MAYOR AND COUNCIL
BOROUGH OF CLOSTER

REGULAR MEETING AGENDA – WEDNESDAY, July 10, 2024 - 7:00 P.M

THIS REBULARLY 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**

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**

3. **INTRODUCTION OF ORDINANCES**

ORDINANCE #2024-1343	AN ORDINANCE AMENDING CHAPTER 170A OF THE CODE ENTITLED "STORMWATER CONTROL"
ORDINANCE #2024-1344	AN ORDINANCE AMENDING CHAPTER 173-52 C(2) OF THE BOROUGH OF CLOSTER
ORDINANCE #2024-1345	AN ORDINANCE OF THE BOROUGH OF CLOSTER AMENDING CHAPTER 103-2 OF THE BOROUGH CODE REGARDING APPEALS PURSUANT TO CHAPTER 103

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.

RESOLUTIONS

*24- 171	BILLS LIST
*24- 172	RESOLUTION AUTHORIZING RELEASING TREE BONDS
*24- 173	RESOLUTION TO ALLOW ZONING OFFICER TO ADJUDICATE PARKING DEFICIENCIES IN BUSINESS DISTRICT 3 AND 3A

5. **MINUTES**

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

7. **CLOSED SESSION**

*24-174 RESOLUTION TO GO INTO CLOSED SESSION AND EXCLUDE THE PUBLIC

8. **ADJOURNMENT**

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

BOROUGH OF CLOSTER
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO.:2024:1343

AN ORDINANCE AMENDING CHAPTER 170A OF THE CODE ENTITLED "STORMWATER CONTROL"

WHEREAS, the New Jersey Department of Environmental Protection has amended the Stormwater Management rules at N.J.A.C. 7:8 ("SWM Rules") and has developed simplified ordinance provisions for adoption by municipalities to ensure that any future amendments to the SWM Rules are reflected in municipal ordinances without need for further ordinance amendments; and

WHEREAS, the Borough of Closter finds that it is in the best interest of the Borough to protect the health, safety and welfare by the enactment of the following amendments to Chapter 170A.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Borough of Closter, Bergen County, New Jersey, that Chapter 170A of the Borough's ordinances be and are hereby amended as follows:

§170A-1. Scope and Purpose:

Policy Statement: Flood control, groundwater recharge, and pollutant reduction shall be achieved through the use of stormwater management measures, including green infrastructure Best Management Practices (GI BMPs) and nonstructural stormwater management strategies. GI BMPs should be utilized to meet the goal of maintaining natural hydrology to reduce stormwater runoff volume, reduce erosion, encourage infiltration and groundwater recharge, and reduce pollution. GI BMPs should be developed based upon physical site conditions and the origin, nature and the anticipated quantity, or amount, of potential pollutants. Multiple stormwater management BMPs may be necessary to achieve the established performance standards for green infrastructure, water quality, quantity, and groundwater recharge.

Purpose: The purpose of this ordinance is to establish minimum stormwater management requirements and controls for "major development," as defined below in §170A-2.

Applicability

This ordinance shall be applicable to the following major developments:

Non-residential major developments and redevelopment projects; and

Aspects of residential major developments and redevelopment projects that are not pre-empted by the Residential Site Improvement Standards at N.J.A.C. 5:21 et seq.

This ordinance shall also be applicable to all major developments undertaken by the Borough of Closter.

Applicability of this ordinance to major developments shall comply with last amended N.J.A.C. 7:8-1.6, incorporated herein by reference.

Compatibility with Other Permit and Ordinance Requirements

Development approvals issued pursuant to this ordinance are to be considered an integral part of development approvals and do not relieve the applicant of the responsibility to secure required permits or approvals for activities regulated by any other applicable code, rule, act, or ordinance. In their interpretation and application, the provisions of this ordinance shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare.

This ordinance is not intended to interfere with, abrogate, or annul any other ordinances, rule or regulation, statute, or other provision of law except that, where any provision of this ordinance imposes restrictions different from those imposed by any other ordinance, rule or regulation, or other provision of law, the more restrictive provisions or higher standards shall control.

In the event that any provision of this ordinance is less stringent than N.J.A.C. 7.8, the provisions of N.J.A.C. 7:8 shall control.

All provisions of Chapter 170A that are not amended or replaced by the provisions of this Ordinance shall remain in full force and effect.

