

MAYOR AND COUNCIL  
BOROUGH OF CLOSTER

REGULAR MEETING MINUTES – WEDNESDAY, SEPTEMBER 25, 2019 - 7:30 P.M

Mayor Glidden called the meeting to order 8:45 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, 2019, 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 Scott Devlin, Alissa Latner, Dolores Witko, Joseph Yammarino,  
Jannie Chung and Victoria Amitai
- Interim Borough Administrator, Edward Hynes
- Borough Attorney, Edward T. Rogan
- Borough Clerk, Loretta Castano
- Borough Engineer, Nick DeNicola
- Chief of Police, John McTigue
- Superintendent of Public Works, William Dahle III

Councilwoman Amitai left the meeting at this time.

3. MAYORAL PRESENTATION(S)

The following Presentation was made during the Work Session:

- a. Presentation of Certificates to 2019 Northern Valley Norsemen 8U Summer Team Champions (Requested by Mayor’s Office 8/6/19)

4. PRESENTATION(S)

The following Presentation was made during the Work Session:

- a. Promotion of Matthew Thornhill from the rank of Sergeant to Lieutenant, effective September 25, 2019 (Approved RM 9/11/19)
- b. ~~Mike Reuten, Reuten Corporate Park presentation of Redevelopment Plan for 231-239 Herbert Avenue (Requested by Mayor’s Office 8/21/19~~ This presentation has been rescheduled to M&C Meeting of Monday, 10/7/19 @7:30 p.m.

5. MAYORAL APPOINTMENTS TO BOARDS AND COMMISSIONS (Not made to date)

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>MAYOR GLIDDEN'S APPOINTMENT</u>	<u>TERM</u>	<u>EXPIRES</u>
<b>*Environmental Commission</b>				
Associate Member	<u>Jeffrey Lee</u> (Declined Appointment)	<u>NO APPOINTMENT</u>	1 Year (Unexp. Vacant)	31-Dec-19
Associate Member	<u>Grace Whitney</u> (Appt. Member RM 6/12/19)	<u>NO APPOINTMENT</u>	1 Year (Unexp. Whitney)	31-Dec-19
<b>*Planning Board</b>				
<b>Alternate No. 1</b>	<u>Melissa Corso</u> (Resigned 3/11/19)	<u>NO APPOINTMENT</u>	2 Years (Unexp. Corso)	31-Dec-20
<b>*Shade Tree Commission</b>				
Alternate No. 2	<u>Tsun Tam</u> (Appt. Member ReOrg 1/2/19)	<u>NO APPOINTMENT</u>	4 Years (Unexp. Tam)	31-Dec-19

6a. VOTE ON CONSENT AGENDA ITEMS

Motion approving the Consent Agenda was made by Councilwoman Latner, seconded by Councilwoman Chung and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Devlin, Latner, Witko, Yammarino and Chung.

RESOLUTIONS

7. RESOLUTION HIRING ROBERT DIPPOLITO AS TEMPORARY DRIVER / AS-NEEDED LABORER IN THE DEPARTMENT OF PUBLIC WORKS – STREETS & ROADS DIVISION AT A RATE OF \$22.00 PER HOUR, AS NEEDED, DURING **LEAF SEASON**, BEGINNING 9/26/19 THROUGH 12/31/19, NOT TO EXCEED 37.5 HOURS PER WEEK (Received from Interim Borough Administrator’s Office 9/18/19)
8. RESOLUTION HIRING ROBERT DIPPOLITO AS TEMPORARY DRIVER / LABORER IN THE DEPARTMENT OF PUBLIC WORKS – STREETS & ROADS DIVISION AT A RATE OF \$30.00 PER HOUR, AS NEEDED, **FOR THE REMOVAL OF SNOW**, BEGINNING 10/1/19 THROUGH 12/31/19, NOT TO EXCEED 37.5 HOURS PER WEEK (Received from Interim Borough Administrator’s Office 9/18/19)
9. RESOLUTION AUTHORIZING DEPUTY TREASURER TO RELEASE AND RETURN REMAINING PLANNING BOARD ENGINEERING ESCROW FEES TO THREE (3) NAMED APPLICANTS FOR SATISFACTORY COMPLETION OF ALL REQUIRED IMPROVEMENTS (Received from Deputy Treasurer 9/18/19)
10. AUTHORIZING THE ISSUANCE OF AD INTERIM PERMIT NO. 4 FOR THE 2019-2020 LICENSE TERM FOR PLENARY RETAIL CONSUMPTION LICENSE NO. 0207-33-006-009 - CINEMEX NJ, LLC t/a CMX, 130 Vervalen Street (Received from Borough Attorney 9/25/19)

MOTIONS

11. MOTION APPROVING THE FOLLOWING MINUTES (Distributed 9/23/19): ABSTENTION: AMITAI
  - a. REGULAR MEETING HELD SEPTEMBER 11, 2019
  - b. WORK SESSION HELD SEPTEMBER 11, 2019
12. MOTION APPROVING THE FOLLOWING NON-SALARIED APPOINTMENTS TO BOARDS AND COMMISSIONS:

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRES</u>
<b>Board of Health</b>				
Alternate No. 2	<u>Benjamin Latner</u> <i>(Resigned 4/18/19)</i>	<u>Joan Westervelt</u>	2 Years (Unexp. Latner)	31-Dec-19
<b>Food and Assistance Board</b>				
Member	<u>VACANT</u>	<u>NO APPOINTMENT</u>	2 Years (Unexp. Vacant)	31-Dec-19
Member	<u>VACANT</u>	<u>NO APPOINTMENT</u>	2 Years (Unexp. Vacant)	31-Dec-19
<b>Historic Preservation Commission</b>				
Class C Member	<u>Erik Lenander</u> <i>Resigned due to appointment as Qualified Purchasing Agent</i>	<u>NO APPOINTMENT</u>	4 Years (Unexp. Lenander)	31-Dec-19
Alternate No. 2	<u>VACANT</u>	<u>NO APPOINTMENT</u>	2 Years (Unexp. Vacant)	31-Dec-19

