



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

REGULAR MEETING AGENDA: WEDNESDAY - FEBRUARY 12, 2025

THIS REGULARLY SCHEDULED MEETING OF THE CLOSTER MAYOR AND COUNCIL WILL BE HELD IN-PERSON, TELEPHONICALLY, and VIA ZOOM VIDEO. You may join the Zoom meeting, including video, by accessing the information posted in the **Borough Calendar** on the Borough website by visiting www.closterboro.com and clicking the link on the left sidebar for **Calendars and Notice of Meetings** and click on the corresponding date. **To join via Telephone Audio Only: +1 301-715-8592; MEETING ID: 864 2063 3673; PASSWORD: 8675309**

If Closed Session is required, the Council will retire to a closed session at the conclusion of the Regular Meeting pursuant to N.J.S.A. 10:4-6 and follow the procedures provided in this statute.

1. **OPEN PUBLIC MEETINGS ACT STATEMENT**

This meeting is called pursuant to the provisions of the Open Public Meetings Act of the State of New Jersey, was included in the Notice of 2025 Mayor and Council Meetings which was published in The Record on December 29, 2024 and The Star-Ledger on December 30, 2024, was posted on the Municipal Clerk's bulletin board and on the Borough website, and has remained posted as the required notices under the Statute. In addition, a copy of the notice is and has been available to the public and is on file in the office of the Municipal Clerk.

2. **ROLL CALL**

3. **ORDINANCES:**

INTRODUCTION:

a. **ORDINANCE NO. 2025:1355**

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 93, CONSTRUCTION AND REPAIR OF SIDEWALKS AND CURBS; CHAPTER 171, ARTICLE IV, SIDEWALK CONSTRUCTION, CHAPTER 171, ARTICLE V, SIDEWALK REPAIR; AND CHAPTER A301, FEES AND DEPOSITS

Final Adoption and Open Public Hearing will be held on February 26, 2025 or as soon thereafter.

ADOPTION:

a. **ORDINANCE NO. 2025:1352**

BOND ORDINANCE PROVIDING AN APPROPRIATION OF \$2,000,000 FOR THE MAKING OF A GRANT TO THE DEVELOPER OF THE CLOSTER VILLAGE SCHOOL PROJECT FOR 35 AFFORDABLE HOUSING UNITS FOR AND BY THE BOROUGH OF CLOSTER IN THE COUNTY OF BERGEN, NEW JERSEY AND, AUTHORIZING THE ISSUANCE OF \$400,000 BONDS OR NOTES OF THE BOROUGH FOR FINANCING PART OF THE APPROPRIATION

b. **ORDINANCE NO. 2025:1354**

AN ORDINANCE AMENDING CHAPTER 170A OF THE CODE ENTITLED "STORMWATER CONTROL" PURSUANT TO RECOMMENDATIONS MADE BY THE BERGEN COUNTY DEPARTMENT OF PLANNING AND ENGINEERING

4. **CONSENT AGENDA:**

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

RESOLUTIONS:

*25-067 SUPPORT PUBLISHING LEGAL NOTICES ON OFFICIAL GOVERNMENT WEBSITES

*25-068 AUTHORIZE THE EXECUTION OF THE MEMORANDUM OF UNDERSTANDING BETWEEN CLOSTER MARKETPLACE (EBA), LLC AND CLOSTER POLICE DEPARTMENT

*25-069 APPROVAL RELEASE OF ENGINEERING ESCROWS – 174 DURIE AVENUE

*25-070 AWARDING A CONTRACT FOR THE CONSTRUCTION OF THE POLE BARN BUILDINGS AT THE DEPARTMENT OF PUBLIC WORKS IN THE BOROUGH OF CLOSTER

- *25-071 AUTHORIZING BIDS FOR COMPOSTING AND RELATED SERVICES
- *25-072 APPROVAL OF DWL MONMOUTH INC. V CLOSTER BOROUGH TAX APPEAL SETTLEMENT
- *25-073 AMENDING CHANGE ORDER NO. 1 (FINAL) THE RUCKMAN PARK PICKLEBALL IMPROVEMENTS & 2024 BOROUGH ROAD PROGRAM – GREEN VALLEY GROUP INC.
- *25-074 BILLS LIST – FEBRUARY 12, 2025
- *25-075 APPROVAL OF 2025 TOWING LICENSE FOR DEMAURO TOWING, INC.
- *25-076 APPROVAL OF 2025 TOWING LICENSE FOR D.T.R. TOWING
- *25-077 APPROVAL OF 2025 TOWING LICENSE FOR D.T.R. AUTOMOTIVE
- *25-078 APPROVAL OF 563 PIERMONT ROAD V BOROUGH OF CLOSTER TAX APPEAL SETTLEMENT

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

6. ADJOURNMENT

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

**BOROUGH OF CLOSTER
ORDINANCE NO. 2025:1355**

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 93, CONSTRUCTION AND REPAIR OF SIDEWALKS AND CURBS; CHAPTER 171, ARTICLE IV, SIDEWALK CONSTRUCTION, CHAPTER 171, ARTICLE V, SIDEWALK REPAIR; AND CHAPTER A301, FEES AND DEPOSITS

WHEREAS, the Governing Body has determined there is a need to update certain sections of Chapter 93, Chapter 171 and A301 of the Code of the Borough of Closter, County of Bergen, State of New Jersey; and

WHEREAS, the proposed changes were reviewed by the Ordinance Committee which recommends adoption and by the Borough Attorney who deems it to be in order; and

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

SECTION 1.

Replace §93-1 paragraph D with the following text:

In the case that the proposed construction is on a street where concrete curbs and sidewalks do not exist, all work shall be done under the supervision of the Borough Engineer. It shall be the responsibility of the applicant to submit a plan depicting line and grade of the new curb and/or sidewalk for review. The applicant may choose to have the Borough Engineer establish line and grade, in which event the applicant shall post an appropriate escrow in accordance with the Borough Engineer's determination.

Replace §93-3 paragraph B with the following text:

B. 1. The Planning Board or Board of Adjustment, in connection with its review of a site plan application, or the Borough Engineer and/or the Construction Code Official in a matter which does not require site plan review, may grant exceptions to the requirements of this section in the event that compliance therewith is not possible or if such compliance would be excessively costly or burdensome and if the noncompliance will have no adverse effect on the condition of the sidewalk involved or the adjacent street and will not be inconsistent with the overall intent and purpose of this section.

B2. All work shall be done under the supervision of the Borough Engineer in that case of:

- (1) new construction; or
- (2) an addition to existing structures resulting in the increase in the floor area and/or roof area by more than 1/3 (33.33%); or
- (3) where 50% or more of the original structure is demolished, then the owner shall be required to construct sidewalks and curbs in accordance with the standards of §173-48E. Moreover, the waiver procedures detailed §171-29A(2)(b) supersede this provision.

SECTION 2.

Replace §171-18 paragraph B with the following text:

B. For purposes of this article, maintenance shall include but not be limited to the prompt clearance of all snow, ice, weeds, vegetation and debris from said sidewalks and curbs. It shall also include the maintenance and repair of all cracks and crevices, the maintaining of a level surface and the taking of all necessary steps to ensure as far as practicable the safety of the users of said sidewalk. For all repairs and/or replacements of more than 25% of curbing and/or sidewalk, a building permit shall be obtained by the owner for review and inspections of all new sidewalk and curbing.

Add paragraph C to §171-18 as follows:

C. All work shall be done under the supervision of the Borough Engineer in the case of:

- (1) new construction; or
- (2) an addition to existing structures resulting in the increase in the floor area and/or roof area by more than 1/3 (33.33%); or
- (3) where 50% or more of the original structure is demolished, then the owner shall be required to construct sidewalks and curbs in accordance with the standards of §173-48E. The waiver procedures detailed §171-29A(2)(b) supersede this provision.

SECTION 3.

Replace §171-29 paragraph A (2) with the following text:

(2)(a) All owners of property All owners of property abutting upon streets, avenues or highways of the borough who apply for a building permit for:

- (1) new construction; or
- (2) an addition to existing structures resulting in the increase in the floor area and/or roof area by more than 1/3 (33.33%); or
- (3) where 50% or more of the original structure is demolished, then the owner shall be required to construct sidewalks and curbs under the supervision of the Borough Engineer and in accordance with the standards of §173- 48E. The waiver procedures detailed §171-29A(2)(b) supersede this provision.

(2)(b) The term "vacant land" shall include a parcel of land where more than 50% of the above-grade portions of an existing structure will be removed and replaced with construction of a new improvement. No certificate of occupancy shall be granted until this provision is met. The Building Department/Zoning Officer shall notify the owner of the requirement to install a sidewalk and curbs. The owner may request a waiver of this requirement from the Mayor and Council. The request shall be made within 20 days of notification and shall be in writing, setting forth the reasons for the waiver. The Mayor and Council shall schedule a hearing to consider the waiver request.

Upon construction and acceptance, the owner shall have the duty to maintain the sidewalk and curb in accordance with Subsection A(1)above.

SECTION 4.

Replace Chapter A301-1 C. Construction Office, paragraph (1) (w) [2] with the following text:

[2] Sidewalk/curb inspection fee: \$300 if done by construction code official or his designee.
Sidewalk/curb inspection fee: \$300 per site visit if done by the Borough Engineer or his designee.

SECTION 5.

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

SECTION 6.

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

SECTION 7.

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

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

Introduced:

Adopted:

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

**BOROUGH OF CLOSTER
ORDINANCE NO. 2025-1352**

**BOND ORDINANCE PROVIDING AN APPROPRIATION
OF \$2,000,000 FOR THE MAKING OF A GRANT TO THE
DEVELOPER OF THE CLOSTER VILLAGE SCHOOL
PROJECT FOR 35 AFFORDABLE HOUSING UNITS FOR
AND BY THE BOROUGH OF CLOSTER IN THE COUNTY
OF BERGEN, NEW JERSEY AND, AUTHORIZING THE
ISSUANCE OF \$400,000 BONDS OR NOTES OF THE
BOROUGH FOR FINANCING PART OF THE
APPROPRIATION**

BE IT ORDAINED, BY THE BOROUGH COUNCIL OF THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

SECTION 1:

The improvements described in Section 3 of this bond ordinance (the “Improvements”) are hereby authorized to be undertaken by the Borough of Closter, New Jersey (the “Borough”) as general improvements. For the said Improvement there is hereby appropriated the amount of \$2,000,000, such sum includes the sum of \$1,600,000 as the down payment (the “Down Payment”) required by the Local Bond Law of the State of New Jersey, constituting Chapter 2 of Title 40A of the New Jersey Statutes, as amended and supplemented (the “Local Bond Law”). The Down Payment is hereby appropriated from the Borough’s Affordable Housing Trust Fund and is currently held by the Borough and has previously been contributed for the improvement or purpose described in Section 3 hereof other than by the Borough.

