

MAYOR AND COUNCIL
BOROUGH OF CLOSTER

REGULAR MEETING MINUTES – JULY 25, 2012 - 7:30 P.M.

Mayor Heymann called the meeting to order at 8:20 p.m.

1. PROVISIONS OF OPEN PUBLIC MEETINGS ACT STATEMENT

This meeting is called pursuant to the provisions of the Open Public Meetings Act of the State of New Jersey, was included in the Notice of Meetings which was sent to The Record and published on January 6, 2012 and to the Star Ledger and published on January 7, 2012, was posted on the Municipal Clerk's bulletin board and has remained continuously posted as the required notices under the Statute. In addition, a copy of the notice is and has been available to the public and is on file in the office of the Municipal Clerk.

2. ROLL CALL

The following persons were present:

Mayor Sophie Heymann
Councilpersons John C. Glidden, Jr., Alissa Latner, John Kashwick, David Barad, Arthur Dolson
And Victoria Amitai
Borough Administrator, Richard J. Sheola
Borough Attorney, Edward T. Rogan
Borough Clerk, Loretta Castano
Borough Engineer, Nick DeNicola

3. PUBLIC HEARING AND ADOPTION OF THE FOLLOWING ORDINANCES @8:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD:

The following Ordinances were introduced at the Regular Meeting held 4/11/12 and were published in The Record on 4/17/12 as stated in the affidavit of publication. Reprint of these Ordinances were posted on the Municipal Bulletin Board in accordance with statutory requirements and copies have been made available to the general public.

At the Regular Meeting held 5/9/12, these ordinances were adjourned to the Regular Meeting of 5/23/12.

At the Regular Meeting held 5/23/12, these ordinances were adjourned to the Regular Meeting of 6/13/12.

At the Regular Meeting held 6/13/12, these ordinances were adjourned to the Regular Meeting of 6/27/12.

At the Regular Meeting held 6/27/12, these ordinances were adjourned to the Regular Meeting of 7/11/12.

At the Regular Meeting held 7/11/12, these ordinances were adjourned to this meeting

A. ORDINANCE NO. 2012:1122: "AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 200 OF THE CODE OF THE BOROUGH OF CLOSTER AND AMENDING SCHEDULE A: LIMITING SCHEDULE"

B. ORDINANCE NO. 2012:1123: "AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 200 OF THE CODE OF THE BOROUGH OF CLOSTER AND AMENDING SCHEDULE A: LIMITING SCHEDULE TO ADD PROVISIONS FOR HISTORIC PRESERVATION AND AMENDING CHAPTER 35, ARTICLE VII, HISTORIC PRESERVATION, TO CROSS REFERENCE THE LIMITING SCHEDULE"

Motion adjourning Ordinance No. 2012:1122 and Ordinance No. 2012:1123 to the Regular Meeting of August 8, 2012 was made by Councilman Barad, seconded by Councilman Glidden and declared carried by Mayor Heymann upon the affirmative vote of Councilpersons Glidden, Latner, Barad and Amitai. Councilman Dolson and Councilman Kashwick voted No.

4. MAYORAL APPOINTMENTS (NON SALARIED) TO THE FOLLOWING COMMISSIONS (Not made at the Reorganization Meeting held 1/3/12/Adjourned from RM 1/11/12; 1/25/12; 2/8/12; 2/22/12; 3/14/12, 3/28/12; 4/11/12; 4/25/12; 5/9/12; 5/23/12; 6/13/12; 6/27/12):

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRATION</u>
ENVIRONMENTAL COMMISSION				
Alt. No. 2	(Adam Nock resigned)	_____	2 Year un-expired to	12/31/12
SHADE TREE COMMISSION				
Alt. No. 2	Kathi Cochran	_____	4 Year	12/31/15

