



**REVISED**  
**MAYOR AND COUNCIL**  
**BOROUGH OF CLOSTER**

**WORK SESSION AGENDA-WEDNESDAY, October 23, 2024 – 7:00 PM**

**THIS REGULARLY SCHEDULED MEETING OF THE CLOSTER MAYOR AND COUNCIL WILL BE HELD IN-PERSON, TELEPHONICALLY, and VIA ZOOM VIDEO.**

You may join Zoom meeting including video by accessing the information posted in the **Borough Calendar** on the Borough website by visiting [www.closterboro.com](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**

**1. PLEDGE OF ALLEGIANCE**

**2. OPEN PUBLIC MEETINGS ACT STATEMENT**

This meeting is called pursuant to the provisions of the Open Public Meetings Act of the State of New Jersey, was included in the Notice of 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.

**3. ROLL CALL**

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

**4. INTRODUCTION OF ORDINANCE:**

ORDINANCE #2024-1346      AN ORDINANCE TO RELEASE, VACATE AND EXTINGUISH ANY AND ALL PUBLIC RIGHTS IN AND TO A PORTION OF WILSON PLACE

**5. PRESENTATION:**

a. PAVA World donation to the Closter Police Department

**6. PROCLAMATIONS:**

a. Barbara J. Guile - Appreciation for Public Service  
b. Dae Woo Joseph Lee & Jong Sook Lee – Community Service Appreciation

**7. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS:**

a. MAIL LIST of October 11, 2024  
b. MAIL LIST of October 18, 2024

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

**\*24-242      REQUESTING APPROVAL OF ITEM OF REVENUE AND APPROPRIATION UNDER N.J.S.A. 40A: 4-87 FOR “2021 RECYCLING TONNAGE GRANT”**

**\*24-243      CHANGE IN CUSTODIAN OF PETTY CASH FUND - MARI MARGIOTTA**

**\*24-244      ESTABLISH A CURFEW WITHIN THE BOROUGH OF CLOSTER FOR OCTOBER 30<sup>TH</sup> AND OCTOBER 31<sup>ST</sup> (“CABBAGE NIGHT” AND HALLOWEEN)**

CLOSTER MAYOR AND COUNCIL  
WORK SESSION NOTES – Wednesday, October 23, 2024 – 7:00 P.M.

- \*24-245      AUTHORIZING APPOINTMENT OF PROBATIONARY CROSSING GUARD - DENNIS O'BRIEN
- \*24-246      AUTHORIZING THE APPOINTMENT OF PROBATIONARY CROSSING GUARD - ANGELA CASERTA
- \*24-247      APPROVING CHANGE ORDER NO. 1: THE RUCKMAN PARK PICKLEBALL IMPROVEMENTS & 2024 BOROUGH ROAD PROGRAM - GREEN VALLEY GROUP INC.
- \*24-248      APPOINT MUNICIPAL HOUSING LIAISON – JAMES WINTERS
- \*24-249      AUTHORIZING DEED OF CONSERVATION EASEMENT ON PROPERTY KNOWN AS MACBAIN FARM
- \*24-250      AUTHORIZING THE BOROUGH OF CLOSTER TO ENTER INTO A COOPERATIVE PRICING AGREEMENT WITH MONMOUTH-OCEAN EDUCATIONAL SERVICES COMMISSION
- \*24-251      AUTHORIZING APPROVAL OF SUBMISSION OF NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION – GREEN COMMUNITIES 2024 GRANT APPLICATION – COMMUNITY FORESTRY MANAGEMENT PLAN 2024
- \*24-254      AUTHORIZING AMENDMENT TO PROPOSAL BY DMR ARCHITECTS P.C., INC. TO PROVIDE ARCHITECTURAL ENGINEERING SERVICES FOR THE CONSTRUCTION OF TWO POLE BARN BUILDINGS AT THE CLOSTER DEPARTMENT OF PUBLIC WORKS FACILITY
- \*24-255      PURSUE A “FAIR AND OPEN” PROCESS IN AWARDED CERTAIN CONTRACTS IN THE BOROUGH OF CLOSTER

9.      **COMMITTEE REPORTS**

- a.      FINANCE AND TECHNOLOGY – YAMMARINO (Cho/Maroules)  
Committees- Finance & Technology      Commission Liaison- Recreation, Fire, Food & Assistance
- b.      PUBLIC SAFETY - LATNER (Chung/Amitai)  
Committee-Public Safety      Liaison-NVRHS Board of Education & Library Board of Trustees
- c.      PUBLIC WORKS - CHUNG (Yammarino/Maroules)  
Committee-Public Works      Liaison-Closter Board of Education & Board of Health
- d.      ORDINANCES - CHO (Amitai/Latner)  
Committee-Ordinance & Legislative      Commission Liaison-Environmental & Zoning
- e.      HUMAN RESOURCES – MAROULES (Yammarino/Latner)  
Committee-Personnel      Liaison- Historic Preservation/Shade Tree
- f.      LAND USE AND CONSTRUCTION - AMITAI (Chung/Cho)  
Building      Liaison-Closter Improvement, Planning Board, Senior Citizens
- g.      MAYOR'S REPORT  
Ambulance Corps      Borough Engineer      Northern Valley Mayor's Association

10.      **OLD BUSINESS**

CLOSTER MAYOR AND COUNCIL  
WORK SESSION NOTES – Wednesday, October 23, 2024 – 7:00 P.M.

11. **NEW BUSINESS**
12. **OPEN MEETING FOR PUBLIC COMMENTS (5 MINUTE LIMIT)**
13. **ADJOURNMENT**

**AGENDA SUBJECT TO CHANGE**

**BOROUGH OF CLOSTER**  
**ORDINANCE NO.:1346**  
**AN ORDINANCE TO RELEASE, VACATE AND EXTINGUISH ANY AND**  
**ALL PUBLIC RIGHTS IN AND TO A PORTION OF WILSON PLACE**

**WHEREAS**, there exists in the Borough of Closter, County of Bergen, State of New Jersey an area known as Wilson Place as shown on the Official Tax Map of the Borough of Closter; and

**WHEREAS**, there has been a request to have the Borough vacate the southerly portion of Wilson Place as delineated more specifically on the map and metes and bounds description prepared by Boswell Engineering, attached hereto as Exhibit A; and

**WHEREAS**, Wilson Place was formerly a cul-de-sac up to approximately 1973 when it was extended as part of a redevelopment and, thereafter, the Borough's tax map was revised; and

**WHEREAS**, the portion of Wilson Place described in Exhibit A was formerly a Right of Way, however, as a result of the aforementioned redevelopment, the Borough's tax map was revised to incorporate that portion of Wilson Place into Block 1905, Lot 7; and

**WHEREAS**, despite the tax map designation, a Title Search (the relevant page of which is attached hereto as Exhibit B) performed at the request of the current owner of Block 1905 Lot 7 states that although "this area was to be vacated upon the extension of Wilson Place...we find no Road vacation for the southerly portion of the cul-de-sac of Wilson Place filed in the Bergen County Clerk's Office"; and

**WHEREAS**, Borough officials have also investigated this matter and have found that due to an oversight, that portion of Wilson Place was not officially vacated at the time of the cul-de-sac extension and tax map revision; and

**WHEREAS**, Borough officials have further determined that the aforementioned portion of Wilson Place is not needed by the Borough for public purposes; and

**WHEREAS**, the matter has been referred to the Governing Body and its appropriate officials, who have recommended that the Borough proceed with the vacation to correct this oversight.

