 21484     | 11/13/24   | MICHA026 MICHAEL DILUZZIO               | 191.15      | 7662                    |
| 21485     | 11/13/24   | MICHA121 MICHAELA TOMANOVA              | 492.00      | 7662                    |
| 21486     | 11/13/24   | MINUT005 MINUTEMAN PRESS                | 357.39      | 7662                    |
| 21487     | 11/13/24   | MOMAR005 MOMAR INCORPORATED             | 607.80      | 7662                    |
| 21488     | 11/13/24   | NATIM000 NATIONAL MAINTENANCE SERVICE   | 1,770.00    | 7662                    |
| 21489     | 11/13/24   | NJDCA000 NJ DEPT. OF COMMUNITY AFFAIRS  | 4,308.00    | 7662                    |
| 21490     | 11/13/24   | NOREG005 NOREGON SYSTEMS, INC.          | 2,199.00    | 7662                    |
| 21491     | 11/13/24   | NORTH010 NORTH JERSEY MEDIA GROUP       | 663.57      | 7662                    |
| 21492     | 11/13/24   | NORTH025 NORTH EAST FIRE & SAFETY EQUIP | 885.60      | 7662                    |
| 21493     | 11/13/24   | NWFIN005 NW FINANCIAL GROUP, LLC        | 1,346.25    | 7662                    |
| 21494     | 11/13/24   | ONTIM005 ON TIME SUPPLY                 | 1,467.35    | 7662                    |
| 21495     | 11/13/24   | PARTS003 PARTS AUTHORITY, INC.          | 2,076.28    | 7662                    |
| 21496     | 11/13/24   | PESH-000 PESH-E-LECTRIC, INC.           | 1,115.00    | 7662                    |
| 21497     | 11/13/24   | PGAUT006 P & G AUTO INC.                | 4,021.66    | 7662                    |
| 21498     | 11/13/24   | QUADI005 QUADIENT, INC                  | 237.45      | 7662                    |
| 21499     | 11/13/24   | RACHL000 RACHLES/MICHELE'S OIL CO., INC | 14,142.64   | 7662                    |
| 21500     | 11/13/24   | RESOR000 RESORTS CASINO HOTEL           | 357.00      | 7662                    |
| 21501     | 11/13/24   | RICHA040 RICHARD D'AMICO                | 594.32      | 7662                    |
| 21502     | 11/13/24   | ROBER060 ROBERT'S & SON INC             | 19.28       | 7662                    |
| 21503     | 11/13/24   | RONAL010 RONALD GAFFNEY                 | 137.22      | 7662                    |
| 21504     | 11/13/24   | RUGGE000 SMITTY'S PRODUCTIONS INC       | 1,975.93    | 7662                    |
| 21505     | 11/13/24   | SNAP-010 SNAP-ON INDUSTRIAL             | 2,362.55    | 7662                    |
| 21506     | 11/13/24   | SNAP-015 SNAP-ON INDUSTRIAL             | 705.56      | 7662                    |
| 21507     | 11/13/24   | SPATI005 SPATIAL DATA LOGIC LLC         | 21,900.00   | 7662                    |
| 21508     | 11/13/24   | SPRIN005 THE SPRINKLER MAN              | 370.00      | 7662                    |
| 21509     | 11/13/24   | STAPL000 STAPLES                        | 298.37      | 7662                    |
| 21510     | 11/13/24   | STATE065 STATE TOXICOLOGY LABORATORY    | 135.00      | 7662                    |
| 21511     | 11/13/24   | STATE070 STATEWIDE STRIPING CORP.       | 3,927.50    | 7662                    |
| 21512     | 11/13/24   | STORR000 STORR TRACTOR COMPANY          | 185.97      | 7662                    |
| 21513     | 11/13/24   | SUPER015 SUPERIOR DISTRIBUTORS CO., INC | 151.26      | 7662                    |
| 21514     | 11/13/24   | THOMA025 THOMAS MCNAMARA                | 191.15      | 7662                    |
| 21515     | 11/13/24   | THOMA065 THOMAS BRUECK                  | 2,816.82    | 7662                    |
| 21516     | 11/13/24   | TILCO000 TILCON NEW YORK INC.           | 194.23      | 7662                    |
| 21517     | 11/13/24   | TIMOTH00 TIMOTHY CONWAY                 | 1,058.97    | 7662                    |
| 21518     | 11/13/24   | TREAS070 TREASURER, STATE OF NEW JERSEY | 150.00      | 7662                    |

