

MAYOR AND COUNCIL
BOROUGH OF CLOSTER

REGULAR MEETING AGENDA – SEPTEMBER 9, 2015 - 7:30 P.M.

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 published in The Record and The Star Ledger on January 9, 2015, was posted on the Municipal Clerk's bulletin board 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. APPOINTMENTS - (Not made at the Reorganization Meeting held 1/5/15 - Requiring Council confirmation)

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRES</u>
Planner to Implement Portions of the 2008 Master Plan	Francis J. Banisch, III Banisch Associates, Inc.	_____	1 Year	31-Dec-15
Treasurer	VACANT	_____	1 Year	31-Dec-15

4. PUBLIC HEARING @8:00 P.M. TO SOLICIT PUBLIC COMMENT ON THE PROPOSED BERGEN COUNTY OPEN SPACE GRANT TRUST FUND RUCKMAN PARK WALKING PATH LIGHTING PROJECT APPLICATION (Notice published in The Record issue of 8/19/15)

5. PUBLIC HEARING AND ADOPTION OF THE FOLLOWING ORDINANCE @8:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD:

This Ordinance was introduced at the Regular Meeting held 8/12/15 and was published in The Record on 8/18/15 as stated in the Municipal Clerk's affidavit of publication. Reprint of this Ordinance was posted on the Municipal Clerk's Bulletin Board in accordance with statutory requirements and copies have been made available to the general public.

ORDINANCE NO. 2015-1195, "AN ORDINANCE TO DETERMINE THE BASE RATE, AMOUNT, SALARIES, WAGES, COMPENSATION, AND THE METHOD OF PAYMENT THEREOF TO PERSONS HOLDING CERTAIN OFFICES AND POSITIONS OF EMPLOYMENT IN THE BOROUGH OF CLOSTER"

6a. VOTE ON CONSENT AGENDA ITEMS

RESOLUTIONS

7. BILL RESOLUTION – SEPTEMBER 15, 2015 (Received from Deputy Treasurer 8/3/15 @ 4:16 p.m.)

8. RESOLUTION AUTHORIZING SEWER CONNECTION FOR ALPINE RESIDENTS, RICK & TOBY SCHONBERG, IN ACCORDANCE WITH CLOSTER/ALPINE SEWER AGREEMENT DATED 8/5/1994 (Received from Borough Attorney 9/3/15)

9. RESOLUTION AUTHORIZING DEPUTY TREASURER TO ISSUE A REFUND CHECK IN THE AMOUNT OF \$25,658.83 AND ISSUE A RETURN OF PREMIUM FROM ESCROW IN THE AMOUNT OF \$36,100.00 TO US BANK CUSTODIAN FOR PC4 FIRSTRUST BANK FOR THE REDEMPTION OF TAX SALE CERTIFICATE #14-00001 FOR PROPERTY LOCATED AT 35 OLIVE STREET, BLOCK 504, LOT 27, SOLD AT THE MUNICIPAL TAX SALE HELD ON 6/26/14 FOR 2013 DELINQUENT TAXES (Received from Tax Collector 8/26/15)

10. RESOLUTION AUTHORIZING DEPUTY TREASURER TO ISSUE A REFUND CHECK IN THE AMOUNT OF \$654.60 TO PAUL J. GIBLIN, JR., ESQ. FBO ERBELLI, SELAUDIN & ARJENT, FOR BLOCK 2304 LOT 29 DUE TO TAX COURT JUDGMENT RENDERED 8/21/15 (Received from Tax Collector 8/27/15)

11. RESOLUTION AUTHORIZING THE MAYOR AND CLERK TO SIGN THE DEVELOPER'S AGREEMENT (FROM THE ZONING BOARD OF ADJUSTMENT) WITH 309 CLOSTER DOCK ROAD, LLC FOR BLOCK 1701, LOT 1, KNOWN AS 309 CLOSTER DOCK ROAD (Received from Borough Attorney 8/26/15)

CLOSTER MAYOR AND COUNCIL
REGULAR MEETING AGENDA – SEPTEMBER 9, 2015 - 7:30 P.M.

6a. VOTE ON CONSENT AGENDA ITEMS (Continued)

RESOLUTIONS (Continued)

12. RESOLUTION AUTHORIZING THE MAYOR TO SIGN A MUNICIPAL SHARED SERVICE DEFENSE AGREEMENT WITH RUTGERS UNIVERSITY (TO JOIN THE AFFORDABLE HOUSING CONSORTIUM, IN AN AMOUNT NOT TO EXCEED \$2,000.00) Approved at RM 8/26/15 (Received from Borough Attorney 9/2/15)
13. RESOLUTION AUTHORIZING DEPUTY TREASURER TO RELEASE AND RETURN REMAINING ZONING BOARD OF ADJUSTMENT LEGAL ESCROW FEES IN THE AMOUNT OF \$2,010.00 TO JOSEPH & MARY CECCON, FOR SUCCESSFUL COMPLETION OF LEGAL SERVICES FOR BLOCK 1501 LOT 13, 181 HERBERT AVENUE (Received from Deputy Treasurer on 8/31/15)
14. RESOLUTION AUTHORIZING DEPUTY TREASURER TO ISSUE REFUND IN THE AMOUNT OF \$140.00 TO APPLICANT: PHILIP DELBOS FOR PAYMENT OF UCC CONSTRUCTION PERMIT #13-0533 WITH THE CONSTRUCTION CODE DEPARTMENT FOR 56 O'SCHAUGHNESSY LANE DUE TO APPLICANT'S RESCINDING OF PLANS FOR INSTALLATION OF A GENERATOR AS OF 12/4/14 AND APPROVAL BY CONSTRUCTION OFFICIAL (Received from Deputy Treasurer 8/31/15)
15. RESOLUTION AUTHORIZING DEPUTY TREASURER TO ISSUE A REFUND CHECK IN THE AMOUNT OF \$27,651.25 **AND** ISSUE A RETURN OF PREMIUM FROM ESCROW IN THE AMOUNT OF \$7,100.00 TO INCOME ONE LLC FOR THE REDEMPTION OF TAX SALE CERTIFICATE #13-00001 FOR PROPERTY LOCATED AT 121 SCHRAALENBURGH ROAD, BLOCK 502, LOT 3, SOLD AT THE MUNICIPAL TAX SALE HELD ON 4/18/14 FOR 2012 DELINQUENT TAXES (Received from Tax Collector 9/2/15)
16. RESOLUTION AUTHORIZING THE MAYOR TO SIGN THE DEVELOPER'S AGREEMENT FOR BLOCK 1205, LOT 9, 50 RAILROAD AVE. (Received from Borough Attorney 9/3/15 @12:25 p.m.)
17. RESOLUTION FIXING BASE SALARIES FOR 2015 (Received from Temporary Chief Financial Officer 9/3/15 @ 2 p.m.)

