

MAYOR AND COUNCIL  
BOROUGH OF CLOSTER

REGULAR MEETING MINUTES – JULY 25, 2018 - 7:30 P.M

Mayor Glidden called the meeting to order at 9:16 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 6, 2018, 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 Scott Devlin, Alissa Latner, Dolores Witko, Joseph Yammarino, Jannie Chung  
and Victoria Amitai  
Borough Administrator, Arthur Braun Dolson  
Borough Attorney, Edward T. Rogan  
Borough Clerk, Loretta Castano  
Borough Engineer, Nick DeNicola

The following persons were not present:

Chief of Police, Dennis Kaine

3. MAYORAL PRESENTATION(S)

4. PRESENTATION(S)

CERTIFICATE OF APPRECIATION TO **GEORGE FUTTERKNECHT** FOR HIS DEDICATED SERVICE IN MAINTAINING THE BEAUTIFUL PLANTINGS IN CLOSTER'S DOWNTOWN (Requested by Improvement Commission/Approved by Mayor 7/20/18) – This presentation was made during 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> |   |                       |             |                |
| Associate Member                | <u>Steve Lopez</u><br><i>(Non-acceptance of re-appointment)</i> | <u>NO APPOINTMENT</u> | 1 Year      | 31-Dec-18      |
| Associate Member                | <u>Shucai Zhu</u><br><i>(Non-acceptance appointment)</i>        | <u>NO APPOINTMENT</u> | 1 Year      | 31-Dec-18      |

6a. VOTE ON CONSENT AGENDA ITEMS

Motion approving the Consent Agenda minus Item No. 20 was made by Councilwoman Amitai, seconded by Councilwoman Latner and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Devlin, Latner, Witko, Yammarino, Chung and Amitai.

RESOLUTIONS

7. RESOLUTION APROVING ISSUANCE OF AD INTERIM PERMIT NO. 2 FOR PLENARY RETAIL CONSUMPTION LIQUOR LICENSE NO. 0207-33-006-009 (CINEMEX)
8. RESOLUTION APROVING ISSUANCE OF AD INTERIM PERMIT NO. 2 FOR PLENARY RETAIL DISTRIBUTION LIQUOR LICENSE NO. 0207-44-008-005 (CLOSTER WINE & SPIRITS, INC.)
9. RESOLUTION AWARDING PURCHASE OF INSTALLATION SERVICES FROM HAWORTH SERVICE CENTER FOR AN AMOUNT NOT TO EXCEED \$950.00, BOND ORDINANCE 2018:1241, CAPITAL ACCOUNT C-04-18-241-001-002 (Received from Administrator's office 7/16/18)
10. RESOLUTION AWARDING PURCHASE OF EQUIPMENT FROM L3 MOBILE-VISION, INC., FOR AN AMOUNT NOT TO EXCEED \$5,330.50, BOND ORDINANCE 2018:1241 CAPITAL ACCOUNT C-04-18-241-001-002 (Received from Administrator's office 7/16/18)

11. RESOLUTION REQUESTING APPROVAL OF THE DIRECTOR OF THE DIVISION OF LOCAL GOVERNMENT SERVICES TO ESTABLISH A DEDICATED TRUST BY RIDER FOR THE PARKING RESERVE FOR THE BOROUGH OF CLOSTER (Received from Assistant Chief Financial Officer 7/17/18)
12. RESOLUTION AUTHORIZING DEPUTY TREASURER TO RELEASE AND RETURN REMAINING ESCROW FUNDS IN THE AMOUNT OF \$104.02 TO HOWARD BONGIORNO FOR PROPERTY LOCATED AT 202 ALPINE DRIVE, BLOCK 2205, LOT 12, DUE TO THE DETERMINATION OF THE BOROUGH ENGINEER THAT THE REQUIRED IMPROVEMENTS HAVE BEEN SATISFACTORILY COMPLETED AS REQUIRED BY CLOSTER CODE CH. 167, SOIL MOVEMENT (Received from Deputy Treasurer 7/17/18)
13. RESOLUTION AUTHORIZING DEPUTY TREASURER TO CLOSE OUT THE NAMED ACCOUNTS AND DEPOSIT THE FUNDS INTO THE CURRENT TREASURY ACCOUNT DUE TO EXHAUSTION OF ALL MEANS OF LOCATING THE NAMED INDIVIDUALS (Received from Deputy Treasurer 7/17/18)
14. RESOLUTION AUTHORIZING DEPUTY TREASURER TO RELEASE AND RETURN REMAINING NEW CONSTRUCTION REVIEW ESCROW FUNDS IN THE AMOUNT OF \$66.65 TO HOWARD BONGIORNO FOR SATISFACTORY COMPLETION OF ALL REQUIRED IMPROVEMENTS AT 202 ALPINE DRIVE, BLOCK 2205, LOT 12, PER BOROUGH ENGINEER APPROVAL (Received from Deputy Treasurer 7/17/18)
15. RESOLUTION AUTHORIZING CONTRACTS WITH CERTAIN APPROVED STATE CONTRACT PRICING SYSTEM VENDORS PURSUANT TO N.J.S.A. 40A:11-11, DEPARTMENT OF PUBLIC WORKS VEHICLE and ALL ASSOCIATED EQUIPMENT, BOND ORDINANCE 2017:1226 CAPITAL ACCOUNTS: C-04-17-226-026-001 and C-04-17-226-026-002 (Received from Administrator's office 7/19/18)

MOTIONS

16. MOTION APPROVING THE FOLLOWING MINUTES – NO ABSTENTIONS:
  - a. REGULAR MEETING HELD JULY 11, 2018
  - b. WORK SESSION HELD JULY 11, 2018
17. MOTION APPROVING THE FOLLOWING APPOINTMENTS TO BOARDS AND COMMISSIONS NOT MADE AT THE REORGANIZATION MEETING HELD 1/2/18 (Not made to date):

| <u>OFFICE</u> | <u>INCUMBENT</u> | <u>APPOINTEE</u> | <u>TERM</u> | <u>EXPIRES</u> |
|---------------|------------------|------------------|-------------|----------------|
|---------------|------------------|------------------|-------------|----------------|

**Food and Assistance Board**

|        |                        |                       |         |           |
|--------|------------------------|-----------------------|---------|-----------|
| Member | <u>Katie McDermott</u> | <u>NO APPOINTMENT</u> | 2 Years | 31-Dec-19 |
| Member | <u>VACANT</u>          | <u>NO APPOINTMENT</u> | 2 Years | 31-Dec-19 |

18. MOTION APPROVING THE FOLLOWING APPOINTMENTS TO BOARDS AND COMMISSIONS:

| <u>OFFICE</u> | <u>INCUMBENT</u> | <u>APPOINTEE</u> | <u>TERM</u> | <u>EXPIRES</u> |
|---------------|------------------|------------------|-------------|----------------|
|---------------|------------------|------------------|-------------|----------------|

**Historic Preservation Commission**

|                 |  |                       |                           |           |
|-----------------|--|-----------------------|---------------------------|-----------|
| Alternate No. 1 | <u>Irene Stella</u><br><i>(Declined appointment)</i> | <u>Sophie Heymann</u> | 2 Years<br>(Unexp. Tobia) | 31-Dec-18 |
| Alternate No. 2 | <u>Ellen Lutvak</u><br><i>(Declined appointment)</i> | <u>NO APPOINTMENT</u> | 2 Years                   | 31-Dec-19 |

**Improvement Commission**

|        |   |                       |         |           |
|--------|---|-----------------------|---------|-----------|
| Member | <u>Andrew Albaum</u><br><i>(Non-acceptance of re-appointment)</i> | <u>NO APPOINTMENT</u> | 2 Years | 31-Dec-19 |
|--------|---|-----------------------|---------|-----------|

19. MOTION GRANTING APPROVAL FOR USE OF FIRE PREVENTION VEHICLES (771 AND 775), FIRE CHIEF'S VEHICLES (751 & 752) AND SUPPORT VEHICLE (767) FOR THE PURPOSE OF ATTENDING THE NJ STATE FIREMEN'S CONVENTION IN WILDWOOD, NJ, FOR THE DATES OF 9/13/18 TO 9/16/18 (4. M.L. 7/12/18)

CLOSTER MAYOR AND COUNCIL  
REGULAR MEETING MINUTES – JULY 25, 2018 – 7:30 P.M.

