

MAYOR AND COUNCIL  
BOROUGH OF CLOSTER

REGULAR MEETING MINUTES – FEBRUARY 12, 2014 - 7:30 P.M.

Mayor Heymann called the meeting to order at 9:25 p.m.

1. PROVISIONS OF OPEN PUBLIC MEETINGS ACT STATEMENT

This meeting is called pursuant to the provisions of the Open Public Meetings Act of the State of New Jersey, was included in the Annual Notice of Meetings which published in The Record and the Star Ledger on January 6, 2014, 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

The following persons were present:

Mayor Sophie Heymann  
Councilpersons John C. Glidden, Jr., Alissa Latner, John Kashwick, David Barad,  
Arthur Dolson and Victoria Amitai  
Borough Administrator, Richard Sheola  
Borough Attorney, Edward T. Rogan  
Borough Clerk, Loretta Castano  
Borough Engineer, Nick DeNicola  
Chief of Police, Dennis Kaine  
Fire Chief, Brian Pierro

3. SWEARING IN OF PATROLMAN JAMES BUCCOLA AS SERGEANT (conducted in Work Session)

4. MAYORAL APPOINTMENTS TO THE FOLLOWING BOARDS AND COMMISSIONS (Not made at the Reorganization Meeting held 1/2/14):

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRATION</u>
ENVIRONMENTAL COMMISSION Associate Member	Bobbie Bouton-Goldberg	_____	1 Year	12/31/14

(In the Work Session, Councilman Kashwick said he did not think there was a requirement to have a certain number of Associate Members and he asked that this item be removed from the Agenda.)

5a. VOTE ON CONSENT AGENDA ITEMS

Motion approving the Consent Agenda minus Item No. 21 was made by Councilman Glidden, seconded by Councilwoman Latner and declared carried by Mayor Heymann upon the approval of Councilpersons Glidden, Latner, Kashwick, Barad, Dolson and Amitai.

ORDINANCES

6. INTRODUCTION OF THE FOLLOWING ORDINANCE - PUBLIC HEARING – 3/12/14 @8:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD:

ORDINANCE NO. 2014:1154 “AN ORDINANCE AMENDING CHAPTER 173, SUBDIVISION OF LAND AND SITE PLAN REVIEW, SPECIFICALLY SECTION 173-9, DEVELOPMENT AGREEMENTS, AND CHAPTER 103, FENCES, SPECIFICALLY SECTION 103-2, APPEALS, PURSUANT TO 2011 & 2012 ZONING BOARD MERGED ANNUAL REPORT” (Received from Borough Attorney 1/23/14)

RESOLUTIONS

7. BILL RESOLUTION – FEBRUARY 15, 2014 (received from Deputy Treasurer 2/7/14)

8. RESOLUTION AUTHORIZING DEPUTY TREASURER TO ISSUE A REFUND CHECK IN THE AMOUNT OF \$3,365.55 TO ANDREW FEDE, ESQ. FBO ESTATE OF GRACE MORITZ FOR BLOCK 1318 LOT 1 (TCJ RENDERED 1/10/14) (Received from Collector 1/24/14)

9. RESOLUTION AUTHORIZING DEPUTY TREASURER TO ISSUE A REFUND CHECK IN THE AMOUNT OF \$2,339.83 TO ANDREW FEDE, ESQ. FBO ESTATE OF HELEN MORITZ FOR BLOCK 1318 LOT 2 (TCJ RENDERED 1/10/14) (Received from Collector 1/24/14)

10. RESOLUTION REGARDING THE MERGER OF CLOSTER RECREATION COMMISSION BASEBALL PROGRAMS WITH DEMAREST ATHLETIC ASSOCIATION AND HAWORTH BASEBALL FOR CHILDREN IN GRADES 3-8 BEGINNING IN THE SPRING RECREATION PROGRAM (Received from Borough Attorney 1/24/14)

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In answer to Councilwoman Amitai, Mayor Heymann said the merger is proposed to increase competition between the three towns. The Director had a meeting with the three towns and everyone is enthusiastic. There have been a reduced number of participants in each town and they would be playing on one integrated team. In answer to Councilman Barad, Mayor Heymann said the fees charged would go to the individual towns and the costs would be handled by each town. Councilman Glidden noted that the uniforms would be provided by the individual towns; and it is his understanding that other cost issues have been worked out by the individual recreation commissions.

11. RESOLUTION AUTHORIZING THE BOROUGH OF CLOSTER TO ENTER INTO THE FIRE DEPARTMENT INTERBOROUGH MUTUAL AID AGREEMENT (Requested by Mayor WS 1/22/14/Received from Administrator 2/4/14)
12. RESOLUTION MEMORIALIZING THE DECISION TO DENY THE REQUEST OF ILAN SHEMTOV OF 25 WESTERVELT AVENUE REGARDING AN APPEAL OF FINES PURSUANT THE BOROUGH’S TREE ORDINANCE (Received from Borough Attorney 2/4/14)
13. RESOLUTION NOT TO TAKE ACTION TO DESIGNATE 421 DURIE AVENUE (THE LUSTRON HOUSE) DURING THE CALENDAR YEAR 2014 (Received from Borough Attorney 2/4/14)
14. TRANSFER RESOLUTION NO. 5 (Received from Temporary CFO 2/6/14)
15. RESOLUTION APPROVING TERMINAL PAY TO TIMOTHY CONWAY (Received from Administrator 2/4/14)
16. RESOLUTION AWARDING CONTRACT FOR ACQUISITION & INSTALLATION OF EMERGENCY GENERATOR AND AUTOMATIC TRANSFER SWITCH AT SENIOR CITIZENS CENTER TO PESH-E-LECTRIC IN THE AMOUNT OF \$43,950.00 (Received from Administrator 2/4/14)
17. RESOLUTION AWARDING CONTRACT FOR COMPOSTING AND RELATED SERVICES TO KEN’S TREE CARE IN THE AMOUNT OF \$0 FOR THE FIRST 100 YARDS OF DEBRIS PER WEEK AND \$8 PER YARD THEREAFTER (Received from Administrator 2/4/14)
18. RESOLUTION AUTHORIZING DEPUTY TREASURER TO RELEASE AND RETURN \$535.25 TO APPLICANT: BEM SYSTEM, 100 PASSAIC AVENUE, CHATHAM, NJ 07928 - ATT: MALENA GORDON FOR SUCCESSFUL COMPLETION OF POLICE TRAFFIC DIRECTOR SERVICES IN COMPLIANCE WITH LOCAL FINANCE NOTICE 2000-14 (Received from Deputy Treasurer 2/6/14)
19. RESOLUTION PROMOTING PATROLMAN JAMES BUCCOLA TO THE RANK OF SERGEANT (Received from Borough Attorney 2/6/14)
20. RESOLUTION CALLING ON THE LEGISLATURE TO MAKE PERMANENT THE 2% CAP ON INTEREST ARBITRATION AWARDS (Received from Mayor 2/7/14)

