

**MAYOR AND COUNCIL  
BOROUGH OF CLOSTER**

**REGULAR MEETING AGENDA – MONDAY, NOVEMBER 22, 2021 - 7:30 P.M**

**DUE TO PUBLIC HEALTH CONSIDERATIONS, THIS REGULARLY SCHEDULED MEETING OF THE CLOSTER MAYOR AND COUNCIL WILL BE HELD BOTH 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. **PROVISIONS OF OPEN PUBLIC MEETINGS ACT STATEMENT**

This meeting is called pursuant to the provisions of the Open Public Meetings Act of the State of New Jersey, was included in the Notice of 2021 Mayor and Council Meetings which was published in The Record on January 15, 2021 and The Star Ledger on January 18, 2021, 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. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

**ORDINANCES**

4. **ADOPTION OF THE FOLLOWING ORDINANCES @ 8 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD:**

The following Ordinances were introduced at the Regular Meeting held October 27, 2021, and were published in The Record issue of November 2, 2021, as stated in the printer’s affidavit of publication. Reprint of these Ordinances were posted on the Municipal Bulletin Board in accordance with statutory requirements, and copies have been made available to the general public.

a. **ORDINANCE NO. 2021:1283, “AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 134 OF THE CODE OF BOROUGH OF CLOSER”**

Open  
Close  
Adopt

b. **ORDINANCE NO. 2021:1284, “AN ORDINANCE AMENDING CHAPTER 181, §181-2 OF THE CODE OF THE BOROUGH OF CLOSTER ”**

Open  
Close  
Adopt

5. **INTRODUCTION OF THE FOLLOWING ORINDANCES – PUBLIC HEARING AND ADOPTION TO BE HELD WEDNESDAY, 12/8/21 @ 8 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD:**

a. **ORDINANCE NO. 2021-1286: AN ORDINANCE TO AMEND ORDINANCE NUMBER 2020:1275 (Requested from Finance and HR Committee 11-18-21)**

6. **INTRODUCTION OF BOND ORDINANCES- PUBLIC HEARING AND ADOPTION TO BE HELD WEDNESDAY, 11/8/21 @ 8 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEAR:**

a. **BOND ORDINANCE 2021-1287** AN ORDINANCE OF THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN, NEW JERSEY , PROVIDING FOR THE IMPROVEMENT OF BOROUGH WATERWAYS IMPACTED BY HURRICANE IDA AND APPROPRIATING \$1,600,000 THEREFOR, AND PROVIDING FOR THE ISSUANCE OF \$1,523,500 IN BODS OR NOTES OF THE BOROUGH OF CLOSTER TO FINANCE THE SAME (Received from Bond Counsel on 11-22-21)

b. **BOND ORDINANCE 2021-1288** AN ORDINANCE OF THE BOROUGH OF CLOSTER, IN THE COUNTY BERGEN, NEW JERSEY, PROVIDING FOR ROAD RECONSTRUCTION IN AND FOR THE BOROUGH AND APPROPRIATING \$975,000 THERFOR AND PROVIDING FOR THE ISSUANCE OF \$954,800 IN BONDS OR NOTES OF THE BOROUGH OF CLOSTER TO FINANCE THE SAME (Received from Bond Counsel on 11-22-21)

7a. REVIEW OF CONSENT AGENDA 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

- \*7. RESOLUTION TO ENTER INTO NJUCF STEWARDSHIP GRANT (Received from Administration on 11/9/21)
- \*8. RESOLUTION TO AUTHORIZE THE HOLDING OF A TREE LIGHTING CEREMONY ON DECEMBER 5, 2021 IN FRONT OF THE BOROUGH HALL (Received from Administration on 11-10-21)
- \*9. RESOLUTION AUTHORIZING PREPARATION OF CAPITAL ORDINANCE IN THE AMOUNT OF \$850,000 FOR VARIOUS ROAD RECONSTRUCTION PROJECTS OFFSET BY GRANTS IN THE AMOUNT OF \$481,000 (Received from Administration on 11-15-21)
- \*10. RESOLUTION AUTHORIZING PREPARATION OF CAPITAL ORDINANCE IN THE AMOUNT OF \$1,500,000 FOR STREAM CLEANING, DESNAGGIN, BANK STABILIZATION AND MITIGATION (Received from Administration on 11-15-21)
- \*11. RESOLUTION REGARDING AWARD OF BLOODBORNE PATHOGEN COMPLIANCE 2022-2023 PROGRAM (Received from Administration on 11-16-21)
- \*12. RESOLUTION AUTHORIZING ESCROW REFUND TO ALMIGHTLY TREE EXPERTS INC. FROM POLICE TRAFFIC DIRECTOR SERVICES (Received from Police on 11-16-21)
- \*13. RESOLUTION AUTHORIZING ESCROW REFUND TO O'BROTHERS TREE SERVICE LLC FROM POLICE TRAFFIC DIRECTOR SERVICES (Received from Police on 11-16-21)
- \*14. RESOLUTION REQUESTING APPROVAL OF ITEM OF REVENUE AND APPROPRIATION UNDER N.J.S.A. 40A:4-87 FOR "DMV DRUNK DRIVING ENFORCEMENT FUND" (Received from Finance on 11-17-21)
- \*15. RESOLUTION AUTHORIZING REFUND OF REAL ESTATE TAX OVERPAYMENTS (Received from Finance 11-17-21)
- \*16. RESOLUTION MEMORIALIZING VOICE VOTE TO WAIVE ZONING PERMIT FEE FOR REINSTALLATION OF FENCE ON RESIDENTIAL PROPERTY (Received from Borough Attorney 11-18-21)
- \*17. RESOLUTION AMENDING RESOLUTION FIXING BASE SALARIES FOR 2021 (Received from Finance on 11-22-21)