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

**SECTION 1.**

- A. The rights of the public and the Borough of Closter in and to that portion of Wilson Place as described in Exhibit A are hereby extinguished and vacated, with the exception of the retention of a maintenance and utility easement.
- B. All rights and privileges now possessed by any public utility or cable television company, to maintain, repair and/or replace their existing facilities in, adjacent, over or under the vacated portion of Wilson Place as described in Exhibit A are hereby expressly reserved and excepted from this vacation.
- C. The Borough Clerk shall, within sixty (60) days of the effective date of this Ordinance, file a copy hereof, certified by the Clerk, under seal of the Borough, to be a true and exact copy of the Ordinance, together with a copy of the proof of publication thereof, in the Office of the Bergen County Clerk for recordation in the County's Book of "Vacations," pursuant to N.J.S.A. 40:67-21.

**SECTION 2.**

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

**SECTION 3.**

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

**SECTION 4.**

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

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

Introduced:  
Adopted:

ATTEST:

APPROVED BY:

\_\_\_\_\_  
Mari J. Margiotta, Borough Clerk

\_\_\_\_\_  
John C. Glidden, Jr., Mayor

## **EXHIBIT A**

**DESCRIPTION OF A PORTION OF WILSON PLACE  
TO BE VACATED  
Borough of Closter  
Bergen County, New Jersey**

BEGINNING at a point where the southerly line of Wilson Place, 50 feet wide, is intersected by the division line between Lot 6 and Lot 7 in Block 1905, said point being located South 71 degrees 04 minutes 25 seconds East, a distance of 369.73 feet from the intersection of the said southerly line of Wilson Place and the easterly line of Piermont Road, if so produced, and running, thence;

1. Along the said southerly line of Wilson Place, South 71 degrees 04 minutes 25 seconds East, a distance of 88.70 feet to a point, thence;
2. Westerly on a curve to the right having a radius of 50.00 feet and a central angle of 93 degrees 33 minutes 26 seconds (whose chord is defined as North 84 degrees 17 minutes 42 seconds West, a distance of 72.87 feet), an arc distance of 81.64 to a point of reverse curvature, thence;
3. Northwesternly on a curve to the left having a radius of 100.00 feet and a central angle of 11 degrees 31 minutes 14 seconds (whose chord is defined as North 43 degrees 16 minutes 36 seconds West, a distance of 20.07 feet), an arc distance of 20.11 to a point, thence;
4. Along the aforementioned division line between Lot 6 and Lot 7, North 18 degrees 55 minutes 35 seconds East, a distance of 7.31 feet to the point or place of BEGINNING.

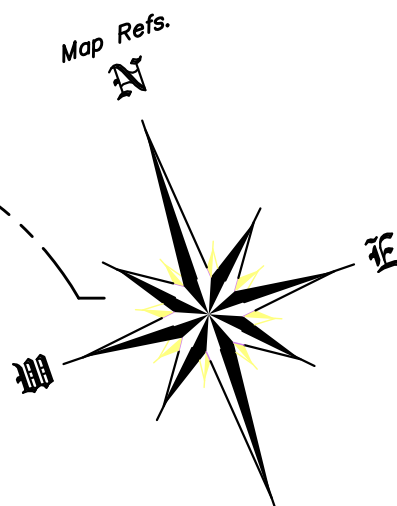
Containing 1,591 square feet or 0.0365 acres more or less.

SUBJECT TO all rights and privileges then possessed by Public Utilities, as defined in N.J.S.A. 48:2-13, and by any cable television company, as defined in the Cable Television Act., P.L. 1972, C. 186 (N.J.S.A. 48:5A-1 et seq.), the Borough of Closter and their successors to maintain, repair, and replace existing facilities in, adjacent to, over or under the portion of Wilson Place to be vacated.

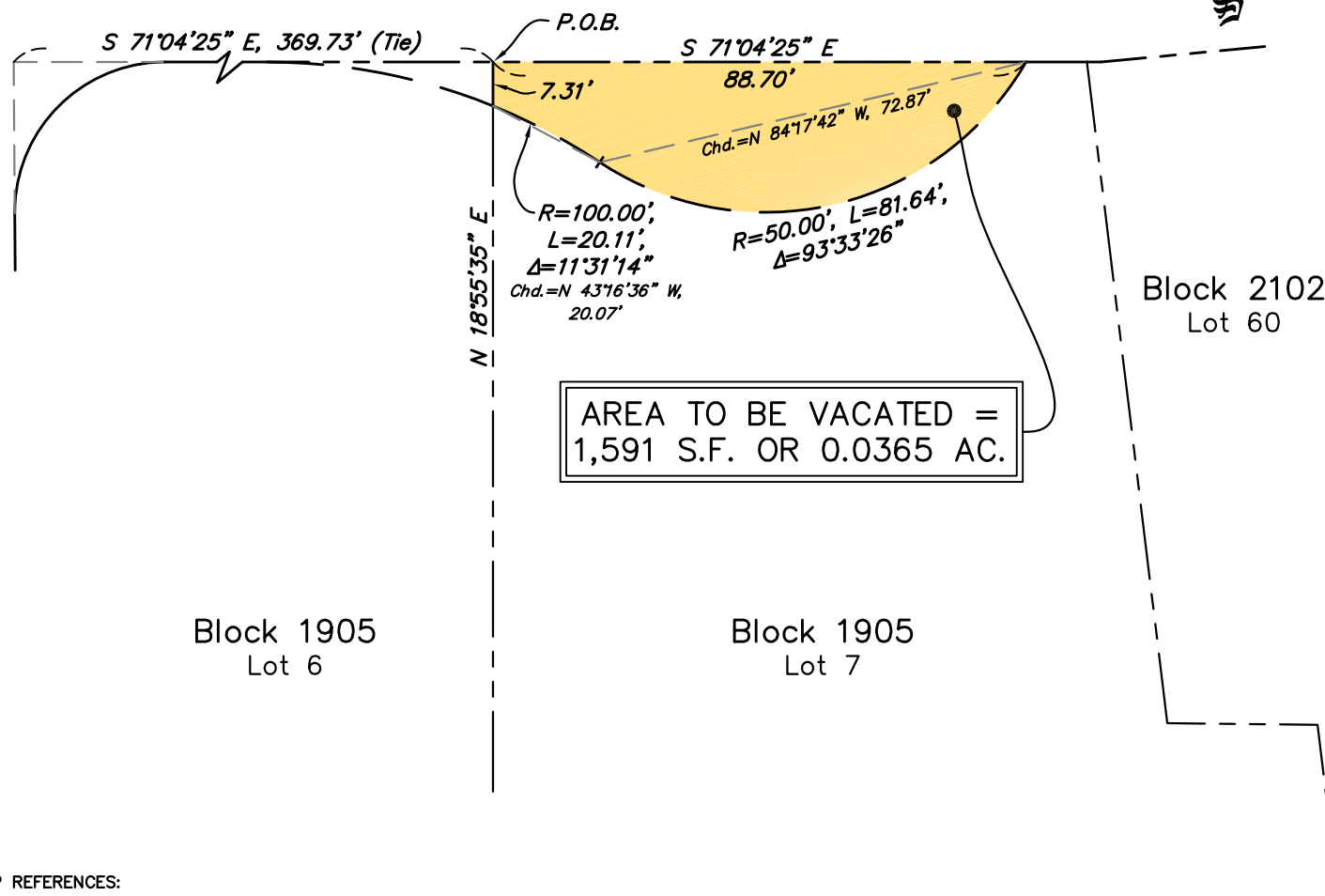
BOSWELL, INC.