| Check #                                             | Check Date | Vendor                                  | Amount Paid | Reconciled/Void    | Ref Num            |
|-----------------------------------------------------|------------|-----------------------------------------|-------------|--------------------|--------------------|
| <b>01CURRENT CURRENT TREASURY ACCOUNT Continued</b> |            |                                         |             |                    |                    |
| 21519                                               | 11/13/24   | TRI-C005 TRI-COUNTY TERMITE & PEST      | 50.00       |                    | 7662               |
| 21520                                               | 11/13/24   | TRUCK005 TRUCK TACTICS TRAINING, LLC    | 2,000.00    |                    | 7662               |
| 21521                                               | 11/13/24   | TURL005 TURTLE FIRE SYSTEMS LLC         | 3,135.00    |                    | 7662               |
| 21522                                               | 11/13/24   | WBMA000 W. B. MASON CO., INC.           | 2,205.00    |                    | 7662               |
| 21523                                               | 11/13/24   | WESTP000 THOMSON REUTERS - WEST         | 374.00      |                    | 7662               |
| 21524                                               | 11/13/24   | WILLI031 WILLIAM DAHLE III              | 255.62      |                    | 7662               |
| 21525                                               | 11/13/24   | WILLI040 WILLIAM HOWARD                 | 1,049.57    |                    | 7662               |
| 21526                                               | 11/13/24   | WMCLO000 WILLIAM MCLOUGHLIN             | 2,472.33    |                    | 7662               |
| 21527                                               | 11/13/24   | WOODL005 WOOD LANDSCAPING INC.          | 2,772.00    |                    | 7662               |
| <b>Checking Account Totals</b>                      |            |                                         |             |                    |                    |
|                                                     |            | <u>Paid</u>                             | <u>Void</u> | <u>Amount Paid</u> | <u>Amount Void</u> |
|                                                     |            | Checks: 162                             | 0           | 770,203.89         | 0.00               |
|                                                     |            | Direct Deposit: 0                       | 0           | 0.00               | 0.00               |
|                                                     |            | Total: 162                              | 0           | 770,203.89         | 0.00               |
| <b>03HRA-MANUAL HRA INSURANCE PLAN MANUAL</b>       |            |                                         |             |                    |                    |
| 410311                                              | 10/31/24   | HRA00000 HRA INSURANCE ACCOUNT          | 5,440.26    |                    | 7657               |
| <b>Checking Account Totals</b>                      |            |                                         |             |                    |                    |
|                                                     |            | <u>Paid</u>                             | <u>Void</u> | <u>Amount Paid</u> | <u>Amount Void</u> |
|                                                     |            | Checks: 1                               | 0           | 5,440.26           | 0.00               |
|                                                     |            | Direct Deposit: 0                       | 0           | 0.00               | 0.00               |
|                                                     |            | Total: 1                                | 0           | 5,440.26           | 0.00               |
| <b>04CAP-MANUAL CAPITAL - MANUAL</b>                |            |                                         |             |                    |                    |
| 410153                                              | 10/15/24   | BORO0000 BORO OF CLOSTER - PAYROLL ACCT | 1,151.76    |                    | 7630               |
| <b>Checking Account Totals</b>                      |            |                                         |             |                    |                    |
|                                                     |            | <u>Paid</u>                             | <u>Void</u> | <u>Amount Paid</u> | <u>Amount Void</u> |
|                                                     |            | Checks: 1                               | 0           | 1,151.76           | 0.00               |
|                                                     |            | Direct Deposit: 0                       | 0           | 0.00               | 0.00               |
|                                                     |            | Total: 1                                | 0           | 1,151.76           | 0.00               |
| <b>04CAPITAL CAPITAL ACCOUNT</b>                    |            |                                         |             |                    |                    |
| 1581                                                | 10/16/24   | KIMBE005 KIMBERLY HASTINGS              | 12,000.00   |                    | 7635               |
| 1582                                                | 10/30/24   | GIBBO005 GIBBONS P.C.                   | 600.00      |                    | 7650               |
| 1583                                                | 11/13/24   | BENSH000 BEN SHAFFER RECREATION INC.    | 5,905.00    |                    | 7663               |
| 1584                                                | 11/13/24   | BOSWE000 BOSWELL ENGINEERING, INC.      | 10,084.50   |                    | 7663               |
| 1585                                                | 11/13/24   | CLIFF000 CLIFFSIDE BODY CORPORATION     | 2,662.61    |                    | 7663               |
| 1586                                                | 11/13/24   | DOWNE010 DOWNES TREE SERVICE            | 8,100.00    |                    | 7663               |
| 1587                                                | 11/13/24   | ELECT000 ELECTRICAL POWER SYSTEMS, INC. | 2,505.00    |                    | 7663               |
| 1588                                                | 11/13/24   | GREEN035 GREEN VALLEY GROUP, INC.       | 139,264.61  |                    | 7663               |
| 1589                                                | 11/13/24   | MUSCO000 MUSCO SPORTS LIGHTING, LLC     | 277,779.00  |                    | 7663               |
| <b>Checking Account Totals</b>                      |            |                                         |             |                    |                    |
|                                                     |            | <u>Paid</u>                             | <u>Void</u> | <u>Amount Paid</u> | <u>Amount Void</u> |
|                                                     |            | Checks: 9                               | 0           | 458,900.72         | 0.00               |
|                                                     |            | Direct Deposit: 0                       | 0           | 0.00               | 0.00               |
|                                                     |            | Total: 9                                | 0           | 458,900.72         | 0.00               |
| <b>12 COAH ACCOUNT COAH ACCOUNT CITIZENS</b>        |            |                                         |             |                    |                    |
| 127                                                 | 11/13/24   | BOROP011 BOROUGH OF PARAMUS             | 2,500.00    |                    | 7665               |
| 128                                                 | 11/13/24   | BOSWE000 BOSWELL ENGINEERING, INC.      | 233.00      |                    | 7665               |
| 129                                                 | 11/13/24   | TMASS005 T&M ASSOCIATES                 | 2,132.50    |                    | 7665               |