20. MOTION GRANTING APPROVAL FOR BPOE #2304 CLOSTER LODGE, 148 RAILROAD AVENUE, CLOSTER, NJ 07624, TO CONDUCT INSTANT RAFFLES AT 148 RAILROAD AVENUE FROM 8/25/18 TO 8/24/19 AS FOLLOWS: EVERY MONDAY THROUGH FRIDAY FROM 3 P.M. TO 12 MIDNIGHT; EVERY SATURDAY FROM 12:01 A.M. TO 2 A.M. AND 12 P.M. TO 12 MIDNIGHT; EVERY SUNDAY FROM 12:01 A.M. TO 2 A.M. AND 12 P.M. TO 10 P.M. (Completed Application filed and appropriate fees paid 7/18/18)

21. MOTION GRANTING APPROVAL FOR ISSUANCE BY POLICE DEPARTMENT OF THE FOLLOWING HAWKERS AND PEDDLERS LICENSES FOR CALENDAR YEAR 2018 PER BOROUGH CODE CH. 127 (Received from Chief of Police 7/18/18)

PERMIT NO 2018-003 – FOR RESIDENTIAL PEST CONTROL SERVICES DELIVERED TO CUSTOMER’S HOME, COMPANY: APTIVE ENVIRONMENTAL, 19 STATE ROUTE 10E, UNIT 24, SUCCASUNNA, NJ 07876 AS FOLLOWS:

2018-003U – OLUWASEYI OBANEWA, 974 E LOOS. ST. GEORGE, UTAH 84770

2018-003V – NATE JACOB GOTTFREDSON, 7414 FIELDSTONE DRIVE, MT. ARLINGTON, NJ 07856

2018-003W – MUHAMMAD HAMMDEH 8403 FIELDSTONE DR, MT. ARLINGTON, NJ 07856

2018-003X – KEVIN MICHAEL ADAMS, 4360 KEYSTONE AVE., CULVER CITY, CA 90232

2018-003Y – KEATON S. WRATHALL, 940 E. PINE, HERMISTON, OR 97838

22. MOTION GRANTING APPROVAL FOR 65<sup>th</sup> PEARLE ROAD BLOCK PARTY TO BE HELD ON SATURDAY, 9/8/18, FROM 2 P.M. TO 10 P.M.; RAIN DATE: SUNDAY, 9/9/18, FROM 2 P.M. TO 10 P.M. (beer to be served only to those individuals over the age of 21) 8. M.L. 7/19/18

23. MOTION GRANTING APPROVAL FOR EVENTAGE TO CONDUCT NATIONAL MULTIPLE SCLEROSIS SOCIETY’S 34<sup>th</sup> ANNUAL BIKE MS BIKE RIDE PARTIALLY THROUGH THE BOROUGH OF CLOSTER ON SUNDAY, OCTOBER, 21, 2018, PER ATTACHED ROUTE (10. M.L. 4/5/18) Approval received from Risk Management Consultant 7/18/18

24. REPORTS  
(No reports provided at the time of preparation of this Agenda.)

6b. VOTE ON ITEMS REMOVED FROM THE CONSENT AGENDA

20. MOTION GRANTING APPROVAL FOR BPOE #2304 CLOSTER LODGE, 148 RAILROAD AVENUE, CLOSTER, NJ 07624, TO CONDUCT INSTANT RAFFLES AT 148 RAILROAD AVENUE FROM 8/25/18 TO 8/24/19 AS FOLLOWS: EVERY MONDAY THROUGH FRIDAY FROM 3 P.M. TO 12 MIDNIGHT; EVERY SATURDAY FROM 12:01 A.M. TO 2 A.M. AND 12 P.M. TO 12 MIDNIGHT; EVERY SUNDAY FROM 12:01 A.M. TO 2 A.M. AND 12 P.M. TO 10 P.M. (Completed Application filed and appropriate fees paid 7/18/18)

Motion of approval was made by Councilwoman Latner, seconded by Councilwoman Amitai and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Devlin, Latner, Witko, Chung and Amitai. Councilman Yammarino abstained.

25. OPEN MEETING TO PUBLIC FOR ANY MATTER, PER N.J.S.A. 10:4-12 (a)  
(Subject to 5-minute limit per By-Laws General Rule No.11)

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

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

26a. Motion approving the following Resolution at 9:25 p.m. was made by Councilwoman Latner, seconded by Councilwoman Witko and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Devlin, Latner, Witko, 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)(7), “Pending or anticipated litigation or contract negotiations “ and N.J.S.A. 10:4-12(b)(8) “A matter involving public employees”; and that the items under discussion in the closed meeting would be disclosed to the public at the conclusion of the matters which should be within 6-8 weeks.

Mayor Glidden resumed the Regular Meeting at 9:40 p.m.

27. ADJOURNMENT

Motion to adjourn the Regular Meeting at 9:40 p.m. was made by Councilwoman Latner, seconded by Councilwoman Chung and declared unanimously carried by Mayor Glidden.

Provided to the Mayor and Council on  
August 2, 2018 for approval at the  
Regular Meeting to be held  
August 8, 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 Regular Meeting held August 8, 2018  
Consent Agenda Item No. 12a

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

**RESOLUTION NO. 2  
AUTHORIZING THE ISSUANCE OF AN AD INTERIM PERMIT**

WHEREAS, the Liquor Licenses within the Borough of Closter expire on June 30<sup>th</sup> of each year; and

WHEREAS, certain Licensees have applied for renewal but have been unable to obtain a Tax Clearance Certificate from the Division of Taxation; and

WHEREAS, the Licensees may apply for a temporary permit to continue operation under the Liquor License pending receipt of the Tax Clearance Certificate;

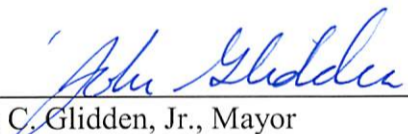
NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter that the Borough of Closter does not object to the issuance of an Ad Interim Permit to the following Licensee:

|   |                    |
|---|--------------------|
| <u>LICENSEE</u>                                   | <u>LICENSE NO.</u> |
| CINEMEX NJ, LLC<br>t/a CMX<br>130 Vervalen Street | 0207-33-006-009    |

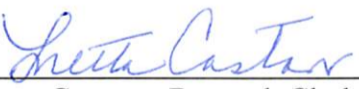
| Councilperson        | Motion | Second | Yes | No | Absent | Abstain |
|----------------------|--------|--------|-----|----|--------|---------|
| Councilman Devlin    |        |        | X   |    |        |         |
| Councilwoman Latner  |        | X      | X   |    |        |         |
| Councilwoman Witko   |        |        | X   |    |        |         |
| Councilman Yammarino |        |        | X   |    |        |         |
| Councilwoman Chung   |        |        | X   |    |        |         |
| Councilwoman Amitai  | X      |        | X   |    |        |         |

Adopted: July 25, 2018

**APPROVED:**

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

**ATTEST:**

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

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 July 25, 2018.

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

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

**RESOLUTION NO. 2  
AUTHORIZING THE ISSUANCE OF AN AD INTERIM PERMIT**

WHEREAS, the Liquor Licenses within the Borough of Closter expire on June 30<sup>th</sup> of each year; and

WHEREAS, a certain Licensee, holding License No. 0207-44-008-004 has properly applied for renewal, has received Tax Clearance from the Division of Taxation on May 15, 2018 and has paid renewal fees to the Division of Alcoholic Beverage Control on April 24, 2018 and the Borough of Closter on May 7, 2018; and

WHEREAS, a Change in Corporate Structure was filed with the Borough and sent to the Division of Alcoholic Beverage Control and provided to the Detective Bureau for review and approval on November 20, 2017; and

WHEREAS, the paperwork for completion of the Change in Corporate Structure has not yet been approved by the Police Department; and

WHEREAS, good faith efforts have been made on the part of the Licensee to clarify the required paperwork for the completion of the investigation regarding the Change in Corporate Structure; and

WHEREAS, the Licensee may apply for a temporary permit to continue operation under the Liquor License pending receipt of approval from the Police Department regarding the Change in Corporate Structure, at which time the governing body may act upon the renewal for the 2018-2019 License Term;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter that the Borough does not object to the issuance of an Ad Interim Permit to the following Licensee:

|   |                    |
|---|--------------------|
| <u>LICENSEE</u>   | <u>LICENSE NO.</u> |
| Closter Wine & Spirits, Inc.<br>t/a Gary's Wine<br>67 Vervalen Street (Closter Plaza) | 0207-44-008-004    |


| Councilperson        | Motion | Second | Yes | No | Absent | Abstain |
|----------------------|--------|--------|-----|----|--------|---------|
| Councilman Devlin    |        |        | X   |    |        |         |
| Councilwoman Latner  |        | X      | X   |    |        |         |
| Councilwoman Witko   |        |        | X   |    |        |         |
| Councilman Yammarino |        |        | X   |    |        |         |
| Councilwoman Chung   |        |        | X   |    |        |         |
| Councilwoman Amitai  | X      |        | X   |    |        |         |

Adopted: July 25, 2018

**APPROVED:**

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

**ATTEST:**

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

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 July 25, 2018.

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

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

**RESOLUTION AWARDING PURCHASE of INSTALLATION SERVICES FROM  
HAWORTH SERVICE CENTER**

**BOROUGH ORDINANCE 2018:1241, Capital Account C-04-18-241-001-002**

**WHEREAS**, there is a need for installing non-reflective vehicle graphics to equip the 2018 police vehicles; and

**WHEREAS**, a quote was obtained from East Coast Emergency Lighting, Inc., 200 Mecco Drive, Millstone Twp., NJ 08535, NJ State Install Contract #81338, in the amount of \$1,500.00 (copy attached hereto as EXHIBIT A); and

**WHEREAS**, a quote was obtained from Haworth Service Center, 329 Haworth Avenue, Haworth, NJ 07641, in the amount of \$950.00 (copy attached hereto as EXHIBIT A); and,

**WHEREAS**, this purchase is in conformance with the requirements promulgated pursuant to Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., and which satisfies the best interests of the Borough; and

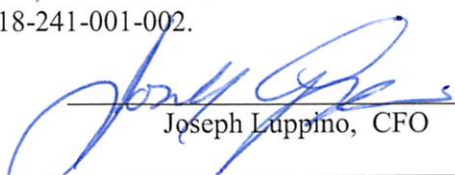
**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey as follows:

1. The installation of a graphic package on a 2018 Ford Interceptor SUV and the installation of a graphic package on a 2018 Ford F150, is awarded to Haworth Service Center, 329 Haworth Avenue, Haworth, NJ 07641 not to exceed \$950.00.