Frank M. Krupinski  
Professional Land Surveyor  
N.J. Lic. No. 24GS03719700  
October 17, 2024  
CL-1491

# WILSON PLACE



PIERMONT ROAD



## MAP REFERENCES:

"SUBDIVISION OF LOT 3 IN BLOCK 237 FOR PINE CLIFF HOMES, CLOSTER, BERGEN COUNTY, N.J.", FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON MARCH 6, 195 AS MAP NO. 5347.

"REDIVISION OF LOT 4 IN BLOCK 237 MADE FOR ALOIS & GLORIA SCHNEIDER AT CLOSTER, BERGEN CO., N.J.", FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON MARCH 16, 1973 AS MAP NO. 7160.

**FRANK M. KRUPINSKI**

PROFESSIONAL LAND SURVEYOR, N.J. LIC. 24GS03719700

**BOSWELL**

PH. 201-641-0770 FAX 201-641-1757  
330 PHILLIPS AVE., SOUTH HACKENSACK, N.J. 07606  
N.J. CERTIFICATE OF AUTHORIZATION No. 24GA27958000

## STREET VACATION MAP A PORTION OF WILSON PLACE

BOROUGH OF CLOSTER

BERGEN COUNTY NEW JERSEY



SCALE: 1"=30'

DATE: 10/17/24

JOB#: CL-1491

SURVEYED BY: -

DRAWN BY: FMK

CHECKED BY: GM

**BOSWELL**  
ENGINEERED FOR LIFE

## **EXHIBIT B**



CHICAGO TITLE  
INSURANCE COMPANY

3. Proof is required that the operating agreement has not been modified or amended and that there has been no change in the composition of the L.L.C. since its formation.
  4. Proof is required that the L.L.C. continues to be a valid ongoing L.L.C. in compliance with N.J.S.A. 42:2B-1, et seq.
  5. Proof is required that the L.L.C. has not classified itself as a corporation for federal income tax purposes. If it has, then corporate franchise tax reports will be ordered.
- K. Consent of all members of Fermano Builders LLC authorizing proposed conveyance.
- L. Standing Certificate for Fermano Builders LLC shows: Annual Reports are outstanding for the years 2023 and 2024. Fermano Builders LLC must file Annual Reports and pay all outstanding fees prior to closing.
- M. New Jersey Department of Treasury UCC Search against Fermano Builders LLC shows: No Filings found affecting the subject premises.
- N. The Boundary & Topographic Survey dated August 8, 2023 prepared by Azzolina & Feury Engineering Inc. shows a dashed line representing the southerly portion of a cul-de-sac for Wilson Place. It is our understanding that this area was to be vacated upon the easterly extension of Wilson Place. It appears that Wilson Place was extended easterly, however, we find no Road Vacation for the southerly portion of the cul-de-sac of Wilson Place filed in the Bergen County Clerk's Office. We enclose copies of the municipal tax map and Filed Maps Nos. 5347 and 7160 for review. Company requires seller to obtain and file the necessary Road Vacation in the Bergen County Clerk's Office prior to closing.
- Upon the filing of the Road Vacation, we will amend our legal description accordingly.
- O. This Company must be contacted by the Closing Attorney to request a rundown at least twenty-four (24) hours prior to the scheduled closing. In the event such rundown is not requested, any mortgages, liens or judgments shall remain as an exception to the policy unless same have been satisfied.
- P. This Company requires a Notice of Settlement to be filed pursuant to N.J.S.A. 46:26A 11 et seq. prior to Closing. The notice should be filed as nearly as possible to, but not more than 60 days prior to the anticipated closing date. Should the anticipated closing not take place within 60 days of the filing of the Notice of Settlement, another notice must be filed. If both a Deed and Mortgage are involved, two Notices of Settlement must be filed, one for the Deed and one for the Mortgage. If the closing is postponed, another Notice of Settlement may be recorded prior to the expiration of the first recorded Notice of Settlement. NOTE: Subject to any county recording delays.
- Q. Subject to facts as would be disclosed by sellers, purchasers, and/or borrowers affidavit of title, to be submitted.
- R. Form 1099 S must be completed in accordance with the Tax Reform Act of 1986 in Code Section 6045 (e). NOTE: Pertains to purchase transactions only.
- S. Subject to recognizances, if any, filed against the sellers and/or mortgagors or property described in Schedule A of this Commitment for Title Insurance, due to the fact that Recognizances are no longer being indexed in the County Clerk's or Register's Office. Therefore, this Company is unable to search the public records for any recognizances that may affect marketability of title to the premises to be insured herein. To remove this exception, the Affidavit of Title must specifically state the following: *"The undersigned hereby certify that there are no recognizances filed against the undersigned as either principal or surety or against the property which is the subject matter of the within transaction."*
- T. Although compliance or non-compliance with environmental matters is beyond the scope of coverage afforded by the title policy, we wish to call your attention (for informational purposes only) to the fact that the proposed transaction may involve lands subject to the Industrial Site Recovery Act (I.S.R.A.), N.J.S.A. 13:K-6, et seq. Please note that this Company is not legally authorized to insure that the proposed transaction comports with the provisions of any environmental laws, including I.S.R.A., N.J.S.A. 13:1K-6 et seq.

*This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

# Proclamation

## Appreciation for Public Service

*Barbara J. Guile*

**Whereas** the Mayor and governing body of the Borough of Closter recognize the invaluable contributions of *Barbara Guile*, a well-respected and well-known Closter resident, a long-time parishioner of the St. Paul's Evangelical Lutheran Church in Closter and a dedicated member of the Closter Board of Health; and,

**Whereas** *Barbara Guile* willingly served her community, volunteering in numerous roles throughout the community; and,

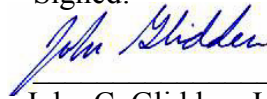
**Whereas** *Barbara Guile* provided selfless amounts of time supporting community activities as well as serving and assisting in programs with the congregation of St. Paul's Evangelical Lutheran Church; and,

**Whereas** on January 1, 2011, *Barbara Guile* was appointed as an alternate member of the Closter Board of Health, serving passionately as both a member and in 2014 assumed the responsibility as the President of the Closter Board of Health, where she continued to remain active until a few months before her passing, and;

**Whereas** *Barbara Guile* was considered a friend to many and was known for her dedication and kindness which she showered on all those who met her; and

**Therefore, be it proclaimed** that I, Mayor John Glidden, joined by the members of the Council of the Borough of Closter, New Jersey, ask all of our residents to pause for a moment on Wednesday, September 11<sup>th</sup> to recognize the service, dedication, commitments and accomplishments of *Barbara J. Guile*, for a lifetime devoted to her family and her community which enhanced the quality of life for all residents of Closter and beyond.

