

MAYOR AND COUNCIL
BOROUGH OF CLOSTER

REGULAR MEETING MINUTES – FEBRUARY 27, 2019 - 7:30 P.M

Mayor Glidden called the meeting to order at 8:23 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, 2019, 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
- Chief of Police, Dennis Kaine

3. MAYORAL PRESENTATION(S)

4. PRESENTATION(S)

5. MAYORAL APPOINTMENTS TO BOARDS AND COMMISSIONS (Not made at the Reorganization Meeting held 1/2/19):

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>MAYOR GLIDDEN'S APPOINTMENT</u>	<u>TERM</u>	<u>EXPIRES</u>
*Environmental Commission				
Associate Member	<u>Jeffrey Lee</u>	<u>NO APPOINTMENT</u>	1 Year	31-Dec-19
*Shade Tree Commission				
Alternate No. 2	<u>Tsun Tam</u>	<u>NO APPOINTMENT</u>	4 Years (Unexp. Tam)	31-Dec-19

6. MAYORAL APPOINTMENT OF THOMAS COLWELL AS CHAIRMAN OF THE ENVIRONMENTAL COMMISSION IN ACCORDANCE WITH BOROUGH CODE CH. 16-2.A (Requested by Mayor Glidden 2/15/19) Mayor Glidden so declared.

7a. VOTE ON CONSENT AGENDA ITEMS

Motion to approve the Consent Agenda minus Item No.17 was made by Councilwoman Latner, seconded by Councilwoman Chung and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Devlin, Latner, Witko, Yammarino, Chung and Amitai.

RESOLUTIONS

- 8. RESOLUTION AUTHORIZING DEPUTY TREASURER TO ISSUE A REFUND IN THE AMOUNT OF \$5,420.87 TO PRAIRIE JR., JOHN & HYUN, AERIN M. FOR PROPERTY LOCATED AT BLOCK 2401, LOT 43 DUE TO DUPLICATE TAX PAYMENT MADE BY HOMEOWNER FOR FIRST QUARTER 2019 (Received from Tax Collector’s Office 2/13/19)
- 9. RESOLUTION APROVING ISSUANCE OF AD INTERIM PERMIT NO. 9 FOR PLENARY RETAIL CONSUMPTION LIQUOR LICENSE NO. 0207-33-006-009 (CINEMEX)
- 10. RESOLUTION AUTHORIZING PERSON-TO-PERSON TRANSFER OF PLENARY RETAIL CONSUMPTION LICENSE NO. 0207-33-009-014 FROM 90 MILES SOUTH, LLC TO STERN & BOW LLC
- 11. RESOLUTION AWARDING BLOODBORNE PATHOGEN COMPLIANCE PROGRAM WITH THE COUNTY OF BERGEN (Received from Administrator’s Office 2/15/19)
- 12. RESOLUTION PROHOBITING RETAIL WHOLESALE SALE OF MARIJUANA PRODUCTS (Received from Borough Attorney 2/18/19)

CLOSTER MAYOR AND COUNCIL
 REGULAR MEETING MINUTES – FEBRUARY 27, 2019 – 7:30 P.M.

13. RESOLUTION AUTHORIZING DEPUTY TREASURER TO CLEAR OUTSTANDING CHECK OF RECORD AND DEPOSIT THE FUNDS INTO THE BOROUGH’S MASTER ACCOUNT NO. 2 DUE TO EXHAUSTION OF ALL MEANS OF LOCATING THE PAYEE (Received from Deputy Treasurer 2/19/19)
14. RESOLUTION AUTHORIZING DEPUTY TREASURER TO RELEASE AND RETURN PLANNING BOARD APPLICATION FEES IN THE AMOUNT OF \$500.00 TO APPLICANT HH EQUITIES, LLC, PAID ON 12/18/18, RECEIPT # 1752 DUE TO WITHDRAWAL OF APPLICATION (Received from Deputy Treasurer 2/19/19)
15. RESOLUTION AUTHORIZING CONTRACTS WITH CERTAIN APPROVED STATE CONTRACT COOPERATIVE PRICING SYSTEM VENDORS PURSUANT TO N.J.S.A. 40A:11-11, PHILLIPS SPORT, LLC, BOROUGH (Bond) ORDINANCE 2018:1241, CAPITAL ACCOUNT C-04-18-241-003-00 for (2) UCS Closed Deck Modular Bleachers in the total amount of \$69,756.00 (Received from Administrator’s Office 2/19/19)
16. RESOLUTION TRANSFERRING UNEXPENDED BALANCES FROM 2018 APPROPRIATION RESERVES (Received from Assistant Chief Financial Officer 2/20/19)
17. RESOLUTION APPROVING SETTLEMENT OF TAX APPEALS FOR THE YEARS 2017 AND 2018: RETCHO v. CLOSTER BOROUGH (Received from Borough Attorney 2/20/19)

MOTIONS

18. MOTION APPROVING THE FOLLOWING MINUTES (Distributed 2/21/19): ABSTENTIONS: NONE
 - a. REGULAR MEETING HELD FEBRUARY 13, 2019
 - b. WORK SESSION HELD FEBRUARY 13, 2019
19. MOTION APPOINTING BOROUGH PROFESSIONALS NOT MADE AT REORGANIZATION MEETING HELD 1/2/19 – RESOLUTION TO BE PREPARED BY BOROUGH ATTORNEY

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRES</u>
Qualified Purchasing Agent	<u>Sean Canning</u> <u>The Canning Group</u>	<u>NO APPOINTMENT</u>	1 Year	31-Dec-19

20. MOTION APPROVING THE FOLLOWING **SALARIED** APPOINTMENTS NOT MADE AT THE REORGANIZATION MEETING HELD 1/2/19:

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRES</u>
Temporary and Part-Time Clerical				
(Finance)	<u>VACANT</u>	<u>NO APPOINTMENT</u>	1 Year	31-Dec-19

21. MOTION APPROVING THE FOLLOWING APPOINTMENTS TO BOARDS AND COMMISSIONS NOT MADE AT THE REORGANIZATION MEETING HELD 1/2/19:

