



**MAYOR AND COUNCIL  
BOROUGH OF CLOSTER**

**REGULAR MEETING MINUTES-MONDAY, NOVEMBER 20, 2023 – 7:00 PM**

**THIS REGULARLY SCHEDULED MEETING OF THE CLOSTER MAYOR AND COUNCIL WILL BE HELD IN-PERSON, 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**

**1 PLEDGE OF ALLEGIANCE**

**2 OPEN PUBLIC MEETINGS ACT STATEMENT**

**Councilwoman Latner opened the meeting at 7:00 with the following announcement** 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.

**3 ROLL CALL**

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

Councilwoman Latner read a statement that due to the overwhelming amount of public comment concerning MacBain Farm, the Mayor and Council would like to take more time to evaluate and possible negotiate with the two vendors. Therefore, she read, the Mayor and Council will not be discussing or voting on this issue in open session at this meeting. The statement concluded by saying that the Mayor and Council cannot by law vote on any matter in Closed Session.

**4 REVIEW AND DISCUSSION OF COMMUNICATION ITEMS**

- a. MAIL LIST OF OCTOBER 27, 2023 Councilwoman Amitai stated that Item 2 is from Mr. Baskin, who is in the audience. She said that perhaps he could be asked about it. Councilwoman Amitai spoke about Sustainable Jersey bronze award Closter received and the reaction at the NJLM Convention.
- b. MAIL LIST OF NOVEMBER 3, 2023 Councilwoman Amitai spoke about Item 6, by Ms. Hartwell, and suggested it be discussed.
- c. MAIL LIST OF NOVEMBER 10, 2023 Councilwoman Latner asked to make a note for next year to the resolutions put forth by the County. She also asked whether anyone came forth to participate in the Palisades shared use feasibility project. The administrator plans to discuss that at this meeting. Councilwoman Witko discussed #6, the Winter Wonderland. 20 tickets will be available because the Borough decorated a tree. They will be distributed in a fair manner.
- d. MAIL LIST OF NOVEMBER 17, 2023 Councilman Yammarino discussed #5, from Spectrum for Living, requesting a resolution be passed that will help with their finances. It will be addressed in the meeting.

**5 ORDINANCES**

**ADOPTION OF ORDINANCES**

Ordinance No. 2023-1326 AN ORDINANCE APPROPRIATING A SUM NOT TO EXCEED \$880,000 FROM OPEN SPACE, RECREATION, FARMLAND, AND HISTORIC PRESERVATION IMPROVEMENTS

The meeting was opened to the public and then closed. Councilman Yammarino moved to adopt the ordinance, second Councilwoman Amitai. The administrator mentioned a small change.

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

Carried.

Ordinance No. 2023-1327 ORDINANCE AMENDING CHAPTER 52 OF THE BOROUGH OF CLOSTER CODE RELATING TO THE DEPARTMENT OF PUBLIC WORKS

CLOSTER MAYOR AND COUNCIL  
REGULAR MEETING MINUTES – MONDAY, NOVEMBER 20, 2023 – 7:00 P.M.

The meeting was opened to the public and then closed. Councilwoman Chung moved to adopt the ordinance, second Councilwoman Witko.

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

Carried.

Ordinance No. 2023-1328 AN ORDINANCE AMENDING ORDINANCE NO. 2022-1302

The meeting was opened to the public and then closed. Councilman Yammarino moved to adopt the ordinance, second Councilwoman Chung.

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

Carried.

**INTRODUCTION OF ORDINANCE**

Ordinance No. 2023-1329 AN ORDINANCE AUTHORIZING SALE OF LAND WITHOUT PUBLIC AUCTION PURSUANT TO N.J.S.A. 40A:12-13 (b) (5)

Councilwoman Latner 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

Carried.

The public hearing will be held on December 13. The attorney explained the ordinance as the ability for the municipality to offer “orphan lots” to adjoining landowners for purchase.

6. **CONSENT AGENDA**

Councilwoman Latner read all into the record.

- 23-246 RESOLUTION AUTHORIZING PERSON-TO-PERSON TRANSFER OF PLENARY RETAIL CONSUMPTION LICENSE NO. 0207-33-002-007 LOCAL CAFÉ
- 23-247 RESOLUTION TO CLEAR OUTSTANDING CHECKS FOR THE MUNICIPAL COURT
- 23-248 RESOLUTION APPROVING REFUND OF ESCROW
- 23-249 RESOLUTION APPROVING OUTSTANDING CHECK BE CLEARED OF RECORD
- 23-250 RESOLUTION AUTHORIZING THE PLACEMENT OF A NATIVITY CRÈCHE IN FRONT OF BOROUGH HALL FROM NOVEMBER 24, 2023 TO JANUARY 8, 2024 AND WAIVING INSURANCE REQUIREMENTS
- 23-251 RESOLUTION REQUESTING APPROVAL OF ITEM OF REVENUE AND APPROPRIATION UNDER N.J.S.A 40A:4-87 FOR “2022 MUNICIPAL PROGRAM PARK IMPROVEMENTS PROGRAM”
- 23-252 RESOLUTION AUTHORIZING CONTRACTS WITH CERTAIN APPROVED STATE CONTRACT PRICING SYSTEM VENDORS PURSUANT TO N.J.S.A. 40A:11-11 DEPARTMENT OF PUBLIC WORKS TRUCK AND ALL ASSOCIATED EQUIPMENT (KENWORTH T480 4X4 CHASSIS & ALTEC FORESTRY TRUCKBED)
- 23-253 RESOLUTION AUTHORIZING THE HIRING OF FULL TIME FINANCE CLERK
- 23-254 RESOLUTION TO AUTHORIZE A TREE LIGHTING CEREMONY ON DECEMBER 3, 2023
- 23-255 RESOLUTION RENEWING LUSTRON HOUSE CARETAKER SERVICES AGREEMENT TO PERFORM BASIC MAINTENANCE FOR A PERIOD OF THREE YEARS

Councilwoman Witko asked that item 23-250 be pulled for a separate vote.

