

MAYOR AND COUNCIL  
BOROUGH OF CLOSTER

REGULAR MEETING MINUTES – DECEMBER 13, 2017 - 7:30 P.M

Mayor Glidden called the meeting to order at 9:15 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 included in the Annual Notice of Meetings which was published in The Record and The Star Ledger on January 9, 2017, 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, (7:32 p.m.), Alissa Latner, Robert Di Dio, Joseph Yammarino, Jannie Chung and Victoria Amitai (7:35 p.m.)
- Borough Administrator, Arthur Braun Dolson
- Borough Attorney, Edward Rogan
- Borough Clerk, Loretta Castano
- Borough Engineer, Nick DeNicola
- Chief of Police, Dennis Kaine

The following persons were also present:

- Councilman-Elect Scott Devlin
- Councilwoman-Elect Dolores Witko

3. MAYORAL PRESENTATION(S)

CERTIFICATE OF CONGRATULATIONS TO **DANIEL** FOR HIS OUTSTANDING ACHIEVEMENT IN COMPLETING THE FIRST COLLECTION OF THE 2017 CLOSTER POLICE DEPARTMENT BASEBALL CARD SERIES (Requested by Mayor 11/30/17) This presentation was made by Mayor Glidden in the Work Session.

4. PRESENTATION

MARK THALER, ARCHITECT, TO PROVIDE REPORT REGARDING PREPARATION OF THE MAINTENANCE PRESERVATION PLAN FOR THE LUSTRON HOUSE (Requested by Administrator 11/30/17) This presentation was made by Mr. Thaler in the Work Session.

5. MAYORAL APPOINTMENT(S) TO THE FOLLOWING BOARDS/COMMISSIONS:

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRES</u>
<b>Environmental Commission</b>				
Member/Shade Tree Liaison	<u>Brian Stabile</u> (Elected to Council)	<u>NO APPOINTMENT</u>	3 Years Unexp. (Stabile)	31-Dec-17
Associate Member	<u>Arthur Goldberg</u> (Dep. 3/6/17)	<u>NO APPOINTMENT</u>	1 Year Unexp. (Goldberg)	31-Dec-17
<b>Planning Board</b>				
Class II/Rep. Gov’t of Closter	<u>Gary Montroy</u> (Resigned)	<u>NO APPOINTMENT</u>	1 Year Unexp. (Montroy)	31-Dec-17
Alternate No. 2	<u>Ansar Batool</u> (Moved to Class IV RM 3/8/17)	<u>NO APPOINTMENT</u>	2 Years Unexp. (Batool)	31-Dec-17
<b>Shade Tree Commission</b>				
Member/Environmental Commission Liaison	<u>Brian Stabile</u> (Elected to Council)	<u>NO APPOINTMENT</u>	5 Years 5 Years Unexp. (A. IX)	31-Dec-21
Alternate No. 1	<u>Georgia Carey</u> (Did not accept appointment)	<u>NO APPOINTMENT</u>		31-Dec-17

6. 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 11/8/17, and was published in The Record issue of 11/14/17, as stated in the printer'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.

- a. ORDINANCE NO. 2017:1234, "AN ORDINANCE TO AMEND CODE CHAPTER 171, STREETS AND SIDEWALKS, ARTICLE VI, STREET EXCAVATIONS, AND RELATED FEE PROVISIONS IN CHAPTER §A301, FEES AND DEPOSITS"

Mayor Glidden opened the public hearing.

Borough Attorney noted that in Section 171-312, "Definitions" there is a typographical error that should read "damage to public property". The corrected ordinance has been provided to the Borough Clerk and the correction does not substantially alter the substance of the ordinance and is, therefore, diminimus and would not prevent it from going forward this evening.

No one else wishing to be heard, Mayor Glidden closed the public hearing.

Motion approving adoption of Ordinance No. 2017:1234 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, Yammarino, Chung and Amitai.

7a. VOTE ON CONSENT AGENDA ITEMS

Motion approving the Consent Agenda minus Item Nos. 22 and 25 was made by Councilwoman Amitai, seconded by Councilwoman Chung and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Barad, Latner, Di Dio, Yammarino, Chung and Amitai.

ORDINANCES

8. INTRODUCTION OF THE FOLLOWING ORDINANCES – PUBLIC HEARING AND ADOPTION – SINE DIE MEETING, TUESDAY, 1/2/18 @ 7:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD:

- a. ORDINANCE NO. 2017:1235, "AN ORDINANCE TO AMEND CODE CHAPTER 48, PERSONNEL POLICIES, § 48-8A" (Received from Borough Attorney 11/30/17)
- b. ORDINANCE NO. 2017:1236, "AN ORDINANCE TO AMEND CODE CHAPTER 183, §183-84, CLOSTER PARKING RESERVE" (Received from Borough Attorney 11/30/17)
- c. ORDINANCE NO. 2017:1237, "AN ORDINANCE TO AMEND CODE CHAPTER 35, ARTICLE VI, § 35-53 HISTORIC PRESERVATION COMMISSION" (Received from Borough Attorney 11/30/17)

RESOLUTIONS

9. BILL RESOLUTION – DECEMBER 15, 2017  
(Received from Deputy Treasurer 12/7/17)
10. RESOLUTION FIXING 2018 SINE DIE AND REORGANIZATION MEETING DATES
11. RESOLUTION AWARDDING REPLENISHMENT and INSTALLATION OF GARLAND WREATHS FROM CHRISTMAS SPECTACULAR, 267 RIDGE ROAD, LYNDHURST, NJ 07071 IN AN AMOUNT NOT TO EXCEED \$12,539.00 (Received from Administrator 11/28/17)
12. RESOLUTION AUTHORIZING SEWER CONNECTION FOR ALPINE RESIDENT, ELLIOT MALONE, (407 ANDERSON AVENUE, BLOCK 78, LOT 3) IN ACCORDANCE WITH CLOSTER/ALPINE SEWER AGREEMENT DATED 8/5/1994 (Received from Administrator 11/29/17)
13. RESOLUTION APPOINTING ASSOCIATED APPRAISAL GROUP AS CONFLICT RESIDENTIAL APPRAISER (Received from Borough Attorney 11/27/17)
14. RESOLUTION AWARDDING INSTALLATION OF NEW BOILER IN DEPARTMENT OF PUBLIC WORKS OFFICE BUILDING TO TITANIUM PLUMBING & HEATING, P.O. BOX 7108, OAKLAND, NEW JERSEY 07436 FOR AN AMOUNT NOT TO EXCEED \$6,675.00 (Received from Administrator 11/29/17)

CLOSTER MAYOR AND COUNCIL  
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15. RESOLUTION APPROVING ISSUANCE OF 2018 CERTIFICATE OF COMPLIANCE FOR AKSON, LLC FOR THE FOLLOWING LIMOUSINE: 2016 CADILLAC XTS, VIN#2G61U5S37G9209610 (Completed application filed, appropriate fees paid and approvals received from Borough professionals)
- 15a. RESOLUTION APPROVING ISSUANCE OF 2018 CERTIFICATE OF COMPLIANCE FOR ROAD STAR LIMOUSINE SERVICE FOR THE FOLLOWING LIMOUSINE: 2012 CHEVROLET SUBURBAN, VIN# 1GNSKJE76CR320039 (Completed application filed, appropriate fees paid and approvals received from Borough professionals 12/12/17 @10 a.m.)
16. RESOLUTION AUTHORIZING PLACE-TO-PLACE TRANSFER OF PLENARY (*INACTIVE/POCKET*) RETAIL DISTRIBUTION LICENSE NO. 0207-44-008-004 (Received from Borough Attorney 12/6/17)
17. RESOLUTION AUTHORIZING DEPUTY TREASURER TO RELEASE AND RETURN ZONING BOARD OF ADJUSTMENT ENGINEERING ESCROW FEES IN THE AMOUNT OF \$192.44 TO VICTORIA ROSE DUE TO SUCCESSFUL COMPLETION OF IMPROVEMENTS FOR BLOCK 1316, LOT 17, 357 DEMAREST AVENUE (Received from Deputy Treasurer 12/6/17)
18. RESOLUTION REQUESTING APPROVAL OF ITEM OF REVENUE AND APPROPRIATION UNDER N.J.S.A. 40A: 4-87 FOR “2015 RECYCLING TONNAGE GRANT” IN THE AMOUNT OF \$17,066.08 (Received from Assistant CFO 12/6/17)
19. RESOLUTION AUTHORIZING THE APPROVAL TO SUBMIT A GRANT APPLICATION and EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE CLOSTER BOROUGH PROJECT APPLICATION: LFIF-2018-RAILROAD AVENUE-00068 (Received from Administrator 12/7/17) (Local Freight Impact Fund)
20. RESOLUTION AUTHORIZING THE BOROUGH ADMINISTRATOR AS SIGNATORY FOR GRANT AND TO SIGN ALL VOUCHERS IN CONNECTION WITH THE COUNTY OF BERGEN 2017 COMMUNITY DEVELOPMENT BLOCK GRANT IN THE AMOUNT OF \$3,211.00, CONTRACT NUMBER PS-CLOSTER SR17 FOR SENIOR CITIZENS ACTIVITIES IN CLOSTER, NEW JERSEY (Received from Administrator 12/7/17)
21. RESOLUTION AWARDED PURCHASE OF VINYL GARAGE WORKSHOP FOR USE BY CLOSTER POLICE DEPARTMENT TO BARN BROTHERS, LLC, 4850 WHITE HORSE PIKE, EGG HARBOR, NJ 08215 FOR IN AN AMOUNT NOT TO EXCEED \$8,475.00 (Received from Administrator 12/7/17)
- ~~22.~~ RESOLUTION AUTHORIZING THE CORRECTION ACTION REQUIRED TO ADDRESS THE 2016 BOROUGH AUDIT ITEM, (3) Personnel Procedures Hire Dates (Received from Administrator 12/7/17)
23. RESOLUTION AUTHORIZING THE BOROUGH OF CLOSTER TO PARTICIPATE IN A MUTUAL AID PLAN AND RAPID DEPLOYMENT FORCE IN ACCORDANCE WITH THE PLAN SUBMITTED BY THE BERGEN COUNTY POLICE CHIEF’S ASSOCIATION (Received from Chief of Police 12/7/17)
24. RESOLUTION AUTHORIZING THE SALARIED POSITION OF JOHN L. PETERS AS CONSTRUCTION CODE OFFICIAL (Received from Administrator 12/7/17)
- ~~25.~~ RESOLUTION AUTHORIZING THE SALARIED POSITION OF JOHN L. PETERS AS ZONING OFFICER (Received from Administrator 12/7/17)
- 25a. RESOLUTION HIRING THE FOLLOWING INDIVIDUALS AS TEMPORARY LABORER/DRIVER IN THE DEPARTMENT OF PUBLIC WORKS – STREETS & ROADS DIVISION FROM 12/1/17 THROUGH 12/31/17 AT PER DIEM RATE OF \$25 PER HOUR, AS NEEDED, FOR THE REMOVAL OF SNOW, NOT TO EXCEED 37.5 HOURS PER WEEK: ROBERT DIPPOLITO, CARLO LEIVA, PAUL BAUDONE (Received from Administrator 12/12/17 @ 5:00 p.m.)
- 25b. RESOLUTION AUTHORIZING THE PAYMENT OF \$800,000.00 AS DEPOSIT ON PURCHASE OF 511 DURIE AVENUE, CLOSTER, NEW JERSEY (Received from Borough Attorney 12/13/17 @ 1:00 p.m.)

MOTIONS

26. MOTION APPROVING THE FOLLOWING *SALARIED* APPOINTMENT(S) NOT MADE AT THE REORGANIZATION MEETING HELD 1/3/17:

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRES</u>
<b>Planner to Implement Portions of the 2008 Master Plan</b>	<u>Caroline Reiter P.P., AICP</u>	<u>NO APPOINTMENT</u>	1 Year	31-Dec-17
	<u>Christopher P. Statile, PA</u>			

CLOSTER MAYOR AND COUNCIL  
 REGULAR MEETING MINUTES – DECEMBER 13, 2017 – 7:30 P.M.

27. MOTION APPROVING THE FOLLOWING *NON-SALARIED* APPOINTMENT(S):

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRES</u>
Historian	<u>Arthur Goldberg</u> (Dep. 3/6/17)	<u>NO APPOINTMENT</u>	1 Year Unexp. (Goldberg)	31-Dec-17

28. MOTION APPROVING THE FOLLOWING APPLICATION AS NEW MEMBER OF THE KNICKERBOCKER HOOK AND LADDER COMPANY (Requested by Fire Official 12/7/17/Received from Fire Chief 12/8/17)

a. DANIEL HARGRAVE

29. MOTION APPROVING THE FOLLOWING MINUTES (Distributed 11/30/17)  
 ABSTENTIONS: CHUNG, DI DIO

- a. REGULAR MEETING HELD NOVEMBER 20, 2017
- b. WORK SESSION HELD NOVEMBER 20, 2017

30. REPORTS

- a. CONSTRUCTION OFFICIAL – NOVEMBER 2017 (Received 12/4/17)
- b. CHIEF OF POLICE – NOVEMBER 2017 (Received 12/11/17)

7b. VOTE ON ITEMS REMOVED FROM THE CONSENT AGENDA

31. 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)

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

29-1. The following motion was made by Councilman Barad and seconded by Councilwoman Latner:

MOTION TO ALLOW CHIEF OF POLICE TO BEGIN THE PROCESS FOR INTERVIEWING AND ACQUIRING NEW EMPLOYEES IN THE POLICE DEPARTMENT

Said motion was declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Barad, Latner, Di Dio, Yammarino, Chung and Amitai.

32a. Motion approving the following Closed Session Resolution at 9:27 p.m. 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, Yammarino, Chung 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)(8), “A matter involving public employees”; and that the item under discussion in the closed meeting would be disclosed to the public at the conclusion of the matter which should be within 3-6 weeks.

33. ADJOURNMENT

Motion to adjourn the Regular Meeting at 9:40 p.m. was made by Councilman Di Dio seconded by Councilman Barad and declared unanimously carried by Mayor Glidden.

Provided to the Mayor and Council on  
 December 21, 2017 for approval at the  
 Sine Die Meeting to be held  
 January 2, 2018

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Loretta Castano, RMC  
 Borough Clerk

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

Approved at the Sine Die Meeting held January 2, 2018  
 Consent Agenda Item No. 9a.

MAYOR AND COUNCIL  
BOROUGH OF CLOSTER

REGULAR MEETING AGENDA – DECEMBER 13, 2017 - 7:30 P.M

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2. ROLL CALL

3. MAYORAL PRESENTATION(S)

CERTIFICATE OF CONGRATULATIONS TO DANIEL FOR HIS OUTSTANDING ACHIEVEMENT IN COMPLETING THE FIRST COLLECTION OF THE 2017 CLOSTER POLICE DEPARTMENT BASEBALL CARD SERIES (Requested by Mayor 11/30/17)

4. PRESENTATION

MARK THALER, ARCHITECT, TO PROVIDE REPORT REGARDING PREPARATION OF THE MAINTENANCE PRESERVATION PLAN FOR THE LUSTRON HOUSE (Requested by Administrator 11/30/17)

5. MAYORAL APPOINTMENT(S) TO THE FOLLOWING BOARDS/COMMISSIONS:

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRES</u>
<b>Environmental Commission</b>				
Member/Shade Tree Liaison	<u>Brian Stabile</u> (Elected to Council)	_____	3 Years Unexp. (Stabile)	31-Dec-17
Associate Member	<u>Arthur Goldberg</u> (Dep. 3/6/17)	_____	1 Year Unexp. (Goldberg)	31-Dec-17
<b>Planning Board</b>				
Class II/Rep. Gov’t of Closter	<u>Gary Montroy</u> (Resigned)	_____	1 Year Unexp. (Montroy)	31-Dec-17
Alternate No. 2	<u>Ansar Batool</u> (Moved to Class IV RM 3/8/17)	_____	2 Years Unexp. (Batool)	31-Dec-17
<b>Shade Tree Commission</b>				
Member/Environmental Commission Liaison	<u>Brian Stabile</u> (Elected to Council)	_____	5 Years 5 Years Unexp.	31-Dec-21
Alternate No. 1	<u>Georgia Carey</u> (Did not accept appointment)	_____	(A. Ix) Unexp.	31-Dec-17

6. 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 11/8/17, and was published in The Record issue of 11/14/17, as stated in the printer’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.

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CLOSTER MAYOR AND COUNCIL  
REGULAR MEETING AGENDA – DECEMBER 13, 2017 – 7:30 P.M.

7a. VOTE ON CONSENT AGENDA ITEMS

ORDINANCES

8. INTRODUCTION OF THE FOLLOWING ORDINANCES – PUBLIC HEARING AND ADOPTION – SINE DIE MEETING, TUESDAY, 1/2/18 @ 7:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD:

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7a. VOTE ON CONSENT AGENDA ITEMS (Continued)

RESOLUTIONS (Continued)

- 21. RESOLUTION AWARDING PURCHASE OF VINYL GARAGE WORKSHOP FOR USE BY CLOSTER POLICE DEPARTMENT TO BARN BROTHERS, LLC, 4850 WHITE HORSE PIKE, EGG HARBOR, NJ 08215 FOR IN AN AMOUNT NOT TO EXCEED \$8,475.00 (Received from Administrator 12/7/17)
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MOTIONS

- 26. MOTION APPROVING THE FOLLOWING *SALARIED* APPOINTMENT(S) NOT MADE AT THE REORGANIZATION MEETING HELD 1/3/17:

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRES</u>
Planner to Implement Portions of the 2008 Master Plan	Caroline Reiter P.P., AICP Christopher P. Statile, PA	_____	1 Year	31-Dec-17

- 27. MOTION APPROVING THE FOLLOWING *NON-SALARIED* APPOINTMENT(S):

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRES</u>
Historian	Arthur Goldberg (Dep. 3/6/17)	_____	1 Year Unexp. (Goldberg)	31-Dec-17

- 28. MOTION APPROVING THE FOLLOWING APPLICATION AS NEW MEMBER OF THE KNICKERBOCKER HOOK AND LADDER COMPANY (Requested by Fire Official 12/7/17/Received from Fire Chief 12/8/17)

- a. DANIEL HARGRAVE

- 29. MOTION APPROVING THE FOLLOWING MINUTES (Distributed 11/30/17)  
 ABSTENTIONS: CHUNG, DI DIO

- a. REGULAR MEETING HELD NOVEMBER 20, 2017
  - b. WORK SESSION HELD NOVEMBER 20, 2017

30. REPORTS

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7b. VOTE ON ITEMS REMOVED FROM THE CONSENT AGENDA

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 (Subject to 5-minute limit per By-Laws General Rule No.11)

- 32. ANY OTHER MATTER WHICH MAY COME BEFORE THE GOVERNING BODY

- 33. ADJOURNMENT

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

CLOSTER MAYOR AND COUNCIL  
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ADDENDUM NO. 1

7a. VOTE ON CONSENT AGENDA ITEMS (Continued)

RESOLUTIONS (Continued)

- 15a. RESOLUTION APPROVING ISSUANCE OF 2018 CERTIFICATE OF COMPLIANCE FOR ROAD STAR LIMOUSINE SERVICE FOR THE FOLLOWING LIMOUSINE: 2012 CHEVROLET SUBURBAN, VIN# 1GNSKJE76CR320039 (Completed application filed, appropriate fees paid and approvals received from Borough professionals 12/12/17 @10 a.m.)
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30. REPORTS (Continued)
- b. CHIEF OF POLICE – NOVEMBER 2017 (Received 12/11/17)



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4. PRESENTATION

MARK THALER, ARCHITECT, TO PROVIDE REPORT REGARDING PREPARATION OF THE MAINTENANCE PRESERVATION PLAN FOR THE LUSTRON HOUSE (Requested by Administrator 11/30/17) This presentation was made by Mr. Thaler in the Work Session.

5. MAYORAL APPOINTMENT(S) TO THE FOLLOWING BOARDS/COMMISSIONS:

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRES</u>
<b>Environmental Commission</b>				
Member/Shade Tree Liaison	<u>Brian Stabile</u> (Elected to Council)	<u>NO APPOINTMENT</u>	3 Years Unexp. (Stabile)	31-Dec-17
Associate Member	<u>Arthur Goldberg</u> (Dep. 3/6/17)	<u>NO APPOINTMENT</u>	1 Year Unexp. (Goldberg)	31-Dec-17
<b>Planning Board</b>				
Class II/Rep. Gov't of Closter	<u>Gary Montroy</u> (Resigned)	<u>NO APPOINTMENT</u>	1 Year Unexp. (Montroy)	31-Dec-17
Alternate No. 2	<u>Ansar Batool</u> (Moved to Class IV RM 3/8/17)	<u>NO APPOINTMENT</u>	2 Years Unexp. (Batool)	31-Dec-17
<b>Shade Tree Commission</b>				
Member/Environmental Commission Liaison	<u>Brian Stabile</u> (Elected to Council)	<u>NO APPOINTMENT</u>	5 Years 5 Years Unexp.	31-Dec-21
Alternate No. 1	<u>Georgia Carey</u> (Did not accept appointment)	<u>NO APPOINTMENT</u>	(A. Ix)	31-Dec-17

CLOSTER MAYOR AND COUNCIL  
REGULAR MEETING MINUTES – DECEMBER 13, 2017 – 7:30 P.M.

6. 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 11/8/17, and was published in The Record issue of 11/14/17, as stated in the printer'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.

- a. ORDINANCE NO. 2017:1234, "AN ORDINANCE TO AMEND CODE CHAPTER 171, STREETS AND SIDEWALKS, ARTICLE VI, STREET EXCAVATIONS, AND RELATED FEE PROVISIONS IN CHAPTER §A301, FEES AND DEPOSITS"

Mayor Glidden opened the public hearing.

Borough Attorney noted that in Section 171-312, "Definitions" there is a typographical error that should read "damage to public property". The corrected ordinance has been provided to the Borough Clerk and the correction does not substantially alter the substance of the ordinance and is, therefore, diminimus and would not prevent it from going forward this evening.

No one else wishing to be heard, Mayor Glidden closed the public hearing.

Motion approving adoption of Ordinance No. 2017:1234 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, Yammarino, Chung and Amitai.

7a. VOTE ON CONSENT AGENDA ITEMS

Motion approving the Consent Agenda minus Item Nos. 22 and 25 was made by Councilwoman Amitai, seconded by Councilwoman Chung and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Barad, Latner, Di Dio, Yammarino, Chung and Amitai.