**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 are available to the Borough of Closter for calendar year 2018, Capital Account C-04-18-241-001-002.


Dated: July 25, 2018

  
Joseph Luppino, CFO

| Councilperson        | Motion | Second | Yes | No | Absent | Abstain |
|----------------------|--------|--------|-----|----|--------|---------|
| Councilwoman Amitai  | X      |        | X   |    |        |         |
| Councilwoman Chung   |        |        | X   |    |        |         |
| Councilman Devlin    |        |        | X   |    |        |         |
| Councilwoman Latner  |        | X      | X   |    |        |         |
| Councilwoman Witko   |        |        | X   |    |        |         |
| Councilman Yammarino |        |        | X   |    |        |         |

Adopted: July 25, 2018

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 July 25, 2018.

\_\_\_\_\_  
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 06/18/18  
DESCRIPTION OF GOODS/SERVICES: CPD Vehicle

### **VENDOR #1**

COMPANY NAME: East Coast Emergency Lighting, Inc  
CONTACT: \_\_\_\_\_  
ADDRESS: 200 Mecco Drive, Millstone Twp, NJ

AMOUNT: 200.00 VERBAL OR ATTACHED WRITTEN (CIRCLE 1)

### **VENDOR #2**

COMPANY NAME: Haworth Service Center Inc  
CONTACT: \_\_\_\_\_  
ADDRESS: 329 Haworth Avenue, Haworth NJ 07641

AMOUNT: 950.00 VERBAL OR ATTACHED WRITTEN (CIRCLE 1)

### **VENDOR #3**

COMPANY NAME: \_\_\_\_\_  
CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

AMOUNT: \_\_\_\_\_ VERBAL OR ATTACHED WRITTEN (CIRCLE 1)

DEPARTMENT HEAD VENDOR RECOMMENDATION: Haworth Service Center

DEPARTMENT HEAD SIGNATURE: [Signature] DATE: 06/27/18

ADMINISTRATION APPROVAL: [Signature] DATE: 7/16/2018





# HAWORTH SERVICE CENTER INC

Service Writer

**329 HAWORTH AVE  
HAWORTH, NJ 07641  
Phone: 201-501-8055  
Fax: 201-501-8364**

No. 14473  
Date 04/25/18

1657

| Customer   | Vehicle  |
|--|--|
| BOROUGH OF CLOSTER POLICE<br>295 CLOSTER DOCK RD #2<br>Closter, NJ 07624 | Make/Model FORD EXPLORER 2018<br><br>Mileage In/Out 2 2<br>Plate |
|  | / /  |

| Part No | Quantity | Unit Price | Description | Total |
|---------|----------|------------|-------------|-------|
|---------|----------|------------|-------------|-------|

| Code | Labor Hours | Labor Rate | Description  | Total  |
|------|-------------|------------|--|--------|
|      | 1.00        | 475.00     | INSTALLED GRAPHIX PACKAGE SUPPLIED BY POLICE DEPT ON 2018 EXPLORER | 475.00 |
|      | 1.00        | 475.00     | INSTALLED GRAPHIX PACKAGE SUPPLIED BY POLICE DEPT ON 2018 F150     | 475.00 |

|                    |        |                          |        |
|--------------------|--------|--------------------------|--------|
| <b>Labor Total</b> | 950.00 | <b>Non Tax Sub-Total</b> | 950.00 |
| <b>Parts Total</b> |        | <b>Invoice Total</b>     | 950.00 |

I hereby authorize the above repair work to be done along with necessary material and hereby grant you and/or your employees permission to operate the vehicle herein described on public roads, streets, highways or elsewhere for the purposes of testing and or inspection. A mechanics lien is hereby acknowledged on the above vehicle to secure the amount of repairs thereto. I agree to pay all collection costs and/or attorney fees in the event default is made on any payment due. You will not be held responsible for the loss or damage to vehicle or articles left in vehicle in case of fire, theft, accident, or any cause beyond your control. If automobile is returned to customer without repair service being performed, a diagnostic and handling charge, (including reassembling) will be made.

I acknowledge notice and oral approval of an increase in the original estimated price.

\_\_\_\_\_  
Customer Signature

|                    |               |
|--------------------|---------------|
| <b>Balance Due</b> | <b>950.00</b> |
|--------------------|---------------|

\_\_\_\_\_  
Customer Signature

**East Coast Emergency Lighting, Inc**

200 Meco Drive  
 Millstone Twp, NJ 08535  
 732-940-2211

**Quote**

|           |            |
|-----------|------------|
| Date      | Estimate # |
| 6/27/2018 | 17301      |

|  |
|--|
| <b>Name / Address</b>  |
| Borough of Closter<br>295 Closter Dock Road<br>Closter, NJ 07624 |

|                |
|----------------|
| <b>Ship To</b> |
| INSTALL        |

|          |     |
|----------|-----|
| P.O. No. | Rep |
|          | DB  |

| Item   | Description   | Qty | Cost         | Total      |
|--|---|-----|--------------|------------|
|  | NJ STATE INSTALL CONTRACT #81338                              |     |              |            |
| GRAPHICS   | Custom Graphics Installed in Ford Interceptor Utility         | 10  | 75.00        | 750.00     |
| GRAPHICS   | Custom Graphics Installed in Ford F150                        | 10  | 75.00        | 750.00     |
|  | ATTN: TOM<br>TBRUECK@CLOSTERPOLICE.ORG<br>PHONE: 201-370-5219 |     |              |            |
| ****denotes a special order item which cannot be cancelled, exchanged, nor returned. |   |     | <b>Total</b> | \$1,500.00 |

**BOROUGH OF CLOSTER  
COUNTY OF BERGEN**

**RESOLUTION AWARDING PURCHASE of EQUIPMENT FROM  
L3 Mobile-Vision, Inc.  
BOROUGH ORDINANCE 2018:1241 Capital Account C-04-18-241-001-002**

**WHEREAS**, there is a need for a Flashback HD in-car-video system to equip a 2018 police vehicle; and  
**WHEREAS**, a quote was obtained from L3 Mobile-Vision, Inc., 400 Commons Way, Rockaway, NJ 07855 in the amount of five thousand three hundred and thirty dollars and fifty cents, (\$5,330.50) (copy attached hereto as EXHIBIT A); and,

**WHEREAS**, this purchase is in conformance with the requirements promulgated pursuant to Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., and which satisfies the best interests of the Borough; and

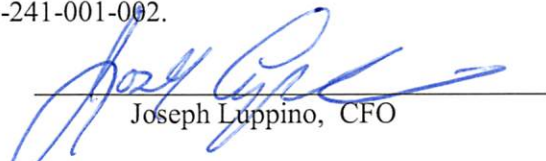
**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey as follows:

1. The purchase of the Flashback HD in-car video system for the 2018 Ford Explorer Intceptor SUV, as outlined in the attached quote dated July 10, 2018 is hereby awarded to L3 Mobile-Vision, Inc. after July 25, 2018.

**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 are available to the Borough of Closter for calendar year 2018, Capital Account C-04-18-241-001-002.

Dated: July 25, 2018

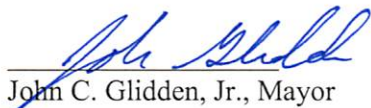
  
Joseph Luppino, CFO

| Councilperson        | Motion | Second | Yes | No | Absent | Abstain |
|----------------------|--------|--------|-----|----|--------|---------|
| Councilwoman Amitai  | X      |        | X   |    |        |         |
| Councilwoman Chung   |        |        | X   |    |        |         |
| Councilman Devlin    |        |        | X   |    |        |         |
| Councilwoman Latner  |        | X      | X   |    |        |         |
| Councilwoman Witko   |        |        | X   |    |        |         |
| Councilman Yammarino |        |        | X   |    |        |         |

Adopted: July 25, 2018

APPROVED BY:

ATTEST:

  
John C. Glidden, Jr., Mayor

  
Loretta Castano, Borough Clerk

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter on July 25, 2018.

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



**Mobile-Vision, Inc.**

400 Commons Way, Rockaway, NJ 07866  
T. 973-453-8562 F. 973-257-3024

# QUOTE

**Number** 210332318  
**Date** July 10, 2018

**Sold To**

**Closter Police Dept.**  
Jack McTigue  
295 Closter Dock Road  
Closter, NJ 07624

**Phone** 201-768-5000  
**Fax** 201-768-7413

**Ship To**

**Closter Police Dept.**  
Jack McTigue  
295 Closter Dock Road  
Closter, NJ 07624

**Phone** 201-768-5000  
**Fax** 201-768-7413

| Line | Qty | SKU                                | Description  | Unit Price             | Ext.Price    | Comments           |
|------|-----|------------------------------------|--|------------------------|--------------|--------------------|
|      |     | <b>Salesperson</b><br>Matthew Tani | <b>P.O. Number</b>   | <b>Ship Via</b><br>UPS | <b>Terms</b> |                    |
| 1    | 1   | FBHKS32ZSN1K2                      | FlashbackHD Syst, 32GBSD, OZ Cam, VLX, Std-Mon, Blk-thru-hole-wifi/wifi/GPS Ant, Center Console/OH | \$4,855.50             | \$4,855.50   |                    |
| 2    | 1   | /INSTALLATION                      | Sales - Installation FB New  | \$475.00               | \$475.00     | Instal by NE Comm. |

NJ State Contract A 81311

Signing below is in lieu of a formal Purchase Order.  
Your signature will authorize acceptance of both pricing and product:

Signed: \_\_\_\_\_ Dated: \_\_\_\_\_

**SubTotal** 5,330.50  
**Tax** TBD  
**S&H** 0.00  
**Total** 5,330.50

L-3 Shipping Terms are FOB Rockaway, NJ. By signing below you agree to waive your shipping terms and ship this order FOB Rockaway, NJ.

