



**MAYOR AND COUNCIL  
BOROUGH OF CLOSTER**

REGULAR MEETING MINUTES – WEDNESDAY, FEBRUARY 14, 2024 - 7:00 P.M. immediately following the work session.

Mayor Glidden opened the meeting at 7:45 pm with the open public meeting announcements: **DUE TO PUBLIC HEALTH CONSIDERATIONS, THIS REGULARLY SCHEDULED MEETING OF THE CLOSTER MAYOR AND COUNCIL WILL BE HELD IN-PERSON TELEPHONICALLY and VIA ZOOM VIDEO.** You may join Zoom meeting including video by accessing the information posted in the **Borough Calendar** on the Borough website by visiting [www.closterboro.com](http://www.closterboro.com) and clicking the link on the left sidebar for **Calendars and Notice of Meetings** and click on the corresponding date. **To join via Telephone Audio Only:**

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

If Executive session is required, the Council will retire to a closed session at the conclusion of the Regular Meeting pursuant to N.J.S.A. 10:4-6 and follow the procedures provided in this statute.

1. **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 2024 Mayor and Council Meetings which was published in The Record and The Star Ledger on December 29, 2023, was posted on the Municipal Clerk’s bulletin board and on the Borough website, and has remained posted as the required notices under the Statute. In addition, a copy of the notice is and has been available to the public and is on file in the office of the Municipal Clerk.

2. **ROLL CALL**

Councilwoman Amitai-present                      Councilwoman Latner-present  
Councilman Cho-present                              Councilwoman Maroules-present  
Councilwoman Chung-present                      Councilman Yammarino-present

3... **APPOINTMENTS** The appointments were read in the Work Session.

**ENVIRONMENTAL COMMISSION**

Office	Incumbent	Recommendation	Term	Expires
Alternate #1	OPEN	Conway Wong	2 Yrs	12/31/25
Alternate #2	OPEN	Shelagh McCaffrey	2 Yrs Unexpired	12/31/24

**SHADE TREE COMMISSION**

Office	Incumbent	Recommendation	Term	Expires
Alternate #2	OPEN	Thomas McCaffrey	4 Yrs	12/31/27

4. **VOTE ON CONSENT AGENDA ITEMS** The Mayor read the following items.

All items with an asterisk (\*) are considered to be non-controversial by the Council and will be approved by one MOTION. There may be further discussion prior to the vote upon request of a Council Member. Also, any item may be removed for further discussion or for Roll Call vote, in which case the item will be removed and considered in its normal sequence as part of the General Order of Business.

**RESOLUTIONS**

24-58 RESOLUTION AUTHORIZING THE CLOSTER RECREATION COMMISSION FOR CONSUMPTION OF ALCOHOLIC BEVERAGES DURING CLOSTER COACHESE ASSOCIATION BARBECUE AND SOFTBALL GAMES, AND TO HOST OTHER EVENTS

24-59 TRANSFER RESOLUTION NO. 1 AUTHORIZING THE TRANSFER OF 2023 BUDGET APPROPRIATION

24-60 RESOLUTION AUTHORIZING BOSWELL ENGINEERING TO PROVIDE ENGINEERING SERVICES FOR THE 2024 LOCAL AID GRANT AND BOROUGH PAVING PROGRAM

24-61 RESOLUTION AUTHORIZING THE PLACEMENT OF A CRESCENT LIGHT STAND IN FRONT OF BOROUGH HALL FROM MARCH 10<sup>th</sup> TO APRIL 12<sup>th</sup>, 2024

24-62 REFUND OF REAL ESTATE TAX OVERPAYMENT

24-63 RESOLUTION AUTHORIZING THE BIDDING OF CONSTRUCTION OF TWO POLE BARN BUILDINGS TO BE LOCATED AT THE DEPARTMENT OF PUBLIC WORKS, 130 RUCKMAN RD., CLOSTER, NJ – DMR ARCHITECTS, P.C.

24-64 BILL LIST

24-65 RESOLUTION OF THE BOROUGH OF CLOSTER, COUNTY OF BERGEN, OPPOSING ASSEMBLY BILL NO.4/SENATE BILL NO. 50, WHICH PROPOSES TO OVERHALL THE FAIR HOUSING ACT (“FHA”) IN A WAY THAT IMPOSES UNREALISTIC OBLIGATIONS WITH UNREALISTIC DEADLINES BASED UPON ONEROUS STANDARDS

24-66 RESOLUTION AUTHORIZING THE APPLICATION TO THE NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS (NJDCA) FOR THE LOCAL RECREATION  
IMPROVEMENT GRANT FY 2024

Councilwoman Amitai moved to approve the consent Agenda, second by Councilwoman Latner.

Councilwoman Amitai-yes	Councilwoman Latner-yes
Councilman Cho-yes	Councilwoman Maroules-yes
Councilwoman Chung-yes	Councilman Yammarino-yes
Carried.	

5. **MINUTES** were approved during the Work Session
- a. APPROVAL OF SPECIAL MEETING OF NOVEMBER 9, 2023
  - b. APPROVAL OF REGULAR MEETING OF NOVEMBER 20, 2023
  - c. APPROVAL OF REGULAR MEETING OF DECEMBER 13, 2023
  - d. APPROVAL OF SINE DIE MEETING OF JANUARY 3, 2024
- 
- e. APPROVAL OF REORGANIZATION MEETING OF JANUARY 3, 2024
  - f. APPROVAL OF WORK SESSION AND REGULAR MEETING OF JANUARY 10, 2024
6. **VOTE ON ITEMS REMOVED FROM THE CONSENT AGENDA**
7. **OPEN MEETING TO PUBLIC FOR ANY MATTER (5-minute limit)**
8. **CLOSED SESSION** Closed Session was not needed.  
24-67 RESOLUTION TO GO INTO CLOSED SESSION AND EXCLUDE THE PUBLIC
9. **ADJOURNMENT** Councilwoman Latner moved to adjourn, second Councilwoman Chung. All in favor. Meeting adjourned at 7:50 pm.

Respectfully submitted,

Stephanie Evans  
Borough Clerk

**BOROUGH OF CLOSTER**  
**RESOLUTION #24-58**

**RESOLUTION AUTHORIZING THE CLOSTER RECREATION COMMISSION  
CONSUMPTION OF ALCOHOLIC BEVERAGES DURING CLOSTER COACHES  
ASOCIATION BARBECUE AND SOFTBALL GAMES AND HOST OTHER EVENTS**

WHEREAS, in a letter dated January 25, 2024, Jim Oettinger, Director, Closter Recreation Commission submitted a letter of request to the Mayor and Council for permission to host the list of various events; and,

WHEREAS, the January 25, 2024 letter of request is provided as Exhibit A, attached; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that the events outlined by the Director of the Closter Recreation Commission are hereby authorized; and

BE IT FURTHER RESOLVED that the Borough Administrator is authorized to issue a permit for same pursuant to the provisions of Chapter 67-10:D of the Borough Code.


COUNCILPERSON	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilwoman Amitai	X		X			
Councilman Cho			X			
Councilwoman Chung			X			
Councilwoman Latner		X	X			
Councilwoman Maroules			X			
Councilman Yammarino			X			

Adopted: February 14, 2024

ATTEST:

  
Stephanie Evans, Borough Clerk

APPROVED BY:

  
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 on February 14, 2024

  
Stephanie Evans, Borough Clerk

**EXHIBIT A**  
**Letter of Request Dated 01 25, 2024**  
**202 Recreation Commission Event Dates**  
**Closter Recreation Commission**

1/25/24 (FOR FEB 14 meeting)

To: Honorable Mayor Glidden and Distinguished Council Members  
From: Jim Oettinger  
RE: Recreation Commission Date requests.

On behalf of the Recreation Commission, I would like to ask the Mayor and Council for permission to host the list of various events below. This list is what the Recreation Commission has "planned" to date. There might be other requested dates as the year progresses. (I would like to thank the Mayor and Council in advance and hope that you all can attend many of these great events that Closter residents take part in and which they look forward to every year.)

Saturday March 30<sup>th</sup>, Easter Egg Hunt 11am Closter Memorial Park (weather permitting) – This is the Saturday before Easter Sunday.

Sunday April 28<sup>th</sup> Opening Day Parade for Little League and Girls Softball. 12:30 forming behind borough hall. The parade starts at 12:50 SHARP, proceeds through the center of town to the George Potterton Little League Field for opening day ceremonies. *We request Mayor Glidden throw out the ceremonial first pitch of the new season.*

Saturday May 11<sup>th</sup>, Annual Joe Accordino Jr. Memorial Fishing Contest held at Ruckman Pond from 9am-12noon. This event is co-sponsored by the Closter PBA Local 233.

Steven Potterton Summer Memorial Concert Series on the following Friday nights at the Closter Lions Band shell at Memorial Park:

June 14, 21, June 28, July 12, July 19. 7:30pm each night. We are asking that the mayor and council make a blanket resolution waiving insurance for any bands that do not currently carry insurance for their "bands" (many of these local musicians are doing their music out of the love of the genre and do not carry liability insurance.) ALL bands would be required to sign a hold harmless agreement with the borough.

Labor Day Weekend Events:

Saturday August 31<sup>st</sup> -5<sup>th</sup> Annual Corn Hole Tournament 10am 7pm Waldwick Band Concert  
Sunday September 1<sup>st</sup> 43rd Annual Dom Mircovich 5K run.

We will be exploring moving the town celebration off of MONDAY Labor Day to a following Saturday. A more detailed request will be submitted for your review later in the year.

Closter Coaches Association barbecue and Softball games on Friday Sept 6<sup>th</sup> at Memorial Park. At this event I would like to ask permission to serve beer to the coaches.

Rain dates:

Friday Sept 13th 7pm

Annual Halloween Parade to be held on Sunday Oct 27<sup>th</sup>. Time TBD depending on if this event is tied into PTO and Car show again. The parade will form behind borough hall. The parade proceeds through the center of town to Memorial Park or Tenakill School for Costume judging. Thank you again for your consideration of the events.

CC: Chief Jack McTigue/Deputy Chief James Buccola

**BOROUGH OF CLOSTER**  
**RESOLUTION #24-59**

**TRANSFER RESOLUTION NO. 1 AUTHORIZING THE TRANSFER OF 2023 BUDGET**  
**APPROPRIATIONS**

**WHEREAS**, N.J.S.A. 40A:4-59 provides that should if, during the first 3 months of any fiscal year, the amount of any appropriation reserve for the immediately **preceding** fiscal year is insufficient to pay the claims authorized or incurred during said preceding year which were chargeable to said appropriation, and there shall be an excess in any appropriation chargeable to said appropriation, and there shall be an excess in any appropriation reserves over and above the amount deemed to be necessary to fulfill its purpose, the governing body, may, by resolution adopted by no less than a **2/3 vote** of the full membership thereof, transfer the amount of such excess to an appropriation reserve or an appropriation in the prior budget deemed to be insufficient to fulfill its purpose or for which no reserve was provided.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Closter Assistant Financial Officer be and is hereby authorized to make the following transfers in the **2023** Budget Appropriations as follows:

**FROM ACCOUNT:**

3-01-20-120-000-011	MUNI CLERK - S&W	\$ 1,380.84
3-01-20-130-000-011	FINANCE - S&W	\$ 679.52
3-01-20-145-000-123	REVENUE - S&W	\$ 692.50
3-01-22-195-000-127	CONSTRUCTION	\$ 180.12
3-01-23-220-000-171	GROUP INS - MISC	\$ 2,813.03
3-01-36-471-000-120	PERS CONTRIB	\$ 9,974.13
3-01-20-130-000-011	FINANCE S&W	\$ 4,905.58
3-01-26-300-000-040	SHADE TREE - TREE MAINTEN.	\$ 218.63
3-01-23-220-000-139	GROUP INSURANCE RETIREES	\$ 9,875.52
		<b><u>\$ 30,719.87</u></b>

**TO ACCOUNT:**

3-01-20-100-000-011	GEN ADMIN - S&W	\$ 1,380.84
3-01-20-100-000-011	REVENUE ADMIN.- S&W	\$ 679.52
3-01-20-150-000-022	ASSESSOR - PRINT, POSTAGE	\$ 692.50
3-01-27-330-000-145	BOARD OF HEALTH - CONF.	\$ 180.12
3-01-23-210-000-175	LIABILITY INSURANCE	\$ 2,813.03
3-01-23-210-000-175	SOCIAL SECURITY CONTRIB.	\$ 9,974.13
3-01-43-490-000-011	MUNI COURT - S&W	\$ 4,905.58
3-01-43-490-000-020	MUNICIPAL COURT - MISCELL.	\$ 218.63
3-01-23-215-000-178	WORKERS COMP INSURANCE	\$ 9,875.52
		<b><u>\$ 30,719.87</u></b>

COUNCILPERSON	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilwoman Amitai	X		X			
Councilman Cho			X			
Councilwoman Chung			X			
Councilwoman Latner		X	X			
Councilwoman Maroules			X			
Councilman Yammarino			X			

Adopted: February 14, 2024

ATTEST:

Stephanie Evans  
 Stephanie Evans, Borough Clerk

APPROVED BY:

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

This document is certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held on February 14, 2024.

