

MAYOR AND COUNCIL
BOROUGH OF CLOSTER

REGULAR MEETING MINUTES - JANUARY 9, 2008 - 7:30 P.M.

The Mayor and Council of the Borough of Closter held a Regular Meeting at Borough Hall on Wednesday, January 9, 2008. Mayor Heymann called the meeting to order at 7:35 p.m.

1. PLEDGE OF ALLEGIANCE

Mayor Heymann invited all to join in the Pledge of Allegiance.

2. OPEN PUBLIC MEETINGS ACT STATEMENT

Mayor Heymann declared that the meeting was being held in compliance with the provisions of the Open Public Meetings Act.

3. ROLL CALL

The following persons were present:

Mayor Sophie Heymann

Councilpersons John C. Glidden, Jr., Thomas Hennessey, John Kashwick,
David Barad, Cynthia L. Tutoli, Victoria Amitai

Acting Administrator/Treasurer, John DiStefano

Borough Attorney, Edward T. Rogan

Assistant to Borough Clerk, Cynthia Meyer

Borough Engineer, Nick DeNicola

The following persons were absent:

Borough Clerk, Loretta Castano

Chief of Police, David Berrian

At this time, Mayor Heymann asked for a moment of silence in tribute to Barbara Budinich, a 4-term Councilwoman in Harrington Park. She passed away this Sunday immediately after having been installed for her fifth term. She was also a member of the Ambulance Corps in Harrington Park, thus serving the people of Closter as well.

4. OPEN MEETING TO PUBLIC FOR ANY MATTER, PER N.J.S.A. 10:4-12 (a)
(Subject to 5-minute limit per General Rule No. 10)

Mayor Heymann opened the meeting to the public.

Myron J. (Mike) Lewis, 311 Durie Avenue, informed he was bringing wishes of a Happy New Year from former Mayor Eliasof and came to inform about the Belskie's show this Sunday honoring Andrew Lukach, whom he referred to as the epitome of student teaching at the Art Student's League. This is another way to make the public of the Northern Valley District aware of the Belskie. As per Mayor Heymann's request, Mr. Lewis distributed information regarding the Lukach presentation at the Belskie Museum.

Janet Flotard Lukach, 290 Durie Avenue, read the following and requested it be placed into the Minutes verbatim:

"In order to avoid litigation, the Borough of Closter and the Segals entered in to a Settlement Agreement October 13, 2004. This agreement was predicated on the fact that the Segals were and would remain variance free and that the Segals are bound by all limiting schedules, zoning regulations and ordinances in effect at the time of the Agreement.

The Settlement Agreement among other stipulations states that:

The proposed front yard setback is to be 44 feet

The planting of all landscaping contained in the landscape plan shall be a requirement under the Settlement Agreement.

Plantings along the **border** (and the keyword is border) of 296 Durie and 290 Durie

shall be the planting of 8 feet tall evergreen trees.

Let me please remind the Mayor and Council that the **border** between 296 and 290 Durie is approximately 258 feet long, that the Segals have 140 feet of frontage on Durie Avenue and that they have chosen to build and edifice 109 feet wide. Any tightness in the right side setback with relationship to the driveway, garage and plantings has been created by Mr. Segal. He is the architect. He is not the victim.

In the Borough Engineer's report dated October 24, 2005 that was sent to the Mayor and Council with copies to Mr. Rogan, Mr. Lenander, Mr. Sinowitz and Mr. Sager, his findings indicate that the Segals have violated the Settlement Agreement requiring a front yard setback of 44 feet and have exceeded Closter's Building Code height requirement of 30 feet.

The following is what was done with the Borough Engineers report dated almost 2 years previously— nothing. In Mr. Sinowitz's letter of August 21, 2007 to the Borough Attorney, he states that in terms of a zoning perspective this project complies with all Borough Codes except for Ordinance N 103-1F. It does not meet the ordinance stipulation that a living fence (plantings) is required to be 3 feet from the property line. Even the most recent final as built survey of May 9, 2007 performed by Mr. Segal's own engineer, De Grace engineers, using their numbers, concurs with the Borough Engineers findings that the Segals have violated the front yard setback of 44 feet. Yet Mr. Sinowitz acquiesces to the Segals on almost every zoning issue because Mr. Segal is a licensed professional architect.

Never addressing and following through on the Borough Engineer's 2 year old report, the Mayor and Council's focus now (so they can sign off on this project) has turned to landscaping semantics regarding the border between 296 and 290 Durie Ave debating—a living fence vs. buffer vs. insulation vs. barrier. To mention just a few of the comments, Councilman Barad said the Segals complied in planting a nice living fence and it should stay. Councilman Hennessey questioned if they could remove some of the trees and plant them on the other property and goes on further to say that they both want a buffer and if they cannot put one on the Segal property one way would be to plant it on her property. The Borough Attorney advised that the only other option is to have the Segals remove every other tree so that it would not be a living fence because there would be more space between each tree in order to get around the "living fence" designation.

The Settlement Agreement requires plantings along the border of "the property" i.e. the Segals and the adjacent property—290 Durie Avenue—my property. The landscaping plan done by Gary Segal, RA, approved by the Mayor and Council and submitted as part of the Settlement Agreement does not correspond pictorially with the worded stipulated in the Settlement Agreement that requires the **border** between the two properties (approximately 258 feet) to have plantings. The newly planted arborvitae, terminate at the beginning of Mrs. Segal's door less attached t2 car garage. According to Mr. Segal's approved drawing, the arborvitae should have continued another 3 inches and using Mr. Segal's scale of 1/8 inch equal 1 foot that translates into an additional 24 feet of plantings. The approved landscaping plan done by Gary Segal, RA that was incorporated into the Settlement Agreement does not represent the language stipulated in the Settlement Agreement. In fact, the approved landscaping plan does not even correspond in reality to the plantings installed along the border. This is problematic.

For the record, the border plantings are not an extra request based on private individual's desire—Mrs. Janet Lukach, and neither did my late husband or I ever receive from anyone at any time special favors or considerations regarding anything pertaining to this property. As we stated in public at the onset of this construction, let the Segals build their house safely, legally and in peace and harmony with their neighbors. We wish them well and quite frankly, I still do.

We have had the unpleasant and time-consuming job of doing the Borough's work from A to Z—from curb cuts to utility poles. It is the Borough's responsibility to enforce and have residents comply with ordinances. The Borough is obligated to represent all of the people fairly and evenhandedly and not show partiality to the bullies who use the litigation card when something doesn't go their way.

I expect the Borough of Closter not to issue a certificate of occupancy to the Segals until all the stipulations in the Settlement Agreement of October 13, 2004 have been fully met.

With comments such as "We had the bad luck to move next door to her," "I had to go to the

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Building Department to see what she is up to again," "With our neighbors never ending demands and complaints." "This is an extra request based on a private individual's desire, Mrs. Janet Flotard" to "Lately Mrs. Flotard Lukach has not shown any issues. This is how we know if we are doing well." Mrs. Segal tries to paint me as a bad person. This is not who I am. I am not mean spirited. I'm just protecting my rights responsibly sticking up for myself. To put it bluntly, my deceased husband Andrew and I got sucked into this situation because we own the property next door to the Segals."

Mayor Heymann informed that they did take this up earlier, but in view of the latest request, this will be discussed in Closed Session. Councilman Glidden clarified that Mrs. Lukach was referencing that they were not only not in compliance with the Settlement Agreement of October 2007, but also not in compliance with Borough Codes. Ms. Lukach stated that no one likes litigation, but what is right is right and what is wrong is wrong. Mayor Heymann agreed and thanked her.

Donna Kelly, 333 Demarest Avenue, referred to her visit in August regarding her driveway and she noted that she was told to be patient that there was going to be an ordinance change because she has an older home. She wished to know the status of this. Councilman Glidden clarified to the Mayor and Council that Ms. Kelly was denied an application to improve her driveway by Mr. Leonard Sinowitz on the grounds that a new ordinance had been passed and she is not increasing pervious coverage. He added that there is a defect in the ordinance and this needs to be corrected. Mayor Heymann explained that this was not the case, as it was the old ordinance that was not flexible enough to achieve her needs, and she did have the opportunity to go to the Zoning Board and ask for a variance for hardship purposes. Due to the belief that there was a possibility that the ordinance would be changed, Mayor Heymann advised that Ms. Kelly could wait and see; however nothing new has been cast. Councilwoman Amitai confirmed this was on the agenda for the Planning Board. Mayor Heymann further added that the process would be that the Planning Board, after some discussion, would make a recommendation to the Ordinance Committee, which would ask the Mayor and Council to pass the Ordinance.

Ms. Kelly informed that back in August, she was told to be patient that it would take a few months, but it has been six months and she was wondering what to do. Mayor Heymann apologized and informed they are waiting on a few Committees and groups that need to get together and everyone's sympathy was with Ms. Kelly. She noted that Ms. Kelly could always go to the Zoning Board for a variance. Mr. Glidden added that this could be an expensive proposition; in response to Mr. Glidden, Councilwoman Amitai informed that the next subcommittee meeting would be the following week, 1/17/08. Mayor Heymann explained that when the subcommittee makes a decision it will go to the Planning Board and will be on their agenda. She advised that Ms. Kelly could look at the agenda to see the decision of the subcommittee and then go to the Planning Board and testify in order for the Planning Board to take an official position to go to the Mayor and Council.

