

MAYOR AND COUNCIL  
BOROUGH OF CLOSTER

REGULAR MEETING AGENDA – JUNE 26, 2013 - 7:30 P.M.

1. PROVISIONS OF OPEN PUBLIC MEETINGS ACT STATEMENT

This meeting is called pursuant to the provisions of the Open Public Meetings Act of the State of New Jersey, was included in the Notice of Meetings which was published in The Record and the Star Ledger issues of January 8, 2013, was posted on the Municipal Clerk's bulletin board and has remained continuously posted as the required notices under the Statute. In addition, a copy of the notice is and has been available to the public and is on file in the office of the Municipal Clerk.

2. ROLL CALL

3. SWEARING IN OF THE FOLLOWING OFFICERS:  
MATTHEW THORNHILL – SERGEANT  
JUSTIN P. KRAPELS – PATROLMAN  
DANIEL J. HARGRAVE – PATROLMAN

4. MAYORAL APPOINTMENTS (NON-SALARIED) TO THE FOLLOWING BOARDS/COMMISSIONS  
(Made at the Reorganization Meeting held 1/2/13 – Oath not received at the time of preparation of this Agenda):

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRATION</u>
ENVIRONMENTAL COMMISSION Alt. No. 2	(Anthony Gray non acceptance)	_____	2 Years	12/31/14
PLANNING BOARD Alt. No. 1	Irene Stella	_____	2 Years	12/31/14

5. PUBLIC HEARING AND ADOPTION OF THE FOLLOWING ORDINANCE @8:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD:

The following Ordinance was introduced at the Regular Meeting held May 22, 2013 and was published in The Record on May 28, 2013 as stated in the Borough Clerk's affidavit of publication. Reprint of this Ordinance was posted on the Municipal Bulletin Board in accordance with statutory requirements and copies have been made available to the general public:

ORDINANCE NO. 2013:1146, "AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER A301 OF THE CODE OF THE BOROUGH OF CLOSTER REGARDING FEES AND DEPOSITS, SPECIFICALLY FOR THE BOROUGH CLERK'S FEES REGARDING LIMOUSINES"

6a. VOTE ON CONSENT AGENDA ITEMS

ORDINANCES

7. INTRODUCTION OF THE FOLLOWING ORDINANCE – PUBLIC HEARING AND ADOPTION 7/24/13 @8:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD (Received from Borough Attorney 6/17/13):

ORDINANCE NO. 2013:1148, "AN ORDINANCE DESIGNATING 1 STATION COURT A HISTORIC LANDMARK AND AMENDING CHAPTER 200, ZONING, ATTACHMENT 3, DESIGNATION OF HISTORIC LANDMARKS"

RESOLUTIONS

8. RESOLUTION CORRECTING BASE SALARIES FOR 2013 (for the following positions: Shade Tree Administrative Assistant; Financial Assistant; Assessor Clerical Assistant; Zoning Officer) (Received from Administrator 6/20/13)
9. RESOLUTION SUPPORTING PSE&G'S ENERGY STRONG PROGRAM (Requested by Mayor 6/3/13/ 5. M.L. 6/6/13/Adjourned from RM 6/12/13 at request of Mr. Kashwick)
10. RESOLUTION AMENDING THE HOURS OF PROPERTY MAINTENANCE INSPECTOR (JAMES WHITNEY) EFFECTIVE JULY 1, 2013 (Adjourned from RM 6/12/13 for additional information/Received from Administrator 6/20/13)

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4a. VOTE ON CONSENT AGENDA ITEMS (Continued)

RESOLUTIONS (Continued)