13. REPORTS  
(No reports received at the time of preparation of this Agenda)
- 6b. VOTE ON ITEMS REMOVED FROM THE CONSENT AGENDA
14. 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.
15. ANY OTHER MATTER WHICH MAY COME BEFORE THE GOVERNING BODY

Motion approving the following Closed Session Resolution at 8:50 p.m. was made by Councilwoman Latner, seconded by Councilwoman Witko and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Devlin, Latner, Witko, Yammarino and Chung.
- 15a. 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)(8) “A matter involving public employees”; 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 12-15 weeks.

CLOSTER MAYOR AND COUNCIL  
REGULAR MEETING MINUTES – WEDNESDAY, SEPTEMBER 25, 2019 – 7:30 P.M.

Mayor Glidden resumed the Regular Meeting at 9:32p.m.

16. ADJOURNMENT

Motion to adjourn the Regular Meeting at 9:35 p.m. was made by Councilwoman Latner, seconded by Councilwoman Chung and declared unanimously carried by Mayor Glidden.

Provided to the Mayor and Council on  
October 3, 2019 for approval at the  
Regular Meeting to be held on  
Monday, October 7, 2019

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Loretta Castano, RMC  
Borough Clerk

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

Approved at the Regular Meeting held October 7, 2019  
Consent Agenda Item No. 17a

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

**RESOLUTION HIRING TEMPORARY DRIVER / AS-NEEDED LABORER**  
**DEPARTMENT of PUBLIC WORKS**

**LEAF SEASON**

WHEREAS, there exists a need for a Temporary Driver/As-Needed Laborer during the leaf season within the Closter Department of Public Works; and,

WHEREAS, the following individual meets the requirements to fill the position of Temporary Driver and As-Needed Laborer at the Closter Department of Public Works; and

**Robert Dippolito Temporary Driver/As-Needed Laborer \$22.00 per hour**

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council that Robert Dippolito is hereby appointed to the position of Temporary Driver / As-Needed Laborer in the Department of Public Works – Streets & Roads Division beginning September 26, 2019 through December 31, 2019 at a rate of \$22.00 per hour as needed; not to exceed 37.5 hours per week.

NOW BE IT FURTHER RESOLVED the Clerk shall provide a certified copy of this Resolution to the Finance Office.


Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Devlin			X			
Councilwoman Latner	X		X			
Councilwoman Witko			X			
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai					X	

Adopted: September 25, 2019

ATTEST:

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

APPROVED:

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

Certified to be a true copy of a Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held September 25, 2019.

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

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

**RESOLUTION HIRING TEMPORARY DRIVER / LABORER**  
**DEPARTMENT OF PUBLIC WORKS**

**SNOW REMOVAL**

WHEREAS, there exists a need for a Temporary Driver / Laborer for Snow Removal within the Closter Department of Public Works; and,

WHEREAS, the following individual meets the requirements to fill the position at the Department of Public Works; and,

**Robert Dippolito    Driver / Laborer    \$30.00 per hour**

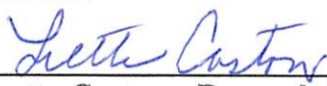
NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council that Robert Dippolito is hereby appointed to the position of Temporary Driver / Laborer in the Department of Public Works – Streets & Roads Division beginning October 1, 2019 through December 31, 2019 at a rate of \$30.00 per hour as needed for the removal of snow; not to exceed 37.5 hours per week.

NOW, THEREFORE, BE IT FURTHER RESOLVED the Clerk shall provide a certified copy of this Resolution to the Finance Office.


Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Devlin			X			
Councilwoman Latner	X		X			
Councilwoman Witko			X			
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai					X	

Adopted: September 25, 2019

**ATTEST:**

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

**APPROVED:**

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

Certified to be a true copy of a Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held September 25, 2019.

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

**BOROUGH OF CLOSTER  
BERGEN COUNTY  
RESOLUTION**

**WHEREAS**, the Planning Board professionals have inspected the improvements required under the granted approvals: and

**WHEREAS**, the Planning Board professionals have determined that all required improvements have been satisfactorily completed and all fees due for services rendered have been received for application at

<u>Block</u>	<u>Lot</u>	<u>Address</u>	<u>Applicant</u>	<u>Amount</u>
504	53	95 High St	RPS Holdings LLC	\$187.78
2401	19	14 O'Shaughnessy Lane	Eliaz Kaufman	\$77.56
1713	5	43 Jane St	Han-Jun Lee & Miseon Yoon	\$394.87

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Closter that the Deputy Treasurer is hereby authorized to release and return the remaining Engineering escrow funds of \$660.21 to the applicants.


Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Devlin			X			
Councilwoman Latner	X		X			
Councilwoman Witko			X			
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai					X	

Adopted: September 25, 2019

**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 September 25, 2019.

Loretta Castano, Borough Clerk

**BOROUGH OF CLOSTER  
 COUNTY OF BERGEN, NEW JERSEY  
 RESOLUTION NO. 4  
 AUTHORIZING THE ISSUANCE OF AN AD INTERIM PERMIT  
 FOR THE 2019-2020 LICENSE TERM**

WHEREAS, the Division of Alcoholic Beverage Control’s renewal term for all Liquor Licenses in the State of New Jersey is July 1 to June 30 inclusive; and

WHEREAS, a certain Licensee has applied for renewal for the 2019-2020 license term, has paid renewal fees to the Division of Alcoholic Beverage Control on April 24, 2019 and the Borough of Closter on April 24, 2019; and

WHEREAS, the Division of Taxation has issued an Alcoholic Beverage Retail Licensee Clearance Certificate for Renewal for the Fiscal Year 2020 dated May 14, 2019; and

WHEREAS, the Borough Clerk’s office has been notified of numerous changes including new parent company ownership which commenced in 2018 with incomplete paperwork filed in the Municipal Clerk’s office to date; and

WHEREAS, the Borough Clerk’s office has been in direct contact with the Division of Alcoholic Beverage Control Licensing Bureau regarding these matters which are presently being reviewed; and the Licensing Bureau has offered direct guidance to the Licensee on same; and

WHEREAS, the Borough of Closter reserves the right to perform due diligence on any reported changes, and the Police Department must be granted sufficient time to perform its investigation and approve any paperwork and/or changes; and

WHEREAS, the municipality has not received completed paperwork as of this date for review and approval by the Borough Attorney and the Police Department and is unable to renew the License for the 2019-2020 License Term under these circumstances; and

WHEREAS, the Licensee may apply for a temporary permit to continue operation under the Liquor License pending receipt of all outstanding paperwork from the Licensee and receipt of report from the Detective Bureau that it has been found to be in order.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter that the Borough of Closter does not object to the issuance of an Ad Interim Permit to the following Licensee:

<u>LICENSEE</u>	<u>LICENSE NO.</u>
CINEMEX NJ, LLC t/a CMX 130 Vervalen Street	0207-33-006-009


Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Devlin			X			
Councilwoman Latner	X		X			
Councilwoman Witko			X			
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai					X	

Adopted: September 25, 2019

**ATTEST:**

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

**APPROVED:**

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

Certified to be a true copy of a Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held September 25, 2019.

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

MAYOR AND COUNCIL  
BOROUGH OF CLOSTER

WORK SESSION NOTES – WEDNESDAY, SEPTEMBER 25, 2019 - 7:30 P.M.

The Mayor and Council of the Borough of Closter held a Work Session on Wednesday, September 25, 2019. 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 Annual Notice of Meetings which was published in The Record and The Star Ledger on January 9, 2019, 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.

3. ROLL CALL

The following persons were present:

Mayor John C. Glidden, Jr.  
Councilpersons Scott Devlin, Alissa Latner, Dolores Witko, Joseph Yammarino, Jannie Chung  
and Victoria Amitai  
Interim Borough Administrator, Edward Hynes  
Borough Attorney, Edward T. Rogan  
Borough Clerk, Loretta Castano  
Borough Engineer, Nick DeNicola  
Police Chief, John McTigue  
Superintendent of Public Works, William Dahle III

MAYORAL PRESENTATION(S) (Regular Meeting Agenda No. 3)

- a. Presentation of Certificates to 2019 Northern Valley Norsemen 8U Summer Team Champions  
(Requested by Mayor's Office 8/6/19)

Council President Joseph Yammarino acknowledged the team noting that they had a great 8<sup>th</sup> grade season with a record of 33-1. The team lost a number of members to injury this Summer but fought through it all to obtain the middle school championship. Mayor Glidden presented certificates to the team members. and he presented a certificate to Coach Short. Congratulations were offered by the governing body and the public offered a round of applause.

Council President Yammarino said the 2019 Season for the 8 Youth Baseball team started in January and played well this Spring finishing as number 2 seed. During the regular season, the Norsemen finished with a 7-2-1 record earning the number 1 seed in the playoffs. In the playoffs, the team beat teams from Westwood and Montvale, and finished with a 7-2 win over Hillsdale for the championship. Mayor Glidden presented certificates to the team members and the coaches. Congratulations were offered by the governing body and the public offered a round of applause.

PRESENTATION(S) (Regular Meeting Agenda No. 4)

- a. Promotion of Matthew Thornhill from the rank of Sergeant to Lieutenant, effective  
September 25, 2019 (Approved RM 9/11/19)



CLOSTER MAYOR AND COUNCIL

WORK SESSION NOTES – WEDNESDAY, SEPTEMBER 25, 2019 – 7:30 P.M.

Councilwoman Alissa Latner said that Sergeant Thornhill is a life-long Closter resident who started his law enforcement career in the Borough of Demarest as a Police Explorer when he was 16 years old. He became a Special Police Officer at 18 years old and was hired to be a full time Demarest police officer in 1989, transferred to Closter in 1991 and was promoted to Sergeant in 2013. His current responsibilities include traffic enforcement and patrol officer, liaison to planning and zoning boards, accident reports approval, Borough ordinance enforcement, patrol vehicle maintenance, warrants and abandoned vehicles. Among his awards, Sergeant Thornhill has been twice recognized by the Bergen County Police Chiefs Association for the arrest of a bank robber and the rescue of a trapped motorist in an overturned burning vehicle.

Mayor Glidden thanked the members of the Department for attending the meeting and for keeping us safe; and at this time swore in Matthew Thornhill as Lieutenant in the Closter Police Department. Congratulations were extended by the governing body and the public offered a round of applause.

a. MAIL LIST OF SEPTEMBER 12, 2019 – Mayor Glidden asked if any member of the Council wished to address any matter or provide any comments. Item Nos. 6 and 7 were removed by Councilwoman Latner; Item Nos. 10 and 15 were removed by Councilwoman Amitai; Item No. 12 was removed by Borough Engineer; Borough Clerk removed Item Nos. 13 and 20.

