



MAYOR AND COUNCIL
BOROUGH OF CLOSTER

REGULAR MEETING MINUTES: WEDNESDAY – MARCH 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

Mayor Glidden opened the meeting at **8:50 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. 2025:1355**
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 or a property 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 an application for development, or the Borough Engineer 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 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 by the Borough Engineer 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

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 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 and the Borough Engineer 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			✓			

Final Adoption and Open Public Hearing will be held on April 9, 2025 or as soon thereafter.

**B. ORDINANCE NO. 2025:1359
CALENDAR YEAR 2025 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET
APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)**

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year’s final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Borough Council of the Borough of Closter in the County of Bergen finds it advisable and necessary to increase its CY 2025 budget by up to 3.5% over the previous year’s final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Borough Council hereby determines that a 1% increase in the budget for said year, amounting to \$146,391 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS, the Borough Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Borough Council of the Borough of Closter, in the County of Bergen, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2025 budget year, the final appropriations of the Borough of Closter shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$512,369, and that the CY 2025 municipal budget for the Borough of Closter be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

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

Final Adoption and Open Public Hearing will be held on April 9, 2025 or as soon thereafter.

C. ORDINANCE NO. 2025:1360
AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER A301, FEES AND DEPOSITS SPECIFICALLY, 301-1 A. BOROUGH CLERK

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

WHEREAS, the proposed change was recommended by the Borough Clerk; and

WHEREAS, the proposed change was 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.

Revise §A301-1, A. Borough Clerk as follows:

- (1) Alcoholic Beverages
 - (a) Plenary retail consumption Class C (33): \$2,500.00
 - (b) Plenary retail distribution Class D (44): \$2,500.00
 - (c) Club licenses (31): \$188.00

All other provisions of this section of the Code remain the same.

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.

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

Final Adoption and Open Public Hearing will be held on April 9, 2025 or as soon thereafter.

D. ORDINANCE NO. 2025-1361
AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 160 SEWERS AND ESTABLISHING ARTICLE V, MAINTENANCE OF SEWER LATERALS

WHEREAS, the Governing Body has determined there is a need to revise Chapter 160, Sewers, in order to establish Article V, Maintenance of Sewer Laterals, of the Code of the Borough of Closter, County of Bergen, State of New Jersey; and

WHEREAS, the intent of this ordinance is to explicitly outline the responsibilities of homeowners in the Borough for sewer laterals; and

WHEREAS, the Ordinance Committee has reviewed this ordinance and recommends its adoption.

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

SECTION 1.

Establish a new Article in Chapter 160, Sewers entitled: Article V, Maintenance of Sewer Laterals, which shall read as follows:

§160-15 Designation of sewer collection system.

The sewer system of the Borough is the sewer collection system presently constructed in the roadway or easements and servicing all of the many adjoining properties in the Borough. The sewer collection system will consist of the main sewer line and all manholes.

§160-16 Designation of sewer connections.

The sewer connection (sewer lateral) shall be the portion extending from the owner's property and/or the improvements on the property to the Borough's sewer collection system, leading up to and including the connection.

§160-17 Responsibility to repair.

It shall be the responsibility of the property owner to make all necessary repairs to any existing sewer laterals and/or new sewer laterals. The cost of such repairs shall be at the property owner's sole expense.

§160-18 Responsibility to maintain.

It shall be the responsibility of the property owner to clean and maintain, at the property owner's sole expense, the entire sewer connection, whether such connection was constructed by the Borough or otherwise. The entire sewer connection includes the sewer lateral and all piping and any appurtenances from the building to the sewer collection system.

§160-19 Installation of new sewer laterals.

Where there are no existing laterals and it is determined by the Borough that there is a need to install a new sewer lateral, it shall be the sole responsibility of the property owner to install the sewer lateral and/or connection to the sewer collection system, at the property owner's sole cost and at no expense to the Borough.

§160-20 Construction of missing sections.

A. In the event that a roadway within the Borough does not have a section of the sewer collection system constructed therein and it is determined by the Borough that it is necessary to construct said missing section of the sewer collection system in order to allow a property owner to connect a sewer lateral into the existing sewer collection system, the cost of installing said missing section of the sewer collection system shall be the responsibility of the property owner.