Signed:



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

# Proclamation

## *Community Service Appreciation Dae Woo Joseph Lee and Jong Sook Lee*

**WHEREAS**, the Governing Body of the Borough of Closter recognizes the invaluable contributions made by *Dae Woo Joseph Lee* and *Jong Sook Lee*, esteemed and well-respected residents of the Borough of Closter; and

**WHEREAS**, *Dae Woo Joseph Lee* and *Jong Sook Lee* have exemplified civic responsibility, demonstrating unwavering integrity, generosity, and a steadfast commitment to the betterment of the Closter community; and

**WHEREAS**, *Dae Woo Joseph Lee* and *Jong Sook Lee* have made outstanding contributions by generously offering their private property, *Closter Commons*, to the public for numerous community events, thereby enriching the lives of all residents of the Borough of Closter, New Jersey; and

**WHEREAS**, the strength and vitality of a community are built upon the dedication, commitment, and selfless service of its citizens; and

**WHEREAS**, their contributions have left a lasting impact, fostering unity, resilience, and a spirit of collaboration that strengthens the bonds within our community;

**THEREFORE**, I, Mayor John Glidden, hereby proclaim on the recommendation of Closter Councilman Christopher Cho, that the Closter Mayor and Council call upon all residents to join in recognizing and expressing heartfelt appreciation to *Dae Woo Joseph Lee* and *Jong Sook Lee* on Wednesday, October 23, 2024, for their outstanding service and enduring dedication to the well-being of our community.



Signed:

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John C. Glidden, Mayor  
Borough of Closter

**BOROUGH OF CLOSTER  
RESOLUTION #24-242  
OCTOBER 23, 2024**

**REQUESTING APPROVAL OF ITEM OF REVENUE AND APPROPRIATION  
UNDER N.J.S.A. 40A: 4-87 FOR “2021 RECYCLING TONNAGE GRANT”**

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

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

**NOW, THEREFORE, BE IT RESOLVED,** that the Borough of Closter hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year **2024** in the sum of \$16,565.04 which item is now available as revenue from the **2021 Recycling Tonnage Grant**.

**BE IT FURTHER RESOLVED** that the total sum thereof of **\$16,565.04** is and the same is hereby appropriated under the caption of:

**2021 Recycling Tonnage Grant**

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

| <b>Councilperson</b>    | <b>Motion</b> | <b>Second</b> | <b>Yes</b> | <b>No</b> | <b>Absent</b> | <b>Abstain</b> |
|-------------------------|---------------|---------------|------------|-----------|---------------|----------------|
| Councilwoman Amitai     |               |               |            |           |               |                |
| Councilman Cho          |               |               |            |           |               |                |
| Council President Chung |               |               |            |           |               |                |
| Councilwoman Latner     |               |               |            |           |               |                |
| Councilwoman Maroules   |               |               |            |           |               |                |
| Councilman Yammarino    |               |               |            |           |               |                |

Adopted: October 23, 2024

ATTEST:

APPROVED:

\_\_\_\_\_  
Mari 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 October 23, 2024.

\_\_\_\_\_  
Mari Margiotta, Borough Clerk

**BOROUGH OF CLOSTER  
RESOLUTION #24-243  
OCTOBER 23, 2024**

**CHANGE IN CUSTODIAN OF PETTY CASH FUND  
MARI MARGIOTTA**

**WHEREAS**, Stephanie Evans was custodian of the Borough Clerk's Petty Cash Fund, and has left the employ of the Borough of Closter effective June 16, 2024, and

**WHEREAS**, Mari Margiotta was hired as Borough Clerk effective September 16, 2024, and

**WHEREAS**, in accordance with N.J.S.A. 40:5-21, the Borough of Closter is *changing custodians* to **Mari Margiotta, Borough Clerk** , who is bonded in the amount of \$1,000,000.00.

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Borough of Closter, County of Bergen hereby authorizes such action and **two (2) copies of this resolution** be filed with the Division of Local Government Services, New Jersey Department of Community Affairs for approval as well as one copy to the Assistant CFO.

| <b>Councilperson</b>    | <b>Motion</b> | <b>Second</b> | <b>Yes</b> | <b>No</b> | <b>Absent</b> | <b>Abstain</b> |
|-------------------------|---------------|---------------|------------|-----------|---------------|----------------|
| Councilwoman Amitai     |               |               |            |           |               |                |
| Councilman Cho          |               |               |            |           |               |                |
| Council President Chung |               |               |            |           |               |                |
| Councilwoman Latner     |               |               |            |           |               |                |
| Councilwoman Maroules   |               |               |            |           |               |                |
| Councilman Yammarino    |               |               |            |           |               |                |

DATE: October 23, 2024

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Mari Margiotta, Borough Clerk

\_\_\_\_\_  
John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held October 23, 2024.

\_\_\_\_\_  
Mari Margiotta, Borough Clerk

**BOROUGH OF CLOSTER  
RESOLUTION #24-244  
OCTOBER 23, 2024**

**ESTABLISH A CURFEW WITHIN THE BOROUGH OF CLOSTER FOR OCTOBER 30<sup>TH</sup>  
AND OCTOBER 31<sup>ST</sup> (“CABBAGE NIGHT” AND HALLOWEEN)**

**WHEREAS**, ensuring the safety and security of Borough residents is a critical concern for the Closter Police Department, Chief of Police, and Governing Body of Closter; and

**WHEREAS**, October 30<sup>th</sup>, commonly known as “Cabbage Night” or “Mischief Night” is the night when kids go out and engage in pranks or inappropriate behavior; and

**WHEREAS**, the Mayor and Council of the Borough of Closter believes it to be in the best interest of the health, safety, and welfare of the Borough’s residents to establish a curfew on this night and on Halloween; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, there is hereby established a curfew of 9:00 p.m. on Cabbage Night, October 30<sup>th</sup> and Halloween, October 31<sup>st</sup>. The curfew shall apply to each minor unaccompanied by his or her parent or guardian.

| <b>Councilperson</b>    | <b>Motion</b> | <b>Second</b> | <b>Yes</b> | <b>No</b> | <b>Absent</b> | <b>Abstain</b> |
|-------------------------|---------------|---------------|------------|-----------|---------------|----------------|
| Councilwoman Amitai     |               |               |            |           |               |                |
| Councilman Cho          |               |               |            |           |               |                |
| Council President Chung |               |               |            |           |               |                |
| Councilwoman Latner     |               |               |            |           |               |                |
| Councilwoman Maroules   |               |               |            |           |               |                |
| Councilman Yammarino    |               |               |            |           |               |                |

Adopted: October 23, 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 October 23, 2024.