Item No. 6: Received 09/09/19, Dated 09/05/19, from Ms. Rose Pero, 20 Smith Street, to Mayor Glidden re Complimentary remarks about the possible changing of the attitude of the administration

Councilwoman Latner emphasized we received some praise from Mrs. Rose Pero which is positive and appreciated.

Item No. 7: Received 09/09/19, Dated Undated, from John H. Glass, President, Garden State Towing Association, Inc., to Borough Administrator re Offer of assistance to municipality re updating of towing fees in comprehensive schedule of services per A-4782 enacted 12/20/18 (Copy to Chief McTigue)

Councilwoman Latner said she didn't know if we had a towing ordinance for scheduled services. Chief McTigue informed we do have an ordinance and explained it has to be itemized in regards to what type of towing it is; storage etc. and we've been doing this since about 2010. Each year we update it and try to keep an eye on it; and we received correspondence this year regarding a raised increase which has not been given to them in at least nine (9) years that he can recall. In answer to the Mayor, Chief McTigue agreed this should be given and noted they get their information from the State website and he will submit a draft ordinance to the Committee for review in 2020.

Item No. 10: Received 09/09/19, Dated 09/06/19, from Nick DeNicola, P.E., Borough Engineer, Boswell Engineering, to Attention: Mr. Edward H. Hynes, Administrator; c: Loretta Castano, Borough Clerk, Mayor John Glidden re Proposal for the Inspection of the Closter Nature Center

Councilwoman Amitai asked the Borough Engineer to give a brief review of the proposal. Mr. DeNicola reminded the Nature Center came and requested an assessment of their building as far as what could be done in the future. In speaking to Mr. Hynes, it was suggested that Tom Hennessey and a group of individuals could do it and save money, which he agrees, because it is construction related and Mr. Hennessey can handle same. Mr. Hynes informed he and the DPW Superintendent would be meeting with Joel Rudin next week. DPW Superintendent advised that after the meeting, he will meet with Mr. Hennessey and take a look. The DPW will be assisting with the repair work while they're fixing the Lustron House.

Item No. 12: Received 09/10/19, Dated 09/06/19, from Donna J. Vellekamp, Attorney for Applicant re Exquity Realty, LLC, 130 and 132 Herbert Avenue – Request to ratify decision made by the Planning Board at their Meeting held 6/27/19 to waive requirement for installation of new curbs and sidewalks, per Borough Engineer's advice

Borough Engineer explained the developer appeared before the Planning Board for soil moving a couple of months ago. He said this is a situation where the curb is in decent shape and the sidewalks are in decent shape, and he feels that to ask them to take it out would be counterproductive because the road has to be cut open; and replacing a decent sidewalk is kind of a waste. Mr. DeNicola is not sure what the

CLOSTER MAYOR AND COUNCIL

WORK SESSION NOTES – WEDNESDAY, SEPTEMBER 25, 2019 – 7:30 P.M.

Borough's pleasure is, if they would require as part of the waiver, if granted that the applicant still make a contribution to the sidewalk and curb fund. Usually when a waiver is granted, we aren't requiring any curb and sidewalk and the applicant posts money for that. In answer to Councilwoman Amitai, he recalled that they were built around 1995; and he anticipates, barring any unforeseen circumstances, they will last another 10-15 years. He reminded the property owner is responsible to maintain the curb and sidewalk. Mayor Glidden voiced his support for this waiver. Borough Attorney informed he would have a memorializing Resolution for the next meeting.

Item No. 13: Received 09/10/19, Dated 09/10/19, from [mynjegg@dca.nj.gov](mailto:mynjegg@dca.nj.gov), to [lcastano@closternj.us](mailto:lcastano@closternj.us) re Local Finance Notice LFN 2019-12 re CY2019/SFY2020 Best Practices Inventory (Copy to Interim Administrator, Chief Financial Officer, Assistant Chief Financial Officer)

Borough Clerk explained she wanted all to be aware that the deadline for submission of the Best Practices Inventory is October 30th and the last Council meeting in October will be held on the 23<sup>rd</sup>.

Item No. 15: Received 09/11/19, Dated 09/04/19, from James J. Tedesco, III, County Executive, to Mayor Glidden re Notification of approval of FY 2019-2020 funding from the Bergen County Division of Community Development for Borough Hall Senior Center Parking Area in the amount of \$42,980.00 (Copy to Senior Citizens)

Councilwoman Amitai questioned what this grant was for. Mr. Hynes reminded we just received this grant; and explained it is specifically attached just for parking lot lighting around the Senior Center area; and affirmed that no trees would be removed.