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRES</u>
Food and Assistance Board			2 Years	
Member	<u>VACANT</u>	<u>NO APPOINTMENT</u>	(Unexp. Vacant)	31-Dec-19
Member	<u>VACANT</u>	<u>NO APPOINTMENT</u>	(Unexp. Vacant)	31-Dec-19
Historic Preservation Commission			2 Years	
Alternate No. 2	<u>VACANT</u>	<u>NO APPOINTMENT</u>	(Unexp. Vacant)	31-Dec-19
Improvement Commission			2 Years	
Alternate No. 2	<u>Mor Gil Hefetz</u>	<u>NO APPOINTMENT</u>		31-Dec-20

22. REPORTS
 (None received at the time of preparation of this Agenda)

7b. VOTE ON ITEMS REMOVED FROM THE CONSENT AGENDA

17. RESOLUTION APPROVING SETTLEMENT OF TAX APPEALS FOR THE YEARS 2017 AND 2018: RETCHO v. CLOSTER BOROUGH (Received from Borough Attorney 2/20/19)

In response to Councilman Devlin’s inquiry, the Borough Attorney advised this was an alleged statement; and Ms. Witko informed the owner of the property has not been notified.

Motion of approval was made by Councilwoman Amitai, seconded by Councilwoman Witko and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Latner, Witko, Yammarino, Chung and Amitai. Mr. Devlin voted No.

23. 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.

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

Councilman Devlin reminded that at the last meeting they spoke about the position of Qualified Purchasing Agent. As there was no fee schedule included in the resumes received, this question came to mind and he questioned how many hours that person would work and how much would the individual get paid. Mayor Glidden informed him that this matter would be discussed in closed session.

24a. Motion approving the following Closed Session Resolution at 9:25 p.m. 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.

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

Mayor Glidden resumed the Regular Meeting at 9:54 p.m.

25. ADJOURNMENT

Motion to adjourn the Regular Meeting at 9:54 p.m. was made by Councilwoman Chung, seconded by Councilwoman Latner and declared unanimously carried by Mayor Glidden.

Provided to the Mayor and Council on
March 7, 2019 for approval at the
Regular Meeting to be held
March 13, 2019

Loretta Castano, RMC
Borough Clerk

Prepared by Borough Clerk

Approved at the Regular Meeting held March 13, 2019
Consent Agenda Item No. 15a

**BOROUGH OF CLOSTER
RESOLUTION
REFUND OF OVERPAYMENT OF TAXES**

WHEREAS, there exists an overpayment for parcel listed below in the amount of \$5,420.87 for the First Quarter 2019 and a refund was requested by the homeowner

WHEREAS, the Tax Collector is desirous to clear the overpayment of record,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, New Jersey, that the Deputy Treasurer is herewith authorized to issue a refund check to the homeowners listed below in the amount of **\$5,420.87**.


BLOCK	LOT	PROPERTY OWNER	AMOUNT
2401	43	Prairie Jr, John M. & Hyun, Aerin M.	\$5,420.87

(paid by homeowners and CoreLogic)

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


Adopted: February 27, 2019

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 February 27, 2019.

Loretta Castano, Borough Clerk

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

**RESOLUTION NO. 9
AUTHORIZING THE ISSUANCE OF AN AD INTERIM PERMIT**

WHEREAS, the Liquor Licenses within the Borough of Closter expire on June 30th 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;

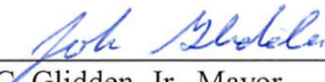
NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter that the Borough of Closter does not object to the issuance of an Ad Interim Permit to the following Licensee:

<u>LICENSEE</u>	<u>LICENSE NO.</u>
CINEMEX NJ, LLC t/a CMX 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	X			
Councilwoman Amitai			X			

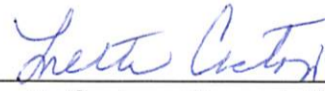
Adopted: February 27, 2019

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 February 27, 2019.

 Loretta Castano, Borough Clerk

**BOROUGH OF CLOSTER
BERGEN COUNTY, NEW JERSEY
RESOLUTION AUTHORIZING PERSON-TO-PERSON TRANSFER
OF PLENARY RETAIL CONSUMPTION LICENSE NO. 0207-33-009-014**

WHEREAS, an application has been filed by Stern & Bow LLC, d/b/a Stern & Bow for a person-to-person transfer of Plenary Retail Consumption License No. 0207-33-009-014 heretofore issued to 90 Miles South, LLC, d/b/a Azucar Cuban Cuisine and Cigars, for premises located at 171 Schraalenburgh Road; and

WHEREAS, the submitted application form is complete in all respects, the transfer fees have been paid and the license has been properly renewed for the current license term; and

WHEREAS, the applicant is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33; and


WHEREAS, the applicant has disclosed and the issuing authority reviewed the source of all funds used in the purchase of the license and the licensed business and all additional financing obtained in connection with the licensed business;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Closter does hereby approve the transfer of the aforesaid Plenary Retail Consumption License No. 0207-33-009-014 from 90 Miles South, LLC to Stern & Bow LLC for premises located at 171 Schraalenburgh Road and does hereby direct the Borough Clerk to endorse the license certificate to the new ownership as follows: "This license, subject to all its terms and conditions, is hereby transferred to Stern & Bow LLC, effective February 27, 2019".

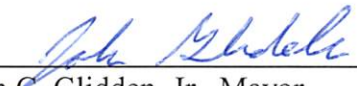
Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Devlin			X			
Councilwoman Latner	X		X			
Councilwoman Witko			X			
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai			X			

Adopted: February 27, 2019

ATTEST:


Loretta Castano, Borough Clerk

APPROVED:


John C. Glidden, Jr., Mayor

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Loretta Castano, Borough Clerk

BOROUGH OF CLOSTER
COUNTY OF BERGEN

**RESOLUTION REGARDING AWARD OF
BLOODBORNE PATHOGEN COMPLIANCE PROGRAM**

WHEREAS, there exists a need for a Bloodborne Pathogen Compliance Program for 2019; and
WHEREAS, funds are available for said purpose; and

WHEREAS, the Bergen County Department of Health Services is qualified to provide a Blood borne Pathogen Compliance Program and has presented a proposal to provide such services to the Borough for 2019 for an amount not to exceed \$3,600.00; and

WHEREAS, contracts entered into with a governmental entity are an exception to the bidding requirements of the Local Public Contracts Law (N.J.S.A. 40A:11 et seq) by virtue of N.J.S.A. 40A:11-5(2);

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

1. The Mayor and Borough Clerk are hereby authorized and directed to execute an agreement for an amount not to exceed \$3,600.00 with:

THE COUNTY OF BERGEN

2. This contract is being awarded without competitive bidding pursuant to N.J.S.A. 40A:11-5, as a service being provided by a governmental entity.
3. That the award of this contract be in accordance with and subject to compliance with the Affirmative Action Regulations of the State of New Jersey and the requirements of Public Law 1975, Chapter 127.

