



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

REGULAR MEETING MINUTES – WEDNESDAY, JULY 13, 2022 - 7:30 P.M., following the Work Session

Mayor Glidden opened the regular meeting at 8:45 pm with the following announcement: 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 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. **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 2022 Mayor and Council Meetings which was published in The Record on December 23, 2021 and The Star Ledger on December 25, 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**

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

3. **PUBLIC HEARING ON BUDGET AMENDMENT**

This is a required public hearing on the amendment prior to the self-examination. The meeting was to the public. There was no comment; the meeting was closed to the public.

4. **SELF EXAMINATION OF BUDGET**

*22-148 RESOLUTION - SELF EXAMINATION OF 2022 MUNICIPAL BUDGET
Councilwoman Latner moved to adopt the resolution, second Councilman Yammarino.

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

Carried.

5. **ADOPTION OF THE 2022 MUNICIPAL BUDGET AND RELATED RESOLUTIONS**

*22-149 RESOLUTION TO READ BUDGET BY TITLE ONLY AND ADOPT - 2022
MUNICIPAL BUDGET FOR THE YEAR ENDING DECEMBER 31, 2022.

The Municipal Budget was introduced at the Regular Meeting held on May 11, 2022; the Municipal Budget Summary was published in The Record on May 17, 2022. The amendment was introduced on June 22, 2022 during the Regular Meeting, and published in The Record on June 28, 2022. Councilman Yammarino moved to adopt the budget, second Councilwoman Latner.

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

Carried.

6. **ORDINANCES**

ADOPTION OF THE FOLLOWING ORDINANCE @7:30 P.M. OR AS SOON THEREAFTER THE MATTER MAY BE HEARD:

The following Ordinance was introduced at the Regular Meeting held on June 22, 2022, and was published in The Record on June 28, 2022. Reprint of this Ordinance was posted on the Municipal Bulletin Board in accordance with statutory requirements, and copies have been made available to the public.

- a. **ORDINANCE NO. 2022-1298: BOND ORDINANCE: AMENDING BOND ORDINANCE NUMBER 2021-1288 FINALLY ADOPTED BY THE BOROUGH COUNCIL OF THE BOROUGH OF CLOSTER, NEW JERSEY ON DECEMBER 8, 2021.** The meeting was opened to the public; there was no comment. The meeting was closed to the public. Councilwoman Latner moved to approve the ordinance, second Councilman Yammarino.

Councilwoman Amitai-yes
Councilwoman Chung-yes
Councilman Devlin-yes
Carried.

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

- b. **ORDINANCE NO. 2022-1299:** BOND ORDINANCE: AMENDING BOND ORDINANCE NUMBER 2021-1287 FINALLY ADOPTED BY THE BOROUGH COUNCIL OF THE BOROUGH OF CLOSTER, NEW JERSEY ON DECEMBER 8, 2021. The meeting was opened to the public; there was no comment. The meeting was closed to the public. Councilman Yammarino moved to approve the ordinance, second Councilwoman Latner.

Councilwoman Amitai-yes
Councilwoman Chung-yes
Councilman Devlin-yes
Carried.

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

INTRODUCTION OF THE FOLLOWING ORDINANCES – PUBLIC HEARING AND ADOPTION TO BE HELD ON WEDNESDAY, JULY 27, 2022 @7:30 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD:

- a. **ORDINANCE NO. 2022-1300:** BOND ORDINANCE PROVIDING AN APPROPRIATION OF \$1,104,500, PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND FOR THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, AND AUTHORIZING THE ISSUANCE OF \$1,049,275 BONDS OR NOTES OF THE BOROUGH FOR FINANCING PART OF THE APPROPRIATION. Councilwoman Latner moved to introduce the ordinance, second Councilman Yammarino.

Councilwoman Amitai-yes
Councilwoman Chung-yes
Councilman Devlin-yes
Carried.

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

- b. **ORDINANCE NO. 2022-1301:** AN ORDINANCE APPROPRIATING A SUM NOT TO EXCEED \$387,935.00 FROM OPEN SPACE, RECREATION, FARMLAND, AND HISTORIC PRESERVATION TRUST FUND FOR PARK, FARMLAND, AND HISTORIC PRESERVATION IMPROVEMENTS. Councilman Yammarino moved to introduce the ordinance, second Councilwoman Latner.

