MAYOR AND COUNCIL
BOROUGH OF CLOSTER

WORK SESSION AGENDA – WEDNESDAY, MAY 8, 2024-7:00 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:
TOLL FREE: +1 646-558-8656**; MEETING ID:** 864 2063 3673; **PASSWORD:** 8675309

1. **PLEDGE OF ALLEGIANCE**

2. **PROVISIONS OF 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**

4. **PRESENTATION**
CLOSTER NATURE CENTER – MARC GUSSEN – DEER POPULATION ISSUE

5. **REVIEW AND DISCUSSION OF MAIL LISTS**
   a. MAIL LIST OF APRIL 26, 2024
   b. MAIL LIST OF MAY 3, 2024

6. **ORDINANCES**
ADOPTION OF ORDINANCES

ORDINANCE # 2024-1333	ORDINANCE AMENDING CHAPTER 183 OF THE ORDINANCE OF THE BOROUGH OF CLOSTER TO IMPOSE PARKING RESTRICTIONS ON ADDITIONAL BOROUGH STREETS AND TO LIMIT PARKING IN CERTAIN BOROUGH-OWNED LOTS
ORDINANCE #2024-1334	ORDINANCE AMENDING CHAPTER 170 OF THE ORDINANCE OF THE BOROUGH OF CLOSTER TO REGULATE PRIVATELY-OWNED SALT STORAGE
ORDINANCE #2024-1336	AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 174 OF THE BOROUGH OF CLOSTER TO ESTABALISH SUMP PUMP REGULATIONS
ORDINANCE #2024-1337	ORDINANCE AMENDING CHAPER A301 OF THE ORDINANCES OF THE BOROUGH OF CLOSTER UPDATING FEES AND DEPOSITS FOR PLANNING BOARD AND ZONING BOARD OF ADJUSTMENT
ORDINANCE #2024-1338	AN ORDINANCE AMENDING CHAPTER 71 OF THE ORDINANCES OF THE BOROUGH OF CLOSTER REGARDING LEASHING REQUIREMENTS FOR DOGS AND CATS

ORDINANCE #2024-1339 AN ORDINANCE AMENDING CHAPTER 142 OF THE ORDINANCES OF THE BOROUGH OF CLOSTER

INTRODUCTION OF ORDINANCE

ORDINANCE #2024-1335 ORDINANCE AMENDING CHAPTER 35 OF THE ORDINANCES OF THE BOROUGH OF CLOSTER FOR APPLICATIONS TO BE UTILIZED ON ALL DEVELOPMENT WITHIN THE JURISDICTION OF THE PLANNING BOARD AND THE ZONING BOARD OF THE BOROUGH OF CLOSTER

7. **REVIEW AND DISCUSSION OF CONSENT AGENDA ITEM**

*24-120 RESOLUTION REQUESTING APPROVAL OF ITEM OF REVENUE AND APPROPRIATION UNDER N.J.S.A. 40A:4-87 FOR "ANJEC OPEN SPACE FOR ENVIRONMENTAL COMMISSION"

*24-121 BILL LIST

*24-122 RESOLUTION AUTHORIZING REFUND OF PLANNING ESCROW

*24-123 RESOLUTION AUTHORIZING REFUND OF LEGAL ESCROW

*24-124 RESOLUTION AUTHORIZING REFUND OF ENGINEERING ESCROW

*24-125 RESOLUTION AUTHORIZING REFUND OF TRAFFIC ESCROW

*24-126 RESOLUTION AUTHORIZING REFUND OF BOND

*24-127 RESOLUTION TO GO INTO CLOSED SESSION AND EXCLUD THE PUBLIC

8. **HAWKERS & PEDDLERS LICENSES**
   a. TRINITY SOLAR – GABRIELO GARCIA #24-03
   b. TRINITY SOLAR – CHRISTINA CHEN #24-04

9. **REPORTS**
   a. BOROUGH ENGINEER
   b. BOROUGH ADMINISTRATOR
   c. CHIEF OF POLICE
   d. MAYOR

10. **OLD BUSINESS**

11. **NEW BUSINESS**

12. **OPEN MEETING FOR PUBLIC** (5 minute limit)

13. **ANY OTHER MATTER WHICH MAY PROPERLY COME BEFORE THE GOVERNING BODY**

14. **ADJOURNMENT**

BOROUGH OF CLOSTER
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO.: 2024-1333

ORDINANCE AMENDING CHAPTER 183 OF THE ORDINANCES OF THE BOROUGH OF CLOSTER TO IMPOSE PARKING RESTRICTIONS ON ADDITIONAL BOROUGH STREETS AND TO LIMIT PARKING IN CERTAIN BOROUGH-OWNED LOTS.