In response to Ms. Kelly, Mayor Heymann explained that in order to know what is going on, she can check with the Planning Board Secretary, Lynn Conway, and she will inform Ms. Kelly as to when it will come up for discussion. She confirmed that Ms. Kelly should wait until after 1/17/08. Councilman Barad further added that if they are going to change an ordinance, the Planning Board will make a recommendation and this will come back to the Mayor and Council, who will present the Ordinance, there will be a public hearing and they will eventually vote on it. However, because it has to go through these various committees and they only meet a few times a month; government works slowly so it does not work radically. In response to Ms. Kelly, Mayor Heymann explained that the driveway does not have the capacity to be grand-fathered. Borough Attorney clarified that the driveway is grand-fathered, but any improvements are not; the driveway is grand-fathered in that if it violates any current Zoning codes, there will be no violation issued. The improvement of it does violate the ordinance and this is the predicament.

At this time, Mayor Heymann congratulated Steven Isaacson's daughter for her efforts; Mr. Isaacson hoped his daughter could collect a great amount of contributions from Closter, as it is for a good cause.

Steven Isaacson, 97 Columbus Avenue, apologized for missing the Sine Die meeting. He informed

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that they had recently received a notice from the high school of a confirmed staph infection of one of the students. No one else seems to know about it, even though it is a regional problem and this could spread, resulting in the death of children. He believed the Mayor and Council should make a resolution so that the public can be notified of these things. There was once a meningitis scare and they wouldn't even tell the parents who the person was so their children could get checked out. Even though there are privacy issues, they should do something because it deals with public safety and health. He confirmed to Dr. Barad that all of the parents in the high school had received the notice, but they had not received information as to whom has the staph infection. Borough Attorney informed that it was disclosed that the person was a member of the wrestling team, so all of the wrestlers were put on notice. Mr. Isaacson confirmed this and noted that the school did say that the sports equipment is sanitized daily to minimize the exposure; however, this is a deadly infection with no cure and it affects everyone.

Mr. Isaacson referred to the speech given by Mrs. Lukach, and informed that he had called the Building Department about the billboard and he was told that there was a 12-month period in which a sign such as Mr. Segal's sign was permitted to be up; immediately after the call, they shut it down and removed it. He informed this was going on for several years and questioned why there was a rule on the books and it was not enforced. Mayor Heymann explained that they have been trying very hard to accommodate everyone in the neighborhood and Mr. Isaacson expressed his opinion that they were trying very hard to accommodate Mr. Segal.

Mr. Isaacson referred to recent letters and articles regarding the electricity. He noted that the most wasteful use of electricity is with the Recreation Department. There is a great amount of heat and electricity consumed at the schools wished to know what they are getting monetarily in order to offset the costs from recreation. He suggested having a surcharge for transportation for all parents who wish to have their children participate in night-time sports. Instead of threatening to lay off employees, he felt the squeeze should be placed upon those that use the most. Recreation does not contribute to expenses, and he would like to see this changed.

Mr. Isaacson further wished to discuss the Vantage deal and expressed his frustration that the Borough is ready to fork over \$80,000 to clean up soil on land that is technically the Borough's and it will be given away to Vantage. He noted that if they are going to spend \$80,000, they should do a 99-year land lease. Borough Attorney clarified that the Borough, in order to attempt to comply with COAH regulations, entered into this agreement, similar to Spectrum. The transaction will be a deed with a reverter clause. This means that in the event Vantage were not to use the property in a way that qualifies the Borough to receive COAH credits, the property reverts back to the town. Mr. Isaacson noted the agreement dated 12/04/07, "deed restrict shall mean placing a deed restriction upon a housing unit or the land upon which a housing unit is constructed, limiting its use to low and moderate income residents to a period of at least 30 years consistent with COAH's rules." Borough Attorney further clarified that after 30 years, they have the opportunity to renew this lease; and the 30 years is required under the COAH regulations in order to get the municipality the credits. He explained that the agreement says that if Vantage does not agree to use it, the only other entity that could use it for low and affordable housing is the State of New Jersey. He confirmed this agreement is only for 30 years, no longer.

At this time, Mayor Heymann wished to explain the expense of \$80,000 in order to clean up the property. It is the expense of the Borough because they are the owners of the property. The money that is being used is COAH's money, that is a result of the developer's fees for COAH that we impose on new housing developers. That money cannot be used for any other purpose except for COAH housing. They have, in the past, used the money to pay for housing in the Borough of Fairview. They could, in the past few years, do up to 25% of the required housing units, it is reverting back to 50% of the housing units. However, some of it has to be spent in Closter, so they are encouraging Vantage because they get 16 unit credits. This money can only be spent on COAH.

Mr. Isaacson questioned what the harm could be if they offset this cost at \$2500/year. They do not own the land, so he further questioned why Vantage could not receive the land as it is. Borough Attorney advised that they would not build on the property with the way it is and they could not build the building. Therefore, the Borough would be exposed to a COAH credit case by a developer and they would have to build additional units; and/or the Zoning Code gets disregarded and the builder gets to build 15-20 on an acre. The concern and reason the Borough has done this in order to protect the Borough from the situation in Cresskill. Davies was given 20 units per acre

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on Piermont Road and now all of those people are moving into town. These people have kids and they are going to the schools. The Borough is going to be hurt by that type of thing. If there is a piece of land that is an acre and they can limit it to 3 houses, they have the exposure of 10-15 apartments. The Council has made it clear that they wish to control this and this is one of the methods a municipality is given to control this and keep the development under control in Closter. In response to Mr. Isaacson, Mayor Heymann clarified that they have the money and it can only be used for COAH- only a certain amount can be used to buy credits, which can only be used to purchase 25%. She informed that they are better off spending the money in Closter and protecting ourselves from builder's remedy because of the opportunities we are giving to Vantage. They cannot use the money for RCA's because they have already fulfilled the entire quota. This is the best means to protect Closter.

Jack Kelly, 132 Herbert Avenue, questioned the Borough Attorney as to the contaminated soil. Mr. DeNicola informed that it is the pile of dirt that is above the ground. Mr. Kelly affirmed that this dirt came out of the road, which Mr. DeNicola explained came from where Railroad Avenue is today and that he believes that the contamination is from pesticides, but Keith Sager has the entire report. He confirmed that he is not sure how many yards of soil there are; and Mr. Sager has the report. Mayor Heymann informed that it is not a matter of carting the soil off somewhere, the issue is cost it will take to place contaminated soil somewhere. He did not believe that there was a thousand yards and he expressed concern with the cost.

Jesse Rosenblum, 65 Knickerbocker Road, questioned as to who would be responsible if the soil came from a street job, why it was put there, and if they knew where the dirt came from, they have the pedigree. They could tell the enforcement the dirt came from the street and they can go from there. They had a road contractor and an engineer on the job, and he wondered why the soil was put there. Mayor Heymann and Borough Attorney acknowledged that they did not know the soil came from the road.

Mr. Kelly commented that they got in trouble over that road and they knew why the soil was left there. When he asked to have the curbs checked, the contract called for a 20-inch curb and they put in an 18-inch curb. The County allows a 10% variation, so he asked about the dirt, but that slipped away too.

At this time Victoria Amitai introduced Eric Mattes from the Closter Improvement Commission.

Eric Mattes, 72 Primrose Lane, informed that he was here to discuss an event in April, sponsored by the Closter Improvement Commission, entitled "Spring Into the Arts." Initially it was going to be a concert, but the scope has been expanded to include a musical concert for the first half, with performers from the three towns. The event is going to be hosted at Northern Valley Regional High School in Demarest, utilizing the various people from the three towns, a great number of which belong to musical groups in Manhattan and are at the top of their game professionally. The second half will be a combination of dance performances and visual arts, as well as a fashion show and refreshments, made by local vendors or individuals interested in the culinary arts. They spoke to Emme Aronson, who is a model and has been on the TV circuit and has had her own show. She will be emceeing the event, including perhaps a portion of the fashion show. They are hoping this will draw people.

The bigger aspect behind this event for the Closter Improvement Commission would be to drum up business in Closter, which is why they are having that fashion show component. The original idea would be to use clothing from various establishments within the Borough; another was to use original designs from various designers within the three towns. This is the idea and they have various people who have volunteered to be chairs for the different events that are going to occur. They have a lot to do in a short period of time, but they wanted to let everyone know so the Mayor and Council could be on top of this so it could be a great event. In response to Mayor Heymann, Mr. Mattes informed that in order to save money, as opposed to doing an outright mailing for a "Save the Date," they were going to do a flyer, with possibly an artist from town creating a logo for the event. The flyer would go out through the schools, organizations in town and the churches to get the word out. They are also going to get someone on the CIC to help with the publicity as well. This will be out as soon as they can get commitments from everyone for the

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various events. The date will be Sunday, 04/06/08.

Councilwoman Amitai explained that they were planning on using the money from the CIC budget, with a payback because they will be charging \$10/person, with children under 12 free with a maximum cap per family of \$40. They have several of the towns involved with people of different ethnicities. In response to Councilman Kashwick, the \$10/ticket is going all to Closter.

5. COMMUNICATIONS

a. MAIL LIST - JANUARY 3, 2008- Mayor Heymann reviewed the correspondence distributed on this date and asked if any member of the Council wished to address any matter or provide any comments.

The following items were removed by the following individuals: Former Councilman Michael Kafer and Consulting Engineer Thomas Skrable removed Item No. 1.

Item No. 1 - Received 12/17/07, dated 12/13/07, from Thomas W. Skrable, P.E., Consulting Engineer; re Diamond Developers, #408 Anderson Avenue, Borough of Closter, Job No. 07-042; Request for Sidewalk Waiver.