§170A-2. Definitions:

For the purpose of this ordinance, the following terms, phrases, words and their derivations shall have the meanings stated herein unless their use in the text of this ordinance clearly demonstrates a different meaning. When not inconsistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The word "shall" is always mandatory and not merely directory. All capitalized terms used in this ordinance shall be the same as defined in the last amended Stormwater Management Rules at N.J.A.C. 7:8-1.2, incorporated herein by reference.

§170A-3. Design and Performance Standards for Stormwater Management

Measures:

This section establishes design and performance standards for stormwater management measures for major developments intended to minimize the adverse impact of stormwater runoff on water quality and water quantity and loss of groundwater recharge in receiving water bodies. Design and performance standards for stormwater management measures shall comply with last amended N.J.A.C. 7:8-5, incorporated herein by reference.

§170A-4. Solids and Floatable Materials Control Standards:

Site design features identified under §170A-3 above, or alternative designs in accordance with §170A-3 above, to prevent discharge of trash and debris from drainage systems shall comply with the following standard to control passage of solid and floatable materials through storm drain inlets. For purposes of this paragraph, "solid and floatable materials" means sediment, debris, trash, and other floating, suspended, or settleable solids. For exemptions to this standard see §170A-4A(2) below.

Design engineers shall use one of the following grates whenever they use a grate in pavement or another ground surface to collect stormwater from that surface into a storm drain or surface water body under that grate:

The New Jersey Department of Transportation (NJDOT) bicycle safe grate, which is described in Chapter 2.4 of the NJDOT Bicycle Compatible Roadways and Bikeways Planning and Design Guidelines; or

A different grate, if each individual clear space in that grate has an area of no more than seven (7.0) square inches, or is no greater than 0.5 inches across the smallest dimension. Note that the Residential Site Improvement Standards at N.J.A.C. 5:21 include requirements for bicycle safe grates.

[1] Examples of grates subject to this standard include grates in grate inlets, the grate portion (non-curb-opening portion) of combination inlets, grates on storm sewer manholes, ditch grates, trench grates, and grates of spacer bars in slotted drains. Examples of ground surfaces include surfaces of roads (including bridges), driveways, parking areas, bikeways, plazas, sidewalks, lawns, fields, open channels, and stormwater system floors used to collect stormwater from the surface into a storm drain or surface water body.

For curb-opening inlets, including curb-opening inlets in combination inlets, the clear space in that curb opening, or each individual clear space if the curb opening has two or more clear spaces, shall have an area of no more than seven (7.0) square inches, or be no greater than two (2.0) inches across the smallest dimension.

The standard in §170A-4A(1) above does not apply:

Where each individual clear space in the curb opening in existing curb-opening inlet does not have an area of more than nine (9.0) square inches;

Where the municipality agrees that the standards would cause inadequate hydraulic performance that could not practicably be overcome by using additional or larger storm drain inlets;

Where flows from the water quality design storm as specified in the last amended Stormwater Management rules at N.J.A.C. 7:8 et seq. are conveyed through any device (e.g., end of pipe netting facility, manufactured treatment device, or a catch basin hood) that is designed, at a minimum, to prevent delivery of all solid and floatable materials that could not pass through one of the following:

[1] A rectangular space four and five-eighths (4.625) inches long and one and one-half (1.5) inches wide (this option does not apply for outfall netting facilities); or

[2] A bar screen having a bar spacing of 0.5 inches.

Note that these exemptions do not authorize any infringement of requirements in the Residential Site Improvement Standards for bicycle safe grates in new residential development (N.J.A.C. 5:21-4.18(b)2 and 7.4(b)1).

