



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

REGULAR MEETING MINUTES – WEDNESDAY, APRIL 26, 2023 - 7:00 P.M immediately
following the Work Session

Mayor Glidden opened the meeting at 8:57 pm with the Public Meetings 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 2023 Mayor and Council Meetings which was published in The Record and The Star Ledger on December 27, 2022, 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
Mayor Glidden-present

3. APPOINTMENTS

Food and Assistance Board

Office	Incumbent	Recommendation	Term	Expires
Chair	Miriam Lambert	Councilwoman Dolores Witko	2 Years	12/31/2023
		Co-Chair	Unexpired Term	
Member	Ivy Dash	Tom Colwell	2 Years	12/31/2024
		Co-Chair	Unexpired Term	

Councilwoman Latner moved to approve the Mayor’s appointments, second Councilman Yammarino.

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

4. ORDINANCES

ADOPTION OF ORDINANCES

Ordinance No. 2023-1317: CALENDAR YEAR 2023 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A:4-45.14)

The meeting was opened to the public. There were no comments.

Councilwoman Latner moved to adopt Ordinance 2023-1317, second Councilwoman Witko.

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

Ordinance No. 2023-1318: AN ORDINANCE TO AMENDING ORDINANCE NO. #2022-1303

The meeting was opened to the public. There were no comments.

Councilwoman Witko moved to approve Ordinance 2023-1318, second Councilwoman Latner.

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

INTRODUCTION OF ORDINANCE

Ordinance NO. 2023-1319: AN ORDINANCE AMENDING SECTION 173-83 (C) (5) PERTAINING TO ELECTION SIGNS

Councilman Devlin introduced Ordinance 2023-1319, second Councilwoman Latner.

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

Carried.

5. **VOTE ON CONSENT AGENDA ITEMS** Councilman moved to lower 23-123 to make the added hours only 2 extra hours. The administrator said that would have to be run by Ms. Weatherly. There was no second. 23-123 is pulled for now. Councilman Devlin requested that 23-122 be pulled as it did not seem to have been negotiated by the HR committee. He also spoke about a secret extra salary ordinance. Resolutions 122 and 123 are pulled. The Mayor read all remaining 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

- *23-117 RESOLUTION APPROVING REFUND OF TREE BOND-84 HERBERT AVE
- *23-118 RESOLUTION WAIVING PERMIT FEES FOR THE CLOSTER PTO SPRING FAIR EVENT ON MAY 6, 2023
- *23-119 RESOLUTION AUTHORIZING THE BIDDING OF WEST STREET AND POPLAR STREET IMPROVEMENTS, AND 2023 BOROUGH ROAD PAVING PROGRAM 2023 LOCAL AID GRANT
- *23-120 RESOLUTION AUTHORIZING THE APPOINTING OF BUILDING DEPARTMENT TECHNICAL ASSISTANT/LAND USE COORDINATOR-PAUL DEMAREST
- *23-121 RESOLUTION AUTHORIZING THE APPOINTING OF BUILDING DEPARTMENT TECHNICAL ASSISTANT/ASSISTANT TO TAX ASSESSOR HISTORIC – ROSE MITCHELL
- *23-122 RESOLUTION AUTHORIZING ADDITION OF \$10,770.00 TO ANNUAL SALARY OF DPW SUPERINTENDENT WILLIAM DAHLE IN LIEU OF ANNUAL LICENSE ALLOWANCE
- *23-123 RESOLUTION AMENDING SALARIES FOR NON-CONTRACTUAL EMPLOYEES
- *23-124 RESOLUTION RECOGNIZING “NO MOW MAY”

Councilwoman Amitai moved to approve items 23-117 to 23-121 and 124, second Councilwoman Latner.

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

Carried.

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

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

Councilman Devlin moved to allow the Environmental Commission to put up signs for the Closter Cleanup, second Councilwoman Latner.

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

Carried.

8. **OPEN MEETING TO PUBLIC FOR ANY MATTER (5-minute limit)**

No one wished to speak.

9. **CLOSED SESSION**

*23-125 RESOLUTION TO GO INTO CLOSED SESSION AND EXCLUDE THE PUBLIC
Councilwoman Latner moved to leave the Regular Meeting and go into Closed Session, second Councilwoman Witko. All in favor. The meeting went into Closed Session at 9:10 pm.