Item No. 20: Received 09/12/19, Dated 09/12/19, from R. Scott King, Esq., Planning Board Attorney, to Mayor Glidden, Edward T. Rogan, Mark Maddaloni, Rose Mitchell, Loretta Castano, Arthur Dolson re Ordinance Amending Chapter 200 of the Closter Borough Code Specifically, Articles III §20-5, Definitions and Article XVI, Accessory Buildings, §200.68 (Ordinance No. 2019:1263)

Borough Clerk informed this letter was from the Planning Board attorney with their input regarding Ordinance No. 2019:1263.

b. MAIL LIST OF SEPTEMBER 19, 2019 – Mayor Glidden asked if any member of the Council wished to address any matter or provide any comments. Item Nos. 5 and 11 were removed by Councilwoman Amitai; Item No. 7 was removed by Borough Clerk;

Item No. 5: Received 09/16/19, Dated 09/16/19, from Saverio V. and Mary Cereste re Saverio V. and Mary Cereste, Premises: 110 Pine Street, Closter, NJ 07624; Block 606 Lot 33 – request for waiver of installation of sidewalk and permit to install new concrete curb as none of the homes on Pine Street have sidewalks; Curb and Sidewalk Permit application and photographs attached (Copy to Construction Official, Borough Engineer)

Borough Clerk informed Mr. and Mrs. Cereste were in the audience this evening. Borough Engineer reported he reviewed the information for 110 Pine Street and explained this section of the street is a dead end. He said they're not asking for a waiver of curbs, only for sidewalks. They would be required to install new curb as part of the development, but since it's a dead end, we would normally waive the sidewalk with the stipulation that the applicant post the money to the Borough that would have been required to install the sidewalk. Mr. DeNicola finds that it is justifiable in his opinion to waive the sidewalk requirement because it is on a dead end. His calculations show it would cost \$4,750 so they have the option of either installing the sidewalk or posting that money to the Borough in an escrow fund to build sidewalks elsewhere. Mayor Glidden asked Mr. Cereste if he wished to speak on the matter and he said he had no comment on same. In answer to the Mayor, Mr. Cereste said he would consider the options, make a decision and let them know. Mayor Glidden asked if there were any objections to waiving the sidewalk requirement and none were voiced.

CLOSTER MAYOR AND COUNCIL

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Item No. 7: Received 09/16/19, Dated 09/12/19, from Robert G. Esposito, Director, Bergen County Division of Community Development to Mayor John Glidden re Formal notification re application period to receive FY 2020-2021 (i.e., July 1, 2020 – June 30, 2021) funding will begin Monday 9/23/19 – applications due by Friday, 12/6/19 for: Community Development Block Grant (CDBG); Home Investment Partnership Grant (HOME); Emergency Solutions Grant (ESG); advising there will be **NO** Application Workshop this year; advising that all grants must be submitted using ZoomGrant with instructions (Copy to Interim Administrator)

Borough Clerk reminded of the deadlines for these grants and informed that Mr. Esposito sent a follow-up letter that will be on the next Mail List (for 9/26/19). Mayor Glidden asked Mr. Hynes to make note of the deadlines.

Item No. 11: Received 09/18/19, Dated 09/18/19, from Leslie Weatherly to Borough Clerk re Request for placement on Mail List of Request dated 8/20/19 from Rabbi Yossi Gluckowsky, Executive Director of Chabad Shul Closter Inc., for permission to arrange for a Menorah Lighting event *in front of the Closter Borough Hall*, with music and refreshments, on Sunday, 12/22/19 @ 7:00 p.m., Risk Management Consultant approval dated 8/23/19 (Copy to Chief of Police)

Borough Clerk explained they want to have this event in front of Borough Hall and she referred this item to the Chief of Police because the location is dangerous. Councilwoman Latner recalled that for some time a few years ago it was held at Ruckman Park; and she does not know why that changed. Mayor Glidden asked Mr. Hynes to speak to Leslie about it to inform them they can't have it at Borough Hall and offer other locations for them to choose.

5. REVIEW AND DISCUSSION OF CONSENT AGENDA ITEMS FROM REGULAR MEETING  
(Refer to Regular Meeting Agenda of September 25, 2019)

Mayor Glidden asked if any member of the Council wished to discuss any item on the Consent Agenda. No one wishing to be heard, the Mayor moved on to Committee Reports.

6. COMMITTEE REPORTS

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

- 1) REPORT RE FINANCE COMMITTEE MEETINGS – No report.
- 2) REPORT RE TECHNOLOGY COMMITTEE MEETINGS – No report.
- 3) LIAISON REPORTS – Councilman Yammarino reported on the following:

a. Historic Preservation Commission – They met this past Monday and are pleased with the ongoing Lustron House improvements. The one question they had was that they had asked for Jeanne Stella to be appointed to the open seat on the Commission and wanted to inquire about its status. Mayor Glidden informed it is under consideration. In answer to Councilwoman Amitai, Borough Clerk informed she has not received any paperwork from Ms. Stella regarding interest in being appointed. The Mayor said the form was filled out and sent to his office and he would make sure she receives a copy.

b. Recreation Commission – Once again, he congratulated the baseball teams and wanted to announce that the Closter Coaches Association is having a Beefsteak and Comedy Night at the Closter Elks on October 24<sup>th</sup>; and all are invited.

At this time, Councilman Yammarino reminded that St. Mary's Church is having an Oktoberfest on October 13th and the Town Wide Yard Sale is October 19th.

B. PUBLIC SAFETY - LATNER (CHUNG/YAMMARINO)

1) REPORT RE PUBLIC SAFETY COMMITTEE MEETINGS – Councilwoman Latner reminded that several meetings ago, Councilwoman Witko had asked about the bike safety helmets; and at this time, she commended Sgt. Baldomero for providing her with a full update. The Department started it over Memorial Day; and Rudy's donated a slice of pizza to kids who received a coupon which worked out very well. There are still some older groups and juveniles they want to work with; but Rudy's donated over 100 coupons. They look forward to getting a new batch for next year. Council members extended their gratitude to Rudy's for their generosity.

6. COMMITTEE REPORTS (Continued)

B. PUBLIC SAFETY - LATNER (CHUNG/YAMMARINO) (Continued)

Mrs. Latner reminded at the last meeting she asked about the appointment of a Resiliency Officer and Chief McTigue just informed her today they have appointed Officer Joe Sanfilippo to undergo training in Trenton in October. Chief McTigue explained the program is in response to the uptick in numbers of suicides and mental health issues; and there will be one person in each municipality that is certified to speak on and deal with these issues.

