



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

REGULAR MEETING MINUTES: WEDNESDAY -JANUARY 8, 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

Mayor Glidden opened the meeting at **8:02 P.M.** with the following announcement: This meeting is called pursuant to the provisions of the Open Public Meetings Act of the State of New Jersey, was included in the Notice of 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

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

3. ORDINANCES:

INTRODUCTION:

A. ORDINANCE NO. 2025-1350

AN ORDINANCE AMENDING ORDINANCE 2024-1349 AND APPROPRIATING A SUM NOT TO EXCEED \$546,500.00 FROM OPEN SPACE, RECREATION, FARMLAND, AND HISTORIC PRESERVATION TRUST FUND FOR PARK, FARMLAND, AND HISTORIC PRESERVATION IMPROVEMENTS

WHEREAS, at the public meeting held on November 25, 2024, the Governing Body of the Borough of Closter adopted Ordinance 2024-1349, appropriating a sum not to exceed \$536,500 from Open Space, Recreation, Farmland and Historic Preservation Trust Fund for Park, Farmland and Historic Preservation Improvements; and

WHEREAS, there is a need to amend the ordinance to increase the aforementioned appropriation to \$546,500.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey, as follows:

SECTION 1. The Borough of Closter does hereby appropriate the sum of \$546,500.00 from the Open Space, Recreation, Farmland, and Historic Preservation Trust Fund for park, farmland, and historic preservation improvements. A list of the authorized improvements is attached to this Ordinance as Exhibit A. The authorization to pay for the items on Exhibit A shall expire after 24 months from the date of adoption of this Ordinance. Thereafter, the funds for items that are not complete shall be returned to the Open Space, Recreation, Farmland, and Historic Preservation Trust.

SECTION 2. The Capital Budget is amended to conform with the provisions of this Ordinance to the extent of any inconsistency therewith and resolutions promulgated by the Local Finance Board showing full detail of the

amended budget and capital programs as approved by the Director, Division of Local Government Services on file with the Borough Clerk and is available for public inspection.

SECTION 3. The following matters are hereby determined, declared, recite and stated:

The same purpose described in Section 1 is not a current expense, but is an improvement which the Borough may lawfully make;
The average period of usefulness for the purposes described in Section 1 is hereby determined to be a period of more than five years;
All expenses related to the purchases described in Section 1 are charged as part of the cost of the purpose to be financed.

SECTION 4. This Ordinance shall take effect upon final passage and publication in accordance with law.

Parks & Recreation:	
Soft cost for Boswell Engineering	\$35,000.00
Replacement of Ruckman Road Walking Path	\$400,000.00
Closter Nature Center	
Soft cost for Boswell Engineering	\$20, 500.00
Pond Stabilization & Drainage #2	\$91,000.00
Total	\$546,500.00

B. ORDINANCE NO. 2025-1351
AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 21, “FIRE DEPARTMENT”, §21-7 CLOTHING ALLOWANCE

WHEREAS, the Governing Body has determined there is a need to revise Chapter 21, Fire Department, §21-7, Clothing Allowance, of the Code of the Borough of Closter, County of Bergen, State of New Jersey; and

WHEREAS, the intent of this ordinance is to accurately reflect and codify the current monetary clothing allowance provided to Department members; and

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

SECTION 1.

Chapter 21, Fire Department, §21-7, Clothing Allowance, paragraph A, shall be revised as follows:

- A. Firemen shall receive for the calendar year, commencing December, 2023, a clothing allowance in the sums and for attendance at the specified percentage of fires, drills and cleanups as follows:

Attendance Rate (per cent)	Clothing Allowance
25%	\$438
30%	\$659
40%	\$849

SECTION 2.

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

SECTION 3.

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 4.

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

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 (The Mayor read all into record)

***25-053 AUTHORIZING A MAINTENANCE SURETY**

WHEREAS, on August 9, 2019, principal was granted approval by the Borough of Closter for a Maintenance bond for the Closter Plaza Project; and

WHEREAS, the Bond shall remain in full force and effective until released by necessary officials of the Borough of Closter; and

THEREFORE, Construction Code Official Scott Jezequel and Borough Engineer Nick DeNicola have approved the release of the Maintenance Surety Bond.

THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, New Jersey that the Maintenance Surety Bond for Block 1607, Lot 1 and Block 1310 Lot 2, Closter Plaza located at 19 Ver Valen Street be released.

***25-054 REDEMPTION CALCULATION FEES**

WHEREAS, N.J.S.A. 54:5-97.1 was amended to allow a municipality to charge a \$50.00 fee for a redemption calculation that has been requested by a lienholder on a certificate they own. N.J.S.A. 54:5-54 states a municipality may charge \$50.00 after two calendar year calculations.

THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, New Jersey that the Tax collector is hereby authorized to charge a lienholder \$50.00 for a redemption calculation and any party entitled to redeem a tax sale certificate a fee of \$50.00 for any subsequent redemption calculations during a calendar year.

***25-055 AUTHORIZE AGREEMENT TO EXECUTE NJ DEPARTMENT OF
ENVIRONMENTAL PROTECTION – NJUCF GREEN COMMUNITIES 2024 GRANT
INVENTORY AND PLAN DEVELOPMENT (COMMUNITY MANAGEMENT
FORESTRY PLAN)**

WHEREAS, the governing body of the Borough of Closter desires to further the public interest by obtaining a grant from the State of New Jersey in the amount, for up to \$5000.00, to fund the following project:

**NJUCF GREEN COMMUNITIES GRANT – INVENTORY and PLAN DEVELOPMENT
COMMUNITY MANAGEMENT FORESTRY PLAN**

NOW, THEREFORE, BE IT RESOLVES, the Governing Body resolves that John C. Glidden, Jr., or the successor to the office of Mayor, is authorized (a) to make application for such a grant, (b) if awarded, to execute a grant agreement with the State for a grant in an amount not less than \$0.00 and not more than \$5,000.00 and, (c) to execute:

- ☒ any amendments thereto
☐ any amendments thereto which do not increase the Grantee's obligations
☐ no amendments thereto

The Mayor and Council authorize and hereby agree to match twenty percent (20%) of the Total Project Amount (\$6250.00), in compliance with the match requirements of the Agreement. The availability of the match for such purposes, whether cash, services or property, is hereby certified. Twenty-five percent (25%) of the match will be made up of in-kind services (if allowed by grant program requirements and the agreement).

The Grantee agrees to comply with all applicable Federal, State and Municipal laws, rules and regulations in its performance pursuant to the Agreement.

***25-056 APPROVAL OF VERVALEN REALTY LLC V CLOSTER BOROUGH TAX APPEAL
SETTLEMENT**

WHEREAS, the taxpayers, Vervalen Realty LLC, appealed the assessment levied on Block 1311, Lot 1 for the tax

years 2023 and 2024; and

WHEREAS, the subject property is located at 15 Vervalen Street; 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:

Withdraw tax year 2023

2024 Assessed Value will be reduced from \$4,372,200 to \$4,100,000

WHEREAS, there are sufficient funds available in the reserve for tax appeals account to satisfy the 2024 tax refund, if any; 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 Vervalen 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		✓	✓			

4. OPEN MEETING TO PUBLIC FOR ANY MATTER (5-Minute Limit)

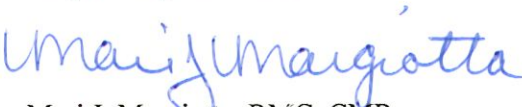
Steve Isaacson (97 Columbus Avenue) asked whether the Senior Center was built with federal funds and was told that it used a CBDG grant. He then asked how it could be owned by the Closter Seniors. He then asked about the statement that no private usage was allowed and pointed out that the Closter Democrats had their holiday party there. It was pointed out that what was meant that it could not be used by proprietary concerns.

ADJOURNMENT

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

Meeting adjourned at 8:06 P.M.

Respectfully submitted,


Mari J. Margiotta, RMC, CMR
Borough Clerk