Stephanie Evans  
 Stephanie Evans, Borough Clerk

**BOROUGH OF CLOSTER**  
**RESOLUTION #24-60**

**RESOLUTION AUTHORIZING BOSWELL ENGINEERING TO PROVIDE**  
**ENGINEERING SERVICES FOR THE 2024 LOCAL AID GRANT AND**  
**BOROUGH PAVING PROGRAM BOSWELL FILE NO. PR-22-12235 (CL-1489)**  
**BOROUGH ORDINANCE #24-1330**

**WHEREAS**, the Borough of Closter, by resolution dated January 3, 2024, entered into an annual contract with Boswell Engineering for the provision of professional engineering services; and

**WHEREAS**, the Borough of Closter was awarded a 2024 Municipal Aid Grant in the amount of \$228,481.00 from the NJ DOT Local Aid for Improvements to Wainwright Avenue (entire length) and King Place (Wainwright Avenue towards Trautwein Crescent); and

**WHEREAS**, there is a need to conduct the 2024 Borough Paving Program including improvements of the following roadways: Wainwright Court (entire length), Meadows Lane (entire length), Jason Woods Road (entire length) and Flamm Brook Road (entire length); and

**WHEREAS**, additional, professional engineering services are required for the project known as 2024 Municipal Aid Program and 2024 Borough Paving Program; and

**WHEREAS**, necessary preparation of construction plans and specifications for the above referenced project will be prepared by Boswell Engineering; and

**WHEREAS**, the Borough of Closter has requested Boswell Engineering to provide these services in an effort to advance this project; and

**WHEREAS**, Boswell Engineering has offered to provide the additional, engineering services in a proposal dated November 9, 2023, copy attached, for *an amount not to exceed \$75,000.00*; and

**WHEREAS**, N.J.S.A. 40A:11-1 et seq. exempts professional services from certain requirements of public bidding, provided a notice of appointment be printed in a newspaper of general circulation within the municipality; and

**WHEREAS**, N.J.S.A. 19:44A-20.1 et seq., commonly known as the State "Pay to Play" Law took effect on January 1, 2006 and the Borough had fully complied with the "fair and open" process set forth thereunder; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council that it does hereby approve the execution by the Mayor and Borough Clerk of a contract amendment to the Borough's contract with Boswell Engineering under which Boswell Engineering will provide the additional professional services at *an amount not to exceed \$75,000.00*; and

**BE IT FURTHER RESOLVED** that said contract amendment is being awarded without competitive bidding, since the services covered are "professional services," pursuant to N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law, which are services performed by persons authorized by law to practice a recognized profession; and

**BE IT FURTHER RESOLVED** that the Borough Clerk is authorized and directed, in accordance with the notice of publication provisions of N.J.S.A. 40A:11-5(1)(a), to publish a notice of this action once in the official newspaper of the Borough; and

**BE IT FURTHER RESOLVED** that the award of the contract amendment shall be in accordance with and subject to compliance with the Affirmative Action Regulations of the State of New Jersey, N.J.A.C. 17:27-1.1, et seq., and the requirements of Public Laws 1975 Chapter 127, N.J.S.A. 10:5-31 to 38; and

**BE IT FURTHER RESOLVED** that the contract amendment is being awarded in accordance with the provisions of N.J.S.A. 19:44A-20.1, et seq.

**BE IT FURTHER RESOLVED** that the Borough Clerk shall provide a copy of this Resolution to the Borough Administrator and to the Assistant CFO.

**CERTIFICATE OF AVAILABILITY OF FUNDS**

I, Frank Elenio, CFO of the Borough of Closter, hereby certify, pursuant to N.J.S.A. 40A:9-140.1, et seq. and N.J.A.C. 5:30-4.4, that funds will be available to the Borough of Closter in calendar year 2024 upon the completion of the estoppel period of **Borough Ordinance 2024:1330**.

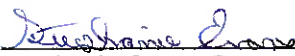
Dated: February 14, 2024

  
\_\_\_\_\_  
Frank Elenio, CFO

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai	X		X			
Councilman Cho			X			
Councilwoman Chung			X			
Councilwoman Latner		X	X			
Councilwoman Maroules			X			
Councilman Yammarino			X			

Adopted: February 14, 2024


ATTEST:

  
\_\_\_\_\_  
Stephanie Evans, 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 14, 2024.

  
\_\_\_\_\_  
Stephanie Evans, Borough Clerk



**EXHIBIT A**

**Boswell Engineering Letter Dated November 9, 2024  
2024 Municipal Aid Grant and Borough Paving Program**



**BOSWELL ENGINEERING**

ENGINEERS ■ SURVEYORS ■ PLANNERS ■ SCIENTISTS

330 Phillips Avenue • P.O. Box 3152 • South Hackensack, N.J. 07606-1722 • (201) 641-0770 • Fax (201) 641-1837

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BOROUGH OF CLOSTER  
CLERK'S OFFICE

November 9, 2023

The Honorable Mayor and Council  
Borough of Closter  
295 Closter Dock Road  
Closter, NJ 07624

Attention: Mr. James Winters, Administrator

Re: 2024 Municipal Aid Grant and Borough Paving  
Program  
Borough of Closter  
Bergen County, New Jersey  
Our File No. PR-22-12235 (CL-1489)

Dear Mayor Glidden and Members of the Council:

This letter shall serve as our proposal for the preparation of construction plans, specifications, engineering estimates, and providing construction inspection services for 2024 Municipal Aid Program and 2024 Borough Paving Program including the milling and resurfacing, and improvements to the following roadways:

- \*Wainwright Avenue (entire length);
- \*King Place (Wainwright Avenue towards Trautwein Crescent);
- Wainwright Court (entire length);
- Meadows Lane (entire length);
- Jason Woods Road (entire length);
- Flamm Brook Road (entire length);

\* - indicates 2024 Municipal Aid Grant roads

As the Council may be aware, Wainwright Avenue and King Place were the streets in which Boswell Engineering, on behalf of the Borough, submitted as the 2024 NJDOT Municipal Aid Grant Application to NJDOT. On November 1, 2023, the DOT awarded the Borough a 2024 Municipal Aid Grant in the amount of \$228,481.00 toward the construction of the project improvements. Additionally, the Borough is desirous of milling and paving Wainwright Court, Meadows Lane, Jason Woods Road and Flamm Brook Road as part of the Borough funded road program. The total estimated construction cost for the Borough Road Program is approximately \$230,000.00. Boswell Engineering recommends combining the 2024 Municipal Aid project with

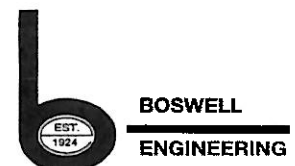
the 2024 Borough Road Program (approximate construction of \$460,000) for bidding purposes to achieve the benefit of the economies of scale (higher quantities, lower unit bid prices), which the Borough has successfully implemented on their previous paving projects.

### ***Scope of Work***

The scope of work for Boswell Engineering's design and construction inspection services for the 2024 Municipal Aid Grant and 2024 Borough Paving Program consists of the milling and resurfacing of the roadways enumerated above including the upgrading of the stormwater inlets to meet current NJDOT and NJDEP requirements, replacement of sanitary sewer manhole frames and covers, as required, and the installation of ADA compliant curb ramps at all roadway intersections where sidewalk currently exists. Additionally, with input from the Closter DPW, Boswell Engineering recommends providing for the crack sealing of various roadways within the Borough, which extends the pavement life of the roads by preventing stormwater runoff from entering the subsurface of the roads through the cracks thus accelerating a deteriorating roadway condition.

### ***Scope of Services***

1. Conduct a site inspection and limited survey of the roads to prepare project Key Maps and contract quantities for the Borough's paving program for inclusion into the contract documents. As required by the NJDOT, a full set of Contract Plans will be prepared for the improvements to Wainwright Avenue and King Place (2024 Municipal Aid Grant roads).
2. Prepare the requisite construction plans, specifications, and Engineer's Estimates in accordance with NJDOT and the Borough of Closter requirements.
3. Submit the project plans, specifications, estimates, and engineer's certification to the NJDOT through the PMRS system for review and comment.
4. Address NJDOT comments, prepare final Contract bid documents, and advertise the project for bids.
5. Review contractor bids and make a recommendation of award to the Borough of Closter.
6. Coordinate and attend a preconstruction meeting with appropriate Borough officials, NJDOT, utility companies, and other parties affected by the construction activities.
7. Provide part-time inspection services during the construction phase.
8. Review contractor invoices to the Borough of Closter.
9. Make a final inspection of the project improvements.
10. Prepare a final change order and payment vouchers to the Borough of Closter.
11. Coordinate the required document submissions in NJDOT's PRMS system inclusive of the final reimbursement documentation required by NJDOT.



***Fee Proposal***

Boswell will perform the services outlined in the proposal for an estimated fee not to exceed \$33,000.00 for the design and survey phase and \$42,000.00 for the construction inspection phase. The fee breakdown is only an estimate and will be adjusted to reflect the actual effort for each phase. The total fee, however, will not exceed \$75,000.00.

***Items Not Included in the Engineering Fee***

The following items are not anticipated to be required and are therefore excluded:

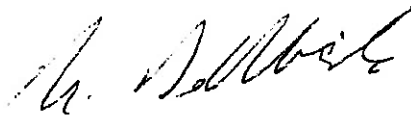
1. Permit Fees
2. NJDEP & BCSCD Permits
3. Right-of-Way and/or Easement Plans or Descriptions
4. Structural Calculations and Plans (for Retaining Walls)

Additional work above and beyond what is outlined in the proposal will only be performed as authorized by the Borough of Closter.

Thank you for the opportunity to submit this proposal. We look forward to providing the Borough of Closter with our engineering services and to the successful completion of this project. If you should have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

BOSWELL ENGINEERING

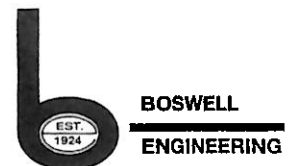


Nick DeNicola, P.E.  
Borough Engineer

ND/s

cc: Stephanie Evans, Deputy Borough Clerk  
Mayor John Glidden

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**BOROUGH OF CLOSTER**  
**RESOLUTION #24-61**

**RESOLUTION AUTHORIZING THE PLACEMENT OF A CRESCENT LIGHT STAND IN FRONT OF BOROUGH HALL FROM MARCH 10 to APRIL 12, 2024**

**WHEREAS**, at the public meeting held on January 24, 2024, the Governing Body reviewed a request made on behalf of the EID Committee of New Jersey, 250 Hargreaves Ave., Teaneck, NJ 07666 dated January 9, 2024; and,

**WHEREAS**, the request seeks permission for the placement of a Crescent Light Stand in front of the Closter Borough Hall for the period beginning March 10, 2024 to be removed the April 12, 2024; and,

**WHEREAS**, the Governing Body discussed the request and determined that this request should be authorized and is subject to the receipt of a Certificate of Liability and Hold Harmless Agreement to be approved by the Borough's risk manager;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey, that the request of EID Committee of New Jersey listed above is hereby granted and approved by the Governing Body for the placement of a Crescent Light Stand in front of Closter Borough Hall for the period beginning March 10, 2024 through April 11, 2024, subject to the Borough's prior receipt of a certificate of liability insurance hold harmless agreement approved by the Borough's risk manager.

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai	X		X			
Councilman Cho			X			
Councilwoman Chung			X			
Councilwoman Latner		X	X			
Councilwoman Maroules			X			
Councilman Yammarino			X			

Adopted: February 14, 2024

ATTEST:

APPROVED:

  
 Stephanie Evans, 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 14, 2024.

  
 Stephanie Evans, Borough Clerk

**BOROUGH OF CLOSTER**  
**RESOLUTION #24-61**

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Councilwoman Amitai	X		X			
Councilman Cho			X			
Councilwoman Chung			X			
Councilwoman Latner		X	X			
Councilwoman Maroules			X			
Councilman Yammarino			X			

Adopted: February 14, 2024

ATTEST:

APPROVED:

  
 Stephanie Evans, 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 14, 2024.

  
 Stephanie Evans, Borough Clerk

**BOROUGH OF CLOSTER**  
**RESOLUTION #24-62**

**REFUND OF REAL ESTATE TAX OVERPAYMENT**

**WHEREAS**, there exists tax overpayment(s) resulted by an over payments for the parcels listed below in the total amount of \$9,504.89 for 1st Quarter 2024.