\_\_\_\_\_  
Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER  
RESOLUTION #24-245  
OCTOBER 23, 2024**

**AUTHORIZING APPOINTMENT OF PROBATIONARY  
CROSSING GUARD DENNIS O'BRIEN**

**WHEREAS**, the Borough of Closter employs crossing guards to assist pedestrians in safely crossing the street on their way to and from school or events held with the Borough; and

**WHEREAS**, the Chief of Police of the Closter Police Department appoints crossing guards as he may deem necessary and within the limits of the funds that are available in the budgetary appropriation for the Police Department; and

**WHEREAS**, the Chief of Police has expressed that there exists a need within the Police Department to appoint a probationary crossing guard to fill a vacancy in manpower; and

**WHEREAS**, the Closter Police Department has completed a background check and interviewed the applicant, Dennis O'Brien; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, that Dennis O'Brien is hereby appointed to the position of Probationary Crossing Guard, effective November 1, 2024 and shall be paid a hourly rate as established by the current salary ordinance.

| <b>Councilperson</b>    | <b>Motion</b> | <b>Second</b> | <b>Yes</b> | <b>No</b> | <b>Absent</b> | <b>Abstain</b> |
|-------------------------|---------------|---------------|------------|-----------|---------------|----------------|
| Councilwoman Amitai     |               |               |            |           |               |                |
| Councilman Cho          |               |               |            |           |               |                |
| Council President Chung |               |               |            |           |               |                |
| Councilwoman Latner     |               |               |            |           |               |                |
| Councilwoman Maroules   |               |               |            |           |               |                |
| Councilman Yammarino    |               |               |            |           |               |                |

Adopted: October 23, 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 October 23, 2024.

\_\_\_\_\_  
Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER**  
**RESOLUTION #24-246**  
**OCTOBER 23, 2024**

**AUTHORIZING THE APPOINTMENT OF PROBATIONARY  
CROSSING GUARD ANGELA CASERTA**

**WHEREAS**, the Borough of Closter employs crossing guards to assist pedestrians in safely crossing the street on their way to and from school or events held with the Borough; and

**WHEREAS**, the Chief of Police of the Closter Police Department appoints crossing guards as he may deem necessary and within the limits of the funds that are available in the budgetary appropriation for the Police Department; and

**WHEREAS**, the Chief of Police has expressed that there exists a need within the Police Department to appoint a probationary crossing guard to fill a vacancy in manpower; and

**WHEREAS**, the Closter Police Department has completed a background check and interviewed the applicant, Angela Caserta; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, that Angela Caserta is hereby appointed to the position of Probationary Crossing Guard, effective November 1st, 2024 and shall be paid a hourly rate as established by the current salary ordinance.

| <b>Councilperson</b>    | <b>Motion</b> | <b>Second</b> | <b>Yes</b> | <b>No</b> | <b>Absent</b> | <b>Abstain</b> |
|-------------------------|---------------|---------------|------------|-----------|---------------|----------------|
| Councilwoman Amitai     |               |               |            |           |               |                |
| Councilman Cho          |               |               |            |           |               |                |
| Council President Chung |               |               |            |           |               |                |
| Councilwoman Latner     |               |               |            |           |               |                |
| Councilwoman Maroules   |               |               |            |           |               |                |
| Councilman Yammarino    |               |               |            |           |               |                |

Adopted: October 23, 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 October 23, 2024.

\_\_\_\_\_  
Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER  
RESOLUTION #24-247  
OCTOBER 23, 2024**

**APPROVING CHANGE ORDER NO. 1:  
THE RUCKMAN PARK PICKLEBALL IMPROVEMENTS & 2024 BOROUGH  
ROAD PROGRAM - GREEN VALLEY GROUP INC.**

**WHEREAS**, the Borough of Closter, by Resolution dated June 24, 2024, Agenda No. 24-180, awarded to Green Valley Group Inc. a contract in the amount of \$487,237.00 (the “Contract Price”) for a project known as The Ruckman Park Pickleball Improvements & 2024 Borough Road Program; and

**WHEREAS**, in an email dated October 4, 2024 to James Winters, Borough Administrator, Boswell Engineering proposed Change Order No. 1 to the contract with Green Valley Group Inc., (Exhibit A attached) which is an **increase** in the amount of **\$4,900.00, (+1.01%)**, increasing the contract amount from **\$487,237.00** to **\$492,137.00**; and

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and Council do hereby authorize the execution by the Chief Financial Officer of Change Order No. 1 pursuant to which the Contract Price will be increased by **\$4,900.00** from **\$487,237.00** to **\$492,137.00** (the “Amended Contract Price”).

**CERTIFICATE OF AVAILABILITY OF FUNDS**

I, Frank Elenio, Certified Financial Officer of the Borough of Closter, hereby certify, pursuant to N.J.S.A. 40A:9-140.1, et seq. and N.J.A.C. 5:30-5.4, the funds are available to the Borough of Closter for calendar year 2024 in account. C-04-24-330-000-001.

Dated: October 23, 2024

\_\_\_\_\_  
Frank Elenio, CFO

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

Adopted: October 23, 2024

ATTEST:

APPROVED:

\_\_\_\_\_  
Mari Margiotta, Borough Clerk

\_\_\_\_\_  
John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held October 23, 2024.

\_\_\_\_\_  
Mari Margiotta, Borough Clerk

**Exhibit A**

**Green Valley Group Inc., 180 Convent Road, Nanuet, NY 10954**

**Estimate No. 4278 for Change Order No. 1**

**The Ruckman Park Pickleball Improvements & 2024 Borough Road Program**

Green Valley Group Inc  
180 Convent Road  
Nanuet, NY 10954 US  
845-501-7145  
info@gvalleyinc.com



## Estimate

### ADDRESS

Borough of Closter  
295 Closter Dock Road  
Closter, New Jersey 07624

ESTIMATE # 4278

DATE 10/04/2024

### JOB LOCATION

Ruckman Park

| PRODUCT/SERVICE | DESCRIPTION                                                                                      | AMOUNT   |
|-----------------|--------------------------------------------------------------------------------------------------|----------|
|                 | Remove shrubs, excavate and prep for sidewalk, install rip rap, install 4' tall chain link fence |          |
| <b>Disposal</b> | Clearing site / Remove and dispose shrubbery                                                     | 1,600.00 |
| <b>Sidewalk</b> | 4" Tick Concrete sidewalk (as per item 36 from contract)                                         |          |
| <b>Fence</b>    | Labor, Material and equipment to install 30 LF of chain-link fence 4' high                       | 3,300.00 |

This estimate is valid for 30 days.  
To accept please sign and return to us.

TOTAL

**\$4,900.00**

Accepted By

Accepted Date

**BOROUGH OF CLOSTER  
RESOLUTION #24-248  
OCTOBER 23, 2024**

**APPOINTING A MUNICIPAL HOUSING LIAISON  
JAMES WINTERS**

**WHEREAS**, pursuant to P.L. 2024, c.2, the Borough of Closter is required to appoint a Municipal Housing Liaison for the oversight of administration of the Borough of Closter's Affordable Housing Program to enforce the requirements of the law and N.J.C.A. 5:80-26.1 et. seq.; and

**WHEREAS**, the Borough of Closter has amended Chapter 200 entitled "Zoning" to provide for the appointment of a Municipal Housing Liaison to administer the Borough of Closter's Affordable Housing Program.

**NOW THEREFORE BE IT RESOLVED**, by the Governing Body of the Borough of Closter in the County of Bergen, and the State of New Jersey that James Winters, is hereby appointed by the Governing Body of the Borough of Closter as the Municipal Housing Liaison for the administration of the Affordable Housing Program, pursuant to and in accordance with Section §200-54.29 Municipal Housing Liaison of the Borough of Closter's General Code.

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

Adopted: October 23, 2024

ATTEST:

APPROVED BY:

\_\_\_\_\_  
Mari J. Margiotta, Borough Clerk

\_\_\_\_\_  
John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held on October 23, 2024.