MOTIONS

- ~~21.~~ *POSSIBLE* MOTION APPROVING THE FOLLOWING APPOINTMENT(S) OF *SALARIED* EMPLOYEES FOR A 1 YEAR TERM TO 12/31/14 (NOT MADE AT THE REORGANIZATION MEETING HELD 1/2/14):

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>
DEPUTY COURT ADMINISTRATOR	<u>Vacant</u>	_____
P/T CLERICAL (RECREATION)	<u>Gina Ferraro</u>	_____
P/T CODE ENFORCEMENT OFFICIAL	<u>Youngmin Woo</u>	_____

22. ~~POSSIBLE~~ MOTION APPROVING THE FOLLOWING *NON-SALARIED* APPOINTMENTS:

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRATION</u>
<b>BOARD OF HEALTH</b>				2 Years Unexp. (Pierro)
Alternate No. 1	<u>Janice Pierro</u>	_____	to	12/31/14
	<i>(Janice Pierro reappointed to Member at RM 1/22/14)</i>			
<i>Not made at ReOrg 1/2/14:</i>				
<b>BOROUGH HISTORIAN</b>	<u>William Cahill</u>	_____	1 Year	12/31/14
<b>HISTORIC PRESERVATION COMMISSION</b>				
Alternate No. 2	<u>Francesca Machiavelli</u>	<u>Susan McTigue</u>	2 Years	12/31/15
	<i>(Kurt Haiman declined the appointment made at RM 1/22/14)</i>			

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22. *POSSIBLE* MOTION APPROVING THE FOLLOWING *NON-SALARIED* APPOINTMENTS (Continued):

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRATION</u>
<b>IMPROVEMENT COMMISSION</b>				
Member (Historic Preservation)	<u>Vacant</u> <i>(Kurt Haiman declined appointment made at ReOrg 1/2/14)</i>	<u>Susan McTigue</u>	2 Years	12/31/15
<i>Not made at ReOrg 1/2/14:</i>				
Member	<u>Vacant</u>	_____	2 Years	Unexp. (Vacant) to 12/31/14
Alternate No. 1	<u>Vacant</u>	_____	2 Years	12/31/15
Alternate No. 2	<u>Vacant</u>	_____	2 Years	Unexp. (Slutzky) to 12/31/14

23. MOTION APPROVING THE FOLLOWING MINUTES (Distributed 1/31/14 and 2/6/14):

- a. REGULAR MEETING HELD 1/22/14 – NO ABSTENTIONS
- b. WORK SESSION HELD 1/22/14 – ABSTENTION: GLIDDEN
- c. SPECIAL MEETING HELD 1/29/14 – NO ABSTENTIONS

24. MOTION GRANTING APPROVAL FOR ISSUANCE BY POLICE DEPARTMENT OF THE FOLLOWING HAWKERS AND PEDDLERS LICENSE FOR CALENDAR YEAR 2014 PER BOROUGH CODE CH. 127 (Received from Chief of Police 1/27/14):

- PERMIT NO 2014-002 – RENEWAL BY ANDERSEN/REPLACEMENT WINDOWS/DOORS
- A. FOR JAMES A. GIARDINA, 13 WALNUT STREET, BLOOMINGDALE, NJ 07403
  - B. FOR MATTHEW C. HORSCH, 396 HOFFMAN STATION ROAD, MONROE, NJ 08831
  - C. FOR MICHAEL S. REUBEN, 2-A WESTON FORBES COURT, EDISON, NJ 08820

25. MOTION GRANTING APPROVAL FOR ST. MARY RC CHURCH TO CONDUCT OFF-PREMISE DRAW RAFFLE AT THE SCHOOL BUILDING, 300 HIGH STREET, ON 4/26/14 FROM 7 P.M. TO 11 P.M. (Completed application filed and appropriate fees paid)

26. REPORTS

- a. CONSTRUCTION OFFICIAL – JANUARY 2014 (Received 2/4/14)
- b. FIRE CHIEF – JANUARY 2014 (Received 2/6/14)

5b. VOTE ON ITEMS REMOVED FROM THE CONSENT AGENDA

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

Mayor Heymann opened the meeting to the public.

Donald Schmidt, (162 Closter Dock Road), questioned Item No. 6, Introduction of Ordinance No. 2014:1154; and Borough Attorney said that there would be a public hearing on the Ordinance on March 12<sup>th</sup>. Relative to Resolution No. 17, Mr. Schmidt questioned who would be keeping the records; and Borough Administrator advised that the Superintendent of Public Works is in charge of the record keeping. Historically it is much less than 100 yards of debris on a normal week and only would increase after a significant storm, which record would be kept for possible FEMA reimbursement.

No one else wishing to be heard, Mayor Heymann closed the meeting to the public.

At this time, Mayor Heymann noted that information was received from the Borough Attorney regarding an agreement for a COAH Consultant and that included in the information was her recommendation of Megan York of CGP&H (Community Grants, Planning & Housing). Borough Attorney said the term of the agreement would be one year from today; and the consultant is needed because we have three housing units that need to be administered according to COAH regulations. During this period of time, one of the Borough employees would be trained and the program can then be conducted in house. Mayor Heymann said CGP&H was the originator of the process.

27a. The following Motion was made by Councilman Glidden, seconded by Councilman Kashwick and declared carried by Mayor Heymann upon the affirmative vote of Councilpersons Glidden, Latner, Kashwick, Barad, Dolson and Amitai:

MOTION APPOINTING MEGAN YORK AS COAH ADMINISTRATOR FOR 2014, SUBJECT TO THE PROPOSED CONTRACTS

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The Borough Attorney informed he would memorialize the action with a resolution at the next meeting.

Mayor Heymann asked for a motion to go into closed session.

- 27b. Motion approving the following Closed Session Resolution at 9:44 p.m. was made by Councilwoman Amitai, seconded by Councilwoman Latner and declared carried by Mayor Heymann upon the affirmative vote of Councilpersons Glidden, Latner, Kashwick, Barad, Dolson and Amitai:

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

Mayor Heymann resumed the Regular Meeting at 10:09 p.m.

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

29. ADJOURNMENT

Motion to adjourn the Regular Meeting at 10:09 p.m. was made by Councilman Kashwick, seconded by Councilman Dolson and declared unanimously carried by Mayor Heymann.

Provided to the Mayor and Council on  
February 20, 2014 for approval at the  
Regular Meeting to be held  
February 26, 2014

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Loretta Castano, RMC  
Borough Clerk

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

Approved at the Regular Meeting held February 26, 2014  
Consent Agenda Item No. 16a.

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BOROUGH OF CLOSTER

WORK SESSION NOTES – FEBRUARY 12, 2014 - 7:30 P.M.

The Mayor and Council of the Borough of Closter held a Work Session on Wednesday, February 12, 2014. Mayor Heymann called the meeting to order at 7:30 p.m.

1. PLEDGE OF ALLEGIANCE

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

2. PROVISIONS OF OPEN PUBLIC MEETINGS ACT STATEMENT

This meeting is called pursuant to the provisions of the Open Public Meetings Act of the State of New Jersey, was included in the Annual Notice of Meetings which published in The Record and the Star Ledger on January 6, 2014, was posted on the Municipal Clerk's bulletin board and has remained continuously posted as the required notices under the Statute. In addition, a copy of the notice is and has been available to the public and is on file in the office of the Municipal Clerk.