- 11. RESOLUTION NO. 2 RENEWING (5) 2013-2014 LIQUOR LICENSES
- 12. RESOLUTION CORRECTING BLOCK/LOT NUMBER IN RESOLUTION (Resolution No. 13/ Regular Meeting of 5/22/13) FROM BLOCK 1301/LOT 1 TO BLOCK 1303/LOT 1 RE RELEASE OF PERFORMANCE BOND IN THE AMOUNT OF \$33,762.50 POSTED BY MRS. KUBITIS REALTY (Received from Deputy Treasurer 6/19/13)
- 13. RESOLUTION AUTHORIZING DEPUTY TREASURER TO RETURN AND RELEASE REMAINING ZONING BOARD OF ADJUSTMENT LEGAL ESCROW FEES TO THE FOLLOWING APPLICANTS DUE TO SATISFACTORY COMPLETION OF SERVICES RENDERED (Received from Deputy Treasurer 6/19/13):
 

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>	<u>APPLICANT</u>	<u>AMOUNT</u>
1712	3	10 JANE STREET	DINA MARINACCIO	\$240.00
605	6	144 HARING STREET	RAMONA GRBIC	\$543.00
- 14. RESOLUTION APPROVING THE PLANS AND SPECIFICATIONS (Prepared by Boswell Engineering) FOR THE 2013 ROAD IMPROVEMENT PROGRAM (Received from Administrator 6/20/13)
- 15. RESOLUTION APPROVING RECREATION COMMISSION FREE SUMMER CONCERT SERIES ON THE FOLLOWING DATES: 6/20/13; 6/27/13; 7/11/13; AND 7/18/13 (Received from Administrator 6/20/13)
- 16. RESOLUTION APPROVING PLANS AND SPECIFICATIONS (Prepared by Clarke Caton Hintz Architects) FOR THE EXTERIOR RENOVATION AND REPAIR OF BOROUGH HALL (Received from Administrator 6/20/13)
- 17. RESOLUTION AUTHORIZING THE BOROUGH ADMINISTRATOR TO ADVERTISE FOR BIDS FOR THE EXTERIOR RENOVATION AND REPAIR OF BOROUGH HALL (Received from Administrator 6/20/13)
- 18. RESOLUTION APPROVING THE BOROUGH ADMINISTRATOR’S REQUEST TO ATTEND ANNUAL CONFERENCE OF INTERNATIONAL CITY MANAGEMENT ASSOCIATION IN BOSTON, MA, IN SEPTEMBER 2013; BOROUGH’S FINANCIAL OBLIGATION NOT TO EXCEED \$1,000.00 (Received from Administrator 6/20/13)
- 19. RESOLUTION AUTHORIZING ISSUANCE OF REFUND IN THE AMOUNT OF \$134.00 TO THE GREAT AMERICAN ROOFING COMPANY, 120 E.MAIN STREET, RAMSEY, NJ 07446, FOR BUILDING PERMIT #13-0188 (DUE TO DUPLICATION OF BUILDING PERMITS ISSUED FOR ROOF REPLACEMENT AT 8 CARLSON COURT) (Received from Administrator 6/20/13)

MOTIONS

- 20. MOTION APPROVING THE FOLLOWING MINUTES (Distributed 6/21/13):
  - a. REGULAR MEETING HELD 6/12/13 - ABSTENTION: LATNER
  - b. WORK SESSION HELD 6/12/13 – NO ABSTENTIONS
  - c. SPECIAL MEETING HELD 6/8/13 - ABSTENTION: AMITAI
- 21. MOTION APPOINTING \_\_\_\_\_ TO SERVE AS ZONING BOARD OF ADJUSTMENT ALTERNATE NO. 1 FOR AN UNEXPIRED 2-YEAR TERM (SHYONG) TO 12/31/14 (4. M.L. 5/30/13/Adjourned from RM 6/12/13)
- 22. MOTION APPROVING APPOINTMENTS TO THE FOLLOWING BOARDS/COMMISSIONS (Made at the Reorganization Meeting held 1/2/13 – Oaths not received at the time of preparation of this Agenda):

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRATION</u>
BOARD OF HEALTH Alt. No. 1	<u>Dr. Jeanne Baer</u>	_____	2 Years	12/31/14
BOROUGH HISTORIAN	<u>William Cahill</u>	_____	1 Year	12/31/13
HISTORIC PRESERVATION COMMISSION Member	<u>Stuart Tray (Class A)</u>	_____	4 Years	12/31/16

CLOSTER MAYOR AND COUNCIL  
 REGULAR MEETING AGENDA – JUNE 26, 2013 - 7:30 P.M.