ORDINANCES

8. INTRODUCTION OF THE FOLLOWING ORDINANCES – PUBLIC HEARING AND ADOPTION – SINE DIE MEETING, TUESDAY, 1/2/18 @ 7:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD:

- a. ORDINANCE NO. 2017:1235, "AN ORDINANCE TO AMEND CODE CHAPTER 48, PERSONNEL POLICIES, § 48-8A" (Received from Borough Attorney 11/30/17)
- b. ORDINANCE NO. 2017:1236, "AN ORDINANCE TO AMEND CODE CHAPTER 183, §183-84, CLOSTER PARKING RESERVE" (Received from Borough Attorney 11/30/17)
- c. ORDINANCE NO. 2017:1237, "AN ORDINANCE TO AMEND CODE CHAPTER 35, ARTICLE VI, § 35-53 HISTORIC PRESERVATION COMMISSION" (Received from Borough Attorney 11/30/17)

RESOLUTIONS

9. BILL RESOLUTION – DECEMBER 15, 2017  
(Received from Deputy Treasurer 12/7/17)
10. RESOLUTION FIXING 2018 SINE DIE AND REORGANIZATION MEETING DATES
11. RESOLUTION AWARDDING REPLENISHMENT and INSTALLATION OF GARLAND WREATHS FROM CHRISTMAS SPECTACULAR, 267 RIDGE ROAD, LYNDHURST, NJ 07071 IN AN AMOUNT NOT TO EXCEED \$12,539.00 (Received from Administrator 11/28/17)
12. RESOLUTION AUTHORIZING SEWER CONNECTION FOR ALPINE RESIDENT, ELLIOT MALONE, (407 ANDERSON AVENUE, BLOCK 78, LOT 3) IN ACCORDANCE WITH CLOSTER/ALPINE SEWER AGREEMENT DATED 8/5/1994 (Received from Administrator 11/29/17)
13. RESOLUTION APPOINTING ASSOCIATED APPRAISAL GROUP AS CONFLICT RESIDENTIAL APPRAISER (Received from Borough Attorney 11/27/17)
14. RESOLUTION AWARDDING INSTALLATION OF NEW BOILER IN DEPARTMENT OF PUBLIC WORKS OFFICE BUILDING TO TITANIUM PLUMBING & HEATING, P.O. BOX 7108, OAKLAND, NEW JERSEY 07436 FOR AN AMOUNT NOT TO EXCEED \$6,675.00 (Received from Administrator 11/29/17)

CLOSTER MAYOR AND COUNCIL  
 REGULAR MEETING MINUTES – DECEMBER 13, 2017 – 7:30 P.M.

15. RESOLUTION APPROVING ISSUANCE OF 2018 CERTIFICATE OF COMPLIANCE FOR AKSON, LLC FOR THE FOLLOWING LIMOUSINE: 2016 CADILLAC XTS, VIN#2G61U5S37G9209610 (Completed application filed, appropriate fees paid and approvals received from Borough professionals)
- 15a. RESOLUTION APPROVING ISSUANCE OF 2018 CERTIFICATE OF COMPLIANCE FOR ROAD STAR LIMOUSINE SERVICE FOR THE FOLLOWING LIMOUSINE: 2012 CHEVROLET SUBURBAN, VIN# 1GNSKJE76CR320039 (Completed application filed, appropriate fees paid and approvals received from Borough professionals 12/12/17 @10 a.m.)
16. RESOLUTION AUTHORIZING PLACE-TO-PLACE TRANSFER OF PLENARY (*INACTIVE/POCKET*) RETAIL DISTRIBUTION LICENSE NO. 0207-44-008-004 (Received from Borough Attorney 12/6/17)
17. RESOLUTION AUTHORIZING DEPUTY TREASURER TO RELEASE AND RETURN ZONING BOARD OF ADJUSTMENT ENGINEERING ESCROW FEES IN THE AMOUNT OF \$192.44 TO VICTORIA ROSE DUE TO SUCCESSFUL COMPLETION OF IMPROVEMENTS FOR BLOCK 1316, LOT 17, 357 DEMAREST AVENUE (Received from Deputy Treasurer 12/6/17)
18. RESOLUTION REQUESTING APPROVAL OF ITEM OF REVENUE AND APPROPRIATION UNDER N.J.S.A. 40A: 4-87 FOR “2015 RECYCLING TONNAGE GRANT” IN THE AMOUNT OF \$17,066.08 (Received from Assistant CFO 12/6/17)
19. RESOLUTION AUTHORIZING THE APPROVAL TO SUBMIT A GRANT APPLICATION and EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE CLOSTER BOROUGH PROJECT APPLICATION: LFIF-2018-RAILROAD AVENUE-00068 (Received from Administrator 12/7/17) (Local Freight Impact Fund)
20. RESOLUTION AUTHORIZING THE BOROUGH ADMINISTRATOR AS SIGNATORY FOR GRANT AND TO SIGN ALL VOUCHERS IN CONNECTION WITH THE COUNTY OF BERGEN 2017 COMMUNITY DEVELOPMENT BLOCK GRANT IN THE AMOUNT OF \$3,211.00, CONTRACT NUMBER PS-CLOSTER SR17 FOR SENIOR CITIZENS ACTIVITIES IN CLOSTER, NEW JERSEY (Received from Administrator 12/7/17)
21. RESOLUTION AWARDING PURCHASE OF VINYL GARAGE WORKSHOP FOR USE BY CLOSTER POLICE DEPARTMENT TO BARN BROTHERS, LLC, 4850 WHITE HORSE PIKE, EGG HARBOR, NJ 08215 FOR IN AN AMOUNT NOT TO EXCEED \$8,475.00 (Received from Administrator 12/7/17)
- ~~22.~~ RESOLUTION AUTHORIZING THE CORRECTION ACTION REQUIRED TO ADDRESS THE 2016 BOROUGH AUDIT ITEM, (3) Personnel Procedures Hire Dates (Received from Administrator 12/7/17)
23. RESOLUTION AUTHORIZING THE BOROUGH OF CLOSTER TO PARTICIPATE IN A MUTUAL AID PLAN AND RAPID DEPLOYMENT FORCE IN ACCORDANCE WITH THE PLAN SUBMITTED BY THE BERGEN COUNTY POLICE CHIEF’S ASSOCIATION (Received from Chief of Police 12/7/17)
24. RESOLUTION AUTHORIZING THE SALARIED POSITION OF JOHN L. PETERS AS CONSTRUCTION CODE OFFICIAL (Received from Administrator 12/7/17)
- ~~25.~~ RESOLUTION AUTHORIZING THE SALARIED POSITION OF JOHN L. PETERS AS ZONING OFFICER (Received from Administrator 12/7/17)
- 25a. RESOLUTION HIRING THE FOLLOWING INDIVIDUALS AS TEMPORARY LABORER/DRIVER IN THE DEPARTMENT OF PUBLIC WORKS – STREETS & ROADS DIVISION FROM 12/1/17 THROUGH 12/31/17 AT PER DIEM RATE OF \$25 PER HOUR, AS NEEDED, FOR THE REMOVAL OF SNOW, NOT TO EXCEED 37.5 HOURS PER WEEK: ROBERT DIPPOLITO, CARLO LEIVA, PAUL BAUDONE (Received from Administrator 12/12/17 @ 5:00 p.m.)
- 25b. RESOLUTION AUTHORIZING THE PAYMENT OF \$800,000.00 AS DEPOSIT ON PURCHASE OF 511 DURIE AVENUE, CLOSTER, NEW JERSEY (Received from Borough Attorney 12/13/17 @ 1:00 p.m.)

MOTIONS

26. MOTION APPROVING THE FOLLOWING *SALARIED* APPOINTMENT(S) NOT MADE AT THE REORGANIZATION MEETING HELD 1/3/17:

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRES</u>
Planner to Implement Portions of the 2008 Master Plan	Caroline Reiter P.P., AICP Christopher P. Statile, PA	NO APPOINTMENT	1 Year	31-Dec-17

CLOSTER MAYOR AND COUNCIL  
 REGULAR MEETING MINUTES – DECEMBER 13, 2017 – 7:30 P.M.

27. MOTION APPROVING THE FOLLOWING *NON-SALARIED* APPOINTMENT(S):

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRES</u>
Historian	<u>Arthur Goldberg</u> (Dep. 3/6/17)	<u>NO APPOINTMENT</u>	1 Year Unexp. (Goldberg)	31-Dec-17

28. MOTION APPROVING THE FOLLOWING APPLICATION AS NEW MEMBER OF THE KNICKERBOCKER HOOK AND LADDER COMPANY (Requested by Fire Official 12/7/17/Received from Fire Chief 12/8/17)

a. DANIEL HARGRAVE

29. MOTION APPROVING THE FOLLOWING MINUTES (Distributed 11/30/17)  
 ABSTENTIONS: CHUNG, DI DIO

- a. REGULAR MEETING HELD NOVEMBER 20, 2017
- b. WORK SESSION HELD NOVEMBER 20, 2017

30. REPORTS

- a. CONSTRUCTION OFFICIAL – NOVEMBER 2017 (Received 12/4/17)
- b. CHIEF OF POLICE – NOVEMBER 2017 (Received 12/11/17)

7b. VOTE ON ITEMS REMOVED FROM THE CONSENT AGENDA

31. 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)

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

29-1. The following motion was made by Councilman Barad and seconded by Councilwoman Latner:

MOTION TO ALLOW CHIEF OF POLICE TO BEGIN THE PROCESS FOR INTERVIEWING AND ACQUIRING NEW EMPLOYEES IN THE POLICE DEPARTMENT

Said motion was declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Barad, Latner, Di Dio, Yammarino, Chung and Amitai.

32a. Motion approving the following Closed Session Resolution at 9:27 p.m. 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, Yammarino, Chung 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)(8), "A matter involving public employees"; and that the item under discussion in the closed meeting would be disclosed to the public at the conclusion of the matter which should be within 3-6 weeks.

33. ADJOURNMENT

Motion to adjourn the Regular Meeting at 9:40 p.m. was made by Councilman Di Dio seconded by Councilman Barad and declared unanimously carried by Mayor Glidden.

Provided to the Mayor and Council on  
 December 21, 2017 for approval at the  
 Sine Die Meeting to be held  
 January 2, 2018

  
 \_\_\_\_\_  
 Loretta Castano, RMC  
 Borough Clerk

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

Approved at the Sine Die Meeting held January 2, 2018  
 Consent Agenda Item No. 9a.

BOROUGH OF CLOSTER

RESOLUTION ADOPTING ORDINANCE NO. 2017:1234

WHEREAS, public notice has been given by the Borough Clerk of the Borough of Closter that an Ordinance entitled:

AN ORDINANCE TO AMEND CODE CHAPTER 171, STREETS AND SIDEWALKS, ARTICLE VI, STREET EXCAVATIONS, AND RELATED FEE PROVISIONS IN CHAPTER §A301, FEES AND DEPOSITS

was introduced and passed at a meeting held on November 8, 2017 and that further consideration of said ordinance for final passage and the hearing of all persons interested in said ordinance would be conducted at this meeting; and

WHEREAS, all persons interested were given an opportunity to be heard concerning such ordinance;

NOW, THEREFORE, BE IT RESOLVED that said ordinance pass final reading and be published according to law.


Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Barad		X	X			
Councilwoman Latner			X			
Councilman Di Dio	X		X			
Councilman Yammarino			X			
Councilwoman Chung			X			
Councilwoman Amitai			X			

Adopted: December 13, 2017

ATTEST:

APPROVED:

  
 \_\_\_\_\_  
 Loretta Castano, Borough Clerk

  
 \_\_\_\_\_  
 John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held December 13, 2017.

\_\_\_\_\_  
 Loretta Castano, Borough Clerk

**BOROUGH OF CLOSTER  
ORDINANCE NO.: 2017:1234**

**AN ORDINANCE TO AMEND CODE CHAPTER 171, STREETS AND SIDEWALKS,  
ARTICLE VI, STREET EXCAVATIONS, AND RELATED FEE PROVISIONS IN  
CHAPTER §A301, FEES AND DEPOSITS**

**WHEREAS**, it has been determined by the Borough of Closter, by and through its Superintendent of Public Works, Borough Engineer and other interested parties, that it is necessary to update the requirements, technical specifications and fees for road opening permits; and

**WHEREAS**, the Ordinance and Legislative Committee has discussed these changes and recommends same to the Governing Body; and

**WHEREAS**, the Borough Attorney has reviewed these changes and deemed them in order; and

**WHEREAS**, the Governing Body has determined that these changes are necessary and in the best interest of the Borough;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Closter, County of Bergen and State of New Jersey, to amend the provisions of Chapter 171, Article VI, Street Excavations, and Chapter A301, Fees and Deposits, as follows:

**Section 1**

**CHAPTER 171, STREETS AND SIDEWALKS, ARTICLE VI, STREET EXCAVATIONS**, shall be amended to read as follows:

**§171-31. Purpose.**

*Delete the existing paragraph and replace it with the following:*

The purpose of this article is to establish regulations and fees for the opening and excavation of municipal streets within the Borough of Closter.

**§171-32. Definitions.**

*Add the following definition to this section:*

**EMERGENCY**

An unforeseen circumstance or occurrence, the existence of which presents an actual or potential clear and immediate danger to person or property, including, without limitation, a gas leak, a water main break, a sanitary sewer line break, or any similar situation which might result in harm to the public's health, safety, or welfare or damage to public or private property.

*Delete the existing definition of PUBLIC UTILITY and replace it with the following:*

**PUBLIC UTILITY**

Public Service Electric and Gas Company, Rockland Electric, Hackensack Water Company, or any other gas, electric, water, cable, telephone, fiber optic, wireless or other provider or successor entity having either the power of eminent domain or that is subject to the regulations of the Board of Public Utilities of the State of New Jersey or similar governmental body.

**§171-33. General requirements.**

**A. Permit required.**

*Delete the existing subparagraph (1) of Section A and replace it with the following:*

- (1) No person, persons or corporations, municipal or private, nor any utility company, public or private, shall for any purpose open, tear up, excavate, bore, tunnel or drive under or in any way impair the surface or subsurface within the paved or unpaved limits of any street in the Borough of Closter without first obtaining a road opening permit from the Superintendent of the Department of Public Works through the Building Department.

*Delete the existing Section B and replace it with the following:*

Nothing contained in this section shall be construed as requiring the issuance of a permit for the performance of any work done by or for the Borough of Closter (whether directly or under a contract with the Borough) for the construction of waterlines, sewer lines or street improvements or involving openings or excavations in Borough roads, streets, sidewalks, curbs, parks, utilities,

facilities, or any portion thereof owned, maintained or controlled as part of the Borough's infrastructure.

*D- Delete the existing Section D and replace it with the following:*

D. Nonopening of road. No street, road or paved area constructed, reconstructed or repaved within three years of the time that the road is sealed can be excavated, built or patched except in the case of Emergency, or except in the case of newly installed utility lines that have been approved pursuant to the procedures outlined in Chapter 173 of the Code.

**§171-34. Application requirements.**

*A(1) - Delete the existing Section A, subparagraph (1), and replace it with the following:*

**A. Form**

(1) Application for a permit shall be made in writing on forms to be prescribed by the Superintendent of the Department of Public Works and issued by the Building Department and shall be filed at least seven business days prior to the commencement of any work. The application shall specify the name and address of the applicant; the specific location of the proposed excavation and the width, length and depth thereof; the type of road or other surface; and the individual(s), firm or corporation for whose benefit the excavation is to be made, and shall be accompanied by a nonrefundable fee for the issuance of the permit as hereinafter provided, together with the charges as hereinafter set forth. The applicant shall acknowledge its responsibility to restore and repair the street, curb, sidewalk, and other areas and rights of way as set forth in Chapter 171, including Sections 171-36 and 171-38 herein.

*B(1) (a) – Delete the existing subsection (a) of B(1), and replace it with the following:*

(a) The person(s) doing the work notifies the Closter Police Department and the Superintendent of the Department of Public Works prior to the start of work; the Police Department shall log the Emergency.

*B(1)(b) - Delete the existing subsection (b) of B(1), and replace it with the following:*

(b) A permit is applied for within 24 hours of the road opening or on the next business day, whichever is later.

*B(1)(d)- Delete the existing subsection (d) of B(1), and paragraph and replace it with the following:*

(d) The Borough Engineer shall be notified by the person(s) doing the work within 24 hours of a road opening. If a road opening commences on a Saturday or Sunday as a result of Emergency road work, the Borough Engineer shall be notified on the morning of the first business day thereafter.

*G – Delete the existing Section G and replace it with the following:*

G. Issuance. Street opening permits shall be issued through the Building Department by the Superintendent of the Department of Public Works once reviewed and approved as provided for herein; provided, however, that no permit shall be issued until an application fee and an engineering fee, as described in § 171-40 of this Article, have been paid to the Borough through the Building Department.

*Add the following new section, as Section H:*

H. No road opening permit will be issued between November 15<sup>th</sup> and March 15<sup>th</sup> unless an Emergency exists. In the event an Emergency exists and a permit is issued during this period, the applicant assumes all responsibility for the safe maintenance of said opening and further assumes all liability for damages resulting from or any way connected to the project.

*Add the following new section, as Section I:*

I. The use of steel plates on Borough roadways between November 15 and March 15 is prohibited.

*Add the following new section, as Section J:*

J. No opening is to be made on a Saturday, Sunday or holiday, except in the case of an Emergency.

**§171-35. Work requirements.**

*A(2) – Delete the existing subparagraph (2) of Section A and replace it with the following:*

- (2) Any work under an issued permit must be commenced within 30 calendar days from the date of issue and completed 45 days from commencement or said permit shall be deemed void and reapplication shall be required. The Superintendent of the Department of Public Works or the Borough Engineer may grant a single forty-five-day completion extension past the original permit expiration date.

A(4) – *Delete the existing subparagraph (4) of Section A and replace it with the following:*

- (4) The applicant shall notify the Superintendent of the Department of Public Works or the Borough Engineer by fax at least 48 hours in advance of the actual commencement of digging.

D – *Delete the existing Section D and replace it with the following:*

- D. Protection of existing structures. It shall be the responsibility of the permittee to give other notice of the proposed street opening to any person, firm or corporation whose pipe, conduits or other structures are laid in the portion of the street to be opened. Said notice shall be given to all utilities by calling the Garden State Underground Plant Location service or its successor entity at telephone number 1-800-272-1000 or such other number established by said entity 48 hours before commencement of said opening or as provided by law, and the permittee shall restore the same, at his or her own expense, to the condition it was in prior to commencement of the work.

### **§171-36. Repair and cleaning of streets and property.**

A – *Delete the existing Section A and replace it with the following:*

- A. The permittee agrees to immediately restore and replace, at its own cost and expense, the street, curb, gutter, bike path, sidewalk, catch basins, manholes, pavement markings, signs, conduits, installations, fixtures and all other disturbed areas so as to restore said areas to the same or better state and conditions as existed before work commenced, and compliant with the Borough's standards; provided, however, that nothing herein shall modify the permittee's obligation to adhere to all other standards for street opening and excavation as are set forth in the specifications contained in Section 171-38 herein. Without limiting the foregoing, the permittee shall be liable for any damage to the roadway leading to or adjacent to the work site.

B – *Delete the existing Section B and replace it with the following:*

- B. The permittee shall, on a continuing basis, maintain all streets and other property affected by the construction in a clean condition free from all rubbish, earth, rock and other debris. Upon completion of all work under the permit, the permittee shall again clean the affected property and remove all debris and unused material. In the event that the permittee fails to act as provided herein, the Borough, upon 24 hours' notice to the permittee, may clean and remove all rubbish, excess earth, rock, debris and unused material and charge the permittee the cost thereof. If the permittee fails to reimburse the Borough for the costs incurred, said costs shall be deducted from the permittee's deposit held by the Building Department.

### **§171-38. Specifications.**

A – *Delete the existing Section A and replace it with the following:*

- A. Small road openings may be permanently paved after a sixty- to ninety-day normal settlement period or as directed sooner or later than that period by the Borough Engineer or the Superintendent of the Department of Public Works.

C(2) – *Delete the existing subparagraph (2) of Section C and replace it with the following:*

- (2) The material excavated from the trench opening shall not be utilized as backfill and shall be removed from the site. The applicant shall backfill the trench with bank-run sand and/or dense graded aggregate compacted in lifts in accordance with Section 171C.(6) herein. Excavated materials must be removed from the work site within two calendar days after the day of excavation or within 24 hours at the direction of the Superintendent of the Department of Public Works or the Borough Engineer.

C(3) – *Delete the existing subparagraph (3) of Section C and replace it with the following:*

- (3) All trench backfill of dense graded aggregate or bank-run sand shall be furnished from outside sources and approved by the Superintendent of the Department of Public Works or the Borough Engineer.

C(4) - *Delete the existing subparagraph (4) of Section C and replace it with the following:*



- (4) The uncompleted length of road opening (not having a surface course of stabilized base at the end of the workday) allowed under a permit at any one time shall not exceed 25 linear feet unless a special need can be established by the permittee and approval to exceed this limitation is secured from the Superintendent of the Department of Public Works or the Borough Engineer. Such special need shall be noted, in writing, on the permit application to the Superintendent of the Department of Public Works or the Borough Engineer before such permission is granted, except in unusual cases and/or Emergencies. In that event, such special needs shall be documented, in writing, after approval is granted. The unstabilized length of trench shall be plated with 1 inch thick steel plates in accordance with 173-30 5E.

*C(5) – Delete the existing subparagraph (5) of Section C and replace it with the following:*

- (5) Where existing manholes are located in the road shoulder areas, a minimum of two inches of compacted hot mix asphalt surface course (to be approved by the Borough Engineer) and six inches of compacted hot mix asphalt base course shall be placed four feet on both sides of the manhole casting over eight inches of compacted quarry processed stone compacted in 2 – four inch lifts. The width of the hot mix asphalt shall vary to the dimensions of the existing road.

*C(6) – Delete the existing subparagraph (6) of Section C and replace it with the following:*

- (6) All backfill shall be placed in four-inch to six-inch layers, with each layer thoroughly compacted by mechanical means to the satisfaction of the Superintendent of the Department of Public Works or the Borough Engineer. The Superintendent or the Borough Engineer shall have the right to require a compaction test to be performed by an independent laboratory at the expense of the permittee.

