

MAYOR AND COUNCIL  
BOROUGH OF CLOSTER

REGULAR MEETING MINUTES – MONDAY, NOVEMBER 20, 2017 - 7:30 P.M

Mayor Glidden called the meeting to order at 8:17 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 was published in The Record and The Star Ledger on January 9, 2017, 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, Joseph Yammarino, Victoria Amitai
- Borough Administrator, Arthur Braun Dolson
- Borough Attorney, Edward T. Rogan
- Borough Clerk, Loretta Castano
- Borough Engineer, Nick DeNicola
- Chief of Police, Dennis Kaine

The following persons were not present:

- Councilman Robert Di Dio
- Councilwoman Jannie Chung

Also present: Council-Elect Dolores Witko and Council-Elect Scott Devlin

3. MAYORAL PRESENTATION(S)

4. MAYORAL APPOINTMENT(S) TO THE FOLLOWING BOARDS/COMMISSIONS:

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRES</u>
<b>Environmental Commission</b>				
Member/Shade Tree Liaison	<u>Brian Stabile</u> <i>(Elected to Council)</i>	<u>NO APPOINTMENT</u>	3 Years Unexp. (Stabile)	31-Dec-17
Associate Member	<u>Arthur Goldberg</u> <i>(Dep. 3/6/17)</i>	<u>NO APPOINTMENT</u>	1 Year Unexp. (Goldberg)	31-Dec-17
<b>Planning Board</b>				
Class II/Rep. Gov’t of Closter	<u>Gary Montroy</u> <i>(Resigned)</i>	<u>NO APPOINTMENT</u>	1 Year Unexp. (Montroy)	31-Dec-17
Alternate No. 2	<u>Ansar Batool</u> <i>(Moved to Class IV RM 3/8/17)</i>	<u>NO APPOINTMENT</u>	2 Years Unexp. (Batool)	31-Dec-17
<b>Shade Tree Commission</b>				
Member/Environmental Commission Liaison	<u>Brian Stabile</u> <i>(Elected to Council)</i>	<u>NO APPOINTMENT</u>	5 Years 5 Years Unexp.	31-Dec-21
Alternate No. 1	<u>Georgia Carey</u> <i>(Did not accept appointment)</i>	<u>NO APPOINTMENT</u>	Unexp. (A. IX)	31-Dec-17

5. 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 10/25/17, and was published in The Record issue of 10/31/17, as stated in the printer’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.

- a. BOND ORDINANCE NO. 2017:1233: “AN ORDINANCE OF THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN, NEW JERSEY, PROVIDING FOR THE ACQUISITION OF 511 DURIE AVENUE IN THE BOROUGH OF CLOSTER AND APPROPRIATING \$3,700,000 THEREFOR, AND PROVIDING FOR THE ISSUANCE OF \$2,800,000 IN BONDS OR NOTES OF THE BOROUGH OF CLOSTER TO FINANCE THE SAME”

CLOSTER MAYOR AND COUNCIL  
 REGULAR MEETING MINUTES – MONDAY, NOVEMBER 20, 2017 – 7:30 P.M.

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

Motion adopting Bond Ordinance No. 2017:1233 was made by Councilman Barad, seconded by Councilwoman Latner and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Barad, Latner, Yammarino and Amitai.

In answer to Councilwoman Amitai at the time of voting, Borough Attorney confirmed that the difference in the funding was the money presently in the Borough's COAH account.

6a. VOTE ON CONSENT AGENDA ITEMS

Motion approving the Consent Agenda minus Item No. 7 was made by Councilman Barad, seconded by Councilwoman Latner and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Barad, Latner, Yammarino and Amitai.

RESOLUTIONS

7. ~~TRANSFER RESOLUTION NO. 1 AUTHORIZING THE TRANSFER OF 2017 BUDGET APPROPRIATIONS (Received from Assistant CFO 11/13/17) \*REQUIRES 2/3 MAJORITY VOTE\*~~

8. RESOLUTION AUTHORIZING MAYOR AND CLERK TO EXECUTE HOLD HARMLESS AGREEMENT FOR CLOSTER AMBULANCE AND KNICKERBOCKER HOOK & LADDER CO-EVENTS (Received from Borough Attorney 11/14/17)

MOTIONS

9. MOTION GRANTING APPROVAL FOR THE PLACEMENT OF THE NATIVITY CRECHE IN FRONT OF BOROUGH HALL DURING THE WEEK OF 12/10/17 TO BE REMOVED THE WEEK OF 1/6/18 (8. M.L. 11/9/17/Approval received from Risk Management Consultant 11/8/17)