B. However, upon application of said property owner, the Governing Body may by resolution authorize said work on any part thereof, to be the responsibility of the Borough. The Borough Council shall consider in connection with the above application, the location in question, the availability of that portion of the sewer collection system to be constructed to additional property owners and the recommendation of the Department of Public Works. This section shall not be deemed to allow the Borough to assume the cost of installing sewer laterals.

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.

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

Final Adoption and Open Public Hearing will be held on April 9, 2025 or as soon thereafter.

ADOPTION:

- 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

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.
- (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.

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.

This Ordinance was introduced at the Regular Meeting held February 26, 2025, and was published in The Record issue of March 4, 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.

At this time, Mayor Glidden opened the meeting to the public for any questions, comments, or concerns regarding Ordinance No. 2025:1356.

No members of the public addressed the Mayor and Council.

Mayor Glidden closed the meeting to the public regarding Ordinance No. 2025:1356.

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

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 (The Mayor read all into record)

***25-092 APPROVAL OF SUPPORT FOR A-4649 TO PROVIDE PERIODIC CANCER SCREENING FOR VOLUNTEER FIREFIGHTERS THROUGH THE SHBP AND REQUEST FURTHER AMENDMENT TO INCLUDE ALL VOLUNTEER FIRST RESPONDERS**

WHEREAS, current law entitles paid firefighters enrolled in the State Health Benefits Program and paid firefighters eligible for enrollment in the State Health Benefits Program to periodic cancer screening examinations every three years without cost-sharing, and,

WHEREAS, by law, the State will reimburse public employers in an amount not to exceed 36 \$1,250 per three-year period for each firefighter; and,

WHEREAS, the existing law does not extend to volunteer firefighters, so this bill extends the reimbursement provisions available to paid firefighters under current law to unpaid firefighters serving in any fire district with a volunteer fire department or wherein there exists one or more incorporated volunteer fire companies affording fire protection to the fire district, or any fire department, unit, or company of or in the State or a political subdivision of this State; and,

WHEREAS, the Governing Body of the Borough of Closter is desirous of supporting such legislation for the protection of volunteer firefighters throughout not just the Borough of Closter, but the entire State of New Jersey.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Closter, that the Governing Body hereby expresses their support for Assembly Bill A4649 to extend periodic cancer screening under the SHBP to volunteer firefighters within the State of New Jersey; and,

BE IT FURTHER RESOLVED that the Governing Body of the Borough of Closter requests that Assembly Bill A4649 be amended to also Include volunteer ambulance corporation members as well as any first responder that are not already covered under the SHBP; and,

BE IT FURTHER RESOLVED that copies of this resolution be sent to Senator Holly Schepisi, Assemblyman Robert Auth and Assemblyman John V. Azzariti Jr. M.D., as well as all Bergen County municipalities seeking their support and concurrent resolutions.

***25-093 ESCHEAT ESCROW FUNDS**

WHEREAS, the following individual(s) or entity(ies) have deposited escrow funds with the Borough of Closter for development of the attached listed property(ies); and

WHEREAS, the applicants have not responded after multiple attempts of notification; and

WHEREAS, the Assistant Chief Financial Officer wishes to clear these accounts of record.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter, that the Finance Clerk is hereby authorized to close account the account(s) of record and escheat the funds to the Current Treasury Account as follows:

<u>Escrow Account</u>	<u>Amount to Escheat</u>
201005 7221	\$ 42.32

*25-094 REGARDING PROFESSIONAL SERVICES APPOINTMENT HEALTH OFFICER AND REGISTERED ENVIRONMENTAL HEALTH SPECIALIST

WHEREAS, there exists a need for professional services of a Health Officer and Registered Environmental Health Specialist to work in conjunction with the Board of Health for services for 2025; and

WHEREAS, funds are available for said purpose for 2025; and

WHEREAS, the Board of Health, pursuant to a Fair and Open Process, in accordance with the provisions of N.J.S.A. 19:44A-20, et. seq. has recommended the reappointment of Mid-Bergen Regional Health Commission to provide local public health services as a Health Officer and Registered Environmental Health Specialist; and