Councilwoman Amitai-yes
Councilwoman Chung-yes
Councilman Devlin-yes
Carried.

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

7. **VOTE ON CONSENT AGENDA ITEMS**

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

- *22-150 REFUND OF OVERPAYMENT OF TAXES
- *22-151 RESOLUTION AUTHORIZING THE TERMINATION OF 2021 MUNICIPAL PARK IMPROVEMENT PROGRAM: HIGH STREET DOG PARK
- *22-152 RESOLUTION APPROVING REAL PROPERTY TAX REFUND TO DISABLED VETERAN JEN YUE YIM
- *22-153 RESOLUTION AUTHORIZING MAYOR AND CLERK TO EXECUTE 2022 THROUGH 2024 COUNTY OF BERGEN-SHARED SERVICES AGREEMENT-SNOW PLOWING/SALTING
- *22-154 RESOLUTION AMENDING THE HIRING RESOLUTION FOR FINANCE CLERK VIRGINIA SCALCIONE
- *22-155 BILL LIST

Councilman Devlin asked that 22-151 be voted on separately. Councilwoman Amitai moved to approve the Consent Agenda minus 22-151, second Councilwoman Latner.

Councilwoman Amitai-yes
Councilwoman Chung-yes
Councilman Devlin-yes
Carried.

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

8. **VOTE ON ITEMS REMOVED FROM THE CONSENT AGENDA**

Councilwoman Latner moved to approve item 22-151, second Councilman Yammarino.
Councilwoman Amitai-yes Councilwoman Latner-yes
Councilwoman Chung-yes Councilwoman Witko-yes
Councilman Devlin-abstain Councilman Yammarino-yes
Carried.

Councilwoman Amitai moved to approve the “Night Out” activity at Memorial Park on August 2, second Councilwoman Latner.

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

Councilwoman Amitai moved to approve the engagement of Larry Kleiner as conflict attorney for a case concerning the local ethics board, second Councilman Yammarino.

Councilwoman Amitai-yes Councilwoman Latner-yes
Councilwoman Chung-yes Councilwoman Witko-yes
Councilman Devlin-abstain Councilman Yammarino-yes
Carried.

Councilwoman asked whether an abstain vote counts as a yes. The attorney explained that it does not count as a vote at all. Discussion.

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

10. **OPEN MEETING TO PUBLIC FOR ANY MATTER)**

(Subject to 5-minute limit per By-Laws General Rule No. 11) The Mayor opened the meeting to the Public, Councilman Devlin asked whether John McCaffrey had signed the MacBain Farm contract. The attorney said that Mr. McCaffrey’s attorney said that it had been signed. Discussion of what happened if something happened during a time that the contract was not signed. The attorney explained that he would be treated as a hold-over tenant.

11. **ADJOURNMENT** Councilwoman Latner moved to adjourn, second Councilwoman Witko. All in favor. Meeting adjourned at 9:01 pm.

Respectfully Submitted,

Stephanie Evans
Borough Clerk

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



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

WORK SESSION MINUTES – WEDNESDAY, JULY 13, 2022 - 7:30 P.M.

Mayor Glidden opened the meeting at 7:30 with the following announcement: DUE TO PUBLIC HEALTH CONSIDERATIONS, THIS REGULARLY SCHEDULED MEETING OF THE CLOSTER MAYOR AND COUNCIL WILL BE HELD BOTH TELEPHONICALLY and VIA ZOOM VIDEO.