Signed: \_\_\_\_\_ Dated: \_\_\_\_\_

Quotation is valid for 60 days from date issued. The technology described herein is controlled under the Export Administration Regulation (EAR) and may not be exported without proper authorization by the U.S. Department of Commerce. State/Local Fees and Taxes are not included.

**BOROUGH OF CLOSTER**

**BERGEN COUNTY, NEW JERSEY**  
**Requesting Approval of the Director of the Division of**  
**Local Government Services to Establish a Dedicated**  
**Trust by Rider for the Parking Reserve for the Borough of Closter**

**WHEREAS**, permission is required of the Director of the Division of Local Government Services for approval as a dedication by rider of revenues received by a municipality when the revenue is not subject to reasonably accurate estimates in advance; and

**WHEREAS**, the Borough will receive fees by applicants which may be required by the Borough of Closter’s Planning Board and Zoning Board of Adjustment prior to granting approval or variances for off-street parking obligations to be donated (NJS 40A:5-29) to said fund.

**WHEREAS**, N.J.S.A. 40A:4-39 provides that the Director of the Division of Local Government Services may approve expenditures of such monies by dedication by rider; and


**NOW, THEREFORE, BE IT RESOLVED** by the Governing Body of the Borough of Closter, County of Bergen, New Jersey as follows:

1. The Governing Body hereby requests permission of the Director of the Division of Local Government Services to establish a dedicated Trust by Rider set aside for the acquisition, creation and maintenance of municipally owned, controlled or maintained parking areas relating to the costs associated with Closter Parking Reserve.
2. The Chief Financial Officer of the Borough of Closter is hereby directed to electronically file said resolution along with written notification to the Director of the Division of Local Government Services.


| Councilperson        | Motion | Second | Yes | No | Absent | Abstain |
|----------------------|--------|--------|-----|----|--------|---------|
| Councilman Devlin    |        |        | X   |    |        |         |
| Councilwoman Latner  |        | X      | X   |    |        |         |
| Councilwoman Witko   |        |        | X   |    |        |         |
| Councilman Yammarino |        |        | X   |    |        |         |
| Councilwoman Chung   |        |        | X   |    |        |         |
| Councilwoman Amitai  | X      |        | X   |    |        |         |

Adopted: July 25, 2018

ATTEST:

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

APPROVED:

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

Certified to be a true copy of the Resolution adopted by the Mayor and Council of the Borough of Closter at the regular meeting held July 25, 2018.

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

BOROUGH OF CLOSTER  
BERGEN COUNTY  
RESOLUTION

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Closter, Bergen County, that the Borough Engineer, having been satisfied that required improvements were satisfactorily completed in accordance with the requirements of Closter Code, Chapter 167, Soil Movement, for the following:

| <u>Block</u> | <u>Lot</u> | <u>Address</u> | <u>Applicant</u> | <u>Amount</u> |
|--------------|------------|----------------|------------------|---------------|
| 2205         | 12         | 202 Alpine Dr  | Howard Bongiorno | \$104.02      |

**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 escrow funds to the applicant

| Councilperson        | Motion | Second | Yes | No | Absent | Abstain |
|----------------------|--------|--------|-----|----|--------|---------|
| Councilman Yammarino |        |        | X   |    |        |         |
| Councilwoman Amitai  | X      |        | X   |    |        |         |
| Councilman Devlin    |        |        | X   |    |        |         |
| Councilwoman Witko   |        |        | X   |    |        |         |
| Councilwoman Chung   |        |        | X   |    |        |         |
| Councilwoman Latner  |        | X      | X   |    |        |         |

Adopted: July 25, 2018

**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 July 25, 2018

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

BOROUGH OF CLOSTER  
BERGEN COUNTY  
RESOLUTION

**WHEREAS**, the following individuals or companies have escrow funds deposited with the Borough for development of the attached listed properties

**WHEREAS**, the Borough Deputy Treasurer has exhausted all means to locate the attached named individuals or companies to include Purchase Orders, internet search and phone calls; and

**WHEREAS**, the Borough wishes to clear these accounts from the record:

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Closter that the Deputy Treasurer is hereby authorized to close out the attached named accounts and deposit the funds (\$5,074.76) in the Current Treasury Account.

| Councilperson        | Motion | Second | Yes | No | Absent | Abstain |
|----------------------|--------|--------|-----|----|--------|---------|
| Councilman Yammarino |        |        | X   |    |        |         |
| Councilwoman Amitai  | X      |        | X   |    |        |         |
| Councilman Devlin    |        |        | X   |    |        |         |
| Councilwoman Witko   |        |        | X   |    |        |         |
| Councilwoman Chung   |        |        | X   |    |        |         |
| Councilwoman Latner  |        | X      | X   |    |        |         |

Adopted: July 25, 2018

**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 July 25, 2018

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

| Block | Lot   | Address               | Name                           | Amount      |
|-------|-------|-----------------------|--------------------------------|-------------|
| 2102  | 15    | 74 SUSAN DRIVE        | BUSCEMI, J                     | \$ 32.00    |
| 2105  | 19    | 13 SHERMEN AVE        | RAPAPORT ASSOCIATES INC        | \$ 34.50    |
| 1305  | 6     | 245 CLOSTER DOCK ROAD | SANG ME KANG                   | \$ 386.34   |
| 601   | 24    | 187 CRESCENT STREET   | JOSEPH HIGGINS                 | \$ 238.00   |
| 2206  | 2     | 45 WALKER AVE         | RENAISSANCE CONSTRUCTION CORP  | \$ 701.16   |
| 606   | 18    | 31 MAYCOCK COURT      | DYK CONSTRUCTION INC.          | \$ 92.22    |
| 1708  | 7     | 36 CHESTNUT AVE       | DYK CONSTRUCTION INC.          | \$ 96.22    |
| 2205  | 6     | 256 ANDERSON AVE      | DYK CONSTRUCTION INC.          | \$ 22.50    |
| 2105  | 3     | 174 HICKORY LANE      | DYK CONSTRUCTION INC.          | \$ 6.75     |
| 2402  | 24    | 674 CLOSTER DOCK ROAD | JAD DEVELOPMENT LLC            | \$ 1,100.00 |
| 910   | 6     | 28 COLUMBUS AVE       | C.K. INTERIOR & CONSTRUCTION   | \$ 398.16   |
| 1709  | 12    | 551 CLOSTER DOCK ROAD | CLASSIC OAK AILINGS INC        | \$ 51.11    |
| 2102  | 55    | 119 HICKORY LANE      | THE LAW OFFICE OF ROSE TUBITO  | \$ 1.53     |
| 701   | 27    | 145 CEDAR LANE        | TIMBER RIDGE DEVELOPERS INC    | \$ 453.05   |
| 302   | 19    | 44 SMITH STREET       | MOIRA C & BERNARD KILKENNY     | \$ 158.00   |
| 2005  | 12    | 369 RUCKMAN ROAD      | NDL DEVELOPMENT GROUP LLC      | \$ 126.61   |
| 602   | 12    | 5 PEARLE ROAD         | ROSS GROUP HOLDING, LLC        | \$ 170.50   |
| 504   | 13.01 | 150 CEDAR LANE        | 43 PINE DRIVE ASSOCIATES, INC. | \$ 23.60    |
| 2303  | 5     | 3 LAURENCE COURT      | ADVOCAT PROPERTIES             | \$ 80.00    |
| 2104  | 10    | 20 SHERMAN AVE        | PARS HOLDINGS LLC              | \$ 61.61    |
| 2211  | 3     | 121 ALPINE DRIVE      | PARS HOLDINGS LLC              | \$ 129.18   |
| 510   | 16    | 29 HAWTHORNE TERRACE  | DANNY KIM                      | \$ 711.72   |
|       |       |                       |                                |             |
| TOTAL |       |                       |                                | \$ 5,074.76 |

]

sw 7/26/18

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**BOROUGH OF CLOSTER  
BERGEN COUNTY  
RESOLUTION**

**WHEREAS**, the Borough's Engineer (Boswell McClave Engineering) have inspected the improvements required under the granted approvals: and

**WHEREAS**, the Borough's Engineer (Boswell McClave Engineering) 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> |
|--------------|------------|----------------|------------------|---------------|
| 2205         | 12         | 202 Alpine Dr  | Howard Bongiorno | \$66.65       |

**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 New Construction Review escrow funds to the applicant.


| Councilperson        | Motion | Second | Yes | No | Absent | Abstain |
|----------------------|--------|--------|-----|----|--------|---------|
| Councilman Yammarino |        |        | X   |    |        |         |
| Councilwoman Latner  |        | X      | X   |    |        |         |
| Councilman Devlin    |        |        | X   |    |        |         |
| Councilwoman Witko   |        |        | X   |    |        |         |
| Councilwoman Chung   |        |        | X   |    |        |         |
| Councilwoman Amitai  | X      |        | X   |    |        |         |