Where flows are conveyed through a trash rack that has parallel bars with one-inch (1 inch) spacing between the bars, to the elevation of the Water Quality Design Storm as specified in N.J.A.C. 7:8; or

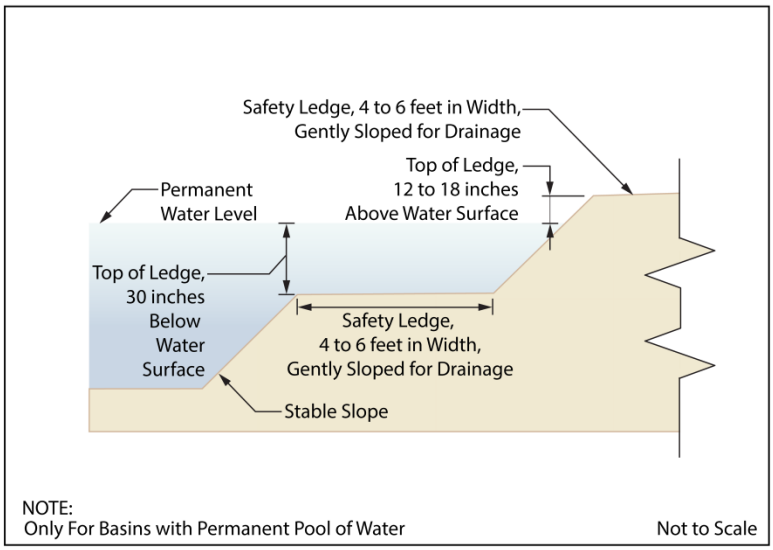
Where the New Jersey Department of Environmental Protection determines, pursuant to the New Jersey Register of Historic Places Rules at N.J.A.C. 7:4-7.2(c), that action to meet this standard is an undertaking that constitutes an encroachment or will damage or destroy the New Jersey Register listed historic property.

§170A-5. Safety Standards for Stormwater Management Basins:

A. This section sets forth requirements to protect public safety through the proper design and operation of stormwater management basins. This section applies to any new stormwater management basin. Safety standards for stormwater management measures shall comply with last amended N.J.A.C. 7:8-6, incorporated herein by reference.

Safety Ledge Illustration

Elevation View –Basin Safety Ledge Configuration



§170A-6. Requirements for a Site Development Stormwater Plan:

Submission of Site Development Stormwater Plan

Whenever an applicant seeks municipal approval of a development subject to this ordinance, the applicant shall submit all of the required components of the Checklist for the Site Development Stormwater Plan at §170A-6C below as part of the submission of the application for approval.

The applicant shall demonstrate that the project meets the standards set forth in this ordinance.

The applicant shall submit five (5) copies of the materials listed in the checklist for site development stormwater plans in accordance with §170A-6C of this ordinance.

Site Development Stormwater Plan Approval

The applicant's Site Development project shall be reviewed as a part of the review process by the municipal board or official from which municipal approval is sought. That municipal board or official shall consult the municipality’s review engineer to determine if all of the checklist requirements have been satisfied and to determine if the project meets the standards set forth in this ordinance.

Submission of Site Development Stormwater Plan

The following information shall be required:

Topographic Base Map

The reviewing engineer may require upstream tributary drainage system information as necessary. It is recommended that the topographic base map of the site be submitted which extends a minimum of 200 feet beyond the limits of the proposed development, at a scale of 1"=200' or greater, showing 2-foot contour intervals. The map as appropriate may indicate the following: existing surface water drainage, shorelines, steep slopes, soils, erodible soils, perennial or intermittent streams that drain into or upstream of the Category One waters, wetlands and flood plains along with their appropriate buffer strips, marshlands and other wetlands, pervious or vegetative surfaces, existing man-made structures, roads, bearing and distances of property lines, and significant natural and manmade features not otherwise shown.

Environmental Site Analysis

A written and graphic description of the natural and man-made features of the site and its surroundings should be submitted. This description should include a discussion of soil conditions, slopes, wetlands, waterways and vegetation on the site. Particular attention should be

given to unique, unusual, or environmentally sensitive features and to those that provide particular opportunities or constraints for development.

Project Description and Site Plans

A map (or maps) at the scale of the topographical base map indicating the location of existing and proposed buildings roads, parking areas, utilities, structural facilities for stormwater management and sediment control, and other permanent structures. The map(s) shall also clearly show areas where alterations will occur in the natural terrain and cover, including lawns and other landscaping, and seasonal high groundwater elevations. A written description of the site plan and justification for proposed changes in natural conditions shall also be provided.

Land Use Planning and Source Control Plan

This plan shall provide a demonstration of how the goals and standards of §170A-3 is being met. The focus of this plan shall be to describe how the site is being developed to meet the objective of controlling groundwater recharge, stormwater quality and stormwater quantity problems at the source by land management and source controls whenever possible.

