

MAYOR AND COUNCIL  
BOROUGH OF CLOSTER

REGULAR MEETING MINUTES – WEDNESDAY, JANUARY 27, 2021 - 7:30 P.M

The Mayor and Council of the Borough of Closter held a Regular Meeting on Wednesday, January 27, 2021. Mayor Glidden called the meeting to order at 8:15 p.m. and read the following statement:

**DUE TO PUBLIC HEALTH CONSIDERATIONS, THIS REGULARLY SCHEDULED MEETING OF THE CLOSTER MAYOR AND COUNCIL WAS HELD BOTH TELEPHONICALLY and VIA ZOOM VIDEO.**

Those who wished to join the Zoom meeting including video were invited to do so by accessing the information posted in the **Borough Calendar** on the Borough website by visiting [www.closterboro.com](http://www.closterboro.com) and clicking the link on the left sidebar for **Calendars and Notice of Meetings** and click on the corresponding date.

**To join via Telephone Audio Only:**

**TOLL FREE:** +1 646-558-8656; **MEETING ID:** 864 2063 3673; **PASSWORD:** 8675309

If Executive session is required, the Council will retire to a closed session at the conclusion of the Regular Meeting pursuant to N.J.S.A. 10:4-6 and follow the procedures provided in this statute.

1. PROVISIONS OF OPEN PUBLIC MEETINGS ACT STATEMENT

This meeting is called pursuant to the provisions of the Open Public Meetings Act of the State of New Jersey, was included in the Notice of 2021 Mayor and Council Meetings which was published in The Record on January 15, 2021 and The Star Ledger on January 18, 2021, was posted on the Municipal Clerk’s bulletin board and on the Borough website, 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.
- Borough Administrator, Edward Hynes
- Borough Attorney, Edward T. Rogan
- Borough Engineer, Nick DeNicola
- IT Coordinator, Kevin Whitney
- Substitute Clerk, Stephanie Evans, RMC

The following persons participated via telephone:

- Councilpersons Scott Devlin, Alissa Latner, Dolores Witko, Joseph Yammarino, Jannie Chung and Victoria Amitai
- Chief Financial Officer, Joseph Luppino
- Chief of Police, Jack McTigue

The following persons were not present:

- Deputy Borough Clerk, Arlene Marie Gray

3. MAYORAL APPOINTMENTS TO BOARDS AND COMMISSIONS (Not made at the Reorganization Meeting held 1/4/21):

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRES</u>
<b>*Environmental Commission</b>				
Associate Member	<u>Ethel Abrams</u>	<u>NO APPOINTMENT</u>	1 Year	31-Dec-21
Associate Member/ Historic Pres. Liaison	<u>Bobbie Bouton-Goldberg</u>	<u>NO APPOINTMENT</u>	1 Year	31-Dec-21
<b>*Planning Board</b>				
Class IV	<u>Ann Brewster</u>	<u>NO APPOINTMENT</u>	4 Years Unexp. (Brewster)	31-Dec-22

**\*MAYORAL APPOINTMENT**

Mayor Glidden informed there were no appointments this evening but said he hopes to fill some vacancies at the next meeting.

ORDINANCES

4. INTRODUCTION OF THE FOLLOWING ORDINANCE – PUBLIC HEARING AND ADOPTION 2/24/21 @ 8 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD:

BOND ORDINANCE NO. ~~2020:1277~~ 2021:1277, “ORDINANCE REAPPROPRIATING \$25,000 PROCEEDS OF OBLIGATIONS NOT NEEDED FOR THEIR ORIGINAL PURPOSES TO PROVIDE FOR BODY CAMERAS FOR THE POLICE DEPARTMENT IN THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN, NEW JERSEY” (Received from Bond Counsel 1/22/21 @ 10:19 a.m.)

Motion approving Introduction of Bond Ordinance No. 2021:1277 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, Chung and Amitai.

- 5a. REVIEW OF CONSENT AGENDA ITEMS

Motion approving the Consent Agenda 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, Chung and Amitai.