*D(1) – Delete the existing subparagraph (1) of Section D and replace it with the following:*

- (1) For openings in asphalt-surfaced pavements or penetration macadam pavements, backfill material shall be deposited and compacted as described in subsection C(6) preceding to a level similar to the bottom of the adjoining subbase course, but not less than twelve inches below the surface level of the adjacent paved surfaces.

*D(1)(a) - Delete the existing subparagraph (1)(a) of Section D and replace it with the following:*

- (a) For street openings the subbase course shall be quarry-processed stone of not less than six inches compacted thickness constructed in two compacted lifts.

*D(1)(b) - Delete the existing subparagraph (1)(b) of Section D and replace it with the following:*

- (b) The base course shall be hot mix asphalt base course (as approved by the borough engineer) not less than six inches compacted thickness constructed in two compacted lifts.

*D(1)(d) - Delete the existing subparagraph (1)(d) of Section D and replace it with the following:*

- (d) After a sixty- to ninety-day normal settlement period or as directed sooner or later than that period by the Borough Engineer or the Superintendent of the Department of Public Works, a final pavement surface course will be applied wherever necessary to maintain a flush and level surface.

*D(1)(g) - Delete the existing subparagraph (1)(g) of Section D and replace it with the following:*

- (g) During the winter months, if hot mix asphalt base course material or surface course material is not available, cold mix asphalt may be substituted with the approval of the Superintendent of the Department of Public Works or the Borough Engineer and the provision that this material is removed and replaced with hot mix asphalt base material and hot mix asphalt surface material when these materials become available or as directed by the Superintendent of the Department of Public Works or the Borough Engineer.

*E – Delete the existing Section E and replace it with the following:*

- E. Concrete pavement surface openings. For all openings in concrete surfaces, the trench backfill shall be compacted in six-inch layers to a level eight inches below the top of the adjacent paved surface. An eight-inch compacted depth constructed in two compacted lifts of hot mix asphalt base course shall then be placed and compacted level with the existing pavement and shall be maintained by the permittee to a pavement level by adding additional asphalt material until final settlement has occurred. After final settlement, has occurred, the temporary asphalt pavement shall be removed and the opening excavated to a depth of 10 inches, and a pavement of Class b concrete 10 inches in depth shall be constructed level with the existing pavement surface. A layer of heavy six-by-six No. 6 gauge wire mesh reinforcing shall be placed in the opening at a point for eight inches below the finished elevation.

G – Delete the existing Section G and replace it with the following:

G. All work shall be guaranteed for a period of at least 36 months from its completion and acceptance by the Superintendent of the Department of Public Works or the Borough Engineer.

**§171-39. Insurance; deposits.**

B(1) – Delete the existing subparagraph (1) of Section B and replace it with the following:

(1) The Building Department shall not issue a permit unless the applicant has deposited as security for faithful performance a certified check made payable to the Borough of Closter or led a bond with the surety satisfactory to the Borough Attorney, the amount thereof to be based upon the security deposit fee schedule as contained in § 171-40 of this article.

B(2) – Delete the existing subparagraph (2) of Section B and replace it with the following:

(2) In lieu of the security deposit required above, a public utility applicant may file with the Building Department a corporate performance bond in the amount of at least \$20,000. This corporate performance bond must be an annual one and must be renewed annually. In the event that a public utility applicant applies for a permit for road opening and/or road openings and the required security deposit fee set forth in § 171-40 exceeds said \$20,000, the public utility applicant shall file a corporate performance bond in an amount equal to the difference between the \$20,000 and the required security deposit. For all non-public-utility applicants, the surety bond shall be a minimum of \$1,000. A certified check for a lesser amount may be deposited; however, that must be in the amount provided by § 171-40 for the work to be performed.

C(1) – Delete the existing subparagraph (1) of Section C and replace it with the following:

(1) The applicant shall also pay, by separate money order, certified check or, if the applicant is a public utility as herein defined, by a corporate check a nonrefundable application fee as set forth in § 171-40 of this article. Applicants other than a public utility shall pay, by separate money order or certified check, a refundable escrow deposit fee for inspection and professional services as set forth in § 171-40 of this article. should the escrow deposit fee account at any time become insufficient to cover the actual or anticipated inspection and professional expenses, said fund shall be subject to increase on demand of the Building Department.

**§171-40. Fees.**

B – Delete the existing Section B and replace it with the following:

B. For all work proposed on each application that exceeds the quantities delineated in Chapter A301, Fees and Deposits, a work schedule shall be submitted to and approved by the Superintendent of the Department of Public Works or the Borough Engineer, who shall estimate the total escrow fee required based thereon. If, at any time during the course of the work, it appears evident to the Superintendent of the Department of Public Works or the Borough Engineer that the escrow deposit fee is or will be insufficient to cover all costs of inspection and/or other professional services, additional escrow deposit fees shall be estimated by the Superintendent of the Department of Public Works or the Borough Engineer and paid to the Borough's Building Department, based on a revised work schedule to be submitted by the applicant. This procedure shall be repeated as often as necessary to guarantee sufficient escrow deposit fees being available.

C(1) and (2) – Delete the existing Section C, including sub-paragraphs (1) and (2), and replace it with the following:

C. Actual payment from the escrow deposit fee fund shall be based upon the professional fees as fixed from time to time by the Council by resolution, but which shall be not less than the following rates:

(1) Professional engineering services: minimum fee of \$165 per hour, but in any case not less than \$300;

(2) Attorney: minimum fee of \$200 per hour.

**§171-41. Return of Deposit upon Completion of Work.**

Delete the existing paragraph and replace it with the following:

Upon the completion of any such work, the Superintendent of the Department of Public Works or the Borough Engineer shall file a report, which report shall contain the date of completion, the amount of

deposit, the cost to the Borough for resurfacing the area so excavated or opened, if the same shall have been necessary, and the balance, if any, due to the applicant. Upon receipt of the report by the Building Department, the balance due, if any, to the applicant on account of any deposit shall be forthwith returned.

**§171-42. Violations and Penalties.**

*Delete the existing paragraph and replace it with the following:*

Any person, company, firm or corporation who or which shall violate any of the provisions of this Article shall, upon conviction of such violation, be subject for each offense to a penalty as set forth in Chapter 1, General Provisions, Article II, Violations and Penalties, of this Code. In case of failure to restore payments or roads or streets as herein above provided, after written notice by the Building Department to do so, each day that such pavement, roads or streets remain unrestored shall constitute a separate offense.

**Section 2**

**CHAPTER A301, FEES AND DEPOSITS**, shall be amended to read as follows:

§A301-1(A)(21), Streets and Sidewalks

(c) Application fees, nonrefundable (other than public utilities)

*This subsection, including subsections [1] through [4], shall be deleted*

**[NOTE: The contents of this section, with modifications, have been moved to Section F, Miscellaneous, since the fees and deposits will go through the Building Department rather than the Borough Clerk]**

(d) – Security deposit fee for guaranteeing paved area, curb, sidewalk or driveway

*This subsection shall be deleted*

**[NOTE: The contents of this section have been moved to Section F, Miscellaneous]**

(e) All road openings, excavations, borings and other work as stated on the permit application

*This section shall be deleted*

**[NOTE: See new fee schedule in amendments to subsection F(11)]**

§A301-1(F)(11) Road Opening.

*Delete the current subsection (11) of Section F (including all subsections) and replace it with the following:*

(11) Road Opening.

(a) Permit Application Fees

Non-Refundable Application Fee:	Small openings: \$300.00 Extensive Openings: \$300.00, plus an additional \$1.00 per linear foot over 100 feet
Non-Reported Opening: Non-Refundable Inspection Fee (non-Engineering): *	\$750.00 \$350.00 (covers a minimum of 4 inspections of not more than 1-hour duration each; additional non-Engineering inspections at \$75/per hr.)

\*Charges for Engineering inspections are based on the hourly professional fees set forth in Code §171-40 and will be charged against the applicant's security deposit

(b) Security deposit fee for guaranteeing paved area, curb, sidewalk or driveway:

[1] Opening paved area, curb, gutter, sidewalk or driveway:

- [a] Base charge: \$30.
- [b] Charge for each square yard of trench opened: \$20.
- [c] Charge for each square yard of paving: \$7.50.
- [d] Charge for each linear foot of curb: \$10.

[2] Opening shoulders and roadside areas:

- [a] Base charge: \$30.
- [b] Charge for each square yard of trench opened: \$7.50.

[3] Boring, tunneling or driving under the road:

- [a] Base charge: \$30.
- [b] Charge per linear foot of boring: \$2.

**Section 3**

If any sentence, section, clause or other portion of this Ordinance or the application thereof to any person or circumstance shall, for any reason, be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or repeal the remainder of this Ordinance. All Ordinances or parts thereof inconsistent herewith are hereby repealed to the extent of such inconsistency. This Ordinance shall take effect immediately upon final passage and publication as required by law.

Councilperson	Motion	Second	Aye	Nay	Absent
Councilman Barad		X	X		
Councilwoman Latner			X		
Councilman Di Dio	X		X		
Councilman Yammarino			X		
Councilwoman Chung			X		
Councilwoman Amitai			X		

Introduced: November 8, 2017  
 Adopted: December 13, 2017

ATTEST:

  
 \_\_\_\_\_  
 Loretta Castano, RMC, Borough Clerk

  
 \_\_\_\_\_  
 John C. Glidden, Jr., Mayor

Certified to be a true copy of an Ordinance adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held December 13, 2017.

\_\_\_\_\_  
 Loretta Castano, Borough Clerk

BOROUGH OF CLOSTER

RESOLUTION INTRODUCING ORDINANCE NO. 2017:1235

BE IT RESOLVED, that an Ordinance entitled:

AN ORDINANCE TO AMEND CODE CHAPTER 48, PERSONNEL POLICIES, § 48-8A

be introduced and pass first reading and that the Mayor and Council of the Borough of Closter does hereby fix the Sine Die Meeting to be held January 2, 2018, at 7:00 P.M., or as soon thereafter as the matter may be reached, at the Borough Hall, 295 Closter Dock Road, Closter, New Jersey, as the time and place for the hearing of all persons interested therein; and where said hearing will be given thereon, in accordance with the law.

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Barad			X			
Councilwoman Latner			X			
Councilman Di Dio			X			
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai	X		X			

Adopted: December 13, 2017

ATTEST:

APPROVED:

  
 \_\_\_\_\_  
 Loretta Castano, Borough Clerk

  
 \_\_\_\_\_  
 John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held December 13, 2017.

\_\_\_\_\_  
 Loretta Castano, Borough Clerk

## BOROUGH OF CLOSTER

## RESOLUTION INTRODUCING ORDINANCE NO. 2017:1236

BE IT RESOLVED, that an Ordinance entitled:


AN ORDINANCE TO AMEND CODE CHAPTER 183, § 183-84, CLOSTER PARKING RESERVE

be introduced and pass first reading and that the Mayor and Council of the Borough of Closter does hereby fix the Sine Die Meeting to be held January 2, 2018, at 7:00 P.M., or as soon thereafter as the matter may be reached, at the Borough Hall, 295 Closter Dock Road, Closter, New Jersey, as the time and place for the hearing of all persons interested therein; and where said hearing will be given thereon, in accordance with the law.


Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Barad			X			
Councilwoman Latner			X			
Councilman Di Dio			X			
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai	X		X			

Adopted: December 13, 2017

ATTEST:

  
Loretta Castano, Borough Clerk

APPROVED:

  
John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held December 13, 2017.

\_\_\_\_\_  
Loretta Castano, Borough Clerk

BOROUGH OF CLOSTER

RESOLUTION INTRODUCING ORDINANCE NO. 2017:1237

BE IT RESOLVED, that an Ordinance entitled:

AN ORDINANCE TO AMEND CODE CHAPTER 35, ARTICLE VI, § 35-53 HISTORIC PRESERVATION COMMISSION

be introduced and pass first reading and that the Mayor and Council of the Borough of Closter does hereby fix the Sine Die Meeting to be held January 2, 2018, at 7:00 P.M., or as soon thereafter as the matter may be reached, at the Borough Hall, 295 Closter Dock Road, Closter, New Jersey, as the time and place for the hearing of all persons interested therein; and where said hearing will be given thereon, in accordance with the law.


Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Barad			X			
Councilwoman Latner			X			
Councilman Di Dio			X			
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai	X		X			

Adopted: December 13, 2017

ATTEST:

  
 Loretta Castano, Borough Clerk

APPROVED:

  
 John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held December 13, 2017.

\_\_\_\_\_  
 Loretta Castano, Borough Clerk

THE BOROUGH OF CLOSTER, NJ  
 BERGEN COUNTY, NJ

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.

<b>Budgeted</b>	<b>Amount</b>
Closter Board of Education      November 17'	\$1,536,978.17
Northern Valley High School      November 17'	\$1,195,196.20
Bergen County Tax	\$1,290,566.50
County Open Space	\$93,748.76
2017 Budget Appropriations – Operating Expenses	\$776,885.07
Payroll 11/15/17	\$255,064.50
Payroll 11/30/17	\$269,584.82
Current Treasury Account November 9, 2017 – December 13, 2017	\$5,418,024.02


<b>Capital and Trust</b>	<b>Amount</b>
Capital	\$242,808.44
Escrow Trust Account	\$23,941.88
Recreation	\$27,138.08
Housing Trust	\$9,911.00
Animal Trust	\$1,037.99
Food Locker	\$175.56
Downtown Renaissance	\$653.81
Open Space	\$7,617.47

The foregoing resolution was adopted at a meeting of the Mayor and Council held on December 13, 2017

Attest:

Approved:

  
 \_\_\_\_\_  
 Loretta Castano, Borough Clerk

  
 \_\_\_\_\_  
 John C. Glidden, Jr., Mayor



Range of Checking Accts: 01CURRENT to 01CURRENT Range of Check Dates: 11/09/17 to 12/13/17  
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
01CURRENT		CURRENT TREASURY ACCOUNT		
11119	11/09/17	NJDIV010 NJ DIVISION OF	31.57	3759
11120	11/09/17	FRANC015 FRANCES WADEL	100.00	3760
11121	11/09/17	METRO015 METRO LANDSCAPE IRRIGATION INC	1,727.70	3760
11122	11/13/17	DENNI000 CHIEF DENNIS KAINÉ	144.39	3762
11123	11/13/17	COUNT010 COUNTY OF BERGEN	1,290,566.50	3763
11124	11/13/17	COUNT020 COUNTY OPEN SPACE TRUST FUND	93,748.76	3763
11125	11/13/17	TWRCUS01 TWR AS CUST FOR EBURY FD INJ	61,139.44	3764
11126	11/13/17	DIREC000 DIRECT ENERGY BUSINESS	2,025.18	3767
11127	11/13/17	ROCKL015 ROCKLAND ELECTRIC COMPANY	481.10	3767
11128	11/13/17	VERIZ015 VERIZON COMMUNICATIONS	142.76	3767
11129	11/13/17	ROCKL015 ROCKLAND ELECTRIC COMPANY	9,060.31	3768
11130	11/13/17	BOROU000 BOROUGH CLERK / PETTY CASH	148.73	3769
11131	11/13/17	ACTIO015 ACTION DATA SERVICES	830.00	3774
11132	11/13/17	EXCLU000 EXCLUSIVE ACCOUNTING SERVICE	127.75	3774
11133	11/20/17	ROCKL015 ROCKLAND ELECTRIC COMPANY	2,491.90	3780
11134	11/20/17	UNITE020 SUEZ WATER NEW JERSEY	3,924.89	3781
11135	11/20/17	UNITE020 SUEZ WATER NEW JERSEY	13,325.25	3782
11136	11/20/17	UNITE020 SUEZ WATER NEW JERSEY	11.88	3783
11137	11/20/17	UNITE020 SUEZ WATER NEW JERSEY	460.15	3784
11138	11/20/17	SPECTR00 SPECTROTEL	2,297.55	3785
11139	11/20/17	DELAG000 DE LAGE LANDEN FINANCIAL SVC.	531.47	3786
11140	11/22/17	OPENS005 OPEN SPACE TRUST	208,670.00	3788
11141	11/22/17	OPENS005 OPEN SPACE TRUST	24,999.00	3789
11142	11/27/17	CLOST070 CLOSTER PUBLIC LIBRARY	59,037.33	3792
11143	11/28/17	MIELE000 MIELE SANITATION CO.	17,985.74	3800
11144	11/28/17	CABLE000 OPTIMUM	134.94	3801
11145	11/28/17	HORIZ000 HORIZON BCBSNJ	7,006.42	3801
11146	11/28/17	PUBLI000 PUBLIC SERVICE ELECTRIC & GAS	847.28	3801
11147	11/28/17	STAND000 STANDARD INSURANCE COMPANY	1,002.29	3801
11148	11/28/17	VERIZ020 VERIZON WIRELESS	1,189.14	3801
11149	12/01/17	MARIA010 MARIA PASSAFARO	107.04	3806
11150	12/06/17	TCTAO000 TCTA OF BERGEN COUNTY	180.00	3811
11151	12/07/17	THEBL005 THE BLUE CHIP CHORUS OF	250.00	3820
11152	12/13/17	ALFON000 ALFONSO DIASPARRA	265.38	3821
11153	12/13/17	ALPHO000 ALPHONSO H. YOUNG JR.	2,562.77	3821
11154	12/13/17	ANDRE010 ANDREW ORLICH	990.73	3821
11155	12/13/17	CHIEF000 DAVID BERRIAN	682.81	3821
11156	12/13/17	DAVID050 DAVID HOLLENDER	816.42	3821
11157	12/13/17	DONAL010 DONALD NICOLETTI	2,563.52	3821
11158	12/13/17	DONDE000 DONN DEEGAN	2,249.78	3821
11159	12/13/17	DONOV000 DONOVAN BLADES	569.15	3821
11160	12/13/17	ELVIR000 ELVIRA TESTA CAPUTO	265.38	3821
11161	12/13/17	JAMES035 JAMES GORDON	816.42	3821
11162	12/13/17	JAMES080 JAMES G. GABETTIE	265.38	3821
11163	12/13/17	JEROM000 JEROME IKALOWYCH	2,563.52	3821
11164	12/13/17	JOHNL000 JOHN L. ROSE, JR.	846.68	3821
11165	12/13/17	JOSEP020 JOSEPH CORVELLI	783.03	3821
11166	12/13/17	KEVIN000 KEVIN M. DOERR	2,563.52	3821
11167	12/13/17	MELVI000 MELVIN BERNARD	680.39	3821

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
01	CURRENT	CURRENT TREASURY ACCOUNT			Continued
11168	12/13/17	NORMA010 NORMA T. KETLER	265.38		3821
11169	12/13/17	RICHA040 RICHARD D'AMICO	816.42		3821
11170	12/13/17	ROBER015 ROBERT C. TALMO	503.93		3821
11171	12/13/17	RONAL010 RONALD GAFFNEY	254.26		3821
11172	12/13/17	THOMA025 THOMAS MCNAMARA	503.93		3821
11173	12/13/17	TIMOTH00 TIMOTHY CONWAY	2,443.34		3821
11174	12/13/17	WILLI050 WILLIAM KUNZE	265.38		3821
11175	12/13/17	WILLI060 WILLIAM T. BREWSTER	519.81		3821
11176	12/13/17	WMCLO000 W. MCLOUGHLIN	2,563.52		3821
11177	12/13/17	11PRI005 CLOSTER CAR WASH	260.00		3822
11178	12/13/17	AAAEM000 AAA EMERGENCY SUPPLY CO INC.	1,182.88		3822
11179	12/13/17	ACTIO015 ACTION DATA SERVICES	424.00		3822
11180	12/13/17	AIRGA000 AIRGAS USA, LLC	28.00		3822
11181	12/13/17	AMERI000 AMERICAN HOSE AND HYDRAULICS	34.64		3822
11182	12/13/17	AMGRA000 AM GRAPHICS CO., INC.	375.00		3822
11183	12/13/17	APPRA000 APPRAISAL SYSTEMS, INC.	26,200.00		3822
11184	12/13/17	ASSOC005 ASSOCIATED APPRAISAL GROUP, INC	2,500.00		3822
11185	12/13/17	BEATT000 BEATTIE PADOVANO, LLC	926.00		3822
11186	12/13/17	BERGE000 BERGEN CNTY DEPT OF HEALTH SER	6,331.74		3822
11187	12/13/17	BEYER000 BEYER BROS. CORP.	1,384.07		3822
11188	12/13/17	COOPE000 COOPER ELECTRIC SUPPLY CO.	558.17		3822
11189	12/13/17	CUSTO001 CUSTOM BANDAG INC	8,422.04		3822
11190	12/13/17	DARTC000 DART COMPUTER SERVICES, INC.	5,750.00		3822
11191	12/13/17	DECAR010 DECARLO TREE MASTER	3,620.00		3822
11192	12/13/17	DEUNI000 D & E UNIFORMS	610.80		3822
11193	12/13/17	EDWAR010 EDWARD ROGAN & ASSOCIATES	30,087.54		3822
11194	12/13/17	EXCLU000 EXCLUSIVE ACCOUNTING SERVICE	90.83		3822
11195	12/13/17	FAIRV005 FAIRVIEW DIESEL INC.	1,790.00		3822
11196	12/13/17	GOLDT000 GOLD TYPE BUSINESS MACHINES	2,700.00		3822
11197	12/13/17	GRAIN000 GRAINGER	107.64		3822
11198	12/13/17	GTLIN000 GTL, INC., T/A	780.75		3822
11199	12/13/17	ISAAC000 ISAACSON ASSOCIATES	95.00		3822
11200	12/13/17	JBLOC000 J & B LOCK & ALARM, INC.	2,319.00		3822
11201	12/13/17	JESCO000 JESCO INC.	4,608.86		3822
11202	12/13/17	LUPAR000 LUPARDI'S NURSERY INC.	2,315.00		3822
11203	12/13/17	METRO015 METRO LANDSCAPE IRRIGATION INC	647.95		3822
11204	12/13/17	MITCH005 MITCHELL HUMPHREY & CO.	2,570.00		3822
11205	12/13/17	MUNIC020 MUNICIPAL RECORD SERVICE	543.00		3822
11206	12/13/17	NATIM000 NATIONAL MAINTENANCE SERVICE	4,200.00		3822
11207	12/13/17	NEOPO025 NEOPOST USA INC.	432.51		3822
11208	12/13/17	NICKS000 NICK'S TOWING SERVICE	491.25		3822
11209	12/13/17	NORTH010 NORTH JERSEY MEDIA GROUP	639.33		3822
11210	12/13/17	OLDDO000 OLD DOMINION BRUSH COMPANY, INC	2,364.88		3822
11211	12/13/17	PARTS003 PARTS AUTHORITY, INC.	364.75		3822
11212	12/13/17	PGAUT006 P&G AUTO INC.	786.68		3822
11213	12/13/17	PROTS000 PROFESSIONAL TECHNOLOGY	735.00		3822
11214	12/13/17	RACHL000 RACHLES/MICHELE'S OIL CO., INC	14,447.39		3822
11215	12/13/17	READY005 READY REFRESH BY NESTLE	159.42		3822
11216	12/13/17	RIDGE015 RIDGEWOOD PRESS	356.00		3822
11217	12/13/17	ROBER060 ROBERT'S & SON INC	265.00		3822
11218	12/13/17	RUDYS000 RUDY'S RISTORANTE	83.73		3822
11219	12/13/17	RUGGE000 SMITTY'S PRODUCTIONS INC	3,026.26		3822