**WHEREAS**, the Tax Collector is desirous to clear the overpayments of record and requests a certified copy of this resolution;


**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, County of Bergen, New Jersey, that the Finance Clerk is herewith authorized to issue a refund check to in the total amount of **\$9,504.89** for the following tax accounts to **Core Logic**:

<b><u>BLOCK</u></b>	<b><u>LOT</u></b>	<b><u>OWNER</u></b>	<b><u>AMOUNT</u></b>
2306	10	Tapuach & Chaouki	\$ 9,504.89


	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Absent</b>	<b>Abstain</b>
Councilwoman Amitai	X		X			
Councilman Cho			X			
Councilwoman Chung			X			
Councilwoman Latner		X	X			
Councilwoman Maroules			X			
Councilman Yammarino			X			

Adopted: February 14, 2024

Attest:  
  
Stephanie Evans, 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 on February 14, 2024.

  
Stephanie Evans, Borough Clerk

**BOROUGH OF CLOSTER**  
**RESOLUTION #24-63**

**RESOLUTION AUTHORIZING THE BIDDING OF CONSTRUCTION OF TWO**  
**POLE BARN BUILDINGS TO BE LOCATED AT THE DEPARTMENT OF**  
**PUBLIC WORKS, 130 RUCKMAN ROAD, CLOSTER, NEW JERSEY**  
**DMR ARCHITECTS P.C.**

**WHEREAS**, on March 8, 2023, Agenda #23-95, by Resolution, the governing body entered into a professional agreement with DMR Architects P.C. for the provision of professional architectural engineering administration services; and

**WHEREAS**, construction plans and specifications and providing construction inspection for the above referenced project consisting of two Pole Barns at the Closter Department of Public Works were reviewed with the governing body on January 10, 2024; and

**THEREFORE BE IT RESOLVED**, the Mayor and Council of the Borough of Closter hereby approves the plans and specifications for the construction of two Pole Barns to be located at the Department of Public Works, 130 Ruckman Road, Closter and authorizes DMR Architects P.C. to prepare the bid documents for said project; and

**NOW, THEREFORE, BE IT FURTHER RESOLVED** by the Mayor and Council of the Borough of Closter that Borough Clerk is hereby authorized to advertise bids for said projects.

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai	X		X			
Councilman Cho			X			
Councilwoman Chung			X			
Councilwoman Latner		X	X			
Councilwoman Maroules			X			
Councilman Yammarino			X			

Adopted: February 14, 2024


**ATTEST:**

  
 Stephanie Evans, 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 14, 2024

  
 Stephanie Evans, Borough Clerk

JW:LW



**BOROUGH OF CLOSTER**  
**RESOLUTION #24-64**

**WHEREAS**, the claims listed below have been authorized and approved by the Chairman of the Committee, examined by the Finance Committee, and found correct.

**THEREFORE, BE IT RESOLVED**, that the Mayor and Council hereby authorize the payment of these claims, and that warrants be drawn therefore when funds are available.


<b>Budgeted</b>	<b>Amount</b>
Bergen County Tax	\$ 1,501,199.44
County Open Space Tax	\$ 65,674.90
Northern Valley High School	\$ 1,690,940.00
Closter Board of Education	\$ 2,003,420.00
2023 Budget Appropriations	\$ 562,261.24
2024 Budget Appropriations – Operating Expenses	\$ 224,225.13
Payroll 01/15/2024	\$ 403,379.87
Payroll 01/31/2024	\$ 334,634.99
Current Treasury Account January 1, 2024 to February 14, 2024	\$ 6,785,735.57

<b>Capital and Trust</b>	<b>Amount</b>
Capital	\$ 189,479.53
Escrow Trust	\$ 44,637.21
Recreation	\$ 22,716.29
Animal	\$ 614.97
Housing Trust	\$ 0.00
Food Locker	\$ 4,750.00
Open Space	\$ 0.00
HRA Insurance Plan	\$ 2,552.68

The foregoing resolution was adopted at the meeting of the Mayor and Council of Closter, New Jersey at the Regular Meeting held on February 14, 2024.

**Attest:**

**Approved:**

  
 \_\_\_\_\_  
 Stephanie Evans, Borough Clerk

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

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

Borough of Closter Council

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

Closter Board of Education -	\$ 2,003,420.00
Northern Valley Regional H.S. -	\$ 1,690,940.00
Bergen County Tax	\$ 1,501,199.44
Bergen County Open Space	\$ 65,674.90
2023 Budget Appropriations - Operating	\$ 562,261.24
2024 Budget Appropriations - Operating	\$ 224,225.13
Payroll 01/15/2024	\$ 403,379.87
Payroll 01/31/2024	\$ 334,634.99
<b>Total Current Treasury</b>	<b><u>\$ 6,785,735.57</u></b>
Capital	\$ 189,479.53
Escrow Trust Account	\$ 44,637.21
Recreation	\$ 22,716.29
Housing Trust	\$ -
Animal Account	\$ 614.97
Open Space	\$ -
Community Development Block Grant	\$ -
Food Locker	\$ 4,750.00
HRA Insurance Plan	\$ 2,552.68



Francis Elenio  
Chief Finance Officer  
Borough of Closter

Dated: 02/14/2024

Range of Checking Accts: 01CURRENT to 13TRUST      Range of Check Dates: 01/01/24 to 02/14/24  
Report Type: All Checks      Report Format: Super Condensed      Check Type: Computer: Y      Manual: Y      Dir Deposit: Y

check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
01CURRENT		CURRENT TREASURY ACCOUNT			
20095	01/17/24	HORIZ000 HORIZON BCBSNJ	16,521.89		7249
20096	01/17/24	STAND000 STANDARD INSURANCE COMPANY	1,533.51		7249
20097	01/18/24	CONOL000 CONOLLY CONSTRUCTION CO.	3,600.00		7250
20098	01/23/24	ATLAN000 ATLANTIC TOMORROWS OFFICE	106.33	01/24/24 VOID	7259
20099	01/23/24	CABLE017 CABLEVISION LIGHTPATH LLC	930.17		7259
20100	01/23/24	CONST015 CONSTELLATION NEW ENERGY NJ	1,520.38		7259
20101	01/23/24	DELAG000 DE LAGE LANDEN FINANCIAL SVC.	475.00		7259
20102	01/23/24	PUBLI000 PUBLIC SERVICE ELECTRIC & GAS	1,408.64	01/24/24 VOID	7259
20103	01/23/24	ROCKL015 ROCKLAND ELECTRIC COMPANY	5,108.54	01/24/24 VOID	7259
20104	01/23/24	SPECTR00 SPECTROTEL	397.49		7259
20105	01/23/24	UNITE020 VEOLIA WATER NEW JERSEY	13,062.19	01/24/24 VOID	7259
20106	01/23/24	VERIZ005 VERIZON	506.00		7259
20107	01/23/24	VERIZ020 VERIZON WIRELESS	1,400.23		7259
20108	01/24/24	ATLAN000 ATLANTIC TOMORROWS OFFICE	106.33		7260
20109	01/24/24	PUBLI000 PUBLIC SERVICE ELECTRIC & GAS	1,408.64		7260
20110	01/24/24	ROCKL015 ROCKLAND ELECTRIC COMPANY	5,108.54		7260
20111	01/24/24	UNITE020 VEOLIA WATER NEW JERSEY	13,062.19		7260
20112	01/26/24	CLOST070 CLOSTER PUBLIC LIBRARY	80,274.50		7263
20113	01/29/24	DOROT001 DOROTHY WOODS	3,700.00		7264
20114	01/29/24	STAND000 STANDARD INSURANCE COMPANY	1,533.51		7267
20115	01/31/24	ALANN000 BERGEN COUNTY MUNICIPAL JIF	106,331.00		7268
20116	02/01/24	INTER010 INTERBOROUGH RADIO	28,007.75		7269
20117	02/01/24	PUBLI000 PUBLIC SERVICE ELECTRIC & GAS	173.50		7269
20118	02/01/24	UNITE020 VEOLIA WATER NEW JERSEY	227.78		7269
20119	02/14/24	11PRI005 11 PRISTINE CORP	107.99		7272
20120	02/14/24	AKEQU005 A & K EQUIPMENT CO INC	1,499.91		7272
20121	02/14/24	ALFON000 ALFONSO DIASPARRA	382.30		7272
20122	02/14/24	ALISS000 ALISSA LATNER	83.59		7272
20123	02/14/24	ALLEG005 ALLEGIANCE TRUCKS, LLC	217.91		7272
20124	02/14/24	ALLSE005 ALL SEASON CLEANING LLC	12,288.87		7272
20125	02/14/24	ALPHO000 ALPHONSO H. YOUNG JR.	3,273.40		7272
20126	02/14/24	AMAZ001 AMAZON BUSINESS	1,097.82		7272
20127	02/14/24	AMERI000 AMERICAN HOSE AND HYDRAULICS	7,320.29		7272
20128	02/14/24	ANDRE010 ANDREW ORLICH	2,425.72		7272
20129	02/14/24	ANJEC000 ANJEC	425.00		7272
20130	02/14/24	ARCTI005 ARCTIC FALLS SPRING WATER INC.	321.49		7272
20131	02/14/24	ARIST000 ARISTA TROPHIES	281.02		7272
20132	02/14/24	BARNB005 BARN BROS. LLC	6,460.00		7272
20133	02/14/24	BCMAA000 BCMAA-ROSEMARIE LASCARI	40.00		7272
20134	02/14/24	BCMCA000 BCMCA	100.00		7272
20135	02/14/24	BEATT000 BEATTIE PADOVANO, LLC	350.00		7272
20136	02/14/24	BENJA005 BENJAMIN B. CHOI	400.00		7272
20137	02/14/24	BERGE015 BERGEN CNTY POLICE CHIEFS ASSN	650.00		7272
20138	02/14/24	BERGE055 BERGEN CNTY ASSOC OF ASSESSORS	130.00		7272
20139	02/14/24	BONNI000 BONNIE SWITZER	382.30		7272
20140	02/14/24	BOROU000 BOROUGH CLERK / PETTY CASH	150.00		7272
20141	02/14/24	BOROU081 BOROUGH OF HAWORTH	1,467.02		7272
20142	02/14/24	BOROU100 BOROUGH OF CLOSTER	40,018.72		7272
20143	02/14/24	BUONG000 BUON GUSTO RESTAURANT	993.00		7272