SECTION 2:

In order to finance the cost of the Improvements not covered by application of the Down Payment, negotiable bonds of the Borough are hereby authorized to be issued in the principal amount of \$400,000 pursuant to the provisions of the Local Bond Law (the “Bonds”). In anticipation of the issuance of the Bonds and to temporarily finance said improvements or purposes, negotiable bond anticipation notes of the Borough are hereby authorized to be issued in the principal amount not exceeding \$400,000 pursuant to the provisions of the Local Bond Law (the “Bond Anticipation Notes” or “Notes”).

SECTION 3:

(a) The Improvements authorized pursuant to N.J.S.A. 52:27D-311, part of a Court approved hosing plan, and the purpose for the financing of which said obligations are to be issued is for the making of a grant to the developer of the Closter Village School project for the development, construction and improvements of 35-units of affordable housing units on property

located at 511 Durie Avenue (Block 1316, Lot 9) in the Borough, and including all work including all work and materials necessary therefor and incidental thereto.

(b) The estimated maximum amount of Bonds or Notes to be issued for the purpose of financing a portion of the cost of the Improvements is \$400,000.

(c) The estimated cost of the Improvements is \$2,000,000 which amount represents the initial appropriation made by the Borough.

SECTION 4:

All Bond Anticipation Notes issued hereunder shall mature at such times as may be determined by the chief financial officer of the Borough (the "Chief Financial Officer"); provided that no Note shall mature later than one year from its date. The Notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with Notes issued pursuant to this ordinance, and the signature of the Chief Financial Officer upon the Notes shall be conclusive evidence as to all such determinations. All Notes issued hereunder may be renewed from time to time subject to the provisions of Section 8(a) of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell part or all of the Notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the Borough Council of the Borough at the meeting next succeeding the date when any sale or delivery of the Notes pursuant to this ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the Notes sold, the price obtained and the name of the purchaser.

SECTION 5:

The capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, Department of Community Affairs, State of New Jersey is on file with the Borough Clerk and is available for public inspection.

SECTION 6:

The following additional matters are hereby determined, declared, recited and stated:

(a) The Improvements described in Section 3 of this bond ordinance are not current expenses, and are capital improvements or properties that the Borough may lawfully make or acquire as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The period of usefulness of the Improvements, within the limitations of the Local Bond Law, and according to the reasonable life thereof computed from the date of the Bonds authorized by this bond ordinance, is 20 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Borough Clerk and a complete executed duplicate thereof has been filed in the office of the Director, Division of Local Government Services, Department of Community Affairs, State of New Jersey. Such statement shows that the gross debt of the Borough, as defined in the Local Bond Law, is increased by the authorization of the Bonds and Notes provided in this bond ordinance by \$400,000 and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$0.00 for items of expense listed in and permitted under Section 20 of the Local Bond Law is included in the estimated cost of the Improvements, as indicated herein.

SECTION 7:

Any funds received from time to time as contributions in aid of financing the purposes described in Section 3 of this Ordinance (including \$300,000 from the Borough's Affordable Housing Trust Fund) shall be used for financing said Improvements by application thereof either to direct payment of the cost of said Improvements or to the payment or reduction of the authorization of the obligations of the Borough authorized therefor by this Bond Ordinance. Any such funds received may, and all such funds so received which are not required for direct payment of the cost of said Improvements shall, be held and applied by the Borough as funds applicable only to the payment of obligations of the Borough authorized by this Bond Ordinance.

SECTION 8:

The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy ad valorem taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

SECTION 9:

The Chief Financial Officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The Chief Financial Officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the

requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

SECTION 10:

This Bond Ordinance constitutes a declaration of official intent under Treasury Regulation Section 1.150-2. The Borough reasonably expects to pay expenditures with respect to the Improvements prior to the date that Borough incurs debt obligations under this Bond Ordinance. The Borough reasonably expects to reimburse such expenditures with the proceeds of debt to be incurred by the Borough under this Bond Ordinance. The maximum principal amount of debt expected to be issued for payment of the costs of the Improvements is \$400,000.

SECTION 11:

This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

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

Introduction: January 22, 2025

Adoption:

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

BOROUGH OF CLOSTER
ORDINANCE NO. 2025-1354

AN ORDINANCE AMENDING CHAPTER 170A OF THE CODE ENTITLED “STORMWATER CONTROL” PURSUANT TO RECOMMENDATIONS MADE BY THE BERGEN COUNTY DEPARTMENT OF PLANNING AND ENGINEERING

WHEREAS, the New Jersey Department of Environmental Protection recently amended its Stormwater Management Rules, N.J.A.C. 7:8, and to comport with the new rules the Borough of Closter adopted on July 24, 2024, Ordinance 2024:1343, An Ordinance Amending Chapter 170A of the Code Entitled "Stormwater Control"; and

WHEREAS, thereafter the Ordinance was forwarded to the Bergen County Department of Planning and Engineering (hereinafter “Department”) for review and comment; and

WHEREAS, by letter dated November 17, 2024, the Department conditionally approved Ordinance 2024:1343 subject to the Borough’s adoption of two recommended changes to the Ordinance; and

WHEREAS, specifically, the Department recommended a change to §170A-2, Definitions, “County Review Agency” and a change to §170A-5, Safety Standards for Stormwater Management Basins.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Council of the Borough of Closter, pursuant to the recommendations of the Bergen County Department of Planning and Engineering, the following changes shall be made to Code Chapter 170A, “Stormwater Control”.

SECTION 1.

§170A-2, Definitions, “County Review Agency” shall be changed to read:

"County review agency" means an agency designated by the County Board of County Commissioners to review municipal stormwater management plans and implementing ordinance(s). The county review agency may either be:

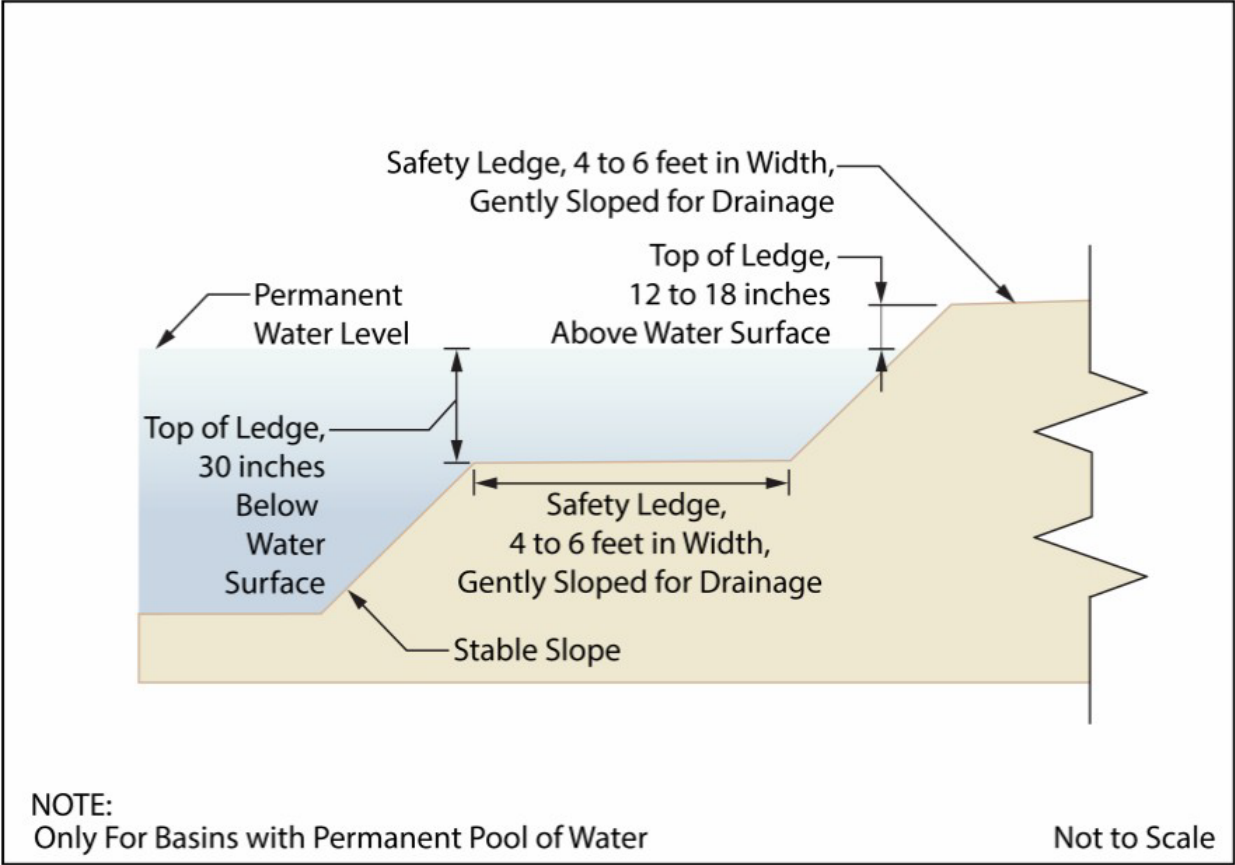
- 1. A county planning agency or
- 2. A county water resource association created under N.J.S.A 58: 16A-55.5, if the ordinance or resolution delegates authority to approve, conditionally approve, or disapprove municipal stormwater management plans and implementing ordinances.

SECTION 2.

§170A-5, Safety Standards for Stormwater Management Basins, shall be revised as follows:

A. This section sets forth requirements to protect public safety through the proper design and operation of storm water 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



SECTION 3.

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

SECTION 4.

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

SECTION 5.