MOTIONS

18. MOTION GRANTING APPROVAL FOR BOROUGH CLERK TO SIGN STATE OF NEW JERSEY, OFFICE OF THE ATTORNEY GENERAL, DEPARTMENT OF LAW AND PUBLIC SAFETY, DIVISION OF ALCOHOLIC BEVERAGE CONTROL, APPLICATION FOR SPECIAL PERMIT FOR SOCIAL AFFAIR FOR THE CLOSTER ELKS, 148 RAILROAD AVENUE, CLOSTER, NJ 07624, TO DISPENSE MALT ALCOHOLIC BEVERAGES ON SUNDAY, 10/11/15, FROM 1:00 P.M. TO 5:00 P.M. (Completed application received 8/31/15)

19. MOTION APPROVING THE FOLLOWING MINUTES (Distributed 9/3/15) ABSTENTION: DIDIO

- a. REGULAR MEETING HELD AUGUST 26, 2015
- b. WORK SESSION HELD AUGUST 26, 2015

20. REPORTS

- a. FIRE CHIEF – AUGUST 2015 (Received 9/3/15 @ 1:20 p.m.)

6b. VOTE ON ITEMS REMOVED FROM THE CONSENT AGENDA

21. 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)

22. ANY OTHER MATTER WHICH MAY COME BEFORE THE GOVERNING BODY

23. ADJOURNMENT

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

CLOSTER MAYOR AND COUNCIL
REGULAR MEETING AGENDA – SEPTEMBER 9, 2015 - 7:30 P.M.

ADDENDUM NO. 1

6a. VOTE ON CONSENT AGENDA ITEMS (Continued)

ORDINANCES

- 6a.-1 INTRODUCTION OF THE FOLLOWING ORDINANCE – PUBLIC HEARING - MONDAY, 9/21/15 @ 8 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD:
- ORDINANCE NO. 2015:1196, “AN ORDINANCE APPROPRIATING A SUM NOT TO EXCEED \$35,000.00 FROM THE CLOSTER OPEN SPACE, RECREATION, FARMLAND, AND HISTORIC PRESERVATION TRUST FUND FOR PARK, FARMLAND, AND HISTORIC PRESERVATION IMPROVEMENTS” (Received from Administrator 9/4/15 @1:48 P.M.)

MAYOR AND COUNCIL
BOROUGH OF CLOSTER

REGULAR MEETING MINUTES – SEPTEMBER 9, 2015 - 7:30 P.M.

Mayor Glidden called the meeting to order at 8:30 p.m.

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 published in The Record and The Star Ledger on January 9, 2015, was posted on the Municipal Clerk's bulletin board 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

The following persons were present:

Mayor John C. Glidden, Jr.
Councilpersons David Barad, Alissa Latner, Robert Di Dio, Thomas Hennessey, Arthur Dolson
and Victoria Armitai
Borough Administrator, Jonathan DeJoseph
Borough Attorney, Edward T. Rogan
Borough Clerk, Loretta Castano
Borough Engineer, Nick DeNicola
Recreation Director, Jim Oettinger

3. APPOINTMENTS - (Not made at the Reorganization Meeting held 1/5/15 - Requiring Council confirmation)

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRES</u>
Planner to Implement Portions of the 2008 Master Plan	Francis J. Banisch, III <u>Banisch Associates, Inc.</u>	_____	1 Year	31-Dec-15
Treasurer	<u>VACANT</u>	_____	1 Year	31-Dec-15

4. PUBLIC HEARING @8:00 P.M. TO SOLICIT PUBLIC COMMENT ON THE PROPOSED BERGEN COUNTY OPEN SPACE GRANT TRUST FUND RUCKMAN PARK WALKING PATH LIGHTING PROJECT APPLICATION (Notice published in The Record issue of 8/19/15)

Mayor Glidden opened the meeting to the public to solicit comment regarding the proposed application. Mr. Oettinger was present to answer any questions.

No one wishing to be heard, Mayor Glidden closed the meeting to the public regarding this application.

Mayor Glidden noted that everyone had a good time at the Labor Day Celebration; the fireworks were great, the 5K Run was fantastic and the Department of Public Works did a great job on the grounds. Mr. Oettinger commended the people and organizations who helped organize the event; a true community event, without whom the work could not have been done. He suggested that next year the rides be moved somewhere else because of the compressor noise; and noted that the food was a disappointment. Mayor Glidden proudly voiced his feeling that the spirit of volunteerism is alive and well in Closter.

5. PUBLIC HEARING AND ADOPTION OF THE FOLLOWING ORDINANCE @8:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD:

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ORDINANCE NO. 2015-1195, "AN ORDINANCE TO DETERMINE THE BASE RATE, AMOUNT, SALARIES, WAGES, COMPENSATION, AND THE METHOD OF PAYMENT THEREOF TO PERSONS HOLDING CERTAIN OFFICES AND POSITIONS OF EMPLOYMENT IN THE BOROUGH OF CLOSTER"

Mayor Glidden opened the meeting to the public. No one wishing to be heard Mayor Glidden closed the meeting to the public.

CLOSTER MAYOR AND COUNCIL
REGULAR MEETING MINUTES – SEPTEMBER 9, 2015 - 7:30 P.M.

Motion approving Ordinance No. 2015:1195 was made by Councilman Barad, seconded by Councilman Di Dio and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Barad, Latner, Di Dio, Hennessey, Dolson and Amitai.

6a. VOTE ON CONSENT AGENDA ITEMS

Motion approving the Consent Agenda was made by Councilman Di Dio, seconded by Councilman Barad and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Barad, Latner, Di Dio, Hennessey, Dolson and Amitai.

ORDINANCES

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RESOLUTIONS

7. BILL RESOLUTION – SEPTEMBER 15, 2015 (Received from Deputy Treasurer 8/3/15 @ 4:16 p.m.)

8. RESOLUTION AUTHORIZING SEWER CONNECTION FOR ALPINE RESIDENTS, RICK & TOBY SCHONBERG, IN ACCORDANCE WITH CLOSTER/ALPINE SEWER AGREEMENT DATED 8/5/1994 (Received from Borough Attorney 9/3/15)

In answer to Councilwoman Amitai, Mayor Glidden explained that the original Agreement dated 1994 governs any new connection to the Closter sewer system. Borough Attorney noted that the yearly fees have been increased over the years; and Borough Administrator informed that the increase is based on the Bergen County Utilities Authority yearly bill to the Borough. A different methodology had been discussed several years ago but was found very difficult to implement. Borough Engineer said that several towns that have their own water company base the charges on flow but it becomes more difficult when you have an outside utility. The Borough would have to obtain the individual water bills to determine usage and compare same to Closter homeowners. Councilman Dolson said during discussion in the 1990’s, he had suggested that the cost of building the sewer be calculated and have that share paid as a hook-up fee. Borough Engineer said there is a hook-up fee in effect at this time and Mr. DeJoseph informed it was \$3,000.00.