COUNCILPERSON	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilman Devlin			X			
Councilwoman Latner	X		X			
Councilwoman Witko			X			
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai			X			

Adopted: February 27, 2019

APPROVED BY:

Loretta Castano
Loretta Castano, Borough Clerk

ATTEST:

John C. Glidden, Jr.
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 February 27, 2019

Loretta Castano, Borough Clerk

**BOROUGH OF CLOSTER
COUNTY OF BERGEN**

**RESOLUTION PROHIBITING RETAIL/WHOLESALE SALE OF
MARIJUANA PRODUCTS**

WHEREAS, the State of New Jersey has proposed various bills regarding the potential legalization of Marijuana; and

WHEREAS, certain provisions of those bills include a provision which if adopted would void any local ordinances addressing any regulations regarding Marijuana sales; and

WHEREAS, the Governing Body wishes to publicly state its position regarding such potential legalization and the impact that may have on local municipalities; and

WHEREAS, the Governing Body finds it to be in the best interests of the Borough to restrict certain activities related to the potential legalization of Marijuana sales.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that it opposes and intends to limit and/or prohibit the operation of retail Marijuana establishments, which would include retail Marijuana stores, retail Marijuana cultivation facilities, retail Marijuana products, manufacturing facilities, and retail Marijuana testing facilities.


BE IT FURTHER RESOLVED, it is the Governing Body’s intention to prohibit the operation of retail Marijuana social clubs within the Borough and all activities related to the above mentioned retail/wholesale uses such as, but not limited to, cultivation, possession, extraction, manufacturing, processing, storing, laboratory testing, labeling, transporting, delivering, dispensing, transferring and distributing within the Borough of Closter and whereby the Mayor and Council’s intentions shall not be construed to limit any privileges or rights of a qualifying patient, primary care giver or otherwise registered dispensary pursuant to the New Jersey Compassionate Use Medical Marijuana Act (N.J.S.A. 24:61-1).

BE IT FURTHER RESOLVED that the Closter Borough Clerk is hereby directed to forward a copy of this resolution to Senator Gerald Cardinale, Assemblywoman Holly Schepisi, Assemblyman Robert Auth, and all other Northern Valley Municipalities.


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

Adopted: February 27, 2019

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 February 27, 2019.

Loretta Castano, Borough Clerk

**BOROUGH OF CLOSTER
BERGEN COUNTY
RESOLUTION**

WHEREAS, a certain check has remained outstanding for an extended period of time:
and

WHEREAS, the Borough’s Deputy Treasurer has exhausted all alternatives in contacting the respective payees: and

WHEREAS, they are recommending that the check be cleared of record:

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter, that the following outstanding check be cleared of record.

BE IT FURTHER RESOLVED, that the funds be transferred to the Borough’s Master Account No. 2.

<u>CHECK NO.</u>	<u>AMOUNT</u>
3035	\$7.96

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


Adopted: February 27, 2019

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 February 27, 2019

Loretta Castano, Borough Clerk

BOROUGH OF CLOSTER
BERGEN COUNTY
RESOLUTION

WHEREAS, the following applicant on December 18, 2018 paid \$500.00 receipt#1752 for an application fee with the Closter Planning Board

HH Equities LLC
180 Knickerbocker Road
Closter, NJ 08724

WHEREAS, the application has been withdrawn to the Board, and the application fee has been released by the Board professionals:

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 \$500.00 to the applicant

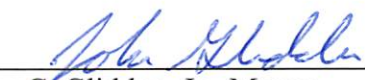
Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Devlin			X			
Councilwoman Latner	X		X			
Councilwoman Witko			X			
Councilman Yammarino			X			
Councilwoman Cheng		X	X			
Councilwoman Amitai			X			

Adopted: February 27, 2019

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 February 27, 2019

Loretta Castano, Borough Clerk

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

**RESOLUTION AUTHORIZING CONTRACTS WITH CERTAIN APPROVED STATE
CONTRACT COOPERATIVE PRICING SYSTEM VENDORS PURSUANT TO N.J.S.A.
40A:11-11
PHILLIPS SPORT, LLC
BOROUGH ORDINANCE 2018:1241, CAPITAL ACCOUNT C-04-18-241-003-001**

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

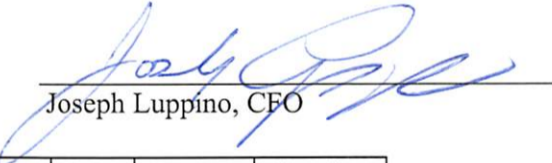
NOW, THEREFORE, BE IT RESOLVED, that the Borough of Closter authorizes the purchase of certain goods or services from those approved vendors on the attached list, pursuant to all conditions of the individual contracts and provided that sufficient funds are available for the goods or services rendered after August 2, 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 Account C-04-18-241-003-001.

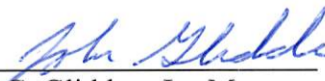
Dated: February 27, 2019


Joseph Luppino, CFO

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

Adopted: February 27, 2019

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 February 27, 2019.