WHEREAS, the Borough of Closter hereby finds that in order to protect the public health, safety, convenience, and general welfare, certain streets within the Borough should be included in the Borough's ordinance prohibiting parking at any time; and

WHEREAS, the Borough of Closter further finds that in order to protect the public health, safety, convenience, and general welfare, parking in certain Borough owned lots should be restricted to certain Borough owned vehicles.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Borough of Closter, Bergen County, New Jersey, that Chapter 183 of the Borough's ordinances is amended to as follows:

§ 183-44. No Parking at Any Time

.

The following streets shall be added to the streets identified in § 183-44 prohibiting any person from parking a vehicle at any time:

Names of Street	Side	Location
Oakland Street	East	From Homans Ave to Ruckman Road
Ruckman Road	South	From Oakland Ave to CVAR Driveway
Perry Street	West	From High St to Demarest Ave

BE IT FURTHER ORDAINED Chapter 183 is amended to add the following Part 8 and Article XIX:

Part 8 Limited Use Parking Lots

Article XIX. General Provisions

§ 183-93. Purpose and Establishment.

The Mayor and Council of the Borough of Closter deem it necessary to the public, interest, safety, comfort, convenience, and the general welfare of the Borough of Closter to limit parking of vehicles in certain Borough owned parking lots.

§ 183-94. Schedule of Restricted Parking Lots.

The following Borough parking lots are restricted to prohibit parking any in accordance with the following schedule:

Locations	Lots	Use
Fire Department 100 Ruckman Road	Middle Lot	Fire Department business only
Fire Department 100 Ruckman Road	Main Lot	Fire Department business only
DPW Garage	All	DPW business only

§ 183-94. Violations and Penalties.

Any person(s) who is found to be in violation of the provisions of this ordinance shall be subject to penalty as set forth in Chapter 1, General Provisions, Article II, Violations and Penalties of this Code.

Except as amended by this Ordinance all other provisions of Chapter 183 shall remain in full force and effect.

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

Introduced: April 24, 2024

Adopted: May 8, 2024

ATTEST: **APPROVED BY:**

Stephanie Evans, 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 May 8, 2024.

Stephanie Evans, Borough Clerk

BOROUGH OF CLOSTER
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO.: 2024-1334

ORDINANCE AMENDING CHAPTER 170 OF THE ORDINANCES OF THE BOROUGH OF CLOSTER TO REGULATE PRIVATELY-OWNED SALT STORAGE

WHEREAS, the Borough of Closter hereby finds that the establishments of regulations for the proper storage of salt and other solid de-icing materials and prohibiting certain activities are necessary to enhance the Borough's stormwater strategies, reduce pollution, and to protect public health safety and wildlife; and

WHEREAS, the Borough of Closter finds that it is in the best interests of the Borough to protect the public health, safety and welfare by the enactment of the following ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Borough of Closter, Bergen County, New Jersey, that Chapter 170 of the Borough's ordinances is amended to add the following:

Article X. Privately Owned Salt Storage

§ 170-60. Title.

The title of this Article is "Privately Owned Salt Storage".

§ 170-61. Purpose.

The purpose of this article is to prevent stored salt and other solid de-icing materials from being exposed to stormwater.

This article establishes requirements for the storage of salt and other solid de-icing materials on privately-owned properties not owned or operated by the municipality, including residences, in the Borough of Closter to protect the environment, public health, safety and welfare, and to prescribe penalties for failure to comply.

§ 170-62. 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 Chapter clearly demonstrates a different meaning. When consistent 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.

"DE-ICING MATERIALS" means any granular or solid material such as melting salt or any other granular solid that assists in the melting of snow.

"IMPERVIOUS SURFACE" means a surface that has been covered with a layer of material so that it is highly resistant to infiltration by water.

"STORM DRAIN INLET" means the point of entry into the storm sewer system.

"PERMANENT STRUCTURE" means a permanent building or permanent structure that is anchored to a permanent foundation with an impermeable floor, and that is completely roofed and walled (new structures require a door or other means of sealing the access way from wind driven rainfall). A fabric frame structure is a permanent structure if it meets the following specifications:

[1] Concrete blocks, jersey barriers or other similar material shall be placed around the interior of the structure to protect the side walls during loading and unloading of de-icing materials;

[2] The design shall prevent stormwater run-on and run through, and the fabric cannot leak;

[3] The structure shall be erected on an impermeable slab;

[4] The structure cannot be open sided; and

[5] The structure shall have a roll up door or other means of sealing the access way from wind driven rainfall.

"PERSON" means any individual, corporation, company, partnership, firm, association, or political subdivision of this State subject to municipal jurisdiction.

"RESIDENT" means a person who resides on a residential property where de-icing material is stored.

§ 170-63. Deicing Material Storage Requirements.