3. ROLL CALL

The following persons were present:

Mayor Sophie Heymann  
Councilpersons John C. Glidden, Jr., Alissa Latner, John Kashwick, David Barad (7:35 p.m.),  
Arthur Dolson and Victoria Amitai (7:42 p.m.)  
Borough Administrator, Richard Sheola  
Borough Attorney, Edward T. Rogan  
Borough Clerk, Loretta Castano  
Borough Engineer, Nick DeNicola  
Chief of Police, Dennis Kaine  
Fire Chief, Brian Pierro  
Superintendent of Public Works, William Dahle, III

The following persons were also present:

Lt. James Winters

At this time the Elks presented a contribution in the amount of \$2,000 to Annette Vasiloff of the Closter Food Pantry. A \$500 contribution was also presented by Michelle Damiani and Linda Sager, representatives of Orange and Rockland Electric Company.

Mayor Heymann announced a new show, Total Talent International, opened this past Sunday at the Belskie Museum through March 2<sup>nd</sup>. The Museum is also having a show at the Riverside Gallery from March 8<sup>th</sup> to March 22<sup>nd</sup>.

Mayor Heymann said it is her great pleasure to swear in our new Sergeant Jimmy Buccola. Councilman Glidden said it is a great honor for Closter to promote from within the Department. He said Jimmy Buccola joined the Closter Police Department in 2006 and is a graduate of Northern Valley/Old Tappan and Rutgers with a degree in Criminal Justice and later attended the Morris County Police Academy.

At this time, Mayor Heymann administered the Oath of Office. Congratulations were extended by the Mayor and Council; and the public offered a round of applause.

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At this time, Michael Hanrahan of Clarke Caton Hintz provided the overview for the Borough Hall Exterior (see Borough Administrator's Report Item No. 7A.3 below).

4. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS

a. MAIL LIST OF JANUARY 23, 2014 - Mayor Heymann asked if any member of the Council wished to address any matter or provide any comments. Item No. 1b. was removed by Borough Attorney; Item Nos. 1cII and 2 were removed by Borough Clerk.

Item No. 1bI: Received 01/23/14, dated 01/23/14 from William G. Dressel, Jr., Executive Director, NJS League of Municipalities, to Borough Clerk re Extension of 2% Cap on Interest Arbitration Awards (Copy to Chief Kaine) Request for adoption of Sample Resolution urging swift passage of legislation to permanently extend the cap on arbitration awards

In response to the Borough Attorney's request, Mayor Heymann informed it was on this evening's Regular Meeting Consent Agenda.

Item No. 1cII: Received 01/23/14, dated 01/23/14 from William G. Dressel, Jr., Executive Director, NJS League of Municipalities, to Borough Clerk re Campaign Contribution Notice (See Item No. 2 below)

Item No. 2: Received 01/17/14, dated 01/17/14 from Municipal Clerks Association of New Jersey IT Committee (MCANJ), to MCANJ Members re 2014 Campaign Contribution Notice (Copy to Administrator for distribution to Borough Employees)

Borough Clerk referred to the above items and confirmed with the Borough Administrator that this 2014 Campaign Contribution Notice was distributed to all employees.

b. MAIL LIST JANUARY 30, 2014 - Mayor Heymann asked if any member of the Council wished to address any matter or provide any comments. Item No. 10 was removed by Councilman Kashwick; Item No. 15 was removed by Councilwoman Latner; Item Nos. 1, 14 and 9 were removed by Borough Clerk

Item No. 10: Received 01/28/14, dated 01/27/14 from Tim Adriance, Chair, Closter Historic Preservation Commission re Notification of Historic Preservation Commission Public Hearing to be held in the Council Chambers on Monday, 2/24/14, @ 8 p.m. re Proposed Nomination of Closter Borough Hall, Block 1309, Lot 3, to historic landmark status; Complete Nomination Report on file in the Land Use Office and online at [www.closterhistory.com](http://www.closterhistory.com)

Councilman Kashwick wished to note that the hearing for consideration for the designation of Closter Borough Hall is scheduled for 2/24/14. Mayor Heymann informed there is a very comprehensive report available on same which she shared with the Borough Administrator. She voiced her understanding that this would make us eligible for certain grants in the future in addition to giving us great pride in the designation. Mr. Sheola informed he shared the report with Michael Hanrahan from Clarke Caton Hintz for consideration in their proposal.

Item No. 15: Received 01/30/14, dated 01/30/14 from Dr. Christopher J. Nagy, Supt. NVRHS/Demarest to Mayors, Municipal Officials, Police Chiefs, Officers and NVRHSD BOE Members re Follow Up to Community Opportunity with Wellcore and requesting a response by 2/7/14

Councilwoman Latner wished to share some information on this item. She explained we received the information on 1/30/14 and said there was a school board meeting this past Monday where Mr. Nagy informed there has been no response from municipalities yet, and many have not had a meeting yet to discuss this. Mayor Heymann noted Dr. Nagy requested a response by 2/7/14. Mrs. Latner said the awkward question is could the monies they were going to use towards the RDT be used towards Wellcore; and the Board has made it clear they want the municipalities to fund it. She explained it was brought to her attention that the Demarest and Haworth Boards of Health had expressed interest in hearing about Wellcore but apparently someone on the Closter Board of Health was not receptive. Councilman Dolson said he was not aware of same and clarified he reported they had a visitor who was a resident not associated with

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Wellcore who had suggested education for the community be considered for the Northern Valley Region. He said he would inquire with the Board of Health regarding their interest in same.

Councilwoman Latner reported that Dr. Nagy will not be seeking another contract as Superintendent with the school district so there was a lot of discussion regarding the search for a replacement. Additionally, there was discussion on the park, new testing, common core evaluations and trying to have evaluations with all of the supervisors on those issues. The Junction House program was brought up to remind they are in need of new property and said it hasn't been discussed since the time where they wanted to include same in the turf field proposals. She said the issue kind of fell to the wayside and wanted to note they are starting up a discussion on this.

Regarding Wellcore, Mayor Heymann wanted to note that there are two issues to keep in mind: something to serve the valley well and financing the program. She explained at this time the High School had requested each municipality contribute \$4,000 to pay for it and pointed out that funds they had budgeted for RDT well exceeds what it would cost to implement the Wellcore program. The Mayor explained the reason they are asking for community contributions is that they would like some shared responsibility and participation with the communities. Mayor Heymann announced that in light of the deadline passing and the High School having available funding to implement the program, she would like to get a consensus from the Council as to whether they feel Closter wished to participate and how we suggest it would be financed.