Michael Kafer, 261 Parsells Lane, informed that 408 Anderson Avenue is a corner property with Parsells Lane. This applicant has already gone before the Planning Board and given a soil removal permit. In applying for the soil removal permit, he had stated that there were no variances required to get a zoning certificate. While this application is pending, the Zoning Board will hear his application for bulk variances for hardship next week for his front and side yards. Anderson Avenue is a busy street, and this portion is about the narrowest of the Avenue, about 24' 9" wide. Two cars can pass through it, but three cannot. There are many people walking Anderson Avenue; and when there is a walker, cars have a very hard time traversing it; it is a gauntlet and is frightening for most drivers when they see a pedestrian at night. When he walks the street at night, he carries a flashlight so he does not get killed; and it is a street in desperate need of a sidewalk. He requested that when an application such as this comes in, that the area should be notified and the letter should be referred to the Zoning Board for when they have their application, so they may put a condition on the application that there should be sidewalks.

Mayor Heymann informed that sidewalk waivers come to the Mayor and Council. In response, Mr. Kafer noted that the Zoning Board could make conditions of their variances, and one could be that there would be a sidewalk, which could not be appealed to the Mayor and Council. Councilman Barad explained that there is an Ordinance that there needs to be a sidewalk, they'd have to approve if there is not a sidewalk, and they are not going to approve the waiver. In response to Mr. Kafer, Dr. Barad further added that he drove down that street the other night and there were a few people on the road and they could hardly be seen.

Thomas Skrable, Consulting Engineer for Diamond Developers, clarified that they were before the Planning Board and at that time they were not trying to hide anything from the Planning Board. He noted that they had a note on the drawing that says they will install the sidewalks or come to the Mayor and Council. However, this is a very unique situation. Typically, when there is a street right-of-way that abuts a town boundary, half the right-of-way is owned by one town and the other half is owned by the other town. In this case, this is not true; if they observe the sketch in the letter, the Borough line is actually the westerly right-of-way line of Anderson Avenue, so the Borough of Closter doesn't have the ability to install sidewalks on Anderson Avenue.

Mayor Heymann explained that the Borough of Alpine ends at the beginning of the lot to which Mr. Skrable is referring. The entire roadbed belongs to Alpine; however, a sidewalk can be built on the property that Diamond is developing right now, inside of the Closter border. Mr. Skrable stated that if an easement were granted or some sort of license agreement from the property owner, it could be done. Borough Engineer informed that it could be built in the Alpine right-of-way; Mr. Skrable agreed. In response to Mr. Skrable, Mayor Heymann agreed that it is a unique situation, but it does not prevent a sidewalk from being built. In response to the Borough Attorney, Mr. Skrable explained that his client did not wish to have the sidewalk built because his concern is with Parsells Lane. He does not want to install a sidewalk on Parsells Lane due to the trees there; he is willing to install the sidewalk on Anderson Avenue, it is only a matter of how it is

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accomplished. Currently, he doesn't want the sidewalk 15 feet behind the curb on his property. He would prefer to have it in the roadbed. Borough Engineer clarified that it would be in the right-of-way, not the roadbed; he added that the house across the street on the southeast corner of Parsells Lane installed a sidewalk in the Alpine right-of-way four years ago.

Mr. Skrable stated that they are happy to agree to go to the Borough of Alpine and request to put in a sidewalk there; they are also requesting from this Council that they do not have to build a sidewalk on Parsells Lane. Mayor Heymann suggested they wait to find out how the sidewalk is going to be built by him going to the Borough of Alpine and reporting back to the Council. She confirmed with Mr. Kafer that the Zoning Board will be on notice of this application through a copy of this letter.

Steven Isaacson, 97 Columbus Avenue, expressed his concern that because it is a narrow road and during the wintertime there is snow and the road does get plowed, the 24'9" may come down to 18", which would make the sidewalk highly beneficial to anyone who walks in that area. If our goal is to encourage more people to walk and use less gas, as well as make the town 55-and-over friendly, the less they provide these walkways, they are defeating the purpose. Mayor Heymann noted that everyone on the Council agreed with this.

6. OPEN MEETING TO PUBLIC FOR COMMUNICATIONS ITEMS ONLY
(Subject to 5-minute limit per By-Laws General Rule No. 10)

Mayor Heymann opened the meeting to the public for communication items only.

7a. REVIEW OF CONSENT AGENDA ITEMS
(PROCEDURE TO BE EXPLAINED BY MAYOR HEYMANN)

Mayor Heymann reviewed the items on the Consent Agenda and asked if any member of the Council or Public wished to remove or discuss any item.

ORDINANCES AND RESOLUTIONS

8a.* BILL RESOLUTION - JANUARY 15, 2008
TO BE PREPARED BY TREASURER

~~9.*~~—RESOLUTION APPROVING THE SETTLEMENT OF TAX APPEALS FOR THE YEARS 2006-2007: SUPER VALUE, INC., 121 SCHRAALENBURGH ROAD, BLOCK 502, LOT 3 (Received from Borough Attorney 12/18/07)

~~10.*~~—RESOLUTION AUTHORIZING MAYOR AND CLERK TO EXECUTE ANY AND ALL NECESSARY DOCUMENTS RE ACQUISITION OF SUPER VALUE SITE (Submitted by Borough Attorney, at the request of the Mayor - Received 12/26/07)

At this time, Mayor Heymann noted that these two were completely separate issues.

~~11.*~~—RESOLUTION AUTHORIZING BOROUGH CLERK TO ADVERTISE FOR THE RECEIPT OF BIDS FOR THE 2007 ROAD IMPROVEMENT PROGRAM UPON RECEIPT OF SPECIFICATIONS FROM THE BOROUGH ENGINEER (Received from Acting Administrator/Treasurer 1/4/08)

12.* RESOLUTION APPROVING THE PLAN ENTITLED 2007 ROAD IMPROVEMENT PROGRAM, DATED JANUARY 2, 2008 (Received from Acting Administrator/Treasurer 1/4/08)

MOTIONS

13.* MOTION GRANTING APPROVAL FOR CLOSTER ELKS LODGE #2304, 148 RAILROAD AVENUE, TO CONDUCT INSTANT RAFFLES FROM 2/1/08 TO 2/1/09 AS FOLLOWS: EVERY MONDAY THROUGH THURSDAY FROM 3:00 P.M. TO 12 MIDNIGHT; EVERY FRIDAY FROM 3:00 P.M. TO 12 MIDNIGHT; EVERY SATURDAY FROM 12:01 A.M. TO

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2:00 A.M. AND 12 NOON TO 12 MIDNIGHT; EVERY SUNDAY FROM 12:01 A.M. TO 2:00 A.M. AND 12 NOON TO 10:00 P.M. (Completed application filed and required fees received)

- 14.* MOTION GRANTING APPROVAL FOR ST. MARY ROMAN CATHOLIC CHURCH TO HOLD THE FOLLOWING ACTIVITIES AT THE FOLLOWING LOCATIONS: (Completed applications filed and required fees received):
- a. OFF-PREMISE DRAW RAFFLE, TO BE HELD SATURDAY, APRIL 26, 2008, AT 320 HIGH STREET, CLOSTER, BETWEEN THE HOURS OF 7:00 P.M. AND 11:00 P.M.
 - b. ON-PREMISE 50/50 RAFFLE, TO BE HELD SUNDAY, MARCH 9, 2008, AT 20 LEGION PLACE, CLOSTER; AT 11:00 A.M.
- 15.* MOTION GRANTING APPROVAL FOR BEN PORAT YOSEF OF LEONIA, TO CONDUCT ON-PREMISE DRAW RAFFLE, ON SATURDAY, MARCH 8, 2008, FROM 7:00 P.M. TO 12:00 MIDNIGHT, AT TEMPLE EMANU-EL OF, 180 PIERMONT ROAD, CLOSTER
- 16.* APPROVING THE FOLLOWING MINUTES (Distributed 1/5/08):
- a. REGULAR MEETING OF DECEMBER 12, 2007; ABSTENTIONS: VICTORIA AMITAI
 - b. WORK SESSION NOTES OF DECEMBER 12, 2007; ABSTENTIONS: VICTORIA AMITAI
 - c. WORK SESSION NOTES OF NOVEMBER 19, 2007; ABSTENTIONS: VICTORIA AMITAI
- ~~17.*~~ APPOINTMENTS NOT MADE AT REORGANIZATION MEETING HELD 01/02/08:

| <u>OFFICE</u> | <u>APPOINTEE</u> | <u>TERM</u> | <u>EXPIRES</u> |
|----------------------------------|------------------|-------------|----------------|
| CONSTRUCTION CODE | | | |
| OFFICIALS | | | |
| Code Enforcement Officer | _____ | 1 Year | 12/31/08 |
| Building and Fire Inspector | _____ | 1 Year | 12/31/08 |
| | | | |
| ENVIRONMENTAL COMMISSION | | | |
| Associate Member | _____ | 1 Year | 12/31/08 |
| | | | |
| HEALTH, BOARD OF | | | |
| Alternate No. 2 | _____ | 2 Year | 12/31/09 |
| | | | |
| HISTORIC PRESERVATION COMMISSION | | | |
| Alternate No. 2 | _____ | 2 Year | 12/31/09 |
| | | | |
| IMPROVEMENT COMMISSION | | | |
| Member | _____ | 2 Year | 12/31/09 |
| Member | _____ | 2 Year | 12/31/09 |
| Alternate No. 1 | _____ | 2 Year | 12/31/09 |
| Alternate No. 2 | _____ | 2 Year | 12/31/08 |
| | | Unexp. | |

Mayor Heymann explained that they are currently advertising for a replacement for the prior to positions.

