



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

REGULAR MEETING MINUTES: WEDNESDAY - APRIL 9, 2025

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

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

1. OPEN PUBLIC MEETINGS ACT STATEMENT

Mayor Glidden opened the meeting at **8:31 P.M.** 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 2025 Mayor and Council Meetings which was published in The Record on December 29, 2024 and The Star-Ledger on December 30, 2024, was posted on the Municipal Clerk's bulletin board and on the Borough website, and has remained posted as the required notices under the Statute. In addition, a copy of the notice is and has been available to the public and is on file in the office of the Municipal Clerk.

2. ROLL CALL

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

3. ORDINANCES:

ADOPTION:

A. ORDINANCE NO. 2025:1355

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 93, CONSTRUCTION AND REPAIR OF SIDEWALKS AND CURBS; CHAPTER 171, ARTICLE IV, SIDEWALK CONSTRUCTION, CHAPTER 171, ARTICLE V, SIDEWALK REPAIR; AND CHAPTER A301, FEES AND DEPOSITS

WHEREAS, the Governing Body has determined there is a need to update certain sections of Chapter 93, Chapter 171 and A301 of the Code of the Borough of Closter, County of Bergen, State of New Jersey; and

WHEREAS, the proposed changes were reviewed by the Ordinance Committee which recommends adoption and by the Borough Attorney who deems it to be in order; and

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

SECTION 1.

Replace §93-1 paragraph D with the following text:

In the case that the proposed construction is on a street or a property where concrete curbs and sidewalks do not exist, all work shall be done under the supervision of the Borough Engineer. It shall be the responsibility of the applicant to submit a plan depicting line and grade of the new curb and/or sidewalk for review. The applicant may choose to have the Borough Engineer establish line and grade, in which event the applicant shall post an appropriate escrow in accordance with the Borough Engineer's determination.

Replace §93-3 paragraph B with the following text:

B. 1. The Planning Board or Board of Adjustment, in connection with its review of an application for development, or the Borough Engineer in a matter which does not require site plan review, may grant exceptions to the requirements of this section in the event that compliance therewith is not possible or if such compliance would be excessively costly or burdensome and if the noncompliance will have no adverse effect on the condition of the sidewalk involved or the adjacent street and will not be inconsistent with the overall intent and purpose of this section.

B2. All work shall be done under the supervision of the Borough Engineer in that case of:

new construction; or

an addition to existing structures resulting in the increase in the floor area and/or roof area by more than 1/3 (33.33%); or

where 50% or more of the original structure is demolished, then the owner shall be required to construct sidewalks and curbs in accordance with the standards of §173-48E. Moreover, the waiver procedures detailed §171-29A(2)(b) supersede this provision.

SECTION 2.

Replace §171-18 paragraph B with the following text:

For purposes of this article, maintenance shall include but not be limited to the prompt clearance of all snow, ice, weeds, vegetation and debris from said sidewalks and curbs. It shall also include the maintenance and repair of all cracks and crevices, the maintaining of a level surface and the taking of all necessary steps to ensure as far as practicable the safety of the users of said sidewalk. For all repairs and/or replacements of more than 25% of curbing and/or sidewalk, a building permit shall be obtained by the owner for review and inspections by the Borough Engineer of all new sidewalk and curbing.

Add paragraph C to §171-18 as follows:

All work shall be done under the supervision of the Borough Engineer in the case of:

new construction; or

an addition to existing structures resulting in the increase in the floor area and/or roof area by more than 1/3 (33.33%); or

where 50% or more of the original structure is demolished, then the owner shall be required to construct sidewalks and curbs in accordance with the standards of §173-48E. The waiver procedures detailed §171- 29A(2)(b) supersede this provision.

SECTION 3.

Replace §171-29 paragraph A (2) with the following text:

(2)(a) All owners of property abutting upon streets, avenues or highways of the borough who apply for a building permit for:

new construction; or

an addition to existing structures resulting in the increase in the floor area and/or roof area by more than 1/3 (33.33%); or

where 50% or more of the original structure is demolished, then the owner shall be required to construct sidewalks and curbs under the supervision of the Borough Engineer and in accordance with the standards of §173- 48E. The waiver procedures detailed §171-29A(2)(b) supersede this provision.