| Check #                                   | Check Date      | Vendor                                  | Amount Paid | Reconciled/Void    | Ref Num            |
|-------------------------------------------|-----------------|-----------------------------------------|-------------|--------------------|--------------------|
| 2 COAH ACCOUNT COAH ACCOUNT CITIZENS      |                 |                                         |             |                    |                    |
| Continued                                 |                 |                                         |             |                    |                    |
| Checking Account Totals                   |                 | <u>Paid</u>                             | <u>Void</u> | <u>Amount Paid</u> | <u>Amount Void</u> |
|                                           | Checks:         | 3                                       | 0           | 4,865.50           | 0.00               |
|                                           | Direct Deposit: | 0                                       | 0           | 0.00               | 0.00               |
|                                           | Total:          | 3                                       | 0           | 4,865.50           | 0.00               |
| 13 DEV ESCROW 2 ESCROW EDMUNDS CHECKING 2 |                 |                                         |             |                    |                    |
| 3582                                      | 10/24/24        | CURRE000 CURRENT TREASURY FUND          | 487.50      |                    | 7645               |
| 3583                                      | 11/06/24        | RACLI005 RACLI, PAOLO & PENA, LESLIE    | 482.89      |                    | 7660               |
| 3584                                      | 11/13/24        | ASHIS005 ASHISH & BANSRI DESAI          | 175.00      |                    | 7664               |
| 3585                                      | 11/13/24        | BEATT000 BEATTIE PADOVANO, LLC          | 4,853.50    |                    | 7664               |
| 3586                                      | 11/13/24        | BOSWE000 BOSWELL ENGINEERING, INC.      | 0.00        | 11/13/24 VOID      | 0                  |
| 3587                                      | 11/13/24        | BOSWE000 BOSWELL ENGINEERING, INC.      | 5,992.92    |                    | 7664               |
| 3588                                      | 11/13/24        | DIAMO010 DIAMOND ENGINEERS & DEVELOPERS | 395.20      |                    | 7664               |
| 3589                                      | 11/13/24        | DONGK005 DONG KIM                       | 114.62      |                    | 7664               |
| 3590                                      | 11/13/24        | ESPER005 ESPERANZA LANDRITO             | 304.00      |                    | 7664               |
| 3591                                      | 11/13/24        | FERMA005 FERMANO BUILDERS               | 299.73      |                    | 7664               |
| 3592                                      | 11/13/24        | JANS005 JAN'S DOG HOUSE, LLC            | 2,210.00    |                    | 7664               |
| 3593                                      | 11/13/24        | JOSEP085 JOSEPH RUBACH                  | 362.52      |                    | 7664               |
| 3594                                      | 11/13/24        | KARIV005 KARI VENTURINI                 | 95.79       |                    | 7664               |
| 3595                                      | 11/13/24        | KYLEM005 KYLE MCMANUS ASSOCIATES LLC    | 662.50      |                    | 7664               |
| 3596                                      | 11/13/24        | LVBIN005 LVB INC.                       | 73.03       |                    | 7664               |
| 3597                                      | 11/13/24        | MJPLA005 MJP LAND USE PLANNING LLC      | 62.50       |                    | 7664               |
| 3598                                      | 11/13/24        | OMARY005 YAEL & OFFIR OMER              | 56.74       |                    | 7664               |
| 3599                                      | 11/13/24        | PATEL005 PATEL, ILESHKUMA               | 24.80       |                    | 7664               |
| 3600                                      | 11/13/24        | RICKL005 RICKLA KREEGER                 | 248.54      |                    | 7664               |
| 3601                                      | 11/13/24        | STEVE055 STEVEN & NATASHA LADEW         | 259.37      |                    | 7664               |
| Checking Account Totals                   |                 | <u>Paid</u>                             | <u>Void</u> | <u>Amount Paid</u> | <u>Amount Void</u> |
|                                           | checks:         | 19                                      | 1           | 17,161.15          | 0.00               |
|                                           | Direct Deposit: | 0                                       | 0           | 0.00               | 0.00               |
|                                           | Total:          | 19                                      | 1           | 17,161.15          | 0.00               |
| 13TRUST Trust Checking                    |                 |                                         |             |                    |                    |
| 442                                       | 11/13/24        | BEMSY005 BEM SYSTEMS, INC.              | 808.19      |                    | 7666               |
| 443                                       | 11/13/24        | BOSWE000 BOSWELL ENGINEERING, INC.      | 99.00       |                    | 7666               |
| Checking Account Totals                   |                 | <u>Paid</u>                             | <u>Void</u> | <u>Amount Paid</u> | <u>Amount Void</u> |
|                                           | Checks:         | 2                                       | 0           | 907.19             | 0.00               |
|                                           | Direct Deposit: | 0                                       | 0           | 0.00               | 0.00               |
|                                           | Total:          | 2                                       | 0           | 907.19             | 0.00               |
| Report Totals                             |                 | <u>Paid</u>                             | <u>Void</u> | <u>Amount Paid</u> | <u>Amount Void</u> |
|                                           | Checks:         | 197                                     | 1           | 1,258,630.47       | 0.00               |
|                                           | Direct Deposit: | 0                                       | 0           | 0.00               | 0.00               |
|                                           | Total:          | 197                                     | 1           | 1,258,630.47       | 0.00               |

