MAYOR AND COUNCIL
BOROUGH OF CLOSTER

REGULAR MEETING AGENDA: WEDNESDAY, JANUARY 8, 2025 - 7:00 P.M.

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

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**

3. **ORDINANCES:**

INTRODUCTION:

a. **ORDINANCE NO. 2025-1350**
AN ORDINANCE AMENDING ORDINANCE 2024-1349 AND APPROPRIATING A SUM NOT TO EXCEED $546,500.00 FROM OPEN SPACE, RECREATION, FARMLAND, AND HISTORIC PRESERVATION TRUST FUND FOR PARK, FARMLAND, AND HISTORIC PRESERVATION IMPROVEMENTS

b. **ORDINANCE NO. 2025-1351**
AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 21, "FIRE DEPARTMENT", §21-7 CLOTHING ALLOWANCE

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:

*25-053 AUTHORIZING A MAINTENANCE SURETY BOND TO BE RELEASED FOR BLOCK 1607 LOT 1 AND BLOCK 1310 LOT 2 – CLOSTER PLAZA 19 VER VALEN STREET

*25-054 REDEMPTION CALCULATIONS FEES

*25-055 AUTHORIZE AGREEMENT TO EXECUTE NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION – NJUCF GREEN COMMUNITIES 2024 GRANT INVENTORY AND PLAN DEVELOPMENT (COMMUNITY MANAGEMENT FORESTRY PLAN)

*25-056 APPROVAL OF VERVALEN REALTY LLC V CLOSTER BOROUGH TAX APPEAL SETTLEMENT

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

6. **ADJOURNMENT**

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

BOROUGH OF CLOSTER
RESOLUTION #2025-053
JANUARY 8, 2025

APPROVING MAINTENANCE SURETY BOND
BLOCK 1607 LOT 1 AND BLOCK 1310 LOT 2

WHEREAS, on August 9, 2019, principal was granted approval by the Borough of Closter for a Maintenance bond for the Closter Plaza Project; and

WHEREAS, the Bond shall remain in full force and effective until released by necessary officials of the Borough of Closter; and

THEREFORE, Construction Code Official Scott Jezequel and Borough Engineer Nick DeNicola have approved the release of the Maintenance Surety Bond.

THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, New Jersey that the Maintenance Surety Bond for Block 1607, Lot 1 and Block 1310 Lot 2, Closter Plaza located at 19 Ver Valen Street be released.

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

Adopted: January 8, 2025

ATTEST: APPROVED:

_____ _____
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 January 8, 2025.

_____
Mari J. Margiotta, Borough Clerk

R2025-053a

BOSWELL
EST 1924

Headquarters
330 Phillips Avenue
South Hackensack, NJ 07606

O 201 641 0770
info@boswellengineering.com
boswellengineering.com

December 19, 2024

Mr. Scott Jezequel
Construction Code Official
295 Closter Dock Road
Closter, NJ 07624

Re: Closter Plaza
19 Ver Valen Street
Block 1607, Lot 1
Block 1310, Lot 2
Borough of Closter
Bergen County, New Jersey
Our File No. CLES-1125

Dear Mr. Jezequel:

As requested in your December 19, 2024 email request, please accept this letter as Boswell concurrence that based upon the information submitted by the applicant, Boswell takes no exception to the release of the Eden's Maintenance Bond for the above referenced project conditioned on your concurrence as the Construction Code Official.

If you should have any questions, please do not hesitate to contact me.

Very truly yours,

Nick DeNicola, P.E.
Borough Engineer

ND/s
cc: Alyssa Tortolani, Edens Const. Manager
Robbie Griffin, Vice-President Construction

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R2025-053b

BUILDING DEPARTMENT

295 Closter Dock Road • Closter, NJ 07624
201.784.0600 EXT. 441
construction@closternj.us

Julie Drobits
Regional Property Manager
EDENS
301 North Harrison Street
Princeton, NJ 08540

RE: Closter Plaza Maintenance Bond

Dear Julie,

The Closter Building Department in conjunction with Nick DeNicola from Bosewell Engineering, after several site inspection visits, are satisfied that the issues discovered during those visits have been addressed and corrected.

It is proper that at this time, Maintenance Bond # 0228531 in the amount of $ 546,027.00 is released.

A resolution will be before the Closter Mayor and Council for approval on January 8, 2025.

If you have any questions please do not hesitate to call.

Scott Jezequel

Construction Official
Building Subcode Official
Borough of Closter
295 Closter Dock Road
Closter, NJ 07624
(201) 784-0600 Ext. 578
sjezequel@closternj.us

BOROUGH OF CLOSTER
RESOLUTION #2025-054
JANUARY 8, 2025

REDEMPTION CALCULATION FEES

WHEREAS, N.J.S.A. 54:5-97.1 was amended to allow a municipality to charge a $50.00 fee for a redemption calculation that has been requested by a lienholder on a certificate they own. N.J.S.A. 54:5-54 states a municipality may charge $50.00 after two calendar year calculations.

THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, New Jersey that the Tax collector is hereby authorized to charge a lienholder $50.00 for a redemption calculation and any party entitled to redeem a tax sale certificate a fee of $50.00 for any subsequent redemption calculations during a calendar year.

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

Adopted: January 8, 2025

ATTEST: APPROVED:

_____ _____
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 January 8, 2025.

_____
Mari J. Margiotta, Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #2025-055
JANUARY 8, 2025

AUTHORIZING AGREEMENT TO EXECUTE NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION – NJUCF GREEN COMMUNITIES 2024 GRANT INVENTORY AND PLAN DEVELOPMENT (COMMUNITY MANAGEMENT FORESTRY PLAN)

WHEREAS, the governing body of the Borough of Closter desires to further the public interest by obtaining a grant from the State of New Jersey in the amount, for up to $5000.00, to fund the following project:

NJUCF GREEN COMMUNITIES GRANT – INVENTORY and PLAN DEVELOPMENT
COMMUNITY MANAGEMENT FORESTRY PLAN

NOW, THEREFORE, BE IT RESOLVES, the Governing Body resolves that John C. Glidden, Jr., or the successor to the office of Mayor, is authorized (a) to make application for such a grant, (b) if awarded, to execute a grant agreement with the State for a grant in an amount not less than $0.00 and not more than $5,000.00 and, (c) to execute:

__X__ any amendments thereto
_____ any amendments thereto which do not increase the Grantee's obligations
_____ no amendments thereto

The Mayor and Council authorize and hereby agree to match twenty percent (20%) of the Total Project Amount ($6250.00), in compliance with the match requirements of the Agreement. The availability of the match for such purposes, whether cash, services or property, is hereby certified. Twenty-five percent (25%) of the match will be made up of in-kind services (if allowed by grant program requirements and the agreement).

The Grantee agrees to comply with all applicable Federal, State and Municipal laws, rules and regulations in its performance pursuant to the Agreement.

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

Adopted: January 8, 2025

ATTEST: APPROVED:

_____ _____
Mari J. Margiotta, Borough Clerk John C. Glidden, Jr., Mayor

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_____
Mari J. Margiotta, Borough Clerk

EXHIBIT A: LETTER OF AWARD Dated December 30, 2024

New Jersey Urban & Community Forestry Program (NJUCF) Green Communities Grant in the amount of $5,000.00 Community Forest Management Plan

JW:lw

State of New Jersey
DEPARTMENT OF ENVIRONMENTAL PROTECTION
STATE PARKS, FORESTS & HISTORIC SITES
NEW JERSEY FOREST SERVICE
501 East State Street
P.O. BOX 420, Mail Code 501-04
TRENTON, NJ 08625-0420
TEL: # 609-292-2532 FAX: # 609-984-0378

PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lt. Governor

SHAWN M. LATOURETTE
Commissioner

December 30, 2024

Dear Mayor John C. Glidden, Jr.:

Congratulations! The New Jersey Urban and Community Forestry Program (NJUCF) is pleased to announce the approval of a Green Communities Grant in the amount of $5,000.00 to the Borough of Closter. This grant provides financial assistance to hire a forestry professional who will create a new Community Forest Management Plan (CFMP) for the borough, using the New Jersey Forest Service Community Forestry Program CFMP Guidelines, dated January 2024.

NJUCF will be drafting a grant agreement for your municipality to sign. This agreement will be delivered and managed through NJDEP SAGE, our electronic grant system.

The Work Period for the Green Communities Grant Agreement began on 10/28/2024 and will end on 10/28/2026. The grant agreement has a matching requirement of 25% of the grant award or $1,250.00. This match can be made with cash or in-kind volunteer services in support of the project.

Grant reimbursement will be paid upon NJUCF approval of the Community Forest Management Plan. Documentation of all project expenditures, proof of payment (cancelled checks,) and proof of match must be submitted for reimbursement. All expenditures and activities in support of the matching requirement must take place within the work period of the grant agreement.

We are pleased to offer this assistance to your municipality to help provide a healthy, safe, and sustainable community forest.

Sincerely,

Brian McDonald

Brian McDonald
Program Coordinator, Urban and Community Forestry Program
New Jersey Forest Service

cc: James Winters, Borough Administrator; Leslie Weatherly, Asst, to Mayor and Business Administrator; Niles Abate, Chair, Shade Tree Commission

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BOROUGH OF CLOSTER
RESOLUTION #2025-056
JANUARY 8, 2025

APPROVAL OF VERVALEN REALTY LLC V CLOSTER BOROUGH
TAX APPEAL SETTLEMENT - VERVALEN

WHEREAS, the taxpayers, Vervalen Realty LLC, appealed the assessment levied on Block 1311, Lot 1 for the tax years 2023 and 2024; and

WHEREAS, the subject property is located at 15 Vervalen Street; and

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

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

Withdraw tax year 2023
2024 Assessed Value will be reduced from $4,372,200 to $4,100,000

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

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

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

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

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

Adopted: January 8, 2025

ATTEST: APPROVED:

Mari J. Margiotta, Borough Clerk John C. Glidden, Jr., Mayor

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Mari J. Margiotta, Borough Clerk