5. MAYORAL APPOINTMENT OF _____ TO SERVE AS MEMBER OF THE ENVIRONMENTAL COMMISSION FOR A 3-YEAR UNEXPIRED TERM (RAVIT) TO 12/31/14 (3. M.L. 6/21/12 – Resigned effective 6/17/12)

CLOSTER MAYOR AND COUNCIL
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6a. VOTE ON CONSENT AGENDA ITEMS

Motion approving the Consent Agenda minus Item Nos. 8, 11, 13, 16, 18, 21, and 22 was made by Councilman Glidden, seconded by Councilman Barad and declared carried by Mayor Heymann upon the affirmative vote of Councilpersons Glidden, Latner, Kashwick, Barad, Dolson and Amitai.

ORDINANCES

7. INTRODUCTION OF THE FOLLOWING ORDINANCE - PUBLIC HEARING – 8/8/12 @ 8:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD:

BOND ORDINANCE NO. 2012:1129, “AN ORDINANCE OF THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN, NEW JERSEY, PROVIDING FOR THE ACQUISITION OF VARIOUS EQUIPMENT IN AND FOR THE BOROUGH OF CLOSTER AND APPROPRIATING \$157,800 THEREFOR, AND PROVIDING FOR THE ISSUANCE OF \$149,915 IN BONDS OR NOTES OF THE BOROUGH OF CLOSTER TO FINANCE THE SAME”

(Received from Administrator/CFO 7/19/12)

RESOLUTIONS

~~8.~~ BILL RESOLUTION – JULY 31, 2012
TO BE PREPARED BY DEPUTY TREASURER

9. RESOLUTION RE POLICY GOVERNING THE USE OF ELECTRONIC COMMUNICATIONS BETWEEN MUNICIPAL OFFICIALS DISCUSSING BOROUGH BUSINESS (Received from Borough Attorney 7/19/12)

10. RESOLUTION AUTHORIZING THE AUCTION OF SURPLUS PERSONAL PROPERTY NO LONGER NEEDED FOR PUBLIC USE AT PUBLIC AUCTION (Received from Administrator/CFO 7/19/12)

~~11.~~ RESOLUTION DESIGNATING TWO TREES LOCATED AT 11 CEDAR LANE AS LANDMARK TREES PURSUANT TO CLOSTER CODE CHAPTER 181-10 (Received from Borough Attorney 7/19/12)

12. RESOLUTION ENDORSING 2013 BERGEN COUNTY COMMUNITY DEVELOPMENT GRANT APPLICATION IN THE AMOUNT OF \$25,000.00 FOR SPECTRUM FOR LIVING GROUP HOMES INC FOR SPECTRUM’S NORTHERN VALLEY RESPITE AND SOCIALIZATION PROGRAM IN THE BOROUGH OF CLOSTER (This Resolution does not obligate the financial resources of the municipality and is intended solely to expedite the expenditure of the CDBG Funds) (1. M.L. 7/19/12)

~~13.~~ RESOLUTION AUTHORIZING TAX COLLECTOR TO CANCEL THE FOLLOWING AMOUNTS FROM THE TAX RECORDS FOR THE YEAR 2011, 2012 AND 2013 FOR BLOCK 1104, LOT 18 ASSESSED TO VAN SCIVER CORP AT 1 RAILROAD AVENUE (PART OF PILOT PROGRAM) 2011: \$3,930.35; 2012: \$7,879.60 AND PRELIMINARY 2013: \$3,939.80 (Received from Collector 7/16/12)

14. RESOLUTION AUTHORIZING TAX COLLECTOR TO CANCEL THE FOLLOWING AMOUNTS FROM THE TAX RECORDS FOR THE YEAR 2012/13 FOR BLOCK 1302 LOT 13 CURRENTLY UTILIZED BY THE BOROUGH, ASSESSED TO FONRAEL REALTY C/O E. FONDER, DUE TO RECIPROCAL EASEMENT AGREEMENT (SECTION 13C) FORMULATED IN SEPTEMBER 1994: 2012: \$5,370.47; PRELIMINARY 2013: \$2,685.24 (Received from Collector 7/16/12)

