

**MAYOR AND COUNCIL  
BOROUGH OF CLOSTER**

**REGULAR MEETING AGENDA – WEDNESDAY, DECEMBER 22, 2021 - 7:30 P.M**

**DUE TO PUBLIC HEALTH CONSIDERATIONS, THIS REGULARLY SCHEDULED MEETING OF THE CLOSTER MAYOR AND COUNCIL WILL BE HELD BOTH TELEPHONICALLY and VIA ZOOM VIDEO.**

You may join Zoom meeting including video by accessing the information posted in the **Borough Calendar** on the Borough website by visiting [www.closterboro.com](http://www.closterboro.com) and clicking the link on the left sidebar for **Calendars and Notice of Meetings** and click on the corresponding date.

**To join via Telephone Audio Only:**

**TOLL FREE: +1 646-558-8656; MEETING ID: 864 2063 3673; PASSWORD: 8675309**

If Executive 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. **PROVISIONS OF OPEN PUBLIC MEETINGS ACT STATEMENT**

This meeting is called pursuant to the provisions of the Open Public Meetings Act of the State of New Jersey, was included in the Notice of 2021 Mayor and Council Meetings which was published in The Record on January 15, 2021 and The Star Ledger on January 18, 2021, 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. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **REVIEW OF CONSENT AGENDA ITEMS:**

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**

- \*4. BILL LIST (Received from Finance on 12-16-21)
- \*5. RESOLUTION ACCEPTING THE NEW JERSEY DEPARTMENT OF LAW & PUBLIC SAFETY OFFICE OF ATTORNEY GENERAL GRANT FOR BODY-WORN CAMERAS (RECEIVED FROM POLICE ON 12/08/21)
- \*5. RESOLUTION FOR FINALIZING OF TREE APPEALS PROVIDED TO THE GOVERNING BODY BETWEEN JUNE 2020 AND JANUARY 2021 (Received from Administrator's Office 12/07/21)
- \*7. RESOLUTION AUTHORIZING REFUND OF REDEMPTION MONIES TO OUTSIDE LIENHOLDER (Received from Finance on 12-15-21)
- \*8. RESOLUTION AUTHORIZING REFUND OF TREE BOND ESCROW (Received from Finance on 12-16-21)
- \*9. RESOLUTION AUTHORIZING SEWER CONNECTION FOR ALPINE RESIDENT, RUDY GOFMAN, IN ACCORDANCE WITH CLOSTER/ALPINE SEWER AGREEMENT DATE 8/5/1994 (Received from Administration 12-16-21)
- \*10. RESOLUTION AUTHORIZING AN AMENDMENT TO THE CONTRACT WITH BOSWELL ENGINEERING TO PROVIDE ENGINEERING SERVICES FOR THE 2021 IMPROVEMENT OF BOROUGH WATERWAYS IMPACTED BY HURRICANE IDA-BOWELL FILE NO. PR-21-10688 (Received from Administration 12-16-21)
- \*11. TRANSER RESOLUTION No. 1 AUTHORIZING THE TRANSFER OF 2021 BUDGET APPROPRIATIONS (Received from Finance 12-16-21)

\*12. **MOTIONS**

MOTION GRANTING APPROVAL FOR BPOE #2304 CLOSTER LODGE, 148 RAILROAD AVE., CLOSTER, NJ 07624, TO CONDUCT OFF PREMISE CASH RAFFLE AT 148 RAILROAD, ON FEBRUARY 20, 2022 FROM 4PM TO 8PM.

\*13. **REPORTS**

- a. POLICE DEPARTMENT – NOVEMBER 2021

- 4b. VOTE ON ITEMS REMOVED FROM THE CONSENT AGENDA
- 14. ANY OTHER MATTER WHICH MAY PROPERLY COME BEFORE THE GOVERNING BODY
- 15. OPEN MEETING TO PUBLIC FOR ANY MATTER, PER N.J.S.A. 10:4-12 (a)  
(Subject to 5-minute limit per By-Laws General Rule No. 11)
- 16. ADJOURNMENT