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

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

Introduction: January 22, 2025
Adoption:

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

BOROUGH OF CLOSTER
RESOLUTION #2025-067
FEBRUARY 12, 2025

**SUPPORT PUBLISHING LEGAL NOTICES ON
OFFICIAL GOVERNMENT WEBSITES**

WHEREAS, the sunset provision of March 1, 2025 imposed under P.L. 2024 c.106 is fast approaching in what was a temporary solution that allowed local governments to comply with the public notice requirements under the law in time for annual reorganization meetings in January; and,

WHEREAS, local government officials serve as the stewards of property taxpayer dollars and should no longer be required to subsidize the newspaper industry with revenues collected from publishing legal notices in the press; and,

WHEREAS, long before NJ Advanced Media’s announcement that it was terminating daily print publications in January of 2025, local government officials found it increasingly difficult to comply with the public notice requirements under the law as the media has become almost exclusively digitized and struggled to retain staff, resources, and publications; and,

WHEREAS, legislation that will authorize local governments to publish legal notices on a local government’s official website will streamline an antiquated and overly burdensome process and save valuable time, resources, and property taxpayer dollars; and,

NOW, THEREFORE, BE IT RESOLVED that the Borough of Closter does in fact, hereby urge state leaders to pass legislation that will authorize municipalities, counties, school districts, and all local governments to publish legal notices in a clear, transparent, and timely manner on a local government’s official website.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be sent to Governor Phil Murphy, Senate President Nicholas Scutari, Speaker of the General Assembly Craig Coughlin, Senator Holly T. Schepisi, Assemblyman Robert Auth and Assemblyman John V. Azzariti, Jr., and the New Jersey State League of Municipalities.

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

Adopted: February 12, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Reorganization Meeting held February 12, 2025.

Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION #2025-068
FEBRUARY 12, 2025**

**AUTHORIZE THE EXECUTION OF THE MEMOMORANDUM OF UNDERSTANDING
BETWEEN CLOSTER MARKETPLACE (EBA), LLC
AND CLOSTER POLICE DEPARTMENT**

WHEREAS, the Closter Chief of Police has informed the Governing Body that Closter Marketplace (EBA), LLC (herein after “Property Owner”) will the permit the Closter Police Department to view live stream feeds from certain installed base building(s) camera system operated at Closter Plaza; and

WHEREAS, the Chief has further informed the Governing Body that this access to live stream feeds will enhance public safety in that area;

WHEREAS, the Property Owner has prepared a Memorandum of Understanding (MOU) with regard to this matter which is attached hereto as Exhibit A;

WHEREAS, this MOU has been reviewed and approved by the Borough Attorney’s office; and

WHEREAS, the Governing Body has determined that it is in the best interest of the residents to execute said MOU.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that the Closter Police Chief is hereby authorized to execute the MOU attached hereto as Exhibit A.

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

Adopted: February 12, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held February 12, 2025.

Mari J. Margiotta, Borough Clerk

EXHIBIT A

Memorandum of Understanding between Closter Marketplace (EBA), LLC and Closter Police Department

1. **Parties.** This MOU (hereinafter referred to as "MOU") is made and entered into by and between Closter Marketplace (EBA), LLC (Owner"), with an address c/o EDENS, 1221 Main Street, Suite 1000 Columbia, SC 29201 and Closter Police Department ("CPD") having an address of 295 Old Closter Dock Road, Closter, NJ 07624 .

2. **Purpose.** The purpose of this MOU is to permit CPD to view live stream feeds from the following installed base building(s) camera system operated at Closter Plaza, 19 VerValen Street, Closter, NJ 07624 (hereinafter referred to as "Property"): Closter Plaza, At no time will CPD record from any cameras on the Property.

3. **Term of MOU.** This MOU is effective upon the day and date last signed and executed by the duly authorized representatives of the parties to this MOU and the governing bodies of the parties' respective counties or municipalities, to the extent applicable, and shall remain in full force and effect, for a period of two (2) years. This MOU may be terminated, without cause, by either party upon thirty (30) days' written notice to the other, which notice shall be delivered by overnight mail or by certified mail to the addresses listed above.

4. **Responsibilities of Owner:** Owner assumes all rights and responsibilities for service, maintenance, and repair of the camera system and any of its components, and CPD will have no liability or responsibility therefor. Any disruptions to services at the Property, for any reason, will be sole responsibility of Owner.

5. **General Provisions**

A. **Amendments.** Any party may request changes to this MOU. Any changes, modifications, revisions or amendments to this MOU which are mutually agreed upon by and between the parties to this MOU shall be incorporated by written instrument, and effective when executed and signed by all parties to this MOU.

B. **Applicable Law.** The construction, interpretation and enforcement of this MOU shall be governed by the laws of the State of New Jersey. The courts of the State of New Jersey shall have jurisdiction over any action arising out of this MOU and over the parties, and the venue shall be within the Bergen County of New Jersey.

C. **Entirety of MOU.** This MOU, consisting of three (3) pages, represents the entire and integrated MOU between the parties and supersedes all prior negotiations, representations and MOUs, whether written or oral.

D. Severability. Should any portion of this MOU be judicially determined to be illegal or unenforceable, the remainder of the MOU shall continue in full force and effect, and either party may renegotiate the terms affected by the severance.

E. Sovereign Immunity. The CPD and its respective governing bodies do not waive any sovereign immunity to which any of them may be entitled by law by entering into this MOU, and each fully retains all immunities and defenses provided by law with respect to any action based on or occurring as a result of this MOU.

F Third Party Beneficiary Rights. The parties do not intend to create in any other individual or entity the status of a third-party beneficiary, and this MOU shall not be construed so as to create such status. The rights, duties and obligations contained in this MOU shall operate only between the parties to this MOU and shall inure solely to the benefit of the parties to this MOU. The provisions of this MOU are intended only to assist the parties in determining and performing their obligations under this MOU. The parties to this MOU intend and expressly agree that only parties signatory to this MOU shall have any legal or equitable right to seek to enforce this MOU, to seek any remedy arising out of a party's performance or failure to perform any term or condition of this MOU, or to bring an action for the breach of this MOU.

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IN WITNESS WHEREOF, the parties to this MOU through their duly authorized representatives have executed this MOU on the days and dates set out below, and certify that they have read, understood, and agreed to the terms and conditions of this MOU as set forth herein.

The effective date of this MOU is the date of the signature last affixed to this page.

CLOSTER MARKETPLACE (EBA), LLC,
a South Carolina limited liability company

By: Edens Limited Partnership, a Delaware
limited partnership, its sole member

By: Edens GP, LLC, a Delaware limited liability
company, its sole general partner

By: _____
Jeffrey Pransky
Sr. Vice President – Property Management

Date Signed:

Closter Police Department [Name of other Entity]

[Signature]

[Printed Name]

[Title]

Date Signed: _____

**BOROUGH OF CLOSTER
RESOLUTION #2025-069
FEBRUARY 12, 2025**

**APPROVING RELEASE OF ENGINEERING ESCROWS
174 DURIE AVENUE**

WHEREAS, all applicable Borough professionals have finalized inspections on improvements made and approve the release of bond and/or escrow funds to the depositor of monies as indicated in the attached Project Detail Inquiry.

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 depositor as indicated in the attached Project Detail Inquiry in the amount of \$25,000.00.

Account #: 2010057489

Amount: \$25,000.00

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

Adopted: February 12, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held February 12, 2025.

Mari J. Margiotta, Borough Clerk

January 27, 2025
09:11 AM

BOROUGH OF CLOSTER
Project Detail Inquiry

Page No: 1

Robert Song - 174 Durie Avenue

Project Id: 2010057489

Description: 174 DURIE AVENUE

Status: Active

Starting Date: 0

Ending Date: 01/27/25

Po Transactions: Summarized

* Transaction is included in Previous and/or Opening Balance

** Transaction is not included in Balance

En = PO Line Item First Encumbrance Date

Date	Description	Trans Amount	Balance
10/12/23	Add Acct	0.00	0.00
10/12/23	Deposit Meth: #173 Post Ref: E 1248 1	25,000.00	25,000.00
10/31/23	Municipal Interest OCTOBER INTEREST Post Ref: E 1269 1	1.51	25,000.00
11/30/23	Municipal Interest NOVEMBER INTEREST Post Ref: E 1277 20	2.05	25,000.00
12/31/23	Municipal Interest DECEMBER INTEREST Post Ref: E 1282 20	1.99	25,000.00
01/31/24	Municipal Interest JANUARY INTEREST Post Ref: E 1290 21	2.26	25,000.00
02/29/24	Municipal Interest FEBRUARY INTEREST Post Ref: E 1298 20	1.99	25,000.00
03/31/24	Municipal Interest MARCH INTEREST Post Ref: E 1307 22	1.99	25,000.00
04/30/24	Municipal Interest APRIL INTEREST Post Ref: E 1319 23	2.19	25,000.00
05/31/24	Municipal Interest MAY INTEREST Post Ref: E 1326 24	2.12	25,000.00
06/28/24	Municipal Interest JUNE INTREST Post Ref: E 1329 24	1.92	25,000.00
07/31/24	Municipal Interest JULY INTEREST Post Ref: E 1339 25	2.26	25,000.00

Date	Description	Trans Amount	Balance
08/31/24	Municipal Interest AUGUST Post Ref: E 1349 26	2.00	25,000.00
09/30/24	Municipal Interest SEPTEMBER Post Ref: E 1358 24	2.12	25,000.00
11/30/24	Municipal Interest NOVEMBER Post Ref: E 1372 23	1.99	25,000.00
12/31/24	Municipal Interest DECEMBER Post Ref: E 1373 21	18.17	25,000.00
	Mun. Interest Total:	44.56	



Rose Mitchell <rmitchell@closternj.us>

Re: Roof Leader Overflow Devices - 174 Durie Ave.

Nick DeNicola <ndenicola@boswellengineering.com>

Thu, Jan 23, 2025 at 4:28 PM

To: Joseph Scott Jezequel <sjezequel@closternj.us>

Cc: Construction Dept <construction@closternj.us>

Scott, based on our side visit, the applicant has installed the grates on the downspout overflows. Therefore, Boswell takes no exception to the release of any money deposited as a guarantee for the work to be performed. If you should have any questions, please do not hesitate to contact me. Thanks.

Sent from Nick's iPhone

On Jan 23, 2025, at 9:21 AM, Joseph Scott Jezequel <sjezequel@closternj.us> wrote:

Hi Nick,

Did you have a chance to go take a look at these items, and if so, is Mr. Song good to go as far as you are concerned? We are holding a \$25,000 bond that he is looking to get back.

Let me know , thanks.

Scott Jezequel

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

----- Forwarded message -----

From: **robert song** <rtorny@hotmail.com>

Date: Wed, Nov 27, 2024 at 11:37 AM

Subject: Roof Leader Overflow Devices - 174 Durie Ave.

