

MAYOR AND COUNCIL  
BOROUGH OF CLOSTER

REGULAR MEETING MINUTES – WEDNESDAY, OCTOBER 27, 2021 – 8:45 immediately following the work session

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

You may join Zoom meeting including video 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. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Councilwoman Amitai-present	Councilwoman Latner-present
Councilwoman Chung-present	Councilwoman Witko-present
Councilman Devlin-present	Councilman Yammarino-present
Mayor Glidden-present	

INTRODUCTION OF THE FOLLOWING ORDINANCES – PUBLIC HEARING AND ADOPTION TO BE HELD MONDAY, 11/22/21 @ 8 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD:

- a. ORDINANCE NO. 2021:1283: AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 134 OF THE CODE OF THE BOROUGH OF CLOSTER (Requested by Borough Attorney) Councilman Devlin moved to introduce the ordinance, second Councilwoman Amitai.

Councilwoman Amitai-yes	Councilwoman Latner-yes
Councilwoman Chung-yes	Councilwoman Witko-yes
Councilman Devlin-yes	Councilman Yammarino-yes

- b. ORDINANCE NO. 2021:1284: AN ORDINANCE AMENDING CHAPTER 181, §181-2, OF THE CODE OF THE BOROUGH OF CLOSTER (Requested by Borough Attorney) Councilman Devlin moved to introduce the ordinance, second Councilwoman Witko.

Councilwoman Amitai-yes	Councilwoman Latner-yes
Councilwoman Chung-yes	Councilwoman Witko-yes
Councilman Devlin-yes	Councilman Yammarino-yes

INTRODUCTION OF THE FOLLOWING ORDINANCES – PUBLIC HEARING AND ADOPTION TO BE HELD 11/10/21 @ 8 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD:

- a. ORDINANCE NO. 2021:1285: AN ORDINANCE APPROPRIATING A SUM NOT TO EXCEED \$118,000.00 FROM THE OPEN SPACE, RECREATION, FARMLAND, AND HISTORIC PRESERVATION TRUST FUND FOR PARK, FARMLAND, AND HISTORIC PRESERVATION IMPROVEMENTS (Requested by Borough Attorney). Councilman Yammarino moved to introduce the ordinance, second Councilwoman Chung.

Councilwoman Amitai-yes	Councilwoman Latner-yes
Councilwoman Chung-yes	Councilwoman Witko-yes
Councilman Devlin-yes	Councilman Yammarino-yes

6a. REVIEW OF CONSENT AGENDA ITEMS Items 10, 10a, and 11 have been carried.

All items with an asterisk (\*) are considered to be non-controversial by the Council and will be approved by one MOTION.

There may be further discussion prior to the vote upon request of a Council Member. Also, any item may be removed for further discussion or for Roll Call vote, in which case the item will be removed and considered in its normal sequence as part of the General Order of Business.

RESOLUTIONS

- \*7. RESOLUTION AUTHORIZING THE PLACEMENT OF A NATIVITY CRECHE IN FRONT OF THE BOROUGH HALL FROM NOVEMBER 26, 2021 TO JANUARY 7, 2021 AND WAIVING INSURANCE REQUIREMENTS (Received from Administrator's Office 10/5/21)
- \*8. RESOLUTION ADOPTING EMPLOYEE HANDBOOK (Received from Borough Attorney 10/11/21)
- \*9. RESOLUTION AUTHORIZING REFUND OF REDEMPTION MONIES TO OUTSIDE LIENHOLDER (Received from Finance Office 10/9/21)
- \*10. RESOLUTION EVIDENCING COMPLIANCE BY THE GOVERNING BODY WITH N.J.S.A. 40A:5-4 AND N.J.S.A. 40A:5-6 RE 2020 AUDIT (Audit Report rec'd. – 9/29/21 from Maria Passafaro) GROUP AFFIDAVIT FORM CERTIFICATION OF GOVERNING BODY RE 2020 AUDIT REPORT *(to be signed by each member of the Governing Body certifying they have personally reviewed and are familiar with at least the "Letter of Comments and Recommendations" Section of the Annual Report of Audit) \*\*ORIGINAL SIGNATURES REQUIRED\*\**
- \*10a RESOLUTION AUTHORIZING CORRECTIVE ACTION PLAN (Received from Deputy Chief Finance Officer on 10-15-21)
- \*11. RESOLUTION AUTHORIZING SEWER CONNECTION FOR ALPINE RESIDENT, RUDY GOFMAN, FOR PROPERTY LOCATED AT 18 OLD SAW MILL ROAD, ALPINE. NEW JERSEY, BLOCK 70, LOT 26 IN ACCORDANCE WITH CLOSTER/ALPINE SEWER AGREEMENT DATED 8/5/1994 (Received from Borough Administrator's Office 9/27/21/Carried from RM 10/13/21)

