MAYOR AND COUNCIL
BOROUGH OF CLOSTER

REGULAR MEETING AGENDA: WEDNESDAY - FEBRUARY 26, 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. 2025:1356**
BOND ORDINANCE PROVIDING AN APPROPRIATION OF $625,000 FOR VARIOUS ROAD IMPROVEMENTS FOR AND BY THE BOROUGH OF CLOSTER IN THE COUNTY OF BERGEN, NEW JERSEY AND, AUTHORIZING THE ISSUANCE OF $593,750 BONDS OR NOTES OF THE BOROUGH FOR FINANCING PART OF THE APPROPRIATION

Final Adoption and Open Public Hearing will be held on March 12, 2025 or as soon thereafter.

ADOPTION:

a. **ORDINANCE NO. 2025:1353**
AN ORDINANCE REPEALING ORDINANCE NO. 2024-1347 AND AMENDING AND SUPPLEMENTING CHAPTER 200, "ZONING" ARTICLE III, DEFINITIONS AND WORD USAGE AND ARTICLE XIC, DISTRICT NO. 3A, BUSINESS AREA

This Ordinance was introduced at the Regular Meeting held January 22, 2025, and was published in The Record issue of January 28, 2025, as stated in the Municipal Clerk's affidavit of publication. Reprint of this Ordinance was posted on the Municipal Bulletin Board in accordance with statutory requirements, and copies have been made available to the general public.

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:

*25-079 SETTING THE 2025 FEE FOR SEWER SERVICE TO ALPINE PROPERTIES

*25-080 AMENDMENT TO THE CERTIFICATE OF AVAILABILITY OF FUNDS RESOLUTIONS #24-287 AND #24-308 BOSWELL ENGINEERING TO PROVIDE ENGINEERING SERVICES FOR THE REPLACEMENT OF RUCKMAN PARK WALKING PATH

*25-081 WAIVING THE SIDEWALK REQUIREMENT OF THE CLOSTER CODE FOR THE PROPERTY AT 115 OAK STREET

*25-082 SUPPORT LEGISLATION TO RESTORE FUNDS FROM THE STATE FOR MUNICIPALITIES IN THE 2025 BUDGET

*25-083 ACCEPTING A GRANT AWARD FROM THE NJ BOARD OF PUBLIC UTILITIES, CLEAN ENERGY PROGRAM: COMMUNITY ENERGY PLANNING GRANT (CEPG)

*25-084 AUTHORIZING THE HIRING OF FULL TIME FINANCE CLERK – AMEE KESHWANI

*25-085 AUTHORIZING LENGTH OF SERVICE AWARD PROGRAM (LOSAP) CONTRIBUTION ON

BEHALF OF: THE CLOSTER FIRE DEPARTMENT AND THE CLOSTER VOLUNTEER AMBULANCE & RESCUE CORPS

*25-086 SUPPORT LEGISLATION TO RESTORE FUNDS FROM THE STATE FOR MUNICIPAL 2025 BUDGET

*25-087 AUTHORIZING THE MAYOR TO SIGN THE DEVELOPER'S AGREEMENT FOR 18 WILLIAM STREET

*25-088 AUTHORIZING THE PLACEMENT OF A CRESCENT LIGHT STAND IN FRONT OF BOROUGH HALL FROM FEBRUARY 22 TO MARCH 31, 2025

*25-089 APPROVING RELEASE OF ESCROW FUND FOR 674 CLOSTER DOCK ROAD

*25-090 AUTHORIZING THE BIDDING OF THE 2024-2025 BOROUGH ROAD PAVING PROGRAM AND THE RUCKMAN PARK WALKING PATH

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 2025:1356

BOND ORDINANCE PROVIDING AN APPROPRIATION OF $625,000 FOR VARIOUS ROAD IMPROVEMENTS FOR AND BY THE BOROUGH OF CLOSTER IN THE COUNTY OF BERGEN, NEW JERSEY AND, AUTHORIZING THE ISSUANCE OF $593,750 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 $625,000, such sum includes the sum of $31,250 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 now available by virtue of provision in one or more previously adopted budgets for down payment or for capital improvement purposes.

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 $593,750 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 $593,750 pursuant to the provisions of the Local Bond Law (the "Bond Anticipation Notes" or "Notes").

SECTION 3:

(a) The Improvements authorized and the purpose for the financing of which said obligations are to be issued is for various road improvements, including but not limited to Demarest Avenue (Schraalenburg Road to Knickerbocker Road), Halsey Lane (entire length), and Birch Street (drainage), including curbing, milling, paving, drainage, sewer and other miscellaneous improvements, and including all work including all work and materials necessary therefor and incidental thereto, and as shown on and in accordance with the plans and specifications on file with the Borough Clerk.

(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 $593,750.

(c) The estimated cost of the Improvements is $625,000 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 10 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 $593,750 and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

DRAFT

(d) An aggregate amount not exceeding $1,000 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 $190,050 expected to be received from the New Jersey Department of Transportation for Demarest Avenue) 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 $593,750.