RESOLUTIONS

5. RESOLUTION AUTHORIZING REAPPOINTMENT OF CHIEF FINANCIAL OFFICER (Received from Borough Attorney 1/6/21) Carried from RMA 1/13/21
6. RESOLUTION AUTHORIZING DEPUTY TREASURER TO ISSUE A CHECK IN THE AMOUNT OF \$36,576.49 FOR REDEMPTION OF TAX SALE CERTIFICATE #20-00001 FOR PROPERTY LOCATED AT 11 RODEN WAY, BLOCK 301, LOT 1, FOR LIEN SOLD AT THE MUNICIPAL TAX SALE HELD ON 9/30/2020 FOR 2019 DELINQUENT TAXES **AND** A CHECK IN THE AMOUNT OF \$133,600.00 FOR RETURN OF PREMIUM PAID AT TAX SALE TO US BANK CUST ACTLIEN FOR SAID CERTIFICATE (Received from Tax Collector 1/14/21)
7. RESOLUTION AUTHORIZING DEPUTY TREASURER TO RELEASE AND RETURN REMAINING PLANNING BOARD ENGINEERING ESCROW FUNDS TO DOHOON KIM FOR SATISFACTORY COMPLETION OF ALL REQUIRED IMPROVEMENTS PER PLANNING BOARD PROFESSIONALS’ DETERMINATION; AND ALL FEES DUE FOR SERVICES RENDERED HAVE BEEN RECEIVED FOR PROPERTY LOCATED AT 26 ARNOLD AVENUE, BLOCK 2210, LOT 19 (Received from Deputy Treasurer 1/15/21)
8. RESOLUTION AUTHORIZING DEPUTY TREASURER TO RELEASE AND RETURN REMAINING TREE BOND ESCROW FUNDS IN THE AMOUNT OF \$9,750.00 TO SAE-YOUNG KIM & MONICA CHO FOR SATISFACTORY COMPLETION OF ALL REQUIRED IMPROVEMENTS UNDER THE AGREEMENT FOR PROPERTY LOCATED AT 4 LAURENCE COURT, BLOCK 2302, LOT 37 PER EMAIL DATED 12/22/20 FROM CODE ENFORCEMENT OFFICIAL - TREES (Received from Deputy Treasurer 1/15/21)
9. RESOLUTION AUTHORIZING DEPUTY TREASURER TO RELEASE AND RETURN REMAINING ZONING BOARD OF ADJUSTMENT LEGAL ESCROW FUNDS TO YUVAL TAL FOR SATISFACTORY COMPLETION OF ALL REQUIRED IMPROVEMENTS PER ZONING BOARD PROFESSIONALS’ DETERMINATION; AND ALL FEES DUE FOR SERVICES RENDERED HAVE BEEN RECEIVED FOR PROPERTY LOCATED AT 311 LINDBERGH AVENUE, BLOCK 1601, LOT 14 (Received from Deputy Treasurer 1/15/21)
10. RESOLUTION REGARDING PROFESSIONAL SERVICES APPOINTMENT PUBLIC DEFENDER - SALVADOR H. SCLAFANI, ESQ. (Received from Borough Attorney 1/20/21)
11. RESOLUTION REGARDING PROFESSIONAL SERVICES APPOINTMENT RESIDENTIAL APPRAISER – ASSOCIATED APPRAISAL GROUP (Received from Borough Attorney 1/20/21)
12. RESOLUTION REGARDING PROFESSIONAL SERVICES APPOINTMENT COMMERCIAL APPRAISER - BBG IZENBERG APPRAISAL ASSOCIATES (Received from Borough Attorney 1/20/21)
13. RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE REPAIR AND INDEMNIFICATION AGREEMENT FOR THE SOUTH PARKING LOT BLOCK 1312, LOT 13 (Received from Borough Attorney 1/20/21)
14. RESOLUTION AUTHORIZING THE HIRING OF A FINANCE CLERK (Virginia Scalcione, Part-Time for the week of February 8 through February 12 from 12:30 to 4:30 p.m. at a rate of \$25.00 per hour) Received from Assistant CFO 1/21/21

15. RESOLUTION APPROVING THE USE OF THE SENIOR CITIZENS CENTER BY THE GIRL SCOUTS SUBJECT TO RECEIPT OF INSURANCE AND COVID REQUIREMENTS  
TO BE PREPARED BY BOROUGH ATTORNEY (Received from Borough Attorney 1/25/21)

MOTIONS

16. MOTION APPROVING THE FOLLOWING **SALARIED** APPOINTMENTS NOT MADE AT THE REORGANIZATION MEETING HELD 1/4/21:

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRES</u>
Chief Financial Officer*	<u>Joseph Luppino</u>	<u>Joseph Luppino</u>	TENURE	

**Municipal Court**

Acting Municipal Court Administrator	<u>Beryl Horbert, CMCA</u> (SSA w/Dumont)	<u>NO APPOINTMENT</u>	*Per Superior Court/Resolution	
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\*Requires Resolution