Stormwater Management Facilities Map

The following information, illustrated on a map of the same scale as the topographic base map, shall be included:

Total area to be disturbed, paved or built upon, proposed surface contours, land area to be occupied by the stormwater management facilities and the type of vegetation thereon, and details of the proposed plan to control and dispose of stormwater.

Details of all stormwater management facility designs, during and after construction, including discharge provisions, discharge capacity for each outlet at different levels of detention and emergency spillway provisions with maximum discharge capacity of each spillway.

Calculations

Comprehensive hydrologic and hydraulic design calculations for the pre-development and post-development conditions for the design storms specified in §170A-3 of this ordinance.

When the proposed stormwater management control measures depend on the hydrologic properties of soils or require certain separation from the seasonal high water table, then a soils report shall be submitted. The soils report shall be based on onsite boring logs or soil pit profiles. The number and location of required soil borings or soil pits shall be determined based on what is needed to determine the suitability and distribution of soils present at the location of the control measure.

Maintenance and Repair Plan

The design and planning of the stormwater management facility shall meet the maintenance requirements of §170A-7.

Waiver from Submission Requirements

The municipal official or board reviewing an application under this ordinance may, in consultation with the municipality's review engineer, waive submission of any of the requirements in §170A-6C(1) through §170A-6C(6) of this ordinance when it can be demonstrated that the information requested is impossible to obtain or it would create a hardship on the applicant to obtain and its absence will not materially affect the review process.

§170A-7. Maintenance and Repair:

Applicability

Projects subject to review as in §170A-1C of this ordinance shall comply with the requirements of §170A-7B and 7C.

General Maintenance

Maintenance for stormwater management measures shall comply with last amended N.J.A.C. 7:8-5.8, incorporated herein by reference.

The following requirements of N.J.A.C. 7:8-5.8 do not apply to stormwater management facilities that are dedicated to and accepted by the municipality or another governmental agency, subject to all applicable municipal stormwater general permit conditions, as issued by the Department:

If the maintenance plan identifies a person other than the property owner (for example, a developer, a public agency or homeowners' association) as having the responsibility for maintenance, the plan shall include documentation of such person's or entity's agreement to assume this responsibility, or of the owner's obligation to dedicate a stormwater management facility to such person under an applicable ordinance or regulation; and

Responsibility for maintenance shall not be assigned or transferred to the owner or tenant of an individual property in a residential development or project, unless such owner or tenant owns or leases the entire residential development or project. The individual property owner may be assigned incidental tasks, such as weeding of a green infrastructure BMP, provided the individual agrees to assume these tasks; however, the individual cannot be legally responsible for all of the maintenance required.

In the event that the stormwater management facility becomes a danger to public safety or public health, or if it is in need of maintenance or repair, the municipality shall so notify the responsible person in writing. Upon receipt of that notice, the responsible person shall have fourteen (14) days to effect maintenance and repair of the facility in a manner that is approved by the municipal engineer or his designee. The municipality, in its discretion, may extend the time allowed for effecting maintenance and repair for good cause. If the responsible person fails or refuses to perform such maintenance and repair, the municipality or County may immediately proceed to do so and shall bill the cost thereof to the responsible person. Nonpayment of such bill may result in a lien on the property.

Nothing in this subsection shall preclude the municipality in which the major development is located from requiring the posting of a performance or maintenance guarantee in accordance with N.J.S.A. 40:55D-53.

§170A-8. Penalties.

Any person who erects, constructs, alters, repairs, converts, maintains, or uses any building, structure or land in violation of this section shall be subject to the following penalties: a fine not

to exceed $500 per day for the first offense and a fine not to exceed $1,000 per day with the possibility of imprisonment for the second and subsequent offenses.

§170A-9. Enforcement.

This section shall be enforced by the Police Department, Board of Health, and/or the Property Maintenance Official of the Borough of Closter.

§170A-10. Severability:

Each section, subsection, sentence, clause and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause and phrase, and the finding or holding of any such portion of this Ordinance to be unconstitutional, void, or ineffective for any cause, or reason, shall not affect any other portion of this Ordinance.

§170A-11. Effective Date:

This Ordinance shall be in full force and effect from and after its adoption and any publication as required by law.