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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						

Introduced:
Adopted:

ATTEST: APPROVED:

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

DRAFT

BOROUGH OF CLOSTER
ORDINANCE NO. 2025-1353

AN ORDINANCE REPEALING ORDINANCE NO. 2024-1347 AND AMENDING AND SUPPLEMENTING CHAPTER 200, "ZONING" ARTICLE III, DEFINITIONS AND WORD USAGE AND ARTICLE XIC, DISTRICT NO. 3A, BUSINESS AREA

WHEREAS, at the public meeting held on December 11, 2024, the Mayor and Council of the Borough of Closter adopted Ordinance 2024-1347, which is hereby repealed in its entirety; and

WHERAS, the Governing Body has determined there is a need to update certain other sections of Chapter 200 of the Code of the Borough of Closter, County of Bergen, State of New Jersey; and

WHEREAS, the Borough of Closter's Master Plan, which was adopted in 1981 identified areas of planning concern that included, among other things, providing a variety and choice of housing options and highlighted that "the housing needs for the young, the elderly, families whose children who have grown, the handicapped, single individuals etc. are not always accommodated through conventional single-family residential uses"; and

WHEREAS, Cooperative Sober Living Residences are not permitted in any district in the Borough of Closter but the Governing Body has determined that it is in the best interests of the Borough to permit Cooperative Sober Living Residences in certain locations within the Borough because doing so is consistent with and designed to effectuate the land use plan element of the Borough's Master Plan; and

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

SECTION 1.

Ordinance 2024-1347 is hereby repealed in its entirety.

SECTION 2.

Add the following text to Article III, Definitions and Word Usage, § 200-5, Definitions:

COOPERATIVE SOBER LIVING RESIDENCES
A residential setting that serves solely as a home for individuals who are recovering from drug or alcohol addiction and is intended to provide an environment where the residents can support each other's sobriety and recovery. In addition, such residences shall satisfy the criteria outlined in N.J.A.C. 5:27-2.1 as well as all applicable State and Federal laws.

SECTION 3.

The title of Chapter 200. Zoning, Article XIC shall be changed to read:

Article XIC. District No. 3A, Business and Residential Area

SECTION 4.

The legend on Zoning Map of the Borough of Closter shall be conformed to reflect the new title of District No. 3A – Business and Residential Area.

SECTION 5.

Delete the first paragraph in Article XIC. District No. 3A, Business and Residential Area, §200-54.7. Permitted Uses and replace it with the following text:

§200-54.7. **Permitted Uses**
In District Number 3A, Business and Residential Area 3A, no building or premises shall be used and no building or part of a building shall be erected, constructed or altered which shall be arranged, intended or designed to be used for any purpose other than for Cooperative Sober Living Residences and the uses permitted in District No. 3, Business Area, as contained in §200-11 of the Code of the Borough of Closter.

SECTION 6.

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

SECTION 7.
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 8.

DRAFT

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: February 26, 2025

ATTEST: APPROVED:

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

HUNTINGTON BAILEY, L.L.P.

COUNSELLORS AT LAW

RUSSELL R. HUNTINGTON
WILLIAM J. BAILEY
DERMOT J. DOYLE
SIOBHAN SPILLANE BAILEY *
DAVID S. LAFFERTY
MAURA O'HALLORAN DEEGAN
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373 KINDERKAMACK ROAD
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(201) 666-8282
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WWW.HUNTINGTONBAILEY.COM

* Also Member PA Bar

ERDAL TURNACIOGLU
of Counsel

January 24, 2025

VIA EMAIL
Daniel L. Steinhagen, Esq.
Beattie Padovano, LLC
200 Market Street, Suite 401
Montvale, NJ 07645

RE: Ordinance No. 2025:1353

Dear Mr. Steinhagen:

At the January 22, 2025 meeting of the Mayor and Council of the Borough of Closter, the above captioned Ordinance was Introduced (copy attached herewith). We are hereby referring same to the Closter Planning Board for recommendations and report, pursuant to Municipal Land Use Law. Thank you.

Very truly yours,
HUNTINGTON BAILEY, L.L.P.

JoAnn Riccardi Schuman
JoAnn Riccardi Schuman

Enc.

cc: William J. Bailey, Esq. (via email)
James Winters, Closter Borough Administrator (via email)
Mari J. Margiotta, Closter Borough Clerk (via email)

Planning Board
295 Closter Dock Road
Closter, New Jersey 07624
Phone: (201) 784-0600 ext. 548 ◊ Fax: (201) 784-4711 ◊ Email: pdemarest@closternj.us

January 31, 2025

To: **Governing Body**

From: **Planning Board**

Re: **Introduced Ordinance #2025-1353**

At its January 30, 2025 Meeting, the Board deemed the above-referenced ordinance proposal to be substantially-consistent with and/or designed to effectuate the purpose of the Borough's Master Plan.