9. RESOLUTION AUTHORIZING DEPUTY TREASURER TO ISSUE A REFUND CHECK IN THE AMOUNT OF \$25,658.83 AND ISSUE A RETURN OF PREMIUM FROM ESCROW IN THE AMOUNT OF \$36,100.00 TO US BANK CUSTODIAN FOR PC4 FIRSTRUST BANK FOR THE REDEMPTION OF TAX SALE CERTIFICATE #14-00001 FOR PROPERTY LOCATED AT 35 OLIVE STREET, BLOCK 504, LOT 27, SOLD AT THE MUNICIPAL TAX SALE HELD ON 6/26/14 FOR 2013 DELINQUENT TAXES (Received from Tax Collector 8/26/15)

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CLOSTER MAYOR AND COUNCIL
REGULAR MEETING MINUTES – SEPTEMBER 9, 2015 - 7:30 P.M.

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17. RESOLUTION FIXING BASE SALARIES FOR 2015 (Received from Temporary Chief Financial Officer 9/3/15 @ 2 p.m.)
- MOTIONS
18. MOTION GRANTING APPROVAL FOR BOROUGH CLERK TO SIGN STATE OF NEW JERSEY, OFFICE OF THE ATTORNEY GENERAL, DEPARTMENT OF LAW AND PUBLIC SAFETY, DIVISION OF ALCOHOLIC BEVERAGE CONTROL, APPLICATION FOR SPECIAL PERMIT FOR SOCIAL AFFAIR FOR THE CLOSTER ELKS, 148 RAILROAD AVENUE, CLOSTER, NJ 07624, TO DISPENSE MALT ALCOHOLIC BEVERAGES ON SUNDAY, 10/11/15, FROM 1:00 P.M. TO 5:00 P.M. (Completed application received 8/31/15)
19. MOTION APPROVING THE FOLLOWING MINUTES (Distributed 9/3/15) ABSTENTION: DIDIIO
 - a. REGULAR MEETING HELD AUGUST 26, 2015
 - b. WORK SESSION HELD AUGUST 26, 2015
20. REPORTS
 - a. FIRE CHIEF – AUGUST 2015 (Received 9/3/15 @ 1:20 p.m.)
 - b. CONSTRUCTION OFFICIAL – AUGUST 2015 (Received 9/1/15)
 - c. CHIEF OF POLICE – AUGUST 2015 (Received 9/9/15 @ 11:51 a.m.)
- 6b. VOTE ON ITEMS REMOVED FROM THE CONSENT AGENDA
21. 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)

Mayor Glidden opened the meeting to the public. No one wishing to be heard, Mayor Glidden closed the meeting to the public.

22. ANY OTHER MATTER WHICH MAY COME BEFORE THE GOVERNING BODY

At this time, Councilman Dolson referred to comment made in the Work Session by Councilman Di Dio praising the efforts of the Borough Administrator in purchasing the time clock for use by the Borough employees. He noted that his suggestion regarding the cost effective type used by his company was not an admission that he thought it was a good idea for the Borough.

22a. Motion approving the following Closed Session Resolution at 8:45 p.m. was made by Councilwoman Amitai, seconded by Councilwoman Latner and declared carried by Mayor Glidden on an affirmative vote of Councilpersons Barad, Latner, Di Dio, Hennessey, Dolson and Amitai.

OMNIBUS OPEN PUBLIC MEETINGS ACT RESOLUTION authorizing the governing body pursuant to N.J.S.A. 10:4-12 to exclude the public from the next portion of the meeting in order to permit the governing body to discuss per N.J.S.A. 10:4-12(b)(4) "A collective bargaining agreement"; N.J.S.A. 10:4-12(b)(7), "Pending or anticipated litigation or contract negotiations"; and N.J.S.A. 10:4-12(b)(8), "A matter involving public employees" and that the items under discussion in the closed meeting would be disclosed to the public at the conclusion of the matters which should be within 10-15 weeks.

Mayor Glidden resumed the Regular Meeting at 10:10 p.m.

CLOSTER MAYOR AND COUNCIL
REGULAR MEETING MINUTES – SEPTEMBER 9, 2015 - 7:30 P.M.

23. ADJOURNMENT

Motion to adjourn the Regular Meeting at 10:10 p.m. was made by Councilman Barad, seconded by Councilwoman Latner and declared unanimously carried by Mayor Glidden.

Provided to the Mayor and Council
on September 17, 2015 for approval
at the Regular Meeting to be held
Monday, September 21, 2015

Loretta Castano, RMC
Borough Clerk

Prepared by Carol A. Kroepke, RMC
utilizing recording and Borough Clerk's
notes

Approved at the Regular Meeting held September 21, 2015
Consent Agenda Item No. 20a.

MAYOR AND COUNCIL
BOROUGH OF CLOSTER

WORK SESSION NOTES – SEPTEMBER 9, 2015 - 7:30 P.M.

The Mayor and Council of the Borough of Closter held a Work Session on Wednesday, September 9, 2015. Mayor Glidden called the meeting to order at 7:30 p.m.

1. PLEDGE OF ALLEGIANCE

Mayor Glidden invited all to join in the Pledge of Allegiance.

2. 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 Annual Notice of Meetings which was published in The Record and the Star Ledger on January 9, 2015, was posted on the Municipal Clerk's bulletin board and has remained continuously 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

The following persons were present:

Mayor John C. Glidden, Jr.
Councilpersons David Barad, Alissa Latner, Robert Di Dio, Thomas Hennessey, Arthur Dolson
and Victoria Amitai (7:37 p.m.)
Borough Administrator, Jonathan DeJoseph
Borough Attorney, Edward T. Rogan
Borough Clerk, Loretta Castano
Borough Engineer, Nick DeNicola

The following persons were not present:
Chief of Police, Dennis Kaine

4. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS

- a. MAIL LIST OF AUGUST 27, 2015 - Mayor Glidden asked if any member of the Council wished to address any matter or provide any comments. Item No. 9 was removed by Borough Clerk.