10. MOTION APPROVING RAFFLES APPLICATION NO. 636 FOR PROJECT GRADUATION NV DEM INC, 150 KNOCKERBOCKER ROAD, DEMAREST, NJ 07627 TO CONDUCT ON-PREMISE 50/50 CASH RAFFLE FROM 7:30 P.M. TO 11:30 P.M. ON 2/1/18 AT BPOE 2304 CLOSTER LODGE, 148 RAILROAD AVENUE, CLOSTER, NJ 07624; DRAWING TO BE HELD AT 10 P.M. (Completed application filed and appropriate fees paid 11/14/17)

11. MOTION APPROVING THE FOLLOWING *SALARIED* APPOINTMENT(S) NOT MADE AT THE REORGANIZATION MEETING HELD 1/3/17:

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRES</u>
Planner to Implement Portions of the 2008 Master Plan	Caroline Reiter P.P., AICP Christopher P. Statile, PA	NO APPOINTMENT	1 Year	31-Dec-17

12. MOTION APPROVING THE FOLLOWING *NON-SALARIED* APPOINTMENT(S):

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRES</u>
Historian	Arthur Goldberg (Dep. 3/6/17)	NO APPOINTMENT	1 Year Unexp. (Goldberg)	31-Dec-17

13. MOTION APPROVING THE FOLLOWING MINUTES (Distributed 11/16/17)  
 NO ABSTENTIONS

- a. REGULAR MEETING HELD NOVEMBER 8, 2017
- b. WORK SESSION HELD NOVEMBER 8, 2017

14. REPORTS  
 (None received at the time of preparation of this Agenda)

6b. VOTE ON ITEMS REMOVED FROM THE CONSENT AGENDA

7. ~~TRANSFER RESOLUTION NO. 1 AUTHORIZING THE TRANSFER OF 2017 BUDGET APPROPRIATIONS (Received from Assistant CFO 11/13/17) \*REQUIRES 2/3 MAJORITY VOTE\*~~

Motion of approval was made by Councilwoman Latner, seconded by Councilman Barad and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Barad, Latner, Yammarino, and Amitai.

CLOSTER MAYOR AND COUNCIL  
REGULAR MEETING MINUTES – MONDAY, NOVEMBER 20, 2017 – 7:30 P.M.

15. 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.

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

Motion approving the following Closed Session Resolution at 8:20 p.m. was made by Councilman Barad, seconded by Councilwoman Latner and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Barad, Latner, Yammarino, 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), “A matter involving expenditure of public funds for the acquisition of real property” and N.J.S.A. 10:4-12(b)(7), “A matter falling within the attorney-client privilege”; 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 8-10 weeks.

Mayor Glidden resumed the Regular Meeting at 8:35 p.m.

17. ADJOURNMENT

Motion to adjourn the Regular Meeting at 8:35 p.m. was made by Councilman Barad, seconded by Councilwoman Latner and declared unanimously carried by Mayor Glidden.

Provided to the Mayor and Council on  
November 30, 2017 for approval at the  
Regular Meeting to be held  
December 13, 2017

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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 December 13, 2017  
Consent Agenda Item No. 29a

BOROUGH OF CLOSTER

RESOLUTION ADOPTING BOND ORDINANCE NO. 2017:1233

WHEREAS, public notice has been given by the Borough Clerk of the Borough of Closter that an Ordinance entitled:

AN ORDINANCE OF THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN, NEW JERSEY, PROVIDING FOR THE ACQUISITION OF 511 DURIE AVENUE IN THE BOROUGH OF CLOSTER AND APPROPRIATING \$3,700,000 THEREFOR, AND PROVIDING FOR THE ISSUANCE OF \$2,800,000 IN BONDS OR NOTES OF THE BOROUGH OF CLOSTER TO FINANCE THE SAME

was introduced and passed at a meeting held on October 25, 2017 and that further consideration of said ordinance for final passage and the hearing of all persons interested in said ordinance would be conducted at this meeting; and

WHEREAS, all persons interested were given an opportunity to be heard concerning such ordinance;

NOW, THEREFORE, BE IT RESOLVED that said ordinance pass final reading and be published according to law.


Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Barad	X		X			
Councilwoman Latner		X	X			
Councilman Di Dio					X	
Councilman Yammarino			X			
Councilwoman Chung					X	
Councilwoman Amitai			X			

Adopted: November 20, 2017

ATTEST:

  
 \_\_\_\_\_  
 Loretta Castano, Borough Clerk

APPROVED:

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

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held November 20, 2017.

\_\_\_\_\_  
 Loretta Castano, Borough Clerk

**BOROUGH OF CLOSTER  
BOND ORDINANCE NO. 2017:1233**

AN ORDINANCE OF THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN, NEW JERSEY, PROVIDING FOR THE ACQUISITION OF 511 DURIE AVENUE IN THE BOROUGH OF CLOSTER AND APPROPRIATING \$3,700,000 THEREFOR, AND PROVIDING FOR THE ISSUANCE OF \$2,800,000 IN BONDS OR NOTES OF THE BOROUGH OF CLOSTER TO FINANCE THE SAME

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), AS FOLLOWS:

Section 1. The improvement or purpose described in Section 3 of this bond ordinance is hereby authorized to be undertaken by the Borough of Closter, in the County of Bergen, New Jersey (the "Borough") as a general improvement. For the improvement or purpose described in Section 3 hereof, there is hereby appropriated the sum of \$3,700,000, including the sum of \$900,000 from the Borough's Affordable Housing Trust Fund as the down payment for the improvement or purpose pursuant to the Local Bond Law. The \$900,000 hereby appropriated from the Borough's Affordable Housing Trust Fund is currently held by the Borough and has previously been contributed for the improvement or purpose described in Section 3 hereof other than by the Borough.