BOROUGH OF CLOSTER
RESOLUTION #2025-079
FEBRUARY 26, 2025

SETTING THE 2025 FEE FOR SEWER SERVICE TO ALPINE PROPERTIES

WHEREAS, the Borough of Closter has an Agreement with the Borough of Alpine to provide sewer service to certain homes located near or on Anderson Avenue; and

WHEREAS, this Agreement provides for an annual rate adjustment to meet increases in sewage treatment costs; and

WHEREAS, the fee for calendar year **2024** was set at **$1,077.37**; and

WHEREAS, Bergen County Utilities Authority ***increased*** Closter's charge for calendar year **2025** by +4.60% ***(plus four.sixty percent)*** (Exhibit A); and,

WHEREAS, pursuant to the Closter/Alpine Sewer Agreement dated July 26, 1994 and Closter Code Section A301,I. Tax Collector, paragraph 6, the Borough Council may set the rate annually via Resolution;

NOW THEREFORE, BE IT RESOLVED, by the Closter Mayor and Council to set an annual rate of **$1,126.93 (one thousand, one hundred twenty six dollars and ninety three cents) for the year 2025** for each Alpine sewer connection.

NOW THEREFORE BE IT FURTHER RESOLVED, a copy of this Resolution shall be provided to the Finance Office.

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

Adopted: February 26, 2025

ATTEST:

APPROVED BY:

_____
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 on February 26, 2025.

_____
Mari Margiotta, Borough Clerk

EXHIBIT A
Bergen Co Utilities Authority 2025 Sewer Service Charges
Received February 6, 2025

Percentage Difference Calculator

Result: 4.498019987472

Difference of 1119342.96 and 1170849.62 are **4.498019987472%**

Steps:

$$\text{Difference of 1119342.96 and 1170849.62} = \frac{|1119342.96 - 1170849.62|}{\frac{(1119342.96 + 1170849.62)}{2}}$$

$$= \frac{51506.66}{1145096.29}$$

$$= 0.04498019987472$$

$$= 4.498019987472\%$$

1170849.62 is a **4.6015083705891%** increase of 1119342.96.

Steps:

Increase 2025

$$\text{Percentage of increase} = \frac{|1119342.96 - 1170849.62|}{1119342.96}$$

$$= \frac{51506.66}{1119342.96}$$

$$= 0.046015083705891$$

$$= 4.6015083705891\%$$

0• *
1,077•37 ×
4•60 =
4,955•902 *
0• *
1,077•37 +
49•56 =
1,126•93 *
0• *

Value 1 1119342.96

Value 2 1170849.62

Calculate

Percentage Change Calculator

Please provide any two values below and click the "Calculate" button to get the third value.

[ ] Increase % = [ ]

Calculate

RECEIVED

FEB 06 2025

BOROUGH of CLOSTER
ADMINISTRATORS OFFICE

Bergen County Utilities Authority
2025 Sewer Service Charges
Closter

I. 2025 Charge for Operation and Maintenance Costs

a. Operation and Maintenance portion of Flow charge:
$742.05 / mg X 444.98413 (mgy) = $330,200.48

b. Operation and Maintenance portion of Biological Oxygen Demand charge:
$318.52 / 1000 pounds X 1,077.24133 (1000 ppy) = $343,122.91

c. Operation and Maintenance part of Suspended Solids charge:
$317.07 / 1000 pounds X 782.52249 (1000 ppy) = $248,114.41

d. Total Charges for Operation and Maintenance: $921,437.80

II. 2025 Charge for Debt Service Costs

a. Debt Service portion of Flow charge:
$311.18 / mg X 444.98413 (mgy) = $138,470.16

b. Debt Service portion of Biological Oxygen Demand charge:
$78.79 / 1000 pounds X 1,077.24133 (1000 ppy) = $84,875.84

c. Debt Service portion of Suspended Solids charge:
$33.31 / 1000 pounds X 782.52249 (1000 ppy) = $26,065.82

d. Total Charges for Debt Service: $249,411.82

III. Total 2025 Charge Summary

a. Total Flow charge:
$1,053.23 / mg X 444.98413 (mgy) = $468,670.64

b. Total Biological Oxygen Demand charge:
$397.31 / 1000 pounds X 1,077.24133 (1000 ppy) = $427,998.75

c. Total Suspended Solids charge:
$350.38 / 1000 pounds X 782.52249 (1000 ppy) = $274,180.23

d. Total Charges: $1,170,849.62

IV. Total 2025 Sewer Service Charge - Due and payable as follows:

February 1, 2025	=	$292,713.62	May 1, 2025	=	$292,712.00
August 1, 2025	=	$292,712.00	November 1, 2025	=	$292,712.00

V. Share of Authority Debt Service Costs - Levy Cap Exclusion

(Pursuant to Local Finance Notice 2011-36, December 12, 2011)

2025 Total Debt Service Charge	=	$249,411.82
2024 Total Debt Service Charge	=	$239,590.72

BERGEN COUNTY UTILITIES AUTHORITY
Box 9, Foot of Mehrhof Road, Little Ferry, New Jersey 07643

February 5, 2025

Chief Financial Officer
Borough of Closter
295 Closter Dock Road
Closter, New Jersey 07624

RE: Bergen County Utilities Authority 2025 Wastewater Service Charges

Dear Chief Financial Officer:

Kindly accept this letter as notice of the Bergen County Utilities Authority 2025 Wastewater Service Charges. Based on the actual prior usage readings for your municipality, your 2025 Wastewater Sewer Service Charge is shown in Section III of the enclosed Flow and User Charge Report. Enclosed please find the first quarter invoice.