| Totals by Year-Fund  |      |                     |               |             |                     |
|----------------------|------|---------------------|---------------|-------------|---------------------|
| Fund Description     | Fund | Budget Total        | Revenue Total | G/L Total   | Total               |
| CURRENT FUND         | 3-01 | 1,067.04            | 0.00          | 0.00        | 1,067.04            |
| CURRENT FUND         | 4-01 | 769,136.85          | 0.00          | 0.00        | 769,136.85          |
| GENERAL CAPITAL FUND | C-04 | 460,052.48          | 0.00          | 0.00        | 460,052.48          |
| HRA INSURANCE PLAN   | T-03 | 5,440.26            | 0.00          | 0.00        | 5,440.26            |
| HOUSING TRUST FUND   | T-12 | 4,865.50            | 0.00          | 0.00        | 4,865.50            |
| OTHER TRUST FUND     | T-13 | <u>907.19</u>       | <u>0.00</u>   | <u>0.00</u> | <u>907.19</u>       |
| Year Total:          |      | <u>11,212.95</u>    | <u>0.00</u>   | <u>0.00</u> | <u>11,212.95</u>    |
| Total of All Funds:  |      | <u>1,241,469.32</u> | <u>0.00</u>   | <u>0.00</u> | <u>1,241,469.32</u> |

| Project Description         | Project No. | Project Total |
|-----------------------------|-------------|---------------|
| 9 ARTHUR COURT              | 2010057004  | 195.00        |
| 47 CEDAR LANE               | 2010057042  | 95.00         |
| 47 CEDAR LANE               | 2010057074  | 387.89        |
| 162 CLOSTER DOCK RD         | 2010057125  | 454.00        |
| 27 WEST STREET              | 2010057144  | 292.50        |
| 26 CHURCH CT                | 2010057156  | 32.92         |
| 93 PIERMONT ROAD            | 2010057162  | 24.80         |
| 14 VENUS DRIVE              | 2010057173  | 56.74         |
| 231 HERBERT AVE             | 2010057190  | 138.00        |
| 231 HERBERT AVE             | 2010057191  | 218.00        |
| 231 HERBERT AVENUE          | 2010057218  | 662.50        |
| 193 CRESCENT STREET         | 2010057241  | 248.54        |
| 8 SHERMAN AVENUE            | 2010057259  | 362.28        |
| 20 ARNOLD AVENUE            | 2010057285  | 232.50        |
| 8 RANCH LANE                | 2010057308  | 40.04         |
| 193 ALPINE DRIVE            | 2010057313  | 95.79         |
| 20 ARNOLD AVENUE            | 2010057318  | 26.87         |
| 515 PIERMONT ROAD           | 2010057336  | 73.03         |
| 8 RANCH LANE                | 2010057342  | 74.58         |
| 14 WALKER AVENUE            | 2010057360  | 299.73        |
| 3-4 REUTEN DRIVE            | 2010057367  | 1,010.00      |
| 231/39 HERBERT & 81 RUCKMAN | 2010057400  | 1,609.50      |
| 4 ROBINHOOD AVENUE          | 2010057407  | 125.00        |
| 4 ROBINHOOD AVENUE          | 2010057408  | 179.00        |
| 1 REUTEN DRIVE              | 2010057422  | 1,200.00      |
| 449 RUCKMAN ROAD            | 2010057443  | 362.52        |
| 231/39 HERBERT & 81 RUCKMAN | 2010057447  | 157.00        |