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>
2	UCS Closed Deck Modular Bleachers	Phillips Sport, LLC	02/2019	\$33,478.00
	GSA Contract GSO-03F-0092V			
	Sourcewell-NJPA #082114-MUI			
	Borough of Closter Member ID #39097			
	UCS Track & Field Equipment			
			SUBTOTAL:	\$66,956.00
	Shipping			2,800.00
			GRAND TOTAL:	\$69,756.00

Phillips Sport, LLC

Quote: No. 6894

709 Holly Ct
 Norwood, NJ
 07648
 201-983-2283
mark@phillipssport.com
 ID: 46-1745876

PRICE QUOTATION

Borough of Closter NJ
 Proposal Based ON : MONDO Sourcewell - NJPA #082114-MUI
 UCS Track & Field Equipment

CONTACT: Mr. Jim Oettinger
 Phone # 201-674-3413
 Email: Closterjim@aol.com
 Date: 2/15/19

Product No.	Description	QT.	Your Price (ea)	Your Price Extended
530-CUSTOM	UCS CUSTOM Closed Deck Modular Bleachers - 50'- 5 Row Seats 138 Color: As Per Approved Mockup Includes Double Plank foot tread for no open gaps, 4' staircase with handrail, and Fully Surrounding protective back and side vertical slot railing. All Bleacher components are powder coated with the exception of stainless steel hardware **Owner is responsible for Level and Supportive surface for Bleachers to sit on**	2	\$33,478.00	\$66,956.00
				\$66,956.00
			Shipping	\$2,800.00
			Taxes	\$0.00
			TOTAL	\$69,756.00

ALL Prices in U.S. Dollars

Phillips Sport is the Official UCS Strength and Speed Distributor and Certified Installer

Price is quoted as products & services to be delivered to 130 Ruckman Road, Closter, NJ 07624

To Secure an order please scan a PO or check payable to Phillips Sport, LLC at mark@phillipssport.com accompanied by this Quote

If you have any questions or need any other assistance, do not hesitate to contact me at: (201)-983-2283.

Kindest Regards,

Mark Phillips
 E-Mail: mark@phillipssport.com
 Phone: 201-983-2283
 Quote is Valid for 60 Days
 TERMS: n/30



**RESOLUTION TRANSFERRING UNEXPENDED BALANCES FROM 2018
APPROPRIATION RESERVES**

WHEREAS, the Borough of Closter desires to transfer **unexpended** balances from its 2018 appropriation reserve line items to the Accumulated Leave Reserve in the Other Trust Fund;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter that the **Assistant Chief Financial Officer** be and is hereby authorized to make the following transfers in the **2018 Appropriation Reserves**:

FROM SALARY & WAGES 2018


GENERAL ADMINISTRATION	\$3,733.63
MUNICIPAL CLERK	\$0.67
FINANCIAL ADMINISTRATION	\$19,586.86
INFORMATION TECHNOLOGY	\$9.97
REVENUE ADMINISTRATION	\$13,807.59
ASSESSOR	\$192.08
PLANNING BOARD	\$656.52
ZONING BOARD	\$1.52
CONSTRUCTION CODE	\$56,165.47
ZONING OFFICER	\$88.00
CODE ENFORCEMENT	\$828.44
POLICE DEPARTMENT	\$85,616.24
EMERGENCY MANAGEMENT	\$545.69
FIRE PREVENTION	\$1,095.16
STREETS AND ROADS	\$68,956.70
SHADE TREE	\$81.80
SANITATION	\$36,893.64
RECYCLING	\$22.08
PUBLIC BUILDINGS & GROUNDS	\$2,273.92
VEHICLE MAINTENANCE	\$3,085.30
BOARD OF HEALTH	\$1,269.50
RECREATION	\$867.08
MUNICIPAL COURT	\$869.30
	<u>\$296,647.16</u>

TO:
ACCUMULATED LEAVE TRUST \$ 296,647.16


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

DATE: February 27, 2019

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 February 27, 2019.

Loretta Castano, Borough Clerk

BOROUGH OF CLOSTER

RESOLUTION APPROVING SETTLEMENT OF TAX APPEALS FOR THE YEARS 2017 AND 2018: RETCHO v. CLOSTER BOROUGH

WHEREAS, the taxpayer, Joseph V. Retcho, Jr., appealed the assessment levied on Block 1312, Lot 8 for the years 2017 and 2018 in actions in the Tax Court of New Jersey bearing docket nos. 002771-2017 and 000873-2018; and

WHEREAS, the subject property’s street address is 308 Harrington Avenue; and

WHEREAS, the taxpayer and the assessor have agreed to compromise the appeals on the following terms: The assessment on the property for 2017 shall be reduced from \$1,142,000.00 to \$964,500.00, and the taxpayer will withdraw the 2018 tax appeal; and

WHEREAS, the taxpayer has agreed that the refund due as a result of this settlement shall be satisfied through a credit applied against future real estate taxes due on the property; and

WHEREAS, the assessor is of the opinion that the revised valuation is consistent with the true value of the property;

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


The proposed settlement for the 2017 and 2018 tax appeals captioned Retcho v. Closter Borough as hereinbefore set forth is approved, and the Borough Attorney or a member of his firm is authorized to execute all documents necessary to effectuate its terms.

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


Adopted: February 27, 2019

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 February 27, 2019.

 Loretta Castano, Borough Clerk

MAYOR AND COUNCIL
BOROUGH OF CLOSTER

WORK SESSION NOTES – WEDNESDAY, FEBRUARY 27, 2019 - 7:30 P.M.

The Mayor and Council of the Borough of Closter held a Work Session on Wednesday, February 27, 2019. Mayor Glidden called the meeting to order at 7:30 p.m.

1. PLEDGE OF ALLEGIANCE

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

2. PROVISIONS OF OPEN PUBLIC MEETINGS ACT STATEMENT

This meeting is called pursuant to the provisions of the Open Public Meetings Act of the State of New Jersey, was included in the Annual Notice of Meetings which was published in The Record and The Star Ledger on January 9, 2019, 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.

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

Chief of Police, Dennis Kaine

4. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS

a. MAIL LIST OF FEBRUARY 14, 2019 – Mayor Glidden asked if any member of the Council wished to address any matter or provide any comments. The following items were removed by the following individuals. Borough Attorney removed Item No. 7 and Borough Clerk removed Item No. 5.

Item No. 7 dated 2/13/19 from Borough Attorney informing that Mt. Laurel Declaratory Judgment action commenced in July 2015 has come to successful conclusion.

Borough Attorney thanked the COAH Committee that worked so hard putting together the proposal that was submitted and finally agreed to by Fair Housing and the Intervenor. The members put in a lot of time and the end result compared to other towns is very good. He especially thanked the Borough Clerk's office for making sure that the Borough was well protected on the procedural issues.