MOTIONS

\*18. REPORTS

- a. POLICE CHIEF – OCTOBER 2021 (Received on 11-16-21)

7b. VOTE ON ITEMS REMOVED FROM THE CONSENT AGENDA

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

20. 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)

21. ADJOURNMENT

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

**MAYOR AND COUNCIL  
BOROUGH OF CLOSTER**

**WORK SESSION AGENDA – MONDAY, NOVEMBER 22, 2021 - 7:30 P.M**

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3. ROLL CALL

4. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS

- a. MAIL LIST OF NOVEMBER 11, 2021
- b. MAIL LIST OF NOVEMBER 18, 2021

5. REVIEW AND DISCUSSION OF CONSENT AGENDA ITEMS FROM REGULAR MEETING  
(Refer to Regular Meeting Agenda of November 22, 2021)

6. COMMITTEE REPORTS

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

- 1) REPORT RE FINANCE COMMITTEE MEETINGS
- 2) REPORT RE TECHNOLOGY COMMITTEE MEETINGS
- 3) LIAISON REPORTS
  - a. Historic Preservation Commission
  - b. Recreation Commission

B. PUBLIC SAFETY - LATNER (CHUNG/YAMMARINO)

- 1) REPORT RE PUBLIC SAFETY COMMITTEE MEETINGS
- 2) LIAISON REPORTS
  - a. Board of Education – NVRHS
  - b. Library Board of Trustees

7. COMMITTEE REPORTS (Continued)

C. PUBLIC WORKS - CHUNG (AMITAI/LATNER)

- 1) REPORT RE PUBLIC WORKS COMMITTEE MEETINGS
- 2) LIAISON REPORTS
  - a. Board of Health
  - b. Zoning Board of Adjustment
  - c. Northern Valley Greenway

CLOSTER MAYOR AND COUNCIL

WORK SESSION AGENDA – WEDNESDAY, MAY 26, 2021 – 7:30 P.M.

- D. ORDINANCES - DEVLIN (WITKO/AMITAI)
  - 1) REPORT RE ORDINANCE & LEGISLATIVE COMMITTEE MEETINGS
  - 2) LIAISON REPORTS
    - a. Environmental Commission (Voting member)
    - b. Shade Tree Commission (Voting member)
  
- E. HUMAN RESOURCES – WITKO (CHUNG/LATNER)
  - 1) REPORT RE PERSONNEL COMMITTEE MEETING(S)
  - 2) LIAISON REPORTS
    - a. Board of Education – Closter Public Schools
    - b. Fire Department
  
- F. LAND USE AND CONSTRUCTION - AMITAI (DEVLIN/YAMMARINO)
  - 1) REPORT RE CONSTRUCTION DEPARTMENT MEETING(S)
  - 2) LIAISON REPORTS
    - a. Planning Board (Voting member)
    - b. Improvement Commission (Voting member)
    - c. Senior Citizens
  
- G. MAYOR’S LIAISON REPORT
  - a. Ambulance Corps
  - b. Borough Engineer
  - c. Northern Valley Mayor’s Association
  
- 8. OLD BUSINESS
  
- 9. NEW BUSINESS
  
- 10. OPEN MEETING TO THE PUBLIC FOR ANY MATTER PER NJSA 10:4-12(A) (SUBJECT TO A 5-MINUTE LIMIT PER GENERAL RULE NUMBER 11) EXCEPT FOR ITEMS SCHEDULED FOR PUBLIC HEARING AT THE REGULAR MEETING
  