2) LIAISON REPORTS – Councilwoman Latner reported on the following:

- a. Board of Education – NVRHS
- b. Library Board of Trustees – The Library has upgraded their computer system and the State minimum wage became effective for five (5) staff members. The Summer programs were filled to capacity; and they are working on Fall programs. BCCLS computers have been replaced with units that are faster and smaller; so, hopefully, that will resolve the loading issues they have had. Councilwoman Chung asked if the Library still had a 3-D printer and how much use it has been getting. Mrs. Latner said she knows they still have it and it has been used; but she will inquire as to the frequency of use and report back.

C. PUBLIC WORKS - CHUNG (AMITAI/LATNER)

1) REPORT RE PUBLIC WORKS COMMITTEE MEETINGS – Councilwoman Chung asked the Borough Engineer about the work he will need to perform before the garages are built and voiced her understanding it will be on the next Agenda; but she was hoping he could provide an update as to why his services are needed.

Borough Engineer explained that the buildings on the DPW lot fall within the regulated area of NJDEP; so there are three (3) things the DEP requires. The first item is Flood Plain Certification; so there is an unstudied stream there; and what the DEP wants is to establish what the flood plain is for that stream. What that means is determining how far that stream floods out during a 100 year flood event – the footprint of the flood. Secondly, since there are wetlands in and adjacent to the brook, we need to verify we are not in any wetland buffer. He said the good thing is that this is a pre-disturbed area already, so even if there is disturbance within that buffer, it would be an easier proof because it has already been disturbed; but we still have to get a Wetlands Permit. The third thing is that every waterway in Closter is a C-1 Waterway because it drains to a drinking water. Because of that, there are 300-foot buffers from the top of the bank outward; and these buildings fall well within that 300-foot buffer. The DEP is going to go back in time and make sure this disturbance, these facilities, the DPW, the yard and the fill have been there for over 10 years. We still need to apply for the permit because we are putting new construction within that buffer. He voiced his opinion that none of this is a big deal and that the biggest hurdle will be the flood plain. He thinks it shouldn't be a problem because we filled that area at least 30 years ago and brought up the elevation of the land. In answer to Mrs. Chung, he affirmed all of this would need to be completed prior to the issuance of any building permits. In response to Councilwoman Amitai, he affirmed there is no foundation or slab or anything there right now.

2) LIAISON REPORTS – Councilwoman Chung reported on the following:

- a. Board of Health – There is a candidate for the vacancy and she understands the information was provided to the Mayor. Mayor Glidden said he has interviewed the candidate and will appoint her at the regular meeting. He requested she send him an email to remind him of same.
- b. Zoning Board of Adjustment – Land Use office work will start very soon and may even be done in time for the next meeting. She thanked all involved with the project because she has been mentioning it for quite some time.
- c. Northern Valley Greenway – They were here last time with their presentations so there is nothing new to update.

3) Special Mayoral Assignment – Stigma Free (WS 6/27/18) – They have taken a small break because all of their students have gone off to college. She asked if anyone knew of high school students interested to please let her know; and they don't have to live in town. The next meeting is October 14th at the Library. In answer to Councilwoman Latner, she informed the High School does have their own club and they will be asking if any of those members wish to also join the Committee.

6. COMMITTEE REPORTS (Continued)

D. ORDINANCES - DEVLIN (WITKO/AMITAI)

1) REPORT RE ORDINANCE & LEGISLATIVE COMMITTEE MEETINGS – Councilman Devlin reported the following ordinances have been under discussion: Third Street Parking Ordinance, which should be done pretty quickly; banning styrofoam products at the request of the Environmental Commission; and the tree ordinance as always. Additionally they have begun discussions on massage establishments as brought up by Councilwoman Chung at the last meeting. He explained that the majority of this issue is preempted by State regulations; so he is not sure we can do much further regarding massage parlors.

2) LIAISON REPORTS – Councilman Devlin reported on the following:

a. Environmental Commission (Voting member) - The Farm is doing great with the best year ever and has broken attendance records. The Closter Environmental Commission won a prestigious award from the New Jersey Association of Environmental Commissions (ANJEC) for the MacBain Farm. October 19th from 3 p.m. to 5 p.m. will be the Annual Farm Fest. He referred to Mr. Hynes and wanted to bring up two issues: one is the request for signs at Schauble Park that say “No Motorized Vehicles” and “No Dumping” and he will forward the email again to him. DPW Superintendent informed those signs will be on order once he has the orders from other departments.

b. Shade Tree Commission (Voting member) – Mr. Devlin informed they will be requesting a supplemental appropriation for the Emerald Ash Borers. He noted in the Mail List that six (6) trees had to be removed in one person’s yard and there are several street trees that need to be taken down because they are infested. They did receive an increase in their budget this year, but it isn’t enough to combat this issue in addition to the trees that have been planted were more expensive than in previous years. The price has gone up to \$650.00 per tree and we plant around 40 per year.

Councilman Devlin referred to prior discussions regarding the enforcement of Ordinance 59-4 which is that the Shade Tree should get the plans for new construction and major renovations; and at the last meeting, they did not receive any. They will continue to try to work with the Construction Official to make sure that they get a copy to review.

E. HUMAN RESOURCES – WITKO (CHUNG/LATNER)

1) REPORT RE PERSONNEL COMMITTEE MEETING(S) – Councilwoman Witko reported the Human Resources Committee met on Monday; and at this time, she requested a Closed Session to discuss several issues regarding same.

