

MAYOR AND COUNCIL
BOROUGH OF CLOSTER

REGULAR MEETING MINUTES – MONDAY, SEPTEMBER 21, 2015 - 7:30 P.M.

Mayor Glidden called the meeting to order at 8:20 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 published in The Record and The Star Ledger on September 2, 2015, was posted on the Municipal Clerk’s bulletin board and has remained posted as the required notices under the Statute. In addition, a copy of the notice is and has been available to the public and is on file in the office of the Municipal Clerk.

2. ROLL CALL

The following persons were present:

- Mayor John C. Glidden, Jr.
- Councilpersons David Barad, Alissa Latner, Robert Di Dio, Thomas Hennessey,
Arthur Dolson, Victoria Amitai
- Borough Administrator, Jonathan DeJoseph
- Borough Clerk, Loretta Castano
- Borough Engineer, Nick DeNicola
- Chief of Police, Dennis Kaine

3. APPOINTMENTS - (Not made at the Reorganization Meeting held 1/5/15 - Requiring Council confirmation)

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRES</u>
Planner to Implement Portions of the 2008 Master Plan	Francis J. Banisch, III Banisch Associates, Inc.	_____	1 Year	31-Dec-15
Treasurer	<u>VACANT</u>	_____	1 Year	31-Dec-15

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

This Ordinance was introduced at the Regular Meeting held 9/9/15 and was published in The Record on 9/12/15 as stated in the Municipal Clerk’s affidavit of publication. Reprint of this Ordinance was posted on the Municipal Clerk’s Bulletin Board in accordance with statutory requirements and copies have been made available to the general public.

ORDINANCE NO. 2015:1196, “AN ORDINANCE APPROPRIATING A SUM NOT TO EXCEED \$35,000.00 FROM THE CLOSTER OPEN SPACE, RECREATION, FARMLAND, AND HISTORIC PRESERVATION TRUST FUND FOR PARK, FARMLAND, AND HISTORIC PRESERVATION IMPROVEMENTS”

Mayor Glidden declared a Public Hearing. No one wishing to be heard, Mayor Glidden closed the meeting to the public.

Motion approving adoption of Ordinance No. 2015:1196 was made by Councilman Barad, seconded by Councilman Di Dio and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Barad, Latner, Di Dio, Hennessey, Dolson and Amitai.

5a. VOTE ON CONSENT AGENDA ITEMS

Motion approving the Consent Agenda was made by Councilwoman Amitai, seconded by Councilman Barad and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Barad, Latner, Di Dio, Hennessey, Dolson and Amitai.

ORDINANCES

6. INTRODUCTION OF THE FOLLOWING ORDINANCE - PUBLIC HEARING - 10/14/15 @ 8:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD:

ORDINANCE NO. 2015:1197, “AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTERS 30, 110 AND 200 OF THE CODE OF THE BOROUGH OF CLOSTER”
(Received from Borough Attorney 9/9/15)