Councilwoman Chung moved to adopt the consent agenda minus 23-250, second Councilwoman Witko.

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

Carried.

Councilman Yammarino moved to approve item 23-250, second Councilwoman Chung.

Councilwoman Amitai-yes	Councilwoman Latner-yes
Councilwoman Chung-yes	Councilwoman Witko-no
Councilman Devlin-yes	Councilman Yammarino-yes

Carried.

7 **MINUTES**

- a. Approval of Work Session and Regular Meeting of September 27, 2023 (Witko Absent)
- b. Approval of Work Session and Regular Meeting of October 11, 2023

Councilwoman Chung moved to approve both sets of minutes, second Councilman Yammarino.

Councilwoman Amitai-abstain	Councilwoman Latner-yes
Councilwoman Chung-yes	Councilwoman Witko-yes for 10/11/23
Councilman Devlin-yes	Councilman Yammarino-yes

Carried.

8 **COMMITTEE REPORTS**

- a. **FINANCE AND TECHNOLOGY – YAMMARINO (CHUNG/WITKO)** Committees- Finance & Technology Commission Liaison- Recreation The Finance Committee is gearing up for the 2024 budget. He attended several classes at the NJLM Convention. Recreation: There are grants for inclusive playgrounds.
- b. **PUBLIC SAFETY - LATNER (CHUNG/DEVLIN)** Committee-Public Safety Liaison-NVRHS Board of Education & Library Board of Trustees The Library's fall program is well attended. Someone from the library would like to present at the Mayor and Council meeting. 1/13 would be good. NVD debate team just won a competition. The Theater department just presented Puffs.
- c. **PUBLIC WORKS - CHUNG (WITKO/YAMMARINO)** Committee-Public Works Liaison-Closter Board of Education & Zoning Board of Adjustment The dead tree has been removed from the borough hall lawn and replaced. At the Board of Ed meeting a report was made on testing results. Officer Kraepels is leading the new incarnation of the Dare program. Fire prevention week was spoken about. Someone on the Board opened the meeting stating that the Mayor and Council has no authority over regionalization and that the Board of Ed had not considered that option. A silver living facility was on the agenda of the last Zoning Board.
- d. **ORDINANCES - DEVLIN (AMITAI/LATNER)** Committee-Ordinance & Legislative Commission Liaison- Environmental & Shade Tree The Ordinance Committee did not meet. The Shade Tree Committee held a foliage contest. Everything is on display at the Library.
- e. **HUMAN RESOURCES – WITKO (GLIDDEN/LATNER)** Committee-Personnel Liaison- Board of Health & Fire Department A new finance clerk will start in December. The Fire Department in October had 45 incidents and 111 total personnel hours.
- f. **LAND USE AND CONSTRUCTION - AMITAI (DEVLIN/YAMMARINO)** Building Liaison-Historic Preservation, Closter Improvement, Planning Board, Senior Citizens A new stretch lab fitness is coming in across from Wally's bagels. The diner is coming along. A new salon is coming in. Joe Zavardino is back in the Building Department. A new Code Enforcement official will join soon. The Improvement Commission is busy working on the tree lighting. Quotes for landscaping at the Welcome to Closter sign are being sought.
- g. **MAYOR'S REPORT** Ambulance Corps Borough Engineer Northern Valley Mayor's Association The NJLM had the largest attendance in its history, both attendees and vendors. Mayor Glidden was elected president of the Bergen County League of Municipalities.

**PROFESSIONAL REPORTS**

- a. **BOROUGH ENGINEER** Piermont Road—the plan was given to the County 2-3 years ago. Closter Swim Club revised plans were given to the DEP and EPA. Stream cleaning projects are well under way. 2023 local aid all work has been completed. Once the state has approved the invoice will be submitted.
- b. **BOROUGH ADMINISTRATOR** Health insurance is moving forward. 54% of employees have signed up. Several grants, including for the playground and for the stewardship of the Nature Center, are being looked into. Rail to Trail—They are looking for an individual in each town to represent that town at meetings. The deadline for budget requests is mid-December.
- c. **CHIEF OF POLICE** –not in attendance.
- d. **MAYOR** one item for Closed Session regarding contract,

The attorney has two items for Closed Session.

Councilwoman Amitai thanked Councilman Devlin and Councilwoman Witko for their work and improvement of Closter.

**OLD BUSINESS**

**NEW BUSINESS**

**OPEN MEETING FOR PUBLIC COMMENTS (3 MINUTE LIMIT)**

Mr. Baskin (180 Hickory) lives directly across from the MacBain Farm. He felt that the last meeting was a lovely tribute to John McCaffrey but was not particularly informative. He thought it was short-sighted that the Farmers not be given a chance to really speak. He asked Farmer 2: what do small, fee-based classes look like? What is the

CLOSTER MAYOR AND COUNCIL  
REGULAR MEETING MINUTES – MONDAY, NOVEMBER 20, 2023 – 7:00 P.M.

vision of the summer camp? What, when, and how are the events. He asked whether there was a catering venue as part of the proposal. He said that would be a nonstarter. (Time for speaking was changed to 5 minutes for tonight). He asked what working for free really entails. He asked what non-for-profit status to work for the Borough means. He asked both farmers what would be done about the unsafe, chaotic parking on Hickory Lane every Saturday and Sunday morning. He asked Farmer 1 what he planned to do. He also asked Farmer 1 why he asked for money for reparations. He asked the Mayor and council why there was an RFP process. He also asked why Farmer 2 was appealing enough to someone to become a serious candidate. He asked whether they planned to address the parking situation. He asked what the end game is.