15. RESOLUTION AUTHORIZING COLLECTOR TO CREDIT THE FOLLOWING ACCOUNT IN THE AMOUNT OF \$1,137.49 DUE TO RECIPROCAL EASEMENT AGREEMENT: CAEA, LLC, (CHARLES & ELAINE AMOROSSO) BLOCK 1302, LOT 21 (Received from Collector 7/16/12)

~~16.~~ RESOLUTION GRANTING APPROVAL FOR RELEASE AND RETURN OF REMAINING ZONING BOARD OF ADJUSTMENT ESCROW FUNDS IN THE AMOUNT OF \$708.00 TO APPLICANT: GILAD & SIMAR EVAR DUE TO SATISFACTORY COMPLETION OF THE REQUIRED IMPROVEMENTS FOR BLOCK 2302 LOT 54 LAURENCE COURT, FOR BLOCK 2302 LOT 54 (Received from Deputy Treasurer 7/17/12)

17. RESOLUTION GRANTING APPROVAL FOR RELEASE AND RETURN OF ZONING BOARD OF ADJUSTMENT LEGAL ESCROW FEES IN THE AMOUNT OF \$3,620.00 TO APPLICANT: BENJAMIN & DEBORAH GIUA, DUE TO WITHDRAWAL OF APPLICATION FOR BLOCK 1312 LOT 13, 326-330 HARRINGTON AVENUE (Received from Deputy Treasurer 7/17/12)

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18. RESOLUTION AUTHORIZING DEPUTY TREASURER TO ISSUE A REFUND CHECK IN THE AMOUNT OF \$15,334.05 and \$17,200.00 FOR PREMIUM PAID AT TAX SALE TO US BANK CUSTODIAN PRO CAPITAL 1 FOR REDEMPTION OF TAX SALE CERTIFICATE #12-00006 FOR BLOCK 2406, LOT 5, ALSO KNOWN AS 726 CLOSTER DOCK ROAD, SOLD AT THE MUNICIPAL TAX SALE HELD 6/28/12 FOR 2011 DELINQUENT TAXES (Received from Collector 7/18/12)
19. RESOLUTION CORRECTING THE AWARD OF CONTRACT TO AJM CONTRACTORS, INCORPORATED FOR THE CONSTRUCTION OF HERBERT AVENUE, SECT. 5 & BLANCH AVENUE IMPROVEMENTS, 2012 ROAD IMPROVEMENTS, & SCHAUBLE FIELD WALKING PATH (Received from Administrator 7/19/12)
20. RESOLUTION AWARDED CONTRACT FOR PROFESSIONAL ARCHITECTURAL SERVICES IN CONJUNCTION WITH THE REPAIRS TO BOROUGH HALL EXTERIOR, PER PROPOSAL DATED 7/17/12, TO CLARKE CATON HINTZ, 100 BARRACK STREET, TRENTON, NJ 08608 IN AN AMOUNT NOT TO EXCEED \$13,000 (Received from Administrator/CFO 7/20/12)
- 20a. RESOLUTION AUTHORIZING MAYOR TO SIGN DEVELOPERS AGREEMENT FOR BLOCK 1301 LOT 1 (KUBITIS REALTY LLC)

MOTIONS

21. MOTION APPROVING THE FOLLOWING *NON-SALARIED* APPOINTMENTS/BOARDS AND COMMISSIONS (Not made at the Reorganization Meeting held 1/3/12/Adjourned from 1/11/12; 1/25/12; 2/8/12; 2/22/12; 3/14/12; 3/28/12; 4/11/12; 4/25/12; 5/9/12; 5/23/12; 6/13/12; 6/27/12; 7/11/12):