To: ndenicola@boswellengineering.com <ndenicola@boswellengineering.com>

Cc: sjezequel@closternj.us <sjezequel@closternj.us>

Dear Nick,

Thank you for your patience as we worked to address the issues outlined in your letter dated May 17, 2024.

As you requested, we have successfully installed roof leader overflow devices and rodent screens on the downspouts. We believe this modification satisfies the three conditions specified in your letter.

**BOROUGH OF CLOSTER
RESOLUTION #2025-070
FEBRUARY 12, 2025**

**AWARDING A CONTRACT FOR THE CONSTRUCTION
OF THE POLE BARN BUILDINGS AT THE BOROUGH OF CLOSTER DPW**

WHEREAS, at the Public Meeting held on October 9, 2024, the Governing Body of the Borough of Closter, County of Bergen, State of New Jersey authorized a public rebidding of the Pole Barn Project at the Closter DPW pursuant to the provisions of Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.; and

WHEREAS, sealed bids were requested on January 17, 2025, through advertisement as required by New Jersey law; and

WHEREAS, three bids were received from the bidders listed on the Rebid Results letter from DMR Consultants, attached hereto as EXHIBIT A;

WHEREAS, DMR found all bids to be complete and in compliance with the Bid Requirements; and

WHEREAS, DMR has recommended that the contract for this project be awarded to the lowest responsible bidder: Dutchman Contracting LLC, 278 N. Ridge Road, Reinholds, PA 17569 for the total amount of \$1,285,168 (with Alternate 1).

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter:

1. The contract for the Pole Barn Project at the DPW is hereby awarded to Dutchman Contracting LLC in the total amount of \$1,285,168 (with Alternate 1).
2. The Borough Attorney is hereby authorized to prepare the contract and/or any other documents necessary pursuant to this award.
3. The Mayor and Clerk are hereby authorized to execute the contract and/or any other documents necessary pursuant to this award.

CERTIFICATE OF AVAILABILITY OF FUNDS

I, Francis Elenio, Chief Financial Officer of the Borough of Closter, hereby certify, pursuant to N.J.S.A. 40A:9-140.1 et seq. and NJAC 5:30.4, that the funds are available to the Borough of Closter for calendar year 2025 in accounts: C-04-19-256-002-003 (Ord. 2019:1256); C-04-22-300-000-007 (Ord. 2022:1300); C-04-24-341-001-001 (Ord. 2024-1341).

Francis Elenio, CFO

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

Adopted: February 12, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held February 12, 2025.

Mari J. Margiotta, Borough Clerk

EXHIBIT A

January 23, 2025

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

Re: Rebid Results for the
Pole Barn Buildings at DPW
Closter, New Jersey 07624

Dear Mr. Winters:

Bids were received at 11:00am on January 17, 2025 for the above referenced project at the Borough of Closter Municipal Building. A total of (3) Bids were received. The bid proposals ranged from base bid amounts of **\$1,249,168 to \$2,241,418**. The total bid amounts include a 20,000 General Allowance and a \$5,000 Testing Allowance.

Bidder	Bidder Address	Total Bid
Dutchman Contracting, LLC	278 N. Ridge Road Reinholds, PA 17569	\$ 1,249,168
ZN Construction	185 East 54 th Street Elmwood Park, NJ 07407	\$ 1,699,575
Adamo Brothers Construction, Inc.	1033 Alexander Avenue Ridgefield, New Jersey 07657	\$ 2,241,418

All bid packages appear to be complete and in compliance with the Bid Requirements.

The rebid process included four alternates to encourage further cost savings. The following chart outlines a summary of the bidders and the four alternates.

SUMMARY OF BID ALTERNATES	Dutchman Contracting, LLC	ZN Construction	Adamo Brothers Construction, Inc.
Alternate 1: Additional Equipment Concrete Pads	\$36,000.00	\$24,000.00	\$50,000.00
Alternate 2: Optional Wall & Ceiling liner panels	\$185,220.00	\$194,000.00	\$150,000.00
Alternate 3: Concrete slab by Pole Barn Manufacturer / Installer	\$(80,500.00)	\$2,000.00	\$150,000.00
Alternate 4: Manual Overhead Doors	\$(12,650.00)	\$(12,800.00)	\$(10,000.00)

Based on the bid results of the proposals received and information provided by Dutchman Contracting LLC, pending review/approval by the Borough of Closter, and acceptance of any other alternates, it is our recommendation to award the project with Alternate 1 to Dutchman Contracting LLC for a total value of **\$1,285,168**.

If you should have any questions or require additional information, please do not hesitate to contact me.

Sincerely, 
David Gagliano, AIA
Senior Construction Manager

Cc: Ms. Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION #2025-071
FEBRUARY 12, 2025**

**AUTHORIZING BIDS FOR COMPOSTING
AND RELATED SERVICES**

WHEREAS, the Borough's Contract for Composting and Related Services is expiring on April 24, 2025;
and

WHEREAS, the Governing Body desires to publicly bid this contract pursuant to Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.

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 a Request for Bids for Composting and Related Services and further authorizes the Borough Clerk to advertise for same.

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

Adopted: February 12, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held February 12, 2025.

Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION #2025-072
FEBRUARY 12, 2025**

**APPROVAL OF DWL MONMOUTH INC. V CLOSTER BOROUGH
TAX APPEAL SETTLEMENT**

WHEREAS, the taxpayers, DWL Monmouth Inc., appealed the assessments levied on Block 1607, L 3.32 and Block 1607, Lot 3.33 for the tax years 2021, 2022, 2023 and 2024; and

WHEREAS, the subject property is located at 570 Piermont Road, Units D1 & D2; and

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

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

Block 1607, L3.32

Withdraw tax years 2021 & 2024

2022 Assessed Value will be reduced from \$4,936,200 to \$4,100,000 2023 Assessed Value will be reduced from \$5,164,000 to \$4,100,000

Block 1607, L3.33

Withdraw all years under appeal

WHEREAS, Plaintiff has agreed to accept all refunds as a credit to his tax account; and

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

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

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

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

Adopted: February 12, 2025

ATTEST: APPROVED BY:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of a Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held February 12, 2025.

Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION #2025-073
FEBRUARY 12, 2025**

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

WHEREAS, the Borough of Closter, by Resolution dated October 23, 2024, Agenda No. 24-247, awarded to Green Valley Group Inc. an amended contract in the amount of \$492,137.00 (the “Amended Contract Price”) for a project known as The Ruckman Park Pickleball Improvements & 2024 Borough Road Program; and

WHEREAS, in a letter dated January 3, 2025 to James Winters, Borough Administrator, Boswell Engineering proposed an amendment to Change Order No. 1 to the contract with Green Valley Group Inc., (Exhibit A attached) which is a **decrease** in the amount of **\$39,053.77**, decreasing the contract amount from **\$487,237.00** to **\$448,183.23**, and

WHEREAS, in a letter dated January 3, 2025 to James Winters, Borough Administrator, Boswell Engineering proposed Change Order No. 1-Final dated December 18, 2024 to the contract with Green Valley Group Inc., (Exhibit A attached) and takes no exception to the **final payment** of **\$96,312.52** as outlined in Estimate No. 3Rev01-Final (attached); and

THEREFORE BE IT RESOLVED that the Mayor and Council do hereby authorize the execution by the Chief Financial Officer of the amendment to Change Order No. 1(Final) pursuant to which the Contract Price will be decreased by **\$39,053.77** from **\$487,237.00** to **\$448,183.23** (the “Amended Contract Price”).

CERTIFICATE OF AVAILABILITY OF FUNDS

I, Frank Elenio, Certified Financial Officer of the Borough of Closter, hereby certify, pursuant to N.J.S.A. 40A:9-140.1, et seq. and N.J.A.C. 5:30-5.4, the funds are available to the Borough of Closter for calendar year 2025 in account. C-04-24-330-000-001.

Dated: February 12, 2025

Frank Elenio, CFO

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

Adopted: February 12, 2025

ATTEST:

Mari J. Margiotta, Borough Clerk

APPROVED:

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 February 12, 2025.

Mari J. Margiotta, Borough Clerk

Exhibit A

**Boswell Engineering Letter: Ruckman Park Pickleball Improvements &
2024 Borough Road Program
Change Order No. 1 Final dated December 18, 2024**

VIA EMAIL AND REGULAR MAIL

January 3, 2025

Honorable Mayor and Council
Borough of Closter
295 Closter Dock Road
Closter, New Jersey 07624

Attn.: Mr. James Winters

Re: Ruckman Park Pickleball Improvements
& 2024 Borough Road Program
Borough of Closter
Bergen County, New Jersey
Our File No. CL-1491

Dear Mayor Glidden and Members of the Council:

Enclosed please find the following items as they relate to the above referenced project:

1. One (1) completed Closter voucher in the amount of \$96,312.52 for the work performed by the contractor Green Valley Group Inc.
2. One (1) Estimate Certificate No. 3Rev01-Final dated December 18, 2024.
3. One (1) Change Order No. 1-Final dated December 18, 2024 reducing the contract amount by \$39,053.77 from \$487,237.00 to \$448,183.23.
4. One (1) 2-year Maintenance Bond for the work performed by Green Valley Group Inc.

Boswell takes no exception to the payment of \$96,312.52 for work completed as outlined in Estimate No. 3Rev01-Final.

Thank you for your kind attention to this matter. Should you have any questions or require anything further, please do not hesitate to contact me.

Very truly yours,



Nick DeNicola, P.E.
Borough Engineer

ND/amg
Enclosures
cc: Green Valley Group Inc.

250102amgL-est. 3Rev01-final.docx

THE BOROUGH OF CLOSTER

BERGEN COUNTY, N.J.

TO: Green Valley Group, Inc.

ADDRESS: 180 Convent road, Nanuet, NY 10954

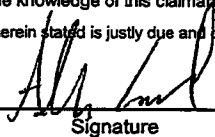
Itemize fully and sign certification before presenting for payment.

This Voucher must be returned to the Borough Treasurer, Closter, NJ

Date	ITEM	Dollars	Cents
	For work performed and material furnished in the construction of:		
	Ruckman Park Pickleball Improvements and		
	2024 Borough Road Program		
	Borough of Closter		
	Bergen County, New Jersey		
	Our File No. CL-1491		
	In accordance with Engineer's Estimate No. 3Rev01-Final		
	Dated: December 18, 2024		
	Ninety-Six Thousand Three Hundred Twelve and .12/100 Dollars		
		\$ 96,312	.52

CLAIMANT'S CERTIFICATION & DECLARATION

I do solemnly declare and certify under the penalties of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as therein stated is justly due and owing; and that the amount charged is a reasonable one. the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one.