MOTIONS

(None as of the time of preparation of this Agenda)

\*12. REPORTS

(None as of the time of preparation of this Agenda)

Councilwoman Latner moved to approve the items on the Consent Agenda, second Councilwoman Witko

Councilwoman Amitai-yes  
Councilwoman Chung-yes  
Councilman Devlin-yes

Councilwoman Latner-yes  
Councilwoman Witko-yes  
Councilman Yammarino-yes

6b. VOTE ON ITEMS REMOVED FROM THE CONSENT AGENDA not needed.

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

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)

Closed Session is necessary for items regarding potential litigation, contract negotiation, and attorney-client privilege. The attorney read the necessary resolution.

15. ADJOURNMENT Councilwoman Latner moved to take the meeting into Closed Session, second Councilwoman Witko. All in favor. The meeting went into Closed Session at 8:52 pm

ALL BUSINESS WILL TERMINATE AT 11:00 P.M.

**BOROUGH OF CLOSTER**

**RESOLUTION AUTHORIZING THE PLACEMENT OF A NATIVITY CRECHE  
IN FRONT OF BOROUGH HALL FROM NOVEMBER 26, 2021 TO  
JANUARY 7, 2022 AND WAIVING INSURANCE REQUIREMENTS**

**WHEREAS**, at the public meeting held on October 13, 2021, the Governing Body reviewed a request made on behalf of the Friends of the Creche, dated October 5, 2021; and,

**WHEREAS**, the request seeks permission for the placement of a Nativity Creche in front of the Closter Borough Hall for the period beginning November 26, 2021, to be removed the January 7, 2022, and for a waiver of the Borough’s insurance requirements; and,

**WHEREAS**, the Governing Body discussed the request and determined that the request should be authorized, subject to receipt of a hold harmless agreement approved by the Borough’s risk manager;


NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey, that the request of The Friends of the Creche listed above is hereby granted and approved by the Governing Body for the placement of a Nativity Creche in front of Closter Borough Hall for the period beginning November 26, 2021 through January 7, 2022, and for a waiver of the Borough’s normal insurance requirements, but subject to the Borough’s prior receipt of a hold harmless agreement approved by the Borough’s risk manager.

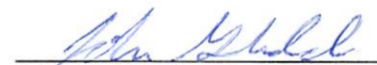
Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Devlin			✓			
Councilwoman Latner	✓		✓			
Councilwoman Witko		✓	✓			
Councilman Yammarino			✓			
Councilwoman Chung			✓			
Councilwoman Amitai			✓			

Adopted: October 27, 2021

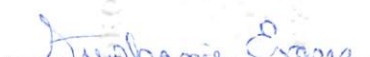
ATTEST:

APPROVED:

  
Stephanie Evans, Acting Borough Clerk

  
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 October 27, 2021

  
Stephanie Evans, Acting Borough Clerk

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

**RESOLUTION ADOPTING EMPLOYEE HANDBOOK**

**WHEREAS**, it is the policy of the Borough of Closter to treat employees and prospective employees in a manner consistent with all applicable employment laws and regulations including, but not limited to, Title VII of the Civil Rights Act of 1964, as amended by the Equal Opportunity Act of 1972, the Age Discrimination in Employment Act, the Equal Pay for Equal Work Act, the Fair Labor Standards Act, the New Jersey Law Against Discrimination, the Americans with Disabilities Act, the Family and Medical Leave Act, the Conscientious Employee Protection Act, the Public Employee Occupational Safety and Health Act, the New Jersey Workers Compensation Act, the Federal Consolidation Omnibus Budget Reconciliation Act (COBRA) and the Open Public Meetings Act; and