A. Temporary outdoor storage of de-icing materials in accordance with the requirements below is allowed between October 15th and April 15th:

(1) Loose materials shall be placed on a flat, impervious surface in a manner that prevents stormwater run-through;

(2) Loose materials shall be placed at least 50 feet from surface water bodies, storm drain inlets, ditches and/or other stormwater conveyance channels;

(3) Loose materials shall be maintained in a cone-shaped storage pile. If loading or unloading activities alter the cone-shape during daily activities, tracked materials shall be swept back into the storage pile, and the storage pile shall be reshaped into a cone after use;

(4) Loose materials shall be covered as follows:

(a) The cover shall be waterproof, impermeable, and flexible;

(b) The cover shall extend to the base of the pile(s);

(c) The cover shall be free from holes or tears;

(d) The cover shall be secured and weighed down around the perimeter to prevent removal by wind; and

(e) Weight shall be placed on the cover(s) in such a way that minimizes the potential of exposure as materials shift and runoff flows down to the base of the pile.

[1] Sandbags lashed together with rope or cable and placed uniformly over the flexible cover, or poly-cord nets provide a suitable method. Items that can potentially hold water (e.g., old tires) shall not be used;

(5) Containers must be sealed when not in use; and

(6) The site shall be free of all de-icing materials between April 16th and October 14th.

B. De-icing materials should be stored in a permanent structure if a suitable storage structure is available. For storage of loose de-icing materials in a permanent structure, such storage may be permanent, and thus not restricted to October 15 -April 15.

C. All such temporary and/or permanent structures must also comply with all other local ordinances, including building and zoning regulations.

D. The property owner, or owner of the de-icing materials if different, shall designate a person(s) responsible for operations at the site where these materials are stored outdoors, and who shall document that weekly inspections are conducted to ensure that the conditions of this ordinance are met. Inspection records shall be kept on site and made available to the municipality upon request.

[1] Residents who operate businesses from their homes that utilize de-icing materials are required to perform weekly inspections.

§ 170-64. Exemptions:

A. Residents may store de-icing materials outside in a solid-walled, closed container that prevents precipitation from entering and exiting the container, and which prevents the de-icing materials from leaking or spilling out. Under these circumstances, weekly inspections are not necessary, but repair or replacement of damaged or inadequate containers shall occur within 2 weeks.

B. If containerized (in bags or buckets) de-icing materials are stored within a permanent structure, they are not subject to the storage and inspection requirements in § 170-63 above. Piles of de-icing materials are not exempt, even if stored in a permanent structure.

C. This chapter does not apply to facilities where the stormwater discharges from de-icing material storage activities are regulated under another NJPDES permit.

§ 170-65. Enforcement.

This ordinance shall be enforced by the Police Department, Superintendent of the Department of Public Works, and the Code Enforcement Officer of the Borough of Closter.

§ 170-66. Violations and Penalties.

Any person(s) who is found to be in violation of the provisions of this ordinance, after being duly notified and given 72 hours to complete corrective action, shall be subject to penalty as set forth in Chapter 1, General Provisions, Article II, Violations and Penalties of this Code.

§ 170-67. Severability.

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

§ 170-68. Effective Date.

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

Except as amended by this Ordinance all other provisions of Chapter 170 shall remain in full force and effect.

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

Introduced: April 24, 2024

Adopted: May 8, 2024

ATTEST: **APPROVED BY:**

Stephanie Evans, 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 May 8, 2024, 2024.

Stephanie Evans, Borough Clerk

BOROUGH OF CLOSTER
BERGEN COUNTY, NEW JERSEY
ORDINANCE #2024-1336

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 147 OF THE BOROUGH OF CLOSTER TO ESTABLISH SUMP PUMP REGULATIONS

WHEREAS, Chapter 147 of the Borough's Ordinances sets standards and regulations to eliminate unsafe, unsanitary, undesirable and unhealthy conditions at properties located within the Borough; and

WHEREAS, the Governing Body finds it necessary to supplement Chapter 147 to establish regulations controlling sump pump discharge to prevent flooding, creation of nuisances, buildup of ice, standing water, algae growth and erosion of the streets, sidewalks, and public rights of way; and

WHEREAS, the Borough of Closter finds that it is in the best interests of the Borough to protect the public health, safety and welfare by the enactment of the following amendment to Chapter 4; and

NOW THEREFORE, BE IT ORDAINED, by the Governing Body of the Borough of Closter, Bergen County, New Jersey, that Chapter 147 of the Borough Ordinances is amended to add §147-18 as follows:

§147-18A. Purpose. The purpose of this chapter is to establish regulations controlling sump pump discharge to control flooding, creation of nuisances in the form of buildup of icing, standing water, algae growth and erosion of the street, sidewalk or public right-of-way.

B. Definitions.

For the purpose of this chapter, the following terms, phrases, words, and their derivations shall have the meanings stated herein unless their use in the text of this chapter 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 a directory.

DISCHARGE – The end of the pipe from the sump pump where water becomes unconfined and reverts to gravity flow.

PIPE DRAIN – A pipe that drains water without the use of a pump using gravity flow.