WHEREAS, James Fedorko, Mid-Bergen Regional Health Commission is qualified to provide to provide professional public health services as a Health Officer and Registered Environmental Health Specialist; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that the resolution authorizing the award of contracts for "Professional Services" without competitive bidding be publicly advertised;

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

1. The Mayor and Borough Clerk are hereby authorized and directed to execute an agreement with: James Fedorko, Mid-Bergen Regional Health Commission
2. This contract is being awarded without competitive bidding pursuant to N.J.S.A. 40A:11-5, as a professional service.
3. This contract is being awarded through a Fair and Open process, pursuant to N.J.S.A. 19:44A-20.4 et seq.
4. The Borough Clerk is hereby authorized and directed (in accordance with the publication of notice 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 of Closter.
5. That the award of this contract be in accordance with and subject to compliance with the Affirmative Action Regulations of the State of New Jersey and the requirements of Public Law 1975, Chapter 127.

*25-095 USE OF MUNICIPAL FIRE VEHICLES FOR NEW JERSEY STATE FIREMEN'S CONVENTION IN WILDWOOD, NEW JERSEY FROM SEPTEMBER 11, 2025 THROUGH SEPTEMBER 14, 2025

WHEREAS, by correspondence dated February 8, 2025, Closter Fire Official Kevin Whitney requested permission to use the following municipal vehicles for the purpose of attending the New Jersey State Firemen's Convention in Wildwood, New Jersey from September 11, 2025 to September 14, 2025:

Fire Prevention Vehicles 773	Fire Chief's Vehicles 751 and 752;
Support Vehicle 767	OEM Vehicle 779;

WHEREAS, the request indicates that the vehicles will be used for the following purposes:

1. To provide transportation to and from the convention for department officials and their families;
2. To provide transportation to and from the convention hall in Wildwood for the members of the Knickerbocker Hook & Ladder Company;
3. To run errands, purchase food, etc. in Wildwood for the members of the K.H.L. Co;
4. To transport supplies needed by K.H.L. Co. to and from Wildwood.

WHEREAS, the Mayor and Council discussed this request at its February 12, 2025 meeting and determined that the request should be approved;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Closter hereby authorize the aforesaid request by the Closter Fire Official to use the aforesaid vehicles identified above for the

purposes stated above; and

BE IT FURTHER RESOLVED that a copy of this Resolution shall be provided to the Closter Fire Official and Chief of Police for their respective use.

*25-096 **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.

<u>Budgeted</u>	<u>Amount</u>
Bergen County Tax	0
County Open Space Tax	0
Northern Valley High School	\$ 1,784,395.50
Closter Board of Education	\$ 1,913,989.00
2024 Budget Appropriations	\$ 60,667.57
2025 Budget Appropriations – Operating Expenses	\$ 590,920.19
Payroll 02/15/2025	\$ 304,358.56
Payroll 02/28/2025	\$ 319,080.51
Current Treasury Account January 1, 2025 to February 12, 2025	\$ 4,973,411.33

<u>Capital and Trust</u>	<u>Amount</u>
Capital	\$ 194,670.17
Escrow Trust	\$ 38,364.28
Recreation	\$ 106,100.38
Animal	\$ 20,722.78
Housing Trust	\$ 190.00
Food Locker	\$ 0
Open Space	\$ 0
HRA Insurance	\$ 18,500.00

*25-097 **AUTHORIZING AN AMENDMENT TO THE CONTRACT WITH BOSWELL ENGINEERING TO PROVIDE ENGINEERING SERVICES FOR DUE DILIGENCE STUDY: PROPOSED POLICE STATION, LOT 1 & 2, BLOCK 1308**

WHEREAS, the Borough of Closter, by Resolution #2025-027, dated January 2, 2025 entered into an annual contract with Boswell Engineering for the provision of professional engineering services; and

WHEREAS, Boswell Engineering, in a proposal dated February 28, 2025 (attached as Exhibit A), has outlined the professional engineering services required for **the Due Diligence Study: Proposed Police Station** services; and

WHEREAS, it is deemed to be in the best interests of the Borough of Closter for the Mayor and Council to authorize the proposed engineering services as outlined in the February 28, 2025 Boswell Engineering proposal for **an amount not to exceed \$1,200.00** and

WHEREAS, that said contract amendment 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 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 by the Mayor and Council that it does hereby approve the amendment of the contract with Boswell Engineering to provide additional engineering services for the Due Diligence Study: Proposed Police Station **not to exceed \$1,200.00**; and.