Adopted: July 25, 2018

**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 July 25, 2018

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

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

**RESOLUTION AUTHORIZING CONTRACTS WITH CERTAIN APPROVED STATE  
CONTRACT PRICING SYSTEM VENDORS PURSUANT TO N.J.S.A. 40A:11-11  
DEPARTMENT OF PUBLIC WORKS VEHICLE and ALL ASSOCIATED  
EQUIPMENT**

**ORDINANCE 2017:1226**

**CAPITAL ACCOUNTS: C-04-17-226-026-001 and C-04-17-226-026-002**

**WHEREAS**, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System (“CPS”) and to enter into Cooperative Pricing Agreements for its administration; and

**WHEREAS**, the Borough of Closter, pursuant to N.J.S.A. 40A:11-11(5) and N.J.A.C. 5:34-7.11(c), may by resolution and without advertising for bids, purchase any goods or services for any contracts under the CPS and entered into by the Lead Agency; and

**WHEREAS**, the Borough of Closter has the need on a timely basis to purchase goods or services utilizing such contracts; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Borough of Closter authorizes the purchase of certain goods or services from those approved vendors on the attached list, pursuant to all conditions of the individual contracts and provided that sufficient funds are available for the goods or services rendered after July 25, 2018; and

**BE IT FURTHER RESOLVED**, that the governing body of the Borough of Closter, pursuant to N.J.A.C. 5:30-5.5(b), the certification of available funds, shall either certify the full maximum amount against the budget at the time the contract is awarded, or no contract amount shall be chargeable or certified until such time as the goods or services are ordered or otherwise called for prior to placing the order, and a certification of availability of funds is made by the Chief Financial Officer.

**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 are available to the Borough of Closter for calendar year 2018, Capital Accounts C-04-17-226-026-001 and C-04-17-226-026-002.

Dated: July 25, 2018

  
Joseph Luppino, CFO

| Councilperson        | Motion | Second | Yes | No | Absent | Abstain |
|----------------------|--------|--------|-----|----|--------|---------|
| Councilwoman Amitai  | X      |        | X   |    |        |         |
| Councilwoman Chung   |        |        | X   |    |        |         |
| Councilman Devlin    |        |        | X   |    |        |         |
| Councilwoman Latner  |        | X      | X   |    |        |         |
| Councilwoman Witko   |        |        | X   |    |        |         |
| Councilman Yammarino |        |        | X   |    |        |         |

Adopted: July 25, 2018

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 July 25, 2018

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

**REFERENCED COOPERATIVE PRICING  
SYSTEM CONTRACT VENDOR**

| <u>Quantity</u> | <u>Commodity/Service</u> | <u>Vendor</u>  | <u>Period</u> | <u>Amt.</u> |
|-----------------|--------------------------|--|---------------|-------------|
| 1               | Monroe MCV VBox Salt     | Cliffside Body Corp.<br>130 Broad Ave.<br>Fairview, NJ 07022 | 03/15/19      | \$23,586.00 |

State Contract # A-40822

TOTAL: \$23,586.00

**CLIFFSIDE BODY CORPORATION**

130 Broad Ave., Fairview, NJ 07022  
 Ph: 201-945-3970 Fax: 201-945-7534

QUOTE #: EG040918A  
 4/9/2018

PREPARED BY: ERIC GREENWALD  
 CUSTOMER: BOROUGH OF CLOSTER  
 ATTN: BILL DAHLE

EMAIL: bdahle@closternj.us  
 PHONE: 201-954-1423



204-211-226-001  
 204-211-226-002

|   | DESCRIPTION   | PRICE  |
|---|---|--|
| 1 | <p><b>FURNISH AND INSTALL MONROE MCV-120-84-50,304,10/7, DA STAINLESS STEEL VBOX SALT SPREADER</b></p> <p>10' LONG X 84" WIDE X 50" HIGH<br/>                     #304 STAINLESS STEEL CONSTRUCTION<br/>                     DUAL AUGER DRIVEN<br/>                     INVERTED V<br/>                     POWDER COATED TOP GRATES<br/>                     TIP UP SPINNER ASSEMBLY WITH STAINLESS STEEL DISC<br/>                     BEARING GREASE EXTENSIONS<br/>                     STAINLESS STEEL PIPE GROUP<br/>                     SHORT HOSE KIT<br/>                     TOVAR LED LIGHT BAR WITH LED S/T/T AND AMBER STROBES<br/>                     SPREADER MOUNTED ON 2" HARDWOOD RUNNERS<br/>                     BODY STRAPPED DOWN BY RACHET CHAIN BINDERS<br/>                     RUBBER SIDE CURTAINS<br/>                     MONROE LDS-333 ELECTRIC PREWET SYSTEM<br/>                     DUAL 75 GALLON POLY TANKS WITH STAINLESS STEEL STRAPS<br/>                     CROSSOVER KIT, BULK FILL KIT, FLUSHER KIT, LOW LEVEL SENSOR KIT<br/>                     AUTO LIQUID SHUT OFF (SHUTS OFF LIQUID WHEN SPREADER ISN'T RUNNING)</p> | \$ 23,586  |
|   | <p><b>ROLLOFF TRUCK</b><br/>                     *** REFERENCE STATE CONTRACT # 40822 ***</p>   |  |
|   | <p style="text-align: right;"><b>TOTAL</b></p> <p style="text-align: right;">Sales Tax (N/A)</p>  | <p style="text-align: right;">\$ 23,586</p> <p style="text-align: right;">\$ -</p> |
|   | <b>TOTAL INSTALLED PRICE</b>  | \$ 23,586  |

MAYOR AND COUNCIL  
BOROUGH OF CLOSTER

WORK SESSION NOTES – JULY 25, 2018 - 7:30 P.M.

The Mayor and Council of the Borough of Closter held a Work Session on Wednesday, July 25, 2018. Mayor Glidden called the meeting to order at 7:32 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 6, 2018, 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 Scott Devlin, Alissa Latner, Dolores Witko, Joseph Yammarino, Jannie Chung  
and Victoria Amitai  
Borough Administrator, Arthur Braun Dolson  
Borough Attorney, Edward T. Rogan  
Borough Clerk, Loretta Castano  
Borough Engineer, Nick DeNicola

The following persons were not present:

Chief of Police, Dennis Kaine

At this time, Mayor Glidden deviated from the Agenda to present a Certificate of Appreciation to George Futterknecht who he explained has served in numerous volunteer positions for a long period of time. He has served on the Shade Tree Commission for (21) years and is the owner of Woods Landscaping. Mr. Futterknecht, a man of few words, said it was an honor to receive this Certificate.

Mayor Glidden announced that the Borough has settled with the Court on the Fair Share Housing obligations. There was a threat of a last minute objection, but same was dropped so that the case could go forward; and an agreement was accepted. The next step is to meet with the Planning Board to review the necessary adjustments to our ordinances so that the plan can be developed.

Borough Attorney said this Settlement Agreement between the Borough of Closter, Fair Share Housing and the Corner Farm was the culmination of three (3) years of litigation after the Supreme Court transferred all COAH matters to the Superior Court in March of 2015. We were given a certain amount of time to file a complaint seeking protection against a builders remedy suit which would allow a builder to come in and build 5 to 1 (500 units of which 100 would be affordable) if the town did not meet its fair housing obligation. The Borough was supposed to provide 347 affordable units; and during the course of negotiation and mediation, the Corner Farm initially sought to have a 40 unit apartment building on the property if the Borough did not qualify. They eventually joined our settlement agreement; and we foresee three structures being built on the site, which will be high end McMansion looking on the outside but on the inside, they will contain four units. Of the 12 units, 2 units will be affordable and rental. This must go before a Board and be subject to Planning and Zoning Board approvals. If we had not been certified by the Court, the Planning Board and Zoning Board of Adjustment would have no authority; and we could not

CLOSTER MAYOR AND COUNCIL  
WORK SESSION NOTES – JULY 25, 2018 – 7:30 P.M.

enforce our ordinances. An objector challenging the plan did file at the very last minute, but we were able to get them to withdraw literally after hours the night before the hearing. The Fair Housing Hearing proceeded smoothly during which our COAH Planner Caroline Reiter and Special Master Michael Bolen testified and indicated he was in favor of the plan; both the Special Master and Fair Housing Attorney as well as the Judge complimented the Closter plan and felt the Borough was creative. The Borough did get credit for previous units that had already been built: The Spectrum for Living Phase 2 consisting of 16 units, 3 Vantage units on Closter Dock Road, credits for a previous RCA Agreement and 16 units for Vantage II. We got bonus credits because the Spectrum facility is very low income. However, there is a lot to be done yet since this is a conditional order giving us 120 days to adopt the necessary ordinances, which will be commenced at the Planning Board level. We were successful in maintaining the potential of keeping the units out of the residential A and B zones and keeping the units in the old overlay zone which is the industrial, commercial and business zone. A new ordinance, if adopted, will permit additional residences over stores, which has been recommended by previous planners. This will also generate foot traffic on Main Street and to try to bring the Closter Plaza together with the old downtown; and in the industrial zone and commercial zone, which previously had an overlay zone, we have bumped up the units to two per acre. The construction of the units would be up to the property owners; and the housing guaranteed is the Village School and the resolution of same could happen as soon as tomorrow or the next day. The Village School has been cleaned up, the asbestos certifications have been approved by the Borough Engineer's office and the demolition has been done and inspected by the County and our Construction Code Official. The structure is sound and we are ready to close on the property. Bergen County Housing Authority will provide a funding schedule; and we have two years from yesterday to start the project. The Borough will not be spending any additional monies for the reconstruction of Village School. We will have a payment in lieu of taxes (PILOT) whereby the Borough would get a payment similar to what we receive from Spectrum and Vantage. The Borough bonded \$2 and 1/2 Million for it and approximately \$1 Million of the Affordable Housing Trust Fund, which are fees collected over the years from developers, would be used. The ordinances must be adopted in 120 days from yesterday.