17. MOTION APPROVING THE FOLLOWING **NON-SALARIED** APPOINTMENTS TO BOARDS AND COMMISSIONS NOT MADE AT THE REORGANIZATION MEETING HELD 1/4/21:

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRES</u>
<b>Board of Ethics</b>				
Member	<u>VACANT</u>	<u>NO APPOINTMENT</u>	5 Years Unexp. (Vacant)	31-Dec-24
<b>Food and Assistance Board</b>				
Member	<u>VACANT</u>	<u>NO APPOINTMENT</u>	2 Years Unexp. (Vacant)	31-Dec-21
<b>Historic Preservation Commission</b>				
Alternate No. 2	<u>VACANT</u>	<u>NO APPOINTMENT</u>	2 Years Unexp. (Vacant)	31-Dec-21
<b>Improvement Commission</b>				
Member	<u>Ann Brewster</u>	<u>Christopher Cho</u>	2 Years	31-Dec-22
Member	<u>Fred Pitofsky</u>	<u>Elaine Lim</u>	2 Years	31-Dec-22
Alternate No. 2	<u>VACANT</u>	<u>NO APPOINTMENT</u>	2 Years Unexp. (Correa)	31-Dec-21

18. REPORTS

- a. CONSTRUCTION OFFICIAL – NOVEMBER 2020 (Received 1/21//21)  
 b. CONSTRUCTION OFFICIAL – DECEMBER 2020 (Received 1/21//21)

- 5b. VOTE ON ITEMS REMOVED FROM THE CONSENT AGENDA

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

20. 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.

At this time, Chief Financial Officer Joseph Luppino thanked the Mayor and Council for his reappointment.

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

Motion approving the following Closed Session Resolution at 8:27 p.m. was made by Councilman Yammarino seconded by Councilwoman Amitai and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Devlin, Latner, Witko, Yammarino and Chung:

- 20a. 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”; N.J.S.A. 10:4-12(b)(7), “Pending or anticipated litigation or contract negotiations”; and N.J.S.A. 10:4-12(b)(8), “A matter involving public officers”; 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 9:04 p.m.

As follow up to the Closed Session, Borough Attorney requested approval to negotiate with the Human Resources Committee recommendation for Borough Clerk regarding terms and conditions as outlined in the Closed Session.

- 20b. MOTION authorizing the Borough Attorney to negotiate with the Human Resources Committee recommendation for Borough Clerk regarding terms and conditions as outlined in the Closed Session was made by Councilwoman Witko, seconded by Councilwoman Latner and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Devlin, Latner, Witko, Yammarino and Chung:

21. ADJOURNMENT

Motion to adjourn the Regular Meeting at 9:05 p.m. was made by Councilwoman Latner, seconded by Councilwoman Witko and declared unanimously carried by Mayor Glidden.

Provided to the Mayor and Council on  
April 29, 2021 for approval at the  
Regular Meeting to be held  
May 12, 2021

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Arlene Marie Gray, RMC  
Borough Clerk

Prepared by Arlene Marie Gray, RMC  
utilizing recording and  
Substitute Borough Clerk’s  
notes

Approved at the Regular Meeting held May 12, 2021  
Consent Agenda Item No. 17b

BOROUGH OF CLOSTER

RESOLUTION INTRODUCING BOND ORDINANCE NO. 2021:1277

BE IT RESOLVED, that an Ordinance entitled:

ORDINANCE REAPPROPRIATING \$25,000 PROCEEDS OF OBLIGATIONS NOT NEEDED FOR THEIR ORIGINAL PURPOSES TO PROVIDE FOR BODY CAMERAS FOR THE POLICE DEPARTMENT IN THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN, NEW JERSEY

be introduced and pass first reading and that the Mayor and Council of the Borough of Closter does hereby fix February 24, 2021, at 8:00 P.M., or as soon thereafter as the matter may be reached, at the Borough Hall, 295 Closter Dock Road, Closter, New Jersey, as the time and place for the hearing of all persons interested therein; and where said hearing will be given thereon, in accordance with the law.

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

Adopted: January 27, 2021

ATTEST:

Stephanie Eron

APPROVED:

John C. Glidden, Jr.  
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 January 27, 2021.