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

Introduced: 07-10-2024
Adopted: 07-24-2024

ATTEST: **APPROVED BY:**

Jennifer Martinez, Deputy Borough Clerk John C. Glidden, Mayor

Certified to be a true copy of Ordinance adopted by the Mayor and Council of Borough of Closter at the Regular Meeting held on July 10th 2024.

Jennifer Martinez, Deputy Borough Clerk

BOROUGH OF CLOSTER
BERGEN COUNTY, NEW JERSEY
ORDINANCE #2024-1344

AN ORDINANCE AMENDING CHAPTER 173-52 C(2) OF THE BOROUGH OF CLOSTER

WHEREAS, Chapter 173-52 of the Borough's Ordinances sets standards and regulations regarding utilities and services within the Borough; and

WHEREAS, the Governing Body finds it necessary to amend Chapter 173-52 C(2) to mitigate stormwater runoff and improve drainage.

NOW THEREFORE, BE IT ORDAINED, by the Governing Body of the Borough of Closter, Bergen County, New Jersey, that Chapter 173-52 C(2) of the Borough Ordinances is amended as follows:

§ 173-52. Utilities and services.

A. Gas, electric and telephone service.

(1) Gas, electric and telephone service shall be provided by the applicant in concert with the appropriate public utility providing such service. Said service on the site shall be provided as a part of an underground system.

(2) If such facilities cannot be reasonably provided due to topographic or geologic condition of the land or due to technological circumstances and where the applicant can adequately demonstrate the lack of feasibility of the same to the satisfaction of the approving authority, a waiver of this requirement may be granted.

(3) Where existing utility lines, such as electric and telephone poles, exist off-tract and require relocation as a result of the proposed development, the approving authority shall be assured that said relocation will not create or maintain any hazardous or dangerous conditions.

B. Water supply and sanitary sewage disposal. Adequate provisions for water supply and sanitary sewage disposal shall be indicated. Said facilities shall include and not be limited to approvals, where appropriate, of the engineer of the serving utility company, the Department of Health and the Fire Department. The locations of all proposed fire hydrants or similar facilities shall be indicated on the plan, and said areas shall provide for appropriate fire lanes or protective areas which shall not be impeded by parking areas or standing vehicles or other obstructions, particularly in commercial centers.

C. Stormwater drainage.

(1) Provisions shall be made for the drainage of surface runoff waters in and from the premises so that flooding and erosion of the property and the property of others will

be prevented. Each site plan submitted to the approving authority shall be reviewed by the Engineer to establish requirements to prevent adverse drainage conditions both on and off the site.

(2) The drainage systems shall be designed in conformance to accepted engineering standards. To facilitate the review of proposed drainage facilities for development, design calculations prepared by the applicant's engineer shall accompany the application. The design considerations shall include and not be limited to drainage areas, runoff calculations, storm drains, pipelines, inlet designs and manholes. Unless otherwise stipulated by the Municipal Engineer, drainage facilities shall be designed on the basis of a fifteen-year storm, using a one-hour intensity of ~~two~~ three inches.

D. Drainage and brook information. All existing watercourses shall be accompanied by the following information:

(1) When a brook or stream is proposed for alteration, improvement or relocation or when a drainage structure is proposed on a watercourse, evidence of submission of the proposed change to the New Jersey Division of Water Policy and Supply shall accompany the site plan.

(2) Cross sections of watercourses, at an appropriate scale, showing the extent of the floodplain (if defined), top of the bank, normal water level and bottom elevations, at the following locations:

(a) At any point where a watercourse crosses a boundary of the site development.

(b) At fifty-foot intervals for a distance of 300 feet upstream and 300 feet downstream of any proposed culvert or bridge.

(c) At a point 10 feet upstream and downstream of any point of juncture of two or more watercourses.

(d) At a maximum of five-hundred-foot intervals along all watercourses which run through or are within 50 feet of the site.

(3) When ditches, streams, brooks or watercourses are to be altered, improved or relocated, the method of stabilizing slopes, measures to control erosion and siltation and typical ditch sections and profiles shall be shown on the plan or accompany it.

(4) The boundaries of all areas that flood on or within 50 feet of the site, during or after a fifty-year design storm.

(5) Profile of stream beds extending 200 feet upstream or 200 feet downstream from the site.

(6) The total area in the drainage basin to the nearest downstream drainage structure and the area of the site development which drains to the structure.