**WHEREAS**, the Mayor and Council have determined that there is a need for personnel policies and procedures to ensure that employees and prospective employees are treated in a manner consistent with these laws and regulations and has adopted same; and

**WHEREAS**, the Mayor and Council have determined that in conjunction with and in addition to the personnel manual that an Employee Handbook be adopted and distributed to all employees;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that the Employee Handbook (attached hereto as Exhibit A) is hereby adopted, shall be distributed to all employees by the Borough Administrator or his/her designee, and receipt thereof shall be signed by the aforementioned employees and returned to the Borough Administrator; and

**BE IT FURTHER RESOLVED** that this Handbook is intended to provide guidelines covering public service by Borough employees and is not a contract. The provisions of this Handbook may be amended and supplemented from time to time without notice and at the sole discretion of the Borough of Closter Governing Body. In the event there is a conflict between these policies and practices and any collective bargaining agreement, personnel services contract or Federal or State law, the terms and conditions of that contract or law shall prevail, but in all other cases, these policies and procedures shall prevail; and

**BE IT FURTHER RESOLVED** that to the maximum extent permitted by law, employment practices for the Borough shall operate under the legal doctrine known as "employment at will"; and

**BE IT FURTHER RESOLVED** that the Borough Administrator and all managerial/supervisory personnel are responsible for these employment practices. The Borough Administrator and the Borough Attorney shall assist the Governing Body in the implementation of the policies and procedures set forth in the Employee Handbook.

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

Adopted: October 27, 2021

ATTEST:

APPROVED:

Stephanie Evans  
Stephanie Evans, Acting Borough Clerk

John C. Glidden, Jr.  
John C. Glidden, Jr., Mayor

Certified to be a true copy of Ordinance adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held October 27, 2021.

Stephanie Evans  
Stephanie Evans, Acting Borough Clerk

**BOROUGH OF CLOSTER  
BERGEN COUNTY**

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

**WHEREAS**, at the Municipal Tax Sale held on 29th day of September 2021, a lien was sold on Block **307** ; Lot **1** , also known as 315 Schraalenburgh Road in Closter, New Jersey for 2020 delinquent taxes, and,

**WHEREAS**, this lien, known as **Tax Sale Certificate #21-00001** was sold to US Bank Cust/PC8 Firsttrust Bank with a premium paid of \$80,000.00 and,

**WHEREAS**, *Title Company for the new owners has* affected redemption of said property of TSC #21-00001 in the amount of \$27,964.12 through October 29, 2021.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closter, County of Bergen, New Jersey that the **Finance Clerk** is authorized to issue a check in the amount of **\$27,964.12** for redemption of said certificate to **US Bank Cust/PC8 Firsttrust Bank** as well as **\$80,000.00** for premium paid at Tax Sale at the address referenced above.

(Sale of property)

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

ADOPTED: October 27, 2021

**ATTEST:**

Stephanie Evans  
Stephanie Evans, Deputy Borough Clerk

**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 October 27, 2021.

Stephanie Evans  
Stephanie Evans, Deputy Borough Clerk

**BOROUGH OF CLOSTER  
RESOLUTION**

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions; and

WHEREAS, the Annual Report of Audit for the Year 2020 has been filed by a Registered Municipal Accountant with the Municipal Clerk as pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and

WHEREAS, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall, by resolution, certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled AComments and Recommendations; and

WHEREAS, the members of the governing body have personally reviewed, as a minimum, the Annual Report of Audit, and specifically the sections of the Annual Audit entitled AComments and Recommendations, as evidenced by the group affidavit form of the governing body attached hereto; and

WHEREAS, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52 - to wit:

AR.S. 52:27BB-52 - AA local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) dollars or imprisoned for not more than one year, or both, in addition shall forfeit his office.@

NOW, THEREFORE, BE IT RESOLVED that the governing body of the Borough of Closter, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

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

Adopted: October 27, 2021

ATTEST:

Stephanie Evans  
Stephanie Evans, Acting Borough Clerk

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 October 27, 2021.