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRATION</u>
IMPROVEMENT COMMISSION				
Member	Wilson Reimers	_____	2 Year	12/31/13
Alt. No. 1	Donna Arbietman	_____	2 Year	12/31/13

22. MOTION APPOINTING _____ AS BOARD OF HEALTH ALT. NO. 2 FOR A 2-YEAR UNEXPIRED TERM (RAVIT) TO 12/31/13 (3. M.L. 6/21/12 – Resigned effective 6/17/12)
23. MOTION APPOINTING William Martin AS HISTORIC PRESERVATION MEMBER FOR A 4-YEAR UNEXPIRED TERM (RADICK-CLASS A) TO 12/31/12 (2. M.L. 5/24/12)
24. MOTION APPROVING THE FOLLOWING MAYOR AND COUNCIL MINUTES:
 (Distributed via e-mail on 7/9/12) ABSTENTION: GLIDDEN
- a. REGULAR MEETING HELD 6/27/12
- b. WORK SESSION HELD 6/27/12
25. MOTION APPROVING THE FOLLOWING MAYOR AND COUNCIL MINUTES:
 (Distributed via e-mail on 7/20/12) NO ABSTENTIONS
- a. REGULAR MEETING HELD 7/11/12
- b. WORK SESSION HELD 7/11/12
26. MOTION GRANTING APPROVAL FOR THE SUPPLY EDUCATIONAL GROUP TO CONDUCT THE 2ND ANNUAL BASKETBALL TOURNAMENT ON SATURDAY, 8/11/12, FROM 9 A.M. TO 5 P.M. AT MEMORIAL FIELD BASKETBALL COURTS (Approval received from Risk Management Consultant 7/12/12)
27. MOTION GRANTING WAIVER FOR TEMPLE EMANUEL TO HOLD TASHLICH SERVICE AT THE CLOSTER NATURE CENTER ON MONDAY, 9/17/12, AT 5:00 P.M. (4. M.L. 6/14/12)
 (Approval received from Risk Management Consultant 7/17/12)
28. REPORTS
- a. CHIEF OF POLICE – JUNE 2012 (Received 7/11/12)
- 6b. VOTE ON ITEMS REMOVED FROM THE CONSENT AGENDA

The following items were removed for discussion and separate vote:

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11. RESOLUTION DESIGNATING TWO TREES LOCATED AT 11 CEDAR LANE AS LANDMARK TREES PURSUANT TO CLOSTER CODE CHAPTER 181-10
(Received from Borough Attorney 7/19/12)

Councilman Kashwick said that the Resolution designates landmark trees by the Environmental Commission and have been consented to by the homeowner, Irene Stella, who thanked the Governing Body for the designation.

Motion of approval was made by Councilman Kashwick, seconded by Councilman Dolson and declared carried by Mayor Heymann upon the affirmative vote of Councilpersons Glidden, Latner, Kashwick, Barad, Dolson and Amitai.

16. RESOLUTION GRANTING APPROVAL FOR RELEASE AND RETURN OF REMAINING ZONING BOARD OF ADJUSTMENT ESCROW FUNDS IN THE AMOUNT OF \$708.00 TO APPLICANT: GILAD & SIMAR EVAR DUE TO SATISFACTORY COMPLETION OF THE REQUIRED IMPROVEMENTS FOR BLOCK 2302 LOT 54 LAURENCE COURT, FOR BLOCK 2302 LOT 54
(Received from Deputy Treasurer 7/17/12)

Councilman Dolson advised that the homeowner appeared before the Zoning Board of Adjustment requesting a pool with a house on the property that was overbuilt. The pool was scaled back and the application was approved but thereafter the larger pool was installed. A stop work order was issued and he questioned how the release of the escrow could be authorized.

Motion to carry the Resolution to the next meeting was made by Councilman Dolson, seconded by Councilman Kashwick and declared carried by Mayor Heymann upon the affirmative vote of Councilpersons Glidden, Latner, Kashwick, Barad, Dolson and Amitai.