(7) The location and extent of drainage and conservation easements and stream encroachment lines.

(8) The location, extent and water level elevation of all existing and proposed lakes or ponds in or within 50 feet of the site.

(9) Plans and computations for any storm drainage systems, including the following:

(a) All existing and proposed storm sewer lines affecting the site, showing the size and profile of the lines, direction of flow and the location of each inlet, manhole and other appurtenances, along with appropriate invert elevations where required.

(b) The location and extent of any existing and proposed dry wells, groundwater recharge basins, retention basins or other water conservation devices.

E. Sewer and drainage easements. The approving authority may require as a part of the site plan approval that the applicant or owner dedicate to the borough an easement not greater than 25 feet wide from each side of the bank of the stream or drainage facility or sewer or drainage pipe for access to any lot under consideration for site plan approval. Such easements shall not be less than a minimum width of 15 feet. F. Ambulance services.

(1) The developer or subsequent owner of any senior citizen housing, nursing home, assisted-living facility or substantially similar site designed to house at least 25 residents shall provide EMT-staffed ambulance and ambulance service (24 hours per day, seven days per week) on that site. EMT personnel shall be stationed within close proximity to the site so that they can respond to a call within five minutes. Staffing shall be comparable in formal training to that of Closter's Ambulance Corps squad. The ambulance vehicle condition and equipment shall be comparable to the ambulance being operated by the Closter Ambulance Corps and shall be upgraded to remain comparable with the Corps' then-existing ambulance. The ambulance shall meet all other state, county and local regulations. The ambulance and service shall be provided in perpetuity at no cost to Closter.

(2) The on-site ambulance service shall be operated and housed in a structure and parking approved by the Closter Planning Board.

(3) Any expenses incurred by Closter to enforce claims under or in compliance with § 173-52F(1) or (2) shall constitute a lien in favor of Closter, enforceable as a tax lien, on the deed-restricted portion or the property to be a separate tax lot where the ambulance service is to be housed, staffed, operated and maintained.

Except as amended by this Ordinance all other provisions of Chapter 173-52 shall remain in full force and effect.

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

Introduced: 07-10-2024

Adopted: 07-24-2024

ATTEST: **APPROVED BY:**

Jennifer D. Martinez, Deputy Borough Clerk

John C. Glidden, Mayor

Certified to be a true copy of Ordinance adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held on July 10, 2024.

Jennifer Martinez, Deputy Borough Clerk

BOROUGH OF CLOSTER
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO.: 2024:1345

AN ORDINANCE OF THE BOROUGH OF CLOSTER AMENDING CHAPTER 103-2 OF THE BOROUGH CODE REGARDING APPEALS PURSUANT TO CHAPTER 103

WHEREAS, Chapter 103 of the Borough Code ("Code") of the Borough of Closter (the "Borough") provides for appeals regarding decisions of the Zoning Official or Code Enforcement Official with respect to that Chapter to be made to the Planning Board of the Borough; and

WHEREAS, the Planning Board has recommended to the Governing Body that the said Ordinance be amended to require such appeals to be made to the Zoning Board of Adjustment ("ZBA"); and

WHEREAS, amending Chapter 103-2 to provide that appeals under Chapter 103 be made to the ZBA ensures that such appeals will be considered and determined by the appropriate Borough land use board with expertise in zoning and will streamline the process by eliminating the need for an applicant to appear before both the Planning Board and the ZBA; and

WHEREAS, the Borough has determined it is in the best interest of the Borough to amend Chapter 103-2 of the Borough Code to require that appeals of decisions of the Zoning Official and the Code Enforcement Official with respect to Chapter 103 be made to the Borough Zoning Board of Adjustment.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Borough of Closter, Bergen County, New Jersey, that Chapter 103-2 is hereby amended as follows:

103-2 Appeals.

Any interested party may appeal a decision of the Zoning Official or the Code Enforcement Official with regard to this chapter by filing an appeal with the Borough of Closter ~~Planning Board~~ Zoning Board of Adjustment within 20 days of the decision of the Official, specifying the grounds of such appeal. Such appeal shall he considered by the Board of Adjustment in accordance with the standards and time limitations as contained in the New Jersey Municipal Land Use Act.