2) LIAISON REPORTS – Councilwoman Witko reported on the following:

a. Board of Education – Closter Public Schools – She was unable to attend the last meeting but did email the School Board President to bring up the issues Councilwoman Amitai mentioned to her; and was informed they had discussed same. He will forward it on to the Superintendent and get back to her once he has more information. At this time, Councilwoman Chung questioned what the issues were and Mrs. Amitai responded it pertained to the traffic backup issues mostly at Hillside School. She suggested maybe posting signs to help move traffic along. She also mentioned possibly changing the dismissal times at one of the schools; but the ripple effect of that would have a lot of logistical problems and affect labor contracts. Mrs. Amitai said she has not heard that it wasn’t feasible, rather that they are thinking about it and discussing it; and perhaps moving them by 5 or 10 minutes would make a difference.

b. Fire Department – They are close to picking a truck but she has not heard anything definitive. Recently they experienced a flood in the building; and she assumes the insurance company is taking care of that. She spoke to Chief Lupardi about having the Christmas Tree Lighting at the Fire House and emailed Mr. Hynes the Chief’s concerns on same. Mayor Glidden recalled there had been a recommendation to hold the celebration at the Fire House and the CIC did weigh in on that. He reminded the reason for moving the event is that we do have a fairly large crowd in front of Borough Hall that is larger than the front lawn; and it overflows onto the street and causes some concern from the Police Department. He said they’ve been working with the Fire Department to have a tree over there and maybe having a party afterwards. The only concern with that is if there’s bad weather, they can’t move all of the trucks out of the bays so that’s what they are currently working on.

6. COMMITTEE REPORTS (Continued)

E. HUMAN RESOURCES – WITKO (CHUNG/LATNER) (Continued)

Councilwoman Witko noted one of the Chief's concerns was parking and what would happen if there was a fire call. Chief McTigue reported he had a meeting with Chief Lupardi regarding parking and getting in and out for calls; and those issues were taken care of. In answer to the Mayor, no other concerns were voiced about moving the Tree Lighting Ceremony to the Fire House.

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

- 1) REPORT RE CONSTRUCTION DEPARTMENT MEETING(S) – No report.
- 2) LIAISON REPORTS – Councilwoman Amitai reported on the following:
  - a. Planning Board (Voting member) – The meeting has been cancelled for tomorrow night but they have two (2) applications coming before them for Hickory Lane and Pine Street and they will be discussed at the Work Session next Wednesday.
  - b. Improvement Commission (Voting member) – Some of the members were upset that the event was moved to a different location; some were upset it was moved to a Thursday. She feels that public safety trumps everything else; and she thanked everyone for helping and offers for services to make the event happen. Right now, the concern is getting the Commission members on board with all of this; and asked that if anyone wished to speak with any of the members about these issues, she would appreciate same. It is not going to be big and grand the way our original chair had planned because we are working with a short period of time this year.
  - c. Senior Citizens – There will be free Flu shots on October 16th. She asked everyone to think about playing Bocce with the Seniors as Richard Strepparava donated his time to fix the Bocce Court. We have another chance to play the Seniors as had been done in the past; and she thinks it would be a fun event.

Mrs. Amitai informed the Improvement Commission has some volunteers that are willing to teach classes at the Library instead of the Senior Center. She said as long as the Borough Attorney had no issues with insurance or concerns, they would hold some classes over there and Mr. Rogan informed the Library has their own insurance as they already hold some of those classes there. The first class will be for designing a costume and it is a 5 week workshop that is being run by volunteers for Closter residents only. The first 10-12 people would be admitted, space allowing.

At this time, Councilwoman Amitai offered kudos to Mr. Hynes, echoing Councilwoman Chung's sentiment that things are moving along. She said The Farm has never looked better and it's been great going there and seeing what it could be as it has never been this nice. Councilwoman Chung asked how the feedback was in asking for proof of residency; and Councilman Devlin said in the beginning, some people were annoyed and made a big fuss, but by mid-Summer there were no problems. The people who were annoyed didn't know they needed ID and had to go back to their car to get it; and the ones who made a big fuss were the out of towners who never returned. At this point, they are getting thanks from the visitors for reserving The Farm for residents. Mrs. Amitai thanked all the volunteers involved for their efforts.

G. MAYOR'S LIAISON REPORT

- a. Ambulance Corps – No report.
- b. Borough Engineer – No report.
- c. Northern Valley Mayor's Association – Mayor Glidden reported they will meet next week.

At this time, the Mayor asked how many people would be attending the League Conference this year and noted he would be moderating a session on the Police and Firemen's Retirement System (PFRS).

7. OLD BUSINESS

a. CONTINUED DISCUSSIONS RE THE FOLLOWING:

- 1) Borough Attorney report re consultation with Borough Engineer re follow up on status of EMERGENCY REPAIRS TO BE MADE AT DWARSKILL “CULVERT” ON BLANCH AVENUE ALONG THE NORWOOD BORDER (Requested by Mayor WS 12/12/18) (8 M.L. 9/5/19 – copy of letter dated 8/28/19 from Norwood Borough Attorney to Bergen County Dept. of Planning and Engineering re culvert ownership)

Borough Engineer reported there is nothing new and he spoke to Mr. Hynes about it. He voiced his understanding that Mr. Hynes ran into the Mayor of Norwood and there was nothing new; which is nothing new. Mayor Glidden noted that at least we have a long record of attempts to resolve the issue.