Mayor Glidden noted that this has been going on for three (3) years and it has not been easy. He said he formed a COAH Committee three years ago consisting of the heads of the Planning Board and Zoning Board of Adjustment, our two Council liaisons, Victoria Amitai and Jannie Chung, Borough Administrator, Borough Attorney, COAH Planner and himself. The agreement was very satisfying.

Borough Clerk expressed special gratitude to the Borough Attorney for all his hard work during the entire process, especially the last two weeks; and the Governing Body members expressed their appreciation for all of his efforts during this exasperatingly arduous process.

In answer to Councilwoman Chung, Borough Attorney said that there were no objectors at the meeting; and he noted that the objector had two separate law firms who were very threatening; but at the last minute, they faxed a letter to the Judge withdrawing their objections and agreed they would try to work amicably with the Borough. He also noted that between now and 2025, we cannot be challenged with a builders remedy suit and we are totally protected.

4. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS

- a. MAIL LIST OF JULY 12, 2018 – Mayor Glidden asked if any member of the Council wished to address any matter or provide any comments. No one wished to remove any item for discussion.
- b. MAIL LIST OF JULY 19, 2018 – Mayor Glidden asked if any member of the Council wished to address any matter or provide any comments. Item No. 5 was removed by Mayor Glidden; Item No. 7 was removed by Councilman Yammarino; Item No. 8 was removed by Councilwoman Chung; and Item Nos. 9 and 10 were removed by the Borough Clerk:

Item No. 5: Received 07/13/18, Dated 07/14/18, from Rabbi Yossi Gluckowsky, Executive Director re Request for permission to set up a Menorah in front of the Closter Borough Hall for the duration of the holiday from 12/2/18 through 12/9/18 AND arrange a Menorah Lighting event in front of Borough Hall,

CLOSTER MAYOR AND COUNCIL  
WORK SESSION NOTES – JULY 25, 2018 – 7:30 P.M.

with entertainment and refreshments, on 12/9/18 @5:00p.m. “*We anticipate there the participation of local personalities to help with the celebration and the lighting, which will involve widespread media coverage*”; No Certificate of Insurance or Hold Harmless Agreement enclosed! (Copy to Risk Management Consultant, Chief Kaine, William Dahle, III)

Mayor Glidden explained this is a customary request from the same group to set up the Menorah for many years which has always been well received and well done. Discussions over the years have contemplated displays that various entities have requested; and we have generally allowed various religious groups to celebrate their holidays; so he hopes all will support same, with the required paperwork being provided to the Borough.

Item No. 7: Received 07/17/18, Dated 07/16/18, from Brenda Brooks, from the firm of Gary J. Vinci, RMA, Lerch, Vinci & Higgins, LLP, to Municipal Clerk; c: Liz Shick re a. Hard copies of Report of Audit for the year ended December 31, 2017 to be distributed to Mayor and Council, Administrator and CFO on 7/25/18 (Copy to Assistant CFO); b. 2017 Municipal Court Report, 2017 Dog Report (sent to the Division of Local Government Services) Synopsis of Audit AND Uniform Construction Code Enforcement Fee Report; c. Length of Service Awards Program Financial Statements for the year ended December 31, 2017 for distribution to Mayor and Council, CFO, and Administrator (Copy to Assistant CFO) Municipal Clerk

Councilman Yammarino wanted all to be aware the Audit Reports have been received and are available in the Mail List.

Item No. 8: Received 07/16/18, Dated 07/12/18, from Christina Chang, 130 Durie Avenue, to John C. Glidden, Jr. re Request for review of Assessment for her home newly constructed in 2014 and concerns regarding the assessment process (Copy to Assessor)

Councilwoman Chung questioned if this homeowner could appeal her assessment. Borough Attorney informed she already has and has done so every year since she moved there. He explained the owner voluntarily settled for 2018 and agreed to a 2% reduction in assessment. In answer to Mrs. Chung, he explained that people usually don't get assessments; they just see it going up; and whether there are 2% increases at work, doesn't affect the property taxes. In looking at this, it was new construction by Parklane Construction; and in 2014, it was assessed at \$1,229,400; and it is currently down to \$1,225,000. Therefore, since buying the property, the assessed value has decreased \$4,400. Yes there were some increases and that is problematic when you have a brand new construction of a home there is no history to it so no Assessor or Revaluation company has anything to compare to. He said perhaps it was arguably assessed a little higher; but when it was brought up the first year it was voluntarily reduced. The home is currently valued at \$4,400 less than what it was purchased for. And assessments can go up and down; but this is not really out of line with other assessments. He explained that when a revaluation is done it always looks like a striking increase – it doesn't necessarily mean taxes are going to go up; and the rate still hasn't even been set yet. Fair market value is sometimes an indication of the value; and once these owners bought it, the town did reassess it exactly to the purchase price; so there is no better fair market value of a home than what you paid for it.

Item No. 9: Received 07/18/18, Dated 07/18/18, from Raymond G. Zebro, Block Party Committee Member re Request for permission to hold 65<sup>th</sup> Pearle Road Block Party on Saturday, 9/8/18, from 2 p.m. to 10 p.m.; Rain Date: Sunday, 9/9/18, from 2 p.m. to 10 p.m. (beer to be served only to those individuals over the age of 21) Copy to Risk Management Consultant, William Dahle, III, Chief Kaine

Borough Clerk wanted to point out that this year Pearle Road is having their 65<sup>th</sup> Annual Block Party. She said it's really remarkable they're still going strong after all these years as the number of block party requests has continued to decline.

Item No. 10: Received 07/18/18, Dated 07/18/18, from Joe Polizzi, Logistics Coordinator, BRAKING AIDS ® Ride, c/o Global Impact Productions, to Mayor Glidden; c: Mayor and Council, Loretta Castano, Rogan & Associates, Arthur Dolson re Request for permission to pass through Closter on Sunday, 9/16/18, between the hours of 1:30 p.m. and 5:30 p.m. as part of charity bicycle ride, comprised of approximately 125 riders; Route Cues and Request for Approval attached (Copy to Jim Oettinger, Chief Kaine, Risk Management Consultant)

Borough Clerk reminded the original request was denied, this is their modified request and insurance requirements still stand before approval can be granted. Borough Administrator said he spoke to

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Mr. Polizzi and explained the insurance requirements needed to be met. Since they were requesting to travel on County roads, he referred them to the County who advised Mr. Polizzi to call the Borough.

5. REVIEW AND DISCUSSION OF CONSENT AGENDA ITEMS FROM REGULAR MEETING  
(Refer to Regular Meeting Agenda of July 25, 2018)

Mayor Glidden asked if any member of the Council wished to remove any item for discussion. Item No. 11 was removed by Councilman Devlin; Item No. 20 was removed by Councilman Yammarino to be voted on separately.

11. RESOLUTION REQUESTING APPROVAL OF THE DIRECTOR OF THE DIVISION OF LOCAL GOVERNMENT SERVICES TO ESTABLISH A DEDICATED TRUST BY RIDER FOR THE PARKING RESERVE FOR THE BOROUGH OF CLOSTER (Received from Assistant Chief Financial Officer 7/17/18)

In answer to Councilman Devlin, Councilwoman Amitai said there is approximately \$50,000 in the fund; and same has remained for a number of years. Borough Engineer said a portion of the fund had been used for improvement to the parking lots in the Borough. Borough Administrator said that this was previously named a Parking Authority and the State did not see this fund as legal. A contribution is made to the Parking Reserve if an applicant cannot provide the appropriate number of parking spaces; and it is a one time contribution. There are plans to improve parking areas around town; and that money would go towards that; but it does not include funding for the engineering and acquisition. Councilman Devlin referred to the improvement of the south parking lot which requires the approval of the property owners, who own the access to the lot; and Borough Attorney said the old Closter Medical Group has cleaned up and repaved behind their lot.

20. MOTION GRANTING APPROVAL FOR BPOE #2304 CLOSTER LODGE, 148 RAILROAD AVENUE, CLOSTER, NJ 07624, TO CONDUCT INSTANT RAFFLES AT 148 RAILROAD AVENUE FROM 8/25/18 TO 8/24/19 AS FOLLOWS: EVERY MONDAY THROUGH FRIDAY FROM 3 P.M. TO 12 MIDNIGHT; EVERY SATURDAY FROM 12:01 A.M. TO 2 A.M. AND 12 P.M. TO 12 MIDNIGHT; EVERY SUNDAY FROM 12:01 A.M. TO 2 A.M. AND 12 P.M. TO 10 P.M. (Completed Application filed and appropriate fees paid 7/18/18)

Councilman Yammarino said he would have to abstain from voting on this resolution as a member of the Elks Club.