Mayor Heymann made the following appointments to the Planning Board and noted his resume which she distributed to the Council earlier:

| | | | |
|-----------------------|----------------------------|--------|----------|
| PLANNING BOARD | | | |
| Alternate No. 1 | <u>Benjamin Pinczewski</u> | 2 Year | 12/31/08 |
| | | Unexp. | |
| | | | |
| RECREATION COMMISSION | | | |
| Associate Member | _____ | 1 Year | 12/31/08 |

Mayor Heymann made the following appointments and asked for Council confirmation:

| <u>OFFICE</u> | <u>APPOINTEE</u> | <u>TERM</u> | <u>EXPIRES</u> |
|----------------------------|-------------------------|-------------|----------------|
| ZONING BOARD OF ADJUSTMENT | | | |
| Chair | <u>Robert Knee</u> | 4 Year | 12/31/11 |
| Vice Chair | <u>Lorin Sonenshine</u> | 4 Year | 12/31/11 |
| Alternate No. 2 | <u>Francis Noh</u> | 2 Year | 12/31/09 |
| Alternate No. 4 | <u>Steven Iafrate</u> | 2 Year | 12/31/09 |

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- 18.* RESOLUTION SUPPORTING AND COMMITTING TO COOPERATION AND PARTICIPATION IN THE PARIS GRANT FOR THE PURPOSES SET FORTH, AND TO EXECUTE AND DELIVER ALL DOCUMENTS REQUIRED INCIDENT THERETO - 2007-2008 (Received from Bergen County Clerk's Office for deadline 1/25/08)
- 19.* RESOLUTION SUPPORTING AND COMMITTING TO COOPERATION AND PARTICIPATION IN THE PARIS GRANT FOR THE PURPOSES SET FORTH, AND TO EXECUTE AND DELIVER ALL DOCUMENTS REQUIRED INCIDENT THERETO - 2008-2009 (Received from Bergen County Clerk's Office for deadline 1/25/08)
- 20.* RESOLUTION AUTHORIZING THE BOROUGH OF CLOSTER TO JOIN THE COALITION OPPOSING THE RE-LICENSING OF INDIAN POINT 2 AND INDIAN POINT 3 (Received from Mayor 1/7/08)
- 21.* RESOLUTION AUTHORIZING THE BOROUGH OF CLOSTER TO ENTER INTO A COOPERATIVE PRICING AGREEMENT (Received from Mayor Heymann 1/9/08)

The following items were removed by the following individuals: Mr. DiStefano previously removed Item No. 11; Mr. Hennessey asked that Item No. 10 be removed; Mr. Kashwick asked that Item No. 17 be removed; Mr. Glidden asked that Item No. 9. be removed.

7b. VOTE ON CONSENT AGENDA ITEMS

Motion approving the Consent Agenda minus Item Nos. 9, 10, 11, and 17 was made by Councilman Kashwick, seconded by Councilman Glidden and declared carried by Mayor Heymann upon the affirmative vote of Councilpersons Glidden, Hennessey, Kashwick, Barad, Tutoli and Amitai.

26. REVIEW AND VOTE ON ITEMS REMOVED FROM CONSENT AGENDA

9. RESOLUTION APPROVING THE SETTLEMENT OF TAX APPEALS FOR THE YEARS 2006-2007: SUPER VALUE, INC., 121 SCHRAALENBURGH ROAD, BLOCK 502, LOT 3 (Received from Borough Attorney 12/18/07)

Steve Isaacson, 97 Columbus Ave., questioned what the settlement was. He explained that Super Value was in violation of environmental regulations for years. They have been fined and have not paid one penny in fines. The situation has not been resolved and now the Borough is going to give back money in taxes. Mayor Heymann explained that A and B are different from C and in this case, this is a judgment in the tax court and has no bearing on what has been happening in Closter and is merely based on the valuation of the property. In fact, the assessment has been reduced by a very small amount. Borough Attorney confirmed it was a \$1500 difference and the problem is that the way the tax court evaluates any piece of property, all they look at is what the property is worth. Due to the contamination, the property is not worth what it could be worth and the tax court takes this into consideration; and they said that it must be reduced. This was reflected in the purchase price when Davies purchased the property; it was for \$400,000 but there was a \$3000 credit there. In response to Mr. Isaacson, Mr. Rogan advised that it was up to the DEP if they can put a lien on the property, and if they did, it would be done at closing; it has nothing to do with the Borough of Closter. He further added that he did not know what Davies will do with the property. Mayor Heymann explained that it had to be cleaned up before anything can be done.

10. RESOLUTION AUTHORIZING MAYOR AND CLERK TO EXECUTE ANY AND ALL NECESSARY DOCUMENTS RE ACQUISITION OF SUPER VALUE SITE (Submitted by Borough Attorney, at the request of the Mayor - Received 12/26/07)

Councilman Hennessey explained that from his understanding, Davies entered into a contract to purchase this property from Super Value, a private company, and they are going to spend \$400,000 to clean it up. He did not think they needed to pursue any money from the State to clean this up.

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Mayor Heymann acknowledged that they are not doing this and the grant is only to evaluate what needs to be done. If Davies was going to clean it up, it helps the State and Closter because they would have a better handle on if it is being done the way it should be done. Councilman Hennessey did not believe that they needed to get grant money to supervise Davies cleanup as the DEP regulates this. Mayor Heymann stressed that this grant is only to determine what needs to be done; if they were to depend on Davies to do this, it might not be done the way it needs to be done. In response to Mr. Hennessey, she further clarified that this agreement is that he will spend up to \$400,000. Mr. Glidden noted that this is not going to take \$400,000 to clean up the property. Mayor Heymann added that this is only an investigative grant.

Councilman Kashwick believed the Resolution to be misleading and leads to believe the the Borough is going to acquire this. Mayor Heymann explained that in order to proceed, the Borough has to pass this resolution which meets their templates. It doesn't really obligate us in any way; if Davies were to go ahead and truly clean up the property, they don't do anything. Mr. Isaacson acknowledged that Davies has taken on the responsibility of cleaning up the property but questioned the plume that has exceeded the property. Mayor Heymann explained that this is the exact reason why they need the grant to assess the damage beyond the property. Mr. Isaacson informed they had tried to do this once before and Mary Crane would not allow it. In response, Mayor Heymann stressed that they are not spending \$400,000 or any money at this point.

Prior to motion, Councilman Glidden questioned the purpose of a developer buying a property such as this. He explained that at some point down the road, he might want to make a trade with the Borough of Closter regarding some other piece of property. He agreed with Mayor Heymann that this is all guesswork right now and they need to keep in mind that there are reasons why developers do these things. Mayor Heymann added that they need to be weary of this particular one.

Motion to adopt Consent Agenda Item No. 9 was made by Councilman Glidden, seconded by Councilwoman Tutoli and declared carried by Mayor Heymann upon the affirmative vote of Councilpersons Glidden, Hennessey, Kashwick, Barad, Tutoli and Amitai.

Motion to adopt Consent Agenda Item No. 10 was made by Councilman Glidden, seconded by Councilman Barad and declared carried by Mayor Heymann upon the affirmative vote of Councilpersons Glidden, Barad, Tutoli and Amitai, with Councilmen Kashwick and Hennessey voting No.

11. RESOLUTION AUTHORIZING BOROUGH CLERK TO ADVERTISE FOR THE RECEIPT OF BIDS FOR THE 2007 ROAD IMPROVEMENT PROGRAM UPON RECEIPT OF SPECIFICATIONS FROM THE BOROUGH ENGINEER (Received from Acting Administrator/ Treasurer 1/4/08)

Acting Administrator informed that 11 was pulled because it was out of sequence, Item No. 12 should have been placed first, but it's fine.

Motion to adopt Consent Agenda Item No. 11 was made by Councilwoman Amitai, seconded by Councilman Barad and declared carried by Mayor Heymann upon the affirmative vote of Councilpersons Glidden, Hennessey, Kashwick, Barad, Tutoli and Amitai.

17. APPOINTMENTS NOT MADE AT REORGANIZATION MEETING HELD 01/02/08

Councilman Kashwick asked for clarification as to whom was being appointed and to what positions. He referred to Alternate No. 1 on the Zoning Board, and stated that Alternate No. 1 was not present on this list of appointments. Mayor Heymann informed that they would not be appointing Alternate No. 1, only Alternate Nos. 2 and 4. In response to Mr. Kashwick, she further clarified that she inadvertently stated Alternate No. 1 rather than Alternate No. 2. She clarified that she has appointed Robert Knee and Lorin Sonenshine Members and Alternate No. 2 was Frances Noh and Alternate No. 4 was Steven Iafrate. In response to Councilwoman Amitai, Mayor Heymann further clarified that Jennifer Rothschild is already a member.

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Motion to adopt Consent Agenda Item No. 17 was made by Councilman Kashwick, seconded by Councilwoman Amitai and declared carried by Mayor Heymann upon the affirmative vote of Councilpersons Glidden, Hennessey, Kashwick, Barad, Tutoli and Amitai.

REPORTS

25.* ACCEPTANCE OF THE FOLLOWING MONTHLY REPORTS:

a. CONSTRUCTION OFFICIAL - DECEMBER 2007 (Received 1/4/08)

Motion to adopt Consent Agenda Item No. 25 was made by Councilwoman Amitai, seconded by Councilman Hennessey and declared carried by Mayor Heymann upon the affirmative vote of Councilpersons Glidden, Hennessey, Kashwick, Barad, Tutoli and Amitai.