Jeanne Stella (479 High Street) said that she loves the farm; it brings a lot of joy to her and a lot of other people. She said that she has been thinking about the parking. One thing she is considering is adding an hour to Saturdays at peak season. She said she also wants to put a cone between the two driveways to protect Mr. Baskin's driveway. She said that she is really concerned that the application for Farmer 2 is too commercial. She worries then that Farmer 2 won't make the money and will have to eventually leave and then there won't be a farm. She said that there isn't another place like it in the country. She said that it feels heartbreaking. She said that it feels like we don't want to make Farmer 1's proposal work. She would hate to see it change. She understands that parking is a problem. The people who volunteer care a lot about the farm. The vote will be on December 13. Councilwoman Amitai stressed that there are no negotiations that Ms. Stella does not know about. Councilwoman Witko stated that Farmer 2 was willing to amend his proposal to be more in line with what was wanted. Jeanne Stella asked whether changes could possibly be made to Farmer 1's proposal. The Borough attorney said that he had spoken to Farmer 1's attorney. There is an ongoing negotiation.

Mike Turkoff (a teacher at NVD and also a coach) said that John McCaffrey had reached out about creating a program for special needs kids to work at the farm. Mr. Turkoff said that he would love to see this kind of program and that he knows the offer comes from the heart. He said that they didn't want to lose this resource.

Steve Isaacson (97 Columbus) brought forth that being a member of the EC for 15 years and the originator of the Farm Fest that it was never the job of the farmer to run programs. He was the farmer. He said that there was pushback when money was asked for. He asked that the vote be pushed back to January to allow the new Councilmembers to vote. He asked questions about the new DPW position. He asked about the chassis tree bucket truck and why a 4 x 4 was needed. He asked which Altec was being put on. He said that Ken's Tre Care uses town land. Why couldn't they take care of the trees. Why were \$420,000 being spent on pickleball courts. What is being done on his side of the lawn. He asked why money is now being spent on the MacBain Farm house when John has been asking for improvements for years. He asked how Open Space money can be used on a truck. He said that a lot of money is being spent on things that may not really be needed.

Lee Hartwell said that she agreed with everything that Steve said and asked that the Mayor and Council answer the questions at the next meeting. She said that she had heard that the vote would be held at this meeting and now it is pushed back.

Councilwoman Amitai stated that there was new information and asked that the actual vote be put on the website. It will also have to be put on a duly noticed agenda.

Mr. Bailey explained that information was just received this afternoon, and this matter changes from date to date..

Ms. Hartwell asked whether the Mayor and Council would answer Mr. Isaacson's questions at the next meeting. The attorney spoke about the confidentiality of the proposals.

Elizabeth Goldman echoed what Mr. Baskin said that there is so much being hidden. She said that they had been told ad nauseum that they shouldn't worry because at the public meeting all questions would be answered. She said that the chart did not highlight what John was doing and what they are willing to do. She said that the people should know what the plan is to keep everything the same. She asked whether people were hearing the truths.

Councilwoman Latner said this was an ever evolving process, and that this is a first-time process and that everyone is learning new things every day.

Mayor Glidden stated that it is his full intention to put a vote for MacBain Farm on the December 13 agenda but that if additional information were to come up that the Council felt needed to be further considered or if the Council felt it were necessary; the vote could be put off.

Karen Garguilo (207 West St) said that the process has been a problem and that she has not seen a lot of respect. She said that she could imagine the Council making a decision and then saying "Well, we know more than you do. This has gone on too long.

Councilwoman Latner said that they were not under any legal obligation to share information. She said that the chart was an effort to share something. She said that the Council was trying to find its way and that it was sometimes insulting because she understands that there is a multitude of emotions and feelings but that they are doing their best.

Mr. Mandelblatt said that he had a vested interest in the farm and wants to see it succeed. He said that he couldn't believe that people berated the Councilmembers for using their phones. He said that Mr. Bailey explained things very well. He thanked the Council and said that the unpleasantness toward them was unnecessary.

Karin Nahmmacher (96 Bradley Pl) asked could it not be possible to extend the deadline until January.

CLOSTER MAYOR AND COUNCIL

REGULAR MEETING MINUTES – MONDAY, NOVEMBER 20, 2023 – 7:00 P.M.

Paul Weissman (now a non-resident) explained that his understanding as to the reason for the RFP was that the farm was about to be broken. He said that John McCaffrey had stated that he was thinking about retiring and indeed wanted to add his son to the contract. So the choice was not between John and the newcomer but John and his son and the newcomer. He said that another way it was about to be broken was by John's insisting on a stipend for the first time, in addition to receiving the house for no rent. He said that it appeared that the Borough would have to choose between spending a fiscally irresponsible amount of money to run the farm and finding another way to do it. He said that the RFP was intended to put the Borough in a position to negotiate. He said that it is taking a while because that is what the Borough is doing.

Matthew Worgul-Farmer 2 faced the audience and read a statement he had written. He said that he heard the concerns about changing the farm. He asked why not enhance it and bring in ideas that will impact future generations and not harm the Borough. He said that educational programs will be at the forefront of their initiatives and that the growing season will be lengthened. He said that what it is for him is peace of mind and being able to do good things in the world. He encouraged that people reach out with questions. He said that parking is an issue but that there are possibilities for fixing that, including opening up property off Anderson Avenue. He also said that special education is near and dear to his heart.