| Project Description            | Project No. | Project Total    |
|--------------------------------|-------------|------------------|
| 8 SHERMAN AVENUE               | 2010057487  | 175.00           |
| 379 ANDERSON AVE - ALPINE, NJ  | 2010057490  | 116.50           |
| 470 ANDERSON AVE               | 2010057491  | 1,032.50         |
| 333 RUCKMAN ROAD               | 2010057493  | 720.44           |
| 80 KNICKERBOCKER ROAD          | 2010057505  | 62.50            |
| 8 WALKER AVE                   | 2010057524  | 360.22           |
| 25 MAC ARTHUR AVENUE           | 2010057528  | 360.22           |
| 77 VENUS DRIVE                 | 2010057537  | 360.22           |
| 67 HICKORY LANE                | 2010057540  | 476.72           |
| 80 KNICKERBOCKER ROAD          | 2010057544  | 275.00           |
| 52 RYERSON PLACE               | 2010057548  | 349.50           |
| 104 DURANT LANE                | 2010057556  | 720.44           |
| 18 WILLIAM STREET, LC          | 2010057560  | 962.50           |
| 75 SUSAN DRIVE                 | 2010057564  | 466.00           |
| 136 OAKLAND AVENUE             | 2010057566  | 315.00           |
| 11 HOMANS AVE/LEGAL            | 2010057570  | 165.00           |
| 684 CLOSTER DOCK ROAD/ENG ESCR | 2010057572  | 476.72           |
| 684 CLOSTER DOCK RD-LEGAL ESCR | 2010057573  | 138.00           |
| 143 CLOSTER DOCK ROAD/TREE ENG | 2010057574  | 360.22           |
| 61 MACARTHUR AVE/ENG. ESCROW   | 2010057576  | 476.72           |
| 61 MACARTHUR AVE-LEGAL ESCROW  | 2010057577  | 138.00           |
| Total of All Projects:         |             | <u>17,161.15</u> |

Range of Checking Accts: 17 FOOD MANUAL to CURRENT-MANUAL Range of Check Dates: 10/10/24 to 11/13/24  
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

| Check # | Check Date | Vendor                                             | Amount Paid | Reconciled/Void | Ref Num |
|---------|------------|----------------------------------------------------|-------------|-----------------|---------|
| 17      | 10/24/24   | FOOD LOCKER ACCOUNT<br>WAKEF005 WAKEFERN FOOD CORP | 6,175.00    |                 | 7643    |

| Checking Account Totals | Paid | Void | Amount Paid | Amount Void |
|-------------------------|------|------|-------------|-------------|
| Checks:                 | 1    | 0    | 6,175.00    | 0.00        |
| Direct Deposit:         | 0    | 0    | 0.00        | 0.00        |
| Total:                  | 1    | 0    | 6,175.00    | 0.00        |

| CURRENT-MANUAL | CURRENT - MANUAL |                                         |              |      |
|----------------|------------------|-----------------------------------------|--------------|------|
| 410102         | 10/10/24         | EB000000 EB EMPLOYEE SOLUTIONS, LLC     | 2,583.85     | 7626 |
| 410151         | 10/15/24         | NJSHB000 NJSHBP                         | 129,648.89   | 7628 |
| 410152         | 10/15/24         | BOR00000 BORO OF CLOSTER - PAYROLL ACCT | 311,231.31   | 7629 |
| 410155         | 10/15/24         | PAYRO000 PAYROLL AGENCY ACCOUNT         | 493.47       | 7632 |
| 410156         | 10/15/24         | PAYRO000 PAYROLL AGENCY ACCOUNT         | 16,296.78    | 7633 |
| 410161         | 10/16/24         | MUNIC003 MUNICIPALITY LLC               | 32.74        | 7637 |
| 410242         | 10/24/24         | CLOST010 CLOSTER BOARD OF EDUCATION     | 1,913,989.00 | 7646 |
| 410281         | 10/28/24         | HRA00000 HRA INSURANCE ACCOUNT          | 5,000.00     | 7648 |
| 410301         | 10/30/24         | BOR00000 BORO OF CLOSTER - PAYROLL ACCT | 314,811.09   | 7651 |
| 410303         | 10/30/24         | PAYRO000 PAYROLL AGENCY ACCOUNT         | 403.24       | 7653 |
| 410304         | 10/30/24         | PAYRO000 PAYROLL AGENCY ACCOUNT         | 11,936.42    | 7654 |
| 410305         | 10/30/24         | NORTH065 NORTHERN VALLEY HIGH SCHOOL    | 1,427,516.60 | 7655 |
| 411041         | 11/04/24         | NATIO005 NATIONAL BENEFIT SERVICES, LLC | 50.00        | 7656 |
| 411051         | 11/05/24         | NJSHB000 NJSHBP                         | 126,378.72   | 7658 |