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
01	CURRENT	CURRENT TREASURY ACCOUNT			Continued
11220	12/13/17	RUSCO000 RUSCON TRUCK SERVICE & EQUIPT	351.31		3822
11221	12/13/17	SCHWA000 SCHWAAB STAMPS, INC.	153.24		3822
11222	12/13/17	SNAP-020 SNAP-ON TOOLS CORPORATION	2,300.00		3822
11223	12/13/17	STAPL000 STAPLES	161.42		3822
11224	12/13/17	STEVE020 STEVE ISAACSON	212.58		3822
11225	12/13/17	STORR000 STORR TRACTOR COMPANY	1,131.20		3822
11226	12/13/17	SUNSE000 SUNSET CAR WASH	120.00		3822
11227	12/13/17	TAYLO005 TAYLOR COMMUNICATIONS, INC.	346.72		3822
11228	12/13/17	THECA005 THE CANNING GROUP	1,249.97		3822
11229	12/13/17	TILCO000 TILCON NY/CREDIT DEPT	80.78		3822
11230	12/13/17	TRI-C005 TRI-COUNTY TERMITE & PEST	525.00		3822
11231	12/13/17	VERAL000 V.E. RALPH & SON, INC.	1,143.36		3822
11232	12/13/17	WBMA000 W. B. MASON CO., INC.	3,092.49		3822
11233	12/13/17	WESTG000 WEST CUSTOMER SERVICE	188.00		3822
11234	12/13/17	WILLI040 WILLIAM HOWARD	180.00		3822
11235	12/13/17	YPERS005 Y-PERS, INC.	91.00		3822

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	117	0	1,979,289.49	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	117	0	1,979,289.49	0.00

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	117	0	1,979,289.49	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	117	0	1,979,289.49	0.00

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Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	7-01	1,979,289.49	0.00	0.00	1,979,289.49
Total of All Funds:		<u>1,979,289.49</u>	<u>0.00</u>	<u>0.00</u>	<u>1,979,289.49</u>

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Range of Checking Accts: 04CAPITAL to 13 DEV ESCROW 2 Range of Check Dates: 11/09/17 to 12/13/17  
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
<b>04CAPITAL CAPITAL ACCOUNT</b>					
904	12/01/17	DLSCO005 DLS CONTRACTING, INC.	84,041.76		3804
905	12/01/17	DECOT000 DECOTIIS, FITZPATRICK, COLE &	675.10		3805
906	12/07/17	CURRE000 CURRENT TREASURY FUND	10,888.15		3812
907	12/13/17	BOSWE000 BOSWELL MCCLAVE ENGINEERING IN	22,703.85		3823
908	12/13/17	DELAC001 IDENTIFICATION SIGNS LLC	960.00		3823
909	12/13/17	GOVCO000 GOVCONNECTION, INC.	2,726.72		3823
910	12/13/17	GTLIN000 GTL, INC., T/A	380.00		3823
911	12/13/17	JOSEP005 JOSEPH A. CECCO, AIA, LLC	1,000.00		3823
912	12/13/17	PRECA000 PRECAST CONCRETE SALES CO.	628.86		3823
913	12/13/17	VANDI000 VAN DINES MOTOR'S INC	9,880.00		3823
914	12/13/17	WINNE000 WINNER FORD	108,924.00		3823

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	11	0	242,808.44	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>11</u>	<u>0</u>	<u>242,808.44</u>	<u>0.00</u>

<b>12 COAH ACCOUNT COAH ACCOUNT INVESTORS</b>					
49	12/13/17	CHRIS037 CHRISTOPHER P. STATILE, P.A.	1,875.00		3824
50	12/13/17	CURRE000 CURRENT TREASURY FUND	7,361.00		3824
51	12/13/17	MICHE025 MICHAEL P. BOLAN, PP/AICP	675.00		3824

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	3	0	9,911.00	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>3</u>	<u>0</u>	<u>9,911.00</u>	<u>0.00</u>

<b>13 DEV ESCROW ESCROW MUNIDEX CHECKING 1</b>					
1555	11/13/17	309CL005 309 CLOSTER DOCK ROAD LLC	211.60		3772
1556	11/13/17	AFSAN000 AFSANCH KIARASH	9.50		3772
1557	11/13/17	APBUI005 AP BUILDERS LLC	203.67		3772
1558	11/13/17	APVRE005 APV-RE Development	465.11		3772
1559	11/13/17	ARGJE005 ARGJENT ERBELI	26.50		3772
1560	11/13/17	BESTP005 BEST PL CONTRACTORS LLC	40.61		3772
1561	11/13/17	BORIS005 BORIS KAGANOV & OLGA DUBCHENKO	93.76		3772
1562	11/13/17	CHIEL005 CHIELLINI CONSTRUCTION INC.	58.00		3772
1563	11/13/17	DAIBE000 DAIBES BROTHERS, INC.	304.50		3772
1564	11/13/17	DAVID060 DAVID M. WATKINS, ESQ.	600.00		3772
1565	11/13/17	DIAMO010 DIAMOND ENGINEERS & DEVELOPERS	2,425.44		3772
1566	11/13/17	EASTE010 EASTERN ALLIED CONSTRUCTION	220.00		3772
1567	11/13/17	EVANT005 EVAN & TAMARA SCHATZ	289.50		3772
1568	11/13/17	HUBSC005 MICHAEL J HUBSCHMAN PC	117.00		3772
1569	11/13/17	LIATO010 LIAT ORON	97.72		3772
1570	11/13/17	LUPAR000 LUPARDI'S NURSERY INC.	125.00		3772
1571	11/13/17	MCBUI000 M.C. BUILDERS	500.00		3772
1572	11/13/17	MILLB005 MILLBROOK DEVELOPMENT LLC	33.96		3772
1573	11/13/17	PARSH005 PARS HOLDING LLC	8.50		3772
1574	11/13/17	SOMET005 SOMET R.E. DEVELOPMENT LLC	950.66		3772
1575	11/13/17	TOMLI000 TOM LINARIS	146.23		3772

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
13	DEV ESCROW	ESCROW MUNIDEX CHECKING 1	Continued		
1576	11/16/17	LIANG005 LIANG, PARKSON	570.47		3776
1577	11/16/17	GIANC005 GIANCARLO LANZANO	158.00		3777
1578	11/16/17	HAWOR015 VOLPE CONSTRUCTION CORP.	273.75		3777
1579	11/17/17	JUSTI020 JUSTIN & ERICA GRINDLEY	125.00		3779
1580	11/27/17	GUYAV005 GUY AVTALION	42.00		3798
1581	11/27/17	MICHA111 MICHAEL GOLDSTEIN	26.50		3798
1582	12/13/17	BEATT000 BEATTIE PADOVANO, LLC	320.00		3825
1583	12/13/17	BOSWE000 BOSWELL MCCLAVE ENGINEERING IN	503.56		3825
1584	12/13/17	DONNA015 DONNA VELLEKAMP, ESQ.	261.50		3825
Checking Account Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	30	0	9,208.04	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	30	0	9,208.04	0.00
13	DEV ESCROW 2	ESCROW EDMUNDS CHECKING 2			
3063	11/13/17	CROSS005 CROSS FIT STEAM 2 LLC	3,780.00		3773
3064	12/13/17	BEATT000 BEATTIE PADOVANO, LLC	1,920.00		3826
3065	12/13/17	BOSWE000 BOSWELL MCCLAVE ENGINEERING IN	0.00	12/13/17 VOID	0
3066	12/13/17	BOSWE000 BOSWELL MCCLAVE ENGINEERING IN	7,548.84		3826
3067	12/13/17	CHRIS037 CHRISTOPHER P. STATILE, P.A.	1,485.00		3826
Checking Account Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	4	1	14,733.84	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	4	1	14,733.84	0.00
Report Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	48	1	276,661.32	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	48	1	276,661.32	0.00

---

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
GENERAL CAPITAL FUND	C-04	242,808.44	0.00	0.00	242,808.44
HOUSING TRUST FUND	T-12	9,911.00	0.00	0.00	9,911.00
Total of All Funds:		<u>252,719.44</u>	<u>0.00</u>	<u>0.00</u>	<u>252,719.44</u>

---

Project Description	Project No.	Project Total
19 VER VALEN ST	030-690102	503.56
121 SCHRAALENBURGH RD	031-432900	304.50
285 CLOSTER DOCK RD	031-513401	600.00
61 STORIG AVE	031-549401	59.61
400 ANDERSON AVE	031-568704	31.37
246 PARSELLS LANE	031-568705	726.11
92 MAC ARTHUR	031-568706	60.00
97 WAINWRIGHT AVE	031-568707	65.25
20 CHURCH ST	031-568708	31.57
77 LEGION PLACE	031-568710	12.77
445 DURIE AVE	031-568711	107.77
14 CHURCH COURT	031-600500	9.50
39 YALE PLACE	031-609602	261.50
17 POPLAR ST	031-687900	72.00
51 WILLOW ROAD	031-688000	232.00
37 MAC ARTHUR AVE	031-692000	8.50
14 LAURENCE COURT	031-694000	26.50
309 CDR	031-698700	211.60
390 HOMANS AVE	031-699800	33.96
4 LAURENCE COURT	031-700100	25.61
32 HALSEY LANE	031-701300	109.14
47 RUTGERS	031-702600	7.96
109 MACARTHUR AVENUE	031-702800	30.00
32 RUTGERS ST	031-703300	22.96
38 DEMAREST AVE	032-020300	125.00
25 WAINWRIGHT AVE	032-520701	87.50
19 WALKER AVENUE	032-520710	132.50



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BOROUGH OF CLOSTER  
Check Register By Check Date

Page No: 5

Project Description	Project No.	Project Total
69 STORIG	032-549401	86.62
400 ANDERON AVE	032-568704	28.11
246 PARSELLS LANE	032-568705	273.50
92 MAC ARTHUR	032-568706	444.00
20 CHURCH COURT	032-568708	102.22
222 ANDERSON AVE	032-682600	158.00
36 OLIVE STREET	032-683700	58.00
7 LAURENCE COURT	032-683800	117.00
17 POPLAR ST	032-687900	393.11
51 WILLOW ROAD	032-688000	57.50
450 HARLAND AVE	032-692600	273.75
388 ANDERSON AVE	032-693900	26.50
186 HICKORY LANE	032-696300	40.61
13 SHERMAN AV	032-697001	42.00
4 LAURENCE COURT	032-700100	72.11
32 HALSEY LANE	032-701300	94.53
24 DEMAREST AVE	032-702500	125.00
77 LEGION PLACE	033-568710	12.83
445 DURIE AVE	033-568711	529.94
70 ROBINHOOD AVE	033-640501	500.00
47 RUTGERS	033-702600	942.70
32 RUTGERS ST	033-703300	70.80
109 MACARTHUR AVE	033-703500	540.47
49 JOHN STREET	040-538700	320.00
49 ROBINHOOD AVE	2010038624	454.06
81 RUCKMAN RD	2010047690	2,280.00
81 RUCKMAN RD	2010047708	1,500.00

Project Description	Project No.	Project Total
23 NAUGLE STREET	2010047740	213.52
597 PIERMONT ROAD	2010048284	480.00
127 ALPINE DRIVE	2010048540	411.52
76 HICKORY LANE	2010048698	411.52
107 OAK STREET	2010048714	312.52
248 ANDERSON AVE	2010055008	633.60
51 JOHN ST	2010055107	340.00
63 JOHN STREET	2010055206	820.00
19 VER VALEN ST	2010055230	1,854.24
99 OAK STREET	2010055479	611.12
91 RUCKMAN RD	2010055545	280.00
472 HIGH STREET	2010055560	84.88
11 WILLIS DRIVE	2010055586	400.28
32 RYERSON PLACE	2010055602	251.78
115 MAC ARTHUR AVE	2010055610	251.78
99 HARING STREET	2010055628	1,485.00
180 HOMANS AVE	2010055768	600.00
32 REYERSON PLACE	2010055776	495.00
39 SUSAN DRIVE	2010055792	300.00
10 LAURENCE COURT	2010055859	263.02
Total Of All Projects:		<u>23,941.88</u>

December 7, 2017  
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BOROUGH OF CLOSTER  
Check Register By Check Date

Page No: 1

Range of Checking Accts: 14RECREATION to 15ANIMALCONTROL Range of Check Dates: 11/09/17 to 12/13/17  
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
14RECREATION SPECIAL RECREATION ACCOUT					
401	12/07/17	CURRE000 CURRENT TREASURY FUND	912.07		3813
402	12/13/17	ADMAN000 AD MANUFACTURING CORP.	996.00		3828
403	12/13/17	CLOST015 CLOSTER COACHES ASSOCIATION	2,779.77		3828
404	12/13/17	CLOST065 CLOSTER PTO	3,026.13		3828
405	12/13/17	JAYSH000 BTBL	16,325.00		3828
406	12/13/17	JIMOE000 JIM OETTINGER	187.11		3828
407	12/13/17	MIDCO000 MID COUNTY OFFICIALS ASSOC.	2,912.00		3828

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	7	0	27,138.08	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	7	0	27,138.08	0.00

15ANIMALCONTROL ANIMAL ACCOUNT					
155	11/13/17	NJDEP000 NJ DEPARTMENT OF HEALTH	1.20		3770
156	11/22/17	CURRE000 CURRENT TREASURY FUND	900.00		3790
157	12/07/17	CURRE000 CURRENT TREASURY FUND	136.79		3814

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	3	0	1,037.99	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	3	0	1,037.99	0.00

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	10	0	28,176.07	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	10	0	28,176.07	0.00

---

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
RECREATION TRUST	T-14	27,138.08	0.00	0.00	27,138.08
DOG TRUST	T-15	1,037.99	0.00	0.00	1,037.99
Total of All Funds:		<u>28,176.07</u>	<u>0.00</u>	<u>0.00</u>	<u>28,176.07</u>

---

Range of Checking Accts: 17FOODLOCKER to CURRENT-MANUAL Range of Check Dates: 11/09/17 to 12/13/17  
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check # Check Date Vendor Amount Paid Reconciled/Void Ref Num

17FOODLOCKER FOOD LOCKER ACCOUNT  
51 12/07/17 CURRE000 CURRENT TREASURY FUND 175.56 3816

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	1	0	175.56	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	175.56	0.00

18DOWNTOWN REN DOWNTOWN RENAISSANCE ACCOUNT  
5 12/07/17 CURRE000 CURRENT TREASURY FUND 23.81 3817  
6 12/13/17 THEVE000 THE VERDIN COMPANY 630.00 3829

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	2	0	653.81	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	2	0	653.81	0.00

20 OPEN SPACE OPEN SPACE - INVESTORS BANK  
2 12/07/17 CURRE000 CURRENT TREASURY FUND 7,617.47 3818

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	1	0	7,617.47	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	7,617.47	0.00

CURRENT-MANUAL CURRENT - MANUAL

711091	11/09/17	PAYRO000	PAYROLL AGENCY ACCOUNT	12,225.90	3755
711094	11/09/17	BOROO000	BORO OF CLOSTER - PAYROLL ACCT	242,838.60	3758
711095	11/09/17	NJSHB000	NJSHBP	90,856.84	3761
711131	11/13/17	PAYRO000	PAYROLL AGENCY ACCOUNT	92.34	3766
711271	11/27/17	PAYRO000	PAYROLL AGENCY ACCOUNT	9,126.92	3793
711274	11/27/17	BOROO000	BORO OF CLOSTER - PAYROLL ACCT	260,457.90	3796
711275	11/27/17	PAYRO000	PAYROLL AGENCY ACCOUNT	87.32	3797
711291	11/29/17	NJSHB000	NJSHBP	90,856.84	3799
711301	11/30/17	NORTH065	NORTHERN VALLEY HIGH SCHOOL	1,195,196.20	3802
711302	11/30/17	CLOST010	CLOSTER BOARD OF EDUCATION	1,536,978.17	3802
712011	12/01/17	NATIO005	NATIONAL BENEFIT SERVICES, LLC	17.50	3807

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	11	0	3,438,734.53	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	11	0	3,438,734.53	0.00

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	15	0	3,447,181.37	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	15	0	3,447,181.37	0.00

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	7-01	3,438,734.53	0.00	0.00	3,438,734.53
FOOD LOCKER TRUST	T-17	175.56	0.00	0.00	175.56
	T-18	653.81	0.00	0.00	653.81
OPEN SPACE TRUST	T-20	<u>7,617.47</u>	<u>0.00</u>	<u>0.00</u>	<u>7,617.47</u>
Year Total:		8,446.84	0.00	0.00	8,446.84
Total of All Funds:		<u><u>3,447,181.37</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>3,447,181.37</u></u>


**CHIEF FINANCIAL OFFICER'S CERTIFICATION OF AVAILABILITY OF FUNDS**

Borough of Closter Council

As the Chief Financial Officer of the Borough of Closter, responsible for the maintenance of the financial records of the Municipality, I hereby certify that adequate funds have been appropriated. All funds are available for the aforementioned purpose and that payment of perspective contract price will be charged against and not to exceed the amount appropriated in the:

Closter Board of Education - November 2017	\$ 1,536,978.17
Northern Valley RHS - November 2017	1,195,196.20
Bergen County Tax	1,290,566.50
County Open Space	93,748.76
2017 Budget Appropriations - Operating	776,885.07
Payroll 11/15/17	255,064.50
Payroll 11/30/17	269,584.82
<b>Total Current Treasury 11/09 - 12/13/2017</b>	<b><u>\$5,418,024.02</u></b>

Capital	\$	242,808.44
Escrow Trust Account	\$	23,941.88
Recreation	\$	27,138.08
Housing Trust	\$	9,911.00
Animal Account	\$	1,037.99
Food Locker	\$	175.56
Downtown Renaissance	\$	653.81
Open Space	\$	7,617.47

  
Joseph Luppino  
Chief Finance Officer  
Borough of Closter

Dated: December 13, 2017

BOROUGH OF CLOSTER  
RESOLUTION FIXING MEETING DATES

BE IT RESOLVED by the Mayor and Council of the Borough of Closter that the Sine Die Meeting shall be held on Tuesday, January 2, 2018, at 7:00 p.m. at Borough Hall, 295 Closter Dock Road, Closter, New Jersey; and

BE IT FURTHER RESOLVED that the Reorganization Meeting for the year 2018 shall be held on Tuesday, January 2, 2018, at 7:30 p.m. at Borough Hall, 295 Closter Dock Road, Closter, New Jersey.


Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Barad			X			
Councilwoman Latner			X			
Councilman Di Dio			X			
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai	X		X			

Adopted: December 13, 2017

ATTEST:

  
\_\_\_\_\_  
Loretta Castano, Borough Clerk

APPROVED:

  
\_\_\_\_\_  
Mayor John C. Glidden, Jr., Mayor

Certified to be a true copy of a Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held December 13, 2017.

\_\_\_\_\_  
Loretta Castano, Borough Clerk



**BOROUGH OF CLOSTER  
COUNTY OF BERGEN**

**RESOLUTION AWARDING REPLENISHMENT and INSTALLATION  
OF GARLAND WREATHS**

**WHEREAS**, there is a need to replenish and install the garland wreaths along the main business district within the Borough of Closter, New Jersey; and

**WHEREAS**, the above project is necessary to provide the holiday season decorations; and

**WHEREAS**, the Borough Administrator requested proposals from three (3) vendors. Three (3) vendors submitted proposals to provide the aforementioned services; and

**WHEREAS**, the lowest responsible proposal was obtained from Christmas Spectacular, 267 Ridge Road, Lyndhurst, NJ 07071 (copy attached hereto as EXHIBIT A); and

**WHEREAS**, this proposal is in the amount not to exceed \$12,539.00 which is an amount that is below the threshold pursuant to New Jersey Local Contracts law and New Jersey's Pay to Play law.

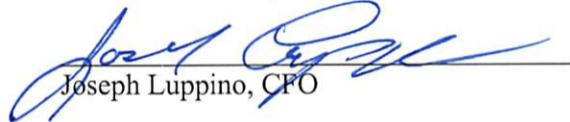
**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey as follows:

1. The installation and purchase of garland wreaths in the Borough of Closter is awarded to Christmas Spectacular, not to exceed, the total amount of \$12,539.00.

**CERTIFICATE OF AVAILABILITY OF FUNDS**

I, Joseph Luppino, Chief Financial Officer of the Borough of Closter, hereby certify, pursuant to NJSA 40A:9-140.1, et seq. and NJAC 5:30.4, that the funds, which are required for the above, are available to the Borough of Closter in account number C-04-16-214-050-002 for calendar year 2017.

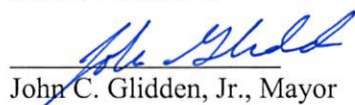
Dated: December 13, 2017

  
Joseph Luppino, CFO

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai	X		X			
Councilman Barad			X			
Councilwoman Chung		X	X			
Councilman Di Dio			X			
Councilwoman Latner			X			
Councilman Yammarino			X			

Adopted: December 13, 2017

APPROVED BY:

  
John C. Glidden, Jr., Mayor

ATTEST:

  
Loretta Castano, Borough Clerk

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter on December 13, 2017.