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
01	CURRENT	CURRENT TREASURY ACCOUNT	Continued	
20144	02/14/24	CHAMP005 CHAMPION ELEVATOR CORPORATION	621.46	7272
20145	02/14/24	CHEMU005 CHEMUNG SUPPLY CORP	6,058.40	7272
20146	02/14/24	CHIEF000 DAVID BERRIAN	896.52	7272
20147	02/14/24	CHRIS005 CHRISTMAS SPECTACULAR, INC	3,751.00	7272
20148	02/14/24	CHRIS033 CHRISTOPHER DIPPOLITO	5,633.64	7272
20149	02/14/24	CLIFF000 CLIFFSIDE BODY CORPORATION	79.71	7272
20150	02/14/24	CLOST080 CLOSTER VOLUNTEER AMBULANCE	3,615.92	7272
20151	02/14/24	COMPL005 COMPLETE DOCUMENT SOLUTIONS	177.09	7272
20152	02/14/24	COREL000 CORE LOGIC	4,644.23	7272
20153	02/14/24	CSXTR000 CSX TRANSPORTATION	198.00	7272
20154	02/14/24	CUSTO001 CUSTOM BANDAG INC	5,637.82	7272
20155	02/14/24	DAVID050 DAVID HOLLENDER	1,188.64	7272
20156	02/14/24	DENNI005 DENNIS KAINE	4,944.66	7272
20157	02/14/24	DETECO05 DETECTIVE BUREAU/PETTY CASH	100.00	7272
20158	02/14/24	DONAL010 DONALD NICOLETTI	5,633.64	7272
20159	02/14/24	DONDE000 DONN DEEGAN	3,273.40	7272
20160	02/14/24	DONOV000 DONOVAN BLADES	838.98	7272
20161	02/14/24	DOORW007 DOOR WORKS, INC.	1,170.00	7272
20162	02/14/24	DOROT000 DOROTHY WOODS	344.76	7272
20163	02/14/24	DOWNE010 DOWNES TREE SERVICE	68,400.00	7272
20164	02/14/24	DRAGE000 DRAEGER INC.	254.90	7272
20165	02/14/24	DTRAU000 DTR AUTOMOTIVE SERVICE	135.00	7272
20166	02/14/24	DYKES000 DYKES LUMBER COMPANY, INC	87.71	7272
20167	02/14/24	EDMUN010 EDMUNDS GOVTECH	17,303.48	7272
20168	02/14/24	EIFER005 EIFERT, FRENCH & COMPANY, INC.	3,749.00	7272
20169	02/14/24	ELECT000 ELECTRICAL POWER SYSTEMS, INC.	678.81	7272
20170	02/14/24	ERIKL005 ERIK LENANDER	550.00	7272
20171	02/14/24	ESSI012 ELECTRONIC SYSTEMS SOLUTIONS	3,492.50	7272
20172	02/14/24	FECH010 F & E CHECK PROTECTOR SALES CO	400.00	7272
20173	02/14/24	FIRES000 FIRE & SAFETY SERVICES, LTD.	919.35	7272
20174	02/14/24	FOREN005 FOREMOST PROMOTIONS	647.88	7272
20175	02/14/24	FOVE005 FOVEONICS DOCUMENT SOLUTIONS	10,962.00	7272
20176	02/14/24	FREMGO00 FREMGEN'S POWER EQUIPMENT, INC	27.00	7272
20177	02/14/24	GABRI005 GABRIELLI KENWORTH OF	1,135.00	7272
20178	02/14/24	GRAIN000 GRAINGER	334.90	7272
20179	02/14/24	GREAT015 GREATAMERICA FINANCIAL SVCES.	555.75	7272
20180	02/14/24	GTLIN000 GTL, INC., T/A	145.00	7272
20181	02/14/24	HOMET000 HOMETOWN HARDWARE INC.	581.72	7272
20182	02/14/24	HUDSO010 HUDSON COUNTY MOTORS, INC.	1,963.23	7272
20183	02/14/24	IACP0000 INTERNATIONAL ASSOC. OF	190.00	7272
20184	02/14/24	JAMES000 JAMES B. WINTERS	4,944.66	7272
20185	02/14/24	JAMES035 JAMES GORDON	608.12	7272
20186	02/14/24	JAMES080 JAMES G. GABETTIE	382.30	7272
20187	02/14/24	JBLOC000 J & B LOCK & ALARM, INC.	150.00	7272
20188	02/14/24	JEROM000 JEROME IKALOWYCH	3,335.74	7272
20189	02/14/24	JESCO000 JESCO INC.	9,211.64	7272
20190	02/14/24	JMCTI000 POLICE DEPARTMENT/PETTY CASH	150.00	7272
20191	02/14/24	JOSEP020 JOSEPH CORVELLI	1,135.02	7272
20192	02/14/24	JPMON005 JPMONZO, MUNICIPAL	50.00	7272
20193	02/14/24	KEVIN000 KEVIN M. DOERR	3,273.40	7272
20194	02/14/24	KNOXC000 KNOX COMPANY	721.00	7272
20195	02/14/24	LACAL005 LACAL EQUIPMENT, INC.	2,398.20	7272

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

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
.CURRENT	CURRENT TREASURY ACCOUNT	Continued		
20196	02/14/24	LANGU000 LANGUAGE LINE SERVICES, INC.	155.31	7272
20197	02/14/24	LITON005 LI-TONG CHIANG	382.30	7272
20198	02/14/24	LOCOM012 LOCOMOTION POWER SPORTS INC	104.99	7272
20199	02/14/24	LORET000 LORETTA CASTANO	382.30	7272
20200	02/14/24	LOWES000 LOWE'S	668.59	7272
20201	02/14/24	LUISR005 LUIS RUIZ	5,633.64	7272
20202	02/14/24	MAINT005 MaintainX, Inc	2,340.00	7272
20203	02/14/24	MATTH005 MATTHEW THORNHILL	2,279.38	7272
20204	02/14/24	MCAA000 MCAA OF NJ C/O KAREN GOMEZ	50.00	7272
20205	02/14/24	MCAOF000 MCANJ - KIM MACELLARO TR	425.00	7272
20206	02/14/24	MICHA026 MICHAEL DILUZIO	382.30	7272
20207	02/14/24	MITCH015 MITCHELL 1	960.00	7272
20208	02/14/24	MITHR005 MITHRIL METALS CORP	121.49	7272
20209	02/14/24	MOTOR030 MOTOROLA SOLUTIONS INC	1,338.00	7272
20210	02/14/24	MUNICO03 MUNICIPALITY LLC	25.17	7272
20211	02/14/24	NATIO045 NATIONAL HIGHWAY PRODUCTS, INC	3,699.95	7272
20212	02/14/24	NEWJE027 NEW JERSEY MOTOR VEHICLE	150.00	7272
20213	02/14/24	NJCM000 NJ CONFERENCE OF MAYORS	395.00	7272
20214	02/14/24	NJLEA000 NJ LEAGUE OF MUNICIPALITIES	1,032.00	7272
20215	02/14/24	NORTH010 NORTH JERSEY MEDIA GROUP	567.16	7272
20216	02/14/24	NORTH025 NORTH EAST FIRE & SAFETY EQUIP	498.30	7272
20217	02/14/24	NORTH080 NORTHERN VALLEY MAYORS ASSOC.	400.00	7272
20218	02/14/24	NRGBU005 NRG BUSINESS MARKETING	3,167.28	7272
20219	02/14/24	PARTS003 PARTS AUTHORITY, INC.	819.09	7272
20220	02/14/24	PESH-000 PESH-E-LECTRIC, INC.	1,870.00	7272
20221	02/14/24	PGAUT006 P & G AUTO INC.	379.34	7272
20222	02/14/24	POLIC015 POLICE TRAFFIC OFFICERS ASSN	250.00	7272
20223	02/14/24	RACHL000 RACHLES/MICHELE'S OIL CO., INC	17,923.51	7272
20224	02/14/24	RICHA040 RICHARD D'AMICO	1,188.64	7272
20225	02/14/24	ROBER060 ROBERT'S & SON INC	5.96	7272
20226	02/14/24	ROCKL015 ROCKLAND ELECTRIC COMPANY	703.74	7272
20227	02/14/24	RONAL010 RONALD GAFFNEY	274.44	7272
20228	02/14/24	RUGGE000 SMITTY'S PRODUCTIONS INC	84.21	7272
20229	02/14/24	RUTGE020 RUTGERS, THE STATE UNIVERSITY	140.00	7272
20230	02/14/24	SCHUY005 SCHUYLKILL VALLEY SPORTS, INC	643.15	7272
20231	02/14/24	SCOTT030 SCOTT GRAPHICS PRINTING CO INC	230.00	7272
20232	02/14/24	SKYLA000 SKYLANDS AREA FIRE EQUIPMENT &	7,020.47	7272
20233	02/14/24	SNAP-015 SNAP-ON INDUSTRIAL	240.00	7272
20234	02/14/24	SOMES005 SOME'S UNIFORM INC.	216.00	7272
20235	02/14/24	SPEC002 SPECTRA ASSOCIATES, INC.	580.50	7272
20236	02/14/24	STATE065 STATE TOXICOLOGY LABORATORY	135.00	7272
20237	02/14/24	STORR000 STORR TRACTOR COMPANY	6,637.39	7272
20238	02/14/24	SUPER015 SUPERIOR DISTRIBUTORS CO., INC	385.04	7272
20239	02/14/24	SUSTA010 SUSTAINABLE JERSEY, NONPROFIT	140.00	7272
20240	02/14/24	TCTAO000 TCTA OF BERGEN COUNTY	75.00	7272
20241	02/14/24	TCTAO010 TCTA OF NEW JERSEY	100.00	7272
20242	02/14/24	THERO000 LEXIPOL, LLC	4,612.08	7272
20243	02/14/24	THEST000 NJ ADVANCE MEDIA	369.12	7272
20244	02/14/24	THOMA025 THOMAS MCNAMARA	382.30	7272
20245	02/14/24	THOMA065 THOMAS BRUECK	5,633.64	7272
20246	02/14/24	TIMOTH00 TIMOTHY CONWAY	2,117.94	7272
20247	02/14/24	TMASS005 T&M ASSOCIATES	3,144.00	7272

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
<b>01CURRENT CURRENT TREASURY ACCOUNT Continued</b>					
20248	02/14/24	TRI-C005 TRI-COUNTY TERMITE & PEST	50.00		7272
20249	02/14/24	UNITE020 VEOLIA WATER NEW JERSEY	13,130.93		7272
20250	02/14/24	VANDI000 VANDINE MOTORS INC.	1,584.49		7272
20251	02/14/24	VANTRUCK VAN & TRUCK EQUIPMENT	3,895.00		7272
20252	02/14/24	VASSO000 VASSO WASTE SYSTEMS, INC.	606.26		7272
20253	02/14/24	VCIEM003 VCI EMERGENCY VEHICLE SPECIALI	352.26		7272
20254	02/14/24	VERIZ005 VERIZON	288.00		7272
20255	02/14/24	WARRE005 WARREN CLARK	300.00		7272
20256	02/14/24	WBMAS000 W. B. MASON CO., INC.	999.32		7272
20257	02/14/24	WILLI030 WILLIAM DAHLE	250.00		7272
20258	02/14/24	WILLI035 WILLIAM DAHLE	100.00		7272
20259	02/14/24	WILLI040 WILLIAM HOWARD	2,099.14		7272
20260	02/14/24	WISS0014 WISS & BOUREGY, PC	105.00		7272
20261	02/14/24	WITME005 WITMER PUBLIC SAFETY GROUP INC	209.00		7272
20262	02/14/24	WMCLO000 WILLIAM MCLOUGHLIN	4,944.66		7272
20263	02/14/24	YPERS005 Y-PERS, INC.	95.00		7272
<b>Checking Account Totals</b>					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	165	4	645,833.73	19,685.70
	Direct Deposit:	0	0	0.00	0.00
	Total:	165	4	645,833.73	19,685.70
<b>03HRA-MANUAL HRA INSURANCE PLAN MANUAL</b>					
401292	01/29/24	HRA00000 HRA INSURANCE ACCOUNT	811.80		7266
402021	02/02/24	HRA00000 HRA INSURANCE ACCOUNT	1,740.88		7275
<b>Checking Account Totals</b>					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	2	0	2,552.68	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	2	0	2,552.68	0.00
<b>04CAPITAL CAPITAL ACCOUNT</b>					
1516	02/14/24	BOSWE000 BOSWELL ENGINEERING, INC.	9,815.75		7277
1517	02/14/24	CIPRI020 CIPRIANO ENTERPRISES, INC. DBA	117,796.00		7277
1518	02/14/24	DOWNE010 DOWNES TREE SERVICE	13,900.00		7277
1519	02/14/24	SCHUY005 SCHUYLKILL VALLEY SPORTS, INC	1,600.00		7277
1520	02/14/24	TASER003 AXON ENTERPRISE, INC.	46,367.78		7277
<b>Checking Account Totals</b>					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	5	0	189,479.53	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	5	0	189,479.53	0.00
<b>13 DEV ESCROW 2 ESCROW EDMUNDS CHECKING 2</b>					
3525	02/14/24	ALPHA005 ALPHA UTILITY SERVICES LLC	224.23		7278
3526	02/14/24	BEATT000 BEATTIE PADOVANO, LLC	2,500.00		7278
3527	02/14/24	BOSWE000 BOSWELL ENGINEERING, INC.	0.00	02/14/24 VOID	0
3528	02/14/24	BOSWE000 BOSWELL ENGINEERING, INC.	4,428.28		7278
3529	02/14/24	EXQUI005 EXQUITY REALTY, LLC	300.00		7278
3530	02/14/24	GEMIN005 GEM INVESTMENT GROUP	23.81		7278
3531	02/14/24	MASSO005 MASSOUD, BRYAN & JODI	300.00		7278
3532	02/14/24	RACLI005 RACLI, PAOLO & PENNA, LESLIE	387.89		7278

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
3 DEV ESCROW 2 ESCROW EDMUNDS CHECKING 2 Continued					
Checking Account Totals			<u>Amount Paid</u>	<u>Amount Void</u>	
		<u>Paid</u>	<u>Void</u>		
	Checks:	7	1	8,164.21	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	7	1	8,164.21	0.00
13TRUST Trust Checking					
429	02/14/24	CURRE000 CURRENT TREASURY FUND	36,473.00		7273
Checking Account Totals			<u>Amount Paid</u>	<u>Amount Void</u>	
		<u>Paid</u>	<u>Void</u>		
	Checks:	1	0	36,473.00	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	1	0	36,473.00	0.00
Report Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	180	5	882,503.15	19,685.70
	Direct Deposit:	0	0	0.00	0.00
	Total:	180	5	882,503.15	19,685.70

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	3-01	317,264.07	0.00	0.00	317,264.07
CURRENT FUND	4-01	328,569.66	0.00	0.00	328,569.66
GENERAL CAPITAL FUND	C-04	189,479.53	0.00	0.00	189,479.53
HRA INSURANCE PLAN	T-03	2,552.68	0.00	0.00	2,552.68
OTHER TRUST FUND	T-13	36,473.00	0.00	0.00	36,473.00
Year Total:		39,025.68	0.00	0.00	39,025.68
Total of All Funds:		874,338.94	0.00	0.00	874,338.94