\_\_\_\_\_  
Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER  
RESOLUTION #24-249  
OCTOBER 23, 2024**

**AUTHORIZING DEED OF CONSERVATION EASEMENT ON  
THE PROPERTY KNOWN AS MACBAIN FARM**

**WHEREAS**, the Borough of Closter, County of Bergen, State of New Jersey is the owner in fee simple of a tract of land located in the Borough, commonly called MacBain Farm (hereinafter the “Property”), designated on the tax map of the Borough as Block 2102, Lot 37.07; and

**WHEREAS**, the property possesses farmland, recreation, open space and historical values of great importance to the residents of the Borough of Closter; and

**WHEREAS**, the Mayor and Council have determined that these values should be preserved in perpetuity; and

**WHEREAS**, the Mayor and Council have further determined that a Deed of conservation easement should be prepared, executed and filed as a method to preserve the values possessed by 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:

1. The Borough Attorney is hereby authorized to prepare a Deed of Conservation Easement for this property as well as any other documents necessary for this purpose.
2. The Mayor and Clerk are hereby authorized to execute the Deed of Conservation Easement and any other documents necessary for this purpose.
3. The Clerk is hereby authorized to file the fully executed Deed of Conservation Easement and any other required documents with the Bergen County Clerk.

| <b>Councilperson</b>    | <b>Motion</b> | <b>Second</b> | <b>Yes</b> | <b>No</b> | <b>Absent</b> | <b>Abstain</b> |
|-------------------------|---------------|---------------|------------|-----------|---------------|----------------|
| Councilwoman Amitai     |               |               |            |           |               |                |
| Councilman Cho          |               |               |            |           |               |                |
| Council President Chung |               |               |            |           |               |                |
| Councilwoman Latner     |               |               |            |           |               |                |
| Councilwoman Maroules   |               |               |            |           |               |                |
| Councilman Yammarino    |               |               |            |           |               |                |

Adopted: October 23, 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 October 23, 2024.

\_\_\_\_\_  
Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER  
RESOLUTION #24-250  
OCTOBER 23, 2024**

**AUTHORIZING THE BOROUGH OF CLOSTER TO ENTER INTO A COOPERATIVE PRICING  
AGREEMENT MONMOUTH-OCEAN EDUCATIONAL SERVICES COMMISSION (MOESC)  
STATE OF NEW JERSEY APPROVED CO-OP NO. 289MOESC**

**WHEREAS**, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and

**WHEREAS**, the Monmouth-Ocean Educational Services Commission (MOESC), hereinafter referred to as the “Lead Agency” has offered voluntary participation in a Cooperative Pricing System for the purchase of goods and services; and

**WHEREAS**, on October 23, 2024 the governing body of the Borough of Closter, County of Bergen, State of New Jersey, pursuant to N.J.A.C. 5:34-7.6(a), duly considered participation in a Cooperative Pricing System for the provision and performance of goods and services; and

**NOW, THEREFORE, BE IT RESOLVED** this resolution shall be known and may be cited as the Cooperative Pricing Resolution of the Monmouth-Ocean Educational Services Commission (MOESC); and

**BE IT FURTHER RESOLVED** by the Mayor and Council, Borough of Closter, in the County of Bergen, State of New Jersey that pursuant to the provisions of N.J.S.A. 40A:11-11(5) and N.J.A.C. 5:34-7.6 (a), the Borough Administrator/Treasurer is authorized to join the Monmouth-Ocean Educational Services Commission (MOESC); and

**BE IT FURTHER RESOLVED** that the Lead Agency shall comply with the Public School Contracts Law (N.J.S.A. 18A:18A-1 et seq.) and with all the provisions of the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) and all other provisions of the revised statutes of the State of New Jersey; and

**BE IT FURTHER RESOLVED** that this resolution shall take effect immediately upon passage and that the Borough Clerk shall provide the Finance Office and Administrative Office with an original resolution.

| <b>Councilperson</b>    | <b>Motion</b> | <b>Second</b> | <b>Yes</b> | <b>No</b> | <b>Absent</b> | <b>Abstain</b> |
|-------------------------|---------------|---------------|------------|-----------|---------------|----------------|
| Councilwoman Amitai     |               |               |            |           |               |                |
| Councilman Cho          |               |               |            |           |               |                |
| Council President Chung |               |               |            |           |               |                |
| Councilwoman Latner     |               |               |            |           |               |                |
| Councilwoman Maroules   |               |               |            |           |               |                |
| Councilman Yammarino    |               |               |            |           |               |                |

Adopted: October 23, 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 October 23, 2024.

\_\_\_\_\_  
Mari J. Margiotta, Borough Clerk

**EXHIBIT A:**  
**COOPERATIVE AGREEMENT:**  
**MONMOUTH-OCEAN EDUCATIONAL SERVICES COMMISSION (MOESC)**



**MONMOUTH-OCEAN EDUCATIONAL SERVICES COMMISSION  
TINTON FALLS, NEW JERSEY 07712**

**COOPERATIVE PRICING SYSTEM AGREEMENT  
AGREEMENT FOR A COOPERATIVE PRICING SYSTEM**

This Agreement made and entered into this 23<sup>rd</sup> day of October, 2024, by and between the, MONMOUTH-OCEAN EDUCATIONAL SERVICES COMMISSION of Tinton Falls, New Jersey and the Borough of Closter who desires to participate in the MONMOUTH-OCEAN EDUCATIONAL SERVICES COMMISSION Cooperative Pricing System.

WITNESSETH

**WHEREAS**, N.J.S.A. 40A:11-11(5) and N.J.S.A. 18A:18A-11, specifically authorizes two or more contracting units to establish a Cooperative Pricing System for the provision and performance of goods and services and enter into a Cooperative Pricing Agreement for its administration; and

**WHEREAS**, the MONMOUTH-OCEAN EDUCATIONAL SERVICES COMMISSION is conducting a voluntary Cooperative Pricing System with other contracting units; and

**WHEREAS**, this Cooperative Pricing System is to effect substantial economies in the provision and performance of goods and services; and

**WHEREAS**, all parties hereto have approved the within Agreement by Resolution in accordance with the aforesaid statute; and

**WHEREAS**, it is the desire of all parties to enter into such Agreement for said purposes;

**NOW, THEREFORE**, IN CONSIDERATION OF the promises and of the covenants, terms and conditions hereinafter set forth, it is mutually agreed as follows:

1. The goods or services to be priced cooperatively may include goods and services and such other items as two or more participating contracting units in the system agree can be purchased on a cooperative basis.
2. The items and classes of items which may be designated by the participating contracting units hereto may be purchased cooperatively for the period commencing with the execution of this Agreement and continuing until terminated as hereinafter provided.

3. The Lead Agency, on behalf of all participating contracting units, shall upon approval of the registration of the System and annually thereafter in **January** of each succeeding year publish a legal ad in such format as required by N.J.A.C. 5:34-7.9 (a) in its official newspaper normally used for such purposes by it to include such information as:

(A) The Monmouth-Ocean Educational Services Commission soliciting competitive bids or informal quotations.

(B) The address and telephone number of the Lead Agency.

(C) The names of the participating contracting units.

(D) The State Identification Code assigned to the Cooperative Pricing System.

(E) The expiration date of the Cooperative Pricing System.