RESOLUTIONS

7. BILL RESOLUTION – SEPTEMBER 21, 2015 (Received from Deputy Treasurer 9/16/15)
8. RESOLUTION AUTHORIZING DEPUTY TREASURER TO RELEASE AND RETURN \$653.23 TO APPLICANT: DUTRA EXCAVATING, 10 STONE HOLLOW ROAD, MONTVALE, NJ 07645 FOR SUCCESSFUL COMPLETION OF POLICE TRAFFIC DIRECTOR SERVICES IN COMPLIANCE WITH LOCAL FINANCE NOTICE 2000-14 (Received from Chief of Police 9/4/15)
9. RESOLUTION AUTHORIZING DEPUTY TREASURER TO RELEASE AND RETURN \$1,069.39 TO APPLICANT: ROMAN ASPHALT, 14 OGDEN STREET, NEWARK, NJ 07104 FOR SUCCESSFUL COMPLETION OF POLICE TRAFFIC DIRECTOR SERVICES IN COMPLIANCE WITH LOCAL FINANCE NOTICE 2000-14 (Received from Chief of Police 9/8/15)
10. RESOLUTION AUTHORIZING DEPUTY TREASURER TO ISSUE RETURN OF MAINTENANCE BOND ESCROW FUNDS IN THE AMOUNT OF \$4,051.50 POSTED IN CASE ON 4/29/13 TO MRS. KUBITIS REALTY DUE TO SATISFACTORY COMPLETION OF IMPROVEMENTS GRANTED UNDER APPROVAL FOR DEVELOPERS AGREEMENT FOR PROPERTY LOCATED AT BLOCK 1303, LOT 1, 237-241 CLOSTER DOCK ROAD, AS APPROVED BY BOROUGH ENGINEER IN E-MAIL DATED 9/4/15 (Received from Deputy Treasurer 9/15/15)
11. RESOLUTION REQUESTING APPROVAL OF ITEM OF REVENUE AND APPROPRIATION UNDER N.J.S.A. 40A: 4-39 FOR THE “ACCEPTANCE OF BEQUESTS AND GIFTS FOR HISTORIC PRESERVATION OF THE HAROLD HESS LUSTRON HOUSE” (Received from Temporary CFO 9/3/15)
12. RESOLUTION SUPPORTING THE APPLICATION FOR A BERGEN COUNTY COMMUNITY DEVELOPMENT GRANT IN THE AMOUNT OF \$6,000 FOR “CLOSTER SENIOR ACTIVITIES” AND AUTHORIZING THE MAYOR TO EXECUTE SAID APPLICATION (Received from Administrator’s Office 9/14/15)
13. RESOLUTION SUPPORTING THE APPLICATION FOR A BERGEN COUNTY COMMUNITY DEVELOPMENT GRANT IN THE AMOUNT OF \$6,000 FOR “SENIOR TRANSPORTATION SERVICES” AND AUTHORIZING THE MAYOR TO EXECUTE SAID APPLICATION (Received from Administrator’s Office 9/14/15)
14. RESOLUTION AUTHORIZING A SCHEDULE CHANGE FOR THE CONSTRUCTION CODE OFFICIAL AS FOLLOWS: THE PART-TIME CONSTRUCTION CODE OFFICIAL SHALL WORK TWELVE (12) HOURS PER WEEK EFFECTIVE 9/21/15 AT AN ANNUAL SALARY NOT TO EXCEED \$30,000 (Received from Administrator’s Office 9/14/15)
15. RESOLUTION AUTHORIZING REPAIR of EXISTING TRAILS NJDEP 2013 Recreational Trails Program Grant: ID 13-0207-1 AND HIRING KEVIN RILEY AS A TEMPORARY EMPLOYEE TO PROVIDE SERVICES FOR THE REPAIR NOT TO EXCEED 150 HOURS AT A RATE OF \$25.00 PER HOUR FOR A TOTAL OF \$3,750.00 (Received from Administrator’s Office 9/14/15)
16. 2015 RESOLUTION AUTHORIZING AGREEMENT WITH MUSIC PERFORMANCE TRUST FUND (Received from Administrator’s office 9/16/15)
17. 2015 RESOLUTION AUTHORIZING PAYMENT TO JOEL ZELNIK TRIO IN THE AMOUNT OF \$205.14 (Received from Administrator’s office 9/16/15)
18. RESOLUTION AUTHORIZING DEPUTY TREASURER TO ISSUE A CHECK TO ANN MARIE TRUMBETTI, 36 HOLLAND AVENUE, DEMAREST, NJ 07627 IN THE AMOUNT OF \$552.00 PURSUANT TO N.J.S.A. 40A-14:157b REGARDING THE DISPOSITION OF FOUND OR RECOVERED PROPERTY (Received from Chief of Police 9/16/15)
- 18a. RESOLUTION FOR THE SUBSTITUTION OF ECONSULT SOLUTIONS INC. TO A MUNICIPAL SHARED SERVICE DEFENSE AGREEMENT IN PLACE OF RUTGERS UNIVERSITY (Received from Borough Attorney 9/21/15)
- 18b. RESOLUTION RENEWING THE LEASE WITH MIELE SANITATION CO. FOR A PORTION OF WELLINGTON AVENUE (Received from Borough Attorney 9/21/15)

MOTIONS

19. MOTION GRANTING APPROVAL FOR VOLUNTEER CENTER OF BERGEN COUNTY INC. TO CONDUCT THE 20TH ANNUAL BERGEN BIKE TOUR PARTIALLY THROUGH THE BOROUGH ON SUNDAY, 10/4/15, FROM 7:30 A.M. TO 1:00 P.M. (9. M.L. 5/21/15 - Approval received from Risk Management Consultant 9/15/15)

CLOSTER MAYOR AND COUNCIL
REGULAR MEETING MINUTES – MONDAY, SEPTEMBER 21, 2015 - 7:30 P.M.