\_\_\_\_\_  
Loretta Castano, Borough Clerk



# BOROUGH OF CLOSTER

295 Closter Dock Road • Closter, New Jersey 07624  
201-784-0600 • Fax: 201-784-9727 • www.closterboro.com

## QUOTE APPROVAL FORM

ALL PURCHASES OVER \$6,000.00 MUST HAVE A MINIMUM OF THREE QUOTES FROM THREE DIFFERENT VENDORS

REQUESTING DEPARTMENT: Administrator Office DATE 11/2/17

DESCRIPTION OF GOODS/SERVICES: Replenish and Install Garland Wreaths

### **VENDOR #1**

COMPANY NAME: Rileighs Decor  
CONTACT: Rick Snyder  
ADDRESS: PO Box 4365 Bethlehem, PA

AMOUNT: \$17,550.00 / \$19,575.00 VERBAL OR ATTACHED WRITTEN (CIRCLE 1)

### **VENDOR #2**

COMPANY NAME: Downtown Decorations  
CONTACT: Michael Desorbo  
ADDRESS: 6724 Joy Road, East Syracuse, NY

AMOUNT: \$23,865.00 / \$20,940.00 VERBAL OR ATTACHED WRITTEN (CIRCLE 1)

### **VENDOR #3**

COMPANY NAME: Christmas Spectacular  
CONTACT: John Verona  
ADDRESS: 267 Ridge Road, Lyndhurst, NJ 07071

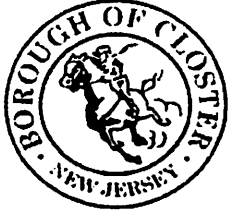
AMOUNT: \$12,539.00 VERBAL OR ATTACHED WRITTEN (CIRCLE 1)

DEPARTMENT HEAD VENDOR RECOMMENDATION: Christmas Spectacular

DEPARTMENT HEAD SIGNATURE: \_\_\_\_\_ DATE: 11/2/17

ADMINISTRATION APPROVAL:  DATE: 11/2/17





# BOROUGH OF CLOSTER

295 Closter Dock Road • Closter, New Jersey 07624  
201-784-0600 • Fax: 201-784-9727 • www.closterboro.com

## QUOTE APPROVAL FORM

ALL PURCHASES OVER \$6,000.00 MUST HAVE A MINIMUM OF THREE QUOTES FROM THREE DIFFERENT VENDORS

REQUESTING DEPARTMENT: Administrator Office DATE 11/2/17

DESCRIPTION OF GOODS/SERVICES: Replenish and Install Garland Wreaths

### **VENDOR #1**

COMPANY NAME: Rileighs Decor

CONTACT: Rick Snyder

ADDRESS: PO Box 4365 Bethlehem, PA

AMOUNT: \$17,550.00 / \$19,575.00 VERBAL OR ATTACHED WRITTEN (CIRCLE 1)

### **VENDOR #2**

COMPANY NAME: Downtown Decorations

CONTACT: Michael Desorbo

ADDRESS: 6724 Joy Road, East Syracuse, NY

AMOUNT: \$23,865.00 / \$20,940.00 VERBAL OR ATTACHED WRITTEN (CIRCLE 1)

### **VENDOR #3**

COMPANY NAME: Christmas Spectacular


CONTACT: John Verona

ADDRESS: 267 Ridge Road, Lyndhurst, NJ 07071

AMOUNT: \$12,539.00 VERBAL OR ATTACHED WRITTEN (CIRCLE 1)

DEPARTMENT HEAD VENDOR RECOMMENDATION: Christmas Spectacular

DEPARTMENT HEAD SIGNATURE: \_\_\_\_\_ DATE: 11/2/17

ADMINISTRATION APPROVAL:  DATE: 11/2/17



Helping To Keep The Holiday Spirit Alive



267 Ridge Road, Lyndhurst, New Jersey 07071

267 Ridge Road  
Lyndhurst, NJ 07071  
(201) 438-8383 Fax: (201) 939-4333

**SALE / LEASE / PROPOSAL  
or CONTRACT**

SOLD TO     LEASE TO     LEASE TO OWN                       SHIP TO

\_\_\_\_\_  
Borough of Closter  
295 Closter Dock Road  
Closter, N.J. 07624  
Attn: Arthur Dolson

\_\_\_\_\_  
**PROPOSAL**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone: 201-784-0600-Ext-492  
Fax: 201-784-9727

CUSTOMER'S ORDER	SALESMAN	TERMS	SHIPPED VIA	F.O.B.	DATE
	JV				10/5/17
QTY.	ITEM	DESCRIPTION		UNIT PRICE	PRICE
		<b>PROPOSAL</b>			
		*PURCHASE*			
45	PMW3-3RC	3ft. Pole Mount Garland Wreath with 3- Candles - 120 VOLT		\$261.00	\$11745.00
		Includes Mounting Hardware			
		Price: Reflects 10 % Discount			
		SUBTOTAL			\$ 11745.00
		FREIGHT One Time Freight			\$ 794.00
		GRAND TOTAL			\$ 12539.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

Authorized Signature \_\_\_\_\_ 

Acceptance of Proposal: The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted:            Signature and Title \_\_\_\_\_ Date \_\_\_\_\_

Accepted:            Signature and Title \_\_\_\_\_ Date \_\_\_\_\_

**THIS IS A QUOTE. IF ACCEPTED, PLEASE SIGN AND FAX BACK. PLEASE MAIL HARD COPY.**

**BOROUGH OF CLOSTER**

**RESOLUTION AUTHORIZING SEWER CONNECTION FOR ALPINE RESIDENT,  
ELLIOT MALONE, IN ACCORDANCE WITH CLOSTER/ALPINE SEWER AGREEMENT  
DATED 8/5/1994**

WHEREAS, on or about August 5, 1994, the Borough of Closter and the Borough of Alpine entered into a sewer connection agreement; and

WHEREAS, a request for sewer connection pursuant to that agreement has been received by the Borough of Closter from the property owner, Elliott Malone, of 407 Anderson Avenue, Block 78, Lot 3, Alpine, New Jersey and was considered by the Governing Body at the December 13, 2017 Council Meeting; and


WHEREAS, the Governing Body agreed that it was in the best interest of the residents to allow this connection.

THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey, that the aforementioned sewer connection is hereby approved by the Governing Body of the Borough of Closter, subject to payment of the required fees.

COUNCILPERSON	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilwoman Amitai	X		X			
Councilman Barad			X			
Councilwoman Chung		X	X			
Councilman Di Dio			X			
Councilwoman Latner			X			
Councilman Yammarino			X			

Adopted: December 13, 2017

APPROVED BY:

  
 \_\_\_\_\_  
 John C. Glidden, Jr., Mayor

ATTEST:

  
 \_\_\_\_\_  
 Loretta Castano, Borough Clerk

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter on December 13, 2017.

\_\_\_\_\_  
 Loretta Castano, Borough Clerk

**AGREEMENT**

THIS AGREEMENT, made this 13<sup>th</sup> day of December, 2017 by and between the Borough of Closter in the County of Bergen, New Jersey, party of the first part, hereinafter called the "Borough"; and Mr. Elliott Malone, 407 Anderson Avenue, Alpine, NJ 07620.

WITNESSETH; that pursuant to the Agreement dated August 5, 1994 between the Borough of Alpine and the Borough of Closter commonly called the "Sewer Connection Agreement" (attached hereto as EXHIBIT A made part of this Agreement hereof), the connection between the residence located at 407 Anderson Avenue, Alpine NJ 07620, Block 78, Lot 3 Alpine, New Jersey, and the Borough of Closter sewer system was allowed, subject to certain terms and conditions.

The sewer connection was authorized by a Resolution of the Mayor and Council adopted at the public meeting on December 13, 2017 and is attached hereto as EXHIBIT B and made part of this Agreement hereof.

The connection was authorized subject to the oversight and approval of the Closter Department of Public Works and Borough Engineer.

The connection was authorized subject to payment of the required fees, as outlined in EXHIBIT A.

The undersigned property owner(s) agrees to indemnify, defend and hold the Borough of Closter and its officers, agents and employees harmless from any and all liability suffered by virtue of any acts of negligence arising out of the sewer connection referred to herein and consistent with the Torts Claim Act (N.J.S.A. 59:1 et seq.)

IN WITNESS WHEREOF, the parties to this presents have executed this Contract in four (4) counterparts, each of which shall be deemed an original, in the year and day first above mentioned.

(seal)

*Loretta Castano*  
Loretta Castano, RMC

ATTEST:

*[Signature]*

BOROUGH OF CLOSTER

*John C. Glidden Jr.*  
John C. Glidden Jr., Mayor

By: *[Signature]*  
Property Owner - Malone

*LW 3 w Agt  
12/14/17*

**BOROUGH OF CLOSTER**

**RESOLUTION APPOINTING ASSOCIATED APPRAISAL GROUP AS CONFLICT RESIDENTIAL APPRAISER**

**WHEREAS**, the Governing Body of the Borough of Closter has determined that there is a need to hire a residential appraiser for a particular property known as 260 Parsells Lane, Block 2305, Lot 12, due to a potential conflict with the Borough’s current residential appraiser; and

**WHEREAS**, Associated Appraisal Group has unique and specialized knowledge with regard to the assessment of real property within the Borough; and

**WHEREAS**, the Governing Body has determined that it would be efficient and appropriate to also appoint Associated Appraisal Group as the conflict residential appraiser for the remainder of the year; and

**WHEREAS**, Associated Appraisal Group has agreed that their the fee schedule for the appraisal work shall be for an amount not to exceed \$2500 for the preparation of a Trial Ready Appraisal Report and the rate of \$125 per hour for appearances at conferences, court appearances and preparation of exhibits; and

**WHEREAS**, the agreement between the Borough and Associated Appraisal Group shall be a Professional Service Agreement, which is exempt from the State’s Local Public Contract Law bidding requirement; and

**WHEREAS**, the Agreement shall be awarded pursuant to the Non-fair and open provisions of New Jersey’s Pay to Play law;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter that Associated Appraisal Group, 6 Commerce Drive, Suite 303, Cranford, New Jersey 07016, shall be appointed conflict residential appraiser for the purposes stated herein, and shall charge an amount not to exceed \$2500 for the preparation of a Trial Ready Appraisal Report and shall be paid at the rate of \$125 per hour for appearances at conferences, court appearances and preparation of exhibits.

**BE IT FURTHER RESOLVED** that this is a Non-fair and open Professional Service Agreement and that the Borough Attorney is hereby authorized to prepare the Agreement; the Mayor and Clerk are hereby authorized to execute the aforementioned Agreement; the Clerk shall advertise the terms of the Agreement as required by law and shall keep a copy of the Agreement on file for public inspection.


Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Barad			X			
Councilwoman Latner			X			
Councilman Di Dio			X			
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai	X		X			

Adopted: December 13, 2017

ATTEST:

  
 Loretta Castano, Borough Clerk

APPROVED:

  
 Mayor John C. Glidden, Jr., Mayor

Certified to be a true copy of a Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held December 13, 2017.

\_\_\_\_\_  
 Loretta Castano, Borough Clerk

**BOROUGH OF CLOSTER  
COUNTY OF BERGEN**

**RESOLUTION AWARDING INSTALLATION OF NEW BOILER  
IN DEPARTMENT OF PUBLIC WORKS OFFICE BUILDING**

**WHEREAS**, there is a need to replace and install a boiler in the offices of the Department of Public Work’s building located in at 130 Ruckman Road, Closter, New Jersey; and

**WHEREAS**, the above project is necessary to maintain the heat in the office building of the Department of Public Works; and

**WHEREAS**, the DPW Superintendent requested proposals from three (3) vendors. Three (3) vendors submitted proposals to provide the aforementioned services; and

**WHEREAS**, the lowest responsible proposal was obtained from Titanium Plumbing & Heating, P.O. Box 7108, Oakland, New Jersey 07436 (copy attached hereto as EXHIBIT A); and

**WHEREAS**, this proposal is in the amount not to exceed \$6,675.00 which is an amount that is below the threshold pursuant to New Jersey Local Contracts law and New Jersey’s Pay to Play law.

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

1. The installation and purchase of a new boiler in the Department of Public Work’s office building is awarded to Titanium Plumbing & Heating, not to exceed, the total amount of \$6,675.00.

**CERTIFICATE OF AVAILABILITY OF FUNDS**

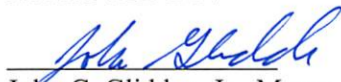
I, Joseph Luppino, Chief Financial Officer of the Borough of Closter, hereby certify, pursuant to NJSA 40A:9-140.1, et seq. and NJAC 5:30.4, that the funds, which are required for the above, are available to the Borough of Closter in account numbers C-04-15-188-006-002 (\$5,883.65) and C-04-16-214-050-002 (\$791.35) for calendar year 2017.

Dated: December 13, 2017

  
Joseph Luppino, CFO

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai	X		X			
Councilman Barad			X			
Councilwoman Chung		X	X			
Councilman Di Dio			X			
Councilwoman Latner			X			
Councilman Yammarino			X			

Adopted: December 13, 2017

APPROVED BY:  
  
John C. Glidden, Jr., Mayor

ATTEST:  
  
Loretta Castano, Borough Clerk

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter on December 13, 2017.

\_\_\_\_\_  
Loretta Castano, Borough Clerk





# BOROUGH OF CLOSTER

295 Closter Dock Road • Closter, New Jersey 07624  
201-784-0600 • Fax: 201-784-9727 • www.closterboro.com

## QUOTE APPROVAL FORM

ALL PURCHASES OVER \$6,000.00 MUST HAVE A MINIMUM OF THREE QUOTES FROM THREE DIFFERENT VENDORS

REQUESTING DEPARTMENT: D.P.W DATE 11/29/17  
DESCRIPTION OF GOODS/SERVICES: Boiler at DPW

### **VENDOR #1**

COMPANY NAME: Titanium Plumbing  
CONTACT: Rob  
ADDRESS: PO Box 7108, Oakland NJ 07436

AMOUNT: 6675.00 VERBAL OR ATTACHED WRITTEN (CIRCLE 1)

### **VENDOR #2**

COMPANY NAME: DMN Plumbing  
CONTACT: Pete  
ADDRESS: 78 Weller Terrace Saddle Brook, NJ 07663

AMOUNT: 8575.00 VERBAL OR ATTACHED WRITTEN (CIRCLE 1)

### **VENDOR #3**

COMPANY NAME: Ray Rooter Plumbing  
CONTACT: Ray  
ADDRESS: 22 Hillcrest Terrace, Lincoln Park, NJ, 07035

AMOUNT: 8500.00 VERBAL OR ATTACHED WRITTEN (CIRCLE 1)

DEPARTMENT HEAD VENDOR RECOMMENDATION: Titanium Plumbing

DEPARTMENT HEAD SIGNATURE: [Signature] DATE: 11/29/17

ADMINISTRATION APPROVAL: [Signature] DATE: 11/29/17



# TITANIUM

PLUMBING & HEATING

PO Box 7108  
Oakland, NJ 07436  
Phone (201) 561-2592  
Fax (201) 487-1017  
NJ Master Plumbers Lic # 12896  
[www.titanium-plumbing.com](http://www.titanium-plumbing.com)

November 14, 2017

Closter Boro  
110 Ruckman Rd  
Closter, NJ

Re: Installation of new boiler in DPW building

*office*

*not garage*

Titanium Plumbing and Heating, LLC. is submitting a proposal to provide you with all material and labor to install the following:

- Installation of a Utica MAC High Efficiency (AFUE 95%) wall mounted modulating condensing boiler.
- Boiler to be installed with a Spirovent automatic air eliminator
- Installation of new Taco high efficiency circulator
- Boiler to be vented with a concentric vent outside through the foundation.
- Condensation to be neutralized and piped into floor drain.
- Installation of new expansion tank (remove existing tank in the ceiling).
- Installation of backflow preventer and pressure reducing valve
- New boiler switch to the unit.
- Removal and disposal of old unit and debris
- Includes permit fees
- Unit qualifies for \$300 rebate.
- 10 year warranty on heat exchanger. 2 year Parts and Labor

Total: \$6,675

**BOROUGH OF CLOSTER  
BERGEN COUNTY, NEW JERSEY**

**RESOLUTION**

WHEREAS, Akson, LLC has filed a Certificate of Liability Insurance from Capacity Coverage Company of New Jersey, Inc. and a Power of Attorney, as required by law; and

WHEREAS, these documents have been approved by the appropriate officials; and

WHEREAS, Akson, LLC has made payment of the required fee;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Closter, in accordance with N.J.S.A. 48:16-17, approves issuance of a Certificate of Compliance that shall automatically expire on **January 18, 2018** for the following limousine:

2016 CADILLAC XTS    VIN# 2G61U5S37G9209610

BE IT FURTHER RESOLVED that upon receipt of renewed Certificate of Liability Insurance and approval from the Risk Management Consultant for same, a new Certificate of Compliance will be issued bearing expiration date of **December 31, 2018**.

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Barad			X			
Councilwoman Latner			X			
Councilman Di Dio			X			
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai	X		X			

Adopted:        December 13, 2017

ATTEST:

  
\_\_\_\_\_  
Loretta Castano, Borough Clerk

APPROVED:

  
\_\_\_\_\_  
John C. Glidden, Jr., Mayor

Certified to be a true copy of a Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held December 13, 2017.

\_\_\_\_\_  
Loretta Castano, Borough Clerk

**BOROUGH OF CLOSTER  
BERGEN COUNTY, NEW JERSEY**

**RESOLUTION**

WHEREAS, Road Star Limousine Service has filed a Certificate of Liability Insurance from SK & Associates, and a Power of Attorney, as required by law; and

WHEREAS, these documents have been approved by the appropriate officials; and

WHEREAS, Road Star Limousine Service has made payment of the required fee;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Closter, in accordance with N.J.S.A. 48:16-17, approves issuance of a Certificate of Compliance that shall automatically expire on **April 9, 2018** for the following limousine:

2012 CHEVROLET SUBURBAN                      VIN# 1GNSKJE76CR320039

BE IT FURTHER RESOLVED that upon receipt of renewed Certificate of Liability Insurance and approval from the Risk Management Consultant for same, a new Certificate of Compliance will be issued bearing expiration date of **December 31, 2018**.


Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Barad			X			
Councilwoman Latner			X			
Councilman Di Dio			X			
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai	X		X			

Adopted:        December 13, 2017

ATTEST:

  
\_\_\_\_\_  
Loretta Castano, Borough Clerk

APPROVED:

  
\_\_\_\_\_  
John C. Glidden, Jr., Mayor

Certified to be a true copy of a Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held December 13, 2017.

\_\_\_\_\_  
Loretta Castano, Borough Clerk

**BOROUGH OF CLOSTER  
BERGEN COUNTY  
RESOLUTION**

**WHEREAS**, the Zonning Board professionals have inspected the improvements required under the granted approvals: and

**WHEREAS**, the Zonning Board professionals have determined that all required improvements have been satisfactorily completed and all fees due for services rendered have been received for application at

<u>Block</u>	<u>Lot</u>	<u>Address</u>	<u>Applicant</u>	<u>Amount</u>
1316	17	357 Demarest Ave	Victoria Rose	\$192.44

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Closter that the Deputy Treasurer is hereby authorized to release and return the remaining Engineering escrow funds of \$192.44 to the applicant.


<b>Councilperson</b>	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Absent</b>	<b>Abstain</b>
Councilman Yammarino			X			
Councilwoman Latner			X			
Councilman DiDio			X			
Councilman Barad			X			
Councilwoman Chung		X	X			
Councilwoman Amitai	X		X			

Adopted: December 13, 2017

**ATTEST:**

**APPROVED:**

  
\_\_\_\_\_  
Loretta Castano, Borough Clerk

  
\_\_\_\_\_  
John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held December 13, 2017.

\_\_\_\_\_  
Loretta Castano, Borough Clerk

**BOROUGH OF CLOSTER  
COUNTY OF BERGEN**

**RESOLUTION REQUESTING APPROVAL OF ITEM OF REVENUE AND  
APPROPRIATION UNDER N.J.S.A. 40A: 4-87 FOR  
"2015 Recycling Tonnage Grant"**

**WHEREAS, N.J.S.A. 40A: 4-87** provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of adoption of the budget, and

**WHEREAS,** said Director may also approve the insertion of an item of appropriation for an equal amount,

**NOW, THEREFORE, BE IT RESOLVED,** that the Borough of Closter hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2017 in the sum of \$17,066.08 which item is now available as revenue from the **2017 Recycling Tonnage Grant.**

**BE IT FURTHER RESOLVED** that the total sum thereof of **\$17,066.08** is and the same is hereby appropriated under the caption of:

**Chapter 159 – 2015 Recycling Tonnage Grant**

**BE IT FURTHER RESOLVED,** that the Chief Financial Officer will electronically submit this certified resolution along with the form to the Division of Local Government Services as per LFN 2014-11.

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Barad			X			
Councilwoman Latner			X			
Councilman DiDio			X			
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai	X		X			

Adopted: December 13, 2017

ATTEST:

  
Loretta Castano, Borough Clerk

APPROVED:

  
John C. Glidden, Jr., Mayor

Certified to be a true copy of a Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held December 13, 2017.

\_\_\_\_\_  
Loretta Castano, Borough Clerk

**BOROUGH OF CLOSTER**  
**COUNTY OF BERGEN**

**RESOLUTION AUTHORIZING THE APPROVAL TO SUBMIT A GRANT APPLICATION**  
**And**  
**EXECUTE A GRANT CONTRACT WITH THE**  
**NEW JERSEY DEPARTMENT OF TRANSPORTATION**  
**FOR THE**  
**CLOSTER BOROUGH PROJECT**

**Borough of Closter, County of Bergen**  
**APPLICATION: LFIF-2018-RAILROAD AVENUE-00068**

NOW, THEREFORE BE IT RESOLVED, that the Council of Closter formally approves the grant application for the above stated project; and

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as LFIF-2018-Railroad Avenue-00068 to the NJ Department of Transportation on behalf of Borough of Closter.

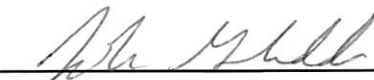
BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Closter, and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.


COUNCILPERSON	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilwoman Amitai	X		X			
Councilman Barad			X			
Councilwoman Chung		X	X			
Councilman Di Dio			X			
Councilwoman Latner			X			
Councilman Yammarino			X			

Adopted: December 13, 2017

**APPROVED BY:**

**ATTEST:**

  
\_\_\_\_\_  
John C. Glidden, Jr., Mayor

  
\_\_\_\_\_  
Loretta Castano, Borough Clerk

Certified to be a true copy of a Resolution adopted by the Mayor and Council of the Borough of Closter on December 13, 2017.