| Checking Account Totals | Paid | Void | Amount Paid  | Amount Void |
|-------------------------|------|------|--------------|-------------|
| Checks:                 | 14   | 0    | 4,260,372.11 | 0.00        |
| Direct Deposit:         | 0    | 0    | 0.00         | 0.00        |
| Total:                  | 14   | 0    | 4,260,372.11 | 0.00        |

| Report Totals   | Paid | Void | Amount Paid  | Amount Void |
|-----------------|------|------|--------------|-------------|
| Checks:         | 15   | 0    | 4,266,547.11 | 0.00        |
| Direct Deposit: | 0    | 0    | 0.00         | 0.00        |
| Total:          | 15   | 0    | 4,266,547.11 | 0.00        |

| Totals by Year-Fund |      |              |               |           |              |
|---------------------|------|--------------|---------------|-----------|--------------|
| Fund Description    | Fund | Budget Total | Revenue Total | G/L Total | Total        |
| CURRENT FUND        | 3-01 | 492.07       | 0.00          | 0.00      | 492.07       |
| CURRENT FUND        | 4-01 | 4,259,880.04 | 0.00          | 0.00      | 4,259,880.04 |
| FOOD LOCKER TRUST   | T-17 | 6,175.00     | 0.00          | 0.00      | 6,175.00     |
| Total of All Funds: |      | 4,266,547.11 | 0.00          | 0.00      | 4,266,547.11 |

**BOROUGH OF CLOSTER  
RESOLUTION #24-277  
NOVEMBER 13, 2024**

**AWARDING A "FAIR AND OPEN" CONTRACT FOR LANDSCAPING SERVICES  
IN EXCHANGE FOR LEAF COMPOST  
MATERIALS IN THE BOROUGH OF CLOSTER**

**WHEREAS**, at the Public Meeting held on October 9, 2024, the Governing Body of the Borough of Closter, County of Bergen, State of New Jersey authorized the use of a Fair and Open Process pursuant to the provisions of N.J.S.A. 19:44A-20, et. seq., commonly called the "Pay to Play" law in awarding a contract for Landscaping Services in Exchange for Leaf Composting Materials; and

**WHEREAS**, no funds will be expended by the Borough for this contract; and

**WHEREAS**, the Request for Proposals was advertised; and

**WHEREAS**, one response was received from Victoria's Nursery, 578 Paramus Rd., Paramus, NJ 07652; and

**WHEREAS**, the aforementioned response to the Request for Proposals was found to be acceptable by the Borough Administrator who recommends that the contract be awarded to Victoria's Nursery for a period of one year following the adoption of this resolution.


**NOW, THEREFORE, BE IT RESOLVED** by the Borough of Closter that the governing body desires to award the contract for a period of one year following the adoption of this resolution for Landscaping Services in Exchange for Leaf Compost Materials to Victoria's Nursery.

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

Adopted: November 13, 2024

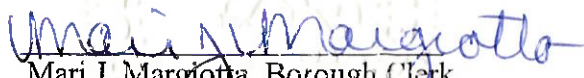
**ATTEST:**

**APPROVED BY:**

  
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 November 13, 2024.

  
Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER  
RESOLUTION #24-278  
NOVEMBER 13, 2024**

**AWARDING A LEASE FOR A PORTION OF  
WELLINGTON AVENUE IN THE BOROUGH OF CLOSTER**

**WHEREAS**, at the Public Meeting held on October 9, 2024, the Governing Body of the Borough of Closter, County of Bergen, State of New Jersey authorized a public bidding process for a lease of public lands pursuant to the provisions of N.J.S.A. 40A:12-14; and

**WHEREAS**, thereafter, bid specifications were prepared by the Borough Attorney for “The Lease of a Portion of Wellington Avenue”; and

**WHEREAS**, sealed bids were requested on October 22, 2024, through an advertisement as required by New Jersey law; and

**WHEREAS**, on October 31, 2024, one bid was received from IWS Transfer Systems of NJ, Inc., 300 Frank W. Burr Blvd., Suite 39, Teaneck, NJ 07666, in the amount of \$1,500 per month, CPI adjusted as outlined in the bid specifications; and

**WHEREAS**, the Borough Attorney has reviewed the bid documents and found them to be in order.

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

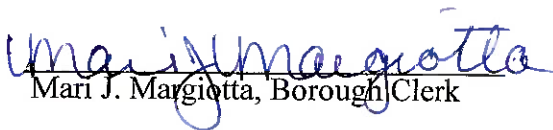
1. The Lease of a Portion of Wellington Avenue is hereby awarded to IWS Transfer Systems in exchange for lease payments to the Borough of \$1,500 per month, CPI Adjusted as outlined in the bid specifications.
2. The Borough Attorney is hereby authorized to prepare the lease and/or any other documents necessary pursuant to the award of this lease.
3. The Mayor and Clerk are hereby authorized to execute the lease and/or any other documents necessary pursuant to the award of this lease.