20. MOTION APPROVING THE FOLLOWING MINUTES (Distributed 9/17/15) NO ABSTENTIONS:
 - a. REGULAR MEETING HELD SEPTEMBER 9, 2015
 - b. WORK SESSION HELD SEPTEMBER 9, 2015
21. MOTION GRANTING APPROVAL FOR THE ANNUAL BLOCK PARTY TO BE HELD ON WHITNEY STREET ON SUNDAY, 9/27/15, FROM 12 NOON TO 7 P.M.; RA IN DATE: SUNDAY, 10/18/15; AND FOR BLOCKADES BE PLACED AT BOTH ENDS OF WHITNEY STREET (BETWEEN HIGH STREET AND DEMAREST AVENUE) 3. M.L. 9/10/15
22. *POSSIBLE* MOTION APPOINTING Sivert Hagen AS MEMBER OF ENVIRONMENTAL COMMISSION TO FILL UNEXPIRED 3-YEAR TERM (CUMMINGS) (13. M.L. 9/17/15)
23. REPORTS

None received at the time of preparation of this Agenda.
- 5b. VOTE ON ITEMS REMOVED FROM THE CONSENT AGENDA
24. OPEN MEETING TO PUBLIC FOR ANY MATTER, PER N.J.S.A. 10:4-12 (a)
(Subject to 5-minute limit per By-Laws General Rule No.11)

Mayor Glidden opened the meeting to the public. No one wishing to be heard, Mayor Glidden closed the meeting to the public.

- 24a. Motion approving the following Closed Session Resolution at 8:26 p.m. was made by Councilman Di Dio, seconded by Councilwoman Latner and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Barad, Latner, Di Dio, Hennessey, 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)(4), "A collective bargaining agreement; and N.J.S.A. 10:4-12(b)(7), "Pending or anticipated litigation or contract negotiations"; and that the items under discussion in the closed meeting would be disclosed to the public at the conclusion of the matters which should be within 10-12 weeks.

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

Motion to adjourn the Regular Meeting at 9:00 p.m. was made by Councilman Di Dio, seconded by Councilwoman Latner and declared unanimously carried by Mayor Glidden.

Provided to the Mayor and Council on
October 8, 2015 for approval at the
Regular Meeting to be held
October 14, 2015

Loretta Castano, RMC
Borough Clerk

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

Approved at the Regular Meeting held October 14, 2015
Consent Agenda Item No. 23a.

MAYOR AND COUNCIL
BOROUGH OF CLOSTER

WORK SESSION NOTES – MONDAY, SEPTEMBER 21, 2015 - 7:30 P.M.

Mayor Glidden called the meeting to order at 7:31 p.m.

1. PLEDGE OF ALLEGIANCE

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

2. PROVISIONS OF OPEN PUBLIC MEETINGS ACT STATEMENT

This meeting is called pursuant to the provisions of the Open Public Meetings Act of the State of New Jersey, which was published in The Record and the Star Ledger on September 2, 2015, 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 John C. Glidden, Jr.

Councilpersons David Barad, Alissa Latner, Robert Di Dio, Thomas Hennessey,

Arthur Dolson, Victoria Amitai

Borough Administrator, Jonathan De Joseph

Borough Attorney, Edward T. Rogan

Borough Clerk, Loretta Castano

Borough Engineer, Nick DeNicola

Chief of Police, Dennis Kaine

4. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS

a. MAIL LIST OF SEPTEMBER 10, 2015 – Mayor Glidden asked if any member of the Council wished to address any matter or provide any comments. The following items were removed for discussion: Borough Attorney removed Item No. 9; Item No. 11 was removed by Mr. Hennessey:

Item No. 9 dated 9/01/15 from Zafar M. Billah, Section Chief NJDEP Division of Solid & Hazardous Waste to George D. Cascino, P.E., P.P. notifying of Notice of Deficiency re Class B Recycling Center Approval Renewal Request for Miele Sanitation.

Borough Attorney explained that the renewal lease was reviewed by himself and the Borough Administrator. Under the terms of the prior contract, the Borough has the right to increase the rent in accordance with the Consumer Price Index; and the resolution before the Council authorizes the renewal with the appropriate increase. The lease does not block access to other property owners or affect the property owners.

Mayor Glidden acknowledged that there would be two additional Resolutions for the Consent Agenda during the Regular Meeting.

