



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

REGULAR MEETING MINUTES: WEDNESDAY – OCTOBER 9, 2024

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: TOLL FREE: +1 646-558-8656; MEETING ID: 864 2063 3673; PASSWORD: 8675309. If Executive session is required, the Council will retire to a closed session at the conclusion of the Regular Meeting pursuant to N.J.S.A. 10:4-6 and follow the procedures provided in this statute.

1. OPEN PUBLIC MEETINGS ACT STATEMENT

Mayor Glidden opened the meeting at 7:50 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 2024 Mayor and Council Meetings which was published in The Record and The Star Ledger on December 29, 2023, was posted on the Municipal Clerk's bulletin board and on the Borough website, and has remained posted as the required notices under the Statute. In addition, a copy of the notice is and has been available to the public and is on file in the office of the Municipal Clerk.

2. ROLL CALL

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

3. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS

- a. MAIL LIST of September 27, 2024
- b. MAIL LIST of October 4, 2024

4. VOTE ON CONSENT AGENDA ITEMS

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

5. RESOLUTIONS

***24-229 RESOLUTION TO ESCHEAT FUNDS**

WHEREAS, the following individuals or companies have escrow funds deposited with the Borough for development of the attached listed properties; and

WHEREAS, the applicants have not responded after multiple attempts of notifications; and

WHEREAS, the Finance Office wishes to clear these accounts from their record.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter that the Finance Clerk is hereby authorized to close out the accounts and escheat the funds (\$487.50) in the Current Treasury Account.

2010057004 \$195.00
2010057144 \$292.50

***24-230 RESOLUTION AUTHORIZING REFUND ESCROW**

WHEREAS, the following vendor has posted escrow with the Borough of Closter for Police Traffic Director Services in compliance with Local Finance Notice 2000-14; and

WHEREAS, the Chief of Police, having been satisfied that all payments to the Police Officers for said services have been accounted for as well as a 25% Administrative Fee retained by the Borough, recommends release of all remaining funds to:

Applicant	Amount
BEM Systems, Inc. 7 Giralda Farms Suite 180 Madison, NJ 07940	\$808.19

THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter that the Finance Clerk is hereby authorized to return the remaining escrow to the above named vendor.

***24-231 RESOLUTION TO CLEAR OUTSTANDING CHECK FOR THE MUNICIPAL COURT**

WHEARAS, certain checks have remained outstanding for more than a 6-month period; and

WHEARAS, the Municipal Court under N.J.S.A. 12A:4-404 and rules governing the Court; the Court must escheat any check more than 6 months old to the Borough of Closter.

NOW, THEREFORE, BE IT RESOLVED, BY THE Mayor and Council of the Borough of Closter, the following checks be escheated to the Borough of Closter.

<u>Court General Account</u>			
Check No.	Amount	Date	Ref #
1636	\$ 1.00	2/12/2024	E 66567

***24-232 RESOLUTION AUTHORIZING BIDS FOR LEASE OF A PORTION OF WELLINGTON AVENUE**

WHEREAS, the Borough currently leases a portion of Wellington Avenue and said lease is expiring on November 30, 2024; and

WHEREAS, the N.J.S.A. 40A:12-14 requires that the lease of public lands be publicly bid.

NOW, THEREFORE BE IT ORDAINED that the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey, hereby authorizes the Borough Attorney with the assistance of the Borough Administrator to prepare Bid Specifications and Notice to Bidders for the Lease of a Portion of Wellington Avenue and further authorizes the Borough Clerk to advertise for same.

***24-233 RESOLUTION AUTHORIZING RE-BIDS FOR CLOSTER DPW POLE BARN PROJECT**

WHEREAS, the Borough has a need for the construction of Pole Barns at the Closter DPW site; and

WHEREAS, the Closter DPW Pole Barn Project was previously put out to bid; and

WHEREAS, at the Public Meeting held on August 14, 2024, the Governing Body rejected all bids received for the aforementioned project; and

WHEREAS, thereafter, the bid specifications were revised; and

WHEREAS, there is still a need for this project and the Governing Body has determined that the project should be re-bid as revised.

NOW, THEREFORE BE IT ORDAINED that the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey, hereby authorizes the Borough Administrator to re-bid for the Pole Barns at the Closter DPW Project using the revised Bid Specifications and further authorizes the Borough Clerk to advertise for same.

***24-234 RESOLUTION MEMORIALIZING AN AGREEMENT WITH WATERS & BUGBEE**

WHEREAS, Public Service Electric & Gas ("PSE&G") has hired a subcontractor, Waters & Bugbee, to perform work on its behalf in and about the Borough of Closter with respect to public utility work; and

WHEREAS, inasmuch as this public utility work relates to services provided to the residents and businesses in and about the Borough of Closter and the subcontractor is "standing in the shoes" of PSE&G, a public utility, the Mayor and Council of the Borough have determined that it is in the best interest of the residents to allow Waters & Bugbee to utilize a portion (approximately 20,000 SF) of 130 Ruckman Road (a/k/a "the DPW Yard") as a temporary parking lot for storage of vehicles and equipment which in turn will help minimize the impact on traffic and congestion within the Borough and surrounding communities; and

WHEREAS, Waters & Bugbee has requested to continue to utilize a portion of 130 Ruckman Road for a period beginning September 2024 and to continue for up to approximately 24 months; and

WHEREAS, the Borough Administrator has received a value estimate from the Borough's commercial appraiser for the fair rental value of parking on the aforementioned area and it has been determined that value is \$4,166 per month.