8. NEW BUSINESS

9. OPEN MEETING TO THE PUBLIC FOR ANY MATTER PER NJSA 10:4-12(A) SUBJECT TO A 5-MINUTE LIMIT (PER GENERAL RULE NUMBER 11) EXCEPT FOR ITEMS SCHEDULED FOR PUBLIC HEARING AT THE REGULAR MEETING

Christine Hoffman, 134 Bergenline Avenue referred to the concerns just brought up by the Environmental Commission and thanked Councilman Devlin for same; explaining that she and Marty Shipman had sent a letter to Mayor Glidden in March citing the issues. She referred to the “no dumping sign” at the intersection of Haring Street and Demarest Avenue. They had suggested that the signage be combined at Schauble Park and appreciated the attention to her request. Mayor Glidden thanked her for her diligence.

Joe Bianco, 7 MacArthur Avenue noted that 34 years ago a request was received to place a menorah in front of Borough Hall and a request for the placement of a crèche. He said he was severely criticized for the action that was taken to place the menorah and crèche on the lawn between the flag and the sidewalk. He expressed concern about moving the Christmas tree and what would happen to the menorah and crèche. Councilwoman Amitai said both will be lighted and everything will be the same at Borough Hall; and Mayor Glidden said the menorah and crèche will remain. He noted that he has received requests from other religious organizations to place items in that area that could be considered. Councilwoman Latner said that the symbols would be there but it is a safety issue for the lighting ceremony. Councilwoman Amitai noted that just the ceremony is moving. Mr. Bianco questioned if the street could be closed off during that time.

Steve Isaacson, 97 Columbus Avenue, speaking as a member of the Environmental Commission, noted that Saturday, October 19<sup>th</sup>, will be the 12<sup>th</sup> Annual Farm Fest which keeps on growing. He said that the major complaint is the lack of a budget for the Commission; and he cited all the activities that could be accomplished with a larger budget including electricity and water. Mr. Isaacson urged them to think about how much they spend each year on active recreation which mostly concerns K-8 and asked what about the rest of the town and passive recreation. Councilwoman Amitai voiced her understanding that funding for electricity and water had been included in the Commission’s budget. Mayor Glidden said the money is there and voiced his understanding that it is up to the Environmental Commission who runs The Farm, to get it going. Mr. Isaacson said they are actively working on that and noted this Commission is much more active than it had been the past several years. He gave Mayor Emeritus Sophie Heymann credit for applying for the ANJEC award. He cited all of the things that could be bought for the MacBain Farm with an increased budget and all of the activities they could hold as ANJEC which is a big deal.

As a private citizen, Mr. Isaacson noted that the Agenda was not posted about the Reuten presentation. Mayor Glidden said the presentation was not included because there were two other presentations on the Agenda. Mr. Isaacson noted that David Watkins would always postpone hearings until there was nobody in the audience; and, thereafter, a decision would be made. Mayor Glidden said the presentation was cancelled due to the fact it was too crowded this evening but should be rescheduled for two weeks from now on a Monday, which was moved due to the Yom Kippur holiday. Mayor Glidden explained that the Reuten

CLOSTER MAYOR AND COUNCIL

WORK SESSION NOTES – WEDNESDAY, SEPTEMBER 25, 2019 – 7:30 P.M.

presentation is to request that the Borough commence a redevelopment area; and his understanding is that it has to do with senior housing, senior healthcare and assisted living.

Mayor Emeritus Sophie Heymann said the Christmas tree in front of Borough Hall is a special tree donated to the Borough in memory the young daughter of our former Mayor Eliasof who passed away; and the tree grew and became our Christmas tree. It stayed until a hurricane tore it down and ripped it out by its roots, but Mark Lupardi fixed the tree which is now alive and thriving to this day. Referring to the Farm, she said that several members of the staff and the Farm committee are going to meet this coming week to finalize details relative to the electricity and water that is in the budget and will be taken care of. She thanked the DPW Superintendent on behalf of the Historic Commission for the work that is being done to the Lustron House walkway and driveway.

At this time, Joe Bianco noted that Sophie Heymann was correct about the tree and the donation of the tree inasmuch as there is a stone with a bronze plaque memorializing same right out front of the tree.

David Barad, 26 Kinkaid Avenue noted the number of meetings left before the end of the year to get ordinances passed and was glad the Ordinance Committee was discussing proposed ordinances. The Planning Board would be discussing the re-examination at a Special Session right after the work session. The Planning Board Re-Examination of the Master Plan has indicated that they are not in favor of redevelopment at this time. He cited an application before the Planning Board which was withdrawn but there is considerable construction going on there at this time. Borough Engineer noted he spoke to the Construction Official earlier today, as it happened to come up, and was told that they are rebuilding what is there at this time; and there is no increase in footprint or height at this time. Mayor Glidden asked if the project had been inspected by the Construction Official; and Councilwoman Amitai informed she spoke with Mr. Peters today and he said it was in dangerous condition and so it needed to be done.

At this time, Mayor Glidden referred to Councilwoman Chung’s report and informed that he would nominate Joan Westervelt (as Board of Health Alternate No. 2) during the Regular Meeting in Consent Agenda Item No. 12, as he had interviewed her 10 days ago.

- 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 8:45 p.m. was made by Councilwoman Latner, seconded by Councilman Yammarino and declared unanimously carried by Mayor Glidden.

Provided to the Mayor and Council on  
October 3, 2019 for approval at the  
Regular Meeting to be held Monday,  
October 7, 2019

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Loretta Castano, RMC  
Borough Clerk

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

Approved at the Regular Meeting held October 7, 2019  
Consent Agenda Item No. 17b