(2)(b) The term "vacant land" shall include a parcel of land where more than 50% of the above-grade portions of an existing structure will be removed and replaced with construction of a new improvement. No certificate of occupancy shall be granted until this provision is met. The Building Department/Zoning Officer shall notify the owner and the Borough Engineer of the requirement to install a sidewalk and curbs. The owner may request a waiver of this requirement from the Mayor and Council. The request shall be made within 20 days of notification and shall be in writing, setting forth the reasons for the waiver. The Mayor and Council shall schedule a hearing to consider the waiver request. Upon construction and acceptance, the owner shall have the duty to maintain the sidewalk and curb in accordance with Subsection A(1)above.

SECTION 4.

Replace Chapter A301-1 C. Construction Office, paragraph (1) (w) [2] with the following text:

[2] Sidewalk/curb inspection fee: \$300 if done by construction code official or his designee.

Sidewalk/curb inspection fee: \$300 per site visit if done by the Borough Engineer or his designee.

SECTION 5.

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

SECTION 6.

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

SECTION 7.

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

This Ordinance was introduced at the Regular Meeting held March 12, 2025, and was published in The Record issue of March 18, 2025, as stated in the Municipal Clerk’s affidavit of publication. Reprint of this Ordinance was posted on the Municipal Bulletin Board in accordance with statutory requirements, and copies have been made available to the general public.

At this time, Mayor Glidden opened the meeting to the public for any questions, comments, or concerns regarding Ordinance No. 2025:1355.

No members of the public addressed the Mayor and Council.

Mayor Glidden closed the meeting to the public regarding Ordinance No. 2025:1355.

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

- a. **ORDINANCE NO. 2025:1358**
AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE BOROUGH OF CLOSTER AMENDING THE BOROUGH OF CLOSTER CODE OF ORDINANCES TO REPEAL CHAPTER 108 FLOOD DAMAGE PROTECTION, SECTIONS 1 THROUGH 17, ADOPTED MARCH 23, 1983 BY ORD. NO. 1983:446; TO ADOPT NEW FLOODPLAIN MANAGEMENT REGULATIONS CHAPTER 108, ARTICLE 1, GENERAL REGULATIONS, SECTIONS 108A.1 TO 108S.6; TO ADOPT FLOOD HAZARD MAPS; TO DESIGNATE A FLOODPLAIN ADMINISTRATOR; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the Legislature of the State of New Jersey has, in N.J.S.A. 40:48 et seq and N.J.S.A. 40:55D et seq., conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Federal Emergency Management Agency has identified special flood hazard areas within the boundaries of the **Borough of Closter** and such areas may be subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare, and

WHEREAS, the **Borough of Closter** was accepted for participation in the National Flood Insurance Program on April 18, 1983 and the **Mayor and Council of the Borough of Closter** desires to continue to meet the requirements of Title 44 Code of Federal Regulations, Sections 59, 60, 65 and 70 necessary for such participation; and

WHEREAS, the **Borough of Closter** is required, pursuant to N.J.A.C. 5:23 et seq., to administer and enforce the State building codes, and such building codes contain certain provisions that apply to the design and construction of buildings and structures in flood hazard areas; and

WHEREAS, the **Borough of Closter** is required, pursuant to N.J.S.A. 40:49-5, to enforce zoning codes that secure safety from floods and contain certain provisions that apply to the development of lands; and

WHEREAS, the **Borough of Closter** is required, pursuant to N.J.S.A.58:16A-57, within 12 months after the delineation of any flood hazard area, to adopt rules and regulations concerning the development and use of land in the flood fringe area which at least conform to the standards promulgated by the New Jersey Department of Environmental Protection (NJDEP).

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Closter of that the following floodplain management regulations are hereby adopted.

This Ordinance was introduced at the Regular Meeting held March 26, 2025, and was published in The Record issue of March 30, 2025, as stated in the Municipal Clerk’s affidavit of publication. Reprint of this Ordinance was posted on the Municipal Bulletin Board in accordance with statutory requirements, and copies have been made available to the general public.