Signature

Project Manager
Official Position

Date: 11/3/2025

OFFICER'S CERTIFICATION

I, having knowledge of the facts, certify that the materials and supplies have been received or the services rendered; said certification being based on signed delivery slips or other reasonable procedures.



Administrator

Title

Delivery slips received and checked

The above claim is approved as correct.

Date

Signature or Initials

For Finance Committee

ACCOUNT NUMBER	YEAR	ACCOUNT NAME	TOTAL

THIS VOUCHER NOT TO BE USED BY VENDORS

BOSWELL ENGINEERING
330 PHILLIPS AVENUE
SOUTH HACKENSACK, NEW JERSEY 07606
ESTIMATE CERTIFICATE

FOR WORK PERFORMED AND MATERIAL FURNISHED IN THE CONSTRUCTION OF:
RUCKMAN PARK PICKLEBALL IMPROVEMENTS AND 2024 BOROUGH ROAD PROGRAM
BOROUGH OF CLOSTER
BOROUGH OF CLOSTER
OUR FILE NO. CL-1491

Estimate Number: 3Rev01-Final

Period Ending: 12/18/2024

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

Base Contract Amount:	\$487,237.00	Total Amount Estimated:	\$448,183.23
Less Reductions:	-\$39,053.77	Less 2% Retainage:	\$0.00
Plus Increases:		Total Net Amount Estimated:	\$448,183.23
Amended Contract Amount:	\$448,183.23	Less Amount Previously Paid:	\$351,870.71
Percent Complete:	100%	Amount Due This Estimate:	\$96,312.52

Estimated By: Brenna Collins

Approved By: Scott Goodman

FOR USE BY THE BOROUGH OF CLOSTER

Verified by:


(Business Administrator)

(Project Engineer)

Audited by:

(Chief Financial Officer)

ESTIMATE CERTIFICATE
FOR WORK PERFORMED AND MATERIAL FURNISHED IN THE CONSTRUCTION OF:
RUCKMAN PARK PICKLEBALL IMPROVEMENTS AND 2024 BOROUGH ROAD PROGRAM
BOROUGH OF CLOSTER
BOROUGH OF CLOSTER
OUR FILE NO. CL-1491

Estimate Number: 3Rev01-Final

ITEM	DESCRIPTION	UNIT	UNIT PRICE	ORIGINAL CONTRACT QUANTITY	AMENDED CONTRACT QUANTITY	QUANTITY PREV. ALLOWED	QUANTITY ALLOWED THIS ESTIMATE	QUANTITY ALLOWED TO DATE	TOTAL AMT. ALLOWED TO DATE	AMOUNT DUE THIS ESTIMATE
BASE BID 1 - RUCKMAN PARK PICKLEBALL IMPROVEMENTS										
1	Silt Fence	LF	\$ 5.00	500		500.00	0.00	500.00	\$2,500.00	\$0.00
2	Inlet Filter, Type 1	SF	\$ 100.00	25		25.00	0.00	25.00	\$2,500.00	\$0.00
3	Construction Driveway	TON	\$ 100.00	20		20.00	0.00	20.00	\$2,000.00	\$0.00
4	Asphalt Price Adjustment	Dollar	\$ 200.00	1		0.00	0.00	0.00	\$0.00	\$0.00
5	Fuel Price Adjustment	Dollar	\$ 100.00	1		0.00	0.00	0.00	\$0.00	\$0.00
6	Clearing Site	LS	\$ 140,000.00	1		1.00	0.00	1.00	\$140,000.00	\$0.00
7	Excavation, Unclassified	CY	\$ 15.00	200		200.00	0.00	200.00	\$3,000.00	\$0.00
8	Removal of Pavement	SY	\$ 18.00	1,300		1,300.00	0.00	1,300.00	\$23,400.00	\$0.00
9	Tack Coat	Gallon	\$ 8.00	150		150.00	0.00	150.00	\$1,200.00	\$0.00
10	Soil Reinforcing Geotextile Fabric	SY	\$ 3.00	800		800.00	0.00	800.00	\$2,400.00	\$0.00
11	Dense-Graded Aggregate Base Course, 8" Thick	SY	\$ 20.00	800		800.00	0.00	800.00	\$16,000.00	\$0.00
12	Hot Mix Asphalt 19M64 Base Course	TON	\$ 120.00	250		188.10	0.00	188.10	\$22,572.00	\$0.00
13	Hot Mix Asphalt 9.5M64 Surface Course	TON	\$ 125.00	150		110.15	0.00	110.15	\$13,768.75	\$0.00
14	Hot Mix Asphalt Sidewalk, 7" Thick	SY	\$ 30.00	500		500.00	0.00	500.00	\$15,000.00	\$0.00
15	8" High Density Polyethylene Pipe	LF	\$ 45.00	130		130.00	0.00	130.00	\$5,850.00	\$0.00
16	6" Perforated High Density Polyethylene Pipe	LF	\$ 30.00	350		350.00	0.00	350.00	\$10,500.00	\$0.00
17	8" Polyvinyl Chloride Pipe	LF	\$ 45.00	50		50.00	0.00	50.00	\$2,250.00	\$0.00
18	Manhole, 4' Diameter	UNIT	\$ 10,000.00	1		1.00	0.00	1.00	\$10,000.00	\$0.00
19	Underdrain Cleanout	UNIT	\$ 1,000.00	2		2.00	0.00	2.00	\$2,000.00	\$0.00
20	Chain-Link Fence, PVC Coated Steel, 6' High	LF	\$ 75.00	210		105.00	105.00	210.00	\$15,750.00	\$7,875.00
21	Concrete Edge Curb	LF	\$ 60.00	350		322.00	15.00	337.00	\$20,220.00	\$900.00
22	Acrylic Surface and Line Striping	SY	\$ 20.00	800		0.00	800.00	800.00	\$16,000.00	\$16,000.00
23	Pickleball Net and Posts	UNIT	\$ 8,000.00	3		2.50	0.50	3.00	\$24,000.00	\$4,000.00
24	Borrow Topsoil	CY	\$ 35.00	100		100.00	0.00	100.00	\$3,500.00	\$0.00
25	Topsoil Spreading, 5" Thick	SY	\$ 3.00	700		700.00	0.00	700.00	\$2,100.00	\$0.00
26	Sodding	SY	\$ 10.00	500		500.00	0.00	500.00	\$5,000.00	\$0.00
27	Fertilizing and Seeding, Type A-3	SY	\$ 1.00	200		200.00	0.00	200.00	\$200.00	\$0.00
28	Straw Mulching	SY	\$ 1.00	200		200.00	0.00	200.00	\$200.00	\$0.00
S-3	Fuel Price Adjustment	L.S.	\$ (120.95)		1	0.00	1.00	1.00	-\$120.95	(\$120.95)
S-4	Asphalt Price Adjustment	L.S.	\$ (208.82)		1	0.00	1.00	1.00	-\$208.82	(\$208.82)
TOTAL BASE BID 1 - RUCKMAN PARK PICKLEBALL IMPROVEMENTS									\$361,580.98	\$28,445.23
BASE BID 2 - 2024 BOROUGH ROAD PROGRAM										
29	Breakaway Barricade	UNIT	\$ 10.00	20		0.00	20.00	20.00	\$200.00	\$200.00
30	Drum	UNIT	\$ 10.00	35		0.00	35.00	35.00	\$350.00	\$350.00
31	Traffic Cone	UNIT	\$ 5.00	50		0.00	50.00	50.00	\$250.00	\$250.00
32	Construction Signs	S.F.	\$ 10.00	200		0.00	200.00	200.00	\$2,000.00	\$2,000.00
33	Excavation, Test Pit	CY	\$ 1,000.00	5		0.00	5.00	5.00	\$5,000.00	\$5,000.00

ESTIMATE CERTIFICATE
FOR WORK PERFORMED AND MATERIAL FURNISHED IN THE CONSTRUCTION OF:
RUCKMAN PARK PICKLEBALL IMPROVEMENTS AND 2024 BOROUGH ROAD PROGRAM
BOROUGH OF CLOSTER
BOROUGH OF CLOSTER
OUR FILE NO. CL-1491

Estimate Number: 3Rev01-Final

34	12" Ductile Iron Sewer Pipe	L.F.	\$ 210.00	160		64.8381	95.1619	160.00	\$33,600.00	\$19,984.00
35	Inlet, Type A	UNIT	\$ 6,000.00	1		0.00	1.00	1.00	\$6,000.00	\$6,000.00
36	Concrete Sidewalk, 4" Thick	SY	\$ 120.00	30		0.00	44.00	44.00	\$5,280.00	\$5,280.00
37	Detectable Warning Surface	SY	\$ 140.00	2		0.00	0.90	0.90	\$126.00	\$126.00
38	9" x 18" Concrete Vertical Curb	LF	\$ 85.00	55		0.00	40.00	40.00	\$3,400.00	\$3,400.00
39	Traffic Markings Lines, 4"	LF	\$ 3.00	3,000		0.00	0.00	0.00	\$0.00	\$0.00
40	Traffic Markings Lines, 6"	LF	\$ 4.00	1,815		0.00	0.00	0.00	\$0.00	\$0.00
41	Traffic Markings Lines, 12"	LF	\$ 10.00	450		0.00	0.00	0.00	\$0.00	\$0.00
42	Traffic Markings Symbols	SF	\$ 12.00	900		0.00	0.00	0.00	\$0.00	\$0.00
43	Borrow Topsoil	CY	\$ 100.00	5		0.00	5.00	5.00	\$500.00	\$500.00
44	Topsoil Spreading, 5" Thick	SY	\$ 10.00	25		0.00	25.00	25.00	\$250.00	\$250.00
45	Fertilizing and Seeding, Type A-3	SY	\$ 10.00	25		0.00	25.00	25.00	\$250.00	\$250.00
46	Straw Mulching	SY	\$ 10.00	25		0.00	25.00	25.00	\$250.00	\$250.00
47	Sodding	SY	\$ 20.00	20		0.00	20.00	20.00	\$400.00	\$400.00
S-1	Removable Bollard	L.S.	\$ 1,680.00		1	0.00	1.00	1.00	\$1,680.00	\$1,680.00
S-2	Remove Shrubs and install Fence	L.S.	\$ 4,900.00		1	0.00	1.00	1.00	\$4,900.00	\$4,900.00
TOTAL BASE BID 2 - 2024 BOROUGH ROAD PROGRAM									\$64,436.00	\$50,820.00
ALTERNATE BID A - 2024 BOROUGH ROAD PROGRAM										
36A	Concrete Sidewalk, 4" Thick	SY	\$ 350.00	12		8.00	2.4750	10.48	\$3,666.25	\$866.25
43A	Borrow Topsoil	CY	\$ 100.00	2		2.00	0.00	2.00	\$200.00	\$0.00
44A	Topsoil Spreading, 5" Thick	SY	\$ 10.00	10		10.00	0.00	10.00	\$100.00	\$0.00
45A	Fertilizing and Seeding, Type A-3	SY	\$ 10.00	10		10.00	0.00	10.00	\$100.00	\$0.00
46A	Straw Mulching	SY	\$ 10.00	10		10.00	0.00	10.00	\$100.00	\$0.00
48A	Handrail	LF	\$ 200.00	45		0.00	45.00	45.00	\$9,000.00	\$9,000.00
49A	9" x 24" Concrete Vertical Curb	LF	\$ 200.00	45		45.00	0.00	45.00	\$9,000.00	\$0.00
TOTAL ALTERNATE BID A - 2024 BOROUGH ROAD PROGRAM									\$22,166.25	\$9,866.25
TOTAL BASE BID 1, BASE BID 2 and ALTERNATE BID A									\$448,183.23	\$89,131.48