CLOSTER MAYOR AND COUNCIL
WORK SESSION NOTES – MONDAY, SEPTEMBER 21, 2015 - 7:30 P.M.

Item No. 11 dated 09/08/15 from Michael Pisano, The friendly Painter clarifying statements incorrectly made in the Northern Valley Press relative to arrangements for caretaker at the Lustron House.

Councilman Hennessey reported meeting with a contractor relative to the electrical work needed at the house and the cost of which would be submitted to the Borough Administrator. He requested that the Borough Administrator contact the utilities relative to the necessary connections.

Item No. 4 dated 8/31/15 from Robert G. Esposito, Director, BCCD to Mayor – informing of Boro’s application for CDBG Grant Senior Van Services was not recommended for FY 2015 – encouraging reapplication for FY 2016 by 10/16/15.

At this time, Councilwoman Latner referred to a typo she found in correspondence which she would specify once she finds it; it was the word “our” in reference to Seniors not “out”.

Borough Administrator informed that a Resolution is included in the Regular Meeting Agenda approving re-application for the FY 2016 Grant in the amount of \$6,000.

Mayor Glidden asked if any member of the public wished to discuss any item and no one asked to address any item in this Mail List.

b. MAIL LIST OF SEPTEMBER 17, 2015 - Mayor Glidden asked if any member of the Council wished to address any matter or provide any comments. The following items were removed: Councilwoman Latner referred to Item No. 13; Councilman Barad referred to Item No. 3; Councilman Dolson referred to Item No. 12; and Councilwoman Amitai had questions about Item Nos. 10 and 11.

Item No. 3 dated 9/10/15 - from egg@dca.state.nj.us to Municipal Clerk – CY 2015/SfY2016 Best Practices Inventory – LFN 2015-17 – Completed Inventory must be submitted to the Division no later than 10/16/15 – Discussion to be held at W.S. 10/14/15

Councilman Barad asked if the Borough is on target for this deadline: and the Borough Administrator noted that the Finance Committee would meet over the next two weeks in advance of the 10/14/15 Council meeting at which time they would have a Resolution addressing same.

Item No. 10 - dated 9/15/15 from Jennifer Rothschild, Vice Chair, HPC to Loretta Castano – Nomination Report – Blanch Avenue.

Councilwoman Amitai questioned how the report was checked for accuracy. Borough Attorney noted that the Council has the right but it was hoped that the Historic Preservation Commission has the proper expertise in these matters. Typically the Commission would come before the Council to discuss the report. Councilman Dolson said it was a great shame that a restaurant (Stegemanns) that had been located on the road was gone.

Item No. 13 – Received 9/17/15 - from Brenda Cummings to Loretta Castano – letter of resignation as a member of Environmental Commission for 3-year term to 12/31/15

Councilwoman Latner called attention to all of the work Brenda Cummings did for the Environmental Commission.

Item No. 12 – dated 09/17/15 from Paul Demarest, LUC/Zoning Board of Adjustment to Stuart

Liebman, Esq. relative to Crimmins, 49 John Street resolution dated 9/16/15 denying application for use variance.

Councilman Dolson noted that the applicant's attorney appeared before the Council requesting a zoning change and he had tried to influence the Board that the Council would be acting affirmatively. He had asked that a letter be written to the Board noting that this was not the case; and he recommended that the letter become a permanent part of the file should any other action come about in the future.

Item No. 11 – dated 09/15/15 from Assemblywoman Holly Schepisi to Borough Clerk re Extension of Invitation received from Hal Bozarth, Executive Director, Chemistry Council of New Jersey: Committed to a Better Quality of Life Through Science, to attend upcoming TRANSCAER 2015 North East Training Tour: New Jersey, Newark NJ: 10/15,16 &17 (Copy to OEM Coordinator, Chief of Police, Fire Chief)

Councilwoman Amitai questioned if anyone would be attending on behalf of the Borough and the Borough Administrator advised that OEM Director, Lieutenant Winters, would be attending on behalf of the Borough.

5. REVIEW AND DISCUSSION OF CONSENT AGENDA ITEMS FROM REGULAR MEETING
(Refer to Regular Meeting Agenda of September 21, 2015)

Mayor Glidden asked if any member of the Council wished to remove any item for discussion from Item Nos. 6 to 23.

As no one asked to remove any item for discussion, Mayor Glidden referred to Consent Agenda Item No. 22.