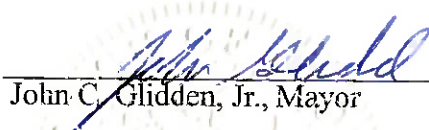
| COUNCILMEMBER           | MOTION | SECOND | YES | NO | ABSENT | ABSTAIN |
|-------------------------|--------|--------|-----|----|--------|---------|
| Councilwoman Amitai     |        |        |     |    | ✓      |         |
| Councilman Cho          |        |        | ✓   |    |        |       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

Adopted: November 13, 2024

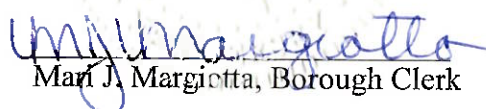
**ATTEST:**

**APPROVED BY:**

  
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 November 13, 2024.

  
Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER  
RESOLUTION #24-278  
NOVEMBER 13, 2024**

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**WHEREAS**, the Borough Attorney has reviewed the bid documents and found them to be in order.

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

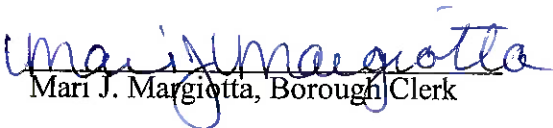
1. The Lease of a Portion of Wellington Avenue is hereby awarded to IWS Transfer Systems in exchange for lease payments to the Borough of \$1,500 per month, CPI Adjusted as outlined in the bid specifications.
2. The Borough Attorney is hereby authorized to prepare the lease and/or any other documents necessary pursuant to the award of this lease.
3. The Mayor and Clerk are hereby authorized to execute the lease and/or any other documents necessary pursuant to the award of this lease.

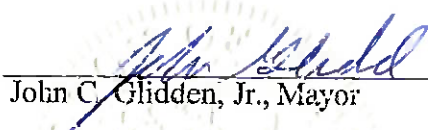
| COUNCILMEMBER           | MOTION | SECOND | YES | NO | ABSENT | ABSTAIN |
|-------------------------|--------|--------|-----|----|--------|---------|
| Councilwoman Amitai     |        |        |     |    | ✓      |         |
| Councilman Cho          |        |        | ✓   |    |        |       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

Adopted: November 13, 2024

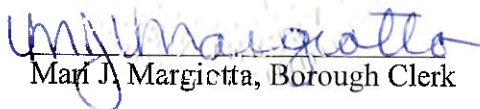
**ATTEST:**

**APPROVED BY:**

  
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 November 13, 2024.

  
Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER  
RESOLUTION #24-279  
NOVEMBER 13, 2024**

**AUTHORIZING AN AMENDMENT TO THE LEASE OPTION AGREEMENT  
REGARDING THE VILLAGE SCHOOL**

**WHEREAS**, the Borough of Closter pursuant to a Request for Proposal process received a Proposal from Mastermind, Inc., to develop and lease the Village School for the purpose of constructing (35) thirty-five affordable apartments; and

**WHEREAS**, in an effort to assist Mastermind, Inc., in obtaining financing and tax credits from the New Jersey Housing Mortgage and Finance Agency (“NJHMFA”), Mastermind requested that the Borough enter into a Lease Option Agreement regarding said premises; and

**WHEREAS**, at the public meeting held on October 23, 2024, the Governing Body of the Borough of Closter authorized the execution of this Lease Option Agreement, for the purpose of Mastermind’s application to the NJHMFA; and

**WHEREAS**, the attorney for Mastermind has informed the Borough Attorney that the Lease Option Agreement requires an amendment to its Renewal Term; specifically, in order to obtain the aforementioned tax credits, the Renewal Term in the Lease Option Agreement must be revised from a 30- year renewal term to a 50-year renewal term; and

**WHEREAS**, the attorney for Mastermind has informed the Borough Attorney that this change is required by NJHMFA.

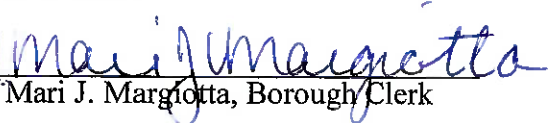
**NOW, THEREFORE BE IT RESOLVED**, by the Governing Body of the Borough of Closter:

1. An amendment to the Renewal Term from a 30-year term to a 50-year term in the Lease Option Agreement with Mastermind is hereby authorized; and
2. The Mayor or Administrator is hereby authorized to execute any documents necessary to effectuate this amendment in a form subject to the review and approval of the Borough Administrator and Borough Attorney; and
3. The Mayor or Borough Administrator is hereby authorized to execute any related ancillary documents with respect to financing through the NJHMFA.