Item No. 9: Received 08/27/15, dated 08/25/15 from James J. Tedesco, III, Bergen County Executive, to Mayor John Glidden, Jr. re Letter informing of approval of application from Bergen County Division of Community Development for the project "Senior Citizen Activities" in the amount of \$2,000.00 (Copy to Bill Brewster)
Borough Clerk noted that we did receive \$2,000 for "Senior Citizen Activities" although we didn't get the grant for the "Senior Van Driver". Borough Administrator informed he will reapply and ask for \$6,000 each for "Senior Citizen Activities" and "Senior Van Driver". He noted there is no match required for these grants; and he will provide Resolutions for same for the next Regular Meeting. Mayor Glidden questioned if Bill Brewster had a destination for the extra funds being requested.
- b. MAIL LIST OF SEPTEMBER 3, 2015 - Mayor Glidden asked if any member of the Council wished to address any matter or provide any comments. No one wished to remove any item for discussion.
- c. MAIL LIST OF SEPTEMBER 10, 2015 – Borough Clerk distributed Item No. 11 on the upcoming Mail List for discussion saying it was hand delivered today; and she felt it best to bring it to their immediate attention.

Item No. 11: Received 09/09/15 Hand del'd, dated 09/08/15 from Michael Pisano, The Friendly Painter, regarding the Lustron House

Mayor Glidden reminded that the Lustron House Committee has identified Mr. Pisano, who is present in the audience, to work on the Lustron House in turn for space and storage. He invited Mr. Pisano to speak on the matter. Mayor Glidden wished to remind that the wheels of municipal government move slowly and said they will review all options for the Lustron House.

Councilwoman Amitai entered the meeting at 7:37 p.m.

Michael Pisano cited a recent article in the paper that said there was an arrangement for him to be the caretaker of the Lustron House; and several people have approached him with excitement. The house has always been somewhat of a mystery to many people and once he saw the inside he saw the value and said it is noteworthy to restore the building. In reference to the article, he explained his office is a briefcase; and he doesn't have a secretary. In answer to Mayor Glidden, he reminded his proposal was to take care of the property and restore the building primarily because there are a lot of paint issues. As the house is steel, no real alterations have been made; so restoring the surfaces and finishes to get it back as close to what it used to be is what he would like to do; most of the work to be done is cosmetic. Mr. Pisano noted that the electric and other services would need to be restarted; but other than the minor cosmetics, the house is in very good condition. He would like to, in turn, use a very small amount of space for storage because he has his own house 2 blocks away. His goal is to really get the house looking good so when people drive by they will find it attractive.

Councilman Barad asked for clarification of what type and how much space he will utilize for office and storage. Mr. Pisano said the storage will be just for a power washer and a ladder in the garage but nothing visible. The office space is really just somewhere to put his briefcase and his laptop to get away from the bustle in his home office when he is not on the road. He anticipates it as being a morning or afternoon stop; and said he has been running his business from the sunroom in his house the past 30 years. In response to Councilman Hennessey, Mr. Pisano said he would not be using the address of the Lustron House for his business. He feels like he wants to help the town because it is a really important thing to save. It is important to be able to walk in and go back in time to a period with correct furniture and things like the plastic G. I. Joes instead of newer technology. The Lustron House has the potential to bring people back to a simpler time.

Councilwoman Latner said she knows Mr. Pisano on a professional level from work he has done for her in the past; and she voiced her opinion that he is very professional and diligent. She thinks his proposal is a win-win; and restoring the house could be an educational opportunity. In answer to Councilman Barad, he said when he comes to use space as his office, he would open up a table and lay out his stuff and close it up when he leaves because he wants it to be accessible for everyone. In terms of having kids come for educational purposes, he said he does not know what the liability issues would be but agreed it was a good opportunity. Councilwoman Amitai said a lot of questions came up after his proposal at a previous meeting. For example, if Mr. Pisano was working in the house and fell off a ladder, would it be the Borough's liability. Borough Attorney advised it already is the Borough's liability; and affirmed insurance would be covered by the Borough. Councilwoman Amitai questioned who would be responsible for the landscaping and restoration costs. Mr. Pisano does not feel the restoration costs will be a lot of money because it really is just a little bit of paint and solvents necessary but probably under a couple hundred dollars. He explained he would take care of snow removal and cutting grass. He would leave changing shrubs or landscape up to the Borough. Councilwoman Amitai asked if anyone had a handle on what the utilities would cost and where the funding would come from; and Mayor Glidden informed they do not and have not discussed that yet. Mr. Pisano said there is a lot of labor involved in restoring the finishes and the paint; and the garage door needs to be replaced. He said he was at the Building Department today and noted the side lot has been fenced off on Legion Place and there is another lot where construction is ongoing, so it's really only a small pie shaped piece of property.

Mr. Pisano voiced his frustration that the article he referred to earlier was misleading; and a lot of people think he is the caretaker already; and question when he will start doing something as if he's neglecting his duties. In answer to Councilwoman Amitai, he said there is already an historic sign out front and he would

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Councilwoman Amitai entered the meeting at 7:37 p.m.

Michael Pisano cited a recent article in the paper that said there was an arrangement for him to be the caretaker of the Lustron House; and several people have approached him with excitement. The house has always been somewhat of a mystery to many people and once he saw the inside he saw the value and said it is noteworthy to restore the building. In reference to the article, he explained his office is a briefcase; and he doesn't have a secretary. In answer to Mayor Glidden, he reminded his proposal was to take care of the property and restore the building primarily because there are a lot of paint issues. As the house is steel, no real alterations have been made; so restoring the surfaces and finishes to get it back as close to what it used to be is what he would like to do; most of the work to be done is cosmetic. Mr. Pisano noted that the electric and other services would need to be restarted; but other than the minor cosmetics, the house is in very good condition. He would like to, in turn, use a very small amount of space for storage because he has his own house 2 blocks away. His goal is to really get the house looking good so when people drive by they will find it attractive.

Councilman Barad asked for clarification of what type and how much space he will utilize for office and storage. Mr. Pisano said the storage will be just for a power washer and a ladder in the garage but nothing visible. The office space is really just somewhere to put his briefcase and his laptop to get away from the bustle in his home office when he is not on the road. He anticipates it as being a morning or afternoon stop; and said he has been running his business from the sunroom in his house the past 30 years. In response to Councilman Hennessey, Mr. Pisano said he would not be using the address of the Lustron House for his business. He feels like he wants to help the town because it is a really important thing to save. It is important to be able to walk in and go back in time to a period with correct furniture and things like the plastic G. I. Joes instead of newer technology. The Lustron House has the potential to bring people back to a simpler time.