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1. **PLEDGE OF ALLEGIANCE**

2. **PROVISIONS OF OPEN PUBLIC MEETINGS ACT STATEMENT**

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3. **ROLL CALL**

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

4. **REVIEW AND DISCUSSION OF COMMUNICATION ITEMS**

- a. MAIL LIST OF JUNE 24, 2022 Councilwoman Latner spoke about Item 5 and was told that the sign for the Lustron house was on the agenda for the Open Space ordinance this evening.
- b. MAIL LIST OF JULY 1, 2022 The Mayor and Councilman Yammarino spoke about the energy tax receipts. The administrator explained that he will meet with the CFO and ask about the status. Councilwoman Amitai asked about the UCC annual report and whether the new Construction Officer would be responsible for it. She was told it was his responsibility and asked the administrator to follow up with him
- c. MAIL LIST OF JULY 8, 2022 Councilwoman Chung spoke about number 4 and said she felt the approval for the event on August 2 should be given. It will be taken care of at the regular meeting. Councilwoman Amitai said she hoped it could be publicized. Councilman Devlin asked whether the cell tower would be left (Item #1). Because Sprint and T-Mobile have merged, the Sprint site will be removed, but another company may replace them.

5. **ORDINANCES** The administrator explained that the ordinances were passed in December and that the soft costs were the only change at this time. The money will be re-allocated within the ordinance. There will be a public hearing at the regular session.

Adoption of Ordinances

- Ordinance No. #2022-1298- Bond Ordinance Amending Bond Ordinance #2021-1288 Finally Adopted by the Borough Council of the Borough of Closter, December 8, 2021
- Ordinance No. #2022-1299-Bond Ordinance Amending Bond Ordinance #2021-1287 Finally Adopted by the Borough Council of the Borough of Closter, December 8, 2021

Introduction of Ordinances The administrator explained that there had been a typo in Section B. “Police server” should have been “various computer equipment.”

Ordinance No. #2022-1300-Bond Ordinance Providing an Appropriation of \$1,104,500, Providing for Various Capital Improvements in and for the Borough of Closter, in the County of Bergen, State of New Jersey, and Authorizing the Issuance of \$1,049,275 Bonds or Notes of the Borough for Financing Part of the Appropriation

Ordinance No. #2022-1301-An Ordinance Appropriating a Sum Not to Exceed \$387,935.00 From Open Space, Recreation, Farmland, and Historic Preservation Trust Fund for Park, Farmland, and Historic Preservation Improvements

6. **REVIEW AND DISCUSSION OF CONSENT AGENDA ITEMS FROM REGULAR MEETING**
(Refer to the Regular Meeting Agenda of July 13, 2022) The Mayor asked that a motion be added to appoint Larry Kleiner as conflict counsel for the ethics board. It will be added at the regular meeting. Councilman Devlin said that he didn’t know enough about him at this time. Councilman Devlin asked about the resolution canceling the dog park and asked if the money had to be returned. The administrator explained that the money was never actually received because no work was actually done. There is no alternate site at this time. The fencing that was part of the dog park cannot be paid for by the grant because the grant was for the dog park. Councilwoman Witko asked about the possibility of putting the dog park in the space next to the gas station. The administrator explained that the impetus for the dog park was that the park needed an upgrade, but the community did not want a dog park in that location and there is no great outcry for a dog park. As there is no dog park at this time no money will be received for this particular grant. Councilwoman Chung asked what the residential repairs listed on the Open Space ordinance entailed and was told they were for the outside of the house and the grounds at the MacBain Farm.
7. **PROFESSIONAL REPORTS**
A. **BOROUGH ENGINEER**
1) **REPORT** The Piermont Road/Vervalen Street intersection project has no update. The engineer suggested it might help if the borough writes a letter to the county. Re the Swim Club, letter was received from the DEP (after almost 5 years) and they want the footprint of the study area to be expanded. The engineer will use a company that does such studies and will bring a proposal. The Blanch Avenue Bridge: A final invoice is now able to be completed. The engineer suggested that the administrator put together a list of costs to ensure that the costs are split evenly with Norwood. Re; Railroad Avenue: The road was milled and was supposed to be paved last Saturday; due to a problem at the plant it will be paved this Saturday. The other roads are going well. Fuel has gone up considerably. The DOT has an asphalt price adjustment item to help with this cost. Thus the cost of asphalt has gone way up. Re: Colgate Street: NRCS has approved the plans, and the plans can now be submitted. NRCS marked it as an emergency. The 2023 road paving grant application has been submitted to the DOT. Councilwoman Amitai asked for an idea of how much money has been invested into the swim club area. The engineer explained that about \$50,000 have been invested into testing but none on construction. As long as the work stays within Open Space, 75% of the costs will be reimbursed. Discussion,
8. **REPORTS**
A. **BOROUGH ADMINISTRATOR**
1) **REPORT** Grants: Still waiting for official word on the Lewis Street ADA bathroom. The refrigerators have been installed in the Senior Center. \$10,000 from AARP has been granted for the downtown pocket park. The CIC will be working on the project. The Interlocal agreement with Paramus is up and running. Many meetings have been taking place with council people and residents about flooding. The administrator will attend an online meeting with the comptroller’s office to ensure that Closter is in compliance with the new regulations. The comptroller’s office will meet with the Closter staff in late July. Anyone signing off on purchase orders should go to the meeting. Councilman Devlin asked