Councilman Dolson voiced his understanding that after reading the letter, it seemed to be an open-ended issue where they would expect continual contributions for continuing education and not just a one-time payment. Mrs. Latner voiced her understanding that the \$4,000 was just the initial setup fee and did not recall if there was an annual fee associated; but the total cost for all towns combined is \$30,000. Mrs. Latner voiced her support for participating in such a program if it were available to the community. Councilman Glidden noted when he read the letter he recalled it referencing a cost of \$4,000 per year per town. In answer to Councilwoman Amitai, Mr. Glidden estimated the cost would be \$1.30 per household per year. Councilwoman Amitai voiced her support for participating in the program. Mrs. Latner reminded that the program would not only be through the schools but also at places like the Ambulance Corps or Fire Department as well. She said Wellcore would be a step in the right direction in light of what transpired over the past year because the program would educate the entire community. Mayor Heymann suggested they express support but reiterate that the school budget already contains money that can be used for Wellcore. She informed she would follow up on same.

Item No. 1: Received 01/24/14, dated 01/24/14 from [sheymann@closternj.us](mailto:sheymann@closternj.us) to [lcastano@closternj.us](mailto:lcastano@closternj.us)  
c: Stefani Greenspan re Forwarded message from Stefani Greenspan, Co-Chair, Closter PTO Dinner Dance requesting permission to hang a banner over Vervalen Street from 3/1/14 – 3/21/14 (Copy to Chief Pierro, Construction Official, Zoning Officer, Glenn Parsells)

In response to the Borough Clerk's inquiry, Borough Administrator informed that Ms. Greenspan had stopped in yesterday and he explained the procedure and insurance requirements to her. Therefore, this item has been placed on the Administrator's Work Session report for follow through.

Item No. 14: Received 01/30/14, dated 01/30/14 from Darcy E. Calderon, Manager, Fundraising & Special Events, New York City Tour de Cure ADA re Request for permission to conduct Tour de Cure partially through the Borough on Saturday, 5/10/13, from 8 a.m. to 4 p.m. (Copy to Glen Parsells, Chief Kaine, Wm. Dahle III)

The Borough Clerk informed this item has been placed on the Administrator's Work Session report. Mr. Sheola noted all of the paperwork has been received at this time and they are waiting for approval from the Risk Management Consultant.

Item No. 9: Received 01/28/14, dated 01/27/14 from Eric Andersen, P.E., Chief Engineer/Director of Water Pollution Control Division, Bergen County Utilities Authority, to Mayor re Municipal Wastewater Management Plan – requesting letter or resolution (sample enclosed) stating that the municipality will not request the responsibility for updating and amending its Wastewater Management Plan/copy to Mr. Sherman (Copy to William Dahle, III)

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The Borough Clerk noted this item was requesting either passage of a Resolution or a letter. The Borough Administrator informed when they first sent this information out, he had followed up with a letter to the requested parties, which was copied to the BCUA and the Council.

c. MAIL LIST OF FEBRUARY 6, 2014 - Mayor Heymann asked if any member of the Council wished to address any matter or provide any comments. Item No. 2 was removed by Councilpersons Amitai and Kashwick; Item No. 1 was removed by Borough Clerk.

Item No. 2: Received 01/31/14, dated 01/21/14 from Laura Szwak, Rally Organizer, New Jersey Conservation Foundation, to Municipal Clerk re Brochures (NOT ENCLOSED!!) and postcards for the 18<sup>th</sup> Annual New Jersey Land Conservation Rally; and requesting distribution to various Boards and Commissions and other interested parties in open space or farmland preservation (Copy of letter and postcard to Environmental Commission, Planning Board, Zoning Board of Adjustment, Recreation Commission)

Councilwoman Amitai asked for additional information. Councilman Kashwick explained this is an invitation to attend an all-day workshop and said he is considering attending.

Item No. 1: Received 01/31/14, dated 01/31/14 from Rose Mitchell, Planning Board Coordinator, to Winne Banta Hetherington Basralian & Kahn, P.C.; c: Zoning Officer, Borough Clerk, Board Engineer re Certified copy of Resolution approved/memorialized on 1/30/14 re “Application for Preliminary and Final Site Plan Approval and Major Subdivision and Variances for Block 1607, Lot 1 and Block 1310, Lot 2” (for Closter Marketplace (EBA), LLC and Centennial AME Zion Church) - DEVELOPER’S AGREEMENT REQUIRED!

The Borough Clerk informed that the required Developer’s Agreement will be followed up by the Borough Attorney and Borough Engineer.

5. REVIEW AND DISCUSSION OF CONSENT AGENDA ITEMS FROM REGULAR MEETING  
 (Refer to Regular Meeting Agenda of February 12, 2014)

Mayor Heymann asked if any Councilperson wished to remove or discuss any of the Consent Agenda items.

4. MAYORAL APPOINTMENTS TO THE FOLLOWING BOARDS AND COMMISSIONS (Not made at the Reorganization Meeting held 1/2/14):

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRATION</u>
ENVIRONMENTAL COMMISSION Associate Member	Bobbie Bouton-Goldberg	_____	1 Year	12/31/14

Councilman Kashwick said he did not think there was a requirement to have a certain number of Associate Members and he asked that this item be removed from the Agenda.

22. *POSSIBLE MOTION APPROVING THE FOLLOWING NON-SALARIED APPOINTMENTS:*

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRATION</u>
<b>BOARD OF HEALTH</b> Alternate No. 1	<u>Janice Pierro</u>	_____	2 Years	Unexp. (Pierro) to 12/31/14
	<i>(Janice Pierro reappointed to Member at RM 1/22/14)</i>			

*Not made at ReOrg 1/2/14:*

<b>BOROUGH HISTORIAN</b> Alternate No. 2	<u>William Cahill</u>	_____	1 Year	12/31/14
<b>HISTORIC PRESERVATION COMMISSION</b>	<u>Francesca Machiavelli</u>	_____	2 Years	12/31/15
	<i>(Kurt Haiman declined the appointment made at RM 1/22/14)</i>			



22. *POSSIBLE MOTION APPROVING THE FOLLOWING NON-SALARIED APPOINTMENTS:*

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u> <u>EXPIRATION</u>
<b>IMPROVEMENT COMMISSION</b>			
Member (Historic Preservation)	<u>Vacant</u> <i>(Kurt Haiman declined appointment made at ReOrg 1/2/14)</i> <i>Not made at ReOrg 1/2/14:</i>	_____	2 Years 12/31/15
Member	<u>Vacant</u>	_____	2 Years Unexp. (Vacant) to 12/31/14
Alternate No. 1	<u>Vacant</u>	_____	2 Years 12/31/15
Alternate No. 2	<u>Vacant</u>	_____	2 Years Unexp. (Slutzky) to 12/31/14

In answer to Councilman Kashwick, Mayor Heymann said Susan McTigue would be appointed to the Historic Commission and Improvement Commission and she has agreed to serve on both boards.

6. PROFESSIONAL REPORTS

A. BOROUGH ATTORNEY

1) PERSONNEL MANUAL (requested at WS 1/8/14) – The Borough Attorney reported the Personnel Manual has been prepared, revised and circulated to the Council for review in draft form. It will need to be adopted on or before 5/1/14 per JIF requirements to include their specific updates. There are a few suggestions contained in the draft that will require an ordinance change, which is being discussed by the Ordinance Committee. Mr. Rogan informed if the Manual cannot be adopted by the 5/1/14 deadline, he would recommend adopting the Manual absent the items that would require adoption by ordinance to comply with MEL’s requirements to obtain their discount. He advised it is well under way and informed he would leave it to the Committee and the Council for discussion.