6a. VOTE ON CONSENT AGENDA ITEMS (Continued)

MOTIONS (Continued)

23. MOTION APPROVING APPOINTMENTS TO THE FOLLOWING BOARDS/COMMISSIONS (Made at the Reorganization Meeting held 1/2/13 – Oaths not received at the time of preparation of this Agenda) (Continued)

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRATION</u>
<u>IMPROVEMENT COMMISSION</u>				
Member	<u>Fred Pitofsky</u>	_____	2 Years	12/31/14
Member	<u>Tina Stratton</u>	_____	2 Years	12/31/14
RM 1/23/13:				
Alt. No. 2	<u>Wilson Reimers</u>	_____	2 Years	12/31/14
RM 4/2/13:				
Member	<u>Irene Stella</u>	_____	2 Years	12/31/14
Member	<u>Michele Bhagat</u>	_____	2 Years	12/31/14
Member	<u>Shiran Slutzky</u>	_____	2 Years	12/31/14
Alt. No. 1	<u>Tina Stratton</u>	_____	2 Years	12/31/14
<u>RECREATION COMMISSION</u>				
Asst. Director	<u>Brian Beddoe*</u>	_____	1 Year	12/31/13
P/T Clerical/Recreation	<u>Gina Ferraro*</u>	_____	1 Year	12/31/13
Associate Member	<u>Wendy Nigro</u>	_____	1 Year	12/31/13

\* *Salaried Appointment*

24. REPORTS

a. CHIEF OF POLICE – MAY 2013 (Received 6/12/13)

6b. VOTE ON ITEMS REMOVED FROM THE CONSENT AGENDA

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

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

27. ADJOURNMENT

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

MAYOR AND COUNCIL  
BOROUGH OF CLOSTER

WORK SESSION AGENDA – JUNE 26, 2013 - 7:30 P.M.

1. PLEDGE OF ALLEGIANCE
2. PROVISIONS OF OPEN PUBLIC MEETINGS ACT STATEMENT

This meeting is called pursuant to the provisions of the Open Public Meetings Act of the State of New Jersey, was included in the Notice of Meetings which was published in The Record and the Star Ledger on January 8, 2013, was posted on the Municipal Clerk's bulletin board and has remained continuously posted as the required notices under the Statute. In addition, a copy of the notice is and has been available to the public and is on file in the office of the Municipal Clerk.

3. ROLL CALL
4. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS
  - a. MAIL LIST OF JUNE 13, 2013
  - b. MAIL LIST OF JUNE 20, 2013
5. REVIEW AND DISCUSSION OF CONSENT AGENDA ITEMS FROM REGULAR MEETING  
(Refer to Regular Meeting Agenda of June 26, 2013)
6. COMMITTEE REPORTS
  - A. FINANCE AND TECHNOLOGY - DOLSON (GLIDDEN/ KASHWICK)
    - 1) STATUS REPORT RE CLOSTER WEBSITE
    - 2) REPORT
  - B. PUBLIC SAFETY - GLIDDEN (LATNER/BARAD)
    - 1) REPORT
  - C. PUBLIC WORKS - LATNER (DOLSON/GLIDDEN)
    - 1) REPORT
  - D. ORDINANCES - BARAD (KASHWICK/AMITAI)
    - 1) REPORT RE ORDINANCE COMMITTEE MEETINGS
    - 2) REPORT RE FOLLOW UP OF REQUEST BY ANGELINA'S GIFTS AND GOODIES AT WS 6/12/13 FOR CONSIDERATION FOR CHANGE IN FEE FOR LIVE ENTERTAINMENT FOR SMALL BUSINESSES
  - E. HUMAN RESOURCES - KASHWICK (DOLSON/LATNER)
    - 1) REPORT RE PERSONNEL COMMITTEE MEETINGS
    - 2) REPORT