Project Description	Project No.	Project Total
296 DURIE AVE	2010057018	300.00
95 HIGH STREET	2010057032	300.00
369 CLOSTER DOCK RD	2010057073	23.81
47 CEDAR LANE	2010057074	387.89
130 HERBERT AVE	2010057133	119.55
132 HERBERT AVE	2010057134	104.68
178 ALPINE DRIVE	2010057136	237.48
674 CLOSTER DOCK ROAD	2010057299	123.98
231/39 HERBERT & 81 RUCKMAN	2010057400	1,525.00
55 COLUMBUS AVE LLC	2010057410	454.00
231/39 HERBERT & 81 RUCKMAN	2010057447	681.00
14 GARRY ROAD	2010057449	237.48
38 WILSON PLACE	2010057474	350.98
25 MAC ARTHUR AVENUE	2010057483	227.00
8 SHERMAN AVENUE	2010057487	975.00
614 CLOSTER DOCK ROAD	2010057495	474.96
41 FIRST STREET	2010057503	350.98
161 MCKINLEY STREET	2010057506	350.98
145 HICKORY LANE	2010057508	350.98
527 HIGH STREE	2010057509	237.48
CLOSTER COMMONS UNIT D-1	2010057517	350.98

Total of All Projects:

8,164.21

Range of Checking Accts: 14RECREATION to 15ANIMALCONTROL Range of Check Dates: 01/01/24 to 02/14/24  
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
14RECREATION SPECIAL RECREATION ACCOUNT					
888	02/14/24	ALLSE005 ALL SEASON CLEANING LLC	2,311.13		7274
889	02/14/24	CLOST015 CLOSTER COACHES ASSOCIATION	7,654.40		7274
890	02/14/24	LUPAR000 LUPARDI'S NURSERY INC.	810.00		7274
891	02/14/24	MATAD005 MATADOR TOURS INC.	5,000.00		7274
892	02/14/24	SCHUY005 SCHUYLKILL VALLEY SPORTS, INC	3,617.26		7274
893	02/14/24	SPORT010 SPORTS TIME, INC.	532.50		7274
894	02/14/24	TOMAH015 TOMAHAWK LAKE WATERPARK, INC.	2,791.00		7274

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	7	0	22,716.29	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	7	0	22,716.29	0.00

15ANIMALCONTROL ANIMAL ACCOUNT					
279	02/14/24	NJDEP000 NJ DEPARTMENT OF HEALTH	432.00		7276
280	02/14/24	WBMAS000 W. B. MASON CO., INC.	182.97		7276

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	2	0	614.97	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	2	0	614.97	0.00

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	9	0	23,331.26	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	9	0	23,331.26	0.00

Totals by Year-Fund and Description	Fund	Budget Total	Revenue Total	G/L Total	Total
RECREATION TRUST	T-14	22,716.29	0.00	0.00	22,716.29
DOG TRUST	T-15	614.97	0.00	0.00	614.97
Total of All Funds:		<u>23,331.26</u>	<u>0.00</u>	<u>0.00</u>	<u>23,331.26</u>

Range of Checking Accts: 17FOODLOCKER to CURRENT-MANUAL Range of Check Dates: 01/01/24 to 02/14/24  
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
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17FOODLOCKER		FOOD LOCKER ACCOUNT			
97	01/19/24	WAKEFO05 WAKEFERN FOOD CORP	4,750.00		7254

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	1	0	4,750.00	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	4,750.00	0.00

CURRENT-MANUAL	CURRENT - MANUAL	Amount Paid	Ref Num
401181	01/18/24 NJSHB000 NJSHBP	131,211.60	7251
401182	01/18/24 NATIO005 NATIONAL BENEFIT SERVICES, LLC	50.00	7252
401222	01/22/24 PAYRO000 PAYROLL AGENCY ACCOUNT	20,438.44	7256
401223	01/22/24 PAYRO000 PAYROLL AGENCY ACCOUNT	430.62	7257
401224	01/22/24 BORO0000 BORO OF CLOSTER - PAYROLL ACCT	382,510.81	7258
401251	01/25/24 NORTH065 NORTHERN VALLEY HIGH SCHOOL	1,690,940.00	7261
401252	01/25/24 CLOST010 CLOSTER BOARD OF EDUCATION	2,003,420.00	7261
401261	01/26/24 PAYRO000 PAYROLL AGENCY ACCOUNT	14,940.90	7262
401263	01/26/24 PAYRO000 PAYROLL AGENCY ACCOUNT	299.15	7262
401264	01/26/24 BORO0000 BORO OF CLOSTER - PAYROLL ACCT	319,394.94	7262
401291	01/29/24 HRA00000 HRA INSURANCE ACCOUNT	3,500.00	7265
402051	02/05/24 EB000000 EB EMPLOYEE SOLUTIONS, LLC	5,891.04	7270
402071	02/07/24 COUNT020 COUNTY OPEN SPACE TRUST FUND	65,674.90	7279
402072	02/07/24 COUNT010 COUNTY OF BERGEN	1,488,035.00	7279
402073	02/07/24 COUNT010 COUNTY OF BERGEN	13,164.44	7280

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	15	0	6,139,901.84	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	15	0	6,139,901.84	0.00

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	16	0	6,144,651.84	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	16	0	6,144,651.84	0.00

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Totals by Year-Fund and Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	3-01	244,997.17	0.00	0.00	244,997.17
CURRENT FUND	4-01	5,894,904.67	0.00	0.00	5,894,904.67
FOOD LOCKER TRUST	T-17	4,750.00	0.00	0.00	4,750.00
Total of All Funds:		<u>6,144,651.84</u>	<u>0.00</u>	<u>0.00</u>	<u>6,144,651.84</u>

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**BOROUGH OF CLOSTER**  
**RESOLUTION #24-64**

**WHEREAS**, the claims listed below have been authorized and approved by the Chairman of the Committee, examined by the Finance Committee, and found correct.

**THEREFORE, BE IT RESOLVED**, that the Mayor and Council hereby authorize the payment of these claims, and that warrants be drawn therefore when funds are available.

<b>Budgeted</b>	<b>Amount</b>
Bergen County Tax	\$ 1,501,199.44
County Open Space Tax	\$ 65,674.90
Northern Valley High School	\$ 1,690,940.00
Closter Board of Education	\$ 2,003,420.00
2023 Budget Appropriations	\$ 562,261.24
2024 Budget Appropriations – Operating Expenses	\$ 224,225.13
Payroll 01/15/2024	\$ 403,379.87
Payroll 01/31/2024	\$ 334,634.99
Current Treasury Account January 1, 2024 to February 14, 2024	\$ 6,785,735.57

<b>Capital and Trust</b>	<b>Amount</b>
Capital	\$ 189,479.53
Escrow Trust	\$ 44,637.21
Recreation	\$ 22,716.29
Animal	\$ 614.97
Housing Trust	\$ 0.00
Food Locker	\$ 4,750.00
Open Space	\$ 0.00
HRA Insurance Plan	\$ 2,552.68

The foregoing resolution was adopted at the meeting of the Mayor and Council of Closter, New Jersey at the Regular Meeting held on February 14, 2024.

**Attest:**

**Approved:**

  
 \_\_\_\_\_  
 Stephanie Evans, Borough Clerk

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

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

Borough of Closter Council

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

Closter Board of Education -	\$ 2,003,420.00
Northern Valley Regional H.S. -	\$ 1,690,940.00
Bergen County Tax	\$ 1,501,199.44
Bergen County Open Space	\$ 65,674.90
2023 Budget Appropriations - Operating	\$ 562,261.24
2024 Budget Appropriations - Operating	\$ 224,225.13
Payroll 01/15/2024	\$ 403,379.87
Payroll 01/31/2024	\$ 334,634.99
<b>Total Current Treasury</b>	<b><u>\$ 6,785,735.57</u></b>
Capital	\$ 189,479.53
Escrow Trust Account	\$ 44,637.21
Recreation	\$ 22,716.29
Housing Trust	\$ -
Animal Account	\$ 614.97
Open Space	\$ -
Community Development Block Grant	\$ -
Food Locker	\$ 4,750.00
HRA Insurance Plan	\$ 2,552.68



Francis Elenio  
Chief Finance Officer  
Borough of Closter

Dated: 02/14/2024



Range of Checking Accts: 01CURRENT to 13TRUST      Range of Check Dates: 01/01/24 to 02/14/24  
Report Type: All Checks      Report Format: Super Condensed      Check Type: Computer: Y      Manual: Y      Dir Deposit: Y

check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
01CURRENT		CURRENT TREASURY ACCOUNT			
20095	01/17/24	HORIZ000 HORIZON BCBSNJ	16,521.89		7249
20096	01/17/24	STAND000 STANDARD INSURANCE COMPANY	1,533.51		7249
20097	01/18/24	CONOL000 CONOLLY CONSTRUCTION CO.	3,600.00		7250
20098	01/23/24	ATLAN000 ATLANTIC TOMORROWS OFFICE	106.33	01/24/24 VOID	7259
20099	01/23/24	CABLE017 CABLEVISION LIGHTPATH LLC	930.17		7259
20100	01/23/24	CONST015 CONSTELLATION NEW ENERGY NJ	1,520.38		7259
20101	01/23/24	DELAG000 DE LAGE LANDEN FINANCIAL SVC.	475.00		7259
20102	01/23/24	PUBLI000 PUBLIC SERVICE ELECTRIC & GAS	1,408.64	01/24/24 VOID	7259
20103	01/23/24	ROCKL015 ROCKLAND ELECTRIC COMPANY	5,108.54	01/24/24 VOID	7259
20104	01/23/24	SPECTR00 SPECTROTEL	397.49		7259
20105	01/23/24	UNITE020 VEOLIA WATER NEW JERSEY	13,062.19	01/24/24 VOID	7259
20106	01/23/24	VERIZ005 VERIZON	506.00		7259
20107	01/23/24	VERIZ020 VERIZON WIRELESS	1,400.23		7259
20108	01/24/24	ATLAN000 ATLANTIC TOMORROWS OFFICE	106.33		7260
20109	01/24/24	PUBLI000 PUBLIC SERVICE ELECTRIC & GAS	1,408.64		7260
20110	01/24/24	ROCKL015 ROCKLAND ELECTRIC COMPANY	5,108.54		7260
20111	01/24/24	UNITE020 VEOLIA WATER NEW JERSEY	13,062.19		7260
20112	01/26/24	CLOST070 CLOSTER PUBLIC LIBRARY	80,274.50		7263
20113	01/29/24	DOROT001 DOROTHY WOODS	3,700.00		7264
20114	01/29/24	STAND000 STANDARD INSURANCE COMPANY	1,533.51		7267
20115	01/31/24	ALANN000 BERGEN COUNTY MUNICIPAL JIF	106,331.00		7268
20116	02/01/24	INTER010 INTERBOROUGH RADIO	28,007.75		7269
20117	02/01/24	PUBLI000 PUBLIC SERVICE ELECTRIC & GAS	173.50		7269
20118	02/01/24	UNITE020 VEOLIA WATER NEW JERSEY	227.78		7269
20119	02/14/24	11PRI005 11 PRISTINE CORP	107.99		7272
20120	02/14/24	AKEQU005 A & K EQUIPMENT CO INC	1,499.91		7272
20121	02/14/24	ALFON000 ALFONSO DIASPARRA	382.30		7272
20122	02/14/24	ALISS000 ALISSA LATNER	83.59		7272
20123	02/14/24	ALLEG005 ALLEGIANCE TRUCKS, LLC	217.91		7272
20124	02/14/24	ALLSE005 ALL SEASON CLEANING LLC	12,288.87		7272
20125	02/14/24	ALPHO000 ALPHONSO H. YOUNG JR.	3,273.40		7272
20126	02/14/24	AMAZ001 AMAZON BUSINESS	1,097.82		7272
20127	02/14/24	AMERI000 AMERICAN HOSE AND HYDRAULICS	7,320.29		7272
20128	02/14/24	ANDRE010 ANDREW ORLICH	2,425.72		7272
20129	02/14/24	ANJEC000 ANJEC	425.00		7272
20130	02/14/24	ARCTI005 ARCTIC FALLS SPRING WATER INC.	321.49		7272
20131	02/14/24	ARIST000 ARISTA TROPHIES	281.02		7272
20132	02/14/24	BARNB005 BARN BROS. LLC	6,460.00		7272
20133	02/14/24	BCMAA000 BCMAA-ROSEMARIE LASCARI	40.00		7272
20134	02/14/24	BCMCA000 BCMCA	100.00		7272
20135	02/14/24	BEATT000 BEATTIE PADOVANO, LLC	350.00		7272
20136	02/14/24	BENJA005 BENJAMIN B. CHOI	400.00		7272
20137	02/14/24	BERGE015 BERGEN CNTY POLICE CHIEFS ASSN	650.00		7272
20138	02/14/24	BERGE055 BERGEN CNTY ASSOC OF ASSESSORS	130.00		7272
20139	02/14/24	BONNI000 BONNIE SWITZER	382.30		7272
20140	02/14/24	BOROU000 BOROUGH CLERK / PETTY CASH	150.00		7272
20141	02/14/24	BOROU081 BOROUGH OF HAWORTH	1,467.02		7272
20142	02/14/24	BOROU100 BOROUGH OF CLOSTER	40,018.72		7272
20143	02/14/24	BUONG000 BUON GUSTO RESTAURANT	993.00		7272