2) TRANSFER STATION (requested at WS 1/8/14) – The Borough Attorney issued a reminder that this contract is up the end of this year so we can stay on top of that without having to scramble the last few months. Mr. Rogan will wait for advisement from the DPW Committee on same.

3) CELL TOWER (requested at WS 1/8/14) – The Borough Attorney requested a short Closed Session to discuss the negotiations on the cell tower. He reminded the Borough has taken ownership of same; and they are working to finalize leases with the cell service providers; and he wanted to provide an update on those negotiations.

4) REPORT – The Borough Attorney reported there is a hearing scheduled on the Guia Appeal; and noted he distributed a submission from Mr. Guia’s attorney, Mr. Shapiro, at the last meeting for review. He requested the Council review same and be prepared to ask certain questions regarding their application at the next meeting. Mr. Rogan explained the property in question is located by the Red Maple and said over the years the Borough had acquired two easements for use of same. The property owner is claiming he should be exempt from property taxes because of the easement; and the Borough’s position is that he receives a deduction for the value of the easement. Our Assessor has determined that amount to be 15% and Mr. Guia is asking the Council to reconsider. The Borough Attorney requested the Council select a specific time to conduct the hearing in order to prepare the next Agenda so that it is listed properly as it is a statutory hearing. He reminded the packet was dated 1/6/14 and includes an appraisal report, a summary of the attorney’s position and the Tax Court’s decision. The Borough Clerk informed it should be posted in the web portal and said to contact her if it is not.

At this time, the Borough Attorney informed he had an update for Closed Session regarding the Metro Farm proceeding.

Councilman Barad entered the meeting at 7:35 p.m.

6. PROFESSIONAL REPORTS (Continued)

B. BOROUGH ENGINEER

1) STATUS REPORT RE RUCKMAN ROAD, PERRY STREET, OAKLAND AVENUE, FIRE DEPARTMENT ENTRANCE RAMP AND CURB IMPVTS. HIGH STREET (from Legion Place to Knickerbocker Road), 2013 ROAD IMPROVEMENTS, & RUCKMAN PARK WALKING PATH (RM 5/8/13) Awarded to Cifelli and Son General Construction - RM 7/10/13 – The Borough Engineer reported this project is all but done with the exception of the guide rail on Ruckman Road. Due to the weather, the contractor has been unable to get in there to install it; and same will probably be accomplished in late March or early April. The guide rail will be installed on both approaches to the culvert.

2) REPORT RE ENGINEERING/INSPECTION SERVICES FOR (2013) BARRIER FREE CURB RAMP INSTALLATIONS (Per 7/15/13 proposal \$12,050/Approved RM 8/14/13) – Mr. DeNicola reported there are two (2) ramps that still need work due to weather. This will be completed in the Spring as well. The project is fully reimbursable and we are waiting for the reimbursement from the County.

3) REPORT – The Borough Engineer informed the above items concluded his report.

Councilwoman Amitai entered the meeting at 7:42 p.m.

7. REPORTS

A. BOROUGH ADMINISTRATOR

1) STATUS REPORT RE FOLLOW UP OF BOROUGH ENGINEER RECOMMENDATIONS RE POTENTIAL USES FOR SWIM CLUB PROPERTY DEEDED TO THE BOROUGH (WS 5/8/13) – The Borough Administrator informed he received a proposal from a cell carrier regarding the installation of a monopole at the Swim Club property. He forwarded this information to the Technology Committee and suggested same be discussed soon.

2) STATUS REPORT RE FOLLOWING INSURANCE MATTER(S):

a) Mail List requests: Mr. Sheola thanked the Borough Clerk for providing some updates earlier and reported the following:

1. American Cancer Society (27<sup>th</sup> Annual GWB Challenge) to take place 6/8/14 (10. M.L. 12/26/13) – We are still waiting for the insurance information at this time.

2. Closter PTO request to hang banner over Vervalen Street from 3/1/14 to 3/21/14 promoting Dinner Dance (1. M.L. 1/30/14) – The PTO indicated they will be submitting their insurance very soon.

3. American Diabetes Association (Tour de Cure) to be held 5/10/14 from 8 a.m. to 4 p.m. (14. M.L. 1/30/14) – The insurance has been received for this event and is pending approval (from the Risk Management Consultant).

3) OVERVIEW TO BE MADE BY MICHAEL HANRAHAN OF CLARKE CATON HINTZ, ARCHITECTS FOR BOROUGH HALL EXTERIOR

Michael Hanrahan introduced himself as an Associate of Clarke Caton Hintz Architects. He explained the firm has been retained by the Borough to investigate Borough Hall and identify some of the sources of moisture and water infiltration. The firm completed an analysis which was used to prepare construction documents for the project that was conceived and originally bid last year. Mr. Hanrahan explained the original project was to make improvements to the Borough Hall exterior envelope and now it has been expanded to include the replacement of the roof. He highlighted from the report that the problems the building is experiencing include the roof being well past its life expectancy; the exterior walls of the building are experiencing cracking; the exterior paint-like coating is falling off; the mortar joints are washing away and water is seeping into the walls through the joints and crack. Additionally, some moisture got into the bricks themselves which has caused spalling – where the surface of the brick itself falls off – so the brick is damaged as well. The documents prepared by CCH show the elevations of the building where they note each individual condition identified and includes documentation on how to fix each issue.

7. REPORTS (Continued)

A. BOROUGH ADMINISTRATOR (Continued)

3) OVERVIEW TO BE MADE BY MICHAEL HANRAHAN OF CLARKE  
CATON HINTZ, ARCHITECTS FOR BOROUGH HALL EXTERIOR (Continued)

Mr. Hanrahan reminded that the project that was bid last year came in over budget so they conferred with the contractors to find out what the issues were that caused the overage. Some of the problems identified included the “unknowns” related to environmental issues such as paint removal. The Borough has done its due diligence and retained a firm to investigate the paint and a lead paint report has been prepared which shows some lead paint in select minor areas. The hopes are that this finding will alleviate some of the concerns the bidders had expressed. Mr. Hanrahan said the project could be ready to go out to bid as soon as funding permits. There are some items to finalize with the Administrator but the drawings are prepared and ready when the Borough is ready to proceed. At this time, Mr. Hanrahan invited questions and concerns.

Councilman Glidden questioned how long it would take to complete. Mr. Hanrahan voiced his opinion that this is a very modest job and the work would ideally be completed in the Summer and should be between 120-150 days for construction – a generous estimate. In answer to Councilman Kashwick he noted those are “calendar days”, not “work days”.