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6. COMMITTEE REPORTS (Continued)
  - F. LAND USE AND CONSTRUCTION – AMITAI (BARAD/DOLSON)
    - 1) REPORT
7. OLD BUSINESS
  - A. SOLID WASTE ADVISORY COMMITTEE REPORT (1. M.L. 6/20/13 - Received 6/13/13)
  - B. GOAL SETTING FOLLOW UP REPORT OF MEETING HELD 6/8/13 RECEIVED FROM REAGAN BUCKHOLDER, SUMMIT COLLABORATIVE ADVISORS, LLC (6 M.L. 6/20/13 – Received 6/18/13)
  - C. DISCUSSION RE REQUEST BY ANGELINA’S GIFTS AND GOODIES AT WS 6/12/13 FOR APPROVAL TO HAVE REFRESHMENT STAND AT LABOR DAY ACTIVITIES
8. NEW BUSINESS
9. OPEN MEETING TO THE PUBLIC FOR ANY MATTER PER NJSA 10:4-12(A) (SUBJECT TO A 5-MINUTE LIMIT PER GENERAL RULE NUMBER 11) EXCEPT FOR ITEMS SCHEDULED FOR PUBLIC HEARING AT THE REGULAR MEETING
10. DISCUSSION OF PUBLIC COMMENTS, IF APPROPRIATE
11. ANY OTHER MATTER WHICH MAY PROPERLY COME BEFORE THE GOVERNING BODY
12. ADJOURNMENT

**MAIL LIST**  
JUNE 13, 2013

NO.	DATE REC'D	DATE	FROM	SUBJECT *COPY ATTACHED	AGENDA/ COMMITTEE/ LIAISON
1.	06/06/13 06/07/13 06/11/13	06/06/13 06/07/13 06/11/13	William G. Dressel, Jr., Executive Director, NJS League of Municipalities, to Borough Clerk	*Mayor's Advisory re: a. Sustainable Jersey: Announcement today of \$380,000 for Municipal Sustainability Projects (Copy to Environmental Commission) b. Call for Submissions, NEWLY REVISED PROGRAM, Twelfth Annual Innovation in Governance Awards c. Appellate Division Order, Affordable Housing Trust Funds (copy of Order attached) d. I. S-2114/A-3317, Prohibits Municipal Registration of Multi-Family Dwellings II. Implementation of Sandy Integrity Oversight and Required Filing e. URGENT ALERT: Appellate Division Order, Municipal Affordable Housing Trust Funds (Distributed 6/12/13)	Kashwick/Environmental  Borough Attorney  Borough Attorney
2.	06/07/13	06/07/13	<a href="mailto:egg@dca.state.nj.us">egg@dca.state.nj.us</a> to <a href="mailto:closterboroughclerk@yahoo.com">closterboroughclerk@yahoo.com</a>	*Information regarding Assembly Bill 60 (A-60)(P.L. 2013, c.37), Integrity Monitor Act regarding the integrity of oversight monitors in implementation of certain recovery and rebuilding projects	
3.	06/10/13	06/05/13	Dillon Gildea, Environmental Scientist and Michael McGowan, Project Manager, Kleinfelder, Inc. to Loretta Castano c: Closter Health Department	*Underground Storage Tank Removal Notification re Former Exxon Facility #35410, 681 Piermont Road, Closter, NJ; informing that on or about 7/23/2013 Kleinfelder East, Inc. on behalf of ExxonMobil plans to commence Underground Storage Tank removal activities; copy of NJDEP Notice to Close attached (Copy to Construction Official, Chief Kaine, Board of Health, Environmental Commission, Administrator)	Dolson/Health Kashwick/Environmental
4.	06/10/13	06/07/13	Hubschman Engineering, on behalf of Applicants, to Borough Clerk	*Notice of Meeting to Property Owners that Michael and Mindy Goldstein have applied for Soil Movement Application to the Planning Board for premises located at 14 Laurence Court, Block 2302, Lot 43 scheduled to be held 6/27/13 @ 8 p.m. and informing the application may be inspected at the Planning Board office by appointment on Mon., Tues., Thurs., and Friday	Amitai/Planning
5.	06/10/13	06/05/13	Rose Tubito, Esq., Attorney for Applicant, to Borough Clerk	*Notice of Zoning Board of Adjustment Hearing scheduled to be held 6/19/13 @ 8 p.m. re the application of Vincent and Daniela Tubito for construction of a single family residence that exceeds maximum height allowance by 10% for property located at 63 Closter Dock Road, Block 805, Lot 49	Dolson/Zoning