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
01	CURRENT	CURRENT TREASURY ACCOUNT	Continued	
20144	02/14/24	CHAMP005 CHAMPION ELEVATOR CORPORATION	621.46	7272
20145	02/14/24	CHEMU005 CHEMUNG SUPPLY CORP	6,058.40	7272
20146	02/14/24	CHIEF000 DAVID BERRIAN	896.52	7272
20147	02/14/24	CHRIS005 CHRISTMAS SPECTACULAR, INC	3,751.00	7272
20148	02/14/24	CHRIS033 CHRISTOPHER DIPPOLITO	5,633.64	7272
20149	02/14/24	CLIFF000 CLIFFSIDE BODY CORPORATION	79.71	7272
20150	02/14/24	CLOST080 CLOSTER VOLUNTEER AMBULANCE	3,615.92	7272
20151	02/14/24	COMPL005 COMPLETE DOCUMENT SOLUTIONS	177.09	7272
20152	02/14/24	COREL000 CORE LOGIC	4,644.23	7272
20153	02/14/24	CSXTR000 CSX TRANSPORTATION	198.00	7272
20154	02/14/24	CUSTO001 CUSTOM BANDAG INC	5,637.82	7272
20155	02/14/24	DAVID050 DAVID HOLLENDER	1,188.64	7272
20156	02/14/24	DENNI005 DENNIS KAINE	4,944.66	7272
20157	02/14/24	DETECO05 DETECTIVE BUREAU/PETTY CASH	100.00	7272
20158	02/14/24	DONAL010 DONALD NICOLETTI	5,633.64	7272
20159	02/14/24	DONDE000 DONN DEEGAN	3,273.40	7272
20160	02/14/24	DONOV000 DONOVAN BLADES	838.98	7272
20161	02/14/24	DOORW007 DOOR WORKS, INC.	1,170.00	7272
20162	02/14/24	DOROT000 DOROTHY WOODS	344.76	7272
20163	02/14/24	DOWNE010 DOWNES TREE SERVICE	68,400.00	7272
20164	02/14/24	DRAGE000 DRAEGER INC.	254.90	7272
20165	02/14/24	DTRAU000 DTR AUTOMOTIVE SERVICE	135.00	7272
20166	02/14/24	DYKES000 DYKES LUMBER COMPANY, INC	87.71	7272
20167	02/14/24	EDMUN010 EDMUNDS GOVTECH	17,303.48	7272
20168	02/14/24	EIFER005 EIFERT, FRENCH & COMPANY, INC.	3,749.00	7272
20169	02/14/24	ELECT000 ELECTRICAL POWER SYSTEMS, INC.	678.81	7272
20170	02/14/24	ERIKL005 ERIK LENANDER	550.00	7272
20171	02/14/24	ESSI012 ELECTRONIC SYSTEMS SOLUTIONS	3,492.50	7272
20172	02/14/24	FECH010 F & E CHECK PROTECTOR SALES CO	400.00	7272
20173	02/14/24	FIRES000 FIRE & SAFETY SERVICES, LTD.	919.35	7272
20174	02/14/24	FOREN005 FOREMOST PROMOTIONS	647.88	7272
20175	02/14/24	FOVE005 FOVEONICS DOCUMENT SOLUTIONS	10,962.00	7272
20176	02/14/24	FREM000 FREMGEN'S POWER EQUIPMENT, INC	27.00	7272
20177	02/14/24	GABRI005 GABRIELLI KENWORTH OF	1,135.00	7272
20178	02/14/24	GRAIN000 GRAINGER	334.90	7272
20179	02/14/24	GREAT015 GREATAMERICA FINANCIAL SVCES.	555.75	7272
20180	02/14/24	GTLIN000 GTL, INC., T/A	145.00	7272
20181	02/14/24	HOMET000 HOMETOWN HARDWARE INC.	581.72	7272
20182	02/14/24	HUDSO010 HUDSON COUNTY MOTORS, INC.	1,963.23	7272
20183	02/14/24	IACP000 INTERNATIONAL ASSOC. OF	190.00	7272
20184	02/14/24	JAMES000 JAMES B. WINTERS	4,944.66	7272
20185	02/14/24	JAMES035 JAMES GORDON	608.12	7272
20186	02/14/24	JAMES080 JAMES G. GABETTIE	382.30	7272
20187	02/14/24	JBLOC000 J & B LOCK & ALARM, INC.	150.00	7272
20188	02/14/24	JEROM000 JEROME IKALOWYCH	3,335.74	7272
20189	02/14/24	JESCO000 JESCO INC.	9,211.64	7272
20190	02/14/24	JMCTI000 POLICE DEPARTMENT/PETTY CASH	150.00	7272
20191	02/14/24	JOSEP020 JOSEPH CORVELLI	1,135.02	7272
20192	02/14/24	JPMON005 JPMONZO, MUNICIPAL	50.00	7272
20193	02/14/24	KEVIN000 KEVIN M. DOERR	3,273.40	7272
20194	02/14/24	KNOXC000 KNOX COMPANY	721.00	7272
20195	02/14/24	LACAL005 LACAL EQUIPMENT, INC.	2,398.20	7272

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

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
.CURRENT	CURRENT TREASURY ACCOUNT	Continued		
20196	02/14/24	LANGU000 LANGUAGE LINE SERVICES, INC.	155.31	7272
20197	02/14/24	LITON005 LI-TONG CHIANG	382.30	7272
20198	02/14/24	LOCOM012 LOCOMOTION POWER SPORTS INC	104.99	7272
20199	02/14/24	LORET000 LORETTA CASTANO	382.30	7272
20200	02/14/24	LOWES000 LOWE'S	668.59	7272
20201	02/14/24	LUISR005 LUIS RUIZ	5,633.64	7272
20202	02/14/24	MAINT005 MaintainX, Inc	2,340.00	7272
20203	02/14/24	MATTH005 MATTHEW THORNHILL	2,279.38	7272
20204	02/14/24	MCAA000 MCAA OF NJ C/O KAREN GOMEZ	50.00	7272
20205	02/14/24	MCAOF000 MCANJ - KIM MACELLARO TR	425.00	7272
20206	02/14/24	MICHA026 MICHAEL DILUZIO	382.30	7272
20207	02/14/24	MITCH015 MITCHELL 1	960.00	7272
20208	02/14/24	MITHR005 MITHRIL METALS CORP	121.49	7272
20209	02/14/24	MOTOR030 MOTOROLA SOLUTIONS INC	1,338.00	7272
20210	02/14/24	MUNICO03 MUNICIPALITY LLC	25.17	7272
20211	02/14/24	NATIO045 NATIONAL HIGHWAY PRODUCTS, INC	3,699.95	7272
20212	02/14/24	NEWJE027 NEW JERSEY MOTOR VEHICLE	150.00	7272
20213	02/14/24	NJCM000 NJ CONFERENCE OF MAYORS	395.00	7272
20214	02/14/24	NJLEA000 NJ LEAGUE OF MUNICIPALITIES	1,032.00	7272
20215	02/14/24	NORTH010 NORTH JERSEY MEDIA GROUP	567.16	7272
20216	02/14/24	NORTH025 NORTH EAST FIRE & SAFETY EQUIP	498.30	7272
20217	02/14/24	NORTH080 NORTHERN VALLEY MAYORS ASSOC.	400.00	7272
20218	02/14/24	NRGBU005 NRG BUSINESS MARKETING	3,167.28	7272
20219	02/14/24	PARTS003 PARTS AUTHORITY, INC.	819.09	7272
20220	02/14/24	PESH-000 PESH-E-LECTRIC, INC.	1,870.00	7272
20221	02/14/24	PGAUT006 P & G AUTO INC.	379.34	7272
20222	02/14/24	POLIC015 POLICE TRAFFIC OFFICERS ASSN	250.00	7272
20223	02/14/24	RACHL000 RACHLES/MICHELE'S OIL CO., INC	17,923.51	7272
20224	02/14/24	RICHA040 RICHARD D'AMICO	1,188.64	7272
20225	02/14/24	ROBER060 ROBERT'S & SON INC	5.96	7272
20226	02/14/24	ROCKL015 ROCKLAND ELECTRIC COMPANY	703.74	7272
20227	02/14/24	RONAL010 RONALD GAFFNEY	274.44	7272
20228	02/14/24	RUGGE000 SMITTY'S PRODUCTIONS INC	84.21	7272
20229	02/14/24	RUTGE020 RUTGERS, THE STATE UNIVERSITY	140.00	7272
20230	02/14/24	SCHUY005 SCHUYLKILL VALLEY SPORTS, INC	643.15	7272
20231	02/14/24	SCOTT030 SCOTT GRAPHICS PRINTING CO INC	230.00	7272
20232	02/14/24	SKYLA000 SKYLANDS AREA FIRE EQUIPMENT &	7,020.47	7272
20233	02/14/24	SNAP-015 SNAP-ON INDUSTRIAL	240.00	7272
20234	02/14/24	SOMES005 SOME'S UNIFORM INC.	216.00	7272
20235	02/14/24	SPEC002 SPECTRA ASSOCIATES, INC.	580.50	7272
20236	02/14/24	STATE065 STATE TOXICOLOGY LABORATORY	135.00	7272
20237	02/14/24	STORR000 STORR TRACTOR COMPANY	6,637.39	7272
20238	02/14/24	SUPER015 SUPERIOR DISTRIBUTORS CO., INC	385.04	7272
20239	02/14/24	SUSTA010 SUSTAINABLE JERSEY, NONPROFIT	140.00	7272
20240	02/14/24	TCTAO000 TCTA OF BERGEN COUNTY	75.00	7272
20241	02/14/24	TCTAO010 TCTA OF NEW JERSEY	100.00	7272
20242	02/14/24	THERO000 LEXIPOL, LLC	4,612.08	7272
20243	02/14/24	THEST000 NJ ADVANCE MEDIA	369.12	7272
20244	02/14/24	THOMA025 THOMAS MCNAMARA	382.30	7272
20245	02/14/24	THOMA065 THOMAS BRUECK	5,633.64	7272
20246	02/14/24	TIMOTH00 TIMOTHY CONWAY	2,117.94	7272
20247	02/14/24	TMASS005 T&M ASSOCIATES	3,144.00	7272