Item No. 5 dated 02/07/19 received 2/11/19 from Robert Laux, Exec Director, BCUA – Sewer Connection Fee Municipal Incentive Program Rebate -\$753.53 – voucher to be completed and returned to BCUA no later than 3/1/19

Borough Clerk explained she forwarded a copy of the letter and original invoice to the Borough Administrator. Borough Administrator said he received a directive from the BCUA prior to that date and same was completed and sent out.

b. MAIL LIST OF FEBRUARY 21, 2019 - Mayor Glidden asked if any member of the Council wished to address any matter or provide any comments. The following items were removed by the following individuals: Councilwoman Latner - Items 9 and 12; Councilwoman Amitai - Item No. 8; Councilman Devlin - Item No. 15; Borough Clerk - Items No. 3 and 7; Councilwoman Chung - Item No. 13.

CLOSTER MAYOR AND COUNCIL

WORK SESSION AGENDA – WEDNESDAY, FEBRUARY 27, 2019 – 7:30 P.M.

Item No. 3 Dated 2/15/19 from egg@dca.nj.gov – State Library Aid (Per Capital) applications now available – due date for submission is 3/15/19.

Borough Clerk informed that the applications were sent to the Library. Borough Administrator noted that we filled in our share, which was forwarded to the Librarian; and when completed, the application will be submitted.

Item No. 7 dated 02/13/19 received 02/19/19 from Kay Yamamoto, Director, International Academy of Arts and Sciences, 300 High Street, Closter request for permission to use Memorial field on Sunday, 5/19/19 from 8:30 a.m. to 12 Noon

Borough Clerk advised that a rain date has not been indicated; and possible action may have to be taken upon receipt of approval from the Risk Manager of the insurance requirements.

Item No. 8 dated 02/15/19 received 02/19/19 from Antimo A. Del Vecchio, Esq, Beattie, Padovano, LLC attorney for applicant to the Borough of Closter.

Councilwoman Amitai noted that Rockland Electric is coming before the Planning Board tomorrow to improve the sub-station; and, hopefully, there will be fewer blackouts in town. Borough Administrator advised that it is part of the Storm Hardening Project from Old Tappan to Closter to bury all the wires and encasing them in concrete.

Item No. 9 dated 02/15/19 received 02/19/19 from Joseph J. Rondinelli, Director of Property Management, LB Commercial Realty LLC, to Mayor John Glidden

Councilwoman Latner said the letter praises the Building Department. Councilwoman Amitai reminded that LB Commercial does a lot of work in the Borough and with the Building Department.

Item No. 12 dated 02/19/19 received 02/19/19 from Jose Davila FEMA, U.S. Department of Homeland Security, Federal Emergency Management Agency, Intergovernmental Affairs Division.

Councilwoman Latner said the Department is seeking youth leaders for the National Youth Preparedness Council and she hoped that this could be forwarded to the High School. Mayor Glidden said he was going to place same in the newsletter. She thanked him for the Louis Bay Scholarship, which was sent to the High School. He agreed to forward the FEMA notification to the High School. Borough Clerk suggested that Jim Winters also be notified.

Item No. 13 dated 02/20/19 received 02/20/19 from Marc No. Schrieks, Deputy Chief of Staff, James J. Tedesco, III, County Executive Office

Councilwoman Chung said this is a reminder from the County Executive that his office would like to be notified of Borough special events so that certificates can be forwarded.

Item No. 15 dated 02/20/19 received 02/20/19 from Councilman Scott Devlin- Northern Valley Greenway Event rescheduled to March 5th from 5 – 8p.m. at Northern Valley High School – Demarest

Councilman Devlin noted that due to the snow, the event was rescheduled for March 5th. The DOT along with the Committee will be in attendance to provide presentations.

5. **REVIEW AND DISCUSSION OF CONSENT AGENDA ITEMS FROM REGULAR MEETING**
(Refer to Regular Meeting Agenda of February 27, 2019)

Mayor Glidden asked if anyone wished to remove any item for discussion. The following items were removed: Item Nos. 10 and 12 were removed by Councilwoman Amitai; Item No. 11 was removed by Borough Administrator; Item Nos. 16 and 17 were removed by Councilman Devlin.

10. **RESOLUTION AUTHORIZING PERSON-TO-PERSON TRANSFER OF PLENARY RETAIL CONSUMPTION LICENSE NO. 0207-33-009-014 FROM 90 MILES SOUTH, LLC TO STERN & BOW LLC**

In answer to Councilwoman Amitai, Borough Clerk said the transfer is from Azucar. She advised Mr. Devlin that the application fee is \$250; and Borough Attorney advised we do not know the cost of the sale since it is a private transaction between the buyer and seller.

CLOSTER MAYOR AND COUNCIL

WORK SESSION AGENDA – WEDNESDAY, FEBRUARY 27, 2019 – 7:30 P.M.

11. RESOLUTION AWARDING BLOODBORNE PATHOGEN COMPLIANCE PROGRAM WITH THE COUNTY OF BERGEN (Received from Administrator’s Office 2/15/19)
Borough Administrator explained that anyone coming in contact during an accident scene must take the mandatory classes. The State is requiring stringent record keeping and training.
12. RESOLUTION PROHIBITING RETAIL WHOLESale SALE OF MARIJUANA PRODUCTS (Received from Borough Attorney 2/18/19) (Corrected copy provided to M&C at meeting)
In answer to Councilwoman Amitai, Borough Attorney advised that the Resolution is the same except for the change requested by the Councilwoman. He said if the State takes action to legalize marijuana, we would create ordinances to limit the retail production, manufacturing, storage and retail sale within the Closter borders. We did not want to address medical marijuana in this resolution.
16. RESOLUTION TRANSFERRING UNEXPENDED BALANCES FROM 2018 APPROPRIATION RESERVES (Received from Assistant Chief Financial Officer 2/20/19)
Councilman Devlin expressed appreciation that money is being put into sick leave.
17. RESOLUTION APPROVING SETTLEMENT OF TAX APPEALS FOR THE YEARS 2017 AND 2018: RETCHO v. CLOSTER BOROUGH (Received from Borough Attorney 2/20/19)
Councilman Devlin reminded the Council of his understanding of the background of this tax appeal.