18. RESOLUTION AUTHORIZING DEPUTY TREASURER TO ISSUE A REFUND CHECK IN THE AMOUNT OF \$15,334.05 and \$17,200.00 FOR PREMIUM PAID AT TAX SALE TO US BANK CUSTODIAN PRO CAPITAL 1 FOR REDEMPTION OF TAX SALE CERTIFICATE #12-00006 FOR BLOCK 2406, LOT 5, ALSO KNOWN AS 726 CLOSTER DOCK ROAD, SOLD AT THE MUNICIPAL TAX SALE HELD 6/28/12 FOR 2011 DELINQUENT TAXES (Received from Collector 7/18/12)

Motion of approval was made by Councilman Barad, seconded by Councilman Glidden and declared carried by Mayor Heymann upon the affirmative vote of Councilpersons Glidden, Latner, Kashwick, Barad and Amitai; Councilman Dolson abstained.

29. OPEN MEETING TO PUBLIC FOR ANY MATTER, PER N.J.S.A. 10:4-12 (a)
(Subject to 5-minute limit per By-Laws General Rule No.11)

- 29a. Motion approving the following Closed Session Resolution at 8:36 p.m. was made by Councilman Glidden, seconded by Councilman Kashwick and declared carried by Mayor Heymann upon an affirmative vote of Councilpersons Glidden, Latner, Kashwick, Dolson and Amitai.

OMNIBUS OPEN PUBLIC MEETINGS ACT RESOLUTION authorizing the governing body 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)(7) "Pending or anticipated litigation or contract negotiations – Crown Castle, Metro Farm, Schmidt 4th Street" and N.J.S.A. 10:4-12(b)(5) "A matter involving the expenditure of public funds for the acquisition of real property – Swim Club Update"; and that the items under discussion in the closed meeting would be disclosed to the public at the conclusion of the matters which should be within 6 to 8 weeks.

Mayor Heymann resumed the Regular Meeting at 9:20 p.m.

30. ANY OTHER MATTER WHICH MAY COME BEFORE THE GOVERNING BODY

Mayor Heymann announced the formation of a Committee of the Council to work with a Committee of the residents (regarding Metro Farm) to find some neutral ground on which to proceed. The Council Committee would consist of Councilman Glidden, Councilwoman Amitai and Borough Administrator Richard Sheola.

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31. ADJOURNMENT

Motion to adjourn the Regular Meeting at 9:22 p.m. was made by Councilman Glidden, seconded by Councilwoman Amitai and declared unanimously carried by Mayor Heymann.

Provided to the Mayor and Council
via e-mail on August 3, 2012 for
approval at the Regular Meeting
to be held August 8, 2012

Loretta Castano, RMC
Borough Clerk

Prepared by Carol A. Kroepke, RMC
utilizing recording and Borough Clerk's
notes

Approved at the Regular Meeting held August 8, 2012
Consent Agenda Item No. 23a.

MAYOR AND COUNCIL
BOROUGH OF CLOSTER

WORK SESSION NOTES – JULY 25, 2012 - 7:30 P.M.

The Mayor and Council of the Borough of Closter held a Work Session at Borough Hall on Wednesday, July 25, 2012. Mayor Heymann called the meeting to order at 7:30 p.m.

1. PLEDGE OF ALLEGIANCE

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

2. PROVISIONS OF OPEN PUBLIC MEETINGS ACT STATEMENT

This meeting is called pursuant to the provisions of the Open Public Meetings Act of the State of New Jersey, was included in the Notice of Meetings which was sent to The Record and published on January 6, 2012 and to the Star Ledger and published on January 7, 2012, was posted on the Municipal Clerk's bulletin board and has remained continuously 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

The following persons were present:

Mayor Sophie Heymann
Councilpersons John C. Glidden, Jr., Alissa Latner, John Kashwick, David Barad,
Arthur Dolson and Victoria Amitai
Borough Administrator, Richard Sheola
Borough Attorney, Edward T. Rogan
Borough Clerk, Loretta Castano
Borough Engineer, Nick DeNicola

4. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS

a. MAIL LIST OF JULY 12, 2012 - Mayor Heymann asked if any member of the Council or public wished to address any matter or provide any comments. No member of the Council or public wished to remove any items for discussion.

b. MAIL LIST OF JULY 19, 2012 - Mayor Heymann asked if any member of the Council or public wished to address any matter or provide any comments. No member of the Council or public wished to remove any items for discussion.