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

**MAYOR AND COUNCIL  
BOROUGH OF CLOSTER**

**WORK SESSION AGENDA – WEDNESDAY, DECEMBER 22, 2021 - 7:30 P.M**

**DUE TO PUBLIC HEALTH CONSIDERATIONS, THIS REGULARLY SCHEDULED MEETING OF THE CLOSTER MAYOR AND COUNCIL WILL BE HELD BOTH TELEPHONICALLY and VIA ZOOM VIDEO.**

You may join Zoom meeting including video by accessing the information posted in the **Borough Calendar** on the Borough website by visiting [www.closterboro.com](http://www.closterboro.com) and clicking the link on the left sidebar for **Calendars and Notice of Meetings** and click on the corresponding date.

**To join via Telephone Audio Only:**

**TOLL FREE: +1 646-558-8656; MEETING ID: 864 2063 3673; PASSWORD: 8675309**

1. PLEDGE OF ALLEGIANCE

2. 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 2021 Mayor and Council Meetings which was published in The Record on January 15, 2021 and The Star Ledger on January 18, 2021, was posted on the Municipal Clerk's bulletin board and on the Borough website, and has remained posted as the required notices under the Statute. In addition, a copy of the notice is and has been available to the public and is on file in the office of the Municipal Clerk.

3. ROLL CALL

4. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS

- a. MAIL LIST OF DECEMBER 9, 2021
- b. MAIL LIST OF DECEMBER 16, 2021
- c. MAIL LIST OF DECEMBER 22, 2021

5. REVIEW AND DISCUSSION OF CONSENT AGENDA ITEMS FROM REGULAR MEETING

(Refer to Regular Meeting Agenda of November 22, 2021)

6. COMMITTEE REPORTS

A. FINANCE AND TECHNOLOGY – YAMMARINO (DEVLIN/WITKO)

- 1) REPORT RE FINANCE COMMITTEE MEETINGS
- 2) REPORT RE TECHNOLOGY COMMITTEE MEETINGS
- 3) LIAISON REPORTS
  - a. Historic Preservation Commission
  - b. Recreation Commission

B. PUBLIC SAFETY - LATNER (CHUNG/YAMMARINO)

- 1) REPORT RE PUBLIC SAFETY COMMITTEE MEETINGS
- 2) LIAISON REPORTS
  - a. Board of Education – NVRHS
  - b. Library Board of Trustees

7. COMMITTEE REPORTS (Continued)

C. PUBLIC WORKS - CHUNG (AMITAI/LATNER)

- 1) REPORT RE PUBLIC WORKS COMMITTEE MEETINGS
- 2) LIAISON REPORTS
  - a. Board of Health
  - b. Zoning Board of Adjustment
  - c. Northern Valley Greenway

CLOSTER MAYOR AND COUNCIL

WORK SESSION AGENDA – WEDNESDAY, DECEMBER 22, 2021 – 7:30 P.M.

- D. ORDINANCES - DEVLIN (WITKO/AMITAI)
  - 1) REPORT RE ORDINANCE & LEGISLATIVE COMMITTEE MEETINGS
  - 2) LIAISON REPORTS
    - a. Environmental Commission (Voting member)
    - b. Shade Tree Commission (Voting member)
  
- E. HUMAN RESOURCES – WITKO (CHUNG/LATNER)
  - 1) REPORT RE PERSONNEL COMMITTEE MEETING(S)
  - 2) LIAISON REPORTS
    - a. Board of Education – Closter Public Schools
    - b. Fire Department
  
- F. LAND USE AND CONSTRUCTION - AMITAI (DEVLIN/YAMMARINO)
  - 1) REPORT RE CONSTRUCTION DEPARTMENT MEETING(S)
  - 2) LIAISON REPORTS
    - a. Planning Board (Voting member)
    - b. Improvement Commission (Voting member)
    - c. Senior Citizens
  
- G. MAYOR’S LIAISON REPORT
  - a. Ambulance Corps
  - b. Borough Engineer
  - c. Northern Valley Mayor’s Association
  