6. COMMITTEE REPORTS

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

1) REPORT RE FINANCE COMMITTEE MEETINGS - Councilman Yammarino said the Finance and Technology Committee met on February 6th at which time there was extensive discussion on hiring a grant writer; and it was agreed to reach out to various resources to determine options and costs. We discussed online payments for residents with Kevin Whitney relative to property taxes in addition to credit card payments. Councilwoman Amitai suggested direct payments from “my checking account” to the Borough’s checking account so that there would be no fee involved. Mayor Glidden said at the hearing for the Tenakill plan review, comments were made about the website needing to be upgraded; and he would forward information on same to the committee. Regarding the 2019 Municipal Budget, Mr. Yammarino informed all requests have been received and a final draft will be presented at the Council meeting in March.

2) REPORT RE TECHNOLOGY COMMITTEE MEETINGS - Councilman Yammarino said they invited Councilwoman Amitai to discuss the Borough APP to have Kevin Whitney explore other options, other than the group they met, in order to improve communications. IT Coordinator Kevin Whitney sent out an e-mail informing of the new Borough e-mail system which will be a google mail system base that will be an upgrade from the present system.

3) LIAISON REPORTS - Senior Citizens - Councilman Yammarino said he would be attending his first meeting as Liaison on March 6th at 1:30 p.m.

Councilman Yammarino said he would have one item for Closed Session. Relative to the Closter APP, Councilwoman Amitai said she would like to have a meeting with all the Commission heads regarding use of the system; and she questioned which person would be inputting the information. Councilwoman Chung noted that a meeting with all of the heads of the commissions would be a good time to review the rules the commissions are to follow relative to expenses, budgets and meetings. Mayor Glidden said he would send out a notice of the meeting scheduled for two weeks from now. Councilwoman Amitai said she would provide an agenda for the meeting. Councilman Yammarino suggested that purchasing and the budget process be included in the meeting. Borough Attorney suggested including the conduct of a meeting including quorums and the Open Public Meetings Act. Borough Administrator noted that his office sends out purchasing procedures annually. Councilman Yammarino noted that purchasing was discussed at the Historic Preservation Commission meeting. Councilwoman Amitai said the Closter Improvement Commission would like to meet with the Borough Administrator to review their budget in order to plan for upcoming events. Borough Administrator advised that the budget submitted for 2019 was less than the 2018 budget and 2018 was over budget.

6. COMMITTEE REPORTS (Continued)

B. PUBLIC SAFETY - LATNER (CHUNG/YAMMARINO)

- 1) REPORT RE PUBLIC SAFETY COMMITTEE MEETINGS – No report
- 2) LIAISON REPORTS

a. Board of Education – NVRHS – Councilwoman Latner advised that the school is having an all-school production of the musical Mama Mia on March 7th and 8th at 7 p.m. and March 9th at 2pm and 7 p.m. and tickets are \$20 for adults and \$15 for students and seniors. Collection of new or gently used books for Project Cicero, a program that provides books for under resourced schools in Northern New Jersey. She provided a listing of fund raisers from the High School including a mattress fund raiser for the football team. She noted that a 50/50 raffle would be held during the Senior Fashion Show on March 12th. She advised that the Swim Team won its 7th straight sectional title and the team has not lost since 2015. The girls indoor track team beat Ramsey and River Dell and won the team title. Northern Valley District Winter Guard came in first place at the Northern Valley Spectacular in the Scholastic AA category.

b. Library Board of Trustees – Councilwoman Latner said she was advised by Don Farrell that they met with the generator installer today and the problem could not be determined. They are requesting the DPW Superintendent come and check the drains. She noted that Don Farrell indicated that there was never a leak until the generator was installed. The Juvenile programs are doing well at the Library. They are still moving forward with the BCCLS program and they did receive a net plus check noting the library lends more material to member libraries than our patrons borrow from other libraries.

C. PUBLIC WORKS - CHUNG (AMITAI/LATNER)

- 1) REPORT RE PUBLIC WORKS COMMITTEE MEETINGS – No report
- 2) LIAISON REPORTS

a. Board of Health – No report

b. Councilwoman Chung advised that the Zoning Board of Adjustment has asked her to check on the Land Use Office; and Borough Administrator said that it was decided that the DPW could do the work but the problem has migrated into the Land Use Office and the Court Office.

c. Northern Valley Greenway – The meeting was rescheduled and tonight they are having a Happy Hour.

3) Special Mayoral Assignment – Stigma Free (WS 6/27/18) - The committee met last night and the next event being planned is a slumber type Movie Night and she will update the Council. Session plans were discussed and we need to recruit juniors and sophomores into the club to keep it going. She said a member of the committee is leaving and needs to be replaced.

D. ORDINANCES - DEVLIN (WITKO/AMITAI)

1) REPORT RE ORDINANCE & LEGISLATIVE COMMITTEE MEETINGS – Councilman Devlin referred to the personnel policies ordinance; and Borough Attorney said it is 95% completed but there are policy questions that need to be discussed. It is complicated but he did send a comparison chart on sick leave. It updates the Code to be consistent with Federal and State law; and same can be listed on the next agenda for discussion. Councilwoman Amitai asked about the differences between contractual and non-contractual employees in terms of hurting employees. Borough Attorney said he didn't believe there was anything that was hurting the employees adding that any benefit that an employee has of today will not be lost. The intent of the sick leave ordinance was to try to address the extraordinary amount of money people getting paid upon retirement. The whole intent of the Sick Leave State Law, not the Borough's, was to try to cap and control massive payouts. By allowing people to accumulate 90-100 sick days/vacation days at early stages of their career, where they may be getting \$20 per hour, then they accumulate this time; and 25 years later they retire at \$50 per hour, the taxpayers are paying them basically as a severance to walk out the door. The employee would lose the ability to accumulate future time. They can still take their sick time and bank a certain amount depending upon what the Council decides ultimately. They are not losing vacation days or sick time. What the State policy is saying is, and what our more liberal ordinance does to a lesser degree, is say that we must put a cap on this because we are selling our future by doing this. Borough Clerk voiced her understanding that when an employee leaves, he/she will never get what they have banked if it exceeds 180 days; and it was her belief, as well as the other employees concerned, that it was addressed with the 180 day limit; and upon retirement, the employee could get half of that or 90 days.