At this time, Mayor Glidden opened the meeting to the public for any questions, comments, or concerns regarding Ordinance No. 2025:1358.

No members of the public addressed the Mayor and Council.

Mayor Glidden closed the meeting to the public regarding Ordinance No. 2025:1358.

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

B. ORDINANCE NO. 2025:1362
AN ORDINANCE AUTHORIZING SALE OF LAND WITHOUT PUBLIC AUCTION
PURSUANT TO N.J.S.A. 40A:12-13(b)(5)

WHEREAS, N.J.S.A. 40A:12-13(b)(5) authorizes a private sale of certain real property owned by a municipality where such real property is less than the minimum size required for development; and

WHEREAS, such sale opportunity is limited to the owners of property contiguous to the subject real property; and

WHEREAS, the Governing Body has determined that Borough owned property identified as Lot 6 in Block 2011, located on Venus Drive, containing approximately 1,240 square feet, as more particularly described in the property record card attached hereto as Exhibit A (“Subject Property”) meets the statutory criteria of N.J.S.A. 40A:12-13(b)(5); and

WHEREAS, the Governing Body has determined that the Subject Property is not needed for public purposes except for an access easement; and

WHEREAS, the sale of the Subject Property is in the best interests of the Borough of Closter.

1. **NOW, THEREFORE, BE IT ORDAINED** by the Governing Body of the Borough of Closter as follows:
2. The Governing Body of the Borough of Closter shall offer the real property known as Lot 6, Block 2011 as more fully described in the property record card attached hereto as Exhibit A, for sale to the owners of the real property contiguous to the subject property, and located at on 86 Venus Drive, Closter, New Jersey (“Contiguous Owners”), for the price of \$8,000.00.
3. At the time of closing the Borough shall deliver marketable title to the Subject property to the Contiguous Owner, with closing to occur within sixty (60) days of the acceptance of the offer of sale herein.
4. The Deed of Conveyance for said property shall contain the following restriction which shall be binding upon the heirs, successors and assigns of the Contiguous Owner as purchaser:

“THE WITHIN LANDS SHALL BE MERGED WITH THE LANDS COMMONLY KNOWN AS 86 VENUS DRIVE, CLOSTER, NEW JERSEY, WHICH IS DESIGNATED ON THE TAX MAP OF THE BOROUGH OF CLOSTER AS LOT 35 IN BLOCK 2102, WHICH LANDS ARE OWNED BY THE GRANTEE HEREOF. SAID LANDS SHALL HEREAFTER NOT BE USED OR SUBDIVIDED IN ANY WAY EXCEPT AS PART OF A CONFORMING LOT BEING USED IN CONFORMANCE WITH THE USE AND BULK REGULATIONS SET FORTH IN THE CLOSTER LAND USE ORDINANCES AS MAY FROM TIME TO TIME BE AMENDED. THE GRANTEE HEREBY EXPRESSLY GRANTS A PERMANENT MAINTENANCE EASEMENT TO THE GRANTOR FOR THE STORM SEWER LINE THAT RUNS ON THE SUBJECT PROPERTY.”

1. The Contiguous Owner shall prepare and file any and all documents to effectuate the permanent maintenance easement for the aforementioned sewer line on the subject property.

BE IT FURTHER ORDAINED that the Governing Body finds and determines, in accordance with N.J.S.A. 40A:12-13(b)(5) that the said purchase price set for this property and including the limitation on the future use of the property and the Borough’s easement on this property, in accordance with this Ordinance, is equal to or greater than the fair market value of the Subject Property. The Governing Body retains the right, as mandated by statute, to