- 8. OLD BUSINESS
  
- 9. NEW BUSINESS
  
- 10. OPEN MEETING TO THE PUBLIC FOR ANY MATTER PER NJSA 10:4-12(A) (SUBJECT TO A 5-MINUTE LIMIT PER GENERAL RULE NUMBER 11) EXCEPT FOR ITEMS SCHEDULED FOR PUBLIC HEARING AT THE REGULAR MEETING
  
- 11. DISCUSSION OF PUBLIC COMMENTS, IF APPROPRIATE
  
- 12. ANY OTHER MATTER WHICH MAY PROPERLY COME BEFORE THE GOVERNING BODY
  
- 13. ADJOURNMENT

**MAIL LIST**  
DECEMBER 9, 2021

NO.	DATE REC'D	DATE	FROM	SUBJECT *COPY ATTACHED	AGENDA/ COMMITTEE/ LIAISON
1.	12/06/21	12/03/21	Onello Engineering 5 Beechnut St Hillsdale, NJ <b>325 Piermont Rd</b>	*Notice of Public Meeting-Zoning Board of Adjustments 325 Piermont Road, Block 1904/Lot 2 (Copy to Borough Administrator, Borough Attorney, Borough Engineer, Zoning Board)	Amitai/ Zoning Board
2.	12/06/21	12/06/21	Christopher Cho 10 Caroline Court Citizen Leadership Form Zoning Board	* Citizen Leadership Form Request for Zoning Board, CIC, Property Management-Appointment (Copy to Borough Administrator, Borough Attorney, Zoning Board)	Amitai/Zoning Board
3.	12/06/21	12/06/21	NJLM 222 W. State Street Trenton, NJ	* Seminars for 1) Orientation for Municipal Officials That Are Newly Elected, Reelected, or Experienced 2) Budgeting for Elected Officials (Copy to Borough Administrator, Borough Attorney)	
4.	12/07/21	12/07/21	Closter Public Library 280 High Street	* Requested Appointment on the Closter Public Library Board of Trustees Re: Walter Johnson (Copy to Borough Administrator, Borough Attorney,)	Latner/Library Board of Trustees
5.	12/0721	12/07/21	Robert Esposito Director Bergen County Division of Community Development	*Important/Timely Updates: 1) CDBG Deadline 2) 2020 Census Maps: Waiting for HUD Notification 3) CDBG Project Completion and Timelines 4) FY 2021-2022 CDBG Contracts 5) Two BCDCD Staff on Leave of Absence 6) BCDCD Holiday Schedule (Copy to Borough Administrator, Borough Attorney)	Administration/Grants
6.	12/07/21	12/07/21	Giancarlo Lanzano 222 Anderson Ave Citizen Leadership form Shade Tree Commission	* Citizen Leadership Form Request for Shade Tree Commission Appointment (Copy to Borough Administrator, Borough Attorney, Shade Tree Commission)	Devlin/Shade Tree Commission

**MAIL LIST**  
DECEMBER 16, 2021

NO.	DATE REC'D	DATE	FROM	SUBJECT *COPY ATTACHED	AGENDA/ COMMITTEE/ LIAISON
1.	12/10/21	12/07/21	Mary Ellen Altendorfer Closter Public Library Board of Trustees	*Letter Requesting to Re-appoint Tom Golodik for Another Board Term (Copy to Borough Administrator, Borough Attorney,)	Latner/ Library Board of Trustees
2.	12/12/21	12/12/21	Councilwoman Latner Closter Food Pantry	* Neighbor-to-Neighbor Program Donations From Local Businesses and Community Members. 90 Donors - \$2,000 in Grocery Gifts Cards Purchased, and Gifts. (Copy Borough Administrator)	
3.	12/14/21	12/14/21	Thomas Rose Bergen County Departments of Health Services	* Call to Action-Support Resiliency in your Community. 2022 Mayor's Wellness Plan. Email received Marla Klein and Tara Chatterjee (Copy Borough Administrator)	
4.	12/16/21	12/16/21	Nick DeNicola Boswell Engineering	* Gofman Sanitary Sewer Connection-18 Old Saw Mill Rd, Alpine, NJ Block 70, Lot 26. Engineering Approval for Sewer Connection (Copy to Borough Administrator, Borough Attorney, DPW Superintendent, and Construction Dept.)	Amitai/Land Use/Planning Chung/Public Works
5.	12/15/21	12/10/21	Bergen County Municipal Joint Insurance Fund	* 2022 Fund Year Adopted Budget (Copy Borough Administrator)	
6.	12/16/21	12/16/21	Nick DeNicola Boswell Engineering	* Proposal Regarding Closter Tropical Storm Ida Damage Tenakill Brook, Anderson Brook, & Dwars Kill Engineering and Environmental Services (Copy to Borough Administrator, Borough Attorney, DPW Superintendent, Construction, OEM Coordinator)	Chung/Public Works