John McCaffrey-Farmer 1 said that he had been curator and caretaker of the farm for 23 years. He said that 3 years ago his second 10-year contract had come to an end. He said that 180 days prior to that he sent notice that he was interested in continuing for another 10 years with the same agreement, with the only change to add his son to the contract. He corrected the statement of Paul Weisman and said he would never retire and that farming was his passion, as well as his sons' passion. He also corrected Mr. Weisman's statement that he wanted a salary. He said rather that he wanted help with the ongoing costs of running the farm. He said that he was only required to give 90-day notice and instead had given 180 days. He said that he wanted to put his son on the contract just in case something happened to him. He said that he wanted to continue and was willing to negotiate. He asked the Mayor and Council to put the vote off until the first week of January.

Libby Choron (Arnold Avenue) said that the Ladies Auxiliary was having a "market place" at the Firehouse this Saturday.

Nancy Hodgins (19 Jane Street) said that she had for years heard about MacBain Farm and never went until three years ago and that she was then so blown away that she volunteered. She said that the new proposal did have the color of a business and that the existing situation is a very fluid situation. She said that she doesn't have the feeling that this new situation would be very open to public involvement and recommendation. She asked the Council to consider that there is overwhelming support from the residents that John McCaffrey continue but that the whole concept should be for the benefit of the community. She said that she hopes that things can continue as they are and that the farm continue as the happy, proud enterprise it has been.

John McCaffrey Jr. said that he had the fortune of growing up on the farm and that it's a beautiful thing that all of the community has access to it. He said that the public has spoken and that he hoped that the Council based its decision on the public. He said that the farm is one of the reasons he came back to Closter. He said it would be a shame if the farm was taken away from the people.

Susan McTigue said that she did not expect this to be on the agenda. Councilwoman Latner reminded that it was not on the agenda. She said that the overwhelming support for the farm as it is seems to be being ignored by their 6 elected officials. She asked what the backstory is and why the commercialization of the farm is being discussed. Councilmembers stated that it was not on the agenda. Susan asked why Farmer 2 wants to run MacBain farm. Councilwoman Latner stated that he had made a statement. The attorney said that Farmer 2 had offered to speak to people.

Clifton Lewis (312 Demarest Avenue) said that Farmer 2 said that he was fully funded for 5 years and was not going to cost the Borough anything. Explain how that could happen. It was recommended that he contact Farmer 2 directly

**CLOSED SESSION**

23-256 RESOLUTION TO GO INTO CLOSED SESSION AND EXCLUDE THE PUBLIC

Councilwoman Amitai moved to go into Closed Session, second Councilwoman Witko. All in favor. The meeting went into Closed Session at 8:50pm.

Exited Closed and returned to Regular Session at 10:13 pm.

Councilwoman Latner moved to promote James Buccola to Deputy Chief with a vote on December 13, to become effective January 1, 2024, second Councilwoman Chung.

Councilwoman Amitai-yes

Councilwoman Latner-yes

Councilwoman Chung-yes

Councilwoman Witko-yes

Councilman Devlin-yes

Councilman Yammarino-yes

Carried.

**ADJOURNMENT**

Councilwoman Amitai moved to adjourn, second Councilwoman Witko. All in favor. Meeting adjourned at 10:13 pm.

CLOSTER MAYOR AND COUNCIL  
REGULAR MEETING MINUTES – MONDAY, NOVEMBER 20, 2023 – 7:00 P.M.

Respectfully submitted,

Stephanie Evans  
Borough Clerk

**BOROUGH OF CLOSTER**  
**RESOLUTION #23-246**

**RESOLUTION AUTHORIZING PERSON-TO-PERSON TRANSFER OF PLENARY  
 RETAIL CONSUMPTION LICENSE NO. 0207-33-002-007 LOCALE**

WHEREAS, an application has been filed by Bellanick and Han, LLC, d/b/a Locale Ristorante for a person-to-person transfer of Plenary Retail Consumption License No. 0207-33-002-006 heretofore issued to Gashi & Han LLC, d/b/a Locale Café , for premises located Road; and at 208 Piermont Road; and

WHEREAS, the submitted application form is complete in all respects, the transfer fees have been paid and the license has been properly renewed for the current license term; and

WHEREAS, the applicant is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33; and

WHEREAS, the applicant has disclosed and the issuing authority reviewed the source of all funds used in the purchase of the license and the licensed business and all additional financing obtained in connection with the licensed business;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Closter, subject to all conditions imposed by the Division of Alcohol Beverage Control, does hereby approve the transfer of the aforesaid Plenary Retail Consumption License No. 0207-33-002-006 from Gashi & Han LLC to Bellanick and Han, LLC for premises located at 208 Piermont Road, and does hereby direct the Borough Clerk to endorse the license certificate to the new ownership as follows: This license, subject to all its terms and conditions, is hereby transferred to Bellanick and Han, LLC, effective November 20, 2023.

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

Adopted: November 20, 2023

**ATTEST:**

Stephanie Evans  
 Stephanie Evans, 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 November 20, 2023.

Stephanie Evans  
 Stephanie Evans, Borough Clerk

**BOROUGH OF CLOSTER**  
**RESOLUTION #23-247**

**RESOLUTION TO CLEAR OUTSTANDING CHECKS FOR THE MUNICIPAL COURT**

**WHEARAS**, certain checks have remained outstanding for more than a 6-month period; and

**WHEARAS**, the Municipal Court under N.J.S.A. 12A:4-404 and rules governing the Court; the Court must escheat any check more than 6 months old to the Borough of Closter

**NOW, THEREFORE, BE IT RESOLVED, BY THE Mayor and Council of the Borough of Closter**, the following checks be escheated to the Borough of Closter.