CHANGE ORDER

Change Order No. 1-Final
Date: 12/18/2024
Job No.: CL-1491

Green Valley Group, Inc.
CONTRACTOR

Ruckman Park Pickleball Improvements and
2024 Brough Road Program
PROJECT

180 Convent Road, Nanuet, NY 10954
ADDRESS

Borough of Closter, Bergen County NJ
OWNER/COUNTY

Gentlemen:

In accordance with the provisions of the specifications for the above project, you are hereby advised of the following changes in the contract quantities or in the case of Supplementary work, you agree to its performance by your firm at the prices stated.

Location of Proposed Change:

Within Project Limits

Nature and Reason of Change:

Reflects As-Built Quantities

ITEM NO.	ITEM	PAY UNIT	QUANTITY (+/-)	UNIT PRICE	TOTAL
BASE BID 1 - RUCKMAN PARK PICKLEBALL IMPROVEMENTS					
4	Asphalt Price Adjustment	Dollar	-1	\$200.00	-\$200.00
5	Fuel Price Adjustment	Dollar	-1	\$100.00	-\$100.00
12	Hot Mix Asphalt 19M64 Base Course	TON	-61.9	\$120.00	-\$7,428.00
13	Hot Mix Asphalt 9.5M64 Surface Course	TON	-39.85	\$125.00	-\$4,981.25
21	Concrete Edge Curb	LF	-13	\$60.00	-\$780.00
S-3	Fuel Price Adjustment	L.S.	1	-\$120.95	-\$120.95
S-4	Asphalt Price Adjustment	L.S.	1	-\$208.82	-\$208.82
BASE BID 2 - 2024 BOROUGH ROAD PROGRAM					
36	Concrete Sidewalk, 4" Thick	SY	14	\$120.00	\$1,680.00
37	Detectable Warning Surface	SY	-0.9	\$140.00	-\$126.00
38	9" x 18" Concrete Vertical Curb	LF	-15	\$85.00	-\$1,275.00
39	Traffic Markings Lines, 4"	LF	-3000	\$3.00	-\$9,000.00
40	Traffic Markings Lines, 6"	LF	-1815	\$4.00	-\$7,260.00
41	Traffic Markings Lines, 12"	LF	-450	\$10.00	-\$4,500.00
42	Traffic Markings Symbols	SF	-900	\$12.00	-\$10,800.00

ITEM NO.	ITEM	PAY UNIT	QUANTITY (+/-)	UNIT PRICE	TOTAL
S-1	Removable Bollard	L.S.	1	\$1,680.00	\$1,680.00
S-2	Remove Shrubs and Install Fence	L.S.	1	\$4,900.00	\$4,900.00
ALTERNATE BID A - 2024 BOROUGH ROAD PROGRAM					
36A	Concrete Sidewalk, 4" Thick	SY	-1.525	\$350.00	-\$533.75

Amount of Original Contract	\$487,237.00	Supplemental	\$6,250.23
Change Order No. 1	(\$39,053.77)	Extra	\$1,680.00
Adjusted Contract Amount	\$448,183.23	Reduction	-\$46,984.00
Change in Contract	-8.02%	Net Amount	(\$39,053.77)

Recommended for Approval *Mr. David Nichols*
BOSWELL ENGINEERING

Approved *[Signature]*
OWNER

Accepted *Alfred*
CONTRACTOR

12/27/24
DATE

1/7/25
DATE

12/19/2024
DATE



**BOROUGH OF CLOSTER
RESOLUTION #2025-074
FEBRUARY 12, 2025**

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	1,594,849.06
County Open Space Tax	71,745.33
Northern Valley High School	1,784,395.50
Closter Board of Education	\$ 1,969,180.00
2024 Budget Appropriations	\$ 308,778.22
2025 Budget Appropriations – Operating Expenses	\$ 387,854.96
Payroll 01/15/2025	\$ 315,739.07
Payroll 01/30/2025	\$ 381,922.98
Current Treasury Account January 1, 2025 to February 12, 2025	\$ 6,814,465.12

Capital and Trust	Amount
Capital	\$ 162,294.28
Escrow Trust	\$ 17,023.35
Recreation	\$ 31,154.67
Animal	\$ 390.80
Housing Trust	\$ 882.83
Food Locker	\$ 0.00
Open Space	\$ 0.00
HRA Insurance	\$ 0.00

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

Adopted: February 12, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held February 12, 2025.

Mari J. Margiotta, Borough Clerk

CHIEF FINANCIAL OFFICER'S CERTIFICATION OF AVAILABILITY OF FUNDS

Borough of Closter Council

As the Chief Financial Officer of the Borough of Closter, responsible for the maintenance of the financial records of the Municipality, I hereby certify that adequate funds have been appropriated. All funds are available for the aforementioned purpose and that payment of perspective contract price will be charged against and not to exceed the amount appropriated in the:

Closter Board of Education			\$ 1,969,180.00
Northern Valley Regional H.S.			\$ 1,784,395.50
Bergen County Tax			\$ 1,594,849.06
Bergen County Open Space			\$ 71,745.33
2024 Budget Appropriations -	Operating		\$ 308,778.22
2025 Budget Appropriations -	Operating		\$ 387,854.96
Payroll	1/15/2025		\$ 315,739.07
Payroll	1/30/2025		\$ 381,922.98

Total Current Treasury			<u>\$ 6,814,465.12</u>
Capital			\$ 162,294.28
Escrow Trust Account			\$ 17,023.35
Recreation			\$ 31,154.67
Housing Trust			\$ 882.83
Animal Account			\$ 390.80
Open Space			\$ -
Community Development Block Grant			\$ -
Food Locker			\$ -
HRA Insurance Plan			\$ -

Francis Elenio
Chief Finance Officer
Borough of Closter
Dated:2/12/2025

Range of Checking Accts: 01CURRENT to 13TRUST Range of Check Dates: 01/01/25 to 02/12/25
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
01CURRENT		CURRENT TREASURY ACCOUNT		
21758	01/28/25	ACTIO015 ACTION DATA SERVICES INC.	225.00	7770
21759	01/28/25	STAND000 STANDARD INSURANCE COMPANY	3,075.66	7770
21760	01/28/25	ALANN000 BERGEN COUNTY MUNICIPAL JIF	251,002.00	7772
21761	01/28/25	CLOST070 CLOSTER PUBLIC LIBRARY	86,219.16	7772
21762	01/28/25	COUNT010 COUNTY OF BERGEN	1,594,849.06	7772
21763	01/28/25	COUNT020 COUNTY OPEN SPACE TRUST FUND	71,745.33	7772
21764	01/29/25	CABLE000 OPTIMUM	75.00	7775
21765	01/29/25	CONST015 CONSTELLATION NEW ENERGY NJ	2,363.79	7775
21766	01/29/25	DELAG000 DE LAGE LANDEN FINANCIAL SVC.	604.00	7775
21767	01/29/25	DETEC005 DETECTIVE BUREAU/PETTY CASH	100.00	7775
21768	01/29/25	GRANI005 GRANITE TELECOMMUNICATIONS LLC	1,057.65	7775
21769	01/29/25	JBUC000 CHIEF JAMES BUCCOLA	150.00	7775
21770	01/29/25	NRGBU005 NRG BUSINESS MARKETING	6,303.91	7775
21771	01/29/25	ROCKL015 ROCKLAND ELECTRIC COMPANY	5,207.49	7775
21772	01/29/25	UNITE020 VEOLIA WATER NEW JERSEY	14,330.70	7775
21773	01/29/25	VERIZ005 VERIZON	516.00	7775
21774	01/29/25	VERIZ020 VERIZON WIRELESS	1,498.42	7775
21775	01/30/25	TRUST000 TRUST ESCROW FUND	44,254.28	7782
21776	02/12/25	AAAEM000 AAA EMERGENCY SUPPLY CO INC.	1,620.00	7788
21777	02/12/25	ACTIO015 ACTION DATA SERVICES INC.	998.86	7788
21778	02/12/25	AIRGA000 AIRGAS USA, LLC	1,661.58	7788
21779	02/12/25	AKEQU005 A & K EQUIPMENT CO INC	1,449.29	7788
21780	02/12/25	ALDOG000 ALDO GUERINO	3,729.36	7788
21781	02/12/25	ALFON000 ALFONSO DIASPARRA	438.96	7788
21782	02/12/25	ALLSE005 ALL SEASON CLEANING LLC	802.00	7788
21783	02/12/25	ALPHO000 ALPHONSO H. YOUNG JR.	3,840.92	7788
21784	02/12/25	AMAZ001 AMAZON BUSINESS	583.57	7788
21785	02/12/25	AMERI000 AMERICAN HOSE AND HYDRAULICS	51.10	7788
21786	02/12/25	AMERI002 AMERICAN COMPRESSED GASES, INC	6,095.00	7788
21787	02/12/25	AMERI018 AMERICAN PAPER TOWEL CO., LLC	2,756.65	7788
21788	02/12/25	AMGRA000 AM GRAPHICS CO., INC.	2,260.00	7788
21789	02/12/25	ANDRE010 ANDREW ORLICH	2,874.70	7788
21790	02/12/25	APPR000 APPRAISAL SYSTEMS, INC.	6,250.00	7788
21791	02/12/25	ARCTI005 ARCTIC FALLS SPRING WATER INC.	95.25	7788
21792	02/12/25	ASCAP005 AMERICAN SOCIETY OF COMPOSERS,	434.00	7788
21793	02/12/25	ASSOC010 ASSOCIATION OF NJ RECYCLERS	210.00	7788
21794	02/12/25	AUTOM000 AUTOMOTIVE BRAKE COMPANY	3,817.02	7788
21795	02/12/25	BCLEA000 B.C. LEAGUE OF MUNICIPALITIES	150.00	7788
21796	02/12/25	BCMAA000 BCMAA-ROSEMARIE LASCARI	40.00	7788
21797	02/12/25	BEATT000 BEATTIE PADOVANO, LLC	3,817.50	7788
21798	02/12/25	BERGE000 BERGEN CNTY DEPT OF HEALTH SVS	200.00	7788
21799	02/12/25	BERGE010 BERGEN COUNTY FIRE PREVENTION	200.00	7788
21800	02/12/25	BONNI000 BONNIE SWITZER	438.96	7788
21801	02/12/25	BOROU000 BOROUGH CLERK / PETTY CASH	150.00	7788
21802	02/12/25	BOROU081 BOROUGH OF HAWORTH	939.15	7788
21803	02/12/25	CAROL010 CAROLE DACEY	438.96	7788
21804	02/12/25	CHAMP005 CHAMPION ELEVATOR CORPORATION	664.97	7788
21805	02/12/25	CHAUM005 CHAUMONT MOTORS LLC	799.83	7788
21806	02/12/25	CHIEF000 DAVID BERRIAN	990.88	7788