Councilman Dolson questioned if they revisited the numbers and asked if there are any changes to report on same. Mr. Harahan informed in November he provided the Administrator with a revised estimate based on conversations with the previous bidders and shared the roof drawings with some contractor colleagues to obtain their opinion on costs. The total estimate for the project is now \$624,650 which is a very conservative number. The project without the roof replacement as it was bid last time comes in at \$487,150. These numbers should come down now with the findings of the environmental report. In answer to Councilman Dolson, he informed he was not personally aware of the age of the roof of the building. It is thought to be between 20-25 years old; and with a normal 10 year warranty, this period of time is pushing the limit. The roof that CCH is proposing is a built-up cold applied system that should give about 30 years.

Councilman Kashwick asked what type of disruptions the Borough Employees could expect during the construction process. Mr. Harahan said he doesn't expect much from the roof replacement as it all takes place on the roof itself; and after tearing it down to the deck, a cold applied system will be used to install the new one so there will be no fumes, odors or flames or anything like that. As far as the envelope repairs, contractors will have scaffolding and perhaps alternate entrance/exit doors will need to be utilized. There may be some controlled noise but most of the work will be coordinated with the Administrator to work with the hours specified. In answer to Councilman Kashwick, he informed the contractor will be responsible to wet the building down to reduce the dust. CCH will periodically check in on the progress to make sure everything in the plans are adhered to.

Councilwoman Amitai asked if there were revised plans they could take a look at. Mr. Hanrahan explained not much has changed except the south façade. Originally when the building was constructed, it had what was referred to as “ziggurats” and contained flagpoles that were removed over time. Part of the project is to restore these ziggurats. In regards to the doors, he believes the work was rather limited. Mr. Sheola reminded they received a small grant from Bergen County Community Development to replace the front entry door and the Lewis Street side door to make them handicapped-accessible. He wishes to speak to Mr. Hanrahan in further detail regarding same but he voiced his understanding the Lewis Street door would be the main candidate because it is at grade level and the steps to the front door are not ADA compliant. In answer to Mrs. Amitai, he said the front door would be cleaned up and repaired or replaced if necessary. Mr. Hanrahan said he could not say for sure if the doors would be appropriate for the style of the building without looking over the original documentation as some time has passed; but noted Mr. Sheola provided the original blueprints that were located. The Administrator asked that the doors be period correct and energy efficient.

At this time, Mayor Heymann invited comments and questions from the audience.

Jesse Rosenblum, 265 Knickerbocker Road questioned the material that will be used for the roofing and noted it looks like rubber. Mr. Hanrahan explained it consists of a built up system made of layered rubber membranes adhered together using cold application. Mr. Rosenblum asked if it was built up asphalt and

7. REPORTS (Continued)

A. BOROUGH ADMINISTRATOR (Continued)

3) OVERVIEW TO BE MADE BY MICHAEL HANRAHAN OF CLARKE  
CATON HINTZ, ARCHITECTS FOR BOROUGH HALL EXTERIOR (Continued)

Mr. Harahan affirmed same. He explained that hot applied roofing is longer lasting; however, there are a lot of drawbacks such as open flame usage on an occupied building and fumes. Mr. Rosenblum voiced his opinion that the Borough should pay for the better roof and asked about a rubber roof. Mr. Hanrahan explained a rubber roof is only a 10 year roof at best; and informed he had not been up there recently. Mr. Rosenblum questioned if anyone was aware of what the load of snow on the roof was currently; and the Borough Administrator reported there is not much up there.

Councilman Kashwick inquired about what exactly was going to be done to the brick, stucco and mortar and what the process would be. Mr. Hanrahan reminded the majority of the building is coated with a paint-like substance and said first all of those areas will be wire brushed off down to the bare brick to air it out. Any mortar joints that are washed out or breaking apart will be ground out and where the mortar is failing it will be repointed. There are areas where the brick itself is damaged and the contractor will be required to replace those bricks. There are a number of heads and sills for the windows; and although the windows themselves are not getting any work done, the sills may need to be re-laminated or replaced. The entire building will be recoated with an opaque water-resistant, breathable coating. The goal is to ensure the building can breathe because there is evidence of moisture where paint is bubbling and there is plaster damage. In answer to Mrs. Amitai, he said once all of the envelope work is complete, the roof and walls will be “weather-tight”.

Tom Hennessey, 14 Oak Street, questioned if the plans included a lumped contract for all of the work or individual contracts for each element and whether they were going to seek bonded warranties on the work. Mr. Hanrahan informed they are completing the specifications with the Administrator at this time; and the vision is to bid the project as a single lump sum; and the roof will be required to have a warranty between 20-30 years depending. The Borough Engineer questioned if CCH would be inspecting the work, to which Mr. Hanrahan responded in the affirmative. He said he will be around for the duration as the firm was hired to do a job; and though the first bid was unsuccessful, they are not seeking additional compensation for the rebid.

Councilwoman Amitai questioned if any of the landscaping will be disturbed and Mr. Hanrahan informed the contractor would be responsible for protecting that.

Jesse Rosenblum, 265 Knickerbocker Road questioned what percentage of the prior paint coating will be removed during the brick cleaning process. Mr. Hanrahan voiced his understanding that 1/3 to 1/2 of the paint on the façade will be removed. Mr. Rosenblum said the problem with putting a new coating on the paint that will not be removed is that eventually that old paint will keep peeling off so it’s basically opening that walls back up to penetration again. Mr. Hanrahan disagreed and informed they work closely with Sherwin Williams to identify the appropriate product for the specific problems the Borough is experiencing. Once the flaking paint is removed the paint that remains is securely adhered on there. In answer to Mr. Rosenblum he said he was not aware of the main ingredient that created the waterproofing but noted the contractor will be required to use Luxon by Sherwin Williams but offered to get back to him. In response to his inquiry regarding the absorption of paint on the brick he informed it is a material specifically designed to coat brick and he would find out the chemical makeup and report back on same. Mr. Hanrahan said the warranty in the project is the general one year warranty; and the Council would have to pay at a cost to get a 10 year warranty.

Councilwoman Amitai voiced her concerns that the mortar between the bricks that is not being redone at this time will still need to be done in 5-10 years time; and questioned why it could not be addressed now. Mr. Hanrahan agreed it could be done but advised they did not feel it was appropriate because the building washout that has occurred is from one of the more recent mortar campaigns; and they speculate the mortar was not mixed properly because the rest of the mortar is sound at this time and should be for quite some time. He explained that the contractor is bound to the drawings and specifications

7. REPORTS (Continued)

A. BOROUGH ADMINISTRATOR (Continued)

3) OVERVIEW TO BE MADE BY MICHAEL HANRAHAN OF CLARKE  
CATON HINTZ, ARCHITECTS FOR BOROUGH HALL EXTERIOR (Continued)

contained in the bid; and as part of the process, not only will he periodically oversee the contractor as work is completed, early on he receives a requested product list that he reviews on behalf of the Borough for its benefit to ensure they are in accordance with the specifications. In answer to Mrs. Amitai, he explained their specifications are very detailed regarding the mixture for the mortar; and sample testing is done onsite so they will receive confirmation that the specifications are being followed. He said the new coating will match the existing terra cotta colored coating on the bricks by selecting the closest match from the manufacturer's colors. He affirmed that when the work is complete, it will not appear to be patchwork – the old and new will blend together.