6. COMMITTEE REPORTS

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

1) REPORT RE FINANCE COMMITTEE MEETINGS – Councilman Yammarino referred to the Audit Reports and directed everyone to Page 83 “Schedule of Findings”. In this section is where the Auditors outline the type of problems they are trying to identify, if any and their statement indicates they did not find any deficiencies as outlined. Four (4) minor Findings were issued regarding escrows to contractors, purchase orders and reporting of dog licenses. Borough Administrator noted Page 98 has the Recommendations for those four (4) Findings. Mayor Glidden noted prior reports have as many as nineteen (19) Findings. Mr. Dolson reminded last year there were five (5) and we reduced it by two and gained an extra one, being Number 4 which is a one-time thing that was due to transition in that office.

Mr. Yammarino reported the Finance Committee met last week and one of the issues discussed was Councilwoman Chung’s questions about the base rate salaries we talked about earlier in the month. She was concerned there were titles added to the list that were not previously on there. He explained his understanding that the list is supposed to compose all positions within the Borough whether or not they are all filled; and after the Administrator reviewed several years of listings, some things were added back in. Mrs. Chung also expressed concern over employees holding multiple positions; and Mr. Dolson explained that the employee salary is prorated across those different titles. Councilman Devlin expressed concern over employee reimbursements being considered as salary. Mr. Yammarino explained they are not really reimbursements but allowances as part of your compensation.

2) REPORT RE TECHNOLOGY COMMITTEE MEETINGS – No report.



6. COMMITTEE REPORTS (Continued)

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

3) LIAISON REPORTS

a. Historic Preservation Commission – Councilman Yammarino reminded there are still two (2) open seats and the Commission has recommended Sophie Heymann as an Alternate Class C Member. She currently sits as the Planning Board Liaison but this appointment would enable her to be a full voting member. Mayor Glidden informed that in the Regular Meeting he would nominate Sophie. Mr. Yammarino said they are still looking to fill one vacancy.

b. Recreation Commission – No report.

B. PUBLIC SAFETY - LATNER (CHUNG/YAMMARINO)

1) REPORT RE PUBLIC SAFETY COMMITTEE MEETINGS – Councilwoman Latner reported she has been in semi-touch with the President of the School Board regarding what they will be looking into this Summer. They will be replacing the notification system in light of the June incident and possibly adding some cameras. They have inquired of other towns what the options would be in terms of having some of our Police Officers in the schools. She believes there is a School Board meeting tomorrow night and Mr. Lambert said he would reach out to her to update her on those discussions. She noted she reached out to the Mayor and informed they are waiting to hear back in terms of a meeting which would be the first of its kind. The meeting would include the Mayor, herself, Lt. Brueck, Sgt. Buccola, Mr. Lambert, Ms. Newberry and the Vice President of the School Board. Unfortunately, Chief Kaine is on vacation; otherwise he would be attending. The goal is to sit down and discuss school safety and it's really important that everyone is working together. Mayor Glidden said he is looking forward to the meeting. He recalled the officers approaching him with their concerns prior to the incident because they have not been getting a lot of cooperation from the school. Since that time, there has been more cooperation but there are apparently still some issues. Mrs. Latner said it would likely take place next Monday or Tuesday.

2) LIAISON REPORTS

a. Board of Education – NVRHS

b. Library Board of Trustees – Councilwoman Latner reported there are a lot of different reading clubs at the Library this Summer. As of August 1, 2018, they will be offering a new streaming service called Kanopy which will allow the borrowing of Criterion Collection classic films, PBS programs and other courses just by using your Library card.

C. PUBLIC WORKS - CHUNG (AMITAI/LATNER)

1) REPORT RE PUBLIC WORKS COMMITTEE MEETINGS – Councilwoman Chung reported the DPW passed their JIF inspection with flying colors; they had a pre-OSHA inspection done in case OSHA shows up and they also passed that with flying colors. They have been working on widening the roads by trimming the brush and grass along the pathways to make them wider for walkers along Ruckman Road because there is no sidewalk. They have been working hard on the fields because Closter is hosting the baseball tournaments this year.

2) LIAISON REPORTS – Councilwoman Chung reported on the following:

a. Fire Department – They have made two requests. The first is for the Council to see if there is any way the Borough can contribute to their annual dinner. The Chief informed her that other towns make contributions for their dinner and they wanted to explore that possibility. Borough Administrator will look into same for next year. Mrs. Chung expressed that the Fire Department feels disconnected from the Mayor and Council. They feel some things are overlooked so they want to invite the entire Mayor and Council over to show us their equipment and introduce us to some of their newer members. She will find a few dates and send them out for consideration. It has been a while since they've all gotten together. Councilwoman Amitai recalled a great barbeque several years ago where they got to see the trucks and the whole community came together. Mrs. Chung said there were discussions about recruitment; and although right now their level is okay, they don't see it to be sustainable in the future because they go through dry spells in recruitment. They would like to have a recruitment day like they do in other towns and maybe do a Closter Day where residents come together and meet their first responders and possibly there could be a Closter Day/Recruitment Day not only for the Fire Department but for all the Boards and Commissions. Borough Administrator recalled speaking to the Chief who noted there used to

6. COMMITTEE REPORTS (Continued)

C. PUBLIC WORKS - CHUNG (AMITAI/LATNER) (Continued)

2) LIAISON REPORTS (Continued)

be a Junior program; and he was curious if they would reinstate that program. If you interest them when they are younger, they are more likely to participate when they get older. Mrs. Chung said it would be a good thing to have at a recruitment day; and in answer to the Mayor, she informed the monthly meetings are held the first Tuesday of every month.

b. Zoning Board of Adjustment – They discussed the insurance training that they would like to take place with Planning Board. Borough Administrator informed he reached out to the Land Use Coordinator for the Planning Board regarding same. Mrs. Chung said there were a few members who wanted it to be done immediately prior to a Zoning Board meeting so they wouldn't have to come twice, but the majority was open to a joint training. Mr. Dolson said it is not difficult as the presentation is about 45 minutes; and it is required; otherwise, the member doesn't have insurance coverage; and they can be personally sued. They aren't sure yet who will do the presentation but it is through the insurance company.

At this time, Councilwoman Chung requested a Closed Session to discuss a Zoning Board of Adjustment matter related to Wiggers.

c. Northern Valley Greenway – Nothing new to report other than things are still going in the right direction.

3) Special Mayoral Assignment – Stigma Free (WS 6/27/18) - Elizabeth Kayzman gave a presentation to the Board of Health and it went really well. She got a lot of suggestions and possibly some new member; and between them they have recruited 10-11 residents just by people signing up without actively recruiting. She said the Stigma Free Committee is looking good.

D. ORDINANCES - DEVLIN (WITKO/AMITAI)

1) REPORT RE ORDINANCE & LEGISLATIVE COMMITTEE MEETINGS – Councilman Devlin reported the Committee discussed several ordinances including tree cutting, styrofoam, personnel, Police Lieutenant and Planning Board fees. The Borough Attorney has been working on drafts of those and they can tell he has been extremely busy, understandably.

2) LIAISON REPORTS – Councilman Devlin reported on the following:

a. Environmental Commission (Voting member) – The MacBain Farm is going well and they are in need of volunteers. They will be putting up trail signs outlining the trails around the Borough and will likely ask the DPW to help them.

b. Shade Tree Commission (Voting member) – Election District 5 will be trimmed this year; and they are getting quotes so in the Fall they can order trees to be planted.

E. HUMAN RESOURCES – WITKO (CHUNG/LATNER)

1) REPORT RE PERSONNEL COMMITTEE MEETING(S) – Councilwoman Witko reported she had nothing new to report. They have received a letter from the Borough Attorney that they need to review.

2) LIAISON REPORTS – Councilwoman Witko reported on the following:

a. Board of Education – Closter Public Schools – she did not attend the last meeting but will be attending the next one.

b. Board of Health – She was unavailable to attend the last meeting and Councilwoman Chung attended in her place. Mrs. Chung said she would provide a report for her and explained that Steve Isaacson had suggested that the State statute regarding “pooper scooper” laws be sent out every time a dog or cat license is issued. The Board considered the request and determined that it would be excessive in terms of printing and paper; and the enforcement of the law is nearly impossible. Mrs. Chung said the Board has been receiving numerous complaints about IWS (Interstate Waste Services), the company who took over Miele, regarding increased volume and activity and noise along with air quality issues. Mrs. Chung said at the meeting she learned that they distributed a tick finder so when you find it, you package it in this and send it to the drop off location at the County which is a way for them to keep track of the types of ticks and diseases in our area. On a personal note, she and her son went to the Nature Center and on arriving home he had a tick inside of his ear. She was not aware you were supposed to keep it, so she threw it away; and she thinks it was a good lesson and will forward the information to the Mayor

6. COMMITTEE REPORTS (Continued)

E. HUMAN RESOURCES – WITKO (CHUNG/LATNER) (Continued)

2) LIAISON REPORTS (Continued)

for the website and his newsletter. She also requested a copy be provided to Marc Gussen to be hung at the Nature Center to increase visitor awareness.

At this time, Borough Administrator referred to the dog license suggestion and said the applications used to always contain a reminder and the information and at some point it was removed. He has a copy of an old application showing same.

At this time, Councilwoman Amitai recalled a time her daughter was visiting here and had a tick on her scalp; and as neither Marc Gussen nor the town could identify it, they had just prescribed her the strong antibiotics as a precaution. It was not even in a wooded area, it was her backyard.

F. LAND USE AND CONSTRUCTION - AMITAI (DEVLIN/YAMMARINO)

1) REPORT RE CONSTRUCTION DEPARTMENT MEETING(S) – Councilwoman Amitai reported the Building Department did not meet but they will be when the Construction Official returns from his vacation after August 2<sup>nd</sup>.