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
01	CURRENT	CURRENT TREASURY ACCOUNT	Continued	
21807	02/12/25	CHRIS005 CHRISTMAS SPECTACULAR, INC	3,751.00	7788
21808	02/12/25	CHRIS033 CHRISTOPHER DIPPOLITO	6,650.80	7788
21809	02/12/25	CLIFF000 CLIFFSIDE BODY CORPORATION	2,626.34	7788
21810	02/12/25	CSXTR000 CSX TRANSPORTATION	198.00	7788
21811	02/12/25	CUSTO001 CUSTOM BANDAG INC	8,299.84	7788
21812	02/12/25	DAVID050 DAVID HOLLENDER	1,355.38	7788
21813	02/12/25	DENNI005 DENNIS KAINE	5,839.36	7788
21814	02/12/25	DEUNI000 D & E UNIFORMS LLC	577.00	7788
21815	02/12/25	DONAL010 DONALD NICOLETTI	6,650.80	7788
21816	02/12/25	DONDE000 DONN DEEGAN	1,355.38	7788
21817	02/12/25	DONOV000 DONOVAN BLADES	969.74	7788
21818	02/12/25	DOROT000 DOROTHY WOODS	396.56	7788
21819	02/12/25	DOROT001 DOROTHY WOODS	4,240.00	7788
21820	02/12/25	ERIKL005 ERIK LENANDER	561.00	7788
21821	02/12/25	FECH010 F & E CHECK PROTECTOR SALES CO	400.00	7788
21822	02/12/25	GABRI005 GABRIELLI KENWORTH OF	1,135.00	7788
21823	02/12/25	GABRI006 GABRIELLI KENWORTH OF NO NJ	99.79	7788
21824	02/12/25	GRAIN000 GRAINGER	1,912.53	7788
21825	02/12/25	HUNTI000 HUNTINGTON BAILEY, L.L.P.	32,449.06	7788
21826	02/12/25	INTER010 INTERBOROUGH RADIO	28,007.75	7788
21827	02/12/25	INTER065 INTERSTATE WASTE SERVICES OF	33,414.89	7788
21828	02/12/25	JAMES000 JAMES B. WINTERS	5,839.36	7788
21829	02/12/25	JAMES035 JAMES GORDON	690.48	7788
21830	02/12/25	JAMES080 JAMES G. GABETTIE	438.96	7788
21831	02/12/25	JBLOC000 J & B LOCK & ALARM, INC.	2,485.00	7788
21832	02/12/25	JEROM000 JEROME IKALOWYCH	4,023.88	7788
21833	02/12/25	JESCO000 JESCO INC.	831.61	7788
21834	02/12/25	JINBA000 JIN BAE	50.00	7788
21835	02/12/25	JOHNM000 JOHN MC TIGUE	6,650.80	7788
21836	02/12/25	JOSEP020 JOSEPH CORVELLI	1,301.78	7788
21837	02/12/25	JOSEP065 JOSEPH YAMMARINO	338.89	7788
21838	02/12/25	KEVIN000 KEVIN M. DOERR	3,840.92	7788
21839	02/12/25	KUIKE000 KUIKEN BROTHERS COMPANY, INC.	328.81	7788
21840	02/12/25	LACAL005 LACAL EQUIPMENT, INC.	3,931.48	7788
21841	02/12/25	LANGU000 LANGUAGE LINE SERVICES, INC.	218.42	7788
21842	02/12/25	LITON005 LI-TONG CHIANG	438.96	7788
21843	02/12/25	LORET000 LORETTA CASTANO	438.96	7788
21844	02/12/25	LOWES000 LOWE'S	605.69	7788
21845	02/12/25	LUISR005 LUIS RUIZ	5,839.36	7788
21846	02/12/25	MATTH005 MATTHEW THORNHILL	2,688.92	7788
21847	02/12/25	MCAA000 MCAA OF NJ C/O KAREN GOMEZ	100.00	7788
21848	02/12/25	MGLPR000 MGL PRINTING SOLUTIONS	98.00	7788
21849	02/12/25	MICHA026 MICHAEL DILUZIO	438.96	7788
21850	02/12/25	MITCH015 MITCHELL 1	2,900.00	7788
21851	02/12/25	MOMAR005 MOMAR INCORPORATED	1,147.68	7788
21852	02/12/25	NATIM000 NATIONAL MAINTENANCE SERVICE	1,770.00	7788
21853	02/12/25	NEWJE027 NEW JERSEY MOTOR VEHICLE	150.00	7788
21854	02/12/25	NJDCA000 NJ DEPT. OF COMMUNITY AFFAIRS	3,788.00	7788
21855	02/12/25	NJLEA000 NJ LEAGUE OF MUNICIPALITIES	787.00	7788
21856	02/12/25	NJSHA005 NJ SHADE TREE FEDERATION	250.00	7788
21857	02/12/25	NONNA000 NONNA CLEMENTINA'S DELI	166.35	7788
21858	02/12/25	NORTH010 NORTH JERSEY MEDIA GROUP	28.60	7788

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
01	CURRENT	CURRENT TREASURY ACCOUNT	Continued		
21859	02/12/25	NWFIN005 NW FINANCIAL GROUP, LLC	410.00		7788
21860	02/12/25	ONTIM005 ON TIME SUPPLY	1,100.00		7788
21861	02/12/25	PARTS003 PARTS AUTHORITY, INC.	143.82		7788
21862	02/12/25	PESH-000 PESH-E-LECTRIC, INC.	1,650.00		7788
21863	02/12/25	PGAUT006 P & G AUTO INC.	1,514.41		7788
21864	02/12/25	QUALI005 QUALITY COOLING CORP.	450.00		7788
21865	02/12/25	RACHL000 RACHLES/MICHELE'S OIL CO., INC	8,652.86		7788
21866	02/12/25	RICHA040 RICHARD D'AMICO	1,355.38		7788
21867	02/12/25	RONAL010 RONALD GAFFNEY	337.90		7788
21868	02/12/25	RUGGE000 SMITTY'S PRODUCTIONS INC	404.94		7788
21869	02/12/25	SCOTT030 SCOTT GRAPHICS PRINTING CO INC	40.00		7788
21870	02/12/25	SIEGE005 SIEGEL DISTRIBUTING CO. INC.	332.22		7788
21871	02/12/25	STORR000 STORR TRACTOR COMPANY	1,834.67		7788
21872	02/12/25	SUPER015 SUPERIOR DISTRIBUTORS CO.,INC.	696.60		7788
21873	02/12/25	TCTA0000 TCTA OF BERGEN COUNTY	75.00		7788
21874	02/12/25	TCTA0010 TCTA OF NEW JERSEY	100.00		7788
21875	02/12/25	THEHO008 THE HOME DEPOT PRO	1,375.64		7788
21876	02/12/25	THEST000 NJ ADVANCE MEDIA	147.74		7788
21877	02/12/25	THOMA025 THOMAS MCNAMARA	438.96		7788
21878	02/12/25	THOMA065 THOMAS BRUECK	6,650.80		7788
21879	02/12/25	TIMOTH00 TIMOTHY CONWAY	2,294.38		7788
21880	02/12/25	TRI-C005 TRI-COUNTY TERMITE & PEST	50.00		7788
21881	02/12/25	VALLE015 VALLEY PHYSICIAN SERVICES, PC	306.00		7788
21882	02/12/25	VANDI000 VANDINE MOTORS INC.	3,883.92		7788
21883	02/12/25	VERIZ005 VERIZON	288.00		7788
21884	02/12/25	WILLI035 WILLIAM DAHLE	100.00		7788
21885	02/12/25	WILLI040 WILLIAM HOWARD	2,483.78		7788
21886	02/12/25	YPERS005 Y-PERS, INC.	237.50		7788
Checking Account Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	129	0	2,363,227.57	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	129	0	2,363,227.57	0.00
03	HRA-MANUAL	HRA INSURANCE PLAN MANUAL			
501310	02/04/25	HRA00000 HRA INSURANCE ACCOUNT	8,244.79		7787
Checking Account Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	1	0	8,244.79	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	1	0	8,244.79	0.00
04	CAPITAL	CAPITAL ACCOUNT			
1593	01/30/25	CAPIT000 CAPITAL CHECKING	190.47		7779
Checking Account Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	1	0	190.47	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	1	0	190.47	0.00
04	CAPITAL-V	CAPITAL-VALLEY			
17	02/12/25	BOSWE000 BOSWELL ENGINEERING, INC.	10,287.00		7789