22. ~~POSSIBLE~~ MOTION APPOINTING _____ AS MEMBER OF ENVIRONMENTAL COMMISSION TO FILL UNEXPIRED 3-YEAR TERM (CUMMINGS)
(13. M.L. 9/17/15)

He informed that upon the recommendation of the Environmental Commission, Sivert Hagen would be appointed to fill the unexpired term of his wife Brenda Cummings.

Borough Clerk asked if the Mayor had any objections to adding two resolutions received from the Borough Attorney at the meeting this evening, which would be as follows:

18a. RESOLUTION FOR THE SUBSTITUTION OF ECONSULT SOLUTIONS INC. TO A MUNICIPAL SHARED SERVICE DEFENSE AGREEMENT IN PLACE OF RUTGERS UNIVERSITY (Received from Borough Attorney 9/21/15)

Borough Attorney noted that the Planner had a serious stroke; and due to court time constraints, the Consortium recommended Econsult. The draft is substantially complete; therefore, would not interfere with the Borough's ability to comply with the court order. The potential refund remains the same and there should not be a delay in getting a preliminary number from COAH.

18b. RESOLUTION RENEWING THE LEASE WITH MIELE SANITATION CO. FOR A PORTION OF WELLINGTON AVENUE (Received from Borough Attorney 9/21/15)

6. COMMITTEE REPORTS

A. FINANCE AND TECHNOLOGY - HENNESSEY (DOLSON/DI DIO)

CLOSTER MAYOR AND COUNCIL
WORK SESSION NOTES – MONDAY, SEPTEMBER 21, 2015 - 7:30 P.M.

1) STATUS REPORT RE CLOSTER WEBSITE – Councilman Hennessey did not have a report but announced that there would be a meeting within the next two weeks with Department Heads relative to the 2016 Budget.

2) REPORT - The Closter Historical Society would be reviewing the Closter Hall of Fame this Sunday from 2:00 p.m. to 4:30 p.m. at the Library

B. PUBLIC SAFETY - DOLSON (AMITAI/LATNER)

1) REPORT – No report

C. PUBLIC WORKS - LATNER (HENNESSEY/DI DIO)

1) REPORT – Councilwoman Latner reported that she and Councilman Hennessey attended a walking tour last week at the High School to see some of the issues to be addressed by a referendum next year. There was a DPW meeting on 9/11/15 and the single arm garbage truck is still being evaluated. Tree removal was discussed in addition to light repairs that need to be accomplished. A library meeting was held last week and a new youth services librarian was hired and new programs are being implemented by BCCLS. She said she attended the Madmen art exhibit. Relative to the Northern Valley Coalition, there was a meeting last Sunday with their attorney; and there is a search for two new board members. They have met with students of both schools and an Ultimate Frisbee League is being started for all high school age students with the hope of extending same to 7th and 8th graders. A Trunk or Treat event is being scheduled and a fundraiser is planned for next March.

D. ORDINANCES - BARAD (HENNESSEY/AMITAI)

1) REPORT RE ORDINANCE COMMITTEE MEETINGS – Councilman Barad reported on a meeting held a week ago and reviewed suggestions from the Borough Clerk relative to fees in addition to COAH fees that are collected only from commercial establishments. It was determined that some towns also collect these fees from residential properties and this will be reviewed. The Borough Hall parking lot construction funding was discussed; and it appears so far that there are no restrictions but research will continue. The current noise ordinance is being discussed and ordinances from surrounding towns would be reviewed by the Committee.

E. HUMAN RESOURCES - DI DIO (LATNER/DOLSON)

1) REPORT RE PERSONNEL COMMITTEE MEETINGS – Councilman Di Dio noted that the committee has not met since his last report but would be meeting shortly.

2) REPORT – The Closter Board of Education meeting is tomorrow and he plans on attending.

F. LAND USE AND CONSTRUCTION – AMITAI (BARAD/DOLSON)

1) REPORT RE STATUS OF DISCUSSION IN SUBCOMMITTEE RE CHANGE IN ZONE 5 (Requested by Mayor Heymann WS 8/13/14)

2) REPORT – Councilwoman Amitai said that the Building Department has not met but should do so within the next two weeks. The Improvement Commission has met and noted that more flowerpots are needed that would necessitate more manpower to water them. It was suggested that donations from the public be requested. She reported that Maria Kim wants to write a press release on downtown improvements for the paper but she wants a consensus on same from the Council. It would dovetail with Code Enforcement letter that would be sent to

building owners. She cited the cost of the flowerpots and Councilman Hennessey asked if hanging baskets on the light poles had been considered. The press release would be drafted for review by the Council.