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
<b>01CURRENT CURRENT TREASURY ACCOUNT Continued</b>					
20248	02/14/24	TRI-C005 TRI-COUNTY TERMITE & PEST	50.00		7272
20249	02/14/24	UNITE020 VEOLIA WATER NEW JERSEY	13,130.93		7272
20250	02/14/24	VANDI000 VANDINE MOTORS INC.	1,584.49		7272
20251	02/14/24	VANTRUCK VAN & TRUCK EQUIPMENT	3,895.00		7272
20252	02/14/24	VASSO000 VASSO WASTE SYSTEMS, INC.	606.26		7272
20253	02/14/24	VCIEM003 VCI EMERGENCY VEHICLE SPECIALI	352.26		7272
20254	02/14/24	VERIZ005 VERIZON	288.00		7272
20255	02/14/24	WARRE005 WARREN CLARK	300.00		7272
20256	02/14/24	WBMAS000 W. B. MASON CO., INC.	999.32		7272
20257	02/14/24	WILLI030 WILLIAM DAHLE	250.00		7272
20258	02/14/24	WILLI035 WILLIAM DAHLE	100.00		7272
20259	02/14/24	WILLI040 WILLIAM HOWARD	2,099.14		7272
20260	02/14/24	WISS0014 WISS & BOUREGY, PC	105.00		7272
20261	02/14/24	WITME005 WITMER PUBLIC SAFETY GROUP INC	209.00		7272
20262	02/14/24	WMCLO000 WILLIAM MCLOUGHLIN	4,944.66		7272
20263	02/14/24	YPERS005 Y-PERS, INC.	95.00		7272
<b>Checking Account Totals</b>					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	165	4	645,833.73	19,685.70
	Direct Deposit:	0	0	0.00	0.00
	Total:	165	4	645,833.73	19,685.70
<b>03HRA-MANUAL HRA INSURANCE PLAN MANUAL</b>					
401292	01/29/24	HRA00000 HRA INSURANCE ACCOUNT	811.80		7266
402021	02/02/24	HRA00000 HRA INSURANCE ACCOUNT	1,740.88		7275
<b>Checking Account Totals</b>					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	2	0	2,552.68	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	2	0	2,552.68	0.00
<b>04CAPITAL CAPITAL ACCOUNT</b>					
1516	02/14/24	BOSWE000 BOSWELL ENGINEERING, INC.	9,815.75		7277
1517	02/14/24	CIPRI020 CIPRIANO ENTERPRISES, INC. DBA	117,796.00		7277
1518	02/14/24	DOWNE010 DOWNES TREE SERVICE	13,900.00		7277
1519	02/14/24	SCHUY005 SCHUYLKILL VALLEY SPORTS, INC	1,600.00		7277
1520	02/14/24	TASER003 AXON ENTERPRISE, INC.	46,367.78		7277
<b>Checking Account Totals</b>					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	5	0	189,479.53	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	5	0	189,479.53	0.00
<b>13 DEV ESCROW 2 ESCROW EDMUNDS CHECKING 2</b>					
3525	02/14/24	ALPHA005 ALPHA UTILITY SERVICES LLC	224.23		7278
3526	02/14/24	BEATT000 BEATTIE PADOVANO, LLC	2,500.00		7278
3527	02/14/24	BOSWE000 BOSWELL ENGINEERING, INC.	0.00	02/14/24 VOID	0
3528	02/14/24	BOSWE000 BOSWELL ENGINEERING, INC.	4,428.28		7278
3529	02/14/24	EXQUI005 EXQUITY REALTY, LLC	300.00		7278
3530	02/14/24	GEMIN005 GEM INVESTMENT GROUP	23.81		7278
3531	02/14/24	MASSO005 MASSOUD, BRYAN & JODI	300.00		7278
3532	02/14/24	RACLI005 RACLI, PAOLO & PENNA, LESLIE	387.89		7278

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
3 DEV ESCROW 2 ESCROW EDMUNDS CHECKING 2 Continued					
Checking Account Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	7	1	8,164.21	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	7	1	8,164.21	0.00
13TRUST Trust Checking					
429	02/14/24	CURRE000 CURRENT TREASURY FUND	36,473.00		7273
Checking Account Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	1	0	36,473.00	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	1	0	36,473.00	0.00
Report Totals					
	Checks:	180	5	882,503.15	19,685.70
	Direct Deposit:	0	0	0.00	0.00
	Total:	180	5	882,503.15	19,685.70

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	3-01	317,264.07	0.00	0.00	317,264.07
CURRENT FUND	4-01	328,569.66	0.00	0.00	328,569.66
GENERAL CAPITAL FUND	C-04	189,479.53	0.00	0.00	189,479.53
HRA INSURANCE PLAN	T-03	2,552.68	0.00	0.00	2,552.68
OTHER TRUST FUND	T-13	36,473.00	0.00	0.00	36,473.00
Year Total:		39,025.68	0.00	0.00	39,025.68
Total of All Funds:		874,338.94	0.00	0.00	874,338.94

Project Description	Project No.	Project Total
296 DURIE AVE	2010057018	300.00
95 HIGH STREET	2010057032	300.00
369 CLOSTER DOCK RD	2010057073	23.81
47 CEDAR LANE	2010057074	387.89
130 HERBERT AVE	2010057133	119.55
132 HERBERT AVE	2010057134	104.68
178 ALPINE DRIVE	2010057136	237.48
674 CLOSTER DOCK ROAD	2010057299	123.98
231/39 HERBERT & 81 RUCKMAN	2010057400	1,525.00
55 COLUMBUS AVE LLC	2010057410	454.00
231/39 HERBERT & 81 RUCKMAN	2010057447	681.00
14 GARRY ROAD	2010057449	237.48
38 WILSON PLACE	2010057474	350.98
25 MAC ARTHUR AVENUE	2010057483	227.00
8 SHERMAN AVENUE	2010057487	975.00
614 CLOSTER DOCK ROAD	2010057495	474.96
41 FIRST STREET	2010057503	350.98
161 MCKINLEY STREET	2010057506	350.98
145 HICKORY LANE	2010057508	350.98
527 HIGH STREE	2010057509	237.48
CLOSTER COMMONS UNIT D-1	2010057517	350.98

Total of All Projects:

8,164.21

Range of Checking Accts: 14RECREATION to 15ANIMALCONTROL Range of Check Dates: 01/01/24 to 02/14/24  
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
14RECREATION SPECIAL RECREATION ACCOUNT					
888	02/14/24	ALLSE005 ALL SEASON CLEANING LLC	2,311.13		7274
889	02/14/24	CLOST015 CLOSTER COACHES ASSOCIATION	7,654.40		7274
890	02/14/24	LUPAR000 LUPARDI'S NURSERY INC.	810.00		7274
891	02/14/24	MATAD005 MATADOR TOURS INC.	5,000.00		7274
892	02/14/24	SCHUY005 SCHUYLKILL VALLEY SPORTS, INC	3,617.26		7274
893	02/14/24	SPORT010 SPORTS TIME, INC.	532.50		7274
894	02/14/24	TOMAH015 TOMAHAWK LAKE WATERPARK, INC.	2,791.00		7274

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	7	0	22,716.29	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	7	0	22,716.29	0.00

15ANIMALCONTROL ANIMAL ACCOUNT					
279	02/14/24	NJDEP000 NJ DEPARTMENT OF HEALTH	432.00		7276
280	02/14/24	WBMAS000 W. B. MASON CO., INC.	182.97		7276

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	2	0	614.97	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	2	0	614.97	0.00

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	9	0	23,331.26	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	9	0	23,331.26	0.00



Totals by Year-Fund and Description	Fund	Budget Total	Revenue Total	G/L Total	Total
RECREATION TRUST	T-14	22,716.29	0.00	0.00	22,716.29
DOG TRUST	T-15	614.97	0.00	0.00	614.97
Total of All Funds:		<u>23,331.26</u>	<u>0.00</u>	<u>0.00</u>	<u>23,331.26</u>

Range of Checking Accts: 17FOODLOCKER to CURRENT-MANUAL Range of Check Dates: 01/01/24 to 02/14/24  
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
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17FOODLOCKER		FOOD LOCKER ACCOUNT			
97	01/19/24	WAKEFO05 WAKEFERN FOOD CORP	4,750.00		7254

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	1	0	4,750.00	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	4,750.00	0.00

CURRENT-MANUAL	CURRENT - MANUAL			
401181	01/18/24	NJSHB000 NJSHBP	131,211.60	7251
401182	01/18/24	NATIO005 NATIONAL BENEFIT SERVICES, LLC	50.00	7252
401222	01/22/24	PAYRO000 PAYROLL AGENCY ACCOUNT	20,438.44	7256
401223	01/22/24	PAYRO000 PAYROLL AGENCY ACCOUNT	430.62	7257
401224	01/22/24	BORO0000 BORO OF CLOSTER - PAYROLL ACCT	382,510.81	7258
401251	01/25/24	NORTH065 NORTHERN VALLEY HIGH SCHOOL	1,690,940.00	7261
401252	01/25/24	CLOST010 CLOSTER BOARD OF EDUCATION	2,003,420.00	7261
401261	01/26/24	PAYRO000 PAYROLL AGENCY ACCOUNT	14,940.90	7262
401263	01/26/24	PAYRO000 PAYROLL AGENCY ACCOUNT	299.15	7262
401264	01/26/24	BORO0000 BORO OF CLOSTER - PAYROLL ACCT	319,394.94	7262
401291	01/29/24	HRA00000 HRA INSURANCE ACCOUNT	3,500.00	7265
402051	02/05/24	EB000000 EB EMPLOYEE SOLUTIONS, LLC	5,891.04	7270
402071	02/07/24	COUNT020 COUNTY OPEN SPACE TRUST FUND	65,674.90	7279
402072	02/07/24	COUNT010 COUNTY OF BERGEN	1,488,035.00	7279
402073	02/07/24	COUNT010 COUNTY OF BERGEN	13,164.44	7280

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	15	0	6,139,901.84	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	15	0	6,139,901.84	0.00

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	16	0	6,144,651.84	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	16	0	6,144,651.84	0.00

Totals by Year-Fund and Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	3-01	244,997.17	0.00	0.00	244,997.17
CURRENT FUND	4-01	5,894,904.67	0.00	0.00	5,894,904.67
FOOD LOCKER TRUST	T-17	4,750.00	0.00	0.00	4,750.00
Total of All Funds:		<u>6,144,651.84</u>	<u>0.00</u>	<u>0.00</u>	<u>6,144,651.84</u>

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**BOROUGH OF CLOSTER  
RESOLUTION #24-65**

**RESOLUTION OF THE BOROUGH OF CLOSTER, COUNTY OF BERGEN, OPPOSING ASSEMBLY BILL NO. 4/SENATE BILL NO. 50, WHICH PROPOSES TO OVERHALL THE FAIR HOUSING ACT ("FHA") IN A WAY THAT IMPOSES UNREALISTIC OBLIGATIONS WITH UNREALISTIC DEADLINES BASED UPON ONEROUS STANDARDS.**

**WHEREAS**, in 1983, the Supreme Court decided a landmark case, commonly referred to as Mount Laurel II, wherein it created an easy standard for developers to satisfy to secure a "builder's remedy" and also established standards to provide general guidance to the newly appointed Mount Laurel judges as to an appropriate fair share formula; and

**WHEREAS**, the State exploded with builder's remedy lawsuits in the wake of Mount Laurel II seriously depriving many municipalities of their home rule power to zone and control their destiny; and

**WHEREAS**, in 1984, Judge Serpentelli decided the AMG case in which he established a fair share formula that generated high fair share responsibilities that were widely regarded as grossly excessive; and

**WHEREAS**, the combination of the avalanche of builder's remedy lawsuits precipitated by Mount Laurel II and the grossly excessive fair share responsibilities generated by the AMG formula fueled a movement for a legislative response to the Mount Laurel doctrine; and

**The Fair Housing Act of 1985**

**WHEREAS**, a week after Judge Serpentelli issued the AMG decision, committees of the Legislature started to meet to develop affordable housing legislation; and

**WHEREAS**, the legislators on both sides of the aisle recognized that any legislation had to be bi-partisan to work; and

**WHEREAS**, those efforts culminated in the adoption of the Fair Housing Act ("FHA") by both houses early in 1985; and

**WHEREAS**, on July 2, 1985 -- less than a year after Judge Serpentelli decided the AMG case -- former Governor Kean signed the New Jersey Fair Housing Act ("FHA") into law to curb the excesses caused by Mount Laurel II and to restore balance to legitimate public purposes; and

**WHEREAS**, more specifically, the Legislature enacted the FHA to restore home rule, to bring the fair share numbers back to reality and to reduce the burdens of Mount Laurel compliance; and

**WHEREAS**, more specifically, the FHA sought *to restore home rule* by imposing a moratorium on the builder's remedy and by providing an administrative process that municipalities could voluntarily pursue wherein they would be insulated from developers seeking builder's remedies to try to compel them to capitulate their zoning demands; and

**WHEREAS**, the FHA sought *to bring the fair share numbers back to reality* by among other things defining the prospective need as the need "based on development and growth which is reasonably likely to occur" and by calling for the fair share to be adjusted to a number lower than the fair share formula generated if the municipality lacked sufficient land to satisfy the obligation generated by the fair share formula; and

**WHEREAS**, the FHA sought *to reduce the burdens on municipalities* by prohibiting any requirement for municipalities to expend their own resources to comply; and

### **The New Jersey Council on Affordable Housing**

**WHEREAS**, the FHA created COAH and conferred "primary jurisdiction" on COAH to administer the FHA and to implement the affordable housing policies of our State; and

**WHEREAS**, FSHC argued "that COAH's enabling legislation established such a delicate balance of control, as evidenced not only by its use of the phrase "in but not of," but also by its detailed attention to the composition of its Council. Accordingly, the Legislature could not have intended to allow the Governor to unilaterally disrupt that balance" *In re Plan for Abolition of Council on Affordable Hous.*, 424 N.J. Super. 410, 419-420(App.Div.2012) 419-420; and

**WHEREAS**, COAH adopted regulations for Round 1 in 1986 and for Round 2 in 1994 to implement the FHA and processed applications by municipalities for approval of their affordable housing plans in accordance with the regulations it adopted; and

**WHEREAS**, all acknowledged -- even Fair Share Housing Center ("FSHC") -- that COAH functioned just fine in Rounds 1 and 2; and