Stephanie Evans  
Stephanie Evans, Acting Borough Clerk

NO PHOTO COPIES OF SIGNATURES

GROUP AFFIDAVIT FORM

CERTIFICATION OF GOVERNING BODY

STATE OF NEW JERSEY  
COUNTY OF BERGEN

We, members of the governing body of the Borough of Closter, in the County of Bergen, being duly sworn according to law, upon our oath depose and say:

1. We are duly elected (or appointed) members of the Mayor and Council of the Borough of Closter in the County of Bergen;
2. In the performance of our duties, and pursuant to N.J.A.C. 5:30-6.5, we have familiarized ourselves with the contents of the Annual Municipal Audit filed with the Clerk pursuant to N.J.S.A. 40A:5-6 for the year 2018;
3. We certify that we have personally reviewed and are familiar with, as a minimum, the sections of the Annual Report of Audit entitled AComments and Recommendations. @

*John C. Glidden, Jr.* (L.S.)  
Mayor John C. Glidden, Jr.

*Victoria Amitai* (L.S.)  
Councilwoman Victoria Amitai

*Jannie Chung* (L.S.)  
Councilwoman Jannie Chung

\_\_\_\_\_ (L.S.)  
Councilman Scott Devlin

*Alissa Latner* (L.S.)  
Councilwoman Alissa Latner

*Dolores A. Witko* (L.S.)  
Councilwoman Dolores A. Witko

*Joseph Yammario* (L.S.)  
Councilman Joseph Yammario

*Stephanie Evans*  
Stephanie Evans, Acting Borough Clerk  
Notary Public of New Jersey

Sworn to and subscribed before me this  
10<sup>th</sup> day of November 2021

*Maria Passafaro*  
Notary Public of New Jersey

**MARIA PASSAFARO**  
NOTARY PUBLIC OF NEW JERSEY  
Commission # 2350144  
My Commission Expires 9/20/2026

MARIA PASSAFARO  
NOTARY PUBLIC OF NEW JERSEY  
Commission # 2350144  
My Commission Expires 9/20/2026

MARIA PASSAFARO  
NOTARY PUBLIC OF NEW JERSEY  
Commission # 2350144  
My Commission Expires 9/20/2026

The Municipal Clerk (or Clerk of the Board of Chosen Freeholders as the case may be) shall set forth the reason for absence of signature of any members of the governing body.

**IMPORTANT:** This certificate must be sent to the Bureau of Financial Regulation and Assistance, Division of Local Government Services, P.O. Box 803, Trenton, New Jersey 08625-0803



NO PHOTO COPIES OF SIGNATURES

GROUP AFFIDAVIT FORM

CERTIFICATION OF GOVERNING BODY

STATE OF NEW JERSEY  
COUNTY OF BERGEN

We, members of the governing body of the Borough of Closter, in the County of Bergen, being duly sworn according to law, upon our oath depose and say:

1. We are duly elected (or appointed) members of the Mayor and Council of the Borough of Closter in the County of Bergen;
2. In the performance of our duties, and pursuant to N.J.A.C. 5:30-6.5, we have familiarized ourselves with the contents of the Annual Municipal Audit filed with the Clerk pursuant to N.J.S.A. 40A:5-6 for the year 2020;
3. We certify that we have personally reviewed and are familiar with, as a minimum, the sections of the Annual Report of Audit entitled AComments and Recommendations.@

*John C. Glidden, Jr.* (L.S.)  
Mayor John C. Glidden, Jr.

*Scott M. Devlin* (L.S.)  
Councilman Scott M. Devlin

\_\_\_\_\_ (L.S.)  
Councilman Joseph Yammarino

\_\_\_\_\_ (L.S.)  
Councilwoman Alissa Latner

\_\_\_\_\_ (L.S.)  
Councilwoman Jannie Chung

\_\_\_\_\_ (L.S.)  
Councilwoman Dolores A. Witko

\_\_\_\_\_ (L.S.)  
Councilwoman Victoria Roti Amitai

Sworn to and subscribed before me this  
27 day of OCTOBER

*REALF SCHEMER*  
Notary Public of New Jersey  
#50027155 Exp. 11/13/25

The Municipal Clerk (or Clerk of the Board of Chosen Freeholders as the case may be) shall set forth the reason for absence of signature of any members of the governing body.