Mayor Heymann asked if there were any other questions and Mrs. Amitai informed she was expecting a guest who wished to address Mr. Hanrahan and requested he stay a few minutes with the hopes the guest shows up.

Andy Oouzoonian, member of the Planning Board, arrived at 8:27 p.m. and spoke privately with Mr. Hanrahan.

4) STATUS REPORT RE 2014 BUDGET PREPARATIONS – Borough Administrator reported that two more budget meetings are scheduled: 2/20/14 and 2/27/14. An invitation was sent to all Departments, Boards and Commissions and other entities and three have responded. Mr. Sheola reported we will be ahead of schedule and should still be able to introduce the Budget by the revised deadline of 3/12/14.

5) REPORT RE FOLLOWING BID OPENINGS: Mr. Sheola reported there are Resolutions on this evening's Consent Agenda regarding award for the following items:

- a) PURCHASE OF EMERGENCY GENERATOR EQUIPMENT AND AUTOMATIC TRANSFER SWITCH (Opening held 1/10/14 @ 11 A.M./Notice published in The Record on 12/23/13)
- b) COMPOSTING AND RELATED SERVICES (Opening held 2/4/14 @ 11:30 A.M./ Notice published in The Record and Star Ledger on 1/16/14)

6) REPORT – Borough Administrator noted he has been sending out weekly updates and offered if anyone had any questions to please feel free to call or email him. He reported the Borough Attorney already reported on the Personnel Policies; and requested if there were comments or concerns on same, to contact him.

Mr. Sheola reminded he was scheduled to leave for a short vacation tomorrow; but due to the weather, it is up in the air as his current flight has been cancelled. He is trying to get on a different flight and reiterated the Borough Clerk will be acting in his absence. He reported Governor Christie has already declared a state of emergency for tomorrow; therefore, Borough Hall will be closed. He will keep everyone updated on opening times for Friday.

At this time, Councilwoman Amitai inquired when the Council would be discussing the monopole proposal for the Swim Club; and Mr. Sheola reiterated that he had forwarded the information to the Finance and Technology Committee; and in response to Mr. Kashwick, informed he would forward same to the Cell Tower Committee.

Borough Administrator reported there was a DPW Committee meeting earlier in the evening and said the Superintendent has invited the entire Governing Body in groups of no more than 3 at a time, to come to the DPW garage to look over his equipment so they can get a feel for what he is asking for in regards to equipment for the 2014 Capital Budget and beyond. They believe a picture is worth a thousand words; and once they see the equipment and hear his explanation based on its usage, they will have a better understanding of his request.

7. REPORTS (Continued)

B. BOROUGH CLERK

1) STATUS REPORT RE 2014 APPOINTMENTS – Borough Clerk reported there are currently several vacancies on various Boards and Commissions which are being maintained on the Agenda. An updated Roster will be posted in the web portal for Mayor and Council to review and make recommendations for appointments.

2) STATUS REPORT RE 2014 OATHS OF OFFICE – Ms. Castano reported 114 appointments were made at the Reorganization Meeting; 18 were made after the Reorganization Meeting (total 132); 4 appointments were declined; and to date, 101 Oaths have been received. 42 Citizen Leadership Forms have been distributed and 24 have been received.

3) STATUS REPORT RE 2014 LICENSES – Borough Clerk reported Borough Licenses are all current for 2014. At present, we have an Application for a Place to Place Transfer of Plenary Retail Distribution License for Murphy’s Fine Wines and Liquors from The Plaza to the former location of the Closter Bootery. The owner is excited to be brightening up that corner. Ms. Castano informed reports have been received from Borough officials; and upon receipt of Proof of Publication of the required ABC Notice, we will place the transfer on the next Regular Meeting Agenda for approval.

4) STATUS REPORT RE 2014 MEETING DATES – Ms. Castano reported this item is current.

5) STATUS REPORT RE CODIFICATION OF ORDINANCE NOS. 2013:1137 TO 2013:1152 AS CODE SUPPLEMENT NO. 20 – Borough Clerk reported she sent the Purchase Order to General Code on 1/29/14 in total amount not to exceed \$2,350; and we are waiting for process to be completed. In answer to Mayor Heymann she informed that the remainder of the credit had been spent and this is from the 2013 line item.

6) REPORT – Ms. Castano reported on the following items:

a. ELECTIONS (Primary/General Election) - Yesterday she mailed the following items to the Chairperson of the Board of Elections in response to their request of 1/22/14:

1. Certification of Polling places as follows: Districts 1, 3 and 5 – Tenakill School, 275 High Street; Districts 2, 4 and 6 – Hillside School, 340 Homans Avenue

2. 2014 Polling Place Accessibility Survey – Ms. Castano confirmed her ongoing gratitude for the customary cooperation of the Board of Education’s Supervisor of Buildings and Grounds, in completing this survey.

Borough Clerk reported that on 2/26/14 @9:30 a.m. she and Arlene, (Deputy Borough Clerk) plan to attend The Bergen County Clerk’s Election Meeting at which time they will be receiving information regarding the upcoming election filings. She will have more information after that meeting is held. As this is an even year, we will have more information about the filing for County Committee as well.

b. FINANCIAL DISCLOSURE (FDS) Filing Process for 2014 – On 1/17/2014 the Municipal Clerks received from GovConnect on behalf of the DLGS regarding the filing of 2014 FDS. They are formulating a different way for submissions this year; and we are waiting for additional information on same. She reported the Borough Attorney has provided guidance on who should file to the Governing Body and is awaiting their instructions.

c. PROCEDURE RE APPEAL TO GOVERNING BODY RE ASSESSED FINES RESULTING FROM VIOLATION OF CLOSTER CODE CHAPTER 181, ”TREE PRESERVATION AND REMOVAL, PURSUANT TO CH. 181-12 APPEALS - At the Work Session held 1/8/14, Ms. Castano suggested her office set up a recommendation for implementation of a procedure which she would forward to all for their review and comment; and no objections were voiced. The hope is that it will be valuable in expediting the process.

7. REPORTS (Continued)

C. CHIEF OF POLICE

1) REPORT – Chief Kaine reported Closter schools will be closed tomorrow. He reiterated that the Borough Administrator reported Borough Hall will be closed tomorrow and said all on the Robocall list should receive that call. The open position for patrolman was advertised and they have received 34 resumes which they have started to review; and noted applications are due Monday. In answer to Councilwoman Latner, he informed the last time they advertised, they received 60 applications in one day; and this time, they have 34 for almost a week. They placed an ad on Facebook, Twitter, the Borough website and The Bergen Record. The Resume deadline was this past Friday; and they have one week to complete the 9 page application. Councilman Glidden asked the Chief to let him know when they would be ready to schedule a Public Safety Committee meeting.