**WHEREAS**, the regulations COAH adopted in Round 2 made the obligations for Rounds 1 and 2 cumulative and adjusted the cumulative number downwards because the State did not grow as much as was anticipated in Round 1; and

**WHEREAS**, COAH's new construction obligation for Rounds 1 and 2 **averaged 5,034.5 units per year**, or 50,345 units for every 10 years as noted in 36 N.J.R. 5748(a) (November 22, 2004), COAH's comment regarding 5:94: Appendix A; and

**WHEREAS**, COAH's Round 1 and/or 2 regulations permitted a 1-for-1 rental bonus credit for up to 25% of the obligations and provided flexible standards for adjustments predicated upon lack of adequate vacant developable land; and

**WHEREAS**, the same expert who calculated the Round 2 obligations provided a technical appendix in 2014 when COAH proposed regulations for Round 3; and

**WHEREAS**, COAH's expert in 2014 calculated a prospective need obligation (then 2014-2024) of less than 40,000 units for the 10-year cycle, plus roughly an additional 23,000 units for the "gap" which were to be phased in between 2014-2034 due to concerns over what could be reasonably anticipated as a result of market absorption; and

**WHEREAS**, housing advocates attacked the regulations COAH adopted for Round 3 the first time it adopted them in 2004, the second time it adopted them in 2008 and the third time it proposed them in 2014, thereby crippling COAH's ability to certify the plans that municipalities petitioned COAH to approve because the FHA required that COAH only certify municipalities consistent with its regulations; and

**WHEREAS**, COAH's inability to certify Round 3 plans severely limited the production of affordable housing in Round 3 because COAH found itself fending off attacks instead of certifying affordable housing plans that municipalities could implement; and

#### **Mount Laurel IV**

**WHEREAS**, in 2015, the Supreme Court issued a decision, commonly referred to as Mount Laurel IV, in response to a motion to transfer the responsibilities of COAH back to the courts; and

**WHEREAS**, in Mount Laurel IV, the Supreme Court returned the task of implementing the doctrine back to the Courts because COAH had failed to do its job; and

**WHEREAS**, notwithstanding the foregoing, the Court emphasized that it preferred the administrative remedy created by the FHA to a judicial one and hoped that one day COAH would be effective so that towns could comply once again through the administrative process created by the FHA; and

**WHEREAS**, transferring the implementation of the doctrine from COAH back to the courts deprived the citizens of our State of an evenly balanced administrative body with four representatives of municipalities and four representatives of low- and moderate-income ("LMI") households adopting regulations consistent with the FHA and processing petitions for substantive certification; and

**WHEREAS**, the Court process proved to be far more expensive than the COAH process and was ill-suited for resolving comprehensive planning disputes over affordable housing; and

**WHEREAS**, even municipalities that complied voluntarily in the newly minted court process were subject to intervention from developers, who were then able to leverage the process, litigate the municipalities into the ground, and often obtain site-specific rezoning contrary to one of the overriding public purposes of the FHA; and

**WHEREAS**, the judicial process the Supreme Court fashioned in Mount Laurel IV required municipalities to spend municipal resources not only on their own attorneys and planners, but also on Court appointed masters in a litigation process that was much more expensive than the administrative process the legislature established in the FHA; and

**WHEREAS**, as if that was not bad enough, FSHC routinely demanded that municipalities make a payment to them; and

**WHEREAS**, the Round 3 process was a disaster with judges pressing municipalities to comply before even establishing the obligations with which they must comply; and

**WHEREAS**, ultimately, on March 8, 2018, after a 41-day trial in Mercer County, Judge Jacobson issued an opinion in which she set forth a fair share methodology; and

**WHEREAS**, in that trial and in various other instances throughout the state, FSHC took the position that the Statewide obligation should exceed 300,000 affordable units to be produced between 2015 and 2025; and

**WHEREAS**, municipalities, through Dr. Robert Powell, presented evidence that the State could only absorb less than 40,000 affordable units, in a best case scenario, and thus argued that FSHC’s calculations was not grounded in reality whatsoever; and

**WHEREAS**, the Court, having been constrained by the Supreme Court to prescriptively utilize a formula from 1993, ultimately concluded that the Statewide obligation to be constructed between 2015-2025 was roughly 153,000 units; and

**The 354 Settlements with FSHC**

**WHEREAS**, FSHC reports that it entered 354 settlements in Round 3; and

**WHEREAS**, many municipalities are reeling under the burden of satisfying their obligations under those settlements entered between 2015 and 2023; and

**WHEREAS**, Round 4 is set to begin in 2025 and there is no comprehensive analysis on the impacts of the 354 Round 3 settlements and over-zoning described above; and

**WHEREAS**, indeed, the A4/S50 Bill fails to consider the impact from affordable housing projects that were approved during the Third Round, but are still not yet under construction, as said projects, as well as additional future projects, will impact legitimate public concerns like infrastructure, the environment, schools, traffic, parking and open space; and

**WHEREAS**, the Round 3 process destroyed the balance achieved by the Fair Housing Act in 1985; and



**A-4/S-50**

**WHEREAS**, against the above backdrop, on December 19, 2023, the Housing Committee of the Assembly unveiled the Legislation (A-4) that it stated it had been working on for a long time and scheduled the bill for a vote at a hearing scheduled less than 24 hours later; and

**WHEREAS**, on December 19, 2023, the Administrative Office of the Courts wrote to the Legislature and made clear that it could not structure the bill in the manner set forth in the proposed legislation; and

**WHEREAS**, notwithstanding the foregoing, the Housing Committee of the Assembly voted the bill out of Committee and announced that the bill needed to be ready for signing by the Governor before the end of the lame duck session on January 8, 2024; and

**WHEREAS**, the bill was not rammed through in the lame duck session and on January 16, 2024, the Legislature released a new version of the bill, Assembly Bill No. 4/Senate Bill No. 50 (hereinafter the "A4/S50" or "the Bill"); and

**WHEREAS**, A4/S50 Bill seeks to abolish the Council on Affordable Housing ("COAH") and purports to reform municipal responsibilities concerning the provision of affordable housing and

**WHEREAS**, the Bill would purportedly reduce litigation and municipal expenses; and

**WHEREAS**, A4/S50 details the methodology to be used for determining the fair share numbers of municipalities in Round 4 and in subsequent rounds; and

**WHEREAS**, the Bill is premised on the proposition that 40 percent of all households qualify as low or moderate; and

**WHEREAS**, A4/S50 calls for the determination of the prospective need by subtracting the number of households reported in the 2010 Decennial Census from the number of households reported in the 2020 Decennial Census and multiplying that figure by 40 percent; and

**WHEREAS**, we calculate that number to be 84,690;

**WHEREAS**, A4/S50 calls for that number to be adjusted by the number of conversions and demolitions; and

**WHEREAS**, the statewide fair share would be increased from 84,690 to 96,780, if we assume the same number of demolitions and conversions used by Judge Jacobson in her formula for Round 3; and

**WHEREAS**, the 96,780 fair share compares to the roughly 211,000 COs issued between 2010 and 2020; and

11/30/14 11:47:00

**WHEREAS**, the 96,780 fair number divided by 211,000 COs equals roughly 46 percent (45.867 percent to be more precise); and

**WHEREAS**, all municipalities should be able to cure any violations of the prohibition against exclusionary zoning with inclusionary zoning; and

**WHEREAS**, traditional inclusionary zoning ordinances generally require no more than 20 percent of the units to be affordable; and

**WHEREAS**, it is mathematically impossible to satisfy a 46 percent problem with a 20 percent solution and, therefore, the number generated by the statutory formula is patently excessive; and

**WHEREAS**, while this mathematical error conceptually may have existed at COAH, COAH utilized its discretion to reduce the statewide number to roughly 5,000 units per year in Rounds 1-2 (or lower for prospective need in its attempted regulations in 2014); and

**WHEREAS**, in addition, COAH's Round 2 regulations had flexible standards, Regional Contribution Agreements (RCAs), an achievable bonus structure, waivers and other flexible standards to further mitigate the problem; and

**WHEREAS**, had COAH not mitigated the problem, it is likely that the regulations would have been challenged by municipalities; and

**WHEREAS**, A4/S50 also, systemically, calcifies the Court process and indeed makes critical changes which severely prejudice municipal interests and undercut the incentive to comply voluntarily; and

**WHEREAS**, in stark contrast to current laws that preserve a municipality's immunity in the absence of proof that the municipality is "determined to be constitutionally noncompliant", A4/S50 creates multiple opportunities to strip municipalities of immunity and expose them to litigation; and

**WHEREAS** A4/S50 subjects municipalities to litigation not only as they seek approval of their Housing Element and Fair Share Plans, but also even after they secure approval of those plans; and

**WHEREAS**, more specifically, while A4/S50 provides municipalities a "compliance certification" if the municipality secures approval of its affordable housing plan, that certification only protects municipalities from builder's remedy lawsuits-not from exclusionary zoning lawsuits by FSHC or anyone else who is not seeking a builder's remedy; and

**WHEREAS**, in stark contrast to the goal of A4/S50 to reduce litigation, A4/S50 dramatically proliferates litigation by providing many opportunities to sue the subject municipality and through other means; and

**WHEREAS**, even if a municipality, via the adoption of a resolution, accepts the Fourth Round affordable housing obligation numbers that will be promulgated by the Department of Community Affairs (the "DCA") under the A4/S50 Bill, there is still a risk that the affordable housing obligation numbers will increase during the subsequent process required by the bill, as both housing advocates like FSHC and developers can subsequently challenge the fair share number the municipality accepts; and

**WHEREAS**, the A4/S50 Bill creates a judicial entity made up of 3-7 retired Mount Laurel judges called "The Program", which, unlike COAH, is not comprised of an equal number of municipal and housing representatives, and is not made up of an equal number of Republicans and Democrats, thereby depriving the citizens of our State of the carefully crafted COAH Board that included a diversity of interests and that was the centerpiece of the FHA adopted in 1985; and

**WHEREAS**, the A4/S50 Bill does not require the promulgation of affordable housing obligations, or the adoption of substantive regulations, in a way that utilizes an open and transparent process that COAH used and that gave all interested parties an opportunity to comment and receive COAH's response to their comments; and

**WHEREAS**, the A4/S50 Bill reduces, and in some cases completely eliminates affordable housing bonus credits, and creates an overcomplicated and difficult process to obtain the bonus credits that are still available under the bill; and

**WHEREAS**, the initial version of the A4/S50 Bill allowed for municipalities to utilize age-restricted affordable units to satisfy up to thirty-three percent (33%) of its Fourth Round obligation in recognition that roughly 33 percent of the demand for affordable housing came from this age group; however, the current version of A4/S50 unfairly and unceremoniously reduced the cap on age-restricted housing down to twenty-five (25%); and

**WHEREAS**, the Legislature previously capped the fair share of any municipality down to 1,000 in recognition that any obligation above 1,000 would be "onerous"; A4/S50 applies the 1,000-unit cap only to a component of the municipality's fair share -- the prospective need -- and authorizes the imposition of an obligation that is onerous; and

**WHEREAS**, the A4/S50 Bill creates unfair requirements and ambiguity when it comes to the Vacant Land Adjustment process, which could lead to municipalities that lack sufficient vacant land being required to produce more affordable housing units than is practical; and

**WHEREAS**, the A4/S50 Bill includes many other provisions and changes to the FHA that are impractical and devoid of any consideration of the burdens created by the statute; and

**WHEREAS**, the Office of Legislative Services (OLS) has not evaluated the formula required by the A4/S50 Bill for calculating a municipality's Fourth Round or Prospective Need Obligation for its magnitude or reasonableness; and

**NOW, THEREFORE, BE IT RESOLVED**, that for all of the above reasons, the Mayor and Council of the Borough of Closter, objects to and opposes Assembly Bill No. 4/Senate Bill


No. 50, and requests that the bill be tabled, re-written and re-introduced in way that imposes achievable obligations and facilitates the ability of the municipality to satisfy its obligations.

A certified copy of this resolution shall be sent to the Legislators in the State Assembly and Senate representing our District immediately.

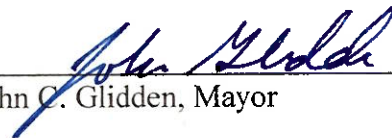
Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai	X		X			
Councilman Cho			X			
Councilwoman Chung			X			
Councilwoman Latner		X	X			
Councilwoman Maroules			X			
Councilman Yammarino			X			

Adopted: February 14, 2024

**ATTEST:**

  
Stephanie Evans, Borough Clerk

**APPROVED BY:**

  
John C. Glidden, Mayor

Certified to be a true copy of Resolution adopted at the Regular Meeting by the Mayor and Council of Borough of Closter held on February 14, 2024.

  
Stephanie Evans, Borough Clerk