Where applicable and pursuant to Local Finance Notice 2011-36 the Flow and User Charge Report will include the increase in the debt service charge that may be excluded from your annual levy cap calculation.

Additionally, where applicable, enclosed please find the supplemental billing information for the Tier II Large Industrial users in your municipality. These industrial sewer service charges may be billed directly by your municipality to the industrial user in addition to their regular tax bills. It is the municipality's responsibility to bill and collect from these industrial users their charges as a source of municipal revenue to offset the 2025 Sewer Service Charge. Note that as in the past, the BCUA will not send a separate bill to the industrial users.

According to the service agreement, if all or any part of any payment from a municipality shall remain unpaid for thirty days following its due date, the municipality shall be charged with and pay to the Authority interest in the amount unpaid from its due date until paid at the rate of eight percent (8%) per annum.

Thank you for your prompt attention and cooperation.

Very truly yours,

Chris Balducci
Treasurer/Chief Financial Officer

Enclosed: BCUA Flow & User Charge Report

BOROUGH OF CLOSTER
RESOLUTION #2025-080
FEBRUARY 26, 2025

AMENDMENT TO THE CERTIFICATE OF AVAILABILITY OF FUNDS RESOLUTION #24-287 AND #24-308 BOSWELL ENGINEERING TO PROVIDE ENGINEERING SERVICES FOR THE REPLACEMENT OF THE RUCKMAN PARK WALKING PATH

WHEREAS, the Borough of Closter, by resolution dated January 3, 2024 entered into an annual contract with Boswell Engineering for the provision of professional engineering services; and

WHEREAS, Boswell Engineering, in a proposal dated October 22, 2024 (attached as Exhibit A on Resolution 24-287), has outlined the professional engineering services required for the project known as the Replacement of the Ruckman Park Walking Path; and

WHEREAS, it is deemed to be in the best interests of the Borough for the Mayor and Council to authorize the proposed engineering services as outlined in the October 22, 2024 Boswell Engineering proposal for an amount not to exceed **$35,000.00** and

WHEREAS, that said contract continuation is being awarded without competitive bidding, since the services covered are "professional services," pursuant to N.J.S.A. 40A:11-5(1)(a)(i) of the Local Public Contracts Law, which are services performed by persons authorized by law to practice a recognized profession; and

WHEREAS, that the Borough Clerk is authorized and directed, in accordance with the notice of publication provisions of N.J.S.A. 40A:11-5(1)(a)(i), to publish a notice of this action once in the official newspaper of the Borough; and

WHEREAS, that the award of the contract continuation shall be in accordance with and subject to compliance with the Affirmative Action Regulations of the State of New Jersey, N.J.A.C. 17:27-1.1, et seq., and the requirements of Public Laws 1975 Chapter 127, N.J.S.A.10:5-31 to 38 and N.J.S.A. 19:44A-20.1, et seq.,

NOW, THEREFORE, BE IT RESOLVED that the Borough Clerk shall provide a copy of this Resolution and Exhibit A to the Borough Administrator and to the Assistant CFO.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Mayor and Council that it does hereby approve the continuation of the contract with Boswell Engineering to provide engineering services for Replacement of the Ruckman Park Walking Path.

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, that the funds are available to the Borough of Closter in account number ***C-04-24-349-001-002-$25,000 and C-04-25-350-001-001-$10,000.***

Dated: February 26, 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 26, 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 26, 2025.

_____
Mari J. Margiotta, Borough Clerk

BOSWELL
EST 1924

Headquarters
330 Phillips Avenue
South Hackensack, NJ 07606

O 201 641 0770

info@boswellengineering.com
boswellengineering.com

October 22, 2024

The Honorable Mayor and Council
Borough of Closter
295 Closter Dock Road
Closter, NJ 07624

Attention: Mr. James Winters, Administrator

Re: Replacement of the Ruckman Park Walking Path
Borough of Closter
Bergen County, New Jersey
Our File No. PR-24-12999 (CL-1527)

Dear Mayor Glidden and Members of the Council:

This letter shall serve as Boswell's proposal for the preparation of construction plans, specifications, engineering estimates, and providing construction inspection services for replacement of the Ruckman Park Walking Path.

As the Council may be aware, the Borough was awarded an NJDEP Grant in the amount of $87,000 for the Ruckman Field Walking Path and expects to receive approximately $100,000 in Bergen County Open Space funds for the project. The Balance of the project funding will come from the Borough's Open Space funds. The preliminary construction cost estimate for the project improvements is estimated to be approximately $400,000.