6.	06/10/13	06/06/13	Michele DiIorgi, Clerk to the Board of Chosen Freeholders, to Borough Clerk	*Certified copies of bond ordinances Introduced 6/5/13; scheduled for public hearing and adoption 6/19/13: a. <u>No. 13-09</u> : County Aid 2013 – State Aid County, Annual Transportation Program in the aggregate amount of \$8,051,900 b. <u>No. 13-10</u> : Various Capital Parks Improvements in the aggregate amount of \$2,940,000 and authorizing issuance of \$2,793,000 bonds or notes of the County c. <u>No. 13-11</u> : Various Capital Improvements for Dept. of Administration and Finance, Clerk to the Board of Chosen Freeholders, Supt. of Elections/Commissioner of Registration, Surrogate Court of Bergen County and Supt. of Schools in the County of Bergen in the aggregate amount of \$1,298,000 and authorizing issuance of \$1,233,000 bonds or notes of the County d. <u>No. 13-12</u> : Various Capital Improvements for the Departments of Health and Human Services in the aggregate amount of \$1,498,650 and authorizing issuance of \$1,423,650 bonds or notes of the County e. <u>No. 13-13</u> : Various Public Works Capital Improvements in the aggregate amount of \$12,975,000 and authorizing issuance of \$12,326,000 bonds or notes of the County	
7.	06/10/13	06/06/13	Arthur N. Chagaris, Esq., Planning Board Attorney, to Loretta Castano	*Letter of transmittal with fully executed Resolution advising that Closter Depot, 1 Station Court, Block 1317, Lot 6 was granted historic designation on 6/5/13 and informing that “the Proposed Resolution should be adopted by the Mayor and Council of the Borough of Closter” (Copy to Historic Preservation Commission)	RM Agenda 6/26/13 Kashwick/Historic Preservation
8.	06/10/13	No Date	NJ Transit Office of Civil Rights & Diversity Programs, to Clerk	*NJ Transit Disadvantaged Business Enterprise (DBE) Triennial Agency Goal Announcement for *federal fiscal years 2014, 2015 and 2016 (*Oct. 1 to Sept. 30)	
9.	06/11/13	No Date	Elliot W. Urdang, Esq., Attorney for Applicant, to Borough Clerk	*Notice of Planning Board Hearing scheduled to be held 6/27/13 @ 8 p.m. re the Application of Lisa Evar, 679 Closter Dock Road, Block 2401, Lot 49	Amitai/Planning
10.	06/13/13	June 2013	Donna J. Bott, Community Educator/Liaison, Community Hospice of Bergen County	*Grateful Notification of Celebration of their First Anniversary; and welcoming scheduling for a speaking engagement for the town’s organization (town meetings, senior groups, etc.) (Copy to Bill Brewster)	Mayor/Seniors

**ALSO DISTRIBUTED:**

Northern Valley Regional High School – Principal’s Newsletter – Volume 11, Issue 3, June 2013 (Received 6/13/13)