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.

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 in account 05-01-20-100-000-028.

*25-098 APPROVING RELEASE OF TREE BOND ESCROW – 55 HIGH STREET

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 \$3,000.00.

Account #: 2010057625 Amount: \$3,000.00

*25-099 REFUND BUILDING APPLICATION FEE – 32 JANE STREET
REFUND BUILDING APPLICATION FEE
32 JANE STREET

WHEREAS, the following applicant, Built Right Generators, has paid an application fee with the Borough of Closter’s Building Department. As of February 19, 2025, the owner of 32 Jane Street has rescinded the generator installation and the Building Official has approved a refund less plan review fee to be paid to the following:

Contractor of		
<u>Applicant</u>	<u>Account</u>	<u>Amount</u>
Built Right	#500	\$348.00
Generators	#504	\$ 11.20
	TOTAL	\$359.20

NOW THEREFORE BE IT RESOLVED, that the Governing Body hereby authorizes the Assistant Certified Financial Officer to refund the Building application fee to the above referenced application.

*25-100 AUTHORIZING THE APPROVAL AND SUBMISSION OF THE 2025-2029 COMMUNITY FORESTRY MANAGEMENT PLAN (CFMP) CLOSTER SHADE TREE COMMISSION

WHEREAS, the Closter Shade Tree Commission has steadfastly maintained the membership requirements of the New Jersey Urban & Community Forestry (NJUCF) accreditation program which benefits the community by reducing liability as outlined by the NJ Shade Tree & Community Forestry Assistance Act; and

WHEREAS, members of the New Jersey Urban & Community Forestry (NJUCF) accreditation program are required to maintain a current Community Forestry Management Plan (CFMP), which is valid for five years and ensures the comprehensive coverage of community forestry initiatives; and

WHEREAS, the Borough’s 2019-2023 CMFP extended plan expired on December 31, 2024 with a 12 month retroactive renewal *due date* of December 31, 2025; and

WHEREAS, on January 10, 2024, the Shade Tree Commission posted a Request for Proposal of Services for the development of the 2025-2029 Community Forestry Management Plan (CFMP) and following the review of responses, Elizabeth Stewart, NJ Licensed Tree Expert #531, was engaged to develop and prepare the 2025-2029 CMFP; and

WHEREAS, at the regularly scheduled meeting of the Closter Shade Tree Commission held on February 17, 2025, the final 2025-2029 Community Forestry Management Plan (CFMP) (Exhibit A Attached), prepared by Elizabeth Stewart, was discussed and found to be in compliance with the required standards and approved by the Shade Tree Commission as written; and

NOW, THEREFORE, BE IT RESOLVED the Mayor and Council of the Borough of Closter have reviewed the 2025-2029 Community Forestry Management Plan for submission to the New Jersey Urban & Community Forestry Service; and

NOW, THEREFORE BE IT FURTHER RESOLVED, Mayor John Glidden is authorized to sign the 2025-2029 Community Forestry Management Plan and that Elizabeth Stewart is hereby authorized to submit the 2025-2029 Community Forestry Management Plan to the New Jersey Urban & Community Forestry on behalf of the Borough of Closter.

*25-101 APPROVING RELEASE OF TREE BOND ESCROW – 408 KNICKERBOCKER ROAD

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 for 408 Knickerbocker Road aka 115 Oak Street.

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 \$17,550.00.

Account #: 2010057500 Amount: \$17,550.00

Councilwoman Amitai asked whether the Borough was hiring someone and was told that 25-094 was left off the Reorganization agenda and that this resolution represents the agreement with the Bergen Health Department.

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

A meeting has recently been held with Mastermind. The HMFA had more questions. Mastermind has asked to be placed on the next agenda.

Councilwoman Latner asked whether the resolutions for Irish recognition and Woman’s History month will be on the next agenda. They will.

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

None

6. **ADJOURNMENT**

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

Meeting adjourned at **8:58 P.M.**

Respectfully submitted,

Mari J. Margiotta, RMC, CMR
Borough Clerk