Councilwoman Latner said she knows Mr. Pisano on a professional level from work he has done for her in the past; and she voiced her opinion that he is very professional and diligent. She thinks his proposal is a win-win; and restoring the house could be an educational opportunity. In answer to Councilman Barad, he said when he comes to use space as his office, he would open up a table and lay out his stuff and close it up when he leaves because he wants it to be accessible for everyone. In terms of having kids come for educational purposes, he said he does not know what the liability issues would be but agreed it was a good opportunity. Councilwoman Amitai said a lot of questions came up after his proposal at a previous meeting. For example, if Mr. Pisano was working in the house and fell off a ladder, would it be the Borough's liability. Borough Attorney advised it already is the Borough's liability; and affirmed insurance would be covered by the Borough. Councilwoman Amitai questioned who would be responsible for the landscaping and restoration costs. Mr. Pisano does not feel the restoration costs will be a lot of money because it really is just a little bit of paint and solvents necessary but probably under a couple hundred dollars. He explained he would take care of snow removal and cutting grass. He would leave changing shrubs or landscape up to the Borough. Councilwoman Amitai asked if anyone had a handle on what the utilities would cost and where the funding would come from; and Mayor Glidden informed they do not and have not discussed that yet. Mr. Pisano said there is a lot of labor involved in restoring the finishes and the paint; and the garage door needs to be replaced. He said he was at the Building Department today and noted the side lot has been fenced off on Legion Place and there is another lot where construction is ongoing, so it's really only a small pie shaped piece of property.

Mr. Pisano voiced his frustration that the article he referred to earlier was misleading; and a lot of people think he is the caretaker already; and question when he will start doing something as if he's neglecting his duties. In answer to Councilwoman Amitai, he said there is already an historic sign out front and he would

really like to expose people to it through open houses; and hopes it will spur more interest. Councilwoman Amitai suggested dovetailing off of Belskie (Museum) events. Mayor Glidden thanked Mr. Pisano for updating the Council on the matter; and said they would be discussing it later on. There is nothing in particular in mind at this time because they have several options for use of the property.

At this time, Mr. Pisano voiced his opinion that the Labor Day fireworks were fantastic and there were a lot of people and said it felt like a community again. Councilwoman Latner noted Recreation Director Oettinger in the audience and thanked him for his part in the celebrations.

At this time, Councilman Barad wished to discuss Item No. 4 on the September 3, 2015 Mail List (see above 4b.) noting two members of the Historic Commission are present and may wish to discuss same.

Item No. 11: Received 09/01/15, dated 08/25/15 from Tim Adriance, Chair, Historic Preservation Commission, to Borough Clerk's Office re Notice of Public Hearing to be held Monday, 9/28/15 @ 8 p.m. in the Council Chambers re the proposal for Nomination of Blanch Avenue for Historic Landmark status pursuant to Code Chapter 35, Section 35-54; informing copy of report will be on file in Borough Clerk's Office (NO REPORT HAS BEEN RECEIVED!) and available online at www.closterhistory.com

Jennifer Rothschild, Vice-Chair and Secretary, Historic Preservation Commission, explained this is a public notice similar to the application they presented for Hickory Lane last year; and said it doesn't really mean anything and has no legal impact on the Borough of property rights; it is just to recognize the history of the road itself. In answer to Councilman Barad, she affirmed it was not designation of a district; and noted several residents went back in time; and Bobbie Bouton-Goldberg researched it and provided a report. Ms. Rothschild said she was fascinated when she read it and then saw it on the Mail List because she was not aware Mr. Adriance had sent the letter to the Council. She explained that she needs to revise the Nomination Report and get it to the Borough Clerk and up on the website because she did not know Mr. Adriance was sending the letter.

Ms. Rothschild referred to the Nomination Report for Hickory Lane in late 2014 and questioned the status as the Commission never heard back. The Borough Attorney advised he was not aware of the status. She voiced her opinion that it is a nice document to have to go back and look at history and shows some pride for the Borough. She referred back to Dr. Barad's question and noted Dr. Arthur Goldberg has been encouraging this designation for years; and she was finally able to put the time into it. She noted you can't actually designate roadways; and it doesn't translate into anything or put restrictions on anything. She will make sure the Council receives the report as soon as possible.

5. REVIEW AND DISCUSSION OF CONSENT AGENDA ITEMS FROM REGULAR MEETING
(Refer to Regular Meeting Agenda of September 9, 2015)

Mayor Glidden asked if any member of the Council wished to remove any item for discussion. Item No. 6a.-1 was removed by Councilman Hennessey.

Borough Clerk requested the addition of two reports under Item No. 20 as b and c.

6a.-1 INTRODUCTION OF THE FOLLOWING ORDINANCE – PUBLIC HEARING - MONDAY, 9/21/15 @ 8 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD:
ORDINANCE NO. 2015:1196, “AN ORDINANCE APPROPRIATING A SUM NOT TO EXCEED \$35,000.00 FROM THE CLOSTER OPEN SPACE, RECREATION, FARMLAND, AND HISTORIC PRESERVATION TRUST FUND FOR PARK, FARMLAND, AND HISTORIC PRESERVATION IMPROVEMENTS” (Received from Administrator 9/4/15 @1:48 P.M.)

Councilman Hennessey reminded last month he had expressed some concerns; and since that time, he has walked the area with Kevin Reilly. The Borough will assist with the purchase of materials and supply vehicles when possible and he is now comfortable and does not have any concerns.

20. REPORTS

- a. FIRE CHIEF – AUGUST 2015 (Received 9/3/15 @ 1:20 p.m.)
- b. CONSTRUCTION OFFICIAL – AUGUST 2015 (Received 9/1/15)
- c. CHIEF OF POLICE – AUGUST 2015 (Received 9/9/15 @11:51 a.m.)

Borough Clerk clarified she misunderstood the e-mail sent by Paul Demarest with Item No. 20b. as it appeared to be an answer to Councilwoman Amitai and not the Construction Official’s monthly report being provided to her.

6. PROFESSIONAL REPORTS

A. BOROUGH ATTORNEY

1) STATUS REPORT RE NEGOTIATIONS WITH PBA LOCAL 233 (8. M.L. 8/21/14/8. M.L. 9/25/14) – Borough Attorney reported there is currently mediation scheduled for 9/24/15 at 10 a.m. at the Library. He would like to know who from the Council will be appearing at same whether it would be the PBA Committee or some other committee because this is a daytime mediation. He explained that during this meeting, both sides sit with the mediator to try to work out the outstanding issues to come to some compromises. He said this could be discussed in Closed Session as to attendance at the mediation.