**Court General Account**

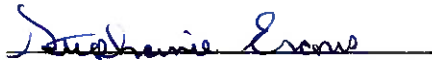
Check No.	Amount	Date	Ref #
1579	40.00	3.20.2023	E20 376


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

Adopted: November 20, 2023


Attest:

Approved:

  
 Stephanie Evans, Borough Clerk

  
 John Glidden, 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 November 20, 2023.

  
 Stephanie Evans, Borough Clerk



**BOROUGH OF CLOSTER**  
**RESOLUTION #23-248**

**RESOLUTION APPROVING REFUND OF ESCROW**

WHEREAS, the following vendor has posted escrow with the Borough of Closter for Police Traffic Director Services in compliance with Local Finance Notice 2000-14; and

WHEREAS, the Chief of Police, having been satisfied that all payments to the Police Officers for said services have been accounted for as well as a 25% Administrative Fee retained by the Borough, recommends release of all remaining funds to:

<u>Applicant</u>	<u>Amount</u>
<b>Robert Song</b> <b>PO Box 120</b> <b>Closter, NJ 07624</b>	<b>\$ 788.95</b>

**DBA VMO Construction**

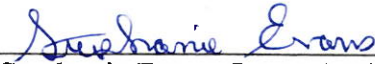
THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter that the Finance Clerk is and hereby authorized to return the remaining escrows to the above named vendor.

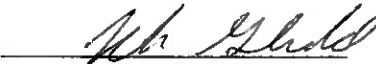
COUNCILPERSON	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilwoman Amitai			X			
Councilwoman Chung	X		X			
Councilman Devlin			X			
Councilwoman Latner			X			
Councilwoman Witko		X	X			
Councilman Yammarino			X			

Adopted: November 20, 2023


ATTEST:

APPROVED:

  
 Stephanie Evans, 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 on November 20, 2023.

  
 Stephanie Evans Borough Clerk

**BOROUGH OF CLOSTER**  
**RESOLUTION 23-249**

**RESOLUTION APPROVING OUTSTANDING CHECK BE CLEARED OF RECORD**

**WHEREAS**, certain checks have remained outstanding for an extended period of time (2019); and

**WHEREAS**, the Borough's Deputy Treasurer has exhausted all alternatives in contacting the respective payees: and

**WHEREAS**, they are recommending that these checks be cleared of record:

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Closter, that the following outstanding checks be cleared of record.

**BE IT FURTHER RESOLVED**, that these funds be transferred to the Borough's Current Treasury Account.

<u>CHECK NO.</u>	<u>AMOUNT</u>
3166	\$ 81.44


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

Adopted: November 20, 2023

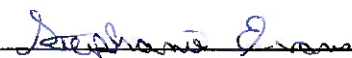
**ATTEST:**

**APPROVED:**

  
Stephanie Evans, Borough Clerk

  
John C. Glidden, 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 November 20, 2023.

  
Stephanie Evans, Borough Clerk

**BOROUGH OF CLOSTER**  
**RESOLUTION #23-250**

**RESOLUTION AUTHORIZING THE PLACEMENT OF A NATIVITY CRECHE  
IN FRONT OF BOROUGH HALL FROM NOVEMBER 24, 2023 TO  
JANUARY 8, 2024 AND WAIVING INSURANCE REQUIREMENTS**

**WHEREAS**, at the public meeting held on November 20, 2023, the Governing Body reviewed a request made on behalf of the Friends of the Creche, dated October 27, 2023; 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 24, 2023, to be removed the January 8, 2024, 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 24, 2023 through January 8, 2024, 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.

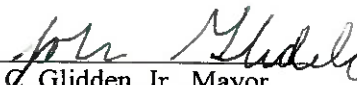
Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai			X			
Councilwoman Chung		X	X			
Councilman Devlin			X			
Councilwoman Latner			X			
Councilwoman Witko				X		
Councilman Yammarino	X		X			

Adopted: November 20, 2023

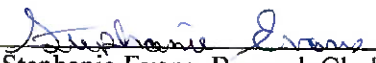
ATTEST:

APPROVED:

  
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 November 20, 2023.

  
Stephanie Evans, Borough Clerk

**BOROUGH OF CLOSTER**  
**RESOLUTION #23-251**

**RESOLUTION REQUESTING APPROVAL OF ITEM OF REVENUE AND  
APPROPRIATION UNDER N.J.S.A. 40A: 4-87 FOR "2022 MUNICIPAL  
PROGRAM PARK IMPROVEMENT PROGRAM"**

WHEREAS, N.J.S.A. 40A: 4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount,

NOW, THEREFORE, **BE IT RESOLVED**, that the Borough of Closter hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year **2023** in the sum of **\$87,038.00** which item is now available as revenue from the **2022 MUNICIPAL PROGRAM PARK IMPROVEMENT PROGRAM**.

**BE IT FURTHER RESOLVED** that the total sum thereof of **\$87,038.00** is and the same is hereby appropriated under the caption of:

**Chapter 159 – 2022 MUNICIPAL PROGRAM PARK IMPROVEMENT PROGRAM**

**BE IT FURTHER RESOLVED**, that the Assistant Chief Financial Officer will electronically submit this certified resolution along with the form to the Division of Local Government Services as per LFN 2014-11.

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

Adopted: November 20, 2023

ATTEST:

Stephanie Evans  
Stephanie Evans, 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 on November 20, 2023.