**IMPORTANT:** This certificate must be sent to the Bureau of Financial Regulation and Assistance, Division of Local Government Services, P.O. Box 803, Trenton, New Jersey 08625-0803

## BOROUGH OF CLOSTER RESOLUTION

**WHEREAS**, the Director of the Division of Local Government Services has formally directed all municipalities and counties to adopt a Corrective Action Plan as part of their annual audit process; and

**WHEREAS**, this Corrective Action Plan shall be submitted to the Director of the Division of Local Government Services within 60 days from receipt of the annual audit and it shall be kept on file with the Municipal Clerk; and

**WHEREAS**, this plan shall cover all audit findings and recommendations as well as the status of prior year findings and recommendations and be prepared in accordance with the Single Audit Act, Federal and State Office of Budget Management Circulars and applicable Local Finance Notices,

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Borough of Closter hereby approve the below Corrective Action Plan for the 2020 Audit; and

**BE IT FUTHER RESOLVED** that a certified copy of this resolution be forwarded to the Director of Local Government Services.

### CORRECTIVE ACTION PLAN

#### COMMENTS/RECOMMENDATIONS

1.     **\*Condition**-Purchase orders were not encumbered prior to ordering of goods or services.  
**Recommendation**-Purchase orders be encumbered prior to ordering of goods or services.  
**Corrective Action**-The Interim Borough Administrator will notify department heads that all purchases must first be entered into as requisitions and reviewed for compliance with the Local Public Contract Law.  
**Implementation Date** - October 2021
  
2.     **\*Condition**-All cash receipts and cash disbursements relating to Other Trust Fund were not recorded in Borough's accounting system.  
**Recommendation**- the Finance department will record all cash receipts and cash disbursements relating Other Trust Fund in the Borough's Accounting System.  
**Correction Action**-The Deputy CFO/Tax Collector will coordinate with the finance staff the recording of cash receipts and disbursements in the Borough's Other Trust Fund.  
**Implementation Date** – October 2021
  
3.     **\*Condition**-the fixed asset ledge was not currently updated.  
**Recommendation**-The Fixed Asset ledger should be integrated into the accounting system and updated for acquisitions and disposals.  
**Corrective Action**-Interim Administrator/OPA will coordinate with the Accounting System Vendor to integrate the fixed asset ledger with the Edmunds Finance System.  
**Implementation Date** – December 2021
  
4.     **\*Condition**-The UCC Report was not filed annually with NJ DCA in accordance with N.J.A.C. 5:23-4.17  
**Recommendation**-The Borough Code Official shall file the UCC Report with the DCA  
**Corrective Action**-The Borough Code Official shall file the UCC Report with the DCA  
**Implementation Date** – October 2021
  
5.     **\*Condition**-The Borough was not in compliance with Local Finance Notice 2012-10 utilizing National Cooperative contracts.  
**Recommendation**-The Borough will refer to Local Finance Notice 2012-10 to ensure compliance with all requirements when utilization Nationals Cooperative contracts.  
**Corrective Action**-The Borough will refer to Local Finance Notice 2012-10 to ensure compliance with all requirements when utilization National Cooperative contracts  
**Implementation Date** – October 2021

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

Adopted: October 27, 2021

Attest:

Approved:

Stephanie Evans  
Stephanie Evans, Acting Borough Clerk

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 October 27, 2021.

Stephanie Evans  
Stephanie Evans, Acting Borough Clerk



**BOROUGH OF CLOSTER**

**RESOLUTION AUTHORIZING SEWER CONNECTION FOR  
ALPINE RESIDENT, RUDY GOFMAN,  
IN ACCORDANCE WITH CLOSTER/ALPINE SEWER AGREEMENT DATED 8/5/1994**

WHEREAS, on or about August 5, 1994, the Borough of Closter and the Borough of Alpine entered into a sewer connection agreement; and

WHEREAS, a request for sewer connection pursuant to that agreement has been received by the Borough of Closter from the property owner, Rudy Gofman, of 18 Old Saw Mill Road, Block 70, Lot 26, Alpine, New Jersey and was considered by the Governing Body at the October 13, 2021 Council Meeting; and

WHEREAS, the Borough of Closter Engineer has reviewed the sanitary sewer connection plan and finds them to be in compliance; and

WHEREAS, the Governing Body agreed that it was in the best interest of the residents to allow this connection.


THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey, that the aforementioned sewer connection is hereby approved by the Governing Body of the Borough of Closter, subject to payment of the required fees.

THEREFORE, BE IT FURTHER RESOLVED the Borough Clerk shall provide a certified copy of this resolution to the Borough Clerk, Borough of Alpine, New Jersey.

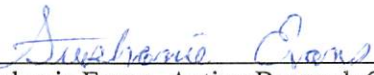
COUNCILPERSON	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilman Devlin			✓			
Councilwoman Latner	✓		✓			
Councilwoman Witko		✓	✓			
Councilman Yammarino			✓			
Councilwoman Chung			✓			
Councilwoman Amitai			✓			

Adopted: October 27, 2021

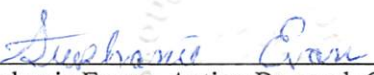
APPROVED BY:

  
John C. Glidden, Jr., Mayor

ATTEST:

  
Stephanie Evans, Acting Borough Clerk

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

  
Stephanie Evans, Acting Borough Clerk

BOROUGH OF CLOSTER  
OMNIBUS OPEN PUBLIC MEETINGS ACT RESOLUTION

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

1. That the governing body, pursuant to N.J.S.A. 10:4-12, shall exclude the public from the next portion of this meeting in order to permit the governing body to discuss:  
(CHECK ONE OR MORE)

- |                          |                                     |   |
|--------------------------|-------------------------------------|---|
| N.J.S.A. 10:4-12 (b) (1) | <input type="checkbox"/>            | A matter required by law to be held confidential.   |
| N.J.S.A. 10:4-12 (b) (2) | <input type="checkbox"/>            | A matter in which the release of information would impair a right to receive funds from the United States Government.                       |
| N.J.S.A. 10:4-12 (b) (3) | <input type="checkbox"/>            | A matter which would constitute an unwarranted invasion of privacy.   |
| N.J.S.A. 10:4-12 (b) (4) | <input type="checkbox"/>            | A collective bargaining agreement.  |
| N.J.S.A. 10:4-12 (b) (5) | <input type="checkbox"/>            | A matter involving the expenditure of public funds for the acquisition of real property.  |
| N.J.S.A. 10:4-12 (b) (6) | <input type="checkbox"/>            | A matter involving the setting of banking notes or investment of public funds.  |
| N.J.S.A. 10:4-12 (b) (6) | <input type="checkbox"/>            | Tactics and techniques utilized in protecting the safety and property of the public.  |
| N.J.S.A. 10:4-12 (b) (7) | <input type="checkbox"/>            | An investigation of the violation or possible violations of the law.  |
| N.J.S.A. 10:4-12 (b) (7) | <input checked="" type="checkbox"/> | Pending or anticipated litigation or contract negotiations.   |
| N.J.S.A. 10:4-12 (b) (7) | <input checked="" type="checkbox"/> | A matter falling within the attorney-client privilege.  |
| N.J.S.A. 10:4-12 (b) (8) | <input type="checkbox"/>            | A matter involving public employees.  |
| N.J.S.A. 10:4-12 (b) (8) | <input type="checkbox"/>            | A matter involving public officers.   |
| N.J.S.A. 10:4-12 (b) (a) | <input type="checkbox"/>            | Deliberations following public hearing of the governing body that might result in a civil penalty, suspension or loss of license or permit. |

2. (a) That the item(s) under discussion in the closed meeting will be disclosed to the public at the conclusion of:

the contract negotiations;

the investigation;

the litigation;

the matter

which should be within \_\_\_\_\_ weeks.

(OR)

BOROUGH OF CLOSTER  
 OMNIBUS OPEN PUBLIC MEETINGS ACT RESOLUTION

(b) That the items under discussion in the closed meeting will not be disclosed to the public.

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

Adopted: \_\_\_\_\_, 2021

ATTEST:

APPROVED:

\_\_\_\_\_  
 Stephanie Evans, Acting Borough Clerk

  
 \_\_\_\_\_  
 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 October 27, 2021.

\_\_\_\_\_  
 Stephanie Evans, Acting Borough Clerk