STORM SEWER – A conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains) that is owned or operated by the Borough or other public body, and is designed and used for collecting and conveying stormwater.

STORM WATER – Water resulting from precipitation (including rain and snow) that runs off the surface of the land, is transmitted to the subsurface, and is captured by storm sewers or other drainage facilities.

SUMP PUMP – A pump, with related valves, pipes and fittings, installed for the purpose of evacuating water, usually from a basement area.

C. Sump pump and pipe drain installations made on or after June 1, 2024.

Sump pumps and pipe drains installed on or after June 1 2024 shall comply with the following conditions:

(1) The sump pump or pipe drain discharge shall preferably be directed onto an absorbent surface as grass, mulch, pores stone or soil so that the discharge will be dissipated and not immediately drain to the porous stone, Borough right-of-way or adjacent properties. The discharge location shall be as approved by the Construction Code Official or DPW Superintendent or his/her designee. In the event that it is not feasible to direct discharge onto an absorbent surface, the discharge may be directed to a storm sewer, swale, ditch, detention basin, drainage basin or other drainage facility or location as approved by the Construction Code Official, DPW Superintendent or his/her designee. If a connection to the storm sewer is approved, a permit will be required from the Building Department, with an inspection from DPW Superintendent or his/her designee during installation.

(2) The discharge location shall not create a public nuisance, which is anything, condition or act which is or may become injurious or hazardous to the public.

(3) The discharge shall not create a buildup of icing, standing water or algae growth on the street, sidewalk or public right-of-way.

(4) The discharge shall not be directed towards an adjacent property in such a manner as to cause damage to the adjacent property or create a nuisance.

(5) No person shall connect, or cause or permit to be connected, any sump pump, pipe drain, floor drain, surface drain, subsoil drain or leader pipe with the house sanitary sewer, or to use the sanitary sewer connection or any pipe or drain connected therewith for the purpose of receiving and discharging drainage of any kind other than from plumbing fixtures.

(6) Sump pump and pipe drain discharges may not be directed into a Municipal street or right-of-way unless permission is granted by the Construction Code Official and DPW Superintendent or his/her designee.

D. Sump pump and pipe drain installations made before June 1, 2024.

Sump pumps and pipe drains installed prior to June 1, 2024, shall comply with the following conditions:

(1) An existing sump pump or pipe drain discharge may continue at the location where the discharge was made on June 1, 2024, as long as such discharge:

(a) Does not create a public nuisance, which is anything, condition or act which is or may become injurious or hazardous to the public;

(b) Does not create a buildup of icing, standing water, or algae growth or cause erosion on the street, sidewalk or public right-of-way.

(2) An existing sump pump or pipe drain discharge that is causing a public nuisance or is creating a buildup of icing, standing water, or algae growth or is causing erosion on the street, sidewalk or public right-of-way shall be corrected by the owner to bring the sump pump or pipe drain discharge into compliance with the requirements of this chapter.

(3) The Construction Code Official or his/her designee may require the following:

(a) That the sump pump or pipe drain have a point of discharge that is located a minimum of 15 feet or greater, as directed by the DPW Superintendent or his/her designee, from any property line or Borough right-of-way.

(b) That the discharge be directed within the limits of the owner's property onto an absorbent surface as grass, mulch, porous stone or soil so that the discharge will be dissipated and not immediately drain to the Borough right-of-way or adjacent properties.

(c) That the discharge be directed to a storm sewer, swale, ditch, detention basin, drainage basin, seepage pit or other drainage facility or location as approved by the DPW Superintendent or his/her designee. If a connection to the storm sewer is approved, a Local Storm Drain Connection Permit from the Building Department will be required, with an inspection from DPW Superintendent or his/her designee during installation.

E. Enforcement.

This ordinance shall be enforced by the Police Department, Superintendent of the Department of Public Works, and the Code Enforcement Officer of the Borough of Closter.

F. Violations and Penalties.

Any person(s) who is found to be in violation of the provisions of this ordinance, shall be subject to penalty as set forth in Chapter 1, General Provisions, Article II, Violations and Penalties of this Code.

G. Severability.

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

H. Effective Date.

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

Except as amended by this Ordinance all other provisions of Chapter 147 shall remain in full force and effect.

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

Introduced: April 24, 2024

Adopted: May 8, 2024

ATTEST: **APPROVED BY:**

Stephanie Evans, 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 May 8, 2024.