Scope of Work

The scope of work for Boswell's design and construction inspection services for replacement of the Ruckman Park Walking Path will consist of the removal of the existing Hot Mix Asphalt (HWA) walking path and the installation of a new HMA walking path in the same location and width as the existing path. Access conduits (PVC) will be placed at an interval to be agreed upon with the Borough to accommodate future improvements requiring the installation of either water/electric lines so as not to trench across and patch the HMA path. This project will be combined with the Borough's 2025 Municipal Aid Grant and Borough Paving Project in order to achieve the economies of scale, higher quantities – lower unit price bids.

Scope of Services

1. Conduct a site inspection and limited survey of the walking path to prepare base mapping and contract quantities for the replacement of the HMA walking path.

2. Prepare Contract Documents inclusive of the Construction Plans, Specifications, and Engineer's Estimates in accordance with NJDOT and the Borough of Closter requirements.

3. Combine the Replacement of the Ruckman Park Walking Path with the Borough's 2025 Municipal Aid Grant and Borough Paving Project for bidding purposes, while tracking the work and quantities separately by funding source.

4. Prepare Soil Erosion and Sediment Control Plans for submission to the Bergen County Soil Conservation District (BCSCD) for plan Certification.

5. Address any Borough comments, prepare final Contract bid documents, and advertise the project for bids the Borough's 2025 Municipal Aid Grant and Borough Paving Project.

6. Coordinate and attend a preconstruction meeting with appropriate Borough officials, and other parties affected by the construction activities.

7. Provide part-time inspection services during the construction phase.

8. Review contractor invoices to the Borough of Closter.

9. Make a final inspection of the project improvements.

10. Prepare a final change order and payment vouchers to the Borough of Closter.

Fee Proposal

Boswell will perform the services outlined in the proposal for an estimated fee not to exceed $10,000.00 for the design of the design of the Replacement of the Ruckman Park Walking Path and $25,000.00 for the construction inspection phase of the project. The fee breakdown is only an estimate and will be adjusted to reflect the actual effort for each phase. The total fee, however, will not exceed $35,000.00.

Items Not Included in the Engineering Fee

The following items are not anticipated to be required and are therefore excluded:

1. BCSCD Certification Fees
2. NJDEP Permits
3. Right-of-Way and/or Easement Plans or Descriptions
4. Structural Calculations and Plans (Retaining Walls, etc.)
5. Development of Separate Bids Documents (to be combined with 2025 Paving Program)

Additional work above and beyond what is outlined in the proposal will only be performed as authorized by the Borough of Closter.

Thank you for the opportunity to submit this proposal. We look forward to providing the Borough of Closter with our engineering services and to the successful completion of this project. If you should have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

Nick DeNicola

Nick DeNicola, P.E.
Borough Engineer
ND/s
cc: Mari Margiotta, Borough Clerk
Mayor John Glidden

241022ndP2.doc

BOROUGH OF CLOSTER
RESOLUTION #2025-081
FEBRUARY 26, 2025

WAIVING THE SIDEWALK REQUIREMENT
OF THE CLOSTER CODE FOR THE PROPERTY AT 115 OAK STREET

WHEREAS, the owner of the property located at 115 Oak Street, Robert Kasperek, has requested a waiver of the Borough's sidewalk requirement pursuant to Closter Code Section 171-29A(2); and

WHEREAS, the property owner appeared before the Mayor and Council at the public meeting held on February 12, 2025, pursuant to the request for the sidewalk waiver; and

WHEREAS, in exchange for the waiver, the property owner has agreed to make a contribution of $4,400.00 to the Borough's sidewalk fund; and

WHEREAS, the Governing Body took a voice vote at the February 12, 2025 meeting and agreed to grant the property owner's sidewalk waiver request.

NOW, THEREFORE, BE IT RESOLVED that this memorializes the decision by the Mayor and Council of the Borough of Closter that the Borough's sidewalk requirement for the property located at 115 Oak Street is hereby waived and the property owner shall make a contribution of $4,400.00 to the Borough's sidewalk fund.

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

Adopted: February 26, 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 26, 2025.

_____
Mari J. Margiotta, Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #2025-082
FEBRUARY 26, 2025

SUPPORT LEGISLATION TO RESTORE FUNDS FROM THE STATE FOR MUNICIPAL 2025 BUDGET

WHEREAS, the current New Jersey FY 2025 budget eliminated a $150 million municipal aid and property tax relief program funded with income tax revenue that was based on a reasonable formula; and

WHEREAS, the municipal aid and property tax relief program eliminated by the Governor, known as the "Municipal Relief Fund" had been fairly allocated to municipal governments based on a formula intended to restore past State reductions in "Energy Tax Receipts Funds" rightfully belonging to municipalities; and

WHEREAS, the elimination of formula-based funding is particularly offensive insofar as the money was redirected outside of any formula based on favoritism for things that had little to do with critical services or property tax relief; and