2) STATUS REPORT RE CONTRACT FOR THE PURCHASE OF MULTIPLE CONDOMINIUM UNITS AT VILLAGE SCHOOL SITE (RM 11/24/14) – Mr. Rogan reported at this time we are in the process of waiting for the court to approve the agreement. He reminded that when this contract was drafted, it was made subject to COAH approval; and COAH has been eliminated by the Supreme Court. Mr. Rogan appeared before Judge Toskos on Friday; and the Borough was successful on our Declaratory Judgment Action and obtained the stay of 5 months for builder’s remedies. In that time, the State has filed a lawsuit seeking to intervene in our case and take back the money we have collected over the years for affordable housing; and he has filed his opposition to that. The hearing is scheduled for 9/18/15 before Judge Toskos. Mr. Rogan was pleased to report a very similar case was decided last week in Middlesex County by Judge Donald Wolfson that is almost identical to Closter. The other town had millions of dollars in jeopardy and Closter has approximately \$800,000. The Judge in that case denied all requests and wouldn’t even let them get into the case or intervene. He noted this is not necessarily binding on Judge Toskos but it is certainly a good precedent when looking at other cases statewide. With this new Supreme Court decision in March, there is now no precedent; and we are all in unchartered waters; therefore, in this case, he thinks it is significant because the Judge will likely review the basis for that decision. Borough Attorney explained that basically the State is looking to seize the funds we have held in trust specifically for affordable housing and use it towards the general State budget. This is a significant action by the State; and he hopes we will be successful on the 18th.

3) REPORT – The Borough Attorney reported regarding Miele (Sanitation) that he and the Administrator are going to sit down and review the lease of the small strip of property in front of Miele because the lease is up. Under the terms of the contract, the Borough does have the right to seek CPI increases, so he and the Administrator will work on some numbers and report back to the Council with a Resolution for the next meeting.

Mr. Rogan informed he had a number of items for Closed Session involving personnel and contract negotiations.

B. BOROUGH ENGINEER - Borough Engineer informed he e-mailed his (quarterly Status) report to the Council and reviewed some highlights and new additions.

1) STATUS REPORT RE DPW REMEDIATION (Authorized /RM 4/23/14) – Mr. DeNicola reminded this pertains to the old underground storage tank removed in the 1990’s that never had a completed report filed with the DEP. Because it was never properly filed by the previous consultants, the DEP reopened the case and Boswell did test borings. Hopefully it will come back clean, which we anticipate, but is not guaranteed. In response to Councilman Di Dio, he explained we are under the current guidelines for testing limits. If the tests are clean, the Borough can file an NFA (No Further Action).

6. PROFESSIONAL REPORTS (Continued)

B. BOROUGH ENGINEER (Continued)

2) STATUS REPORT RE SWIM CLUB PHASE II CONTAMINATION INVESTIGATION (Authorized/RM 7/9/14) – Mayor Glidden requested a status on this item and Mr. DeNicola informed Boswell is in the process of completing the Remedial Investigation Report (RIR). They submitted a proposal to the Borough about a month ago for the services of Foster Wheeler, who is willing to attempt to risk a lot of the remediation away because to excavate wetlands in an effort to remove the contamination is counterproductive. He explained that some of the contamination levels are barely contamination levels but the high levels have to be excavated, removed and treated. The lower levels could just be left there. Foster Wheeler wrote the regulations for the DEP so they are very well aware of them; and, hopefully, they can risk some of that away. The Administrator has requested an analysis from a cost standpoint from Boswell regarding same which is really just an estimate. It becomes an issue of how much we think we can risk away and how much the actual remediation would cost. Mr. DeNicola said he hopes to have the analysis before the next meeting.

3) STATUS REPORT RE CONTRACT AWARDED TO ROCKBORN TRUCKING AND EXCAVATION, INC. @RM 3/11/15 FOR HICKORY LANE IMPROVEMENTS AND 2014 MUNICIPAL ROAD PROGRAM IN THE BASE BID AMOUNT OF \$484,253.50 – The Borough Engineer reported there are still some punch list items remaining but 99% of the work is done; and he hopes that before the next meeting, they will have the voucher to pay the contractor. As previously reported, the project came in under or at budget inclusive of the extra work. In answer to the Mayor, he affirmed one of the punch list items is the signage at the top of Hickory Lane.

4) STATUS REPORT RE DEVELOPER'S AGREEMENT FOR BLOCK 1607, LOT 1 & BLOCK 1310, LOT 2 (CLOSTER MARKETPLACE (EBA) LLC AND CENTENNIAL AME ZION CHURCH) Approved RM 5/21/15

5) REPORT

7. REPORTS

A. BOROUGH ADMINISTRATOR

1) STATUS REPORT RE FOLLOWING INSURANCE MATTER(S):

a. Mail List requests re Insurance:

1) 9.M.L. 5/21/15 – Volunteer Center of Bergen County 20th Annual Bergen Bike Tour on Sun., 10/4/15

2) 4.M.L. 7/16/15 - Lubavitch on the Palisades request for Menorah placement in front of Borough Hall (12/6/15–12/14/15) and Menorah lighting event at Ruckman Park on 12/8/15 @ 7 p.m.

2) STATUS REPORT RE EXTERIOR REPAIRS AND ROOF REPLACEMENT AT BOROUGH HALL (Contract Awarded/RM 5/28/14 to 3 Sons Restoration, LLC, Union, NJ - \$499,000.00) – Borough Administrator reported we are still waiting for the punch list items to be completed by the contractor. It has been very quiet from the contractor, but most of the items are completed. We have no firm date on the doors or the concrete work to be completed before the new doors are installed. Mayor Glidden asked if we know who is responsible for the tar marks left on the Council Chambers carpet; and asked if it could be cleaned. Mr. DeJoseph said it is on the punch list for the contractor. He noted Councilman Hennessey has been of great assistance on this project but the contractor has been less than responsive.

3) REPORT RE ACQUISITION AND INSTALLATION OF EMERGENCY GENERATORS FOR THE CLOSTER DEPARTMENT OF PUBLIC WORKS, CLOSTER PUBLIC LIBRARY AND KNICKERBOCKER HOOK & LADDER COMPANY (Funding from FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) HAZARD MITIGATION GRANT PROGRAM SUB-GRANT AGREEMENT HMGP-DR-4086-NJ-0219-R FOR THE PUBLIC LIBRARY GENERATOR PROJECT IN THE AMOUNT OF \$90,000 (Resolution Authorizing Execution of Sub-Grant Agreement at RM 4/22/15) and Bond Ordinance No. 2015:1188 adopted 6/24/15) – Mr. DeJoseph reported he will meet with the OEM Coordinator and DPW and clarified this is only for the Library and DPW – not the Fire Department.