\_\_\_\_\_  
Loretta Castano, Borough Clerk



APPLICANT UNDERSTANDS AND AGREES TO COMPLY WITH THE POLICIES, RULES, AND REGULATIONS OF BERGEN COUNTY AND THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT IF FUNDING IS AWARDED.

THIS STATEMENT IS TO ACKNOWLEDGE THAT I HAVE READ, REVIEWED, AND ADHERED TO REQUIREMENTS APPLICABLE TO OUR ORGANIZATION OF TITLE 2 CFR PART 200 OF THE FEDERAL CODE. (DOCUMENT WAS PROVIDED WITH F.Y. 2018 APPLICATION).

SIGNATURE

Print Name: ARTHUR BRAUN DOLSON Title: ADMINISTRATOR TREASURER

Signature: *Arthur Braun Dolson* Date: 12/19/2017

\*MUST be signed and completed by the agencies Chief Financial Officer. The agencies Treasurer or Executive Director must sign if no CFO exists.

ATTEST: *Loretta Castano*  
Loretta Castano, Clerk  
Borough of Closter



**BOROUGH OF CLOSTER**  
**COUNTY OF BERGEN**  
**Community Development Block Grant**  
**Contract Number PS-CLOSTER SR17**

BE IT RESOLVED, that the Mayor and Council of the Borough of Closter wishes to enter into a grant agreement with the County of Bergen for the purpose of using \$3,211.00 in 2017 Community Development Block Grant funds for:

Senior Citizen Activities in Closter, New Jersey

BE IT FURTHER RESOLVED, that the Governing Body hereby authorizes Arthur Braun Dolson, Borough Treasurer, to be a signatory for the aforesaid grant agreement; and

BE IT FURTHER RESOLVED, that the Mayor and Council hereby authorizes Arthur Braun Dolson, Borough Treasurer, to sign all County vouchers submitted in connection with the aforesaid project; and

BE IT FURTHER RESOLVED, that the Mayor and Council recognizes the Borough of Closter is liable for any funds not spent in accordance with the Grant Agreement; and that liability of the Mayor and Council is in accordance with HUD requirements.

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that this Resolution is adopted.

COUNCILPERSON	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilwoman Amitai	X		X			
Councilman Barad			X			
Councilwoman Chung		X	X			
Councilman Di Dio			X			
Councilwoman Latner			X			
Councilman Yammarino			X			

Adopted: December 13, 2017

**APPROVED BY:**

  
 \_\_\_\_\_  
 John C. Glidden, Jr., Mayor

**ATTEST:**

  
 \_\_\_\_\_  
 Loretta Castano, Borough Clerk

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter on December 13, 2017.

\_\_\_\_\_  
 Loretta Castano, Borough Clerk

**BOROUGH OF CLOSTER  
COUNTY OF BERGEN**

**RESOLUTION AWARDING PURCHASE OF VINYL GARAGE WORKSHOP  
FOR USE BY CLOSTER POLICE DEPARTMENT**

**WHEREAS**, there is a need purchase a 14' x 28' prefab vinyl garage shed for use by the Closter Police Department, 295 Closter Dock Road, Closter, New Jersey; and

**WHEREAS**, the above project is necessary to maintain and repair equipment used by the Closter Police Department; and

**WHEREAS**, the Chief of Police requested proposals from three (3) vendors. Three (3) vendors submitted proposals to provide the aforementioned services; and

**WHEREAS**, the lowest responsible proposal was obtained from Barn Brothers, LLC. 4850 White Horse Pike, Egg Harbor, NJ 08215 (copy attached hereto as EXHIBIT A); and

**WHEREAS**, this proposal is in the amount not to exceed \$8,475.00 which is an amount that is below the threshold pursuant to New Jersey Local Contracts law and New Jersey's Pay to Play law.


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

1. The purchase of a 14' x 28' prefab vinyl garage for use by the Closter Police Department is awarded to Barn Brothers, LLC, not to exceed, the total amount of \$8,475.00.

**CERTIFICATE OF AVAILABILITY OF FUNDS**

I, Joseph Luppino, Chief Financial Officer of the Borough of Closter, hereby certify, pursuant to NJSA 40A:9-140.1, et seq. and NJAC 5:30.4, that the funds, which are required for the above, are available to the Borough of Closter in account numbers C-04-15-188-006-002 (\$5,883.65) and C-04-16-214-050-002 (\$2,591.35) for calendar year 2017.

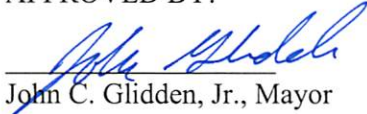
Dated: December 13, 2017

  
Joseph Luppino, CFO

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai	×		×			
Councilman Barad			×			
Councilwoman Chung		×	×			
Councilman Di Dio			×			
Councilwoman Latner			×			
Councilman Yammarino			×			

Adopted: December 13, 2017

APPROVED BY:

  
John C. Glidden, Jr., Mayor

ATTEST:

  
Loretta Castano, Borough Clerk

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter on December 13, 2017.

\_\_\_\_\_  
Loretta Castano, Borough Clerk



# BOROUGH OF CLOSTER

295 Closter Dock Road • Closter, New Jersey 07624  
201-784-0600 • Fax: 201-784-9727 • www.closterboro.com

## QUOTE APPROVAL FORM

ALL PURCHASES OVER \$6,000.00 MUST HAVE A MINIMUM OF THREE QUOTES FROM THREE DIFFERENT VENDORS

REQUESTING DEPARTMENT: Closter Police Department DATE 12/7/17

DESCRIPTION OF GOODS/SERVICES: 14'x28' A Frame Vinyl Garage

### **VENDOR #1**

COMPANY NAME: Barn Bros LLC

CONTACT: J. Brown

ADDRESS: 4850 White Horse Pike, Egg Harbor NJ 08215

AMOUNT: \$8475.00 VERBAL OR ATTACHED WRITTEN (CIRCLE 1)

### **VENDOR #2**

COMPANY NAME: A Woods Construction

CONTACT: Andy Woods

ADDRESS: 1 High Street, Demarest NJ

AMOUNT: \$11,900.00 VERBAL OR ATTACHED WRITTEN (CIRCLE 1)

### **VENDOR #3**

COMPANY NAME: Pequea Storage Sheds

CONTACT: KLK

ADDRESS: 211 New Holland Road. Kinzers, PA

AMOUNT: \$9020.00 VERBAL OR ATTACHED WRITTEN (CIRCLE 1)

DEPARTMENT HEAD VENDOR RECOMMENDATION: Barn Bros LLC

DEPARTMENT HEAD SIGNATURE: DK DATE: 12/7/17

ADMINISTRATION APPROVAL: *Arthur Brown Nelson* DATE: 12/7/17

# Proposal

**BARN BROS, LLC.**  
 4850 White Horse Pike  
 EGG HARBOR, NJ 08215  
 (609) 965-1710 • Fax (609) 965-0778  
 Email: sjs\_jbrown@comcast.net

PROPOSAL SUBMITTED TO <b>CLOSTER P.O.</b>	PHONE <b>201-768-4048</b>	DATE <b>11/24/17</b>
STREET <b>295 CLOSTER DUCK RD</b>	JOB NO. <b>1786 - 7413</b>	
CITY, STATE and ZIP CODE <b>CLOSTER, N.J.</b>	JOB LOCATION	
ARCHITECT	DATE OF PLANS:	JOB PHONE
	<b>CAPT. JAMES WINTERS</b>	

We hereby submit specifications and estimates for:

**14x28 A FRAME VINYL GARAGE**

**S/P 2x4**

**4x4" RUNNER P.T**

**\* P.T. FLOOR 2x4 12" oc w/ P.T. S/P PLUMBING**

**2) ENTRANCE PREHUNG FIBERGLASS HINGED ON RT  
w/ DEAD DOG CUT OUT**

**2) GARAGE VENT**

**30 YR ARCHITECTURAL SHINGLES**

**20 RIDGE VENT**

**2) 9x7 OVERHEAD w/ DIAMOND PLATE**

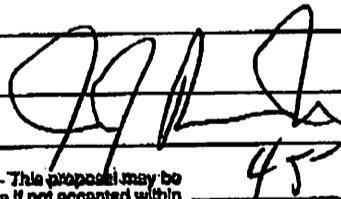
**TOTAL DELIVERED: \$475.00**

I, **Barn Bros** hereby to furnish material and labor -- complete in accordance with the above specifications, for the sum of: **\$475.00** dollars (\$ **475.00** )

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be assessed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon orders, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation insurance.

Authorized Signature



Note - This proposal may be withdrawn by us if not accepted within **45** days.

**Acceptance of Proposal** The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

DATE OF ACCEPTANCE:

SIGNATURE

SIGNATURE

Joe - 609-743-5649

*A. Woods Construction, Inc.  
Andrew Woods  
1 High Street  
Demarest, NJ 07627  
201.768.8542  
Cell 201.376.6556*

Closter Police Dept.  
Closter, NJ

11/10/2017

**ESTIMATE**

Build shed in parking lot.  
Cost: \$11,900.

Job estimated by:



Date

11/10/17

# Pequea Storage Sheds

211 New Holland Rd.  
Kinzers, PA 17535

## Estimate

DATE	ESTIMATE NO.
8/17/2017	962
Phone # (717) 768-8980	
Fax # (717) 768-8538	

NAME / ADDRESS
Closter Police Department 295 Old Closter Dock Road Closter, NJ 07624

P.O. No.	Customer Phone	Rep	TERMS
	201 370 5219	KLK	Balance due day of delivery

QTY	DESCRIPTION	COST	TOTAL
1	<p>14x28 Vinyl Garage Workshop</p> <p>Specs:                      SPF 2x4 Construction                      4x4s and outside ring of floor joist are pressure treated                      12" OC Floor Joist                      9x7 Garage Door on each 14' side                      2 Prehung Fiberglass Single Doors; inswing; hinges right side                      Dead bolt cutouts for each door                      Both Doors on same 28' wall 4' from each end                      No windows                      30 Year GAF Architectural shingles                      Ridge Vent                      2 Gable Overhangs                      Gutters not included                      Diamond Plate for Garage Doors                      Tech Shield Roof Sheathing                      Base color: Heritage Gray                      Trim color: White                      Shingle color: Williamsburg Slate</p> <p>Includes delivery of pre-assembled structure to address above                      Customer is responsible to have a clear path to a level prepared site. (no</p>	9,020.00	9,020.00

If you would like to place this order, please send a signed copy of this estimate along with your deposit to Pequea Storage Sheds, 211 S New Holland Road, Kinzers, PA 17535. <u>Pequea Storage Sheds is the parent company of Lancaster County Backyard</u>	<b>Subtotal</b>
	<b>Sales Tax (7.0%)</b>
	<b>TOTAL</b>

I, the customer, agree to the following terms: 1) My structure will be built to the above specifications. 2) As the Homeowner, I am responsible for all required building and/or township permits in order to place this structure in the desired location. 3) Pequea's driver is not responsible for trimming trees, moving fences, or other access obstacles. 4) Pequea is not responsible for any property damage.

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_



## **CLOSTER POLICE DEPARTMENT**

*Borough of Closter*

295 Closter Dock Road, Closter, New Jersey 07624

**Dennis Kaine**  
Chief of Police

Office 201-768-5000  
Fax 201-768-7413

### **Request for quote**

The Closter Police Department is request quote for Garage Workshop.  
Must be willing to take Municipal Purchase Order.  
Must Supply New Jersey State Business Registration Form & W-9 upon winning bid.

1) 14X28 Vinyl Garage Workshop

SPF 2X4 Construction  
4X4s outside ring of floor joist, pressure treated  
12" OC Floor Joist  
9X7 Garage Door on each 14' side  
2 Prehung Fiberglass single doors; inswing hinges right side  
Dead blot cutouts for each door  
Both doors on same 28' wall 4' from each end  
No Windows  
30 Year GAF Architectural shingles  
Ridge Vent  
2 Gable Overhangs  
Diamond Plate for Garage Doors

Assembled, delivered and placed on open slab at 295 Closter Dock Road, Closter NJ 07624.

Fax or e-mail written quote to:

Capt. James Winters  
Closter Police Department  
201-768-4048  
201-768-7413 Fax  
jwinters@closterpolice.org

ABD 12/14/17 ✓

**BOROUGH OF CLOSTER**  
**COUNTY OF BERGEN**

**Bergen County Law Enforcement Mutual Aid Resolution**

**WHEREAS**, the police departments in Bergen County have a day to day responsibility to provide for the security of lives and property, for the maintenance and preservation of the public peace and order, and

**WHEREAS**, Law Enforcement Officials also have a responsibility to provide for preparedness against natural emergencies, such as floods, hurricanes, earthquakes, major storms, etc., man-made causes, civil unrest, and civil disobedience such as riot, strikes, jail or prison riots, train wrecks, aircraft crashes, major fires, ethnic disorders, riots, terrorist incidents and bombings, state and national emergencies, and

**WHEREAS**, the Bergen County Police Chief's Association has proposed a Mutual Aid Plan and Rapid Deployment Force to deal with these emergencies, and

**WHEREAS**, this Plan is adopted in accordance with the provisions of N.J.S.A. 40A:14-156, N.J.S.A. 40A:14-156.1, N.J.S.A. 40A:14-156.4 and N.J.S.A. App. A:9-40.6, and

**WHEREAS**, this Plan will provide a uniform procedure for the coordination of the requesting, dispatching, and utilization of law enforcement personnel and equipment whenever a local law enforcement agency requires mutual aid assistance from any other jurisdiction, both contiguous and non-contiguous, in the event of an emergency, riot or disorder, in order to protect life and property, and

**WHEREAS**, it is also recognized that the Closter Chief of Police, in accordance with the provisions of N.J.S.A. 40A:14-118 and under the authority of the Bergen County Prosecutor, has the authority to assign officers to the Task Force, Rapid Deployment Team, or Regional SWAT team operated in conjunction with the Bergen County Prosecutor's office, and

**WHEREAS**, it is the desire of the Mayor and Council of the Borough of Closter to participate in a Mutual Aid Plan and Rapid Deployment Force in accordance with the Plan as submitted by the Bergen County Police Chief's Association.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter that the police Department of the Borough of Closter, under the direction of the Chief of Police, cooperate with the Bergen County Police Chief's Association to create an Interlocal Services Agreement with all municipalities in the County of Bergen in order to put into place the Mutual Aid Plan and Rapid Deployment Force, and

**BE IT FURTHER RESOLVED** that a copy of the Resolution be forwarded to the County Executive, the Board of Chosen Freeholders, the County Prosecutor, and all municipalities in the County of Bergen.


Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Barad			X			
Councilwoman Latner			X			
Councilman Di Dio			X			
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai	X		X			

Adopted: December 13, 2017

**ATTEST:**

  
Loretta Castano, Borough Clerk

**APPROVED:**

  
John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held December 13, 2017.

\_\_\_\_\_  
Loretta Castano, Borough Clerk



**BOROUGH OF CLOSTER****RESOLUTION AUTHORIZING THE SALARIED POSITION OF JOHN L. PETERS  
AS CONSTRUCTION CODE OFFICIAL**

**WHEREAS**, on April 12, 2017 the Governing Body authorized the hiring of John L. Peters as the Construction Code Official for the Borough of Closter; and

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that:

1. This position is hereby converted to a salaried position in the amount of \$41,600.00, which remains the same \$40.00 per hour for 20 hours per week;
2. John L. Peters is hereby appointed as Construction Code Official at the rate of \$41,600.00 annual salary effective January 1, 2018; and
3. The Borough Clerk shall provide a copy of this Resolution to the Building Department and to the Finance Office.

COUNCILPERSON	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilwoman Amitai	X		X			
Councilman Barad			X			
Councilwoman Chung		X	X			
Councilman Di Dio			X			
Councilwoman Latner			X			
Councilman Yammarino			X			

Adopted: December 13, 2017

**APPROVED BY:**

  
\_\_\_\_\_  
John C. Glidden, Jr., Mayor

**ATTEST:**

  
\_\_\_\_\_  
Loretta Castano, Borough Clerk

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter on December 13, 2017.

\_\_\_\_\_  
Loretta Castano, Borough Clerk

**BOROUGH OF CLOSTER**  
**COUNTY OF BERGEN**

**RESOLUTION HIRING TEMPORARY LABORER – PUBLIC WORKS**

WHEREAS, there exists a need for a Temporary Laborer / Driver within the Closter Department of Public Works; and,

WHEREAS, the following individuals meet the requirements to fill the position at the Department of Public Works; and,

Robert Dippolito	Driver	\$25.00 per hour
Carlo Leiva	Driver	\$25.00 per hour
Paul Baudone	Driver	\$25.00 per hour

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council Borough that Robert Dippolito, Carlo Leiva and Paul Baudone are hereby appointed to the position of Temporary Laborer / Driver in the Department of Public Works – Streets & Roads Division from December 1, 2017 through December 31, 2017 at a per diem rate of \$25.00 per hour as needed for the removal of snow; not to exceed 37.5 hours per week.

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai	X		X			
Councilman Barad			X			
Councilwoman Chung		X	X			
Councilman Di Dio			X			
Councilwoman Latner			X			
Councilman Yammarino			X			

Adopted: December 13, 2017

**ATTEST:**

**APPROVED:**

  
\_\_\_\_\_  
Loretta Castano, Borough Clerk

  
\_\_\_\_\_  
John C. Glidden, Jr., Mayor

Certified to be a true copy of a Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held December 13, 2017.

\_\_\_\_\_  
Loretta Castano, Borough Clerk

**BOROUGH OF CLOSTER**  
**COUNTY OF BERGEN**

**Resolution Authorizing the Payment of \$800,000.00 As Deposit on Purchase  
Of 511 Durie Avenue, Closter, New Jersey**

**WHEREAS**, the Borough of Closter entered into a Contract dated September 13, 2017 for the purchase of a property located at 511 Durie Avenue, Closter, New Jersey (Village School); and

**WHEREAS**, under the terms and conditions of the Contract for Sale of Real Estate, the Borough is responsible to make an initial deposit payable to Seller/Escrowee; and

**WHEREAS**, a certain Mortgage Note and Mortgage has been duly executed by Seller to secure the Borough's interest in the deposit monies dated December 11, 2017; and

**WHEREAS**, by Order dated October 31, 2017, The Honorable Menelaos W. Toskos has authorized the Borough of Closter to utilize \$900,000.00 of its Affordable Housing Trust Fund toward the purchase of the property located at 511 Durie Avenue, Closter, New Jersey to be utilized toward the construction of 100% affordable housing units (See attached); and

**WHEREAS**, there are sufficient housing trust monies available for such release.


**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that the aforementioned payment is hereby authorized.


COUNCIL PERSON	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilman Barad			X			
Councilwoman Latner			X			
Councilman Di Dio			X			
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai	X		X			

Adopted: December 13, 2017

**ATTEST:**

**APPROVED BY:**

  
\_\_\_\_\_  
Loretta Castano, Borough Clerk

  
\_\_\_\_\_  
John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter on December 13, 2017.

\_\_\_\_\_  
Loretta Castano, Borough Clerk

ATTACHMENT

ABD  
12/14/17

**FILED**

**OCT 31 2017**

**MENELAOS W. TOSKOS  
J.S.C.**

**EDWARD T. ROGAN, ESQ.  
EDWARD ROGAN & ASSOCIATES, LLC  
Attorney No.: 065721985  
One University Plaza - Suite 607  
Hackensack, NJ 07601  
201-343-6484  
Attorney for Plaintiff/Petitioner, Borough of Closter**

**SUPERIOR COURT OF NEW JERSEY  
LAW DIVISION: BERGEN COUNTY**

**IN THE MATTER OF THE  
APPLICATION OF THE  
BOROUGH OF CLOSTER, a municipal  
Corporation of the State of New Jersey,**

**DOCKET NO. BER-L-6372-15**

**Plaintiff/Petitioner.**

**CIVIL ACTION  
(Mount Laurel)**


**CONSENT ORDER**

This matter having been opened to the Court by Edward T. Rogan, attorney for the Plaintiff, Borough of Closter, and the Court having considered the consent of all parties affixed below, and for good cause shown,

IT IS on this **31** day of October, 2017,

**ORDERED** that the Borough of Closter be permitted to utilize \$300,000 of its affordable housing trust fund monies toward the purchase of property located at 511 Durie Avenue, Closter, New Jersey pursuant to the terms and conditions of the Agreement of Purchase entered into between the Borough of Closter and Kitty Fan Koo Irrevocable Inter-Vivos Trust Under a Trust Agreement Dated December 20, 1989, Lei Chen Fan, Leo Fan and Lei Min Fan, Trustees to be utilized toward the construction of 100% affordable housing units.

**IT IS FURTHER ORDERED** that a copy of this Order be served upon all parties to this action within 10 days of the date hereof.



**HON. MENELAOS W. TOSKOS**

I hereby consent to the form and entry  
of the within Order

  
Michael Batters  
Chair Housing

  
Elliot Urdang, Esq.

MAYOR AND COUNCIL  
BOROUGH OF CLOSTER

WORK SESSION NOTES – DECEMBER 13, 2017 - 7:30 P.M.

The Mayor and Council of the Borough of Closter held a Work Session on Wednesday, December 13, 2017. 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 Notice of Meetings which was published in The Record and the Star Ledger on January 9, 2017, 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 (7:32 p.m.), Alissa Latner, Robert Di Dio, Joseph Yammarino,  
Jannie Chung and Victoria Amitai (7:35 p.m.)  
Borough Administrator, Arthur Braun Dolson  
Borough Attorney, Edward T. Rogan  
Borough Clerk, Loretta Castano  
Borough Engineer, Nick DeNicola  
Chief of Police, Dennis Kaine

The following persons were also present:

Councilman-Elect Scott Devlin  
Councilwoman-Elect Dolores Witko

At this time, Mayor Glidden deviated from the Work Session Agenda and informed there would be two (2) presentations this evening that are listed on the Regular Meeting Agenda as follows:

MAYORAL PRESENTATION(S)

CERTIFICATE OF CONGRATULATIONS TO **DANIEL** FOR HIS OUTSTANDING  
ACHIEVEMENT IN COMPLETING THE FIRST COLLECTION OF THE 2017 CLOSTER  
POLICE DEPARTMENT BASEBALL CARD SERIES (Requested by Mayor 11/30/17)"

Mayor Glidden asked Detective Sgt. Aiello to make the presentation to be followed by his Mayoral Presentation.