Section 2. In order to finance the cost of the improvement or purpose not covered by application of the down payment or otherwise provided for hereunder, negotiable bonds or notes are hereby authorized to be issued in the principal amount of \$2,800,000 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds or notes, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement hereby authorized and the purpose for which the bonds or notes are to be issued is for the acquisition of the real property located at 511 Durie Avenue in the Borough of Closter (Lot 1316, Lot 9, on the tax maps of the Borough), including all work and materials necessary therefor and incidental thereto. The Borough intends to acquire the property in connection with the satisfaction of the Borough's affordable housing requirement.

(b) The estimated maximum amount of bonds or notes to be issued for the improvement or purpose is as stated in Section 2 hereof.

(c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law. The chief financial officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

Section 5. The capital budget or temporary capital budget (as applicable) of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. In the event of any such inconsistency and amendment, the resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget or amended temporary capital budget (as applicable) and capital program as approved by the Director of the Division of Local Government Services is on file with the Clerk and is available there for public inspection.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvement or purpose described in Section 3 of this bond ordinance is not a current expense. No part of the costs thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The period of usefulness of the improvement or purpose, within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 40 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$2,800,000, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An amount not exceeding \$150,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the improvement or purpose.

Section 7. Any grant moneys received for the purposes described in Section 3 hereof shall be applied either to direct payment of the cost of the improvement or to payment of the obligations issued pursuant to this bond ordinance.

Section 8. The full faith and credit of the Borough is hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy ad valorem taxes upon all the taxable real property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 9. The chief financial officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. To the extent that any previous ordinance or resolution is inconsistent herewith or contradictory hereto, said ordinance or resolution is hereby repealed or amended to the extent necessary to make it consistent herewith.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

The foregoing bond ordinance is hereby approved.

Date: November 20, 2017

  
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JOHN C. GLIDDEN, JR., Mayor

Certified to be a true copy of Bond Ordinance No. 2017:1233 which was adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held November 20, 2017.

\_\_\_\_\_  
Loretta Castano, Borough Clerk



**BOROUGH OF CLOSTER**  
**COUNTY OF BERGEN**

**TRANSFER RESOLUTION NO. 1**  
**AUTHORIZING THE TRANSFER OF 2017 BUDGET APPROPRIATIONS**

**WHEREAS**, N.J.S.A. 40A:4-58 provides that should it become necessary during the first two months of the fiscal year, to expend for any of the purposes specified in the budget an amount in excess of the respective sums appropriated therefor and there shall be an excess in any appropriations over and above the amount deemed necessary to fulfill the purposes of such appropriation, the governing body may, by resolution, setting forth the facts, adopted by not less than 2/3 vote of the full membership thereof, transfer the amount of such excess to those appropriations deemed to be insufficient.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Closter that the Assistant Chief Financial Officer be and is hereby authorized to make the following transfers in the 2017 Budget Appropriations.

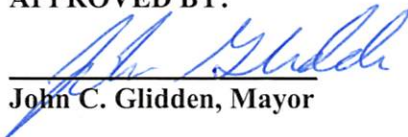
	<u>FROM</u>	<u>TO</u>
Board of Health – Salaries & Wages	\$ 8,500.00	
Construction – Salaries & Wages	8,000.00	
Other Insurance Premiums	750.00	
<b>TOTAL</b>	<b>\$ 17,250.00</b>	

Police Department – Salaries & Wages	\$ 8,500.00
Sanitation – Salaries & Wages	8,000.00
Unemployment Compensation – SUI	750.00
<b>TOTAL</b>	<b>\$ 17,250.00</b>

COUNCILPERSON	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilman Barad	X		X			
Councilwoman Latner		X	X			
Councilman Di Dio					X	
Councilman Yammarino			X			
Councilwoman Chung					X	
Councilwoman Amitai			X			

**Adopted:** November 20, 2017

**APPROVED BY:**

  
John C. Glidden, Mayor

**ATTEST:**

  
Loretta Castano, Borough Clerk

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter on November 20, 2017.