reconsider this Ordinance not later than thirty (30) days from the date hereof. A copy of this Ordinance shall be posted on the bulletin board of the Governing Body and published in the official newspaper of the Borough of Closter within five (5) days following the adoption hereof. Written acceptance by a Contiguous Owner of the within offer of sale, together with the additional submissions and payments required in accordance with the terms and conditions of this Ordinance shall be made to the Clerk for the Borough of Closter within twenty (20) days following the adoption and advertisement of this Ordinance. The Borough Clerk is Mari J. Margiotta, RMC, CMR and the said acceptance, submissions and payment should be directed by personal delivery per certified mail to 295 Closter Dock Road, Closter, New Jersey 07624, not later than twenty (20) days after the advertisement. Such written acceptance shall be accompanied by a certified or bank check in an amount of ten percent (10%) of the sale price (\$8,000.00) ("Deposit"), which check shall be made payable to the Borough of Closter. Closing of title shall occur at the offices of Huntington Bailey, L.L.P., 373 Kinderkamack Road, Westwood, New Jersey 07675. Title to be conveyed shall be insurable by a New Jersey licensed title company at regular rates, however, conveyance at the Borough's option, shall be by quit claim deed. If title is not acceptable to the Contiguous Owner, the transaction shall be deemed void, the Deposit shall be returned, and the Borough shall have no other responsibility. As a condition of sale, the Contiguous Owner shall submit a survey and Metes and Bounds description, to be approved by the Borough Engineer, within thirty (30) days of submission of the acceptance and payment required hereunder to the Borough of Closter. The cost of both shall be the sole responsibility of the purchaser. The Contiguous Owner shall also be responsible for all engineering fees, legal fees, costs and expenses relating to the sale of the subject property. As a further condition of the sale, the Contiguous Owner shall file the Deed of Conveyance with the County and any other documents necessary to complete the sale of the property and to record the easement. All filing costs shall be the sole responsibility of the Contiguous Owner.

If any section, subsection, part, clause or phrase of this Ordinance shall be declared invalid by judgment of any court of competent jurisdiction, such section, subsection, part, clause or phrase shall be deemed to be severable from the remainder of this Ordinance.

This Ordinance shall take effect immediately upon final passage and publication as required by law.

The attorney noted that there was a clerical error in the ordinance as to the property record card. The size should be 1400, not 14,000. The ordinance will be corrected.

This Ordinance was introduced at the Regular Meeting held March 26, 2025, and was published in The Record issue of March 30, 2025, as stated in the Municipal Clerk's affidavit of publication. Reprint of this Ordinance was posted on the Municipal Bulletin Board in accordance with statutory requirements, and copies have been made available to the general public.

At this time, Mayor Glidden opened the meeting to the public for any questions, comments, or concerns regarding Ordinance No. 2025:1362.

No members of the public addressed the Mayor and Council.

Mayor Glidden closed the meeting to the public regarding Ordinance No. 2025:1362.

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

4. CONSENT AGENDA

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

RESOLUTIONS (The Mayor read all into record)

*25-114 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.

<u>Budgeted</u>	<u>Amount</u>
Bergen County Tax	0
County Open Space Tax	0
Northern Valley High School	\$ 1,784,395.50
Closter Board of Education	\$ 1,913,989.00
2024 Budget Appropriations	\$ 71,023.06
2025 Budget Appropriations – Operating Expenses	\$ 1,352,857.61
Payroll 03/15/2025	\$ 308,258.34
Payroll 03/30/2025	\$ 592,733.00
Current Treasury Account March 13, 2025 to April 09, 2025	\$ 6,023,256.51

<u>Capital and Trust</u>	<u>Amount</u>
Capital	\$ 105,879.07
Escrow Trust	\$ 69,925.61
Recreation	\$ 87,617.06
Animal	\$ 557.42
Housing Trust	\$ 13,072.28
Food Locker	\$ 0.00
Open Space	\$ 0.00
HRA Insurance	\$ 16,247.70

*25-115 HIRING TEMPORARY DRIVER/LABORER FOR THE DEPARTMENT OF PUBLIC WORKS
FOR THE YEAR 2025 – WILLIAM HOWARD

WHEREAS, there exists a need for a Temporary Driver/Laborer for the year, 2025 within the Department of Public Works due to staff absences.

WHEREAS, the Borough of Closter’s Department of Public Works Superintendent, the Borough Administrator, and the Department of Public Works Committee of the Council have reviewed the qualifications and recommended the below listed for that position:

William Howard - Temporary Driver/Laborer \$40.00 per hour

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council, that William Howard is hereby appointed to the position of Temporary Driver/Laborer in the Department of Public Works – Streets & Roads Division Beginning April 15, 2025, through December 31, 2025, at the Temporary and/or Part Time rate of \$40.00 per hour not to exceed 37.5 hours per week.