WHEREAS, the NJ Constitution expressly requires municipal funding to be allocated by the State on reasonable formulas and disallows individual appropriation based on favoritism; and

WHEREAS, the elimination of aid will begin impacting almost all municipalities and property taxpayers in municipal budgets being adopted this Spring; and

WHEREAS, the cut to a fair formula property tax relief program will hit municipalities and property taxpayers hard after years of high inflation; and

WHEREAS, State's budget has increased 60% in 7 years -- even as fair municipal aid has been cut; and

WHEREAS, the restoration of this critical aid - which accounts for less than 1/3 of 1% of the State budget - could more than be accommodated by ending special appropriations outside of formulas, reforming State programs, and ending excesses;

NOW, THEREFORE, BE IT RESOLVED:

1. The Governing Body of the Borough of Closter calls upon the Governor to propose restoring the funds in his proposed budget address or otherwise support legislation restoring the funds as called for by Senator Holly Schepisi and allowing municipalities to anticipate the money in their CY 2025 budgets being adopted this Spring.
2. A copy of this resolution shall be forwarded by the clerk to the Governor of the State of New Jersey.

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

Adopted: February 26, 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 26, 2025.

Mari J. Margiotta, Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #2025-083
FEBRUARY 26, 2025

ACCEPTING A GRANT AWARD FROM THE NJ BOARD OF PUBLIC UTILITIES, CLEAN ENERGY PROGRAM: COMMUNITY ENERGY PLANNING GRANT (CEPG)

WHEREAS, the Borough of Closter has applied for and has been awarded a grant in the amount of $10,000.00 (ten thousand dollars) from the New Jersey Board of Public Utilities, Community Energy Plan Grant Program (CEPG) (Exhibit A attached) for the development of a local Energy Master Plan; and,

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Borough of Closter that the above referenced grant is hereby accepted and the Borough's Administration is hereby authorized to execute grant documents as an authorized representative thereunder, as the representative for the Borough of Closter.

BE IT FURTHER RESOLVED that the Borough Clerk will provide a certified copy of this Resolution to the Administrator and Finance Office.

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

Adopted: February 26, 2025

APPROVED BY: ATTEST:

Mari J. Margiotta, Borough Clerk John Glidden, Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter on February 26, 2025.

Mari J. Margiotta, Borough Clerk

EXHIBIT A: Award Letter from
NJ Board of Public Utilities Award Letter
RE: Community Energy Plan Grant

PHIL MURPHY
GOVERNOR

TAHESHA L. WAY
LT. GOVERNOR

State of New Jersey
BOARD OF PUBLIC UTILITIES
44 South Clinton Avenue
Post Office Box 350
Trenton, New Jersey 08625-0350
www.nj.gov/bpu/
(609)777-3300

Christine Guhl-Sadovy
President

Dr. Zenon Christodoulou
Commissioner

Marian Abdou
Commissioner

Michael Bange
Commissioner

September 16, 2024

Borough of Closter
295 Old Closter Dock Road
Closter, NJ 07624

Dear James B. Winters,

Congratulations! We are pleased to inform you that that you have been selected for the Community Energy Plan Grant in the award amount of $10,000.

The Community Energy Plan Grant gives municipalities the opportunity to develop local Community Energy Plans that align with the goals and strategies in New Jersey's Energy Master Plan. The Board officially approved program year three grant awards at the August 14, 2024 meeting.

Municipalities selected for the grant are required to submit the completed Community Energy Plan to the BPU at the end of the 12-month grant term, as well as a copy of a municipal resolution adopting the Plan, a final expenditure report, and a final project report. Municipalities that are awarded the $25,000 grant are also required to submit expenditure reports on a quarterly basis. Instructions on completing the grant agreement are being prepared by the BPU's Office of Clean Energy Equity and will be sent to the Grantee via email. Grantees will have thirty (30) days to complete grant agreements and return them to the BPU. Once this is done, a notice to proceed will be sent to the Grantees and 75% of grant funds will be disbursed. The remaining 25% will be disbursed on a reimbursement basis.

All awardees are required to have at least one consultation with our Community Energy Planning (CEP) technical assistance partner, Sustainable Jersey. At this meeting, the CEP team will receive a package of energy data for the community that will be helpful in completing the CEP. There will also be review of all the Sustainable Jersey CEP resources available. Visit this scheduling page to set up the meeting.

Warm regards,

Christine Guhl-Sadovy
President

BOROUGH OF CLOSTER
RESOLUTION #2025-084
FEBRUARY 26, 2025

AUTHORIZING THE HIRING OF FULL TIME FINANCE CLERK
AMEE KESHWANI

WHEREAS, the Mayor and Council of the Borough of Closter is aware of the need of a Full Time Finance Clerk in the Borough's Tax/Finance Department; and

WHEREAS, Borough of Closter's Borough Administrator, Tax Collector and the HR Committee of the Council has reviewed the qualifications and recommended the hiring of an individual to the following position effective March 1, 2025; and

Amee Keshwani – Full Time Finance Clerk

WHEREAS, Amee Keshwani will start at a salary of **$60,000** plus conditions awarded in Closter's Personal Manual; and

WHEREAS, Amee Keshwani will have a six-month Probationary period, where upon a satisfactory competition will be awarded additional compensation.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council is hereby authorizing the hiring of Amee Keshwani–Full Time Finance Clerk. The hire will be effective on March 1, 2025; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Clerk shall provide a certified copy of this Resolution to the Finance Office.