Stephanie Evans  
Stephanie Evans, Borough Clerk

**BOROUGH OF CLOSTER**  
**RESOLUTION 23-252**

**RESOLUTION AUTHORIZING CONTRACTS WITH CERTAIN APPROVED STATE**  
**CONTRACT PRICING SYSTEM VENDORS PURSUANT TO N.J.S.A. 40A:11-11**  
**DEPARTMENT OF PUBLIC WORKS TRUCK and ALL ASSOCIATED EQUIPMENT**  
**(KENWORTH T480 4x4 CHASSIS & ALTEC FORESTRY TRUCK BED)**

**WHEREAS**, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System (“CPS”) and to enter into Cooperative Pricing Agreements for its administration; and

**WHEREAS**, the Borough of Closter, pursuant to N.J.S.A. 40A:11-11(5) and N.J.A.C. 5:34-7.11(c), may by resolution and without advertising for bids, purchase any goods or services for any contracts under the CPS and entered into by the Lead Agency; and

**WHEREAS**, the Borough of Closter has the need on a timely basis to purchase goods or services utilizing such contracts for the Department of Public Works Forestry Truck from Gabrielli Truck Sales, 2306 Route 130 N, Dayton, NJ 08810, Sourcewell Contract Number 060920-KTC, and Timmerman Equipment Company, PO Box 72, Whitehouse, NJ 08888, ESCNJ State Co-Op, Bid #ESCNJ 23/24-04 as follows:

Gabrielli Truck Sales:	Kenworth T 480 4x4 Chassis	<b>\$168,896.28</b>
Timmerman Equipment Co:	Altec Forestry Truck Body	<b><u>\$270,895.47</u></b>
	<b>Total:</b>	<b>\$440,791.75</b>

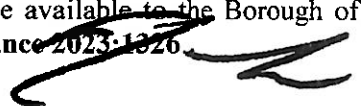
**NOW, THEREFORE, BE IT RESOLVED**, that the Borough of Closter authorizes the purchase of certain goods or services from those approved vendors on the attached list, pursuant to all conditions of the individual contracts and provided that sufficient funds are *available for the goods or services rendered after November 20, 2023*; and

**BE IT FURTHER RESOLVED**, that the governing body of the Borough of Closter, pursuant to N.J.A.C. 5:30-5.5(b), the certification of available funds, shall either certify the full maximum amount against the budget at the time the contract is awarded, or no contract amount shall be chargeable or certified until such time as the goods or services are ordered or otherwise called for prior to placing the order, and a certification of availability of funds is made by the Chief Financial Officer.

**CERTIFICATE OF AVAILABILITY OF FUNDS**

I, Frank Elenio, Chief Financial Officer of the Borough of Closter, hereby certify, pursuant to NJSA 40A:9-140.1, et seq. and NJAC 5:30.4, that the funds will be available to the Borough of Closter for calendar year 2023 following the adoption of Borough Ordinance 2023-1326.

Dated: November 20, 2023,

  
 \_\_\_\_\_  
 Frank Elenio, CFO

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

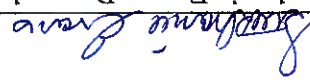
JW:TW

Stephanie Evans, Borough Clerk



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 November 20, 2023.

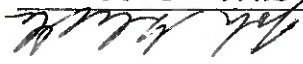
Stephanie Evans, Borough Clerk



ATTEST:

Adopted: November 20, 2023

John E. Glidden, Jr., Mayor



APPROVED

**REFERENCED COOPERATIVE PRICING  
 SYSTEM CONTRACT VENDOR  
 AS PER ATTACHED QUOTES:**

**GABRIELLI TRUCK SALES & TIMMERMAN EQUIPMENT COMPANY**

Quantity	Commodity/Service	Vendor	Period	Amt.
1	Kenworth T480 4x4 Chassis	Gabrielli Truck Sales 2306 Route 130 North Dayton, N 08810	08/01/2024	\$169,896.28

State Contract # SOURCEWELL 060920-KTC

1	Aitec LR8 60E70RM Forestry Truck	Timmerman Equipment Co. PO Box 71 Whitehouse, NJ 08888	06/30/2025	\$270,895.47
---	----------------------------------	--	------------	--------------

State Contract #ESCNJ State Co-op 65MCECCPS Bid #ESCNJ23/24-04

**TOTAL: \$440,791.75**

**Educational Services Commission of New Jersey**  
 Leading the Way in Shared Services STATE CO-OP 65MCECCPS  
**TRUCKS - CLASS 4-8 - ESCNJ 23/24-04**  
 Bid Term - 7/1/23 - 6/30/25

**SOURCEWELL #060920-KTC** Maturity Date: 8/1/2024 Website: [kenworth.com/sourcewell](http://kenworth.com/sourcewell)  
 Kenworth  
 Class 5-8 chassis with related equipment





**BOROUGH OF CLOSTER**  
**RESOLUTION 23-253**

**RESOLUTION AUTHORIZING THE HIRING OF FT FINANCE CLERK**

**WHEREAS**, the Mayor and Council of the Borough of Closter is aware of the need of an Full Time Finance Clerk in the Borough’s Tax/Finance Department; and

**WHEREAS**, Borough of Closter’s Borough Administrator, Tax Collector and the HR Committee of the Council has reviewed the qualifications and recommended the hiring of an individual to the following position effective December 1, 2023; and

Mellissa Gracey – Full Time Finance Clerk

**WHEREAS**, the Mellissa Gracey will start at a salary of \$53,000 plus conditions awarded in Closter’s Personal Manual; and

**WHEREAS**, the Mellissa Gracey will have a six month Probationary period, where upon a satisfactory competition will be awarded \$5000.00 in additional compensation.

**NOW, THEREFORE BE IT RESOLVED**, that the Mayor and Council is hereby authorizing the hiring of Mellissa Gracey–Full Time Finance Clerk. The hire will be effective on December 1, 2023; and

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

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

Adopted: November 20, 2023

APPROVED BY:

ATTEST:

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

Stephanie Evans  
Stephanie Evans, Borough Clerk

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter on November 20, 2023.