Det. Sgt. Aiello said he was pleased to present the trophy to the first Annual Closter Police Trading Card Champion. He thanked the Mayor and Council and Police Committee for implementing the program and all of the Officers for participating. 250 cards were ordered per Officer; and he feels he underestimated the popularity of the program as some officers are almost already out of cards so they will order more. He informed two children were extremely enthusiastic about it and were at headquarters almost every single day which is great and he called on Daniel and Mila to come receive their awards.

Det. Sgt. Aiello introduced Daniel and Mila as the first participants to collect the entire trading card collection of 19 cards. He presented them with a trophy which was graciously donated by Jim Oettinger of the Recreation Commission inscribed "Closter Police Trading Card Champion 2017". The governing body and public offered a round of applause. Det. Sgt. Aiello informed they had put something out in the paper about the program and asked if anyone wanted to get involved and the owners of Azucar were kind enough to donate Closter Police Badges. Anyone who collects the entire set will receive a Closter Police Badge along with a certificate making them Honorary Closter Police Officers.

Mayor Glidden presented Daniel and Mila with a Certificate of Congratulations on behalf of the Borough of Closter offering their congratulations which he read aloud. The governing body and public offered a round of applause.

### PRESENTATION

MARK THALER, ARCHITECT, TO PROVIDE REPORT REGARDING PREPARATION OF THE MAINTENANCE PRESERVATION PLAN FOR THE LUSTRON HOUSE (Requested by Administrator 11/30/17)"

Mayor Glidden announced the second presentation would be on the Lustron House and invited Historic Preservation Chair Tim Adriance to introduce the guest speaker.

Tim Adriance noted Closter has such a history in Closter; we have a present, we have a past and we have a future as we can see with these little kids. Our future includes our historic resources; and here in the Borough, we have the Lustron House which recently completed a report and preservation plan that will tell us anything we need to know, how to move forward and how to treat this historic property with the integrity that is required by the National Parks Service within their guidelines so that we can have a shining jewel. He explained the Lustron House is a monument to the post WWII era and said the period of WWII and just after is fading very quickly with the passing of Borough Historian Orlando Tobia, a WWII veteran. Those were the men and the families that were the target audience of the Lustron Corporation when returning from the war. This may be a wonderful future museum for the New York Metropolitan area when people come to visit as an icon. Mr. Adriance invited the historic architect to come up and provide his presentation.

At 7:45 p.m., Mark Thaler of Lacey Thaler Reilly Wilson gave a slide presentation. He thanked the governing body for the opportunity to present the information as it is a great asset to have a Lustron House. He said he would highlight the most important things for the Borough to know. Mr. Thaler explained that very few homes were made and it was something that came out of the war production. With all of the GI's coming back from war, the deferral government actually backed the Lustron House owner as they promised there would be many of these constructed for low maintenance and low cost housing. There were approximately 3,000 units manufactured and shipped in pieces to the various sites. There were only a few different model houses available. The Harold Hess Lustron House is called the Westchester Deluxe Model with 2 bedrooms. The company itself ran into problems and only manufactured from 1948 to 1950; and the Harold Hess Lustron House was completed in 1950. He showed a slide of the house with the Hess family and noted this model came with a package for a garage which they opted for. The breezeway was open and constructed by a local contractor but everything else was a kit of parts. As with any historic structure, the National Parks Service has guidelines they utilize; and it is what they use at putting a preservation plan together. They use the Secretary of Interior Standards for rehabilitation, preservation and restoration. These standards were used for their report.

Mr. Thaler explained they first used all of the available information on the internet which was well documented. He showed a set of building plans that showed the parts and original drawings. He noted that is not usually the case as with an historic building, it is usually very hard to ascertain what you have inside because they don't come with plans. The building as it stands today looks pretty worn. He explained the reason is because the exterior had been painted at one point; and the idea of the Lustron House was that virtually everything was porcelain enamel steel and not meant to be painted, just to be kept clean. The wall



panels are also porcelain enamel steel, even the roof tiles. Unfortunately, what happened is when it was painted, the paint doesn't adhere well to the structure and that is what captures the dirt and algae on the surface; and it should be a fairly easy process to restore it to the porcelain enamel. He noted there are some isolated areas of rust; and said these panels can be treated almost like an auto body. It is the same technique that could be used for repair, i.e. polish and filler. Mr. Thaler noted the roof had similarly been painted, and the chimney was painted black which also collected dirt and algae. Part of the problem is there are a few areas of overlaps in the panels where water came down; and there are a few rust spots. He indicated the breezeway roof is leaking causing water to come in resulting in algae; and it needs to be redone. The downspouts have filled with algae which causes a myriad of problems. The windows are all original mill-finished aluminum case windows and are operational though they have not been lubed in years. They are in overall good condition but require some maintenance and cleaning. One of the classic features of the Lustron House is the serpentine piece that came from the downspout to the front; and there is a similar one in the back; and those are missing. They had been replaced with regular aluminum and have not been maintained.

In the utility room, in the Hess House this was the most used entrance, but it is really in the back of the house. It was supposed to be a modern utility room. What you had in the past on the left-hand side, there was no washer or dryer; and those cabinets would not have been there; and you would not have seen the furnace sitting on the floor. All of it was sitting up high in a container along the panels there where the water tank was; and ironing and other things would have been done in that spot. All of that can be easily restored if you find original parts or just taking out the objects that don't belong would be an easy thing to do. Behind the cabinets on the left is actually where the medallion for the house is that shows the model number. He showed a slide of the kitchen and noted there is heat in the house now, and said the damage to the cabinets was probably from before there was heat which caused condensation and rust. Mr. Thaler showed a slide of a sink, which is something that was added in around 1970 as the original Lustron House had a Thor Automatic Sink which was a distinct feature of the house. The sink was on the right and on the left would have been a combination washing machine for clothes and dishes. He said they were able to find a cabinet for one and donated that to the restoration of the house this evening for installation at the Borough's leisure. He noted there is a service manual for that sink model (Thor Automatic 500) and explained it was originally white but somebody painted it yellow with a roller.

In terms of the dining room, the most problematic thing is the dinette unit as a lot of the base has come off and raccoons had been in there for a little while; a lot of it has become dry and brittle and can be picked off so it was easily broken; but is not a difficult thing to replace. Mr. Thaler pointed out that in the living room, bedrooms and bathroom the flooring is modern sheet vinyl and linoleum that was put in over the original asbestos tile floors. Another unique feature of the house is the heating system as the ceiling is also a porcelain enamel tile. There is a void 8 inches high that can be seen in the utility room where the furnace blows hot air into the void area and the entire ceiling acts as a radiator. There was no radiator and no baseboard – it was radiant heat from the ceiling. In the bathrooms there were minor changes in the 70's like glass shower doors installed and the sink enclosed. The master bedroom is pretty much intact and some of the panels that were missing are now back in place. The second bedroom requires a repair in the closet where there apparently was a utility that cut through the concrete slab of foundation outside to the location and it needs to be filled and repaired. Above all those rooms is the attic, above the radiant ceiling. The image on the screen shows the top of the plenum is just a thin asbestos board which has been broken which is allowing that heat to leak up into the attic. This is something that needs to be repaired. One of the items in the plan is for a hazmat survey for abatement and repair. Mr. Thaler said there is insulation in the top that has been blown in; and in the picture showing the underside of all the roof panels, there is evident rust. He said this can easily be addressed with a galvanizing compound and good paint; and it will last 60 years.

Mr. Thaler referred to the breezeway and said this is something that was added at the beginning of the occupancy of the Hess family, a period of 1950 to around 1970 is the most significant. They estimate 1970 because that is when the house appears to have had the most changes made to it with features removed and other things added. In terms of history of mid-century America, there was the Cold War, television coming into play and the moon shot falling into that period. It could really be used as a house museum to show

mid-century life from that period. There is some new electric that was run from the garage to the house and came in under the ceiling through the breezeway. When the roof is redone at the breezeway, and that is one of the first priorities, they suggest the wiring be rerouted above the ceiling. He spoke to the electrician who left a lot of the cord because raccoons had chewed some of it up in the attic. The garage is a very important piece of the house as it was probably the most important room to Mr. Hess.

In the report they did a fill list of priorities, a full cost analysis of all the work that might be done using prevailing wage rates to comply with public bid requirements; and said that any volunteer efforts are welcome. Mr. Thaler explained there are three priority phases of items; Level 1 - immediate need such as heat and asbestos hazard abatement which they estimate to be around \$33,000. Level 2 - items should be addressed in the next three years to ensure the building is stabilized, and that cost is approximately \$200,000; and Level 3 - more long term items to fully restore the house, and would cost around \$800,000. He noted items can be taken a piece at a time and considered going forward. He urged the application of grants to help with associated costs. Mr. Thaler said there are really very few Lustron Houses available to the public; and cited the one in Ohio which was moved from Virginia and totally restored and used as a museum. He said the Harold Hess House has the potential to show something in place which is complete; and noted there are virtually no museums of mid-century America items in the United States.

Mayor Glidden thanked Mr. Thaler for the presentation and invited any questions. Councilman Barad referred to the posts in one of the diagrams and Mr. Thaler explained there are footings and posts and then all slab for the foundation.

Mayor Emeritus Sophie Heymann thanked the governing body members for going to look at the house and thanked Mr. Thaler for his contribution of the sink this evening. She wanted all to be aware of how much work has already been done; and said the house already looks so much better. She urged everyone to look at the facade during the day and thanked Mike Pisano for his efforts. Mayor Glidden said he learned a lot about the Lustron House and he thanked the Historic Preservation Commission for their work on the grant, Jennifer Rothschild for her work, and Mike Pisano for his efforts saying it is well respected.

At this time, Mayor Glidden said he was saddened to announce the passing of Orlando “Toby” Tobia yesterday. He ordered the flags in the Borough to fly at half-staff in his honor and he asked for a moment of silence.

#### 4. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS

a. MAIL LIST OF NOVEMBER 30, 2017 – Mayor Glidden asked if any member of the Council wished to address any matter or provide any comments. Item Nos. 2 and 10 were removed by Councilman Barad.

Item No. 2: Received 11/13/17, Dated 11/03/17, from Joanne Newberry, Superintendent of Closter Public Schools, to Mayor John Glidden; c: Eileen DeBari re Requesting all elections be moved out of Closter Public Schools (Distributed 11/20/17)

Councilman Barad recalled discussing this item at the last meeting; and asked if any kind of decision has been made. Mayor Glidden informed he responded with a letter to (Closter) School Board President Gregg Lambert and acknowledged he should have copied the rest of the Council on same. He said he had a long conversation with the head of the Elections Bureau at the County (Board of Elections Chairwoman Eileen K. DeBari). The Mayor reminded the County (Board of Elections) is in control of what the locations and requirements are. He requested the County send over inspectors to look at the three (3) properties the Borough suggested as possible alternates being the Library, Fire House and Senior Center. He explained apparently this happened a couple of years ago; and we were told at that time that these locations were not up to their standards. Mayor Glidden wrote a letter asking for the inspection commission to send the inspectors over and tell us what those deficiencies are; and they have advised they will do so in

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January. He said he wrote the letter to the School Board President to let them know what is in the works, informing of the status and to let them know we are trying to accommodate them. He said that the idea here is that if there are a lot of deficiencies in those buildings, we will need to find out what it will cost to fix them and then make a decision as a Council how to proceed. Councilman Barad noted the cost of security during the election was mentioned and asked if there was a way we could share the burden of the cost in the interim. The Mayor said it could be done but he thinks they need to find out more about the expenditures for the possible alternate sites. He voiced his support to try their best to accommodate the School Board administration's request but said we need to wait to find out the potential costs first. He reiterated those are the only other three (3) possible alternate sites in the Borough; and in the past, there were parking and ADA ramp issues, so he would like a complete list of the deficiencies to determine how to proceed. The Mayor said he would circulate the response he sent to everyone.

Item No. 10: Received 11/20/17, Dated 11/20/17, from Richard S. Grip Ed.D., Executive Director, Statistical Forecasting, LLC ([richardsgrip@gmail.com](mailto:richardsgrip@gmail.com)) to Loretta Castano re NJ Affordable Housing Settlements

Councilman Barad questioned the reliability of the information contained in this newsletter noting there is no indication of what data this was based off. Mayor Glidden said he read it very carefully and what struck him was the difference between what affordable rental units produce in terms of additional school requirements as opposed to market rate rental units. Dr. Barad suggested filing this away so they can refer to it in the future, but he wanted to know what level of authority this has and where the information came from.

b. MAIL LIST OF DECEMBER 7, 2017 – Mayor Glidden asked if any member of the Council wished to address any matter or provide any comments. Item Nos. 6, 7 and 9 were removed by Councilman Barad.

Item No. 6: Received 12/04/17, Dated 11/28/17, from Mauro Squicciarini, 8 Gaynor Avenue, Nesconset, NY 11767; cc: To The Temple re Hartford Street Property (Copy to Borough Attorney 12/4/17)

Councilman Barad explained this letter once again raises the issue of the fence and the Temple. He said he believes this is a response to the Zoning Board of Adjustment's recent decision (denial) in regards to building on the property and he asked the Borough Attorney as to how it should be handled.

Borough Attorney explained this is now the third go around with Mr. Squicciarini. The first case was fully litigated before Judge Harris which went to conclusion; and one of the issues that came to us was whether or not the fence, sidewalk and or curb at the Temple was blocking access to Hartford Boulevard and should be taken down. The Judge, after the trial, found that the street could in fact be accessed without removing any of those items. Until a roadway is approved and Hartford Boulevard is improved and paved by the Borough, there is no reason to access it by car. Mr. Rogan noted that although Mr. Squicciarini does have a point about the fence at the time of approval when the Temple was allowed to build there, the site plan included the construction of the sidewalk, curb and fence; however, as a practical matter, the property isn't really usable. In the second go around, Mr. Squicciarini retained counsel and they attempted to reopen the case and that second case was dismissed based on the findings of the first case. In the third go around, he was represented by Jacobs and Bell and that led to some discussions regarding purchase of the property as some Council members may recall. At the time, the property was worth \$11,600 and there were discussions between the Borough and the Temple about either one or the other buying it to relieve his claim that the property was useless. Unfortunately, the fair market value of the property was offered to Mr. Squicciarini's attorney and rejected; and at that point, it died until he filed a recent application with the Zoning Board of Adjustment seeking approximately 17 variances. That application was denied outright which prompted this letter. Mr. Rogan wanted to be clear that he never represented to Mr. Squicciarini that we were going to take up the sidewalk or curbing. In fact, he has letters in his file through all three matters indicating a potential interest in purchasing the property. The reason for that is because there was another parcel of property near there owned by Murphy; and the Temple a couple of years back did purchase that parcel. He explained that this piece of property was never really a legal lot as there are a lot of wetlands surrounding it; and the Zoning Board would be hard pressed to approve any kind of development there. Councilman Barad voiced his opinion that because of Mr. Squicciarini's assertions the Borough should

respond and the Borough Attorney agreed. He said he would pull out all of the applicable letters in his files and attach them to the response. In answer to Councilwoman Latner, he informed the most recent correspondence was a letter to Raymond Jacobs of Jacobs and Bell, at which time he and former Mayor Heymann had met with the Temple representatives to see if they could negotiate something; and the Borough let Mr. Jacobs know in writing on 8/29/2014. In response to our proposal, Mr. Squicciarini indicated he wanted at least double that. Even an argument of inverse condemnation would still be based on fair market value of the property and that certainly can be explored. The numbers that were talked about at that time were more than fair and the Council at that time said no.

Item No. 7: Received 12/04/17, Dated 12/04/17, from Susan Iafrate to Loretta Castano re Resignation as Member of the Closter Improvement Commission for a 2 year term to 12/31/18, effective immediately (Copy to Improvement Commission)

Councilman Barad wanted all to be aware that Susan Iafrate no longer wants to participate in the Improvement Commission as Reorganization is approaching.

Item No. 9: Received 12/04/17, Dated No Date, from Amy Ko-Tang, Director of Marketing, Palisades Country Day Camp re Expressing gratitude for allowing the Camp to post signs and invite friends and families in Closter to the inaugural Family Fall Festival and Open House held Sat., 10/28/17

Councilman Barad thought it was nice that the school wrote a thank you letter and Mayor Glidden said it was a very successful day.

5. REVIEW AND DISCUSSION OF CONSENT AGENDA ITEMS FROM REGULAR MEETING  
(Refer to Regular Meeting Agenda of December 13, 2017)

Mayor Glidden asked if any member of the Council wished to discuss any item on the Consent Agenda. Councilwoman Amitai asked that Item No. 25 be removed for discussion in Closed Session.

Councilman Barad commented on Item No. 6a and asked that this Ordinance be carefully reviewed inasmuch as it was long and complicated. In answer to the Mayor, he said that it cannot really be summarized but noted his understanding that in the past, public utilities somehow got a pass on road openings and now they are going to be treated like everybody else. He also asked that Item Nos. 8a – 8c be reviewed carefully since they are scheduled for public hearing and adoption at the Sine Die Meeting (to be held January 2, 2018 at 7:00 p.m.).

Borough Attorney asked that Item No. 22 be pulled for further discussion by the full Council.

8. INTRODUCTION OF THE FOLLOWING ORDINANCES – PUBLIC HEARING AND ADOPTION – SINE DIE MEETING, TUESDAY, 1/2/18 @ 7:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD:

- a. ORDINANCE NO. 2017:1235, “AN ORDINANCE TO AMEND CODE CHAPTER 48, PERSONNEL POLICIES, § 48-8A” (Received from Borough Attorney 11/30/17)
- b. ORDINANCE NO. 2017:1236, “AN ORDINANCE TO AMEND CODE CHAPTER 183, § 183-84, CLOSTER PARKING RESERVE” (Received from Borough Attorney 11/30/17)
- c. ORDINANCE NO. 2017:1237, “AN ORDINANCE TO AMEND CODE CHAPTER 35, ARTICLE VI, § 35-53 HISTORIC PRESERVATION COMMISSION” (Received from Borough Attorney 11/30/17)

22. RESOLUTION AUTHORIZING THE CORRECTION ACTION REQUIRED TO ADDRESS THE 2016 BOROUGH AUDIT ITEM, (3) Personnel Procedures Hire Dates (Received from Administrator 12/7/17)

Borough Attorney explained he asked that this Resolution be removed from the Consent Agenda

for further discussion since it seems to change past practice in terms of recognizing the start date of people for vacation and sick days. It needs public discussion and direction from the full Council. Borough Administrator referred to the Audit (Report), which indicated that personnel procedures be reviewed as to utilization of the correct dates relative to sick and vacation time. He said there was a misunderstanding in the reviews relative to part time employees who were not eligible to have their part time starting date considered. He said he read the Code which indicated that permanent full time and part time employees are entitled to sick and vacation time benefits. There are 66 employees entitled to these benefits; and at the time the person keeping the records misinterpreted the policy indicated that some of these employees were indicated as temporary before becoming permanent. The Auditor indicates that the Code is not evenly addressed for all employees under similar circumstances. Mr. Dolson explained that adjusting the records comes at a cost, as indicated, and affects only Borough Hall employees who were all hired in early days as part time people working full time which he explained was every day or 4 days a week whichever the case may be. Until recently, we still had people hired under those circumstances; and as of today, we still do as well. Not everyone works 37½ hours per week in one job.

Borough Attorney said he has some concerns and he cited the “Now Therefore” paragraph does not say what is happening but he agreed that the Audit Report says it should be made consistent; and he agrees with that. There are two ways to read that Audit: the first is that the Borough, in error, permitted people who started part-time to get full benefits right from the beginning; the other way is that everybody should have gotten full benefits right from the beginning. The practicality of it is that most people did not get the full benefit; for example, if you worked 5 hours a week, you didn’t get 70 hours of vacation after the first year. It does need to be corrected and he believes the Ordinance Committee has been discussing a way to make it pro-rata. Theoretically you could work 2 hours a week for the Borough and at the end of the year, using this type of thought process, you would get 70 hours of vacation and sick time. His concern is that it has never been interpreted that way before; and the Council has a right to make it consistent which is the Auditor’s concern; and it can happen in one or two ways. One or two employees may have been overpaid or over compensated with sick or vacation time, but the ones under Exhibit A under this interpretation have been underpaid which would mean that checks going back how many years for \$39,000 for the years they were part-time and to be given full-time benefits. He is concerned there must be a record if the past practice is being changed.

In answer to Councilman Barad, Borough Attorney explained this would be compensation for unearned vacation and sick time; they weren’t given the opportunity to take vacation and sick time over that period of time, so now this is converting it to dollars. Dr. Barad said they are working on this for part-time employees going forward on a pro-rated basis and that they would not be getting the same benefits as an employee that worked 40 hours a week. He said he’s not sure exactly how these numbers were calculated but he questioned the model used.

Borough Administrator explained how the payout figures were calculated; and he explained the hiring procedures, which included longevity for all those who were hired but which was denied to the people who were not recognized as a permanent employee because they were part time. He said there is one person on the list who had the longest tenure of more than one part time position in the Borough. He explained the vacation days calculation listed. He said the mathematical display in the Code converting days to hours does not help; and the calculation indicated in the Resolution was based on the salaries and time each year. Borough Attorney said that the ordinance must be corrected inasmuch as he is concerned with the wording of the Resolution. Councilman Barad voiced his concern about moving forward with this and locking ourselves into the future before any correction is made to the ordinance. In answer to Councilwoman Amitai, he said making the \$38,000 payment would not put it to bed forever because the same mistakes could be made again in the future. Councilman Di Dio questioned how the amount was calculated. Borough Administrator said he used the salaries and hours from the time the issue started. Dr. Barad agreed in principle that this needs to be fixed but feels there needs to be more discussion on it. Borough Administrator voiced his interpretation of the Code that allows the part time employees to participate in these benefits. Borough Attorney voiced his concern it does not specifically say sick and vacation time or longevity; and if it is the intent of the Council to pay out this money, the resolution must indicate that the Borough Administrator is authorized to make the payment not as it indicates to “authorize implementation of the corrective action plan”. Mr. Rogan said he personally does not read the corrective action that way; but it is up to the Council to make this policy decision. In answer to Dr. Barad, he said it

refers to the Audit Report; and the report questioned why there was a difference in the recent past which alleges they were overly compensated because they got sick and vacation time accumulating from the date of their part time employment; and the full time employees were saying they should not be getting the same employment benefits they receive. Councilman Di Dio said that the employees could be given the vacation days that they are owed, thereby saving the Borough money. Borough Clerk voiced her understanding that persons hired for part time employment were paid for part time work and were not entitled to full time benefits and longevity until they became full time employees. She also questioned how, if someone started as part time, they could go back and give benefits of a full time employee when that was not the intent when they were hired. Councilman Barad suggested that the Finance Committee and the Borough Administrator meet to discuss this matter. Mr. Rogan reiterated that it is a policy decision; and he read this Resolution which he is not sure what it says. Mayor Glidden said the resolution should be pulled from the Consent Agenda for discussion by the Committee.