2) LIAISON REPORTS – Councilwoman Amitai reported on the following:

a. Planning Board (Voting member) – The Board will meet this week to discuss a subdivision coming before them that goes against our one acre ordinance. A planner will be present to protect the Borough as the Applicant will also have a professional present. Mrs. Amitai voiced her understanding that the Borough Attorney will be sending the Planning Board the ordinances soon and he affirmed he would coordinate with the Subcommittee and Caroline Reiter. Soon they will be doing the Reexamination for the Master Plan now that everything has been approved by the Judge; so they can move forward in a more intelligent way.

b. Improvement Commission (Voting member) – The Commission met last night and discussed several ideas for this year’s holiday tree lighting party and beefing up the gifts they give to the children that attend. They talked about printing up Closter t-shirts and giving those away. They came up with dates for Story Hour and the tree lighting and how to come up with a multi-cultural day. The Commission discussed the possibility of a “maker fair”, a food parade and a night market.

At this time, Borough Administrator applauded the work of the Improvement Commission but requested they coordinate any purchases with his office so they comply with the State procurement laws.

G. MAYOR’S LIAISON REPORT

a. Ambulance Corps – Mayor Glidden reported he attends the meetings regularly and he feels Closter’s Corps are in good shape and are always recruiting new people. They are an active Corps of dedicated volunteers and are always in need of new equipment and vehicles.

b. Borough Engineer – No report.

c. Senior Citizens – He has not attended a Seniors meeting recently but will attend next month and report back.

d. Northern Valley Mayor’s Association – The Mayor said he attends these meetings regularly. A lot of discussions have to do with what’s going on at the State level and how it affects our communities and finding items for shared services.

At this time, Mayor Glidden wanted to remind of the upcoming Labor Day festivities the first week in September; and he hopes all of the Council members will come down and participate in some of the events. In answer to Councilwoman Latner, he said there will be promotions coming out for the 5K run. The Summer Concert series has two shows left and he expressed his sentiments that they are a joy to attend at the band shell.

7. OLD BUSINESS

8. NEW BUSINESS

Councilwoman Latner reminded that the Sidewalk Sale would be held this weekend. She cited a question from a resident about a road in front of a home at 76 Hickory Lane which was recently paved and was not level with the rest of the road; and Borough Engineer said that the DPW Superintendent should be contacted.

Councilwoman Amitai referred to a Bergen County Stormwater Management Department drainage easement next to her house noting that the sign is not legible. Borough Engineer said that this matter should be sent to the County Engineer; and he would forward any information to them. Councilwoman Amitai said she was checking into the cost of laminates for the Art Box Project; and after same is received, she would contact the Borough Engineer to see if we move forward. She questioned the status of the traffic light at Vervalen and the Borough Engineer said the Borough has to contact the County to request a shared services agreement on costs for same. He explained that Closter Plaza was not required to share in the cost of this traffic light; and any requirement for sharing would come from the County. The Borough would have to be proactive to get the County to move forward on the traffic light and request a shared services agreement. Mayor Glidden said we have been working on this matter for several years; and he asked the Borough Engineer to send him a letter on same.

Borough Administrator advised that the State DEP is requiring a MS4 Stormwater Outfall Mapping and he received a proposal on the project from the Borough Engineer. Borough Engineer explained that same has to be accomplished by 2019 with a digital map by 2020. He said that GPS coordinates of all the outfalls must be located, include pipe size and same be put on a map. He estimated there being 100 outfalls in the Borough and the cost of the mapping would be \$8,300. Borough Administrator advised there is a capital line item that relates to these items and same can be used to cover this expense.

Councilwoman Chung advised that she had a Closed Session item.

9. 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

Richard Ryan, 212 Knickerbocker Road, referred to the intersection of High Street and Knickerbocker Road citing the numerous traffic accidents at the corner due to the traffic light, which he felt was not maintained. He said there were 2 accidents in one day; and in addition, there has been loss of life at the intersection. It is an extremely dangerous area with sidewalks used by school children, dog walkers and joggers. He asked that the Council address a letter on same to the County. It was suggested that he contact the Police Chief to review accident reports. He cited the problem with tractor trailers making a turn at the intersection and going over the curbs, sidewalks and storm drains. He noted that there are no pedestrian lights on the north and south side; and the southwest light was struck by a truck and moved. Borough Engineer said the intersection is too tight; and he would check with the DPW Superintendent on the maintenance of the traffic light. Borough Engineer said that the County would want to widen the intersection to facilitate turns. Mr. Ryan noted that when the project is completed to the north of this area there should be fewer trucks using this intersection for turns. Councilwoman Witko noted that she felt a turn signal would make a difference.

Sophie Heymann, (14 Garry Road), cited the traffic on Piermont Road is four times more because of the bridge closing and will be much worse when school starts. She is disappointed that nothing has happened with the Vervalen traffic light and should be addressed immediately. It should be listed as an emergency with the County. Councilwoman Amitai said she felt it was part of the Edens agreement that \$50,000 would be donated for the traffic light; and the Borough Engineer noted that same was for the improvement of Vervalen in front of the Plaza. Councilwoman Chung noted that the Zoning Board of Adjustment is hearing application for Ondine's in which a traffic study was done; and Borough Engineer said he sent same to the County. Mrs. Heymann referred to a Junior Corps in the Fire Department which she said used to be very active and Mark Lupardi was in charge of same. She said the MacBain Farm is doing very well, more volunteers are needed and she invited all to visit the farm and Mayor Glidden said he would include the

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need for volunteers in his newsletter. She said the Food Pantry gets produce from the Farm and there is a spreadsheet for use by volunteers.

Steve Isaacson, 97 Columbus Avenue, thanked DPW Superintendent for installing signs for the Environmental Commission, said he hoped that the Mayor and Council would fund the 11<sup>th</sup> Annual MacBain Farm Fest and suggested that a small fund could be set up to hire people to do the weeding. He questioned the money for the improvements at MacBain Farm; and Councilman Devlin said that we will have an answer by the next meeting. He noted that people are not curbing their dogs and respecting neighbors. He questioned when Closter Plaza would be fully assessed and Borough Attorney said during this revaluation and depending upon full occupancy. Part of the assessment is determined on the rent and full occupancy should be at the end of the year. He said the whole town would be assessed in the first year of a rolling assessment; and at this time, he did not know which section would be assessed next. Mr. Isaacson suggested that the Fire Department activities be held on Labor Day and other holidays to encourage residents to participate. He noted that his neighbor's tree fell on his property during a storm causing \$35,000 in damages for which his neighbor is not responsible due to insurance laws. He asked that the town contact the State on insurance laws. He thanked the Fire Department and Building Department for their help during this incident. He questioned the use of the Closter Medical Building, which he thought was to be a catering facility, and Borough Attorney said that same was not approved for a particular use and was subsequently rented out. Mr. Rogan said we cannot control a tenant in a business zone and the market determines rentability. In answer to Mr. Isaacson, Councilwoman Latner said that there was a mistaken lockdown at the Middle School in June. Relative to the railroad crossing, Borough Engineer noted that the railroad company allowed the Borough to repave over the tracks; but if we do so, the Borough assumes responsibility; and it will be a maintenance headache because the tracks cannot be removed.

Dr. David Barad, (32 Kinkaid Avenue), questioned the COAH deadline of 2025; and Borough Attorney said by 2025 the Borough must advocate and convince the Fair Share Housing that the changes in our ordinances will make steps toward providing housing. The numbers are calculated on regional needs and the number could possibly decrease depending on the number of units built in the area. He agreed that we must keep a watchful eye on it. The formulas could change in addition to the legislature; and over the past several years we have done certain things that show good faith. Dr. Barad thanked the Borough Attorney for all the work he has done and the work done by the COAH Committee, i.e. Mark Maddaloni, Joe Bianco and the others who worked to make this happen. He commended the efforts of Councilman Scott Devlin's work on the Ordinance and Legislative Committee regarding tree cutting; also noted that using a pooper scooper is a State law and we have the responsibility to let people know about it. Regarding the Assessment, it was his understanding that the rolling assessment was going to be randomly selected over all the districts. Borough Attorney said he does not know which neighborhood would be assessed next; and at some time, we will be provided with a list of the neighborhoods to be reassessed. Borough Administrator said there are two factors: one will be totally statistically based on market value and sales records and the other factor is that 1/5 of the town will have a site visit. Lastly, Dr. Barad called attention to (Item No. 2c. on the Mail List of 7/12/18) from the DEP confirming the new occurrence of a globally rare orchid listed as endangered and federally threatened, which has been found within Sussex County's Stokes State Forest.

10. DISCUSSION OF PUBLIC COMMENTS, IF APPROPRIATE
11. ANY OTHER MATTER WHICH MAY PROPERLY COME BEFORE THE GOVERNING BODY

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12. ADJOURNMENT

Motion to adjourn the Work Session at 9:16 p.m. was made by Councilwoman Amitai, seconded by Councilwoman Latner and declared unanimously carried by Mayor Glidden.

Provided to the Mayor and Council  
on August 2, 2018 for approval at  
the Regular Meeting to be held  
August 8, 2018

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

Approved at the Regular Meeting held August 8, 2018  
Consent Agenda Item No. 12b

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Loretta Castano, RMC  
Borough Clerk