7. REPORTS (Continued)

A. BOROUGH ADMINISTRATOR (Continued)

- 4) REPORT RE PREPARATION OF SPECIFICATIONS TO BID FOR AN AMBULANCE FOR THE CLOSTER VOLUNTEER AMBULANCE CORPS (Bond Ordinance No. 2015:1188 adopted 6/24/15 – Authorization to bid RM 7/22/15)

Borough Administrator reported this will probably be advertised in the next day or two with an opening at the end of September and award in October. In answer to the Mayor, he said the approximate cost is \$250,000.

- 5) REPORT RE FOLLOWING CONTRACTS AWARDED RM 8/12/15 (Bond Ordinance No. 2015:1188 adopted 6/24/15): Mr. DeJoseph reported the following:

- a. PHASE TWO RENOVATION OF POLICE DEPARTMENT FIRING RANGE TO ACTION TARGET IN THE AMOUNT OF \$26,897.18 – Improvements are

under way.

- b. UPGRADE of the RECORDS MANAGEMENT SYSTEM POLICE DEPARTMENT TO ENFORSYS POLICE SYSTEMS, INC. IN THE AMOUNT OF \$20,750.00 – Purchase order has been issued.

- c. RESOLUTION AUTHORIZING UPGRADES TO BOROUGH HALL UNDER THE NEW JERSEY DIRECT INSTALL PROGRAM TO LIME ENERGY IN THE AMOUNT OF \$17,551.14 – Pre-construction meeting will be held.

- d. RESOLUTION AUTHORIZING UPGRADES TO SENIOR CENTER UNDER THE NEW JERSEY DIRECT INSTALL PROGRAM TO LIME ENERGY IN THE TOTAL AMOUNT OF \$7,389.44 (Amended RM 8/26/15 TO INCREASE THE TOTAL PRICE BY \$40.90 FOR A REVISED TOTAL OF \$7,430.34)

- 6) STATUS REPORT RE LEASE OF REAL PROPERTY AND TOWER SPACE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A WIRELESS COMMUNICATION FACILITY (Published in The Record 6/5/15 – Bid Opening held 6/30/15 @ 11 a.m./Contract awarded to Verizon at RM 7/22/15) – Mr. DeJoseph spoke with the Borough Attorney briefly earlier; and we are still waiting for Verizon to sign the wireless contract. We will not receive the revenue from that until the building permit is issued.

- 7) ONGOING REPORT RE OUTSTANDING ITEMS ON CORRECTIVE ACTION PLAN APPROVED AT RM 7/22/15 (Requested by Councilman Barad @WS 7/8/15) – Borough Administrator reported making progress and the Finance Committee has been discussing some of the outstanding issues.

- 9) REPORT RE PREPARATION OF REQUEST FOR PROPOSALS FOR BANKING SERVICES (Authorized RM 8/12/15) – Mr. DeJoseph reported this would be advertised in the next couple of days with a return date at the end of the month.

- 10) REPORT RE SALE OF SURPLUS PERSONAL PROPERTY NO LONGER NEEDED FOR PUBLIC USE ON AN ONLINE AUCTION WEBSITE (Authorized RM 8/26/15) Borough Administrator reported this would be advertised in the next couple of days and this will be completed soon. All of the items from the last auction have been paid for and picked up.

- 11) REPORT RE PREPARATION OF AN ORDINANCE APPROPRIATING \$5,000 FROM CLOSTER OPEN SPACE, RECREATION, FARMLAND AND HISTORIC PRESERVATION TRUST FUND TO SUPPORT DEVELOPMENT OF NATURE CENTER'S FOREST STEWARDSHIP PLAN (Requested by Lori Spechler 7/14/15 – 8. M.L. 8/6/15/Discussed at WS 8/12/15) – Mr. DeJoseph reported this item is on the Agenda this evening.

- 12) REPORT – Borough Administrator reported the punch list items for the bathroom facilities are completed; and we are waiting for lien waivers from the vendor before issuing payment. The Finance Committee discussed the 2016 Budget yesterday; and they anticipate receiving the budget reports back from department heads along with capital on 9/15/15. The Committee will then thoroughly review the budget reports. Mayor Glidden asked for a timeframe for the budget and Mr. DeJoseph said as soon as they can review it, they will move forward.

7. REPORTS (Continued)

A. BOROUGH ADMINISTRATOR (Continued)

Mr. DeJoseph reported the (biometric/facial recognition) time clock has been delivered and he wanted to confirm with the Mayor and Council as far as installation and implementation. He asked if this is something the Mayor and Council would like to move forward with saying it can be installed over the next week or so. Councilwoman Amitai questioned where it would be installed. Borough Administrator said probably by the Finance office on the first floor as it is the best location. Councilman Di Dio thanked Councilman Dolson saying he was instrumental in securing the time clock as he gave us the name of the vendor who supplied his company with their clock. We did not choose Councilman Dolson's vendor and Mr. DeJoseph was able to save a significant amount of money.

Borough Administrator reported that with the assistance of the Borough Attorney he was able to close out the 2012 Bergen County ADA Ramp project which had litigation threatened against the Borough. He said he finally received the purchase order for 2014 ADA Ramps which were dropped off at the County last week and noted he has been working on this since January. We anticipate \$40,000 coming back to the Borough.

Mr. DeJoseph reported the Bergen County Open Space Trust Fund application was submitted on 9/2/15 and at 8 p.m. this evening there will be a public hearing on the application. He expects not to receive word on it until early next year.

At this time, Councilwoman Amitai questioned what upgrades were made to the Senior Center. Borough Administrator informed it is for lighting and HVAC upgrades through a grant from the Direct Install program from the State which covers 70%.

At this time, Borough Engineer questioned what the litigation matter was in regards to the 2012 ADA Curb Ramp Program; and Mr. DeJoseph said it was from the contractor because the Borough did not pay it until we received confirmation that we were properly reimbursed.

At this time, Councilman Di Dio questioned if the generator for the Senior Center was included in the (Direct Install) grant and Mr. DeJoseph informed it was not.

B. BOROUGH CLERK

1) STATUS REPORT RE 2015 APPOINTMENTS – Borough Clerk reported Appointments are current with openings being maintained on the Agenda.

2) STATUS REPORT RE 2015 OATHS OF OFFICE – Ms. Castano informed she would be asking the Mayor to follow through on several long-standing Oaths that have not been returned. Mr. (Richard) Daly called today to say he was unable to attend the Zoning Board of Adjustment meeting this evening due to illness; and he wanted to know what he should do with his Oath and she advised him to sign it and send it back.