Stephanie Evans, Borough Clerk

BOROUGH OF CLOSTER
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO.: 2024-1337

ORDINANCE AMENDING CHAPTER A301 OF THE ORDINANCES OF THE BOROUGH OF CLOSTER UPDATING FEES AND DEPOSITS FOR PLANNING BOARD AND ZONING BOARD OF ADJUSTMENT

WHEREAS, the Borough of Closter finds that the Fees and Escrow Deposits to be paid upon application for development requires updating to current standards and account for current Borough costs associated therewith; and

WHEREAS, the Planning Board and Zoning Board of Adjustment have endorsed the updates to the Fee and Escrow Deposits for applications for development as provided herein.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Borough of Closter, Bergen County, New Jersey, that Chapter A301 of the Borough's ordinances as follows:

§ A301E (1) – (4) are hereby amended as follows**:**

E. Land use fees.

(1) Planning Board:

(a) Minor subdivision: $500, plus deposit for costs.

(b) Major subdivision, for each proposed lot: $500, plus deposit for costs.

(c) Site plan approval: $350, plus deposit for costs.

(d) Design variance (fencing): $300.

(e) Deposit for costs: $150.

(f) Appeals and all other applications to the Board: $200.

(g) Minor soil application:

[1] Minor soil-moving application fee: $25.

[2] Minor soil-moving with engineering review application fee: $350.

(h) Major soil-moving application fee: $400 plus deposit for costs.

(i) An escrow deposit for a retaining wall may be required as deemed necessary by the Planning Board Engineer.

(j) Soil-moving fee. Major soil moving fee is $400; minor soil movement is $0.75 per cubic yard, with a minimum of $25.

(k) An escrow deposit of $600 to defray the costs of the Borough Engineer's review of an application relative to stormwater runoff as required by § 108-21D of this Code.

(l) An escrow deposit of $350 is required for applications for minor soil moving with engineering review permits to defray the costs of engineering review of the "as built" and field verification by the Engineer.

(m) Tax Map Revision/Update: $100 per lot.

(n) Special Meeting: $1,000.

(2) Escrow deposits for Planning Board and Zoning Board of Adjustment. Unless set forth elsewhere in this ordinance, escrow fees for professional review and consultation for site plan and subdivisions shall be determined by the Planning Board or the Zoning Board of Adjustment prior to the public hearing.

(3) Zoning Board of Adjustment:

(a) Variances or special permits pursuant to N.J.S.A. 40:55D-70d:

[1] Non-use variance or special permit involving single-family or two-family residential use: $200.

[2] Non-use variance or special permit, commercial, industrial or multifamily dwellings in excess of a two-family residential use: $500.

[3] Use variance application for a single-family or two-family residence: $350.

[4] Use variance for commercial and industrial uses or multifamily dwellings in excess of a two-family residential use: $700.

(b) Site plan or subdivision:

[1] Minor subdivision: $500 per lot, plus deposit for costs.

[2] Major subdivision, for each proposed lot: $500, plus deposit for costs.

[3] Site plan approval: $350, plus deposit for costs.

[4] Additional cost for site plan or subdivision approval with one or more variances are requested: $200, plus deposit for costs.

[5] Deposit for costs: $150.

[6] Appeals and applications, pursuant to Borough Code § 35-21; all other applications to Board: $200.

[7] Appeal of Zoning Officer Determination: $200.

[8] Interpretation/Special Question: $200.

[9] Certificate of Nonconforming Use/Structure: $200.

[10] Tax Map Revision/Update: $100 per lot.

[11] Special Meeting: $1,000.

(4) Escrow deposits for Planning Board and Zoning Board professionals:

(a) Minimum escrow fees for anticipated legal services:

[1] Planning Board:

[a] Minor subdivision: $2,000.

[b] Major subdivision: $3,000.

[c] Site plan: $2,000.

[d] Major Soil Movement: $500.

[e] Al other applications: $1,000.

[2] Zoning Board:

[a] Appeal pursuant to N.J.S.A. 40:55D-70a: $1,250.

[b] Appeal pursuant to N.J.S.A. 40:55D-70b: $1,250.

[c] Appeal pursuant to N.J.S.A. 40:55D-70c ("bulk" variance):

[i] Single-family residential: $1,500.

[ii] Multifamily residential and nonresidential: $2,000.

[d] Appeal pursuant to N.J.S.A. 40:55D-70d (“use” variance): $3,000.

[e] Site plan: $2,000.

[f] All other applications: $1,250.

(b) Minimum escrow for anticipated engineering services:

[1] Minor subdivision $800.

[2] Major subdivision (or minor subdivision, where extension of municipal utilities is involved): $500.00 per lot.

[3] Site plan:

[4] For residential applications before the Zoning Board of Adjustment, an engineering escrow fee of $350 shall be required for any application which a majority of the Board Members present at the work session determine requires an engineering review by the Zoning Board Engineer.

[5] Major Soil Movement: $850.

[6] Design Waiver (Fencing): $350.

[7] Inspections (Board Approvals Not Requiring Developer's Agreement): $2,500 or 5% of Total Site Improvement Cost Whichever is Greater.

Additional escrow deposits may be required as deemed necessary by the Planning Board or Planning Board Engineer.

Except as amended by this Ordinance all other provisions of Chapter A301 shall remain in full force and effect.