Stephanie Evans  
Stephanie Evans, Borough Clerk

**BOROUGH OF CLOSTER**  
**RESOLUTION #23- 254**

**RESOLUTION TO AUTHORIZE THE HOLDING OF A TREE LIGHTING CEREMONY ON DECEMBER 3, 2023**

**WHEREAS**, at the public meeting held on November 20, 2023, the Governing Body reviewed correspondence from the Closter Improvement Commission; and

**WHEREAS**, the letter requested permission to hold an annual tree lighting ceremony on Sunday, December 3, 2023 Borough Hall commencing at 4:00 p.m.; and

**WHEREAS**, the Governing Body discussed the request and determined that the request should be authorized, and that the tree lighting ceremony may occur on the date requested from 4:00 p.m. to 5:00 p.m. and, additionally, that the Borough Hall building may be opened for purposes of the public's use of rest rooms;

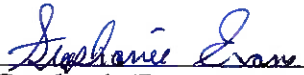
**NOW, THEREFORE BE IT RESOLVED**, that the Governing Body of the Borough of Closter hereby approves the request by the Closter Improvement Commission to hold a tree lighting ceremony on Sunday, December 3, 2023 Borough Hall from 4:00 p.m. to 5:00 and to also authorize that the Borough Hall be opened during that time to make rest rooms available for use by the public.


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

Adopted: November 20, 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 November 20, 2023.

  
 Stephanie Evans, Borough Clerk

**BOROUGH OF CLOSTER**  
**RESOLUTION 23-255**

**RESOLUTION RENEWING LUSTRON HOUSE CARETAKER SERVICES**  
**AGREEMENT TO PERFORM BASIC MAINTENANCE FOR A PERIOD OF THREE**  
**YEARS**

**WHEREAS**, the Governing Body of the Borough of Closter on December 28, 2016 determined that there was a need to award a Professional Services Agreement for a Caretaker for the Lustron House to perform basic maintenance; and

**WHEREAS**, the Borough of Closter engaged in a Fair and Open process and solicited proposals for these services; and

**WHEREAS**, the services are provided through an agreement providing for no financial consideration; and

**WHEREAS**, one person responded, Michael Pisano d/b/a Key Business Associates and he submitted a timely proposal to provide the services; and

**WHEREAS**, during the regularly scheduled meeting on October 23, 2023, the Closter Historic Commission discussed and recommended the renewal of the current agreement for a term of three years, (Exhibit A); and

**WHEREAS**, the Borough's Risk Manager reviewed and found the Certificate of Insurance and Hold Harmless Agreement to be acceptable; and

**WHEREAS**, the Mayor and Council has determined it to be in the best interests of the Borough to renew the agreement, which is exempt from New Jersey's bidding law, with Michael Pisano d/b/a Key Business Associates; and


**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Closter that Michael Pisano d/b/a Key Business Associates, 44 Columbus Avenue, Closter, New Jersey 07624, is hereby reappointed as Caretaker- Lustron House to provide basic maintenance for a period of three (3) years, retroactively effective May 1, 2023, pursuant to the terms and conditions of the Caretaker Services Agreement and subject to the Borough's receipt of an annual certificate of insurance and hold harmless agreement; and

**BE IT FURTHER RESOLVED** that the Borough Attorney has reviewed the renewal agreement and takes no exception; the Mayor and Clerk are hereby authorized to execute the aforementioned agreement; the Clerk shall advertise the terms of the agreement as required by law and shall keep a copy of the agreement on file for public inspection.


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

Adopted: November 20, 2023

ATTEST:

  
Stephanie Evans, Borough Clerk

APPROVED:

  
John Glidden, 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 November 20, 2023

  
Stephanie Evans, Borough Clerk

JW:LW

**EXHIBIT A**  
**Closter Historic Commission Email dated 10/25/23 Regarding Lustron Caretaker**  
**Services**  
**LUSTRON HOUSE CARETAKER SERVICES CONTRACT BETWEEN THE**  
**BOROUGH OF CLOSTER AND MICHAEL PISANO**

THIS AGREEMENT, which is effective May 1, 2023 through May 1, 2026 is made by and between the Borough of Closter in the County of Bergen, State of New Jersey, party of the first part, hereinafter called the "Owner"; and Michael Pisano d/b/a Key Business Associates, 44 Columbus Avenue, Closter, New Jersey, hereinafter called the "Contractor".

WITNESSETH; that for and in consideration of the agreements to be made and performed by the Owner, the Contractor hereby agrees with the Owner to the following:

1. The Contractor shall perform basic maintenance not affecting the original construction or original fabric of the house, on the property including general cleaning, light yard work, including weeding and removal of branches, cleanup of litter and debris, shrubs and bushes trimmed by non-power hand tools, at the direction of the Borough's Historic Preservation Commission, and snow removal, all at the direction of the Borough's Historic Preservation Commission. All work performed must conform with the Secretary of the Interior's Standards for the Treatment of Historic Properties-Rehabilitation. All work must be in compliance with the New Jersey Register of Historic Places Act.

2. The Contractor shall meet short deadlines, inspecting the property a minimum of 5 days per week pursuant to a sign-in log kept on site; be able to maintain driveways and sidewalks throughout the year in accordance with Municipal Borough Ordinances; be able to provide and utilize personal non-power tools. The Borough remains responsible for compliance with the New Jersey Register of Historic Places Act and in the event any work is proposed to be done on the Lustron property by the Caretaker or by anyone else (other contractors, municipal employees, etc.) other than the activities listed in Item 1., the Borough must submit an application for Project Authorization pursuant to the New Jersey Register of Historic Places Act to the Commissioner of the Department of Environmental Protection for the State of New Jersey. All parties acknowledge that the Act requires that any public undertaking that would "encroach upon, damage or destroy" the registered historic property be reviewed pursuant to this law and receive prior authorization from the Commissioner of the Department of Environmental Protection.