Councilwoman Latner moved to return to the Regular Meeting, second Councilwoman Witko. All in favor. The meeting returned to the Regular Meeting at 9:37 pm

Councilwoman Latner moved to table Ordinance 2023-1316, second Councilwoman Witko.

9. **ADJOURNMENT** Councilwoman Latner moved to adjourn, second Councilwoman Witko. All in favor. Meeting adjourned at 9:38 pm.

Respectfully submitted,

Stephanie Evans, Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #23-117

RESOLUTION APPROVING REFUND OF TREE BOND

WHEREAS, the Agreement with **Herbert Ave Assoc LLC** was required to post a Tree Bond in the amount of **\$10,400.00**, for planting of trees at **Block 1201 , Lot 30, and**

WHEREAS, the Building Department in an Memo dated **December 12, 2022**, stating that Bill Fuchs Code Enforcement Official Trees being satisfied that the applicant has fulfilled the requirements of the Agreement which consist primarily of planting trees

<u>Block</u>	<u>Lot</u>	<u>Address</u>	<u>Applicant</u>	<u>Amount</u>
1201	30	84 Herbert Ave	Herbert Ave Assoc LLC	\$10,400.00


NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter that the Finance Clerk is and hereby authorized to release the **\$10,400.00** tree bond escrow monies to the applicant mentioned above


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

Adopted:


ATTEST:

APPROVED BY:


Stephanie Evans, 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 April 26, 2023


Stephanie Evans, Borough Clerk



MEMORANDUM

To: Scott Jozzani, Construction Code Official, Board Engineer, Planning Board, Secretary

From:

Date: 12/12/22

Re: Approval to Release of Escrow Funds
Application No.: 2021-029T
Address: 89 Herbert Ave
Block: 120 Lot: 30

The above referenced applicant has requested the release of Escrow funds associated with the project. Please complete your respective section of this form and return to application in question. All items must be checked as complete before the performance bond may be released.

Board Secretary

✓ No Outstanding Invoices (Land Use Process)

Rm 12/12/22
Initial Date

Comments: Memorializing Resolution voted on

Board Engineer

✓ Site Work Completed Satisfactorily

✓ No Outstanding Invoices (Construction Insp. / Admin.)

12/12/22
Initial Date

Comments: See attached Remington Vernick Engineers letter dated

Construction Official

□ No Outstanding Permits

□ No Outstanding Fines

□ No Outstanding Inspection

12/13/22
12/13/22
12/13/22
Initial Date
Initial Date
Initial Date

Comments: True Bond can be released per ACI #
Full F's letter - \$10,400 - (2010057344)

Project Id: 2010057344
 Description: 84 HERBERT AVENUE Status: Active
 Starting Date: 01/01/22 Ending Date: 12/12/22 Po Transactions: Summarized
 * Transaction is included in Previous and/or Opening Balance ** Transaction is not included in Balance
 En = PO Line Item First Encumbrance Date

Date	Description	Trans Amount	Balance
04/07/22	Add Acct	0.00	0.00
04/07/22	Deposit Meth: HERBERT AVE. ASSOC. LLC - TREE BOND Post Ref: E 997 2	10,400.00	10,400.00
04/30/22	Municipal Interest APRIL INTEREST Post Ref: E 1071 1	0.54	10,400.00
05/31/22	Municipal Interest MAY INTEREST Post Ref: E 1072 1	0.91	10,400.00
06/30/22	Municipal Interest JUNE INTEREST Post Ref: E 1073 1	0.85	10,400.00
07/31/22	Municipal Interest JULY INTEREST Post Ref: E 1102 1	0.83	10,400.00
08/31/22	Municipal Interest AUGUST INTEREST Post Ref: E 1120 1	0.94	10,400.00
11/20/22	Municipal Interest SEPTEMBER INTEREST Post Ref: E 1152 10	0.86	10,400.00
12/06/22	Municipal Interest OCTOBER INTEREST Post Ref: E 1156 9	0.88	10,400.00
	Mun. Interest Total:	5.81	



William Fuchs (Licensed Tree Expert)
295 Closter Dock Road
Closter, New Jersey 07624
Email: wfuchsjr@closternj.us

November 28, 2022

Re: Tree Inspection – Permit # 2021-029T
84 Herbert Avenue

Final inspection has been completed.

Mitigation has been met. The mitigation bond can be released.