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

Introduced: April 24, 2024

Adopted: May 8, 2024

ATTEST: **APPROVED BY:**

Stephanie Evans, 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 May 8, 2024.

Stephanie Evans, Borough Clerk

BOROUGH OF CLOSTER
BERGEN COUNTY NEW JERSEY
ORDINANCE # 2024-1338

AN ORDINANCE AMENDING CHAPTER 71 OF THE ORDINANCES OF THE BOROUGH OF CLOSTER REGARDING LEASHING REQUIREMENTS FOR DOGS AND CATS

WHEREAS, Chapter 71 of the Borough's Ordinances sets standards and regulations regarding leashing of dogs and cats located within the Borough; and

WHEREAS, the Borough funds that it is in the best interest for the convenience an welfare of the public to enact the following amendments to Chapter 71.

NOW THEREFORE, BE IT ORDAINED, by the Governing Body of the Borough of Closter, Bergen County, New Jersey, that Chapter 71 of the Borough Ordinances is amended to add §71-9 as follows:

§71-9 Dogs and Cats at large prohibited.

A. No person owning, keeping or harboring any dog or cat shall suffer or permit it to run at large upon the public streets or in any public park or in any public building or in any other public place with the Borough unaccompanied by its owner or its owner's representative.

B. All dogs shall be leashed, except when on the owner's property. Any dog or cat found running at large shall be deemed to be doing so with the permission of the owner, keeper, or harborer, and such person shall be deemed guilty of a violation of this section.

C. Notwithstanding the provisions of Section B above, dogs may be unleashed while under control of the owner, keeper, or harborer at Borough parks under control of Closter Recreation Department, subject to and conditioned upon compliance with Closter Recreation Commission policy(ies).

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

Except as otherwise amended herein all other provisions of §71-9 shall remain in full force and effect.

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

Introduced: April 24, 2024
Adopted: May 8, 2024

ATTEST: **APPROVED BY:**

Stephanie Evans, 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 May 8, 2024.

Stephanie Evans, Borough Clerk

BOROUGH OF CLOSTER
BERGEN COUNTY NEW JERSEY
ORDINANCE #: 2024-1339

AN ORDINANCE AMENDING CHAPTER 142 OF THE ORDINANCES OF THE BOROUGH OF CLOSTER

WHEREAS, the Borough of Closter hereby find that enactment of the following ordinance amending Chapter 142 will further protect the public health, safety, convenience and general welfare of the Borough of Closter; and

NOW THEREFORE, BE IT ORDAINED, by the Governing Body of the Borough of Closter, Bergen County, New Jersey, that Chapter 142 is hereby amended as follows:

§142-1 Definitions.

Whenever used in this chapter, the following terms, unless otherwise expressly defined, shall mean and include each of the meanings herein respectively set forth:

GOVERNING BODY

The Mayor and Council of the Borough of Closter.

PARKS PARKLAND, PARKWAYS, PARK AREAS or PLAYGROUND

All the real property situated in the Borough of Closter under the jurisdiction and care of the Borough of Closter, owned by the Borough, and including but not limited to the following properties:

Property	**Block**	**Lots**
Alice Barkley Square	Block 1302	
Amendola Park	Block 1901	Lot 41
Anderson Brook Greenway	Block 2102	Lot 22
Bethany Circle Park	Block 309	Lot 1
Blanch Woods	Block 1801	Lot 1
	Block 1802	Lot 1
	Block 1803	Lot 1
	Block 1804	Lots 1, 2
Buzzoni Farm Park	Block 1806	Lot 2
Closter Nature Center	Block 1402	Lots 25, 26
	Block 1501	Lots 22, 26, 27 28, 29
	Block 1601	Lot 10
	Block 1901	Lots 1, 33.03
Swim Club Park	Block 1805	Lot 1
Dwarskill Greenway	Block 1805	Lot 2
	Block 2006	Lot 7
Farrell Woods	Block 907	Lots 14, 42
Lenapehoking Preserve	Block 1701	Lot 3
	Block 1702	Lots 1, 2.01, 6, 7
Lone Horseman Park	Block 1715	Lot 1
	Block 1707	Lot 4
MacBain Farm	Block 2102	Lot 37.07
Memorial Park	Block 804	Lot 6
Mollicone Park	Block 607	Lot 1
Olaf & Ingeborg Hagen Park	Block 1002	Lots 17, 7, 8
	Block 1006	Lots 9, 10, 11, 12, 21, 23, 24
	Block 1006	Lot 24
	Block 913	Lots 6, 7
Old Hook-High St. Triangle	Right of Way	
Old Quarry	Block 2102	Lot 22
Pfeiffer Park	Block 1716	Lot 1

Pollack Square	Block 1717	Lot 1
	Block 1718	Lot 7
	Block 1721	Lots 4, 5, 6, 7, 8
Remembrance Park	Block 804	Lots 1, 2, 3, 4
Ruckman Park	Block 1902	Lots 1, 2, 3, 4, 5
Schauble Park	Block 515	Lot 3
	Block 516	Lot 3
	Block 517	Lots 3, 4, 5, 6
	Block 518	Lot 5
	Block 601	Lot 1
	Block 604	Lots 1, 2, 3
	Block 605	Lot 1
Veterans Monument Park	Block 1304	Lots 1, 2, 3, 4
Volunteer Square	Block 1307	Lot 1
West Street Park Block	Block 1205	Lot 3

PERMIT

Any written license issued by or under the authority of the governing body permitting the performance of a specific act or acts.