4. Each of the participating contracting units shall designate, in writing, to the Lead Agency, the items to be purchased and indicate therein the approximate quantities desired [IF NOT AN OPEN-ENDED CONTRACT], the location for delivery and other requirements, to permit the preparation of specifications as provided by law.

5. The specifications shall be prepared and approved by the Lead Agency and no changes shall be made thereafter except as permitted by law. Nothing herein shall be deemed to prevent changes in specifications for subsequent purchases.

6. A single advertisement for bids or the solicitation of informal quotations for the goods or services to be purchased shall be prepared by the Lead Agency on behalf of all of the participating contracting units desiring to purchase any item.

7. The Lead Agency when advertising for bids or soliciting informal quotations shall receive bids or quotations on behalf of all participating contracting units. Following the receipt of bids, the Lead Agency shall review said bids and on behalf of all participating contracting units, either reject all or certain of the bids or make one award to the lowest responsible bidder or bidders for each separate item. This award shall result in the Lead Agency entering into a Master Contract with the successful bidder(s) providing for two categories of purchases:

(A) The quantities ordered for the Lead Agency's own needs, and

(B) The estimated aggregate quantities to be ordered by other participating contracting units by separate contracts, subject to the specifications and prices set forth in the Lead Agency's Master Contract.

8. The Lead Agency shall enter into a formal written contract(s) directly with the successful bidder(s) only after it has certified the funds available for its own needs.
9. Each participating contracting unit shall also certify the funds available only for its own needs ordered; enter into a formal written contract, when required by law, directly with the successful bidder(s); issue purchase orders in its own name directly to successful vendor(s) against said contract; accept its own deliveries; be invoiced by and receive statements from the successful vendor(s); make payment directly to the successful vendor(s) and be responsible for any tax liability.
10. No participating contracting unit in the Cooperative Pricing System shall be responsible for payment for any items ordered or for performance generally, by any other participating contracting unit. Each participating contracting unit shall accordingly be liable only for its own performance and for items ordered and received by it and none assumes any additional responsibility or liability.
11. The provisions of Paragraphs 7, 8, 9, and 10 above shall be quoted or referred to and sufficiently described in all specifications so that each bidder shall be on notice as to the respective responsibilities and liabilities of the participating contracting units.
12. No participating contracting unit in the Cooperative Pricing System shall issue a purchase order or contract for a price which exceeds any other price available to it from any other such system in which it is authorized to participate or from bids or quotations which it has itself received.
13. The Lead Agency reserves the right to exclude from consideration any good or service if, in its opinion, the pooling of purchasing requirements or needs of the participating contracting units is either not beneficial or not workable.
14. The Lead Agency shall appropriate sufficient funds to enable it to perform the administrative responsibilities assumed pursuant to this Agreement.
15. It is agreed that each participating contracting unit shall pay the Lead Agency an annual fee of **\$0.00** as its estimated prorated share of the administrative costs incurred by the Lead Agency. MOESC will not charge any administrative fee for cooperative purchasing services to contracting units.
16. For the first year of the term of this Agreement, the MONMOUTH-OCEAN EDUCATIONAL SERVICES COMMISSION shall serve as the Lead Agency.
17. This Agreement shall become effective on or about October 15th, 2024, subject to the review and approval of the Director of the Division of Local Government Services and shall



continue in effect for a period not to exceed five (5) years from said date unless any party to this Agreement shall give written notice of its intention to terminate its participation.<sup>4</sup>

18. **Additional local contracting units** may from time to time, execute this Agreement by means of a Rider annexed hereto, which addition shall not invalidate this Agreement with respect to other signatories. The Lead Agency is authorized to execute the Rider on behalf of the members of the System.

19. All records and documents maintained or utilized pursuant to terms of this Agreement shall be identified by the System Identifier assigned by the Director, Division of Local Government Services, and such other numbers as are assigned by the Lead Agency for purposes of identifying each contract and item awarded.

20. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be signed and executed by their authorized corporate officers and their respective seals to be hereto affixed the day and year above written.

FOR THE LEAD AGENCY **MONMOUTH-OCEAN EDUCATIONAL SERVICES COMMISSION**

**Christopher Mullins**\_\_\_\_\_  
School Business Administrator/Board Secretary

January 20, 2023  
Date

FOR THE PARTICIPATING UNIT **NAME**

**Name of Authorized Official**\_\_\_\_\_

\_\_\_\_\_  
Date

**BOROUGH OF CLOSTER  
RESOLUTION #24-251  
OCTOBER 23, 2024**

**AUTHORIZING APPROVAL FOR THE SUBMISSION OF A NJ DEPARTMENT OF  
ENVIRONMENTAL PROTECTION – GREEN COMMUNITIES 2024 GRANT  
APPLICATION – COMMUNITY FORESTRY MANAGEMENT PLAN 2024**

**WHEREAS**, the Closter Shade Tree Commission has identified the need to renew the Community Forestry Management Plan, a five year comprehensive plan required for the accreditation of the Borough's Shade Tree Commission status with the New Jersey Forestry Service Urban & Community Program; and

**WHEREAS**, the New Jersey Forestry Service Urban & Community Stewardship Grant Program offers a category for the continued development and renewal of the Community Forestry Management Plan (CMFP) with an award up to five thousand dollars (\$5,000.00); and

**WHEREAS**, the Closter Shade Tree Commission has identified the NJUCF Green Communities 2024 Grant as an opportunity to receive the funds necessary for developing an updated CMFP required for the continuation of the Borough of Closter's Accreditation status; and

**WHEREAS**, the NJUCF 2024 Stewardship Grant has a twenty-five (25%) cash and/or in-kind match of the total grant amount; and

**NOW, THEREFORE BE IT RESOLVED**, that the governing body of the Borough of Closter formally approves the submission of the grant application for the above stated project; and

**BE IT FURTHER RESOLVED** that the Mayor and Borough Administrator are hereby authorized to approve the submittal of an electronic grant application identified as the NJUCF Green Communities 2024 Grant to the New Jersey Urban & Community Forestry Program on behalf of the Borough of Closter; and

**BE IT FURTHER RESOLVED** that the Mayor and Administrator are hereby authorized to sign the grant agreement on behalf of the Borough of Closter and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

| <b>Councilperson</b>    | <b>Motion</b> | <b>Second</b> | <b>Yes</b> | <b>No</b> | <b>Absent</b> | <b>Abstain</b> |
|-------------------------|---------------|---------------|------------|-----------|---------------|----------------|
| Councilwoman Amitai     |               |               |            |           |               |                |
| Councilman Cho          |               |               |            |           |               |                |
| Council President Chung |               |               |            |           |               |                |
| Councilwoman Latner     |               |               |            |           |               |                |
| Councilwoman Maroules   |               |               |            |           |               |                |
| Councilman Yammarino    |               |               |            |           |               |                |

Adopted: October 23, 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 on October 23, 2024.