CLOSTER MAYOR AND COUNCIL
WORK SESSION MINUTES – WEDNESDAY, JULY 13, 2022 – 7:30 P.M.

whether there was any progress with the trees behind the library. The administrator said that John McCaffrey may give a proposal to take down some of the trees and then use the wood.

B. CHIEF OF POLICE

1) REPORT – MAY 2022 The chief is on vacation.

C. MAYOR

1) REPORT On a sad note, Jim Ottinger’s mother passed away. The Mayor asked for a moment of silence. There were 16 new COVID cases in the last week. There have been no related deaths. The Mayor will start reporting on statistics for the ambulance and Fire Department.

9. OLD BUSINESS Councilwoman Amitai asked whether the bamboo situation was under control and was told that the reimbursement check was on the bills list for tonight and that no new issues had been reported.
10. NEW BUSINESS Councilwoman Amitai reported that Pop-up performances have been approved at Closter Plaza. A lovely, professional opera singer sang the National Anthem at a game this evening and will sing at another. A resident would like to do a piece of permanent art at Ruckman. The Recreation chair likes the idea. Councilwoman Amitai will meet with the resident about details. The Mayors Art committee has been scheduling events at the plaza and will share the details with the Council. About the tree lighting, the committee would like to light the four trees in front of the Borough Hall lit with tiny white lights. She is getting a quote. An offer to draw a mural in the borough has been received. She asked everyone to think of a location. She has spoken with Don Farrell, who would like a lone horseman as part of the mural, to reflect part of the history. Councilwoman Witko spoke about the HR meeting, at which live meetings were discussed. Discussion. The administrator will talk to the IT department about options for Zoom access for the public while the ideal equipment is on order. A decision will be made at the next meeting.
11. OPEN MEETING TO THE PUBLIC FOR ANY MATTER PER N.J.S.A. 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 Steve Isaacson (97 Columbus) spoke in favor of hybrid meetings. He asked for an update on the RFP for MacBain and was told that it would be coming up in October. He asked (re the dog park) about the property near the Tenakill bridge and was told that the Recreation Commission was looking at various sites. He asked about the Trautwein Farm as a location for a farm and was told it was part of the COAH settlement. He asked for clarification on why the Recreation funds were going directly to the Coaches’ Association. The attorney will look into this. Jean Stella said that she was happy something was done at the corner of High and Closter Dock but feels that more may still need to be done, perhaps painting the “Stop Ahead” sign. Maybe adding a “slow” sign at the corner. She had thought that the RFP was going to be posted during the summer and the proposals considered in October. She said that the MacBain house is a designated historic house and needs to be repaired in a specific way, thus the \$18,000 requested. She hopes the Lustron house can get a sign and would like meetings to be able to be held in a hybrid fashion. The MacBain Farm is going really well, and there is a lot to pick. Linda Albelli is doing a lot of good work at the Senior Center. The meeting was closed to the public. Councilwoman Amitai put out the word that a new picture of the Lustron House on the county historic homes website would be helpful.
12. DISCUSSION OF PUBLIC COMMENTS, IF APPROPRIATE
13. ANY OTHER MATTER WHICH MAY PROPERLY COME BEFORE THE GOVERNING BODY
14. ADJOURNMENT Councilwoman Latner moved to depart the Work Session and go into the Regular Meeting, second Councilwoman Witko. All in favor. The Work Session ended at 8:42 pm.