**MAIL LIST**  
DECEMBER 22, 2021

NO.	DATE REC'D	DATE	FROM	SUBJECT *COPY ATTACHED	AGENDA/ COMMITTEE/ LIAISON
1.	12/17/21	12/17/21	Kerry Pflugh Director NJ Department of Environmental Protection	*Weekly Update: 1. DEP Seeks Input-Scope of Lands Management initiative Intended to Reduce & Sequester Carbon Dioxide, Greenhouse Gas Emissions Fueling Climate Change 2. Open Enrollment & Financial Aid Opportunities At Get Covered NJ 3. Call for Artists: NJ Climate Resilience Public Art Projects 4. Funding Opportunities-EPA Enhanced Air Quality Monitoring 5. NJDEP Plans To Remove Somerset County Dam Using Natural Resource Damage Funds 6. Christmas Tree Burning Advisory 7. Funding Opportunity-Radon Action Month 8. Funding Opportunity-DEP Low-Interest Loans Available Dam Safety and Flood Mitigation Projects 9. Funding Opportunity-5 Star * Urban Waters Restoration 10. Fund Opportunity-Emergency Coastal Resilience Fund 11. FEMA Substantial Damage Determination Training (Copy to Borough Administrator, Borough Attorney, Borough Engineer, DWP Superintendent)	Chung/Public Works Amitai/Planning/Zoning
2.	12/18/21	12/18/21	Cynthia Cole	* Citizen Leadership Form-Environmental Commission Request (Copy Borough Administrator)	Devlin-Environmental Commission
3.	12/20/21	12/20/21	Robert Esposito Director Bergen County Division of Community Development	* Final 2021 Update From the Bergen County Division of Community Development (BCDCD) 1. Application Deadline for CDBG, Home, ESG FY 2022-2023 Funding 2. Emailing of FY 2021-2022 CDBG Contracts/Grants Agreements 3. CDBG Project Completion & Timeliness-Time to Get Your Projects Done 4. Heads-Up: CDBG-COVID 19 "Application Period 3" to Being In Mid-to-Late January 2022 (Copy Borough Administrator)	Administration/Grants
4.	12/20/21	12/20/21	New Jersey Department of Environmental Projection	* LU eSubmission Received 0207-06-0001.2 Monitoring Well Replacement LUP210001-400 Demarest Ave., Block 1006, Lot 12 (Copy to Borough Administrator, Borough Attorney, DPW Superintendent, and Construction Dept.)	Amitai/Land Use/Planning Chung/Public Works

5.	12/20/21 12/21/21	12/20/21 12/21/21	Resident Emails Opposing Drug Dispensary in Closter	* Emails Received From The Below Listed Residents Opposed To A Drug Dispensary in Closter: Mr. Guy Mor Ms. Keren Wangenheim Yacouel Family Ms. Gal Paldi Ms. Amy Glaberman Mr. & Mrs. Meir Mike Limor Moshkovich Mor Gil-Hefetz Mr. Rafael Torgovicky Ms. Patricia Hwant Ms. Marine Alon Mr. & Mrs. Topalian Mr. & Mrs. Cross Ms. Melissa Chalmer (Copy Borough Administrator, Borough Attorney, Zoning Dept.)	Amitai/Land Use/Planning Chung/Zoning Board
6.	12/21/21	12/21/21	Nick DeNicola Boswell Engineering	* Quarterly Status Report (Copy to Borough Administrator, Borough Attorney)	Chung/Public Works