6. COMMITTEE REPORTS (Continued)

D. ORDINANCES - DEVLIN (WITKO/AMITAI) (Continued)

They are concerned they will be losing that. Borough Attorney said it is not that the employee is not going to get it but when. The question is do they get it in today's dollars or accumulate it and go out at a higher rate and get paid for that. Ms. Amitai stressed the importance of the employees understanding this and the Borough Clerk concurred. Mr. Devlin said in normal employment, people do not accumulate banks of sick days. Generally you have a TDI (Temporary Disability Insurance) policy. So if you get hurt, you are covered at 2/3 your base wages. Public employers do not generally have the TDI policy; so it is important for the staff to be able to accumulate some if they have an illness that will cover them for disability.

Mr. Devlin continued reporting that the Ordinance Committee did a tree ordinance as well as signs.

2) LIAISON REPORTS

a. Environmental Commission – Councilman Devlin reported that Mr. McCaffrey from the farm updated the Commission on the improvements including a small nursery for trees. Now that the Environmental Commission is taking an active roll at the MacBain Farm, Mr. McCaffrey will be coming to meetings to answer all the member questions. He noted that his lease is up in 2020.

b) Shade Tree Commission (Voting member) – Councilman Devlin reported that he sent an e-mail to the Building Department citing the ordinance that requires that in any major renovation that shade trees be planted along the right of way. He did not know if there was a process in place to insure the planting of the trees.

E. HUMAN RESOURCES – WITKO (CHUNG/LATNER)

1) REPORT RE PERSONNEL COMMITTEE MEETING(S) - Councilwoman Witko reported on a Department Head meeting, which she felt was very productive; and informed that going forward, there will be regularly scheduled meetings.

2) LIAISON REPORTS

a. Board of Education – Councilwoman Witko reported that the Closter Public Schools have a new Business Administrator who started in the beginning of January. There is a search for a new Superintendent and Principal at the Hillside School; and an outside committee will be conducting the search.

b. Fire Department – Councilwoman Witko reported on the request that has been made for a fire truck. Mayor Glidden said we have taken a look at the fire truck situation; and a new truck could cost \$675,000; but the mechanic has told us we can fix the old truck for a few hundred dollars. Borough Administrator said to update the pressure system would cost between \$5,000 and \$10,000. He said spending \$15,000 on the truck could give us 5 or 6 more years of use. Mayor Glidden said he respects the Fire Department's wishes but it would skew the capital budget. Councilwoman Witko referred to the request for a new chief's car and Borough Administrator said he would review same. He also explained the customary procedure relative to a presentation that would be given to the governing body by the Fire Department. Borough Administrator said the truck to be replaced was purchased in the 1990's and was a Viking Air Truck. He said that the truck should be properly repaired and kept in running condition; and he cited certain items that need to be repaired or replaced.

Councilwoman Witko noted that the Department put in 120 hours at the Marcal Paper fire and they are covering Demarest every night from 7p.m. to 7a.m. until further notice. Chief Kaine noted that the Demarest ladder truck has broken down.

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

1) REPORT RE CONSTRUCTION DEPARTMENT MEETING(S) – Councilwoman Amitai reported that the Building Dept. met and Mr. Peters needs to have a meeting with each of the departments that are involved in road openings. He said the new ordinance is not working. Borough Administrator said they have an ordinance, which is far better; and Borough Attorney said the ordinance is from the County. Councilwoman Amitai said the application fees are different between the Planning Board and Zoning Board of Adjustment; and Borough Attorney reported that there was a request from the Planning Board which was approved. The Zoning Board has requested an update; and he said the Boards should get

6. COMMITTEE REPORTS (Continued)

F. LAND USE AND CONSTRUCTION - AMITAI (DEVLIN/YAMMARINO) (Continued)
together to determine the changes both boards want and submitting the requested ordinance to the governing body. Borough Engineer said there is a difference between the escrow fees charged by each Board. Councilwoman Chung said she has recommended to the Zoning Board that they reach out to the Planning Board on this matter. Borough Administrator noted that there must be an understanding between Boards and the coordinators relative to the fees that are being quickly depleted. The initial fee must be realistic for the professionals. Councilwoman Amitai noted that the App Committee wants to meet with all the Commissions. She noted that the Closter Improvement Commission wants to have a Clean-Up Day and she suggested a family clean up day and get the schools involved. Councilwoman Chung cited the family clean up day sponsored by the Nature Center. Councilwoman Amitai referred to the Third Street parking for residents and suggested consideration be given on a first-come first-served basis and not just someone who pays the fee. Borough Administrator said it should be permit-based parking for all. In answer to a question about selling things at the Hoe Down, Borough Attorney said the Improvement Commission does not have its own bank account; therefore, the sale of items must be regulated by the Borough. The sale of food must comply with Board of Health regulations. Relative to a member of the Commission in the home goods business who would like to gift the items returned to his business to the Commission for sale at an event, Borough Attorney said donations could be taken and resold but it must be regulated. The Commission was created to do the cleanups; and you must be careful that this does not become a fundraising arm of the Borough because the Borough is not supposed to be conducting fundraising. He said the original charter of the Commission should be reviewed.

Councilwoman Amitai referred to the Wounded Warriors Softball Game and noted that they would like to bring flags into the town to be sold to residents at cost and the Scouts could then install them. Mayor Glidden suggested that the Borough Attorney be called to discuss this matter tomorrow. Councilwoman Amitai referred to the procedure of charging money for families at the Hoe Down and suggested making it a free event. Mayor Glidden suggested that this item be brought up at the next meeting after Council consideration.

2) LIAISON REPORTS

a. Planning Board (Voting member) - Councilwoman Amitai reported on two applications before the Planning Board in addition to a meeting on the re-examination of the Master Plan. The Planning Board will be forwarding a 15-foot height restriction for accessory buildings after a review by the attorney of ordinances in other towns.

G. MAYOR'S LIAISON REPORT

Mayor Glidden referred to a proposal made by former Mayor Heymann relative to services for the seniors, noting that the Senior Center is not a Borough entity; and consideration would have to be given to hiring new employees. He said he, the Borough Attorney and Borough Administrator would be meeting with Mayor Heymann tomorrow afternoon.