Loretta Castano, Borough Clerk

**BOROUGH OF CLOSTER**

**RESOLUTION AUTHORIZING MAYOR TO EXECUTE HOLD HARMLESS AGREEMENT FOR CLOSTER AMBULANCE AND KNICKERBOCKER HOOK & LADDER CO-EVENTS**

**WHEREAS**, Closter Ambulance Corps and Knickerbocker Hook & Ladder Company of Closter hold annual installation dinners; and

**WHEREAS**, such installation dinners acknowledge the time, dedication and efforts of Borough volunteers; and

**WHEREAS**, it is in the best interest of the Borough to hold such affairs within the Borough; and

**WHEREAS**, both the Closter Ambulance Corps and Knickerbocker Hook & Ladder Company are desirous of holding their annual installation dinners within the Borough; and

**WHEREAS**, Northern Valley Affairs and Temple Emanu-El of 180 Piermont Road, Closter, N.J. can accommodate such a request; and

**WHEREAS**, certain restrictions arising out of Planning Board Resolutions and/or Developers Agreement pursuant to the Conditional Use Ordinance prohibit such use; and

**WHEREAS**, the Mayor and Council of the Borough of Closter deem it to be in the best interest of the Borough to hold such an event within the Borough; and

**WHEREAS**, the Mayor and Council wish to effectuate the holding of these annual installation dinners within the Borough.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, that the Borough of Closter hereby indemnifies and holds harmless Northern Valley Affairs of 180 Piermont Road, Closter, N.J. from and against any potential or asserted violation of any Planning Board Resolution or Developers Agreement for a one-time event to be held by the Closter Ambulance Corps on February 3, 2018 and by the Knickerbocker Hook & Ladder Company on January 27, 2018. Such Hold Harmless Agreement shall continue past 12:00 a.m. until the completion of these one-time events.

**BE IT FURTHER RESOLVED THAT**, Mayor and Clerk are hereby authorized to execute any and all Indemnification/Hold Harmless Agreement as prepared by the Borough Attorney to effectuate this Resolution.

Councilperson	Motion	Second	Aye	Nay	Absent
Councilman Barad	X		X		
Councilwoman Latner		X	X		
Councilman Di Dio					X
Councilman Yammarino			X		
Councilwoman Chung					X
Councilwoman Amitai			X		

Adopted: November 20, 2017

APPROVED BY:

ATTEST:

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

  
 \_\_\_\_\_  
 Loretta Castano, Borough Clerk

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held on November 20, 2017.

\_\_\_\_\_  
 Loretta Castano, Borough Clerk

**INDEMNIFICATION/HOLD HARMLESS AGREEMENT**

The Borough of Closter shall indemnify, save and hold harmless, Northern Valley Affairs and Temple Emanu-El of 180 Piermont Road, Closter, New Jersey from, and against any asserted violation of any Borough Planning Board Resolution or Borough Developers Agreement, for two, one-time events to be held by the Knickerbocker Hook and Ladder Co. and Closter Volunteer Fire Department. This Hold Harmless shall cover a one-time event to be held by the Closter Fire Ambulance Corp on February 3, 2018 and a one-time event to be held by the Knickerbocker Hook and Ladder Co. on January 27, 2018 which shall extend past 12:00 a.m. until such time as the event(s) are concluded. This Hold Harmless Agreement and Indemnification shall protect Temple Emanu-El and Northern Valley Affairs against any and all asserted violations, fines, demands or citations of any nature whatsoever, which arise out of or are connected with, or are claimed to arise out of or be connected with any aspect of the Borough's "Conditional Use Ordinance," Planning Board Resolutions, or Developers Agreement regarding the use of catering facilities located on the Temple property and specifically within the multi-purpose room located at 180 Piermont Road, Closter, New Jersey, for the duration of the events.

ATTEST:

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Loretta Castano, Closter Borough Clerk

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John C. Glidden, Jr., Mayor of Closter

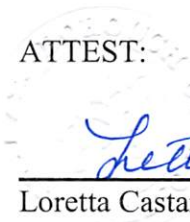
DATED: November 20, 2017

- ETT  
11/21/17

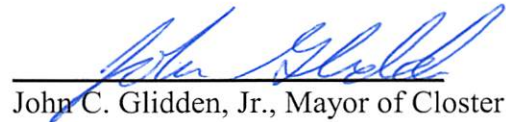
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ATTEST:



Loretta Castano, Closter Borough Clerk



John C. Glidden, Jr., Mayor of Closter

DATED: November 20, 2017

MAYOR AND COUNCIL  
BOROUGH OF CLOSTER

WORK SESSION NOTES – MONDAY, NOVEMBER 20, 2017 - 7:30 P.M.