Respectfully submitted,

Bill Fuchs

BOROUGH OF CLOSTER
RESOLUTION #23-118

RESOLUTION WAIVING PERMIT FEES FOR THE CLOSTER PTO SPRING FAIR
EVENT ON MAY 6, 2023

WHEREAS, a community event is scheduled for May 6, 2023, commonly referred to as the Closter PTO Spring Fair; and

WHEREAS, on April 12, 2023, the Governing Body of the Borough of Closter by way of voice vote to approve this event.

WHEREAS, on April 26, 2023, the Governing Body of the Borough of Closter voted to waive the permit fees relating to the Closter PTO Spring Fair; and

WHEREAS, the purpose of this Resolution is to memorialize the vote taken on April 12, 2023.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Closter, County of Bergen, State of New Jersey, that the permit fees associated with the Borough, Closter PTO Spring Fair event scheduled for May 6, 2023 are hereby waived.

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

Adopted: April 26, 2023


ATTEST:

APPROVED BY:


Stephanie Evans, Borough Clerk


John C. Glidden, Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of Borough of Closter at the Regular Meeting held on April 26, 2023.


Stephanie Evans, Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #23-119

RESOLUTION AUTHORIZING THE BIDDING OF WEST STREET AND
POPLAR STREET IMPROVEMENTS AND 2023 BOROUGH ROAD PAVING
PROGRAM – 2023 LOCAL AID GRANT
Boswell Engineering Project Nos. CL-1452

WHEREAS, on February 22, 2023, Agenda #23-70, by Resolution, the governing body of the Borough of Closter authorized Boswell Engineering to prepare plans and specifications for the construction of said improvements; and

WHEREAS, construction plans and specifications and providing construction inspection for the above referenced project consisting of the following roads or streets within the Borough of Closter by Boswell Engineering, Inc. were reviewed on April 12, 2023; and


THEREFORE BE IT RESOLVED, the Mayor and Council of the Borough of Closter hereby approves the plans and specifications for the West Street and Poplar Street Improvements and 2023 Borough Road Paving Program; and

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Mayor and Council of the Borough of Closter that Borough Clerk is hereby authorized to advertise bids for said projects.

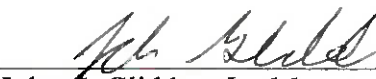
Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai	X		X			
Councilwoman Chung			X			
Councilman Devlin			X			
Councilwoman Latner		X	X			
Councilwoman Witko			X			
Councilman Yammarino			X			

Adopted: April 26, 2023

ATTEST:


Stephanie Evans, 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 April 26, 2023.


Stephanie Evans, Borough Clerk

JW:LW

BOROUGH OF CLOSTER
RESOLUTION #23-120

RESOLUTION AUTHORIZING THE APPOINTING OF BUILDING DEPARTMENT TECHNICAL ASSISTANT/LAND USE COORDINATOR

WHEREAS, the Mayor and Council of the Borough of Closter has created the position of Building Department Technical Assistant/Land Use Coordinator

WHEREAS, Borough of Closter's Borough Administrator, Building Department Committee of the Council and the HR Committee of the Council has reviewed the qualifications and recommended the appointment to this position effective January 1, 2023: to

Name	Salary
Paul Demarest	\$90, 076.04

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council is hereby authorizing the appointment of Paul Demarest Building Department Technical Assistant/Land Use Coordinator effective on January 1, 2023.

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

Adopted: April 26, 2023

ATTEST:

APPROVED BY:

Stephanie Evans
 Stephanie Evans, 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 on April 26, 2023.

The Borough Clerk shall provide a sealed copy of this resolution to the Finance Office and Borough Administrator

Stephanie Evans
 Stephanie Evans, Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #23-121

RESOLUTION AUTHORIZING THE APPOINTING OF BUILDING DEPARTMENT TECHNICAL ASSISTANT/ASSISTANCE TO TAX ASSESSOR & HISTORIC

WHEREAS, the Mayor and Council of the Borough of Closter has created the position of Building Department Technical Assistant/Assistant to Assessor & Historic Preservation Commission

WHEREAS, Borough of Closter's Borough Administrator, Building Department Committee of the Council and the HR Committee of the Council has reviewed the qualifications and recommended the appointment to this position effective January 1, 2023: to

Name	Salary
Rose Mitchell	\$69,000.00

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council is hereby authorizing the appointment of Rose Mitchell Building Department Technical Assistant/ Assistance to Assessor & Historic effective on January 1, 2023.