\_\_\_\_\_  
Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER  
RESOLUTION #24-254  
OCTOBER 23, 2024**

**AUTHORIZING AMENDMENT TO PROPOSAL BY  
DMR ARCHITECTS P.C., INC. TO PROVIDE ARCHITECTURAL ENGINEERING  
SERVICES FOR THE CONSTRUCTION OF TWO POLE BARN BUILDINGS AT THE  
CLOSTER DEPARTMENT OF PUBLIC WORKS FACILITY**

**WHEREAS**, the Borough of Closter, by resolution dated January 2, 2023 entered into a professional agreement with DMR Architects P.C. Inc. (DMR, P.C.) for the provision of professional architectural engineering administration services; and

**WHEREAS**, on January 12, 2023, DMR Architects P.C. Inc. provided a proposal outlining the professional architectural engineering services required for the construction of two new Pole Barn buildings at the Closter DPW facility *in an amount not to exceed \$80,000.00* (eighty thousand dollars and no cents); and

**WHEREAS**, on March 8, 2023, Resolution No. 23-95 for the DMR architectural engineering proposal for the construction of the two pole barn buildings at the Closter Department of Public Works Facility was approved by the governing body; and

**WHEREAS**, on October 21, 2024, DMR Architects P.C. submitted a proposal (Exhibit A) for additional services due to the revisions required by the Borough for change in design *in an amount not to exceed \$10,000.00* (ten thousand dollars and no cents); and

**WHEREAS**, that the Borough Clerk is authorized and directed, in accordance with the notice of publication provisions of N.J.S.A. 40A:11-5(1)(a)(i), to publish a notice of this action once in the official newspaper of the Borough; and

**WHEREAS**, that said contract continuation is being awarded without competitive bidding, since the services covered are "professional services," pursuant to N.J.S.A. 40A:11-5(1)(a)(i) of the Local Public Contracts Law, which are services performed by persons authorized by law to practice a recognized profession; and

**WHEREAS**, that the award of the contract continuation shall be in accordance with and subject to compliance with the Affirmative Action Regulations of the State of New Jersey, N.J.A.C. 17:27-1.1, et seq., and the requirements of Public Laws 1975 Chapter 127, N.J.S.A. 10:5-31 to 38 and N.J.S.A. 19:44A-20.1, et seq.,

**NOW, THEREFORE, BE IT RESOLVED** that the Borough Clerk shall provide a copy of this Resolution and Exhibit A to the Borough Administrator, Assistant CFO and Finance office.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** by the Mayor and Council that it does hereby approve the continuation of the contract with DMR Architects P.C., Inc. to provide architectural engineering services for the construction of two new Pole Barn buildings *not to exceed an amended contract price of \$10,000.00* for a total contract price of **\$90,000.00**.

**CERTIFICATE OF AVAILABILITY OF FUNDS**

I, Frank Elenio, Certified Financial Officer of the Borough of Closter, hereby certify, pursuant to

**Borough of Closter  
Resolution #24-254**

**October 23, 2024  
Page 2 of 4**

N.J.S.A. 40A:9-140.1, et seq. and N.J.A.C. 5:30-5.4, the funds for the additional \$10,000.00 are available to the Borough of Closter for calendar year 2024 in capital account C-04-22-300-000-009.

Dated: October 23, 2024

\_\_\_\_\_  
Frank Elenio, CFO

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

Adopted: October 23, 2024

ATTEST:

APPROVED:

\_\_\_\_\_  
Mari Margiotta, Borough Clerk

\_\_\_\_\_  
John C. Glidden, Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held October 23, 2024.

\_\_\_\_\_  
Mari Margiotta, Borough Clerk

**EXHIBIT A**

**DMR Architects P.C., Inc. Proposal Dated October 21, 2024  
Department of Public Works Pole Barns**



October 21, 2024

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

Re: Proposed 2 Pole Barn Buildings at DPW Facility  
at 110 Ruckman Road, Closter, NJ 07624

Dear Mr. Winters:

This proposal is for additional services for the revised bid documents for the Pole Barn project at the Closter DPW. Based on our meeting on October 15<sup>th</sup>, you requested we make the following revisions:

- Revise Pole Barn basis of design to include structure without insulation.
- Include information for concrete building pad in lieu of spread footings.
- Include an alternate pricing request for two (2) additional concrete pads at the exterior of the building.
- Include an alternate pricing request to furnish and install insulation and interior finish panels by pole barn manufacturer.
- Update Bid Documents

This revision will require approval by the Borough and review by the Office of State Comptroller which will impact the overall project schedule.

Upon written approval from the Borough, DMR and our consultants will prepare construction documentation necessary to document the above added scope.

Our additional fee for this effort is:

**Total Additional Service: \$10,000**

Should you have any questions regarding the above proposal, please contact my office at 201-288-2600

Very Truly Yours,

David Gagliano, AIA, LEED AP  
Sr. Construction Manager

Signature:  
Name/Title:

A handwritten signature in black ink that reads "David Gagliano". The signature is written over a horizontal line.

Date: 10 / 21 / 2024

**BOROUGH OF CLOSTER  
RESOLUTION #24-255  
OCTOBER 23, 2024**

**PURSUE A “FAIR AND OPEN” PROCESS IN AWARDING CERTAIN  
CONTRACTS IN THE BOROUGH OF CLOSTER**

**WHEREAS**, the laws of the State of New Jersey regarding the awarding of certain municipal contracts requires that said contracts be awarded pursuant to the provisions of N.J.S.A. 19:44A-20, et. seq., commonly called the “Pay to Play” law; and

**WHEREAS**, the governing body desires to pursue the “Fair and Open” process set forth in the law in awarding contracts for the following positions for 2025:

Borough Auditor  
Borough Attorney  
Borough Appraiser - Commercial Properties  
Borough Appraiser – Residential Properties  
Borough Bond Attorney  
Borough Engineer; including Planning Board and Zoning Board of Adjustment  
Borough Labor Attorney  
Borough Public Defender  
Borough Prosecutor  
Borough Alternate Prosecutor  
Actuarial Consulting Service  
Attorney to the Planning Board\*  
Attorney to the Zoning Board of Adjustment\*  
Borough Planner (Master Plan Reexamination)\*  
CDL Alcohol and Drug Testing Services  
COAH Planner  
Ethics Board Attorney  
Financial Advisory Services  
Risk Manager  
Landscape for Foreclosed and Abandoned Properties  
Qualified Purchasing Agent  
Duly licensed personnel to carry out the following public health activities:

- (a) Public Health Administration: health officer, electronic information notification (LINCS), health education.
- (b) Environmental Health Services – Registered Environmental Health Specialist (Approximately 4 days per week but additional hours may be assigned subject to Board of Health approval).

All of the services described in a & b above shall meet “Public Health Practice Standards of Performance for Local Boards of Health in New Jersey.”

**WHEREAS**, the governing body recognizes that under the law, the Planning Board and Zoning Board of Adjustment may make the final decision as to whether or not to use the Fair and Open process when awarding their contracts; however, the governing body strongly recommends that these Boards use the Fair and Open process.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough of Closter that the governing body desires to pursue the Fair and Open Process in awarding contracts for the positions set forth above and the Borough Clerk is hereby authorized to advertise for said positions pursuant to the law.

**BE IT FURTHER RESOLVED** that the Borough Clerk shall provide a copy of this Resolution to the Board of Health, the Planning Board, and Zoning Board, and the Borough Clerk and Borough Attorney are hereby authorized to take all further steps necessary to carry out the governing body’s desire to pursue the Fair and Open process in awarding the contracts for the positions set forth above.

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

Adopted: October 23, 2024

ATTEST:

APPROVED:

\_\_\_\_\_  
Mari J. Margiotta, Municipal 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 on October 23, 2024.

\_\_\_\_\_  
Mari J. Margiotta, Borough Clerk