The Mayor and Council of the Borough of Closter held a Work Session on Monday, November 20, 2017. Mayor Glidden called the meeting to order at 7:30 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, was included in the Notice of Meetings which was published in The Record and the Star Ledger on January 9, 2017, 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, Joseph Yammarino  
and Victoria Amitai (8:41 p.m.)  
Borough Administrator, Arthur Braun Dolson  
Borough Attorney, Edward T. Rogan  
Borough Clerk, Loretta Castano  
Borough Engineer, Nick DeNicola  
Chief of Police, Dennis Kaine

The following persons were absent:

Councilman Robert Di Dio  
Councilwoman Jannie Chung

The following persons were also present:

Councilman-Elect Scott Devlin  
Councilwoman-Elect Dolores Witko

4. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS

a. MAIL LIST OF NOVEMBER 9, 2017 – Mayor Glidden asked if any member of the Council wished to address any matter or provide any comments. Item Nos. 4, 5, 8 and 10 were removed by Councilman Barad.

Item No. 4: Received 11/03/17, Dated 11/03/17, from Maria Kim, Chair, Improvement Commission, to Leslie Weatherly; c: Arthur Dolson, Loretta Castano, Maria Passafaro, Councilwoman Victoria Amitai re Tree lighting ceremony (Distributed 11/8/17) Copy to Richard Keating

Councilman Barad explained it was a nice event last year though overcrowded. Mayor Glidden said he hopes it is worked out for this year depending on the weather. The plan is to have the ceremony out front on the lawn with music and refreshments inside Borough Hall.

Borough Administrator informed he received approval from the Risk Management Consultant today for vendors for the event.



CLOSTER MAYOR AND COUNCIL  
WORK SESSION NOTES – MONDAY, NOVEMBER 20, 2017 - 7:30 P.M.

Item No. 5: Received 11/06/17, Dated 08/01/16, from James J. Tedesco III, Bergen County Executive, to Mayor John Glidden re Informing FY2017-2018 Bergen County Community Development applications have been approved for the following: **Senior Citizens Activities** in the amount of \$3,211 and **Senior Citizens Van Driver** in the amount of \$2,500; and informing Shanthi Brigati is the contract administrator for execution of these projects (Copy to Borough Administrator, Bill Brewster)

Councilman Barad questioned why we received the letter on 11/6/17 although it is dated 8/1/16. Borough Administrator said he believes they just cut and pasted the letter from the year before. He said this has been an organizational problem; and Harrington Park is even more confused than he is. The problem is that we are not getting reimbursed and we made no provisions in the budget to cover the entire cost. He referred to the letter which indicates they are only going to reimburse 50% of the eligible calls. Also, the County was supposed to do it with the lead agency handling the finances and billing against our grants, which hasn't been organized either; and now we are all hanging in limbo. Mr. Dolson said he called the County to try and rectify some of the issues or at least get adjunct or ancillary arrangements to alleviate some of these problems.

Item No. 8: Received 11/08/17, Dated 11/07/17, from Friends of the Crèche re Request for permission to place Nativity Crèche on the front lawn of the Borough Hall, approximately the week of 12/10/17; to be removed approximately the week of 1/6/18; and that the insurance be waived (Approval received from Risk Management Consultant 11/8/17)

Councilman Barad noted this item is on the Agenda for approval. Borough Administrator reminded they spoke of same at the last meeting but has heard now they are trying to acquire a new nativity set. Councilwoman Latner read today on Facebook that they were able to raise the needed funds to purchase a new set and Borough Clerk informed approval was received from the Risk Management Consultant.

Item No. 10: Received 11/08/17 Hand del'd, Dated No Date, from Ryan Roy, Advocate, GAAP re Steps for establishing an Access for All Committee and Bergen County Stigma-Free Municipality Toolkit

Councilman Barad referred to the meeting Mr. Roy attended and explained that many of our surrounding communities are participating as Stigma-Free and he asked for discussion of same. Mayor Glidden and Councilwoman Latner voiced support for same.

Council-Elect Dolores Witko and Scott Devlin entered the meeting at 8:40 p.m.

b. MAIL LIST OF NOVEMBER 16, 2017 – Mayor Glidden asked if any member of the Council wished to address any matter or provide any comments. Item No. 7 was removed by Borough Engineer.

Item No. 7: Received 11/14/17, Dated 11/13/17, from Elliott Malone, 407 Anderson Avenue, Alpine re Request to connect 407 Anderson Avenue, Alpine, NJ, Block 78, Lot 3, to the Closter sewer system (Copy to William Dahle, III)

Borough Engineer explained this is a request for an Alpine resident to connect to the Closter sewer on Anderson Avenue. In 1994 there was an agreement to allow the residents of Anderson Avenue in Alpine to tie into the sanitary sewer system. He estimates about half of the allowed properties have already connected and this is another one who wishes to exercise his right to tie in. Mr. DeNicola will inform him it has already been preapproved by the Borough and of the fees connected to same and the Administrator will provide the yearly fees. He noted there will probably be an escrow fee to review the plans and perform the inspection. In answer to Dr. Barad, he explained the fees are based upon the number of connections and we fine tune it every few years. Borough Administrator informed it is adjusted every year when the BCUA adjusts the flow rate fee. In answer to the Mayor, Mr. Dolson informed the connection fee is \$3,000 and the current year's fee for the connection is \$942.58; it is a per resident fee at a flat unit cost not based on usage. He said he has the application and agreement forms in his office if Mr. DeNicola needed them.

c. MAIL LIST OF NOVEMBER 30, 2017

Item No. 2 dated 11/3/17 received 11/13/17 from Joanne Newberry, Superintendent of Schools, Closter Public Schools, to Mayor Glidden; c: Ms. Eileen DeBari, Bergen County Board of Elections – request for

all elections to be moved out of the Closter Public Schools with recommendation that the following locations be utilized: Senior Center, Fire House and Library (Distributed 11/20/17).