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

Adopted: February 26, 2025

ATTEST: APPROVED BY:

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

Certified to be a true copy of the Resolution adopted by the Mayor and Council of the Borough of Closter on February 26, 2025

_____
Mari J. Margiotta, Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #2025-085
FEBRUARY 26, 2025

AUTHORIZING LENGTH OF SERVICE AWARD PROGRAM (LOSAP) CONTRIBUTION ON BEHALF OF: THE CLOSTER FIRE DEPARTMENT AND THE CLOSTER VOLUNTEER AMBULANCE & RESCUE CORPS

WHEREAS, each year emergency service organizations participating in a Length of Service Award Program (LOSAP) must certify to the sponsoring agency an annual list of all volunteer members who have qualified for credit under the LOSAP for the prior year; and

WHEREAS, upon receipt of the certification, the sponsoring agency must review it and approve the final certification; and

WHEREAS, the Closter Fire Department has provided a list of **24** members who have been certified by the President that are eligible to receive LOSAP awards for the 2024 Calendar Year; and

WHEREAS, the Closter Volunteer Ambulance & Rescue Corps has provided a list of **21** members who have been certified by the President that are eligible to receive LOSAP awards for the 2024 Calendar Year; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter that Exhibit A (attached) lists the eligible members of the Closter Fire Department and the Closter Volunteer Ambulance & Rescue Corps members for the year 2024 and is hereby approved; and

BE IT FURTHER RESOLVED that the Borough Finance Clerk is authorized to make the **2024 LOSAP** contributions in LOSAP Accounts as follows:

LOSAP Account **CR32663** in the amount of **$36,526.71** and
LOSAP Account **CR32690** in the amount of **$949.08**
for or a total deposit of **$37,475.79.**

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 No. 4-01-25-261-000-100.

Dated: February 26, 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 26, 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 26, 2025.

_____
Mari Margiotta, Borough Clerk

EXHIBIT A

CLOSTER FIRE DEPARTMENT CLOSTER
LOSAP 2024

MEMBER	POINTS
Varni, Nick	539
Spina, Joseph	497
Lederman, Ryan	432
Whitney, Kevin	395
Day, Matt	379
Lupardi, Mark	351
Meyers, Mark	343
McLaughlin, Kevin	314
Cha, Michael	307
Dankiewicz, Mark	297
Russenberger, Robert	292
Padilla, Anthony	255
Pierro, Sr., Thomas	220
Gaspari, Vincent	209
Winters, James	174
Pierro Sr., Brian	168
Alcorta, Carlos	159
Thornhill, Michael	155
Hunken, Michael	148
Gismond, Douglas	145
Talmo, Joseph	143
Young, John	143
Chay, Kyu	127
Young, Alfonso	125

CLOSTER VOLUNTEER AMBULANCE & RESCUE CORPS
CLOSTER LOSAP 2024

MEMBER	POINTS
Akselrod, Joseph	182
Albelli, Donald	104
Barretta, Alfred	118
Buchanan, Margret	334
Delyon, Terri	154
Glidden, Brooke	364
Gordon, James	321
Greenfield, Jeremy	224
Herbert, Ross	351
Incontro, Richard	116
Komar, Jenna	102
Levy, Danielle	114
Levy, Haim	178
Lupardi, Jr., Anthony	253
Maresky, Avner Doron	154
McLaughlin, Kevin	101
Meir, Netanel	233
Micera, Janine	406
Migliore, Thomas	240
Safran, Mark	123
Vreeland, Lisa	103

BOROUGH OF CLOSTER
RESOLUTION #2025-086
FEBRUARY 26, 2025

SUPPORT LEGISLATION TO RESTORE FUNDS FROM THE STATE FOR MUNICIPAL 2025 BUDGET

WHEREAS, the current New Jersey FY 2025 budget eliminated a $150 million municipal aid and property tax relief program funded with income tax revenue that was based on a reasonable formula; and

WHEREAS, the municipal aid and property tax relief program eliminated by the Governor, known as the "Municipal Relief Fund" had been fairly allocated to municipal governments based on a formula intended to restore past State reductions in "Energy Tax Receipts Funds" rightfully belonging to municipalities; and

WHEREAS, the elimination of formula-based funding is particularly offensive insofar as the money was redirected outside of any formula based on favoritism for things that had little to do with critical services or property tax relief; and

WHEREAS, the NJ Constitution expressly requires municipal funding to be allocated by the State on reasonable formulas and disallows individual appropriation based on favoritism; and