- 11. DISCUSSION OF PUBLIC COMMENTS, IF APPROPRIATE
  
- 12. ANY OTHER MATTER WHICH MAY PROPERLY COME BEFORE THE GOVERNING BODY
  
- 13. ADJOURNMENT

**MAIL LIST**  
NOVEMBER 11, 2021

NO.	DATE REC'D	DATE	FROM	SUBJECT *COPY ATTACHED	AGENDA/ COMMITTEE/ LIAISON
1.	11/05/21	11/05/21	James Winters OEM Coordinator	*Special Flood Mitigation Assistance Grant Program-Hurricane IDA FMA (Copy to Borough Administrator, Borough Attorney, Borough Engineer, DPW Superintendent)	Borough Administrator Chung/Public Works
2.	11/08/21	11/08/21	Ruchi Kothari 2 Alpine Dr Zoning Permit Fee Waiver Request	*Request to Waive Zoning Fee\$75.00 (Copy to Borough Administrator, Borough Attorney, Construction Dept.)	Amitai/Zoning Board
3.	11/08 /21	11/08/21	Patrick Ryan Supervision Division of Land Resource Protection	*Department of Environmental Protection-Freshwater Wetlands Letter of Interpretation-Line Verification-Block 1805, Lot 1 (Copy to Borough Administrator, Borough Attorney, Borough Engineer, DPW Superintendent, Construction Dept.)	Chung/Public Works
4.	11/9/21	11/9/21	EGG-DCA	*Local Finance Notice 2021-21 ARP Planning Evidence & Equity Considerations-State Comptroller Guidance on Coronavirus Local fiscal Recover Funds (Copy to Borough Administrator, Borough Attorney, Finance Dept.)	Borough Administrator Yammarino/Finance
5.	11/4/21	11/40/21	Bergen County Municipal Joint Insurance Fund	*2021 Dividend-Pending Approval (Borough Administrator)	Borough Administrator
6.	11/10/21	11/10/21	Ron Salzano Deputy County OEM	*Special Flood Mitigation Assistance Grant Program-Remnants of Hurricane IDA –DR4614. Loss of Residential Structures (Copy to Borough Administrator, OEM Coordinator)	Borough Administrator
7.	11/10/21	11/10/21	EGG-DCA	*Local Finance Notice 2021-22 – Notice of COVID-19 Utility Ratepayer Relief Measures (Copy to Borough Administrator)	Borough Administrator
8.	11/10/21	11/11/21	Paul Demarest Building/Zoning Department	* Developer’s Agreement Checklist-162 Closter Dock Road-Sarah Claire, LLC (Copy to Borough Administrator, Borough Attorney, Borough Engineer)	Borough Administrator Amitai/Land Use/Zoning Chung/Construction

**MAIL LIST**  
NOVEMBER 18, 2021

NO.	DATE REC'D	DATE	FROM	SUBJECT *COPY ATTACHED	AGENDA/ COMMITTEE/ LIAISON
1.	11/12/21	11/12/21	Judd Shaw Injury Law 116 Chestnut Street Red Bank, NJ	*Notice of Claim – Naomie Richards-DOI 10-21-21 (Copy to Borough Administrator, Borough Attorney, Risk Consultant)	
2.	11/15/21	11/13/21	James Tedesco Bergen County Executive	* Bergen County’s Winter Wonderland is Back. Town Tree Decorating Contest, Winder Wonderland Tree Lighting Ceremony (Copy to Borough Administrator)	
3.	11/15/21	11/10/21	Kate Hennessy Director Support Services Spectrum for Living Development, Inc.	*2022 Community Development Program Grant-\$30,000 (Copy to Borough Administrator, Borough Attorney)	Administration/Grants
4.	11/17/21	11/16/21	Eugene Kohn 65 Colgate Street Closter	* Storm Damage-Dwars Kill-Flooding and Tree Issues (Copy to Borough Administrator, Borough Attorney, Borough Engineer, DPW Superintendent)	Chung/Public Works
5.	11/17/21	11/17/21	Paul Weissman Secretary of the MacBain Farm Park Committee	* Report of the Mayor’s MacBain Park Committee Regarding 2021 Season (Copy to Borough Administrator)	
6.	11-17-21	11-17-21	Emily Nanneman NJDEP Office Local Government Assistance	* Registration for the Virtual PFAS Summit on 11-30-21 Open (Copy Borough Administrator, Health Dept.)	Chung/Health Dept.