Mayor Glidden said he would summarize the letter (which was included in the laptops for governing body review). He said they once again are requesting that the elections be moved out of the two schools into other facilities. Ms. Newberry cited that last week one of their staff members tripped over a voting machine that had been delivered pre-Election Day and was taken via ambulance to the hospital where she received 50 stitches. Councilwoman Latner said she was there that day. The Mayor continued by saying he would like to see if we can accommodate that request as they have been asking for it for a long time; and recalled we looked into same a year or two ago. He explained we need the approval of the County Board of Elections, who took a look at our three (3) alternative sites: the Library, Fire House and Senior Center, and determined those sites weren't configured properly to accommodate voting. Mayor Glidden explained he will respond to Ms. Newberry informing that he will meet with her, the School Board and the Board of Elections to determine exactly what the problems are with those three facilities. He would like to see what the issues are and if they can be fixed and what the cost would be to bring them up to the required standards. Councilwoman Latner expressed her opinion that the most important part of the communication should be that we are not making this decision. She thinks it has been very adversarial and recalled when Ms. Newberry came to meet with the Council and was upset the Council wasn't going to do it. Mrs. Latner wanted to remind everyone that we are not allowed to do it; it is not our decision to make. The Mayor said Ms. Newberry continues to bring it up and continues to hint that we are not being responsive and we are being responsive. Councilman Barad noted the letter mentioned a sharing of expenses which was denied; and he questioned same. The Mayor said they can talk about that; and he doesn't know why they were denied, generally speaking, other than the fact that the School Board pays for their security around the State. He agreed it is not an unreasonable request but informed every other town denies it; and paying for the security is not really the issue. Chief Kaine explained Ms. Newberry approached the Police about security for voting this year and was informed they don't have the budget for that. Mayor Glidden said he would write a letter and explain what was just discussed.

Councilwoman Amitai entered the meeting at 8:41 p.m.

5. REVIEW AND DISCUSSION OF CONSENT AGENDA ITEMS FROM REGULAR MEETING  
(Refer to Regular Meeting Agenda of Monday, November 20, 2017)

Borough Engineer referred to a resolution for an easement for Suez Water on Wellington Street and Borough Attorney said that he would provide same for the Regular Meeting of December 13<sup>th</sup>.

~~7.~~ TRANSFER RESOLUTION NO. 1 AUTHORIZING THE TRANSFER OF 2017 BUDGET APPROPRIATIONS (Received from Assistant CFO 11/13/17) \*REQUIRES 2/3 MAJORITY VOTE\*

6. COMMITTEE REPORTS

A. FINANCE AND TECHNOLOGY – YAMMARINO (BARAD/DI DIO)

- 1) REPORT RE CLOSTER WEBSITE – No report.
- 2) REPORT – Councilman Yammarino reported the Finance Committee is in the process of assembling the 2018 Budget. In regards to the Historic Preservation Commission, he believes everyone should be aware of the lighting of the new diamond signs at the Closter Plaza to be held tomorrow at 5:30 p.m. Mayor Glidden said he hopes everyone can make it; and reminded when Edens first talked about the sign, they approached him to see the consensus of who wanted to keep the old sign versus putting up a new one. His poll showed preference to keep the sign; and when they tried to refurbish it, it wasn't able to be salvaged. In a very short period of time they had a new one that looks exactly like the old one made, and put it back up and he feels Edens is doing a very good job. He invited everyone to attend with a small celebration at Rudy's after.

6. COMMITTEE REPORTS (Continued)

B. PUBLIC SAFETY - LATNER (DI DIO/CHUNG)

1) REPORT – Councilwoman Latner reported the High School held their play last weekend and it was a very good production. She invited the Chief to speak about the “Coffee with the Cops” event held this week.

Chief Kaine said it was held at Starbucks with 8-9 officers who came to talk about the town and meet the residents; and the police cards were a big talk and a very popular program.

C. PUBLIC WORKS - CHUNG (LATNER/AMITAI)

1) REPORT – In the absence of Councilwoman Chung , no report was provided.