PERSON

Any natural person, corporation, company, association, joint-stock association, firm or partnership.

§142-2 Hours Closed; Hours of Use

A. It shall be unlawful for any person to remain, stay, loiter or be in or upon the grounds of any park or playground between the hours of 10:30 P.M. and 6:00 A.M. without the written permission of the governing body.

B. Tennis court use is limited to one hour per person per day. It shall be unlawful for any person to exceed the aforementioned limit.

§142-3 Unlawful behavior
(Note: The use of motorized vehicles within the areas defined in §142-1 of this chapter is prohibited pursuant to §183-3B of this Code.)

It shall be unlawful in any park or playground for any person to:

A. Consume, use, sell, deliver, possess, carry or hold any alcoholic beverage unless a permit from the governing body or its designate is obtained prior thereto.

B. Use abusive, obscene, profane or indecent language or any disorderly conduct disturbing or annoying to others.

C. Cut, deface, injure, remove or disturb any tree, shrub, building, fence, bench or other structure, apparatus or property or pick, cut or remove any shrub, bush or flower or mark or write upon any building, fence, bench or other structure. Enter or climb on any structure or building while closed or not made for recreational purpose.

D. Hit or strike golf balls or play or practice golf.

E. Enter, utilize or be in or upon any portion of law or cultivated ground in any public park or playground when forbidden by an official sign or other official notification posted by the Borough's Police Department.

F. It shall be unlawful for any person or entity to use any park or playground~~, including the Borough's tennis courts,~~ for profit without the express consent of the Mayor and Council.

G. It shall be unlawful for any person to smoke with the boundary of the parks, parklands, parkways, park areas or playgrounds defined in §142-1 of this chapter. To the extent possible, "Smoke Free Zone" signs shall be clearly, sufficiently and conspicuously posted at properties where smoking is prohibited by this chapter. The sign(s) shall have the words "Smoke Fee Zone" in lettering that is not less than two inches in height and shall contain the international no smoking sign or symbol.

§142-4 Violations and Penalties

Any person violating any provisions of this chapter or doing any unlawful act shall be deemed a disorderly person and shall, upon conviction therefor in the Closter Municipal Court, be punished as set forth in Chapter 1, General Provisions, Article II Violations and Penalties, of this Code.

Except as otherwise amended herein all other provisions of §142 shall remain in full force and effect.

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

Introduced: April 24, 2024

Adopted: May 8, 2024

ATTEST: **APPROVED BY:**

Stephanie Evans, 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 May 8, 2024.

Stephanie Evans, Borough Clerk

BOROUGH OF CLOSTER
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO.: 2024-1335

ORDINANCE AMENDING CHAPTER 35 OF THE ORDINANCES OF THE BOROUGH OF CLOSTER FOR APPLICATIONS TO BE UTILIZED ON ALL DEVELOPMENT WITHIN THE JURISDICTION OF THE PLANNING BOARD AND THE ZONING BOARD OF THE BOROUGH OF CLOSTER

WHEREAS, the Borough finds that the adoption of uniform applications for development within the Borough of Closter is beneficial for the orderly and proper consideration by the respective Borough Land Use Boards with jurisdiction over applications for development within the Borough; and

WHEREAS, the Planning Board and the Zoning Board of Adjustment of the Borough of Closter have endorsed the adoption by the Borough of certain uniform applications for development; and

WHEREAS, the Borough of Closter finds that it is in the best interests of the Borough to adopt an amendment to Chapter 35 of the Borough's ordinances requiring all applications for development to be made utilizing the form applications endorsed by the Planning Board and the Zoning Board of Adjustment of the Borough of Closter, which are incorporated by reference herein.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Borough of Closter, Bergen County, New Jersey, that Chapter 35 of the Borough's ordinances as follows:

§ 35-11. Procedure for Filing Applications.
Applications for development within the jurisdiction of the Planning Board pursuant to the provisions of P.L. 1975, c. 291, shall be filed with the Secretary of the Planning Board. The applicant shall file at least 14 days before the date of the monthly meeting of the Board 20 copies of a sketch plat, one copy of an application for minor subdivision approval, one copy of an application for major subdivision approval or one copy of an application for site plan review, conditional use approval or planned development. At the time of filing the application, but in no event less than 10 days prior to the date set for the hearing, the applicant shall also file all plot plans, maps or other papers required by virtue of any provisions of this chapter or any rule of the Planning Board. The applicant shall obtain all necessary forms from the Secretary of the Planning Board. The Secretary of the Board shall inform the applicant of the steps to be taken to initiate applications and of the regular meeting dates of the Board.