Arlene Gray, Deputy Borough Clerk

**BOROUGH OF CLOSTER  
COUNTY OF BERGEN**

**RESOLUTION AUTHORIZING REAPPOINTMENT OF CHIEF FINANCIAL OFFICER**

**WHEREAS**, the Governing Body of the Borough of Closter acknowledges that the term of office for Chief Financial Officer expired December 31, 2020; and

**WHEREAS**, the governing body of the Borough of Closter has determined there is a need to fill the position of Chief Financial Officer; and

**WHEREAS**, the Mayor and Council has determined that it is in the best interest of the Borough of Closter to rehire Joseph Luppino for the position of Chief Financial Officer, commencing the calendar year 2021, at an annual rate of \$24,000.00; and

**WHEREAS**, pursuant to N.J.S.A. 40A:9-140.10, mandates the term of office to be four (4) years which shall run from January 13th in the year in which the Chief Financial Officer is appointed; and

**WHEREAS**, the Chief Financial Officer shall report directly to the Borough Administrator and the Mayor and Council; and

**WHEREAS**, the Chief Financial Officer shall be paid within the applicable salary ordinances of the Borough of Closter Code; and

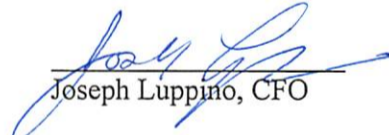
**WHEREAS**, funds are available for this purpose.

**NOW THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey, that the term of office for the hiring of Joseph Luppino shall be from January 13, 2021 for a four (4) year term at the annual rate commencing the calendar year 2021 of \$24,000.00.

**CERTIFICATION OF AVAILABILITY OF FUNDS**

I, Joseph Luppino, Chief Financial Officer of the Borough of Closter, hereby certify, pursuant to N.J.S.A.40A:-9140.1, et seq. and N.J.A.C 5:30-5.4, that the funds, which are required for the **2021 salary** will be available to the Borough of Closter in account 1-01-20-130-000-011.

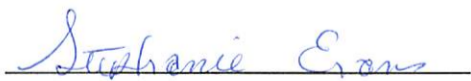
January 13, 2021

  
Joseph Luppino, CFO

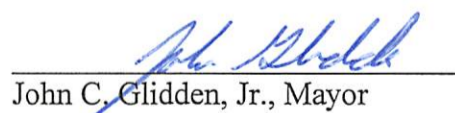
Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Devlin			X			
Councilwoman Latner	X		X			
Councilwoman Witko		X	X			
Councilman Yammarino			X			
Councilwoman Chung			X			
Councilwoman Amitai			X			

Adopted: ~~January 13, 2021~~ January 27, 2021

ATTEST:

  
Stephanie Evans

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 ~~Reorganization Meeting held January 13, 2021~~ Regular Meeting held January 27, 2021.

Arlene M. Gray, Deputy Borough Clerk

**BOROUGH OF CLOSTER  
BERGEN COUNTY**

**RESOLUTION AUTHORIZING REFUND OF REDEMPTION MONIES TO  
OUTSIDE LIENHOLDER**

**WHEREAS**, at the Municipal Tax Sale held on 30th day of September 2020, a lien was sold on Block **301**; Lot 1, also known as 11 Roden Way in Closter, New Jersey for 2019 delinquent taxes, and,

**WHEREAS**, this lien, known as **Tax Sale Certificate #20-00001**, was sold to US Bank Cust ACTLIEN 50 south 16<sup>th</sup> Street, Suite 2050, Philadelphia, PA 19102 and,

**WHEREAS**, *the owner* has affected redemption of said property of TSC #20-00001 in the amount of \$36,576.49.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, County of Bergen, New Jersey that the **Deputy Treasurer** is authorized to issue a check in the amount of **\$36,576.49** for redemption of said certificate to US Bank Cust ACTLIEN as well as **\$133,600.00** for premium paid at Tax Sale at the address referenced above.

(David Feman initiated redemption)

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

ADOPTED: January 27, 2021

ATTEST:

Stephanie Egan

APPROVED:

John C. Glidden, Jr.  
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 January 21, 2021.

Arlene M. Gray, Deputy 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>
2210	19	26 Arnold Ave	Kim, Dohoon	\$282.00

**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 \$282.00 to the applicants.

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

Adopted: January 27, 2021

**ATTEST:**

Stephanie Evans

**APPROVED:**

John C. Glidden, Jr.  
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 January 27, 2021.