D. ORDINANCES - BARAD (YAMMARINO/AMITAI)

1) REPORT RE ORDINANCE COMMITTEE MEETINGS – Councilman Barad reported the Ordinance Committee is trying to finish out their agenda for the year. They have been talking about a problem with parking ordinances, specifically §183-84 (*Parking Reserve, D. Where the number of off-street parking spaces provided for by the zoning ordinances of the Borough of Closter is less than the number of off-street parking spaces proposed by any applicant, the Planning Board of the Borough of Closter and/or the Zoning Board of Adjustment of the Borough of Closter are authorized to impose, as a condition of any approval of such application, that the applicant pay to the Borough of Closter the sum provided for each such space less than the minimum number provided for by the Zoning Ordinance.*) they will be changing the wording to “more than” instead of “less than”. They would like to introduce same and have it passed at the Sine Die meeting. The Committee is still in discussions about the maximum vacation to be in sync with the DPW and they are getting the wording down on that as well. They want the vacation to max out at 10 years instead of 15 years to make everything consistent; and they need to delete one line from the ordinance.

Dr. Barad informed there are a lot of other issues in the ordinance that need to be dealt with by the Human Resources Committee regarding inconsistencies. They will ask Celia (Bosco) to bring those issues to the new Ordinance Committee. A small change needs to be made to the Historic Preservation Commission which now has 7 members. The ordinance states that a quorum would be 3 out of 7 and should read 4 out of 7. He referred to previous discussions about the issue with the Shade Tree Commission and defining the right-of-way. There were previous Resolutions adopted which conflict with each other and are not readily available to the public. He would like to request that the Ordinance Committee consider working on it next year to make it more transparent as it pertains to the rights-of-way and consistent with State Statute. He thinks residents need to be made more aware and informed of the processes up front. Many are not aware of what their responsibilities are in terms of Shade Trees. Another issue is the take down of Shade Trees and the responsibilities related to and costs incurred by the Borough as a result of their placement.

2) REPORT – Councilman Barad had nothing further to report.

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

1) REPORT RE PERSONNEL COMMITTEE MEETINGS

2) REPORT – In the absence of Councilman Di Dio, no report was provided.

F. LAND USE AND CONSTRUCTION - AMITAI (BARAD/YAMMARINO)

1) REPORT – Councilwoman Amitai informed the Planning Board has not met since the last Council meeting, but will be meeting in early December. Mayor Glidden informed they will meet on 11/30/17. Mrs. Amitai said there were discussions about putting out an RFP for a Master Planner for the Master Plan and she was not aware if that was done yet. The Mayor said there is a committee but he has not heard anything from them in regards to same. In answer to Mrs. Amitai, the Mayor said Caroline Reiter (Borough Planner) will be attending a Planning Board meeting one more time to explain the recommendations to the Board.



6. COMMITTEE REPORTS (Continued)

F. LAND USE AND CONSTRUCTION - AMITAI (BARAD/YAMMARINO) (Continued)

Mrs. Amitai reported the Parking Authority met. She said there is now a turning light at Closter Dock Road and Piermont Road which will be very beneficial if there ever is commuter parking next to the gas station. She said sidewalks have already been installed; however, the Police Department does not believe we have a parking problem as of the moment that would lead to people parking in places they shouldn't be. They have advised we should put that on hold until the development of the Plaza is complete before it is even brought to a test. She thinks there is a need for one more light at that location but she doesn't believe there is a need for it to be paved. Mrs. Amitai noted Alpine hasn't had their parking lot paved in all the 40 or so years she has lived in Closter. Councilman Barad voiced his understanding she is referring to the area by Third Street and the sidewalk is now in; and voiced his confusion as to the issue with the Police Department. Mrs. Amitai said they feel we should not proceed with it at this point in time. The Mayor clarified it isn't needed and asked Chief Kaine to speak on same. The Chief said once the signs were installed in the back (Borough Hall) parking lot, commuters have been finding other places to park; and presently there aren't any parking problems. He said it could be looked at if business starts picking up downtown and we need it. We could proceed because the sidewalk is already there and the light has been upgraded. We need some type of lighting because it is very dark at night, it is not marked and it should be paved. In answer to Dr. Barad he affirmed the gas station is not using that space overnight any longer but they do use it during the day. Borough Engineer explained they really don't want the service station using it for the possibility of oil and other fluid leaks in which case an environmental cleanup would be imminent. They are only parking there but not allowed to perform work in that area. In answer to Mrs. Amitai, the Borough Attorney said the letter sent informed them we were looking at the area; and as it is a public street, they can park there during the day but have to remove the vehicles by a certain time in compliance with the ordinance. Borough Administrator explained they had been leaving abandoned cars there essentially and this facilitated in the cleanup. Mrs. Amitai asked if there were no objections that we wait until Spring and look at it again.