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

No one wished to be heard.

28. DISCUSSION OF PUBLIC COMMENTS OR ANY OTHER TIMELY MATTER, IF APPROPRIATE

John Finan, 55 MacArthur Avenue, referred to Super Value and the other gas station across from Borough Hall. He questioned if there was anything the town could do to push for something to be done with those properties. Borough Attorney informed that this is up to the DEP; and Borough Engineer confirmed there is no way to speed up the process. Mayor Heymann explained that they had contacted the DEP and invited them to come to the Borough because they were concerned with the process and how slow it was because these contaminated properties were not being taken care of; and they did not get very far. Mr. Finan noted that this was a shame because it happens in other towns also. Mayor Heymann expressed agreement.

Mayor Heymann recessed the Regular Meeting at 8:42 p.m.
Mayor Heymann resumed the Regular Meeting at 9:46 p.m.

Jesse Rosenblum, 65 Knickerbocker Road, referred to the monies collected by the Borough for short-fall-in parking spaces. He explained that land on Main Street goes for \$50/sq. ft assessment; if the Borough keeps taking donations and giving away parking spaces, then they will have very little parking spaces. Mayor Heymann noted that Mr. Rosenblum's was a good point to make, but explained that they have the potential for getting a lot more spaces in two ways. One way is in the South Parking lot, which they have not been able to improve it because they did not have all of the easements needed; however, this looks like it will be moving ahead. The area beyond the south parking lot, the area that is directly east of the main parking lot, the property owner may let the Borough reconfigure that section, which can be added on to the others, giving additional parking spaces. There are other spaces that can be improved upon; the Colgate-Palmolive area on Perry Street, which she confirmed that Durie Avenue goes in that direction, and is in the process of being cleaned up from toxic substances and could be available to the Borough.

Mr. Rosenblum explained that currently on Main Street, there are a number of properties with only one story; it is possible that at some point in the future, someone may want to put another story on a building. The third floor, there could be apartments and there would be a greater density on Main Street. Mayor Heymann agreed that this could happen and further added that they are not giving anything away, but only allowing some people to go beyond the Borough's very broad demands for parking spaces. She explained that the Borough's Zoning Ordinances require parking spaces beyond the minimum that's calculated by traffic people, which gives wriggle room. Mr. Rosenblum informed that they have taken money for 75 spaces on Main Street, if it keeps going, will they have to stop at 150, and by then it will be too late. Mayor Heymann stated that they will make sure they don't and Mr. Rosenblum will help the Borough make sure they don't.

Mr. Rosenblum referred to 28 4th Street, stating that the Council has talked a great deal about it and he has done some investigating. He informed that the encroachment is on the Borough

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property, it is a wall, which is part of a patio surrounding a swimming pool. He found out from the Building Department that they never took out a permit for the whole thing. The property is assessed at \$40/sq. ft. The Borough, through the assessor is asking for \$2200 on 220 sq. ft, which is \$10/sq. ft. The Borough's property is assessed for \$21.40. In either case, they are giving away a bargain on the land. Mayor Heymann informed that these calculations were not done by the Borough, but only accepted; she expressed gratitude to Mr. Rosenblum for pointing this out. Mr. Rosenblum added that it was not the mistake of the Borough, but of the prior homeowner, and did not understand why the Borough was going to the trouble of rewarding them for their mistake. There are plenty of other properties that border Borough land; he could see many people encroaching and coming to the Borough to offer to buy some of the land.

Borough Attorney acknowledged that currently the homeowner is not interested as they thought the price to be too high and they are not getting back to the Borough. The number was done by Appraisal Systems. In response to Mr. Rosenblum, Mr. Rogan explained that they did not approach the Council to buy the property, they approached for an easement to keep it the way it was, the Council said they would rather talk about selling it. At this point they are stalled, they are not interested in this. Mr. Rosenblum referred to Green Acres and stated that they do not want a Borough to take their money on one hand and then sell Borough land on the other land. It does not have to be Green Acres. Mayor Heymann informed that they encumber the regular Open Space for Green Acres, this particular piece is not encumbered. Mr. Rosenblum noted that it does not have to be; the Borough is selling land to get money and they are then taking money from Green Acres, which they do not like. Mayor Heymann explained that Green Acres has an inventory of all the Open Space and some of the small lots are not part of Open Space. Mr. Rosenblum reiterated that Green Acres does not like this process.

Motion to approve the following Resolution was made by Councilman Kashwick, seconded by Councilman Glidden, and declared carried upon the affirmative vote of Councilpersons Glidden, Hennessey, Kashwick, Barad, Tutoli, and Amitai.

- 28a. OMNIBUS OPEN PUBLIC MEETINGS ACT Resolution authorizing the Mayor and Council, pursuant to N.J.S.A. 10:4-12, to exclude the public from the next portion of the meeting in order to permit the governing body to discuss per N.J.S.A. 10:4-12(b)(5), "A matter involving the expenditure of public funds for the acquisition of real property" and N.J.S.A. 10:4-12 (b)(7), "Pending or anticipated litigation or contract negotiations," and that the items under discussion in the closed meeting will be disclosed to the public at the conclusion of the matters which should be within 8 weeks and 6 months, respectively.

Mayor Heymann resumed the Regular Meeting at 10:27 p.m.

ADJOURN

Motion to adjourn the Regular Meeting at 10:28 p.m. was made by Councilman Glidden, seconded by Councilman Barad and declared unanimously carried by Mayor Heymann.

Provided to the Mayor and Council
on February 7, 2008 for approval
at the Regular Meeting to be held
February 13, 2008

Cynthia L. Meyer
Assistant to Borough Clerk

Prepared by Donelle K. Bright
utilizing recording and notes

Approved at the Regular Meeting held February 13, 2008
Consent Agenda Item No. 20.b.1)

CLOSTER MAYOR AND COUNCIL
WORK SESSION NOTES - JANUARY 9, 2008 - 7:30 P.M.

MAYOR AND COUNCIL
BOROUGH OF CLOSTER

WORK SESSION NOTES - JANUARY 9, 2008 - 7:30 P.M.

Mayor Heymann convened the Work Session at 8:45 p.m.

1. ROLL CALL

The following persons were present:

Mayor Sophie Heymann

Councilpersons John C. Glidden, Jr., Thomas Hennessey, John Kashwick,
David Barad, Cynthia L. Tutoli, Victoria Roti Amitai

Acting Administrator/Treasurer, John DiStefano

Borough Attorney, Edward T. Rogan

Assistant to Borough Clerk, Cynthia L. Meyer

Borough Engineer, Nick DeNicola

The following persons were absent:

Borough Clerk, Loretta Castano

Chief of Police, David Berrian

2. PROVISIONS OF OPEN PUBLIC MEETINGS ACT

Mayor Heymann declared that the meeting was being held in compliance with the provisions of the Open Public Meetings Act.

3. PROFESSIONAL REPORTS

A. BOROUGH ATTORNEY

1) STATUS REPORT RE 28 FOURTH STREET, BLOCK 17 AND 18 - Mr. Rogan explained he has forwarded a letter to the property owner's Attorney, informing that the Mayor and Council are not interested in the easement. He suggested that they go before the Board, possibly on their own, as opposed to hiring an Attorney to represent them, and try to get that piece of property by way of subdivision. Although he sent a follow up letter slightly over a week ago, he has not yet received a response.

2) STATUS REPORT RE FOLLOWING DEVELOPER'S AGREEMENTS:

a. PLANNING BOARD - SAM LEE, CLOSTER DOCK ROAD, BLOCK 1305

LOTS 5 & 6 FINAL SITE PLAN APPROVAL (6. M.L. 5/30/07) - Mr. Rogan informed that they have not received this from Arthur Chagaris yet, noting that they sent a follow up letter on December 12, 2007. He will continue to pursue this.

CLOSTER MAYOR AND COUNCIL
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3. PROFESSIONAL REPORTS (continued)

A. BOROUGH ATTORNEY(continued)

3) REPORT - Mr. Rogan informed that he had three items for Closed Session; two involving pending and anticipated litigation and the other dealing with expenditure of public funds for acquisition of real property.

B. BOROUGH ENGINEER

1) STATUS REPORT RE CULVERT REPLACEMENT/INTERSECTION OF PIERMONT ROAD/HOMANS AVENUE (RM 5/28/03) - Mr. DeNicola explained that this job is basically done. The plantings were done in November. The stream stabilization matting was put down sometime in mid December. As far as the Borough is concerned, the project is complete and can be removed.

2) STATUS REPORT RE IMPROVEMENTS TO WEST STREET (SECTION 2) FROM BLANCH AVENUE TO HARRINGTON AVENUE, AWARDED RM 12/27/06 TO CONQUEST INDUSTRIES, LLC./\$148,735.25 - Everything is done with this project. The Contractor still has not submitted the Maintenance Bond, which Mr. DeNicola confirmed with John DiStefano at this time. All other construction work is complete.

3) STATUS REPORT RE PREPARATION OF DESIGN FOR PERMANENT TRAFFIC LIGHT - INTERSECTION OF HOMANS/OAKLAND AVENUES - Construction has commenced on this job and a lot of the conduit across the streets are in. He explained that the contractor is not currently mobilized and the utility companies (Verizon and O&R) are in the process of relocating and reconfiguring the poles to eliminate the pole at the corner; thus, allowing the Borough to widen the curb return. That was the desire of the Borough from the beginning, so the utility company is in the process of doing same. This work could take 4-6 weeks, because the utility companies are slow. The contractor will re-mobilize at the conclusion of the relocation process.