Arlene Gray, Deputy Borough Clerk







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

**RESOLUTION REGARDING  
PROFESSIONAL SERVICES APPOINTMENT  
PUBLIC DEFENDER**

WHEREAS, there exists a need for professional legal services of a Public Defender for 2021; and

WHEREAS, funds are available for said purpose; and

WHEREAS, Salvador H. Sclafani, Esq., is qualified to provide professional legal services as a Public Defender; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that the resolution authorizing the award of contracts for "Professional Services" without competitive bidding be publicly advertised;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter as follows:

1. The Mayor and Borough Clerk are hereby authorized and directed to execute an agreement with:

SALVADOR H. SCLAFANI, ESQ.

2. This contract is being awarded without competitive bidding pursuant to N.J.S.A. 40A:11-5, as a professional service.
3. This contract is being awarded through a Fair and Open process, pursuant to N.J.S.A. 19:44A-20.4 et seq.
4. The Borough Clerk is hereby authorized and directed (in accordance with the publication of notice provisions of N.J.S.A. 40A:11-5(1)(a)(i) to publish a notice of this action once in the official newspaper of the Borough of Closter.
5. That the award of this contract be in accordance with and subject to compliance with the Affirmative Action Regulations of the State of New Jersey and the requirements of Public Law 1975, Chapter 127.

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

Adopted: January 27, 2021

ATTEST:

*Stephanie Evans*

APPROVED:

*John C. Glidden, Jr.*  
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 January 27, 2021.

Arlene Gray, Deputy Borough Clerk

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

**RESOLUTION REGARDING  
PROFESSIONAL SERVICES APPOINTMENT  
RESIDENTIAL APPRAISER**

WHEREAS, there exists a need for professional, certified, residential real estate appraisal services for 2021; and

WHEREAS, funds are available for said purpose; and

WHEREAS, Darren Raymond, MAI, SCGREA, Associated Appraisal Group is qualified to provide professional, certified, real estate appraisal services; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that the resolution authorizing the award of contracts for "Professional Services" without competitive bidding be publicly advertised;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter as follows:

1. The Mayor and Borough Clerk are hereby authorized and directed to execute an agreement for residential real estate appraisal services with:

ASSOCIATED APPRAISAL GROUP

2. This contract is being awarded without competitive bidding pursuant to N.J.S.A. 40A:11-5, as a professional service.
3. This contract is being awarded through a Fair and Open process, pursuant to N.J.S.A. 19:44A-20.4 et seq.
4. The Borough Clerk is hereby authorized and directed (in accordance with the publication of notice provisions of N.J.S.A. 40A:11-5(1)(a)(i) to publish a notice of this action once in the official newspaper of the Borough of Closter.
5. That the award of this contract be in accordance with and subject to compliance with the Affirmative Action Regulations of the State of New Jersey and the requirements of Public Law 1975, Chapter 127.

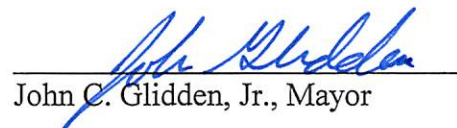
Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Devlin			X			
Councilwoman Latner	X		X			
Councilwoman Witko		X	X			
Councilman Yammarino			X			
Councilwoman Chung			X			
Councilwoman Amitai			X			

Adopted: January 27, 2021

ATTEST:



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 January 27, 2021.

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Arlene Gray, Deputy Borough Clerk



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

**RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE REPAIR AND  
INDEMNIFICATION AGREEMENT FOR THE SOUTH PARKING LOT  
BLOCK 1312, LOT 13**

**WHEREAS**, the Borough owns property in the Borough designated on its Tax Map as Block 1312, Lots 12 and 29, comprising a portion of the area commonly known as the South Borough Parking Lot; and

**WHEREAS**, pursuant to an Easement Agreement between property owners and the Borough dated July 2, 2007 and recorded in the Office of the Bergen County Clerk in Book 9396, page 153 ("Easement Agreement"), the parties granted to each other reciprocal easements pertaining to their respective lots in Block 1312 identified above; and

**WHEREAS**, more specifically to the Easement Agreement, property owners, the Giusas granted to the Borough the potential right and easement of motor vehicles and pedestrian ingress, egress, passage and re passage, and parking over the Giusas property; and

**WHEREAS**, recently a large hole/sink hole has developed in the pavement located at Block 1312, Lot 13, which has created a hazardous condition in the South Borough Parking Lot requiring prompt repair; and

**WHEREAS**, as holder of the parking easement in Block 1312, Lot 13, the Borough has agreed to undertake the repairs, subject to property owner, the Giusas representation that pipes underground are not functioning and the proposed repairs will not negligently affect their property or any surrounding properties; and

**WHEREAS**, the parties have negotiated an agreement whereby such representations, along with an Indemnification and Hold Harmless Agreement have been agreed to by property owners, the Giusas; and

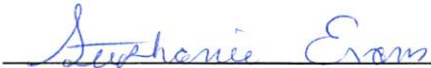
**WHEREAS**, the Borough Attorney has prepared and reviewed the Repair and Separation Agreement and found same to be in order.