Councilwoman Amitai reported the Improvement Commission had their first Storytelling Event and it was fun. She said Mayor Glidden was kind enough to dress up as the Lone Horseman and explain its history. She wished it was possible to obtain the name of the person from George Washington's writings but Mayor Glidden said it has been tried for years to identify the rider; and though there is no dispute that somebody warned about the British troops coming at Closter Dock, there are serious doubts if that individual was from Closter. Mrs. Amitai voiced her understanding that this was given to middle and high school students as an assignment and the children then wrote the stories. The Committee shows 10 finalists; two of whom are adults. They think they might want to look to change that next year as they do not feel it is fair to compare a child's story to an adult's story. The three top winners received a prize and 7 others got an honorable mention and a small gift.

Mrs. Amitai referred to the vendor, Christmas Spectacular, and asked the Administrator since we own the current wreaths we have for downtown shouldn't we look into the suggestion of selling or auctioning them or donating them since they are Borough property. Mr. Dolson said the proprietor would like to get them out of storage because he is embarrassed by their existence and you can no longer get replacement light bulbs; but said he was open to suggestions from the Council. We own the old wreaths. Can we sell them or auction them off. The vendor has them in storage right now. The Borough did purchase new wreaths out of capital funds and we got a discount because we were looking to update our existing ones. He believes there are 36 wreaths at 3 feet in diameter in storage. Mr. Dolson said he purchased 45 wreaths and extra bulbs because due to Zoning Board and Planning Board approval requirements the developers were told to get the same decorations we have; and last year they were unable to do so. There will be two different types this year since Edens bought some last year but they will be fairly uniform throughout town. In response to Mrs. Amitai, the Mayor said although lights would look good on the other side of Vervalen Street, the expense would be very large.

6. COMMITTEE REPORTS (Continued)

F. LAND USE AND CONSTRUCTION - AMITAI (BARAD/YAMMARINO) (Continued)

Councilwoman Amitai referred to the Building Department and again raised the question of the consensus as to whether everyone felt there should be one person or two for Construction Official and Zoning Officer. She offered to call the State to clarify if it could or should be done in order to get some ideas to address it.

7. OLD BUSINESS

Mayor Glidden advised that the movie theater is still on speed for December 18<sup>th</sup> ; Chief Kaine noted that the financial paperwork is still not in and the fingerprint process must be completed; and Borough Attorney noted that the theater can open but they cannot have a liquor license at this point in time.

Mayor Glidden noted that he had attended the League of Municipalities Conference, which he found quite interesting. He attended several seminars such as insurance, the Governor's Conference and the Mayor's Luncheon. There is an issue with the Joint Insurance Fund and there will be upcoming seminars on same which should be attended by local officials at a \$50 member credit.

- a. UPDATE BY BOROUGH ADMINISTRATION RE 2017 BERGEN COUNTY COMMUNITY DEVELOPMENT GRANT APPLICATION IN THE AMOUNT OF \$9,000.00 FOR THE BOROUGH OF CLOSTER TO ENTER INTO AN INTERLOCAL AGREEMENT WITH THE BOROUGH OF HAWORTH AS LEAD AGENCY FOR SENIOR TRANSPORTATION SERVICES FOR THE SENIOR AND DISABLED POPULATION IN THE BOROUGH OF CLOSTER (RM 9/28/16) (WS 11/8/17)

Borough Administrator updated the Council on the Menorah Ceremony which included the addition of an ice sculpting show of a 5' high 4' wide Menorah just for the ceremony. The insurance certificates have been received from the two vendors.

At this time, Mr. Dolson advised he received a phone call from Mark Taylor, the architect for the renovation of the Lustron House, who would like to give us a 15 to 20 minute presentation in addition to the gift, which was an authentic Lustron sink for the kitchen. He suggested that the Historic Preservation Commission be invited to the meeting.

8. NEW BUSINESS

Borough Attorney noted that two years ago our tax appeal appraiser had a conflict with one of the properties in town and it may actually be going to trial. We do have a backup appraiser that we have used; and in speaking with the Tax Assessor, she is comfortable with requesting that he be utilized for one time only for a trial ready appraisal. It is Associated Appraisal Group and he would provide a resolution approving same for the next meeting.

Borough Engineer advised that Homans Avenue has been paved, the Ambulance Corps parking lot would be paved on Tuesday and the Borough Hall parking lot would be done on Wednesday all weather permitting. Heaton Court probably will not be done this year and would be included in next year's paving program. In answer to Mayor Glidden, Borough Engineer said the residents were not officially notified that the street would be paved. Mayor Glidden said that he had advised the residents of the possible paving.

CLOSTER MAYOR AND COUNCIL  
WORK SESSION NOTES – MONDAY, NOVEMBER 20, 2017 - 7:30 P.M.

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

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

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 Councilwoman Latner, seconded by Councilwoman Amitai and declared unanimously carried by Mayor Glidden.

Provided to the Mayor and Council  
on November 30, 2017 for approval at  
the Regular Meeting to be held  
December 13, 2017

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Loretta Castano, RMC  
Borough Clerk

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

Approved at the Regular Meeting held December 13, 2017  
Consent Agenda Item No. 29b