4. REPORT - Mr. DeNicola reported on the following:
a. He referred to the Road Program, for which the Mayor and Council authorized bidding, noting that he provided estimates to all in their weekly packet. The Road Program was part of these estimates and the first four pages consist of same. He explained that he broke it down in two different ways. Mr. DeNicola described the packet of estimates as follows: the first two pages are what the actual bid will consist of; the base bid, incorporating about 15 Borough roads; Alternate Bid A, consisting of Collins Avenue; Alternate Bid B, consisting of Parsells Court; and Alternate Bid C, consisting of Ruckman Field Parking Lot; the parking lot adjacent to the roller hockey rink; that was an add-on by the Borough in the last two or three months of the project; all of the costs shown are for the stated projects; the following two pages consisting of costs of the tennis court, Bethany Circle drainage repair; he explained that this breakdown is not the way it will be bid, but it is simply to show segregated costs.

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3. PROFESSIONAL REPORTS (continued)
B. BOROUGH ENGINEER(continued)

Mrs. Amitai referred to the review of the Master Plan and Green Element, and questioned if all of the work being described would comply with the new regulations. She pointed out that she was looking at something called thermoplastic. Mr. DeNicola explained that thermoplastic is the striping seen on the road; it is a type of pavement paint. He also informed that the work they are doing to the roads would apply to the NJDEP criteria, as they are not expanding the road. In response to Mrs. Amitai, Borough Engineer explained that he was unsure of the regulations, as they have not yet developed an Ordinance; he is not sure it is actually going to show. They are basically putting back what was there. Mayor Heymann explained that thermoplastic is a heavy duty material that draws the white and yellow lines on the road. It isn't a plastic that is going to be absorbed in any fashion and it saves the Borough a considerable amount of money in the long run because it lasts about ten years.

At this time, Mr. DeNicola referred to the second estimate he had provided in the packet and explained as follows: this pertains to the sidewalk program; the base bid consists of Piermont Road and a few lots in order to do the sidewalk; in the vicinity of Hickory Lane, on Piermont Road, with this construction, they will complete a sidewalk all the way north to Norwood on Piermont Road; it also consists of Knickerbocker Road South (Knickerbocker Road South consists of Knickerbocker Road on the West Side from High Street to Demarest Avenue); a sidewalk will be installed there; in addition to the base bid, you can see Hickory Lane incorporated; that's only two lots on Hickory Lane, near Bradley Avenue, where there is currently no sidewalk; there will be an asphalt sidewalk to match the remaining portion of Hickory Lane; Alternate Bid A is Demarest Avenue; those are the two lots approaching Knickerbocker Road from the east on the south side of the road; there is no sidewalk on that side, so they will be installing one to Knickerbocker Road on Demarest Avenue; also, Alternate Bid B, Knickerbocker Road north, which is the area going from High Street, north to Cedar Lane; that will complete the sidewalk all the way from Cedar Lane to High Street along the west side of Knickerbocker Road; he will request authorization for this program to be advertised at the next meeting or the first meeting in February.

Mr. DeNicola referred to the next estimate in the packet, which is the preliminary estimate for the pedestrian bridge and explained as follows: it's about \$100,000; up until mid December, they were going to go with a conventional bridge on piles; in speaking to a few contractors, in order to engineer it at a cheaper cost, their alternative was of a helical pile, which reduces the impact of the project footprint and is a quicker process and will save money; this is very proprietary, only three or four contractors do it, so the cost is not definite; he suggested they decide whether they want to go ahead with this bid or not; they won't advertise now.

Mr. Kashwick asked him to explain how the helical piles are actually installed. Mr. DeNicola explained as follows: it's a screw pile; rather than a pile being pounded down to the ground, relying on the friction between the surface of the pile in the ground; this is more of a screw type pile, where they actually screw it down. Mr. Kashwick also questioned the type of equipment that would be used and how the cost would be less. Mr. DeNicola informed that the machinery would be less, as less weight is needed to complete it; since you are screwing it and not

CLOSTER MAYOR AND COUNCIL
WORK SESSION NOTES - JANUARY 9, 2008 - 7:30 P.M.

3. PROFESSIONAL REPORTS (continued)

B. BOROUGH ENGINEER(continued)

pounding it down through the layers of soil. He assured that there will still be access to and through the site, but it will be a cheaper process. In response to Mrs. Amitai, Mr. DeNicola informed that the screw goes on both sides of the brook, noting that there will probably be two piles on each side, with a total of four helical piles. Then they will build the concrete foundation approximately four feet high on those piles; and set the bridge on the concrete foundation on both sides of the water. He asked the Council to give him an indication of whether they want him to go forward with this or not. He assured that they are simply authorizing to go to bid and get prices. If they're not going to do it, they'll save money, as it costs money to go out to bid; most likely less than \$5,000.

Mayor Heymann suggested they discuss whether they want this bridge or not, as they have already spent Borough money thus far for the Borough Engineer to compare these figures and they shouldn't spend more money on this particular project if they will not pursue same. This is money that will not be paid back to the Borough. Dr. Barad confirmed that this was the bridge they did the borings for and Borough Engineer concurred. Mr. DeNicola explained that the borings show that there is poor soil in the brook, which is not good for the bridge. This is the cheaper, more economical solution to the deep foundation piles; helical piles are the alternative. He also noted that if they were to do the foundation piles, it would be at least \$175,000. The helical piles are just as good as the foundation piles; it's just a different process. In response to Dr. Barad, Mr. DeNicola informed that the helical process would be between \$80,000 and \$120,000. Mayor Heymann pointed out that this is money for a bridge that is not necessary, as there is access to the trail within a short distance and there are three or four access points not far from that particular point. She also explained that it is Open Space funds, noting that they have other Open Space needs that could be met with this money. The trail they are speaking of, with the present funds, is ending just north of Tenakill School. They anticipate having that trail go to the Dwarskill, and across to Piermont Road. Dr. Barad questioned if this has been brought back to the Environmental Commission to keep them informed about the issue. Mr. Kashwick informed that the Environmental Commission wants the bridge and Mr. DeNicola pointed out that although they are aware of the cost, they are still in favor of it.

At this time, Mayor Heymann explained that they took a position against the bridge as a Council and the Environmental Commission asked them to reconsider. In all fairness to them, they went and got the bids, which is where they are right now. Ms. Tutoli asked why the Commission is adamant about it and Mr. Kashwick explained that they feel it is putting the focus on the trails and making it a sign that Closter is investing in our infrastructure for the trails. Mayor Heymann informed that the Council must do what is best for Closter. Borough Engineer asked for a straw poll. Mr. Glidden suggested they discuss it two weeks from now. In response to Mrs. Amitai, Mr. Kashwick explained that he has been opposed to the bridge because of the money and because they would be disrupting a nice area. Mayor Heymann suggested they all go over to look at the area. In terms of the aesthetics, she cannot buy into the bridge. Mr. Glidden was really concerned about cost and other more important things upcoming in the Borough, such as Police Contracts. He also pointed out that he feels more comfortable doing this if he sees an outpouring of support for it, which he does not. Dr. Barad voiced his opinion that they don't want to go out to bid.. Mr. Glidden

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3. PROFESSIONAL REPORTS (continued)

B. BOROUGH ENGINEER(continued)

voiced his understanding that they don't need to vote on it; they simply need to take a straw pole to tell Mr. DeNicola whether or not they would like for him to proceed with this project. Mr. DeNicola explained he is pushing this, as it is currently the time to go out to bid if they decide to do so.

Jesse Rosenblum, 65 Knickerbocker Road, explained that they would have to be aware of the closest entry point. Mr. DeNicola informed that the next crossing of the stream is 400 feet away. Mr. Roseblum suggested that people walk the distance along the trail.

It was agreed upon that they did not want to proceed with this project.

Mr. DeNicola reminded that every year, the Borough Engineer is supposed to assign the cost of a parking space. Therefore, if a Developer comes into the Borough with a proposal and is short on parking, he can request a waiver and then the Borough has a right to ask him for money for the construction of that parking space by the Borough elsewhere. Borough Engineer explained that the second to last page of the packet is the parking space calculation. What is currently on the books from last year is \$1,650 for one space. He referred to last year's discussion, which determined the cost, noting that they debated whether they should be adding additional costs because of the land value. The actual construction of the space would cost \$1,250. He questioned whether the Borough would like to change this and suggested they keep it the same. Mayor Heymann explained as follows: David had requested an estimate, including the value of the land that was being used for the parking spaces; what you have in front of you is the actual calculation and at the present time, there is a \$400 addition for the use of the space, which doesn't begin to cover the value; what Mr. DeNicola is saying is that if you were to cover the value of the land, you would go into the four or five thousand dollar range, which seems high; however, it may be worthwhile to go beyond the \$1,650, because when you grant permission to offset a parking space by a monetary donation, you are giving a major gift to the Developer requesting same. In response to Mr. Hennessey, Borough Engineer informed that this is a one time fee for the Developer at the time of approval. Mayor Heymann explained that this money is earmarked for improvements to the roads, for which there are many needs. This is money that we spend wisely if we have access to it. Mrs. Amitai voiced concern that in a few short years, they have increased it considerably. Mayor Heymann pointed out that it had been too low in the past. Mrs. Amitai explained that the cost has doubled since she came on the Council. Mr. Hennessey informed that Nyack charges \$20,000 per parking space. He also noted that they are collecting money to build a parking garage, adding that Closter could collect money to improve the existing parking lots. He suggested the cost be doubled to \$3,500. Mr. DeNicola pointed out that the Planning Board thought the \$1,650 to be high. Mayor Heymann suggested they investigate other communities and adjourn it to the next meeting of January 23, 2008.