In answer to the Borough Clerk, the Mayor said unless there was an emergency, he would like to try to not have the second meeting in December (12/27/17).

25. RESOLUTION AUTHORIZING THE SALARIED POSITION OF JOHN L. PETERS AS ZONING OFFICER (Received from Administrator 12/7/17)

Councilwoman Amitai requested that this resolution be discussed in Closed Session

6. PROFESSIONAL REPORTS

A. BOROUGH ATTORNEY

1) STATUS REPORT RE CONTRACT FOR THE PURCHASE OF MULTIPLE CONDOMINIUM UNITS AT VILLAGE SCHOOL SITE (RM 11/24/14) – Borough Attorney reported there was a Case Management Conference with Judge Toskos; and in his opinion, it went well. The Intervenor’s attorney had indicated they would no longer be using the Planner they have been using since the beginning of this whole process and they were looking for a new one. The attorney then indicated he may not continue to represent the Intervenor and a new attorney would be involved in that. The Fair Housing attorney and Special Master were at the Conference and the Judge is retiring and transferred most of his cases, but has agreed to keep ours because he thinks we are close enough to have this worked out. Fair Housing is requesting over the next 30 days that he put together a Settlement Agreement for review. At the last Planning Board meeting, Caroline Reiter presented three (3) ordinances for discussion and obtained input back from the Board. The COAH Committee met Monday night this week to discuss those suggestions; and it is hoped that over the next month or so we can tweak those proposed ordinances and draft a settlement agreement. The good news is that under the terms of the settlement agreement as being discussed right now with Fair Housing and in agreement with the Judge, we would be able to enter into a settlement agreement before those ordinances are passed and we would have a 120-day window from the date that agreement is passed to get the ordinances done. The quicker we get the fairness hearing resolved, the less likely the Intervenor will be involved to any extent. The Judge asked for him to provide a written status report on 1/25/18 to the Judge, Fair Housing and Special Master; and he did grant us additional immunity until the end of February 2018. He feels overall it was a good conference and Fair Housing seems to be on board with our preliminary plans. The details of the ordinances may become touchy at some point. In terms of Village School, we did receive this week a signed mortgage and mortgage note from Kitty Koo’s trust and David Watkins. We are filing that mortgage to protect our \$800,000 deposit and he did get confirmation this afternoon that David Watkins had authority to sign that document. We are going to ask for that money to be released. Mr. Watkins thinks the work can be started in 10 days with asbestos and demolition completed in 10-12 weeks at which point we can take ownership of the Village School and start working with whoever we are going to work with for construction.

2) REPORT – Mr. Rogan informed he had nothing further to report.

6. PROFESSIONAL REPORTS (Continued)

B. BOROUGH ENGINEER

Borough Engineer informed he sent a written (Quarterly) Status Report and wanted to provide two updates.

- 1) STATUS REPORT RE SWIM CLUB PHASE II CONTAMINATION INVESTIGATION (Authorized RM 7/9/14)
  - a. REPORT RE AMEC FOSTER WHEELER RISK ASSESSMENT (Authorized RM 4/26/17)
- 2) STATUS REPORT RE FOLLOWING DEVELOPER'S AGREEMENTS:
  - a. BLOCK 1607/LOT 1 & BLOCK 1310/LOT 2 (CLOSTER MARKETPLACE (EBA) LLC AND CENTENNIAL AME ZION CHURCH) (Approved RM 4/22/15)
  - b. BLOCK 1607/LOT 1.02 FOR CHASE BANK (17 VERVALEN STREET) AND AMENDED SITE PLAN FOR BLOCK 1607/LOT 1 & BLOCK 1310/LOT 2 (CLOSTER MARKETPLACE (EBA) LLC AND CENTENNIAL AME ZION CHURCH) Approved RM 6/14/17
- 3) REPORT RE BOROUGH OF CLOSTER COMPOST FACILITY RECERTIFICATION (Authorized RM 6/22/16)
- 4) REPORT RE CROSS CLOSTER TRAIL FHA INDIVIDUAL PERMIT AND FRESHWATER WETLANDS GENERAL PERMIT NO. 17 FOR NATURE TRAIL & BOARDWALK FOR A TOTAL ESTIMATED COST OF \$7,000 (RM 7/13/16) – Mr.

DeNicola reported the DEP is requiring us to amend and update the ROSI (Recreational and Open Space Inventory) of the Borough. Back in the 90's as part of the settlement agreement with the DEP, we were supposed to add four (4) properties to the list but they were never added. He has amended the list to include them and sent it to the DEP and received a verbal okay. The Borough now has to sign off on the list and sent it to the DEP. The proposal was forwarded to the Borough Attorney and Administrator for review and it should be an agenda item in the beginning of next year. Borough Administrator confirmed receipt of same.

- 5) STATUS REPORT RE 2017 ROAD PAVING PROGRAM (Approved RM 5/24/17) INCLUDING NJDOT FISCAL YEAR 2017 MUNICIPAL AID PROGRAM FOR HOMANS AVENUE (SECTION 4) IN THE AMOUNT OF \$165,627 (Approved RM 12/14/16) Notification of award rec'd 3. M.L. 6/1/17
- 6) STATUS REPORT RE BOUNDARY AND TOPOGRAPHIC SURVEY OF WEST STREET BETWEEN WESTMINSTER AVE. & CLOSTER DOCK ROAD FOR AN AMOUNT NOT TO EXCEED \$7,600 (Approval Memorialized at RM 6/28/17)
- 7) REPORT – Borough Engineer reported there is a LFIF (Local Freight Impact Fund) grant being submitted for Railroad Avenue in the amount of \$259,000. He explained there is no track record for this grant as it is new from the DEP this year. He voiced his opinion that the grant is probably more for towns like Carlstadt or Elizabeth but we are hoping as people aren't really up to speed on it that it is a long shot but the submission is due December 19<sup>th</sup>. There is a Resolution on the Agenda this evening authorizing it; and the project would cover Railroad Avenue from Naugle Street to Van Sciver Street including the railroad crossing. In answer to Councilwoman Amitai he said we would like to get rid of the crossing as we would be better off to do so.

At this time, Mayor Glidden reported there was a presentation today from a developer who is interested in the Swim Club property who would like to put an assisted living facility there. He voiced his opinion it is important to listen to any proposals for that property; and he said he will continue to do so. He thinks all of us would like to see the contamination cleaned up with this grant but reminded that it would require us to maintain this as a recreational facility. He reminded there was previously a presentation from an architect to use it as an indoor swimming pool and he feels that so far has been the best proposal although it remains unknown if it is commercially viable and we don't know if we are getting the grant. He thinks we need to look at all proposals that come in. Borough Engineer informed that the DEP did notify us that they are going to award part of the grant for RI (Remedial Investigation), PA (Preliminary Assessment) and SI (Site Investigation) which are basically the steps we have taken thus far. They are refunding it and including the engineering fees for the environmental permitting. They are going to fund all of those

6. PROFESSIONAL REPORTS (Continued)

B. BOROUGH ENGINEER (Continued)

activities the Borough has already spent the money for approximately \$62,000. The only thing they won't reimburse is the survey we did for the remedial work from an environmental standpoint, although it is needed, it is the Borough's cost. In answer to Councilwoman Amitai he explained this was just for the investigation and said the cleanup is separate at a cost in the hundreds of thousands of dollars. If we get the grant for that, the property has to be used for recreational and open space depending on how it's run and/or funded. Mayor Glidden voiced his opinion that would be the ideal use for it since, as a body, we don't want to get into a money losing situation; it has to be self-sufficient. Borough Engineer will be providing to the Administrator the grant we have received plus the information for the next step in the grant to do the cleanup. It is a rolling grant so we have to build up step by step.

7. REPORTS

A. BOROUGH ADMINISTRATOR

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

a. Mail List requests re Insurance: (None at the time of preparation of this Agenda)

2) STATUS REPORT RE HISTORIC PRESERVATION PLAN FOR LUSTRON HOUSE (HISTORIC PRESERVATION TRUST FUND GRANT FOR THE HAROLD HESS LUSTRON HOUSE FOR A MAXIMUM GRANT AWARD AMOUNT OF \$24,999.00 WITH NO MATCH REQUIRED (Application approved at RM 12/21/15 in the amount of \$20,000/Amended and increased RM 1/27/16) Notification of Award 10. M.L. 5/19/16 – NJ Historic Preservation Office Grant Agreement HE16-006 - Contract for Historic Architect awarded to Lacey Thaler Reilly Wilson RM 5/10/17) – Borough Administrator

noted the previous presentation for the Lustron House and is happy to report this item is complete with the Borough having been reimbursed the \$24,999. This item is closed and can be removed from his Agenda.

3) STATUS REPORT RE FOLLOWING GRANTS:

a. FILED

1. 2017 BERGEN COUNTY COMMUNITY DEVELOPMENT GRANT APPLICATION IN THE AMOUNT OF \$9,000.00 FOR THE BOROUGH OF CLOSTER TO ENTER INTO AN INTERLOCAL AGREEMENT WITH THE BOROUGH OF HAWORTH AS LEAD AGENCY FOR SENIOR TRANSPORTATION SERVICES FOR THE SENIOR AND DISABLED POPULATION IN THE BOROUGH OF CLOSTER (RM 9/28/16) – Mr.

Dolson informed we really haven't gotten anywhere with this yet as the County has not responded. They gave us a letter saying we would be entitled to a dollar amount; not that we would be getting the dollar amount. There have been bookkeeping issues with the lead agency and that has not been resolved by any of the other participating communities. He doesn't feel we should encumber the Borough further until this is 100% resolved. The peculiarity is that the grant is for "Senior Transportation Services" but they only want to pay for the salary for the driver and he is confused by that because how can you transport people without the vehicle.

2. NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION ~ GREEN COMMUNITIES PROGRAM 2017 GREEN COMMUNITIES GRANT, SUBSEQUENT COMMUNITY FORESTRY MANAGEMENT FIVE YEAR PLAN, COMMUNITY FORESTRY MANAGEMENT PROGRAM, FOR AN AMOUNT NOT LESS THAN \$3,000 AND NOT MORE THAN \$3,000, BOROUGH AGREES TO MATCH \$3,000 OF THE TOTAL PROJECT AMOUNT, IN COMPLIANCE WITH THE MATCH REQUIREMENT OF THE AGREEMENT; AVAILABILITY OF THE MATCH WHETHER CASH, SERVICES OR PROPERTY IS HEREBY CERTIFIED 50% OF THE MATCH TO MADE UP OF IN-KIND SERVICES (RM 2/22/17) - Mr. Dolson noted the

Community Forestry Grant is an ongoing process that may take 3 years to complete so there is nothing new to report other than it is moving along.



7. REPORTS (Continued)

A. BOROUGH ADMINISTRATOR (Continued)

3) STATUS REPORT RE FOLLOWING GRANTS: (Continued)

a. FILED

3. NJ DEPARTMENT OF TRANSPORTATION FOR THE HOMANS AVENUE (SECTION 5) PROJECT (MA-208- Homans Avenue (Section 5) – 00020) Approved RM 9/13/17 – Borough Administrator reported we are waiting for word as to the grant recipients in 2018.

b. AWARDED - To be announced by Administrator

1. 2017 BERGEN COUNTY COMMUNITY DEVELOPMENT GRANT APPLICATION IN THE AMOUNT OF \$6,000.00 FOR THE SENIOR CENTER TO ENHANCE THE QUALITY OF PROGRAMS AVAILABLE TO THE SENIOR POPULATION IN THE BOROUGH OF CLOSTER (RM 9/28/16) Notification of Award in the amount of \$3,211 rec'd 5. M.L. 11/9/17 – Borough Administrator noted this item is No. 20 on the Agenda approving "Senior Activities" and this covers the activities and the bus in this case.

2. 2017 BERGEN COUNTY COMMUNITY DEVELOPMENT GRANT APPLICATION IN THE AMOUNT OF \$9,000.00 FOR SENIOR TRANSPORTATION SERVICES FOR THE SENIOR AND DISABLED POPULATION IN THE BOROUGH OF CLOSTER (RM 9/28/16) Notification of Award in the amount of \$2,500 rec'd 5. M.L. 11/9/17 – Mr.

Dolson noted this is in conjunction and tied with Item No. a.1. under Filed Grants so he has no further report.

b. TO BE FILED - To be announced by Administrator

- 4) REPORT – Borough Administrator wanted to note that in 2013 the Borough was awarded a trails grant which regards to wetlands and engineering that has been periodically reimbursed to the Borough. It has finally been closed out with the completion of the trail signs and we received notice that the final phase of monies will be coming shortly.

At this time, Councilman Barad wanted to make all aware that the Community Forestry Grant is necessary to maintain the Shade Tree Commission. It is a 5 year plan which provides the Borough certain protections by having a Shade Tree Commission with regards to shade trees.

B. BOROUGH CLERK

- 1) STATUS REPORT RE 2017 APPOINTMENTS – Borough Clerk reported outstanding appointments are being maintained on the Regular Meeting Agenda at this meeting and they will be transferred over into the Reorganization Meeting Agenda for 2018 which is being roughed up at the present time.

a. STATUS REPORT RE PREPARATIONS FOR 2018 APPOINTMENTS – Ms. Castano reported we have not received recommendations from the following: Board of Ethics; Board of Health; Environmental Commission; Recreation Commission; Shade Tree Commission; Building Department; and Fire Prevention. Mayor Glidden informed he had recommendations for most of those and he would forward same to her. She thanked the Mayor for his assistance with the process.

- 2) STATUS REPORT RE 2017 OATHS OF OFFICE – Borough Clerk reported Oaths of Office are current.

- 3) STATUS REPORT RE 2017 LICENSES – Ms. Castano reported she has nothing new to report at this time.

a. STATUS REPORT RE PREPARATIONS FOR 2018 LICENSES – Borough Clerk reported memos were sent on 11/16/17 for response by 12/15/17 and as of today we have received responses from and issued three (3) 2018 licenses to: Callahan Jewelers and Jack of Diamonds for second hand gold/jewelry; and to Azucar for Live Entertainment.

- 4) STATUS REPORT RE 2017 MEETING DATES - Ms. Castano reported we had request for changes from a Board and a Commission due to scheduling conflicts: one for Recreation Commission (from 12/12/17 to 12/4/17); the other for Board of Ethics (from 12/21/17 to 12/20/17); and both were published in The Record and Star Ledger per the requirements of the Open Public Meetings Act.

7. REPORTS (Continued)

B. BOROUGH CLERK (Continued)

4) STATUS REPORT RE 2017 MEETING DATES (Continued)

a. STATUS REPORT RE PREPARATIONS FOR 2018 MEETING DATES –

Borough Clerk reported we are still waiting for the Environmental Commission to provide us with a report for us to complete the notice of early meetings and 2018 meeting dates which are published in two (2) newspapers as required by OPMA. She asked Mayor Glidden if he could follow up on same as several requests have been sent; and he agreed to do so.

5) REPORT RE RESOLUTION TO PURSUE A “FAIR AND OPEN” PROCESS IN  
AWARDING CONTRACTS FOR CERTAIN CONTRACTS AWARDED IN THE  
BOROUGH OF CLOSTER FOR 2018 PROFESSIONAL SERVICES (Approved RM

10/25/17 – RFP posted on [www.closternj.us](http://www.closternj.us) 10/27/17 – Opening held 12/05/17 @ 11 a.m.)

Ms. Castano reported twenty-three (23) proposals were received and copies were sent to the Mayor, Council, Council-Elect and Borough Attorney in addition to other departments for their review. Appointments for same will be made at the Reorganization Meeting. She noted we did receive one (1) package at 4 p.m. after the closing which has been left unopened; and she sent a request to the Borough Attorney for advice. The package was for Zoning Board of Adjustment Attorney; and at this time it remains unopened. Borough Attorney advised that as it was received after the time, it cannot be considered in the event the Council or Zoning Board are uncomfortable with the submissions they had been given. Those submissions can be rejected and it can be republished and that firm can be given the opportunity to resubmit at that time.

6) REPORT RE ADOPTED 2017 ORDINANCES TO BE SENT TO GENERAL CODE  
FOR CODIFICATION (Ordinance Nos. 2017:1218 to 2017:1237) – Borough Clerk

reported by the end of the year we will have twenty (20) including the one for public hearing this evening and the three (3) introduced this evening and scheduled for public hearing and adoption at the Sine Die Meeting to be held 1/2/18. We will not be sending anything to General Code until all of those ordinances have been adopted.

7) REPORT – Ms. Castano noted the Reorganization Meeting will be held Tuesday, January 2, 2018 at 7:30 p.m. and informed we would be sending the Appointment List to the Mayor tomorrow. She hopes all of the missing appointment recommendations can be linked in. She will be providing a Memo to the Council-Elect with the privileges they will have now that they will be joining us in addition to purchases for nameplates and business cards. She will be informing all of what we have so far in the way of our preparations as well.

At this time, Mayor Glidden asked Chief Kaine to extend his congratulations to Sgts. Aiello and Buccola for the baseball card program noting it was a fabulous program. Borough Administrator said it was amazing to see all the children appearing in Borough Hall to meet with the officers whose cards they hadn't received yet and said it was a rewarding sight to see.

C. CHIEF OF POLICE

1) REPORT – Chief Kaine informed he sent his Monthly Report on Monday (12/11/17) and invited any questions. The Chief reiterated there was a DWI checkpoint on 11/22/17 before Thanksgiving from 10 p.m. to 4 a.m. and over 200 cars were stopped. The detail netted 3 drug arrests including seizing 3 pounds of marijuana, \$6,000 in cash and 7 vials of THC which is marijuana oil. We seized the car but there is a lien bigger than what the car is worth so we won't proceed with that but we will file the proper paperwork to receive the cash. Those two parties were out of Oregon and were charged with distribution, distribution within a school zone, possession of marijuana over 50 grams and a few other charges, plus a DWI which blew 1.6 - more than double the limit. They issued about 35 summonses that night. The detail is being reimbursed by the DOT Drunk Driving Enforcement Fund; and, hopefully, we will get more money next year because we did have a lot of arrests. In answer to Councilwoman Amitai, he said it is a lot of work and a lot of manpower with 10 people out doing it. You need to get approval from the Bergen County Prosecutor's Office but they usually do two (2) a year. In answer to Councilwoman Latner, he affirmed this was one of the most productive details they've had.

7. REPORTS (Continued)

C. CHIEF OF POLICE (Continued)

The Chief reported the two (2) new vehicles are in the process of being outfitted with the cages and tactical boxes out of the old vehicles so we'll save a lot of money that way reusing old equipment, especially on cameras. The holiday season is here, so there has been an uptick in shoplifting. Target has great security guards and a security system there, so they have been able to catch people quickly. They caught one down there right now. In answer to Councilwoman Amitai, he said they detain the individual and it is their choice to sign and file a complaint and the PD does the processing. There is a State criteria that if you are arrested more than three (3) times for shoplifting, there is a mandatory jail sentence.

Chief Kaine reported the PBA Toy Drive will be held Monday, December 18<sup>th</sup> and offered if anyone is free to stop by the Fire House as it is getting bigger and bigger every year. There are about 50 departments participating this year; and they will be visiting four (4) hospitals so Santa Claus will be very busy. In answer to the Mayor he informed Closter was the collection hub for all of Bergen County. Breakfast is from 8 a.m. to 9 a.m. and toy separation will be from 9 a.m. to 11 a.m. The military will come and we'll leave for the hospitals around 1 p.m.

Chief Kaine reported that in October the Department did pink baseball hats and in November they were able to raise about \$3,000 for cancer research which was donated.

At this time, the Chief asked for approval to start the application process as we are shy one (1) officer right now; and Captain Winters will be retiring March 1, 2018. In answer to the Mayor, the Borough Attorney informed we could give a Resolution authorizing the start of the application process.

D. MAYOR

1) REPORT – Mayor Glidden was pleased to report he performed two (2) ribbon cutting ceremonies this week: Cardture, which is an invitation printing business and the Chase Bank. He had a discussion with the bank's Regional Manager and they have grant programs, so he will be talking with them about opportunities in the future for various projects we have.

Mayor Glidden commended the efforts of all involved in the tree lighting and said it was very successful this year. He thanked Maria Kim and the Improvement Commission. He reminded that this coming Monday, 12/18/17 at 7 p.m. is the Menorah lighting and he hopes everyone came make it. Councilwoman Latner asked if any information was put on the website or the Facebook page to let the public know about it. The Mayor couldn't recall if it was in the Mayor's Newsletter and asked her to remind him tomorrow so he could get the word out. Councilwoman Amitai noted Bill Dahle was going to ask Arthur about getting a Santa to put next to the Crèche; and Mr. Dolson informed they went on a shopping spree and could not locate anything to add to the display. He said they were looking for a snowman or a reindeer or something. Borough Attorney reminded it is supposed to be a mixed religious/holiday display.

8. OLD BUSINESS

9. NEW BUSINESS

Councilwoman Chung questioned if Closter could be designated Stigma Free, which would require a resolution. No objections were expressed by the governing body. Borough Attorney said he would provide a resolution for the next meeting.

Councilwoman Chung indicated that the Closter Tree in Van Saun Park for the Bergen County Winter Wonderland remains undecorated at this time. Councilwoman Amitai suggested that the Council get together to decorate the tree. Mayor Glidden asked Councilwoman Amitai to arrange same with the members of the Council and she suggested Saturday afternoon.

CLOSTER MAYOR AND COUNCIL  
WORK SESSION NOTES – DECEMBER 13, 2017 - 7:30 P.M.

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

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

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 9:12 p.m. was made by Councilman Di Dio, seconded by Councilman Barad and declared unanimously carried by Mayor Glidden.

Provided to the Mayor and Council  
on December 21, 2017 for approval at  
the Sine Die Meeting to be held  
January 2, 2018

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Loretta Castano, RMC  
Borough Clerk

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

Approved at the Sine Die Meeting held January 2, 2018  
Consent Agenda Item No. 9b