3. The Contractor shall be available to be present on site for overseeing of third- party contractors.

The Contractor shall start immediately upon the execution of this Agreement.

5. The Contractor agrees that all work will be for no pay and will be performed in exchange for the use of the garage and one-bedroom closet for storage of non-flammable materials, amount of space and storage of specific materials subject to the approval of the Historic Preservation Commission and the Borough of Closter's Mayor and Council.

6. The Contractor shall provide a hold harmless agreement and shall meet all Joint Insurance Fund (JIF) requirements and shall provide proof of insurance acceptable to the Borough's Risk Manager upon request. This shall include, at minimum:

A Certificate of liability insurance naming the Borough of Closter as a certificate holder and/or additional insured for commercial general liability on an occurrence basis and must not be altered by any endorsements limiting coverage for a minimum of one million (\$1,000,000.00) dollars for each occurrence, fifty thousand (\$50,000.00) dollars for damages to rented premises, five thousand (5,000.00) dollars expenses for any one person, one million (1,000,000.00) dollars for personal and advertising injury with a general aggregate amount of two million (\$2,000,000.00).

In the event Contractor were to utilize the assistance of any agent, servants or employees of a

business known as Key Business Associates, additional insurance will include: Workers compensation insurance in accordance with the laws of the State of New Jersey and other states where work is being performed. The company shall also have and maintain employer's liability insurance.

Contractor shall provide owner with a copy of insurance certificates at the time of their renewals.

7. In the event contractor utilizes the services of Key Business Associates to perform any services under the terms and conditions of this Contract, the Contractor agrees to comply with the statutory requirements for Affirmative Action.

Law Against Discrimination Requirement

Mandatory Equal Employment Opportunity Language

During the performance of this Contract, the Contractor agrees as follows:

a. The Contractor or Subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex. Except with respect to affectional or sexual orientation, the Contractor will take affirmative action to ensure that, such applicants are recruited and employed, and that employees are treated during employment without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex. Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.

b. The Contractor or Subcontractor, where applicable, will in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affection or sexual orientation or sex.

c. The Contractor or Subcontractor, where applicable, agrees to comply with the regulations promulgated by the Treasurer pursuant to NJSA 10:5-31 et seq., as amended and supplemented from time to time and the Americans with Disabilities Act.

d. The Contractor or Subcontractor agrees to attempt in good faith to employ minority and women workers consistent with the applicable county employment goals in accordance with N.J.A.C. 17:27-5.2, or a binding determination of the applicable county employment goals determined by the Division pursuant to N.J.A.C. 17:27-5.2.

e. The Contractor or Subcontractor agrees to inform in writing appropriate recruitment agencies in the area, including employment agencies, placement bureaus, colleges, universities, labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, handicap, or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

f. The Contractor or Subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal Court decisions.

g. In conforming with applicable employment goals, the Contractor or Subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

h. The Contractor and its Subcontractors shall furnish such reports or other documents to the Division of Contract Compliance and EEO as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Contract Compliance and EEO for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code at NJAC 17:27.

9. The Contractor represents and warrants:

(a) That he is financially solvent and that he is experienced and competent to perform the type of work, and to furnish the plant, materials, supplies and equipment, to be so performed or furnished by him;

(b) That he is familiar with all federal, state, county, and municipal laws, ordinances, and regulations, which may in any way affect the work or those employed therein, including, but not limited to, any special acts relating to the work on the project of which it is a part;

(c) That such temporary and permanent work required is to be done by him can be satisfactorily constructed and used for the purpose for which it is intended, and that such construction will not injure any person or damage any property; and

(d) That he will make no claims against the Owner. if in carrying out the project, he finds that the actual conditions encountered do not conform to the information shown in any project documents, or to conditions that might be expected from surface and/or subsurface indications.

10. At the Borough's option this contract may be renewed for one, two -year period.

This Agreement shall bind the heirs, executors, administrators, successors and assigns of the respective parties hereto.

**IN WITNESS WHEREOF**, the parties to this presents have executed this Contract in three (3) counterparts, each of which shall be deemed an original. in the year and day first above mentioned.

(Seal)

Attest:

Stephanie Evans  
Stephanie Evans, Borough Clerk

DATE: 11-20-23

**BOROUGH OF CLOSTER**

John Glidden  
Mayor John Glidden

DATE: 11-20-23

**CONTRACTOR**

(Seal)

Attest:

\_\_\_\_\_  
Date: \_\_\_\_\_

By: \_\_\_\_\_  
Michael Pisano

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

( Address)

**BOROUGH OF CLOSTER**  
**RESOLUTION #23-256**

**RESOLUTION TO GO INTO CLOSED SESSION AND EXCLUDE THE PUBLIC**

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances will or presently exist.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey, as follow:

1. That the public shall be excluded from the August 9, 2023 Closed Session and discussion of the hereinafter specified subject matter:

Closed Session Docket#	Item Title of Description	Statutory Reference
23-11/20-1	Pending or Anticipated Litigation or Contract Negotiations	N.J.S.A. 10:4-12 (b) (7)
23-11/20-2	Matter Falling With Attorney Client Privilege	N.J.S.A. 10:4-12 (b) (7)

Formal action may/may not be taken.


2. Minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public

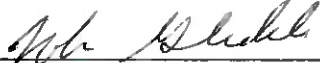
Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai		X	X			
Councilwoman Chung			X			
Councilman Devlin			X			
Councilwoman Latner			X			
Councilwoman Witko	X		X			
Councilman Yammarino			X			

Adopted: November 20, 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 at the Regular Meeting held on November 20, 2023.

  
 Stephanie Evans, Borough Clerk