Mayor Glidden advised that the Recreation Commission would be requesting that a tree be planted at Memorial Field in honor of Al Baffa. It would be located within the fencing area by the little kids playground area. He said that the Veterans and American Legion do not want the tree and plaque in that location. They claim ownership since there is a sign Veterans Memorial Park. It is on the tax rolls as Memorial Park and there is no ordinance or resolution that says it is Veterans Memorial Park; but in 2002, the veterans erected two signs indicating that it is Veterans Memorial Park dedicated in 1951 to veterans. They do not want the Baffa monument because he was not a veteran. He said he would be meeting with the Seniors and the American Legion Veterans before the next meeting. He said he hoped the Council would support the tree and plaque for Al Baffa.

a. Ambulance Corps – No report
b. Borough Engineer – No report
c. Northern Valley Mayor's Association - The monthly dinner will be held tomorrow night in Northvale.

6. COMMITTEE REPORTS (Continued)

G. MAYOR’S LIAISON REPORT (Continued)

Mayor Glidden announced the Lululemon ribbon cutting on Friday at 5:15 p.m. There would be a Boy Scout beefsteak dinner on Friday evening at 7:30 p.m. at New Jersey Harvest Church. The Greenway Opening would be on Tuesday at NVD from 5:00 p.m. to 8:00 p.m. Belskie Museum opening would be held on Sunday from 1 p.m. to 5 p.m. The PTO dinner dance at Rockleigh County Club on March 22nd at 7 p.m. He said he would get a table for the Mayor and Council and the Council can get tickets through the PTO website.

Councilwoman Chung said she was just made aware that there is a two-year waiting list to get an exhibit at the Museum.

In answer to Councilwoman Amitai, Borough Administrator said the (Senior Center Parking Area Lighting Project) plan is for the replacement of the existing lights, wires and poles similar to the ones on Main Street. There are no alterations as to location except the additional lights on Lewis Street.

7. OLD BUSINESS

a. CONTINUED DISCUSSIONS RE THE FOLLOWING:

- 1) Borough Attorney report re consultation with Borough Engineer re follow up on status of EMERGENCY REPAIRS TO BE MADE AT DWARSKILL BRIDGE ON BLANCH AVENUE ALONG THE NORWOOD BORDER (Requested by Mayor WS 12/12/18/Discussed at WS 12/20/18, WS 1/9/19, WS 1/23/19 and WS 2/13/19) – Borough

Attorney informed we are still waiting for the County to get back to us relative to a joint meeting with Norwood.

8. NEW BUSINESS

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

Mayor Glidden opened the meeting to the public.

Dr. David Barad (26 Kinkaid Avenue) referred to a pothole on Closter Dock Road and the water problem it is causing; and Borough Administrator said the County has been notified many times but only paves over the pothole. He referred to Veterans Memorial Park and felt that the governing body has control of the park. Mayor Glidden cited an ordinance designating Veterans Monument Park along Railroad Avenue, which is controlled totally by the veterans. Borough Administrator said it would be part of a tree replacement program. Dr. Barad cited paying his parents property taxes on line with an additional fee. Relative to the tree ordinance, Borough Attorney said he has researched various ordinances and there should be a draft available within the next few weeks. Dr. Barad noted that the CIC membership on the Borough website needs to be updated. It also mentions the responsibilities of the Commission, which he outlined and referred to the flower planting on Main Street. He said there must be discussion as to how we go forward on the events considered by the Commission and do same through proper channels. Councilwoman Chung said that every commission should review the website and recommend changes or updates.

Janet Lukach, 290 Durie Avenue, cited the hazardous condition at the railroad crossing by the Demaree House; and Mayor Glidden noted it is a County Road and the crossing is CMX. She cited the property taxes and reassessments by Appraisal Systems noting that her assessment increased by \$8,700 for 2019. Closter has entered into an agreement for a rolling assessment, which picks up changes in the market. People on a fixed income would be forced to sell their homes. She said she has a large piece of property which cannot

CLOSTER MAYOR AND COUNCIL

WORK SESSION AGENDA – WEDNESDAY, FEBRUARY 27, 2019 – 7:30 P.M.

be subdivided unless she demolishes her home. She said the agreement with Appraisal Systems should be terminated. She said that the only way the 2019 assessment can be appealed is before the Bergen County Board of Taxation; and every taxpayer should be made aware of this. The deadline to appeal is May 1st. Mayor Glidden agreed that the tax payers should be made aware of the rolling assessments; and there has been a fair amount of market increase in Closter. Ms. Lukach noted that only 15 towns in Bergen County participate in rolling assessments. Mayor Glidden noted that the governing body took a long and careful look at the rolling assessment; and by waiting a longer period of time between assessments, the values of property were not current. She read from an article from April 4th relative to broken promises to the residents in the Governor’s budget message relative to taxes.

Phyllis Hirsch, 422 High Street, cited the railroad crossing; and Borough Administrator advised that members of CSX met with the Police Department on same; and admitted it needed repair and hoped same can be accomplished in early Spring. In answer to Ms. Hirsch relative to the Baffa plaque, Mayor Glidden said a plaque is going to be at the school but the Recreation Commission felt that a plaque should be at Memorial Field as well. Ms. Hirsch referred to the rolling assessment and said she felt that the seniors should be considered in this matter and that the Mayor and Council should consider reversing this process.

Joe Bianco, former Mayor of Closter, said that Memorial Field has always been for veterans and cited other plaques in other locations; and he suggested that the Baffa plaque be placed on the Borough Hall property. He provided an article on marijuana. He commended the Administrator on trying to upgrade the lighting at Borough Hall and suggested that the Borough Engineer manage the project to ensure proper installation, wiring and light distribution. He cited a dark zone in front of Borough Hall and in areas downtown. He referred to the escrow fees for Boards and noted that applications are complicated and should have parity. He cited the increased development in town and said a study should be made of the fees. He asked that the Mayor’s Committee on Affordable Housing be reconvened to discuss implementation of the housing. Mayor Glidden noted that he had planned to reconvene the committee.

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

Motion to adjourn the Work Session at 8:22 p.m. was made by Councilwoman Latner, seconded by Councilman Yammarino and declared unanimously carried by Mayor Glidden.

Provided to the Mayor and Council
on March 7, 2019 for approval
at the Regular Meeting to be held
March 13, 2019

Loretta Castano, RMC
Borough Clerk

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

Approved at the Regular Meeting held March 13, 2019
Consent Agenda Item No. 15b