CLOSTER MAYOR AND COUNCIL
WORK SESSION NOTES - JANUARY 9, 2008 - 7:30 P.M.

3. PROFESSIONAL REPORTS (continued)

B. BOROUGH ENGINEER(continued)

At this time, Mr. Hennessey referred to the improvements at Ruckman with the tennis courts and the parking lot, and questioned the lighting of that area. Mr. DeNicola explained that they were told not to put lighting there. Mr. Hennessey then suggested metered lighting and Mr. DeNicola noted that there is motion detection, adding that there is one lightbulb. However, he wouldn't consider it sufficient lighting.

At this time, Mr. Kashwick referred to the new traffic light at Homans and Oakland Avenues and asked if the Borough or the utility company pays for the relocation of the utility pole. Mr. DeNicola explained that this is part of the utility company's cost, because they are in the Borough's right-of-way. At this point, it seems it is going on their costs.

At this time, Dr. Barad explained he lives in a relatively new house, adding that he is spending \$20,000 to make the basement dry tomorrow. When speaking to the workers, they informed him that one of the issues is that the general Building Code of New Jersey, doesn't require them to put that much waterproof on the outside of these houses when they build them. Dr. Barad asked if there is something Closter can do to get better waterproofing on houses as they are built. Mr. DeNicola explained that this is governed by International Building Code, of which he is not aware if Closter can supercede those regulations. Mr. Rogan voiced his understanding that they may be able to be more strict on the regulations, but not weaker. Mr. DeNicola also recommended getting Keith Sager's input on same. Mayor Heymann pointed out that they will be changing much of the Building Code in Closter; therefore, when they adopt new laws, they can address Dr. Barad's concern as well.

4. REPORTS

A. ACTING BOROUGH ADMINISTRATOR

1) STATUS REPORT RE BOROUGH WEBSITE - Mr. DiStefano reported that they are working on ACH Payments, which they hope to have for February and will ask for live volunteers for same. In response to Mrs. Amitai, Mr. DiStefano explained that ACH Payments are online property tax payments. Mayor Heymann suggested that the Council members volunteer to utilize the system before anyone else. In response to Mr. Hennessey, Mr. DiStefano informed that approximately 30% of taxpayers in Closter pay direct. He also explained that Fire Prevention would be in charge of setting up the payment of alarm fees through the Website, by credit card. From that point, they can "daisy-chain" anyone else who wants to use credit cards, excluding property tax. He spoke to the Borough Engineer regarding a more automated approach to taking bids and RFPs and RFQs online through the Website, creating a database of vendors and whatever. He explained he is going to visit an associate of his in Bernards Township next week, who has it in place. Then he can see what it will take to get it done for Closter. Mayor Heymann explained that Closter would be working with Boswell Engineering to do this. Borough Engineer pointed out that the DOT currently uses an electronic system to receive bids.

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4. REPORTS (continued)

A. ACTING BOROUGH ADMINISTRATOR (continued)

2) REPORT RE PARIS GRANT (Provided to John DiStefano 5/07 by Boro Clerk) - Mr. DiStefano informed that he has the Resolutions from the Borough Clerk and this can be removed from his Agenda.

3) REPORT RE INSURANCE ITEM(S) FOR FOLLOW UP:

a) JERRY FINK Z"1 MEMORIAL 5- K RUN/WALK to be held on 5/18/08 (1. M.L.8/9/07) - Mr. DiStefano explained that they will get the Insurance information for this as they get closer.

4) REPORT - Mr. DiStefano reported on the following:

a. They closed the year yesterday and they put it on Temporary Budget, so they are back in business today.

B. BOROUGH CLERK

At this time, Ms. Meyer pointed out that all of these reports should say "2008," instead of "2007."

1) STATUS REPORT RE ~~2007~~ 2008 APPOINTMENTS - Ms. Meyer informed that appointments were made at the Reorganization Meeting held January 2, 2008 and additional appointments were taken care of this evening. The Clerk's Office is currently in the process of updating their records with the new appointments for this year.

2) STATUS REPORT RE ~~2007~~ 2008 OATHS OF OFFICE - Ms. Meyer informed that they are currently in the process of creating the Oaths of Office and they should be completed and sent out soon, with the addition of the appointments made this evening.

At this time, Mrs. Amitai referred to the appointments and asked if they are being done electronically. Ms. Meyer informed that Donelle Bright had set up a spreadsheet for same in the computer.

3) STATUS REPORT RE ~~2007~~ 2008 LICENSES - We have received money from all but three establishments: Assembly East Hill, Brilliant Touch Jewelry, & Delmonico's. The deadline for submission was December 14, 2007 and the Police Department has been informed of same.

4) STATUS REPORT RE ~~2007~~ 2008 MEETING DATES - The meeting dates for the various Boards and Commissions were sent to the Record and the Press Journal for publication, including the Board of Ethics and the Recreation Commission. However, we have still not received any notice of meetings for the Closter Improvement Commission. It is important that these be submitted as soon as possible, as they need to be prepared for submission for publication, in order to be in compliance with the Open Public Meetings Act.

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4. REPORTS (continued)

B. BOROUGH CLERK (continued)

5) REPORT RE ELECTIONS -The Presidential Primary is taking place on Tuesday, February 5, 2008. The last day to register to vote for the Presidential Primary is Tuesday, January 15, 2008. The last day to apply for an Absentee Ballot by mail is Tuesday, January 29, 2008.

a. PRESIDENTIAL PRIMARY - to be held Tuesday, 2/5/08

6) REPORT - Ms. Meyer explained that she is still following up on the Reorganization Meeting of January 2, 2008, as she has not yet received Resolutions from John DiStefano.

C. CHIEF OF POLICE

1) REPORT - In the absence of the Chief of Police, no report was given.

D. MAYOR

1) STATUS REPORT RE FOLLOWING GRANT APPLICATIONS (Moved from Borough Administrator's Report to Mayor (Requested at WS 3/14/07/Moved to end of "REPORTS" per By-Laws adopted RM 5/23/07:
(All items are being carried until further report is made by Mayor Heymann)

Mayor Heymann informed that there was a Grant for \$150,000 re 2008 NJDOT Grant that was included in the Mail List of December 27, 2007. She explained that it will be used to take West Street from where it ends off, from the present improvement project, to Green Lawn Street, which is not a very long distance. Although this money will not go very far, she expressed her gratitude for same.

a. GRANTS FILED

1. 2007 NJDOT LOCAL AID APPLICATION FOR IMPROVEMENTS TO WEST STREET (SECTION 3) FROM NORTH OF VAN SCIVER STREET TO HARRINGTON AVENUE (for a distance of 0.52 miles) INCLUDING MILLING, RESURFACING, DRAINAGE UPGRADES AND CURBING - COST ESTIMATE: \$485,000.00; SPONSOR REQUESTING \$388,000 IN STATE FUNDS; AND ANTICIPATES CONTRIBUTING \$58,200 (RM 7/25/07)

2. FY 2007 COMMUNITY DEVELOPMENT BLOCK GRANTS:

a. HANDICAPPED ACCESSIBLE RAMPS/EAST SIDE OF TOWN - \$53,300

b. BACKUP GENERATOR FOR THE SENIOR CENTER - \$45,000 - At this

time, Mayor Heymann explained that they are following up on these grants and hope to near completion for the majority of them in the near future.

3. NJ SAFE ROUTES TO SCHOOL PROGRAM - APPLICATION DEADLINE: 12/31/06 Safe Routes to School Program - Application Deadline: 12/31/06 -

Mayor Heymann informed that they had rejected this and asked that it be removed.

4. FY 2007 NATIONAL TRAIL RECREATION GRANT - \$25,000 - \$10,000

MATCH FOR TRAIL MAINTENANCE (Extension requested???) - This is being worked on at this time.

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4. REPORTS (continued)

D. MAYOR (continued)

a. GRANTS FILED (continued)

5. MUNICIPAL ALLIANCE - \$14,000 - Mayor Heymann explained that they have been getting this Grant for several years, noting that it has not been productive in terms of equating what they get out of it and the cost of the Borough to administer the Grant. They were all set to forego the Grant and the Bergen County Administrator of the State Grant called her to tell her to keep it up for some time to see what happens. At that point, she tried to get a volunteer to administer the grant so it wouldn't impinge on Borough employee's time. When the volunteer went to a meeting with the Grant Administrators, he was overwhelmed by the demands that were being made and he backed out. The Borough's cost in fulfilling the requirements for this particular Grant are so great that they are not getting benefits from the grant. She voiced her opinion that the grant is irrelevant to the needs of Closter. She explained that the idea of this grant is to control drug and substance abuse, noting that it provides a luncheon for the Seniors, at which they are given information from a speaker about how substance abuse can affect Seniors. They have had an outdoor movie, at which a speech was made about drug abuse for all generations. They have paid for speakers at the Middle School and help to pay for them at the High School. Most grants are reported in generalities; however, this grant requires reports to be provided on a monthly basis, with very specific indications as to how the money is spent. She asked the Council whether or not they think this is worthwhile. Dr. Barad asked what the cost to the Borough is for ministering this grant. Mr. DiStefano informed that it would be between \$8,000 and \$10,000, adding that they would absorb the \$14,000 themselves and avoid all other paperwork if they wanted to provide the same service. Dr. Barad voiced concern regarding turning their backs on the educational opportunity of informing the students of Closter about these issues. In response to Mr. Hennessey, Mayor Heymann informed that all of the previous speakers have charged very high amounts for their services. Ms. Tutoli questioned the cost for the Senior speaker and Mayor Heymann informed that the speaker is free of charge; however, the luncheon is \$750 for 50-60 Seniors. Dr. Barad suggested they not go along with the grant, but that they continue with the programs.