**MAIL LIST**  
JUNE 20, 2013

NO.	DATE REC'D	DATE	FROM	SUBJECT	*COPY ATTACHED	AGENDA/ COMMITTEE/ LIAISON
1.	06/13/13 Via e-mail	06/11/13	Michael Kafer, Chairman, Closter Solid Waste Advisory Committee	*Solid Waste Advisory Committee Report		Latner/DPW WS Agenda 6/26/13
2.	06/14/13  06/17/13  06/18/13  06/19/13	06/14/13  06/17/13  06/18/13  06/19/13	William G. Dressel, Jr., Executive Director, NJS League of Municipalities, to Borough Clerk	*Mayor's Advisory re: a. Division of Local Government Services issues guidance on the use of Procurement Cards (Copy to Qualified Purchasing Agent) b. Amendments to the Open Public Meetings Act and Open Public Records Act (S-2511/S-2512) c. Urge Your Legislators to Support A-2753, Energy Receipts Property Tax Relief Initiative d. I. Super Community Blood Drive Announcement II. Hiring Fair and Employment Workshops e. Post Sandy Planning Assistance Grants Available – Application information session on 6/26/13 - Registration deadline 6/24/13		Borough Attorney  Borough Attorney
3.	06/17/13	No Date	Joseph L. Basralian, Esq., Winne, Banta, Hetherington, Basralian & Kahn, P.C., Attorney for Applicant, to Borough of Closter	*Notice to property owners re Application to be heard by Planning Board on 6/27/13 @8:00 p.m. re Closter Marketplace (EBA), LLC and Centennial AME Zion Church for properties located at Block 1310, Lot 2 (5 Lewis Street) and Block 1607, Lot 1 (19 Vervalen Street)		Amitai/Planning
4.	06/18/13 hand del'd by Mayor	06/17/13	Ilan Shemtov, 3 Laurence Court	*Tree removal at 25 Westervelt Ave (Copy to Construction Official)		Amitai/Construction
5.	06/18/13	06/18/13	David B. Hollenbeck, Regional Public Affairs Manager – PSE&G, Bergen County	*Update re PSE&G Energy Strong Program (see also 5. M.L. 6/6/13 & 7. M.L. 3/21/13)		
6.	06/18/13	06/18/13	Richard J. Sheola, ICMA, CM c: Ed Rogan Borough Clerk	*Final Report received from Reagan Burkholder, Principal Advisor, Summit Collaborative Advisory, re Priorities & goals		W.S. Agenda 6/26/13
7.	06/19/13	06/06/13	Michele DiIorgi, Clerk to the Board of Chosen Freeholders, to Municipal Clerk	*Certified copy of the following ordinance Adopted 6/5/13 (Introduced 5/15/13/5. M.L. 5/23/13) <u>13-08: An Ordinance Amending the Bergen County Parks Department Rules and Regulations &amp; Fines and Fee Schedules</u>		



8.	06/20/13	06/20/13	Paul Demarest, Land Use Coordinator, Zoning Board of Adjustment, to: c: Zoning Officer Borough Clerk Deputy Treasurer	*Certified copies of Resolutions Approving the following applications memorialized at the 6/19/13 meeting: a. 1) to David Watkins, Esq. re Osso, 247 West Street (Block 1301/Lot 22) 2) to David Watkins, Esq. re Keller, 24 Robinhood Avenue (Block 702/Lot 6) b. to Christopher & Dawn Constantine re 53 Bethany Circle (Block 308/Lot 20) c. to Kevin Leyden, 57 Bethany Circle (Block 308/Lot 21) d. to Andrew Kohut, Esq., c/o Wells, Jaworski & Liebman, LLP re Arcella Family Trust, 322 Harrington Avenue (Block 1312/Lot 11)	Dolson/Zoning Board of Adjustment
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**ALSO DISTRIBUTED:**

Unapproved Minutes of Special Meeting held June 8, 2013  
Unapproved Minutes of Regular Meeting held June 12, 2013  
Unapproved Minutes of Work Session held June 12, 2013

**ON FILE IN BOROUGH CLERK'S OFFICE:**

Exhibits from Michael Kafer, Chairman, Solid Waste Advisory Committee Report (Item No. 1)