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Closter that Waters & Bugbee may use a portion of 130 Ruckman Road as a temporary parking lot for up to 24 months beginning September 2024 under the following terms and conditions:

1. Waters & Bugbee will provide the Borough of Closter with at least \$4,166 worth of contractor services per month for each month that they utilize the aforementioned area as a temporary parking lot.
2. Waters & Bugbee shall clean the property in question and leave it in the same condition it was upon their commencement of utilization of the property in September 2024.

***24-235 RESOLUTION TO PURSUE A "FAIR AND OPEN" PROCESS IN AWARDING A CONTRACT FOR MUNICIPAL MEDICAL PHYSICIAN/MEDICAL PROVIDER 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 contract for the following position for 2024:

MUNICIPAL MEDICAL PHYSICIAN/MEDICAL PROVIDER

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

***24-236 RESOLUTION REQUESTING APPROVAL OF ITEM OF REVENUE AND APPROPRIATION UNDER N.J.S.A. 40a: 4-87 FOR "ANJEC OPEN SPACE FOR ENVIRONMENTAL COMMISSION"**

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 \$500.00 which item is now available as revenue from the ANJEC Open Space for Environmental Commission.

BE IT FURTHER RESOLVED that the total sum thereof of \$500.00 is and the same is hereby appropriated under the caption of:

ANJEC Open Space for Environmental Commission

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.

***24-237 RESOLUTION REQUESTING APPROVAL OF ITEM OF REVENUE AND APPROPRIATION UNDER N.J.S.A. 40a: 4-87 FOR "U-DRIVE. U-TEXT. U-PAY"**

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 \$7,000.00 which item is now available as revenue from the U-Drive. U- Text. U Pay.

BE IT FURTHER RESOLVED that the total sum thereof of \$7,000.00 is and the same is hereby appropriated under the caption of:

Distracted Driving Crackdown- U Drive, U Text, U Pay

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.

*24-238 RESOLUTION RECOGNIZING HICKORY LANE AS A HISTORIC ROADWAY

WHEREAS, the Mayor and Council of the Borough of Closter recognize that certain areas of the Borough have historical significance; and

WHEREAS, Hickory Lane has been in existence at the borough for several generations, possibly pre-dating colonial times; and

WHEREAS, while the Governing Body is committed to preserving the historical character of the Borough, at the same time, the Governing Body recognizes the importance of keeping roadways and drainage areas in good repair and making necessary improvements to same; and

WHEREAS, at the Council meeting of October 9, 2024, the Governing Body endorsed the honorary recognition of Hickory Lane as an historic roadway; and

WHEREAS, this honorary recognition in no way restricts the Borough’s authority to and ability to improve Hickory Lane.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that Hickory Lane is hereby recognized as an honorary historic roadway without any restrictions on improving the street.

*24-239 RESOLUTION BILLS LIST

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

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

Budgeted	Amount
Bergen County Tax	\$ 0.00
County Open Space Tax	\$ 0.00
Northern Valley High School	\$ 1,427,516.60
Closter Board of Education	\$ 1,913,989.00
2023 Budget Appropriations	\$ 3,097.04
2024 Budget Appropriations – Operating Expenses	\$ 548,782.73
Payroll 09/13/2024	\$ 309,160.57
Payroll 09/30/2024	\$ 326,749.24
Current Treasury Account September 12, 2024 to October 9, 2024	\$ 4,529,295.18

Capital and Trust	Amount
Capital	\$ 301,787.10
Escrow Trust	\$ 31,242.23
Recreation	\$ 24,082.13
Animal	\$ 176.00
Housing Trust	\$ 2,500.00
Food Locker	\$ 300.00
Open Space	\$ 0.00
HRA Insurance Plan	\$ 9,266.85

For Resolution 24-238, the second draft will be used. Resolution 24-233 was pulled from the Agenda per the decision in the Work Session.

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

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

The meeting was open to the public. No member of the public wished to speak.

7. CLOSED SESSION

***24-240 RESOLUTION TO GO INTO CLOSED SESSION AND EXCLUDE THE PUBLIC –
CONTRACT NEGOTIATIONS: VILLAGE SCHOOL**

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances will or presently exist.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closed, County of Bergen, State of New Jersey, as follow:

1. That the public shall be excluded from the October 9, 2024 Closed Session and discussion of the hereinafter specified subject matter:

Closed Session		Statutory
Docket#	Item Title of Description	Reference
24-10/9-1	Contract Negotiations Village School	N.J.S.A. 10:4-12 (b) (7)

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

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

The meeting went into Closed Session at 7:54 P.M.

8. OPEN MEETING TO PUBLIC FOR ANY MATTER (5-MINUTE LIMIT)

The meeting returned to Open Session. Councilwoman Amitai moved to authorize the submission of necessary documentation pertaining to the New Jersey housing board finance agency for the financing of the Village School project including the leasing agreement subject to the review of the Borough Administrator James Winters and

Borough Attorney William J. Bailey, second Councilwoman Latner.

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

9. ADJOURNMENT

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

The Regular Meeting adjourned at 7:57 P.M.

Respectfully submitted,



Marti J. Margiotta, RMC, CMR
Borough Clerk

Date of Minutes approval: April 9, 2025