Applications to the Planning Board shall be made on the applicable form(s) and include all materials, plans and documents required therein, which forms are included at the end of this chapter, which forms are incorporated herein by reference.

§ 35-26.1. Applicant Checklist.

~~[Added 11-22-1993 by Ord. No. 1993:659]~~
~~Pursuant to N.J.S.A. 40:55D-10.3, applicants before the Board of Adjustment must submit their application complete with the information set forth as follows.~~[1]
~~[1] *Editor's Note*: The application checklist~~ ~~**is included at the end of this chapter.**~~

Applications to the Zoning Board of Adjustment shall be made on the applicable form(s), and include all materials, plans and documents required therein, which forms are included at the end of this Chapter and are incorporated herein by reference.

Except as amended by this Ordinance all other provisions of Chapter 35 shall remain in full force and effect.

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

Introduced: May 8, 2024
Adopted: May 22, 2024

ATTEST: **APPROVED BY:**

Stephanie Evans, 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 May 22, 2024.

Stephanie Evans, Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION # 24-120

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 BUZZONI PARK POLLINATOR GARDEN**

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

Chapter 159 – ANJEC OPEN SPACE FOR ENVIRONMENTAL COMMISSION.

BE IT FURTHER RESOLVED, that the Assistant Chief Financial Officer will electronically submit this certified resolution along with the form to the Division of Local Government Services as per LFN 2014-11.

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

Adopted: May 8, 2024

ATTEST: APPROVED:

_____ _____

Stephanie Evans, 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 May 8, 2024.

_____

Stephanie Evans, Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #24-121

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	$ 1,690,940.00
Closter Board of Education	$ 1,865,248.00
2023 Budget Appropriations	$ 38,790.24
2024 Budget Appropriations – Operating Expenses	$ 727,236.00
Payroll 04/15/2024	$ 327,500.00
Payroll 04/30/2024	$ 311,907.37
Current Treasury Account April 11, 2024 to May 8, 2024	$ 4,961,621.61

Capital and Trust	**Amount**
Capital	$ 59,391.28
Escrow Trust	$ 44,450.19
Recreation	$ 62,479.52
Animal	$ 1,152.80
Housing Trust	$ 5,000.00
Food Locker	$ 6,222.50
Open Space	$ 0.00
HRA Insurance Plan	$ 6,324.30

The foregoing resolution was adopted at the meeting of the Mayor and Council of Closter, New Jersey at the Regular Meeting held on May 8, 2024.

Attest: **Approved:**

Stephanie Evans, Borough Clerk John C. Glidden, Mayor

BOROUGH OF CLOSTER
RESOLUTION #24-122

RESOLUTION AUTHORIZING REFUND OF PLANNING ESCROW

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 the release of **PLANNING ESCROW.**

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

Adopted: May 8, 2024

ATTEST: APPROVED:

Stephanie Evans, 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 May 8, 2024

Stephanie Evans, Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #24-123

RESOLUTION AUTHORIZING REFUND OF LEGAL ESCROW

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 the release of **LEGAL ESCROW.**

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

Adopted: May 8, 2024

ATTEST: APPROVED:

Stephanie Evans, 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 May 8, 2024

Stephanie Evans, Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #24-124

RESOLUTION AUTHORIZING REFUND OF ENGINEERING ESCROW

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 the release of **ENGINEERING ESCROW.**

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

Adopted: May 8, 2024

ATTEST: APPROVED:

Stephanie Evans, 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 May 8, 2024

Stephanie Evans, Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #24-125

RESOLUTION AUTHORIZING REFUND OF TRAFFIC ESCROW

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 the release of **TRAFFIC ESCROW.**

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

Adopted: May 8, 2024

ATTEST: APPROVED:

Stephanie Evans, 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 May 8, 2024

Stephanie Evans, Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #24-126

RESOLUTION AUTHORIZING REFUND OF BOND

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 the release of **BOND.**

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

Adopted: May 8, 2024

ATTEST: APPROVED:

Stephanie Evans, 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 May 8, 2024

Stephanie Evans, Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #24-127

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 May 8, 2024 Closed Session and discussion of the hereinafter specified subject matter:

Closed Session Docket#	Item Title of Description	Statutory Reference_____
24-05/08-1	Contract Negotiations Farm Contract	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: May 8, 2024

ATTEST: APPROVED BY:

_____ _____

Stephanie Evans, 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 May 8, 2024.

_____

Stephanie Evans, Borough Clerk