3) STATUS REPORT RE 2015 LICENSES – Borough Clerk reported 2015 Borough licenses are current. In regards to Liquor License Renewals for 2015-2016 we are having some difficulties. At present, nine (9) of the licenses have been renewed: one (1) Club, three (3) Distribution and five (5) Consumption licenses. We currently have four (4) Inactive/Pocket licenses which have been moving along slowly. For Topside, the tax clearance has been received; and the attorney called today to let us know the Special Ruling was instituted today and the State fee has been paid and the Borough fee was on its way. Piermont Road Liquor has tax clearance and has paid all renewal fees and had already instituted Special Ruling procedures. 540 Young Limited Liability Company has tax clearance and has paid all renewal fees and recently instituted Special Ruling. For JBS Mack, LLC no tax clearance for 2015-2016, no Assignment received, no renewal fees paid for the State or municipality and there are three (3) attorneys involved. Ms. Castano reported she received a call from the former owner of the license on Friday who informed her that she should call our contact at ABC. After speaking to the individual who said she was quite misinformed about the status of the license, Ms. Castano then called the former owner back and advised him to call ABC and straighten out the matter. She followed up with an e-mail to the Borough Attorney and Chief of Police to inform them of the status. Borough Attorney informed he received a packet very late this afternoon via e-mail that included the Assignment we requested; but he has not had the time to go through it. Ms. Castano thanked Mr. Rogan for the update and voiced her pleasure that this was finally starting to move along.

7. REPORTS (Continued)

B. BOROUGH CLERK (Continued)

4) STATUS REPORT RE 2015 MEETING DATES – Ms. Castano reported 2015 dates are current and informed her office is preparing for 2016.

5) STATUS REPORT RE ELECTIONS – Borough Clerk reported yesterday she submitted the General Election ballot to the County Clerk's office – Candidates: Republican Incumbents – Arthur B. Dolson and Alissa J. Latner – 3 year term; Thomas M. Hennessey – 1 year unexpired term; Democrat – Dolores A. Witko, Jannie Chung – 3 year term; Brian D. Stabile – 1 year unexpired term.

6) STATUS REPORT RE PREPARATIONS FOR LEAGUE OF MUNICIPALITIES

CONFERENCE TO BE HELD FROM 11/16/15 TO 11/19/15 – Ms. Castano reported the pre-registrations have been taken care of but she has not received any word back from housing. She faxed to housing asking for a status on the submission she made in August because they would have customarily responded by now with a confirmation. She will provide further update once she hears back; noting that between the 100th Anniversary and hotel closures, she expects they are inundated.

7) REPORT – Ms. Castano informed that Arlene (Corvelli, Deputy Borough Clerk) would be out for 4-6 weeks starting September 21st and she will be sorely missed. As it will only be herself in the office, Ms. Castano said she will not be able to provide Arlene's technical expertise and asked that everyone bear with her in the interim. Regarding the use of the laptops for Council meetings, she will be asking that everyone do what she does which is download the materials from the web portal, save it on their flash drives, which they will bring to the meeting, and upload into their laptops. She asked which Councilmembers and officials still had their flash drives and said she will place an order for anyone who no longer has/or never received one.

C. CHIEF OF POLICE

1) REPORT – Chief Kaine was not present this evening; therefore, no report was provided.

D. MAYOR

1) STATUS REPORT RE FOLLOWING GRANTS:

a. FILED

1. NEW JERSEY TRANSIT 5310 GRANT PROGRAM TO INITIATE FUNDING FOR THE TRANSPORTATION ASSISTANCE PROGRAM IN THE BOROUGH OF CLOSTER (Authorized at RM 4/22/15) – Mayor Glidden asked the Administrator for an update on this item. Mr. DeJoseph reported he hopes to receive word in October.

2. NEW JERSEY DEPARTMENT OF TRANSPORTATION FY2015 DISCRETIONARY AID APPLICATION FOR CEDAR LANE PROJECT IN THE AMOUNT OF \$180,000 (Authorized at RM 4/22/15) – Mr. DeJoseph voiced his understanding there is no true deadline for this from the NJDOT. He said the Borough Engineer would be preparing a grant application for Vervalen (Street) for the first meeting in October. Borough Engineer reported it is for the 2016 Local Aid program.

b. AWARDED

1. To be announced by Mayor

c. TO BE FILED

1. To be announced by Mayor

2) REPORT

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

At this time, Mayor Glidden recognized Helga Olsson who was present in the audience. He reminded that she painted the lovely picture in the Chambers, said he often goes by that spot at the Nature Center and thanked her for the picture.

Carl Olsson, 215 Irving Avenue, questioned the new format of the tax bills citing that the old one had a total tax to be raised by each category which was helpful; and he asked that same be included in future tax bills. He said his review of the tax bill indicated a 4% increase in taxes; and Borough Administrator advised that the County tax rate increased by 5.5%; and Mayor Glidden noted that the municipal increase was a little over 2%. Mr. Olsson said he would like to understand how the four quarters come together; and Mayor Glidden suggested that he meet with the Tax Collector who would be able to give a complete explanation. Borough Administrator explained that the municipality and county are on a calendar year basis whereas the schools are on a fiscal year basis.

Steve Isaacson, 97 Columbus Avenue, questioned the thoughts on the alleyway downtown being converted to a pocket park with benches, checker table and a place to have lunch. He questioned the timeline for repair of the railroad tracks; and the Borough Administrator advised that he has sent a letter to CSX on same in addition to the siding. The Borough cannot touch the railroad tracks; and Borough Engineer said if we do, the Borough has to pay for their flagmen and their time. Mr. Isaacson said the tax increase was a shocker especially for the regional high school; and, in addition, they want a referendum for 11 million dollars.

11. DISCUSSION OF PUBLIC COMMENTS, IF APPROPRIATE

12. ANY OTHER MATTER WHICH MAY PROPERLY COME BEFORE THE GOVERNING BODY

13. ADJOURNMENT

Motion to adjourn the Work Session at 8:28 p.m. was made by Councilman Di Dio, seconded by Councilwoman Lamer and declared unanimously carried by Mayor Glidden.

Provided to the Mayor and Council on
September 17, 2015 for approval at the
Regular Meeting to be held
September 21, 2015.

Loretta Castano, RMC
Borough Clerk

Prepared by Carol A. Kroepke, RMC
and Arlene M. Corvelli, RMC
utilizing recording and Borough Clerk's
notes

Approved at the Regular Meeting held September 21, 2015
Consent Agenda Item No. 20b.