At this time, Ms. Tutoli questioned whether the schools provide sex education to the children at their expense and asked why not substance abuse. Mayor Heymann informed that the Board of Education knows that the Borough gets this grant, which is why they don't provide same. Ms. Tutoli suggested that it be the responsibility of the Board of Education from this point on, as the Borough is no longer getting the grant. It was agreed upon that John DiStefano would email all programs that are provided in this grant to the Mayor and Council to choose specifics from same. Therefore, this grant can be removed.

- 6) GREEN COMMUNITIES 2008 APPLICATION FOR \$4500 WITH A MATCHING SUM FROM CLOSTER OF \$1500 (Added to Agenda as requested by Mayor Heymann 11/7/07)
- 7) HAZARDOUS DISCHARGE SITE REMEDIATION FUND APPLICATION (Added to Agenda as requested by Mayor Heymann 11/7/07)

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4. REPORTS (continued)

D. MAYOR (continued)

b. GRANTS AWARDED

1. BERGEN COUNTY OPEN SPACE, RECREATION, FARMLAND & HISTORIC PRESERVATION TRUST FUND; DUE 7/7/06; FILED BY COUNCILMAN KASHWICK - 50% LOCAL MATCH REQUIRED - ACQUISITION OF FLAMM PROPERTY END OF RUCKMAN ROAD/HOMANS AVENUE- \$500,000 AWARDED 7/11/07 FOR BLOCK 1308, LOTS 3 AND 4, 37 HOMANS AVENUE (8. M.L. 7/26/07)
2. BERGEN COUNTY OPEN SPACE TRUST FUND - 2004 FUNDING ROUND FOR MUNICIPAL PARK IMPROVEMENT AND LAND ACQUISITION PROGRAM (50% local match); APPLICATION DEADLINE: 10/29/04 (8. M.L. 8/26/04) (\$190,000.00 for Recreational Trails Program/RM10/27/04 - \$120,000 Recommended Award - County Public Hearing 5/26/05)
3. FY 2006 COMMUNITY DEVELOPMENT BLOCK GRANT - ACCESS RAMPS AT BOROUGH HALL \$50,750 REQUESTED/\$40,000 AWARDED 2/7/06)
4. BERGEN COUNTY OPEN SPACE TRUST FUND 2005 - LIGHTING UPGRADE AT MEMORIAL PARK \$30,000 REQUESTED/\$27,203 AWARDED (this award requires a 50% match from the local Open Space Trust Fund) - This has been completed and can be removed.
5. NATIONAL TRAILS RECREATION PROGRAM - \$25,000 (local match of \$10,000 required) filed 12/15/05
6. NJ DIVISION OF HIGHWAY SAFETY, FEDERAL PASS THROUGH FUNDS FOR DWI, COMMERCIAL VEHICLE DETAILS & BICYCLE SAFETY/\$9,600 filed 3/31/06, no local match (added 4/20/06) - Mr. DiStefano informed that this can be removed.
7. (DCA) DOMESTIC VIOLENCE TRAINING REIMBURSEMENT GRANT FOR SWORN OFFICERS \$1,411.92 Awarded/ rec'd 9. M.L. 5/24/07)
8. ANJEC GRANT - \$20,000 requested/\$6,000 received

c. GRANTS TO BE FILED

1. MUNICIPAL ALLIANCE GRANT (\$2,000), TO PROVIDE PROGRAM AT TENAKILL SCHOOL FOR 9/07 (Reported by Mayor WS 5/9/07) - This has been completed and can be removed.
2. APPLICATION FOR OPEN SPACE ACQUISITION PROJECTS THROUGH THE TRUST FUND'S COUNTY PROGRAM (Not more than \$500,000 to fund acquisition of Watkins Farm; Deadline 8/31/07 (RM 8/8/07)
3. *POSSIBLE* APPLICATION FOR GREEN ACRES LAND ACQUISITION, OUTDOOR PARK AND RECREATIONAL FACILITIES; DEADLINE: 10/26/07 (15. M.L. 8/2/07) - The deadline for this is past and this can be removed.

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4. REPORTS (continued)
- D. MAYOR (continued)
- c. GRANTS TO BE FILED (continued)
4. *POSSIBLE APPLICATION FOR 2007 FUNDING ROUND OF BERGEN COUNTY COMMUNITY DEVELOPMENT MUNICIPAL PARK IMPROVEMENT PROGRAM; DEADLINE FOR SUBMISSION OF APPLICATION: 8/31/07 (3. M.L. 7/5/07) - The deadline for this is past and this can be removed.*
- 2) REPORT RE STATUS OF COAH 3RD ROUND HOUSING ELEMENT AND FAIR SHARE PLAN DOCUMENT COMPLETION; DEADLINE: 11/26/07 (4. M.L. 8/2/07)
- 3) POSSIBLE NOMINATION FOR CLEAN WATER NEW JERSEY AWARD; DEADLINE: 9/28/07 (8. M.L. 8/9/07)
- 4) STATUS REPORT RE SKATE PARK DONATION (Letter received from Borough Attorney 10/2/07)

At this time, Mayor Heymann informed that she would like to add Grants that need to be filed by June of 2009 as follows:

NJDOT GRANT RE ROAD PROGRAM - TO APPLY FOR \$250,000

- 5) REPORT - Mayor Heymann reported on the following:
- a. She thanked New Life Church and it's members for helping with the drapes in the Council Chambers, as well as Billy Dahle and Lenny Sinowitz. All of the individuals involved volunteered their labor and the Church paid for the lining of the drapes. Lenny Sinowitz, who was a professional decorator, directed Billy Dahle to build the ribbon frames on which the drapes hang. She will give the Church a certificate at a meeting.
- b. She also wished to clarify some of the issues that have become controversial in the Suburbanite. She informed that Closter budgeted accurately for the year 2007 and the comments she had made, which were focused on ecological purposes, rather than fiscal purposes, pointed out that everyone needs to save on the use of utilities. She also explained that the use of energy didn't impact on the 2007 Budget, but she is looking forward to 2008. She pointed out that they didn't miscalculate on the 2007 Budget. The Budget process for 2008 is being dealt with currently. They are going to allow for the extra expenses and they will have to cut elsewhere. She hopes that the Police Contract, which they are negotiating in 2008, will allow them some wiggle room and they can keep the Budget as the State officials want them to.

At this time, Mr. Kashwick referred to the sign in front of Borough Hall and Mayor Heymann informed that the sign will be moved closer to the walk to the east of Borough Hall. In response to Mr. Kashwick, Mr. DiStefano informed that this would be done in the spring. Mayor Heymann explained that there will be some further landscaping changes, in addition to what has been done. She also informed that they have finished the waterproofing in the basement. They are

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4. REPORTS (continued)

D. MAYOR (continued)

presently cleaning up the heating system to improve the air quality in the building and to control the expenses of a boiler. She further explained that the building has two boilers; however, the building is now set to run on one boiler only, instead of both. This is one of the things they are doing to save money in the Borough. They are also ready to change the configuration of the Police Department by taking a piece of the Tax Office, which is ready to go now. They put a broom closet under the stairway, as the old closet has been added to the Tax Office.

In response to Mr. Hennessey, Mr. DiStefano informed that the sign in front of Borough Hall is being removed and relocated. Mayor Heymann explained that the sign on the west side of the building will be permanently removed; the sign other sign will be moved away from the tree. An issue with this is that the name of Borough Hall is not very clear and they need to improve same. She also informed that there are Ordinances and regulations against electronics. Mr.

Hennessey suggested a stone carved sign from Denny Wiggers.

At this time, Dr. Barad referred to the lamp posts up and down Main Street, noting that every three posts has a 'No Parking' sign on it and asked if they can be taken off, as it takes away from the beauty of the lamp posts. Mr. DiStefano assured he would follow up with Chief Berrian. Mrs. Amitai suggested they cluster all of the signs onto one post.

5. OLD BUSINESS

5b. DISCUSSION RE TENAKILL BROOK BRIDGE

Discussion regarding the Tenakill Brook Bridge was held during the Borough Engineer's report earlier, during the Work Session.

6. NEW BUSINESS

No one wished to be heard.

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

No one wished to be heard.

8. OPEN MEETING TO THE PUBLIC

No one wished to be heard.

9. DISCUSSION OF PUBLIC COMMENTS, IF APPROPRIATE

No one wished to be heard.

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10. ADJOURNMENT

Motion to adjourn the Work Session at 9:46 p.m. was made by Councilman Glidden, seconded by Councilman Barad and declared carried by Mayor Heymann upon the affirmative vote of Councilpersons Glidden, Hennessey, Kashwick, Barad, Tutoli and Amitai.

Provided to the Mayor and Council on
February 8, 2008 for approval at
the Regular Meeting to be held
February 13, 2008

Cynthia Meyer, Assistant to
Borough Clerk

Prepared by Cynthia L. Meyer
utilizing recording
and Borough Clerk's notes

Approved at the Regular Meeting held February 13, 2008
Consent Agenda Item No. 20.b.2)