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
04	CAPITAL-V	CAPITAL-VALLEY	Continued		
18	02/12/25	CAPIT000 CAPITAL CHECKING	0.12		7789
19	02/12/25	DMRAR023 DMR ARCHITECTS P.C.	8,000.00		7789
20	02/12/25	GARGU005 GARGUILO INC.	2,300.00		7789
21	02/12/25	LERCH000 LERCH, VINCI & BLISS, LLP	225.00		7789
22	02/12/25	TRWEN005 T.R. WENIGER, INC.	141,291.69		7789
Checking Account Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
		Checks: 6	0	162,103.81	0.00
		Direct Deposit: 0	0	0.00	0.00
		Total: 6	0	162,103.81	0.00
12	AFF HOUS	AFFORDABLE HOUSING			
4	02/12/25	BOSWE000 BOSWELL ENGINEERING, INC.	407.75		7790
5	02/12/25	LERCH000 LERCH, VINCI & BLISS, LLP	475.00		7790
Checking Account Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
		Checks: 2	0	882.75	0.00
		Direct Deposit: 0	0	0.00	0.00
		Total: 2	0	882.75	0.00
12	COAH ACCOUNT	COAH ACCOUNT CITIZENS			
132	01/30/25	COAHA005 COAH ACCOUNT	0.08		7780
Checking Account Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
		Checks: 1	0	0.08	0.00
		Direct Deposit: 0	0	0.00	0.00
		Total: 1	0	0.08	0.00
13	DEV ESCROW	ESCROW MUNIDEX CHECKING 1			
1723	02/12/25	BOSWE000 BOSWELL ENGINEERING, INC.	233.00		7793
Checking Account Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
		Checks: 1	0	233.00	0.00
		Direct Deposit: 0	0	0.00	0.00
		Total: 1	0	233.00	0.00
13	DEV ESCROW 2	ESCROW EDMUNDS CHECKING 2			
3615	01/30/25	CURRE000 CURRENT TREASURY FUND	1,096.81		7783
3616	02/12/25	BEATT000 BEATTIE PADOVANO, LLC	1,045.00		7794
3617	02/12/25	BOSWE000 BOSWELL ENGINEERING, INC.	0.00	02/12/25 VOID	0
3618	02/12/25	BOSWE000 BOSWELL ENGINEERING, INC.	6,403.09		7794
3619	02/12/25	ERIKA005 ERIKA SRINIVASAN	650.00		7794
3620	02/12/25	VERIC005 VERICON CONSTRUCTION COMPANY	7,595.45		7794
Checking Account Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
		Checks: 5	1	16,790.35	0.00
		Direct Deposit: 0	0	0.00	0.00
		Total: 5	1	16,790.35	0.00

Check #	Check Date	Vendor			Amount Paid	Reconciled/Void	Ref Num
13 DEV ESCROW 2 ESCROW EDMUNDS CHECKING 2 Continued							
Report Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>	
		Checks:	146	1	2,551,672.82	0.00	
	Direct	Deposit:	0	0	0.00	0.00	
		Total:	146	1	2,551,672.82	0.00	

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	4-01	308,778.22	0.00	0.00	308,778.22
CURRENT FUND	5-01	2,054,449.35	0.00	0.00	2,054,449.35
GENERAL CAPITAL FUND	C-04	162,294.28	0.00	0.00	162,294.28
HRA INSURANCE PLAN	T-03	8,244.79	0.00	0.00	8,244.79
HOUSING TRUST FUND	T-12	882.83	0.00	0.00	882.83
Year Total:		9,127.62	0.00	0.00	9,127.62
Total of All Funds:		2,534,649.47	0.00	0.00	2,534,649.47

Project Description	Project No.	Project Total
19 VER VALEN ST	030-690102	233.00
40 CHESTNUT AVE	2010038699	395.00
53 TAILLON TERRACE	2010047682	678.00
19 VER VALEN ST	2010055230	7,595.45
116 CEDAR LANE	2010057015	127.22
369 CLOSTER DOCK RD	2010057073	23.81
472 HIGH STREET	2010057388	476.72
728 CLOSTER DOCK ROAD	2010057466	600.00
19 WILSON PLACE	2010057523	720.44
42 HARVEY STREET	2010057530	127.22
728 CLOSTER DOCK ROAD	2010057532	600.00
43 CEDAR LANE	2010057535	650.00
59 HICKORY LANE	2010057536	476.72
11 COLUMBUS AVE.	2010057550	496.15
75 SUSAN DRIVE	2010057564	360.22
136 OAKLAND AVENUE	2010057566	82.50
11 HOMANS AVE	2010057570	55.00
47 TRAUTWEIN CRESCENT	2010057583	476.72
CLOSTER COMMONS D1	2010057585	349.50
CLOSTER COMMONS D1	2010057586	330.00
44 HALSEY LANE	2010057588	58.25
543 CLOSTER DOCK RD	2010057592	58.25
18 WILLIAM STREET	2010057593	58.25
14 GOODWIN COURT	2010057596	220.00
10 CLARKE STREET	2010057598	357.50
61 SHERMAN AVENUE	2010057600	368.93
44 HALSEY LANE	2010057601	349.50

Project Description	Project No.	Project Total
120 HICKORY LANE	2010057605	349.50
80 TAYLOR DRIVE	2010057608	349.50
Total of All Projects:		<u>17,023.35</u>

Range of Checking Accts: 14RECREATION to 15ANIMALCONTROL Range of Check Dates: 01/01/25 to 02/12/25
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
14RECREATION		SPECIAL RECREATION ACCOUNT			
1027	02/12/25	BOROU115 BOROUGH OF EMERSON	450.00		7791
1028	02/12/25	BRAND015 BRANDON GARCIA	7,000.00		7791
1029	02/12/25	CLOST010 CLOSTER BOARD OF EDUCATION	2,144.00		7791
1030	02/12/25	DAVID145 DAVID JOHNSON	540.00		7791
1031	02/12/25	GAMET010 GAMETIME UNIVERSITY LLC	9,000.00		7791
1032	02/12/25	HAWOR001 HAWORTH BOARD OF EDUCATION	385.00		7791
1033	02/12/25	JOHNS030 JOHN STODNICK	240.00		7791
1034	02/12/25	MATAD005 MATADOR TOURS INC.	4,250.00		7791
1035	02/12/25	MINUT005 MINUTEMAN PRESS	438.67		7791
1036	02/12/25	SANTO005 SANTOS BASEBALL ENTERPRISE LLC	5,700.00		7791
1037	02/12/25	SPORT010 SPORTS TIME, INC.	720.00		7791
1038	02/12/25	VERON005 VERONICA SPORTS LLC	287.00		7791

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	12	0	31,154.67	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	12	0	31,154.67	0.00

15ANIMAL MANUAL	ANIMAL ACCOUNT MANUAL			
502041	02/04/25	CURRE000 CURRENT TREASURY FUND	20.00	7786

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	1	0	20.00	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	20.00	0.00

15ANIMALCONTROL	ANIMAL ACCOUNT			
303	02/12/25	NJDEP000 NJ DEPARTMENT OF HEALTH	370.80	7792

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	1	0	370.80	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	370.80	0.00

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	14	0	31,545.47	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	14	0	31,545.47	0.00

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
RECREATION TRUST	T-14	31,154.67	0.00	0.00	31,154.67
DOG TRUST	T-15	390.80	0.00	0.00	390.80
Total of All Funds:		31,545.47	0.00	0.00	31,545.47

**BOROUGH OF CLOSTER
RESOLUTION #2025-075
FEBRUARY 12, 2025**

**APPROVAL OF 2025 TOWING LICENSE
DEMAURO TOWING, INC.**

WHEREAS, DeMauro Towing, Inc. has applied to the Closter Police Department for a license to tow within the Borough of Closter; and

WHEREAS, a review by the Closter Police Department into the qualifications and merits of the applicant and its drivers was conducted and has uncovered no reason to disqualify the applicant.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter that the Chief of Police and the Borough Clerk be and is hereby authorized to issue a license to DeMauro Towing, Inc. of Bergenfield, New Jersey, to tow within the Borough of Closter for the year 2025.

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

Adopted: February 12, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held February 12, 2025.

Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION #2025-076
FEBRUARY 12, 2025**

**APPROVAL OF 2025 TOWING LICENSE
D.T.R. TOWING**

WHEREAS, D.T.R Towing has applied to the Closter Police Department for a license to tow within the Borough of Closter; and

WHEREAS, a review by the Closter Police Department into the qualifications and merits of the applicant and its drivers was conducted and has uncovered no reason to disqualify the applicant.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter that the Chief of Police and the Borough Clerk be and is hereby authorized to issue a license to D.T.R. Towing of Closter, New Jersey, to tow within the Borough of Closter for the year 2025.

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

Adopted: February 12, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held February 12, 2025.

Mari J. Margiotta, Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #2025-077
FEBRUARY 12, 2025

APPROVAL OF 2025 TOWING LICENSE
D.T.R. AUTOMOTIVE

WHEREAS, D.T.R Automotive has applied to the Closter Police Department for a license to tow within the Borough of Closter; and

WHEREAS, a review by the Closter Police Department into the qualifications and merits of the applicant and its drivers was conducted and has uncovered no reason to disqualify the applicant.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter that the Chief of Police and the Borough Clerk be and is hereby authorized to issue a license to D.T.R. Automotive of Closter, New Jersey, to tow within the Borough of Closter for the year 2025.

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

Adopted: February 12, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held February 12, 2025.

Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION #2025-078
FEBRUARY 12, 2025**

**APPROVAL OF 563 PIERMONT ROAD, LLC V CLOSTER BOROUGH
TAX APPEAL SETTLEMENT**

WHEREAS, the taxpayers, 563 Piermont Road, LLC, appealed the assessments levied on Block 1608, L 3 and Block 1608, Lot 4 for the tax years 2023 and 2024; and

WHEREAS, the subject property is located at 563 Piermont Road; and

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

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

Block 1608, L3

Withdraw tax year 23

2024 Assessed Value will be reduced from \$1,459,300 to \$1,150,000

Block 1608, L4

Withdraw all years under appeal

WHEREAS, Plaintiff has agreed to accept all refunds as a credit to his tax account; and

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

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

The proposed settlement for the tax appeal encaptioned **563 Piermont Road, LLC v. Closter Borough** as hereinbefore set forth is approved and the Borough Attorney or a member of his firm is authorized to execute all documents necessary to effectuate its terms.

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

Adopted: February 12, 2025

ATTEST:

APPROVED BY:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of a Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held February 12, 2025.

Mari J. Margiotta, Borough Clerk