D. MAYOR

1) STATUS REPORT RE FOLLOWING GRANTS: Mayor Heymann informed she had nothing new to report regarding grants.

a. FILED

1. BERGEN COUNTY HISTORIC PRESERVATION TRUST FUND GRANT APPLICATION (\$189,000 – 50% matching funds available in Closter Open Space, Recreation, Historic Preservation and Farmland Preservation Municipal Trust Fund) TO ACQUIRE AND PRESERVE THE HAROLD HESS LUSTRON HOUSE, 421 DURIE AVENUE, B 1003, L 21 - RM 7/24/13

b. AWARDED

1. 2013 CDBG GRANT CONTRACT #NV-CLSTR-03-13 IN THE AMOUNT OF \$10,000.00, FOR HANDICAPPED ACCESSIBLE DOORS BOROUGH HALL PROJECT FROM 7/1/13 to 6/30/14 (9. M.L. 9/12/13)

c. TO BE FILED

1. To be announced by Mayor

2) REPORT – Mayor Heymann informed she had several announcements to make. For the first time ever, there will be an entire Northern Valley area Earth Fair to take place on 4/26/14 from 11 am to 4 pm at Kennedy Field in Norwood. Participating communities include Closter, Cresskill, Norwood, Northvale, Old Tappan and they are still reaching out to additional communities. If anyone is interested in more information, she informed they can contact her for same.

Mayor Heymann informed she received Storm Watch reports from both PSE&G and Orange & Rockland and she passed them around. She suggested taking down the phone number O&R has provided to report downed wires and trees or outages so for their own health and safety, in addition to that of their constituents, they would all have it in case it is needed. (1-877-434-4100)

At this time, Councilman Kashwick inquired about the Borough's salt supply. The Mayor informed we received 75 tons at this point so we should be good for the upcoming week; but noted we are very short on diesel fuel. She said this is quite a burden to the DPW; and the Superintendent is very concerned about that, but advised we are covered for tomorrow.

Mayor Heymann announced we are making progress on a number of renovation projects in various parts of the Borough. The Village School project is moving along with a proposal being drawn up between our attorney and the owner's attorney. The Borough Attorney reminded they were going to discuss allocating COAH funds towards purchasing the property.

The Mayor reported there has been a proposal for subdividing the Lustron House property (421 Durie Avenue); and it will be going to the Zoning Board this week. In answer to Councilman Kashwick, the Borough Attorney explained it has to go before the Zoning Board of Adjustment because of our 1 acre zoning regulation regarding subdivisions. The Mayor said the property owner next to the Lustron House would rezone his properties to enable the Lustron property to provide larger lots for the two large single family homes they hope to build there. The Lustron House would then be donated to the Borough. In answer to the Borough Attorney, she informed she was told the application is at the Zoning Board because one of the properties contains a non-conforming 2 family house. Once the variances are granted, the

CLOSTER MAYOR AND COUNCIL  
WORK SESSION NOTES – FEBRUARY 12, 2014 - 7:30 P.M.

7. REPORTS (Continued)

D. MAYOR (Continued)

2) REPORT (Continued)

application for subdivision will go to the Planning Board. She clarified that the closing is supposed to be at the end of this week and then they will be starting the application process.

At this time, Mayor Heymann wished to note the proposed renovation of the Trautwein Farm. She voiced her opinion that if it goes through, it would be a real credit for Closter.

8. OLD BUSINESS

Councilwoman Latner advised that the DPW Committee met earlier this evening, and there would be an open meeting to discuss sanitation on Thursday, March 6<sup>th</sup> at 7:30 pm to solicit public input. Borough Attorney said a legal notice would not be needed for a committee meeting; but if other members of the Council attend, a legal notice would be required. Borough Clerk will publish the required notice of special meeting and would attend the meeting to record and report on same.

Councilman Kashwick referred to the Snow Removal Ordinance noting that residents are not removing the snow at street corners which should be included in the ordinance in addition to clearing fire hydrants. Councilwoman Amitai said that clearing areas downtown for store access should be addressed and Mayor Heymann said that there was a problem with equipment as well as the tenants not understanding their responsibilities.

9. NEW BUSINESS

a. POSSIBLE PARTICIPATION IN SUBURBANITE PARTNERSHIP PROPOSAL FOR BOROUGH OF CLOSTER COMMUNITY GUIDE 2014 (Requested by Mayor 1/17/14/Adjourned from WS 1/22/14)

Mayor Heymann said that a request has been received from the Suburbanite to print a booklet about Closter and that the Borough participate at a cost of \$2,000. She noted that previous booklets had been funded by advertisers alone; and in the past, our calendars have been subsidized by the local banks. Four pages of information can be included by the Borough in addition to stories about the Borough. Councilman Dolson noted the comment that if the Suburbanite does not get \$12,000 in advertising, they would not publicize same. Mayor Heymann said she would reply to them that if they get the contributions from the merchants, we would chip in and we would address same with the banks.

Councilman Barad reported attending a meeting with the Palisades Interstate Parkway Chief who advised that funding comes directly from Trenton. He said that Closter and other municipalities should address the condition of the road with the Department of Transportation and that same should be kept in good repair. Mayor Heymann said she made a formal complaint with the legislative delegation and she expressed support for a resolution to be circulated to neighboring municipalities.

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

Steve Isaacson, 97 Columbus Avenue, referred to the condition of the sidewalks after the snowstorm. Relative to the curb cuts, Borough Engineer said they have not been inspected as yet and would not be until the County paves the road. Relative to the monopole at the Swim Club, he felt it would be a mistake and should be located somewhere else. Mr. Isaacson said he had negative thoughts about the Trautwein property development and noted that we are spending a lot of money on our Master Plan.



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Borough Attorney said that this is the subject of a potential or pending application.

Rich Marsich, 82 Maple Avenue, questioned the drilling at the highest part of Closter Plaza; and Borough Engineer said that the access drive would be closed off and the drilling could be for a foundation report. He said that he would ask the developer about the drilling. Mr. Marsich referred to the Sunoco station at Closter Dock/Piermont Road noting that there are a number of old rusted trucks to the rear of the property near the brook. Borough Engineer said that if there is no problem with the DEP, they can keep the trucks on their property. The trucks have been moved from the Borough right of way. Mr. Marsich referred to the Closter Swim Club and noted that when he was on the board for several years the well water was tested and found to be pristine. He questioned what kind of pollution had been found recently; and Borough Engineer said the pollution which was found was an oil based product from either paint or pesticides used in the 1960's before the product was banned. No conclusive proof has been found as yet and he did not believe that the product came from old tires. Mr. Marsich noted that sufficient parking should be provided for the Trautwein Farm.

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

13. ADJOURNMENT

Motion to adjourn the Work Session at 9:25 p.m. was made by Councilman Glidden, seconded by Councilwoman Latner and declared unanimously carried by Mayor Heymann.

Provided to the Mayor and Council  
on February 20, 2014 for approval  
at the Regular Meeting to be held  
February 26, 2014

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Loretta Castano, RMC  
Borough Clerk

Prepared by Arlene M. Corvelli, RMC, and  
Carol A. Kroepke, RMC, utilizing recording  
and Borough Clerk's notes

Approved at the Regular Meeting held February 26, 2014  
Consent Agenda Item No. 16a.