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

Adopted: April 26, 2023

ATTEST:

Stephanie Evans
 Stephanie Evans, Borough Clerk

APPROVED BY:

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 on April 26, 2023.

The Borough Clerk shall provide a sealed copy of this resolution to the Finance Office and Borough Administrator.

Stephanie Evans
 Stephanie Evans, Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #23-122

RESOLUTION AUTHORIZING ADDITION OF \$10,770.00 TO ANNUAL SALARY OF DPW SUPERINTENDENT WILLIAM DAHLE IN LIEU OF ANNUAL LICENSE ALLOWANCE

WHEREAS, pursuant to Borough policy and practice, DPW Superintendent William Dahle receives an annual allowance for holding licenses for Waste Water 1 & 2, Indoor Air Quality and Storm Water Management; and

WHEREAS, Superintendent Dahle has requested that the sum of \$10,700.00 representing the customary allowances be added to his annual salary in lieu of payment of a separate allowance payment; and

WHEREAS, The Borough’s HR and Public Works, Construction & Grounds council committees have considered this request and recommend that the request be approved: and

WHEREAS, The Governing Body deems it to be in the best interest of the Borough to approve this recommendation, effective January 1, 2023.

WHEREAS, funds are available in the Borough’s budget for this purpose;

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council is hereby authorizing addition of \$10,770.00 to the salary of Superintendent Dahle in lieu of annual allowances effective on January 1, 2023.

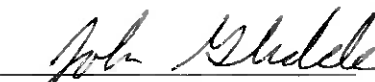
Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai						
Councilwoman Chung						
Councilman Devlin						
Councilwoman Latner						
Councilwoman Witko						
Councilman Yammarino						

Adopted: April 26, 2023

ATTEST:

APPROVED BY:

Stephanie Evans, Borough Clerk


John E. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter on April 26, 2023.

The Borough Clerk shall provide a sealed copy of this resolution to the Finance Office, Borough Administrator and DPW

Stephanie Evans, Borough Clerk

PULLED
BOROUGH OF CLOSTER
RESOLUTION #23-123

RESOLUTION AMENDING SALARIES FOR NON-CONTRACTUAL EMPLOYEES

WHEREAS, the Mayor and Council of the Borough of Closter is aware of the need to amended salaries of employees; and

WHEREAS, Borough of Closter’s Borough Administrator, Department Heads and the HR Committee of the Council has reviewed the salaries of the following employees and recommended the change in salaries effective on January 1, 2023: and

Maryellen Cerbasi - Police Records Clerk	\$45,332.12
Carol Dacey - Recycling Coordinator	\$64,263.22
Leslie Weatherly –Administrative Assistant	\$65,560.73

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council is hereby authorizing the amendment of salaries effective on January 1, 2023.

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

Adopted: April 26, 2023

ATTEST:

APPROVED BY:

 Stephanie Evans, 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 on April 26, 2023.

The Borough Clerk shall provide a sealed copy of this resolution to the Finance Office and Borough Administrator

 Stephanie Evans, Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #23-124

RESOLUTION RECOGNIZING "NO MOW MAY"

WHEREAS, the goal of "No Mow May" is to pause mowing during the month of May to allow flowers to bloom on lawns to help early season pollinators; and

WHEREAS, the Borough of Closter desires to support No Mow May in an effort to assist in developing and implementing policy to create or expand pollinator friendly habitats on public and private lands to encourage sustainable pollinator friendly land management practices.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey, that it hereby recognizes "No Mow May" for the promotion and education about this critical period for pollinator emergence and survival, allowing for the creation of crucial pollinator-supporting habitat and early Spring foraging opportunities; and

BE IT FURTHER RESOLVED that in support of "No Mow May", for the duration of the month of May, the Borough of Closter shall suspend the enforcement of Chapter 147 entitled "Property Maintenance" to the limited requirement of cutting grass. All other requirements in Chapter 147 shall remain in full force and affect.

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

Adopted: April 26, 2023

ATTEST:

APPROVED BY:

Stephanie Evans
Stephanie Evans, Borough Clerk

John C. Glidden
John C. Glidden, Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of Borough of Closter at the Regular Meeting held on April 26, 2023.

Stephanie Evans
Stephanie Evans, Borough Clerk