**NOW THEREFORE BE IT RESOLVED**, by the Borough of Closter, that the Mayor is authorized to execute the Repair and Indemnification Agreement for the south parking lot designated on Tax Map as Block 1312, Lot 13.

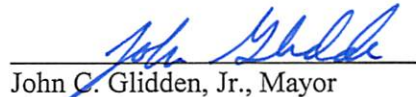
<b>Councilperson</b>	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Absent</b>	<b>Abstain</b>
Councilman Devlin			X			
Councilwoman Latner	X		X			
Councilwoman Witko		X	X			
Councilman Yammarino			X			
Councilwoman Chung			X			
Councilwoman Amitai			X			

Adopted: January 27, 2021

ATTEST:

  
\_\_\_\_\_

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 January 27, 2021.

\_\_\_\_\_  
Arlene Gray, Deputy Borough Clerk

**RESOLUTION AUTHORIZING THE HIRING OF FINANCE CLERK**

**WHEREAS**, the Borough Administrator, Assistant Chief Financial Officer and Chief Financial Officer of the Borough of Closter in conjunction with the Human Resources Committee have selected a candidate to fill the upcoming vacancy in the Finance office and

**WHEREAS**, in order to fulfill her responsibilities with her previous employer, the successful candidate shall work part-time in the Finance office in the afternoons from 12:30 to 4:30 pm for the week of February 8 *through* February 12, 2021:

**Virginia Scalcione – Finance Clerk - \$ 25.00 per hour**

**NOW THEREFORE BE IT RESOLVED**, the Mayor and Council are hereby authorizing the appointment of the above referenced individual and the respective salary effective February 8, 2021 through February 12, 2021.

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

Adopted: January 27, 2021

APPROVED BY:

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

ATTEST:

  
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Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting on January 27, 2021.

\_\_\_\_\_  
 Arlene Gray, Deputy Borough Clerk

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

**RESOLUTION APPROVING THE USE OF CLOSTER SENIOR CITIZENS CENTER  
BY THE GIRL SCOUTS OF NORTHERN NEW JERSEY ON FEBRUARY 27, 2021**

**WHEREAS**, by letter dated January 15, 2021, the Girl Scouts of Northern New Jersey on behalf of the Closter Girl Scouts requested permission to use the Closter Senior Citizens Center located at 4 Lewis Street on Saturday, February 27, 2021 from 9:00 a.m. to 4:00 p.m. to unload a truck containing case palettes of Girl Scout cookies and to sort cases and coordinate staggered pickup of cookies by Closter Girl Scout troop leaders; and

**WHEREAS**, the Girl Scouts of Northern New Jersey has provided the Borough with the required Certificate of Liability Insurance deemed acceptable to the Borough’s Risk Manager as well as a Hold Harmless Agreement acceptable to the Risk Manager, agreeing to hold the Borough of Closter harmless of all liability; and

**WHEREAS**, the Girl Scouts of Northern New Jersey has represented that it will follow all applicable Borough, County, State and federal COVID-19 guidelines, and will ensure that the Closter Senior Citizens Center is clean and in order prior to their departure;

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Closter hereby authorizes the aforesaid use of the Closter Senior Citizens Center by the Girl Scouts of Northern New Jersey on Saturday, February 27, 2021 from 9:00 a.m. to 4:00 p.m. to unload a truck containing case palettes of cookies and to sort cases and coordinate staggered pickup of cookies by Closter Girl Scout troop leaders, subject to their compliance with all applicable Borough, County, State and federal COVID-19 guidelines;

**BE IT FURTHER RESOLVED** that a copy of this Resolution shall be provided to the Recreational Director, Chief of Police, Superintendent of Public Works and Closter Senior Citizens Club for their respective use.

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

Adopted: January 27, 2021

APPROVED BY:

  
John C. Glidden, Jr., Mayor

ATTEST:

  
Stephanie Evans

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter on January 27, 2021.

\_\_\_\_\_  
Arlene Gray, Deputy Borough Clerk