WHEREAS, the elimination of aid will begin impacting almost a11 municipalities and property taxpayers in municipal budgets being adopted this Spring; and

WHEREAS, the cut to a fair formula property tax relief program will hit municipalities and property taxpayers hard after years of high inflation; and

WHEREAS, State's budget has increased 60% in 7 years -- even as fair municipal aid has been cut; and

WHEREAS, the restoration of this critical aid - which accounts for less than 1/3 of 1% of the State budget - could more than be accommodated by ending special appropriations outside of formulas, reforming State programs, and ending excesses;

NOW, THEREFORE, BE IT RESOLVED:

1. The Governing Body of the Borough of Closter calls upon the Governor to propose restoring the funds in his proposed budget address or otherwise support legislation restoring the funds as called for by Senator Holly Schepisi and allowing municipalities to anticipate the money in their CY 2025 budgets being adopted this Spring.
2. A copy of this resolution shall be forwarded by the clerk to the Governor of the State of New Jersey.

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

Adopted: February 26, 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 26, 2025.

_____

Mari J. Margiotta, Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #2025-087
FEBRUARY 26, 2025

AUTHORIZING THE MAYOR TO SIGN THE DEVELOPER'S AGREEMENT FOR 18 WILLIAMS STREET, LLC; 18 WILLIAM STREET

WHEREAS, the Zoning Board for the Borough of Closter granted Use Variance Relief, Minor Subdivision Approval and Planning Variance Relief (relating to lot not abutting public thoroughfare) for the creation of 2 lots and the construction of a new 2-family house and associated appurtenances upon each of the 2 newly-created parcels, approval to the developers of 18 William Street for the property located at Block 1201, Lots 12 on the Borough's tax map; and

WHEREAS, the attorney for the Zoning Board of Adjustment prepared the Developer's Agreement and forwarded same to the Borough Attorney for review; and

WHEREAS, the Borough Attorney reviewed the Agreement and completed the Developer's Agreement Checklist verifying that key requirements outlined in the Agreement had been met; and

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that the Mayor and Clerk are hereby authorized to execute the aforementioned Developer's Agreement subject to receipt by the Borough Attorney of the required and signed revision.

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

Adopted: February 26, 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 26, 2025.

_____
Mari J. Margiotta, Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #2025-088
FEBRUARY 26, 2025

AUTHORIZING THE PLACEMENT OF A CRESCENT LIGHT STAND IN FRONT OF BOROUGH HALL FROM FEBRUARY 22, 2025 TO MARCH 31, 2025

WHEREAS, at the public meeting held on February 12, 2024, the Governing Body reviewed a request made on behalf of the EID Committee of New Jersey, 250 Hargreaves Ave., Teaneck, NJ 07666 dated January 29, 2025; and,

WHEREAS, the request seeks permission for the placement of a Crescent Light Stand in front of the Closter Borough Hall for the period beginning February 22, 2025 to be removed the March 31, 2025; and,

WHEREAS, the Governing Body discussed the request and determined that this request should be authorized and is subject to the receipt of a Certificate of Liability and Hold Harmless Agreement to be approved by the Borough's risk manager;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey, that the request of EID Committee of New Jersey listed above is hereby granted and approved by the Governing Body for the placement of a Crescent Light Stand in front of Closter Borough Hall for the period beginning February 22, 2025 through March 31, 2025, subject to the Borough's prior receipt of a certificate of liability insurance hold harmless agreement approved by the Borough's Risk Manager.

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

Adopted: February 26, 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 26, 2025.

_____
Mari J. Margiotta, Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #2025-089
FEBRUARY 26, 2025

APPROVING RELEASE OF ESCROW FUNDS
674 CLOSTER DOCK ROAD

WHEREAS, escrows funds were deposited for curb ramp improvements at 674 Closter Dock Road as required by Planning Board. These improvements were performed by the Borough as part of the 2024 road improvement project.

WHEREAS, Boswell Engineering has finalized inspections on improvements made and has invoiced those cost as **$4,701.00.**

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter that the Finance Clerk is and hereby authorized to transfer **$4,701.00** to the current account.

ALSO 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 balance of escrow monies to the depositor in the amount of **$2,799.00**.

Account #: **2010057518** Amount: **$7,500.00**

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

Adopted: February 26, 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 on February 26, 2025.

_____
Mari J. Margiotta, Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION NO. 2025-090
FEBRUARY 26, 2025

AUTHORIZING THE BIDDING OF THE 2024-2025 BOROUGH ROAD PAVING PROGRAM AND RUCKMAN PARK WALKING PATH

WHEREAS, the Governing Body of the Borough of Closter authorize Boswell Engineering to prepare plans and specifications for the construction of said 2024 – 2025 Borough Road Paving program and the Ruckman Park Walking Path project; and

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Mayor and Council of the Borough of Closter that Borough Clerk is hereby authorized to advertise bids for said projects.

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

Adopted: February 26, 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 26, 2025.

_____
Mari J. Margiotta, Borough Clerk