7. OLD BUSINESS

8. NEW BUSINESS

Borough Administrator reported he would have the following items for the next Mayor and Council meeting: The 457 Administrator Plan Change update in addition to providing options for the employees; the dental insurance plan review is scheduled for November; an ordinance to repurpose the Library generator for the DPW based on funding would be completed; increasing the bid threshold to \$40,000 as had been discussed previously; Montana Construction for emergency water and sewer main repair. He said he would be reviewing the phone system with Lieutenant Winters

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

Mike Brown, 24 Arcadia Court, Harrington Park, Closter Chamber of Commerce, cited the Chambers large membership. He said he was speaking for the Board relative to the Master Plan. He reminded that on January 14th we spoke out against having Banisch and felt that the Mayor and Council should cater to all stakeholders in town which includes all property owners even those who are not voters. There is an unfriendly business environment in town that affects all taxpayers. He said that Joseph Bianco needs to be removed from the Zoning Board and his influence in town has to be stopped. Mr. Brown said that he stopped many Chamber members from coming here this evening because there would be a fear of retribution. He said he has been told many things about speaking out since he is vindictive: you are lucky you do not live in town and the Mayor and Council are afraid of him; everyone is afraid of him; he is influencing a lack of progress on many levels of town; it has been stated that the Mayor and Council wants the zoning code kept backwards so that use variances are triggered and Mr. Bianco can torture applicants and keep Closter like the 19th Century. Mr. Brown added that witnessing his antics as Zoning Board Chairman is embarrassing; and sooner or later the Borough will be faced with a lawsuit. Zoning Board members expect a lawsuit if you remove him. The disdain for mixed use which is welcomed elsewhere and was called for but was not implemented in the last Master Plan. This use was rebuked on the Nona Clementina application. Twenty years on a board is too long and it is time for new blood. We ask that you stop this influence all around; and with new leadership, things will progress. Someone so involved with a political party should not be on the Zoning Board since there is too much opportunity for bias and retribution. He has stolen progress from us all and it is time to move on and help all of the businesses.

Councilwoman Amitai said she would like to have Mr. Brown come forward with Mr. Bianco in the room so that he can defend himself; and we do have a mixed use in our Renaissance District with apartments over the stores.

Steve Isaacson, 97 Columbus Avenue, noted there are no lights on the cell tower this evening. He cited the amount of money allocated for COAH by all of the towns involved.

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Borough Attorney said the cost involved is \$75,000 and the \$2,000 contribution was required when the process was initiated at a time not knowing how many towns would join. A portion of the money will be refunded to each town that joined. Mr. Isaacson noted that something must be done about downtown citing the businesses that have been or will be leaving Closter. He noted that we need more foot traffic downtown. Consideration should be given to addressing the noise ordinance for different districts in the Borough. Councilman Barad said the decibel level is difficult to enforce. Mr. Isaacson noted that Stop & Shop would be in the Borough in two or three weeks; and Councilwoman Latner noted that items would be 50% off in A & P so that the shelves can be cleared. Mr. Isaacson reminded the Council of the history of Blanch Avenue. He cited the Open Space Tax which he felt should be brought up for a vote again; and he noted that Teaneck requires that 50% of the tax be used for the acquisition of open space and 50% for open space development. Borough Attorney noted that the Borough did purchase Blanch Woods with open space money.

Mike Pisano, 44 Columbus Avenue, asked for permission to do a little work in the yard of the Lustron House for Halloween. Mayor Glidden said there are liability and insurance considerations that must be discussed and he would be in contact with him.

Pam DiBlasio, owner of Past and Present, cited the condition of the sidewalk in front of her store. Trees are lifting the sidewalks and several persons have fallen. Mayor Glidden said we have received complaints and we are looking into same.

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

Motion to adjourn the Work Session at 8:15 p.m. was made by Councilman Di Dio, seconded by Councilwoman Latner and declared unanimously carried by Mayor Glidden.

Provided to the Mayor and Council on
October 8, 2015 for approval at the
Regular Meeting to be held
October 14, 2015

Loretta Castano, RMC
Borough Clerk

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

Approved at the Regular Meeting held October 14, 2015
Consent Agenda No. 23b.