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

*25-116 AWARDING A CONTRACT FOR COMPOSTING AND RELATED SERVICES TO
SAVATREE, LLC

WHEREAS, at the Public Meeting held on February 12, 2025, the Governing Body of the Borough of Closter, County of Bergen, State of New Jersey authorized a public bidding process for a Composting and Related Services contract pursuant to the provisions of Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.; and

WHEREAS, thereafter, a bid package and specifications were prepared by the Borough Attorney for “Composting and Related Services” for the Borough of Closter; and

WHEREAS, sealed bids were requested to be submitted on March 13, 2025, through advertisement as required by New Jersey law; and

WHEREAS, on March 13, 2025, one bid was received from SavATree, LLC, 550 Bedford Road, Bedford, NY 10507, submitting a bid for \$0 for the first 100 yards per week, \$8.00 thereafter, resulting in a total bid amount of \$0 and amounting to a no-cost contract in compliance with the bid specifications; and

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

WHEREAS, the Superintendent of the Borough’s Department of Public Works recommends that the contract be awarded to SavATree, LLC.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter:
The contract for Composting and Related Services for the Borough of Closter is hereby awarded to SavATree, LLC, submitting a bid for \$0 for the first 100 yards per week, \$8.00 thereafter, resulting in a total bid amount of \$0 and amounting to a no-cost contract in compliance with the bid specifications, with the services to be provided in accordance with the bid package and specifications prepared by the Borough Attorney which were used in the

bidding process and are considered part of this award.
The contract shall be effective as of April 25, 2025, for a three (3) year term with an option to renew for two additional one (1) year terms.
The Borough Attorney is hereby authorized to prepare the contract and/or any other documents necessary pursuant to this award.
The Mayor and Clerk are hereby authorized to execute the contract and/or any other documents necessary pursuant to this award.

CERTIFICATE OF AVAILABILITY OF FUNDS

I, Francis Elenio, Chief Financial Officer of the Borough of Closter, hereby certify, pursuant to N.J.S.A. 40A:9-140.1 et seq. and NJAC 5:30.4, that the funds are available for this contract.

Francis Elenio, CFO

*25-117 AUTHORIZING THE APPOINTMENT OF MUNICIPAL REPRESENTATIVES TO THE BERGEN COUNTY COMMUNITY DEVELOPMENT REGIONAL COMMITTEE PERIOD JULY 1, 2025 THROUGH JUNE 30, 2026

WHEREAS, the Borough of Closter has entered into a three-year Cooperative Agreement with the County of Bergen as provided under the Interlocal Services Act N.J.S.A. 40A:65-1 et seq. and Title 1 of the Housing and Community Development Act of 1974; and

WHEREAS, said Agreement requires that the Municipal Council appoint a representative and alternate and that the Mayor appoint a representative and alternate for the FY 2025-2026 term starting July 1, 2025 and ending on June 30, 2026; and

NOW, THEREFORE, BE IT RESOLVED that the Municipal Council hereby appoints Joseph Yammarino as its representative and Christopher Cho as its alternate and that the Mayor hereby appoints James B. Winters as his/her representative and Erik Lenander as his/her alternate to serve on the Community Development Regional Committee for FY 2025-2026; and

BE IT FURTHER RESOLVED that an original, certified copy of this resolution be immediately emailed and sent via postage to Robert G. Esposito, Director; Bergen County Division of Community Development; One Bergen County Plaza, Fourth Floor; Hackensack, NJ 07601 on or before June 15, 2025.

*25-118 ESCHEAT ESCROW FUNDS – 67 ALPINE DRIVE

WHEREAS, the following individuals or companies have escrow funds deposited with the Borough for development of 67 Alpine Drive,

WHEREAS, the Construction Department attempted to return escrow funds to the account referenced below. The employee spoke with the depositor and he stated that the company is now dissolved and the return of the remaining balance can go to the Borough of Closter, and

WHEREAS, the Assistant CFO wishes to clear these accounts from record, and

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 account and deposit the funds into the Current Treasury Account.