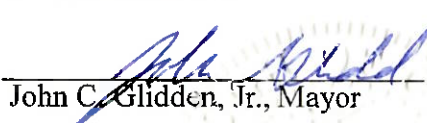
| COUNCILMEMBER           | MOTION | SECOND | YES | NO | ABSENT | ABSTAIN |
|-------------------------|--------|--------|-----|----|--------|---------|
| Councilwoman Amitai     |        |        |     |    | ✓      |         |
| Councilman Cho          |        |        | ✓   |    |        |       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

Adopted: November 13, 2024

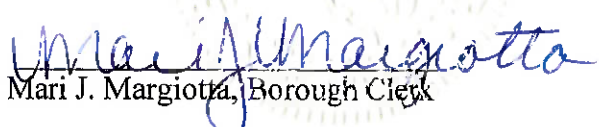
**ATTEST:**

  
Mari J. Margiotta, 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 November 13, 2024.

  
Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER  
RESOLUTION #24-279  
NOVEMBER 13, 2024**

**AUTHORIZING AN AMENDMENT TO THE LEASE OPTION AGREEMENT  
REGARDING THE VILLAGE SCHOOL**

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**WHEREAS**, in an effort to assist Mastermind, Inc., in obtaining financing and tax credits from the New Jersey Housing Mortgage and Finance Agency (“NJHMFA”), Mastermind requested that the Borough enter into a Lease Option Agreement regarding said premises; and

**WHEREAS**, at the public meeting held on October 23, 2024, the Governing Body of the Borough of Closter authorized the execution of this Lease Option Agreement, for the purpose of Mastermind’s application to the NJHMFA; and

**WHEREAS**, the attorney for Mastermind has informed the Borough Attorney that the Lease Option Agreement requires an amendment to its Renewal Term; specifically, in order to obtain the aforementioned tax credits, the Renewal Term in the Lease Option Agreement must be revised from a 30- year renewal term to a 50-year renewal term; and

**WHEREAS**, the attorney for Mastermind has informed the Borough Attorney that this change is required by NJHMFA.

**NOW, THEREFORE BE IT RESOLVED**, by the Governing Body of the Borough of Closter:


1. An amendment to the Renewal Term from a 30-year term to a 50-year term in the Lease Option Agreement with Mastermind is hereby authorized; and
2. The Mayor or Administrator is hereby authorized to execute any documents necessary to effectuate this amendment in a form subject to the review and approval of the Borough Administrator and Borough Attorney; and
3. The Mayor or Borough Administrator is hereby authorized to execute any related ancillary documents with respect to financing through the NJHMFA.


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

Adopted: November 13, 2024


**ATTEST:**

**APPROVED BY:**

  
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 November 13, 2024.

  
Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER  
RESOLUTION #24-280  
NOVEMBER 13, 2024**

**CLOSED SESSION**

**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 Closed, County of Bergen, State of New Jersey, as follow:

1. That the public shall be excluded from the November 13, 2024 Closed Session and discussion of the hereinafter specified subject matter:

| Closed Session<br>Docket# | Item Title of Description                                   | Statutory<br>Reference   |
|---------------------------|-------------------------------------------------------------|--------------------------|
| 24-11/13-1                | Tactics and Techniques<br>Fire Department & Ambulance Corps | N.J.S.A. 10:4-12 (b) (6) |
| 24-11-13-2                | Contract Negotiations<br>Village School                     | N.J.S.A. 10:4-12 (b) (7) |

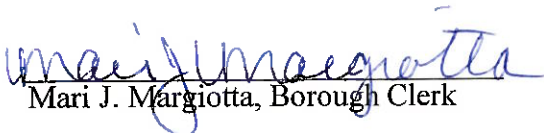
2. Formal action may/may not be taken.
3. Minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.

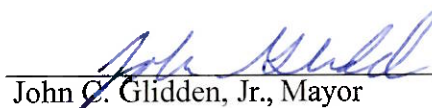
| COUNCILMEMBER           | MOTION | SECOND | YES | NO | ABSENT | ABSTAIN |
|-------------------------|--------|--------|-----|----|--------|---------|
| Councilwoman Amitai     |        |        |     |    | ✓      |         |
| Councilman Cho          |        |        | ✓   |    |        |       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

Adopted: November 13, 2024

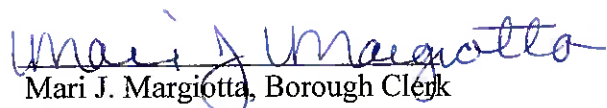
**ATTEST:**

**APPROVED BY:**

  
Mari J. Margiotta, Borough Clerk

  
John C. Glidden, Jr., Mayor

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Mari J. Margiotta, Borough Clerk