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

Introduced: July 10, 2024
Adopted: July 24, 2024

ATTEST: **APPROVED BY:**

Jennifer Martinez, Deputy Borough Clerk John C. Glidden, Mayor

Certified to be a true copy of Ordinance adopted by the Mayor and Council of Borough of Closter at the Regular Meeting held on July 10, 2024.

Jennifer Martinez, Deputy Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #24-171

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	$ 0.00
Closter Board of Education	$ 1,865,245.00
2023 Budget Appropriations	$ 7,788.46
2024 Budget Appropriations – Operating Expenses Payroll 06/14/2024 Payroll 06/28/2024	$ 443,129.10 $ 329,865.03 $ 360,485.34
Current Treasury Account June 13, 2024 to July 10, 2024	$ 3,006,512.93

Capital and Trust	**Amount**
Capital	$ 30,322.74
Escrow Trust	$ 8,656.16
Recreation	$ 40,809.86
Animal	$ 0.00
Housing Trust	$ 50.00
Food Locker	$ 0.00
Open Space	$ 0.00
HRA Insurance Plan	$ 0.00

The foregoing resolution was adopted at the meeting of the Mayor and Council of Closter, New Jersey at the Regular Meeting held on July 10, 2024.

Attest: **Approved:**

_____ _____
Jennifer Martinez, Deputy Borough Clerk John C. Glidden, Mayor

BOROUGH OF CLOSTER
RESOLUTION #172

RESOLUTION AUTHORIZING RELEASING TREE BONDS

WHEREAS, all applicable Borough professionals have finalized inspections on improvements made and approve the release of bond and/or escrow funds to the depositors of monies as indicated in the attached spreadsheet listing of accounts.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter that the Finance Clerk is and hereby authorized to release the bond and escrow monies to the depositors as indicated in the attached spreadsheet listing of accounts.

This Resolution is for the purpose of release of Tree Bonds

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

Adopted: **July 10th, 2024**

ATTEST: **APPROVED**:

_____ _____

Jennifer Martinez, Deputy 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 July 10th 2024

_____

Jennifer Martinez, Deputy Clerk

BOROUGH OF CLOSTER
RESOLUTION #24-173

RESOLUTION TO ALLOW ZONING OFFICER TO ADJUDICATE PARKING DEFICIENCIES IN BUSINESS DISTRICT 3 and 3A

WHEREAS, Ordinance 173-48 of the Borough of Closter sets off-street parking requirements,

WHEREAS, Business Districts 3 and 3A have on-street parking and municipal parking for these districts,

WHEREAS, the governing body desires to simplify the permitting process for applicants in Business Districts 3 and 3,

WHEREAS, the Borough of Closter employs a Zoning Officer to determine if an application adheres to the zoning ordinances of the Borough of Closter,

NOW, THEREFORE, BE IT RESOLVED by the Borough of Closter governing body allows the Zoning Officer to adjudicate parking deficiencies in Business Districts 3 and 3A, when there are no other deficiencies in the zoning application.

BE IT FURTHER RESOLVED that this resolution will sunset on 12/31/2024.

BE IT FURTHER RESOLVED, the Ordinance Committee of the Borough Council will examine the effects of this resolution for effectiveness**.**

COUNCILPERSON	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilwoman Amitai						
Councilman Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Councilman Yammarino						

Adopted: July 10, 2024

ATTEST: APPROVED:

_____ _____
Jennifer Martinez, Deputy 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 July 10, 2024.

_____
Jennifer Martinez, Deputy Municipal Clerk

BOROUGH OF CLOSTER
RESOLUTION #24-174

RESOLUTION TO GO INTO CLOSED SESSION AND EXCLUDE THE PUBLIC

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

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

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

1. That the public shall be excluded from the July 10, 2024 Closed Session and discussion of the hereinafter specified subject matter:

Closed Session Docket#	Item Title of Description	Statutory Reference
24-07/10-1	Pending or Anticipated Litigation - Reuten Associates	N.J.S.A. 10:4-12 (b) (7)
24-07/10-2	Litigation –Closter vs. Yoshioka	N.J.S.A. 10:4-12 (b) (7)
24-07/10-3	Contract Negotiations Personnel-Clerk's Office	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

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

Adopted: July 10, 2024

ATTEST: APPROVED BY:

Jennifer Martinez, Deputy 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 July 10, 2024.

Jennifer Martinez – Deputy Borough Clerk