2010057251 Engineering Escrow Capitalx X17, LLC \$253.95

*25-119 AUTHORIZE REPRESENTATIVE TO BERGEN COUNTY COMMUNICATION ADVISORY BOARD – JAMES BUCCOLA

WHEREAS, the Borough of Closter has entered into a shared service agreement with County of Bergen for Police, Fire, and Ambulance communication dispatch; and

WHEREAS, Bergen County has established a Communications Advisory Board; and

WHEREAS, Mayor Glidden has recommended Police Chief James Buccola as the Borough of Closter's representative, serve on the Bergen County Communication Advisory Board; and

WHEREAS, the Borough of Closter's Administrator concurs with this recommendation; and

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

Bergen, State of New Jersey, that James Buccola is authorized to serve as the Borough of Closter’s representative as the Bergen County Communications Advisory Board for the year of 2025; and

BE IT FURTHER RESOLVED, that the Municipal Clerk shall provide a certified copy of this resolution to the Police Department for filing of said resolution with the Bergen county Director of Communications.

***25-120 DECLARING SUPPORT FOR THE PRESERVATION OF THE FEDERAL TAX EXEMPTION OF MUNICIPAL BONDS**

WHEREAS, the tax-exempt municipal bond market is a widely used source of capital for states, local governments, tribes, territories, and non-profit borrowers that finances a tremendous share of the nation’s public infrastructure; and
WHEREAS, state and local governments finance about three-quarters of the public infrastructure in the United States and use tax-exempt bonds to do so, with the federal government providing only about one-quarter of the investment; and
WHEREAS, federal tax exemption for municipal bonds, dating back to the 1800s and incorporated into the modern tax code in 1913, has been crucial for state and local governments to affordably finance critical infrastructure projects; and
WHEREAS, the Borough of Closter has utilized tax-exempt municipal bonds to various improvement projects; and

WHEREAS, tax-exempt bonds offer borrowers to achieve a multiplier effect of 2.11, meaning that for every dollar, borrowers achieve \$2.11 in borrowing cost savings, thereby demonstrating the efficiency and effectiveness of this exemption in facilitating infrastructure investment; and

WHEREAS, tax-exempt bonds provide for essential infrastructure projects, such as roads, bridges, utilities, broadband, water and sewer systems, and hospitals, which are vital to the health and well-being of our community such that without such bonds, the cost of borrowing would be more expensive thereby causing an increase in taxes and fees that would place an undue burden on taxpayers; and

WHEREAS, the Borough of Closter finds and determines that tax-exempt municipal bonds provide an opportunity for economic development along its path, better facilitate the movement of agriculture products, equipment, and other goods, and increase safety.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City as follows: The Governing Body hereby encourages the New Jersey Congressional Delegation to assist the [Borough of Closter], New Jersey, by preserving the tax-exempt status of municipal bonds by supporting and ensuring the protection of the federal tax exemption of municipal bonds.

BE IT FURTHER RESOLVED, that copies of this Resolution shall be furnished to Congressman Josh Gottheimer, Senator Cory Booker, Senator Andy Kim, President Donald Trump, State Senator Holley Schepisi, Assemblymen Robert Auth and John V. Azzariti, Senate President Nicholas Scutari, Assembly Speaker Craig Coughlin, Lt. Governor Tahesha Way, Governor Philip Murphy, and the New Jersey State League of Municipalities.

Councilwoman Latner pulled Resolution #2025-117 for separate consideration.

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

Councilwoman Latner moved to approve Resolution #2025-117, second Councilwoman Maroules.

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

Councilwoman Latner moved not to grant the sidewalk waiver for 63 Harrington Avenue, as it is a County road, seconded Councilwoman Maroules.

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

Mayor Glidden noted that there seems to be some good movement in terms of the HMFA with the Village School and will report when there is more news.

5. OPEN MEETING TO PUBLIC FOR ANY MATTER (5-Minute Limit)

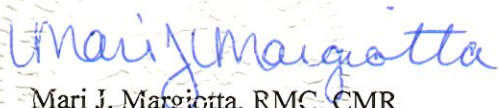
None

6. ADJOURNMENT

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

Meeting adjourned at 8:36 P.M.

Respectfully submitted,


Mari J. Margiotta, RMC, CMR
Borough Clerk