5. REVIEW AND DISCUSSION OF CONSENT AGENDA ITEMS FROM REGULAR MEETING
(Refer to Regular Meeting Agenda of July 25, 2012)

Mayor Heymann asked if any member of the Council wished to remove any items for discussion. Item No. 10 was removed by Councilman Kashwick and Item No. 18 was removed by Councilman Dolson.

10. RESOLUTION AUTHORIZING THE AUCTION OF SURPLUS PERSONAL PROPERTY NO LONGER NEEDED FOR PUBLIC USE AT PUBLIC AUCTION (Received from Administrator/CFO 7/19/12)

In answer to Councilman Kashwick, Borough Administrator advised that the funds received from the sale would be deposited in the General Fund in an account entitled Miscellaneous Revenue Not Anticipated with the exception of a confiscated item from the Police Department which reverts to a Police Department Confiscation Fund. Mayor Heymann said that the funds eventually become part of Surplus that can be used in 2013.

18. RESOLUTION AUTHORIZING DEPUTY TREASURER TO ISSUE A REFUND CHECK IN THE AMOUNT OF \$15,334.05 and \$17,200.00 FOR PREMIUM PAID AT TAX SALE TO US BANK CUSTODIAN PRO CAPITAL 1 FOR REDEMPTION OF TAX SALE CERTIFICATE #12-00006 FOR BLOCK 2406, LOT 5, ALSO KNOWN AS 726 CLOSTER DOCK ROAD, SOLD AT THE MUNICIPAL TAX SALE HELD 6/28/12 FOR 2011 DELINQUENT TAXES (Received from Collector 7/18/12)

Councilman Dolson indicated he may have a conflict with this Resolution since the property in question is next door to his home. Mayor Heymann informed that this would be removed from the Consent Agenda during the Regular Meeting.

6. COMMITTEE REPORTS

A. FINANCE AND TECHNOLOGY - DOLSON (GLIDDEN/ KASHWICK)

- 1) STATUS REPORT RE CLOSTER WEBSITE
- 2) REPORT – Councilman Dolson reported on the following:

a. The Board of Health traditionally does not meet in the Summer; however, a Special Meeting has been scheduled to be held on 8/16/12 at 7:30 p.m. An Agenda has not been provided yet so he is not sure what the meeting is about.

b. The Closter Volunteer Ambulance Corps is in the middle of their fundraising and they plan to do another mailing to encourage residents to dig a little deeper, or dig at all to help support their efforts.

c. The Zoning Board of Adjustment meeting was cancelled last week at 3 p.m. by the applicant because their experts were not available. One was giving testimony in another town and the other was on vacation. He explained the same thing will be happening this week because there are no hearings – just a meeting. Mr. Dolson voiced his concern that this is a problem with the Zoning Board; and explained some of these cases have been going on for more than a year or two and the applicants continually don't show up. There are cases of the residents whose cases would probably take one hour and are then postponed for far too long. He voiced his understanding that the issue is supposed to be taken up at the Zoning Board meeting this evening. He feels it is certainly necessary for the community to accelerate some of these cases instead of stalling all of them.

Regarding finances, Councilman Dolson reported the tax bills came in the mail on a timely basis so the cash flow is safe and preserved.

Mr. Dolson reported he spoke to the IT Manager who informed that he is targeting this weekend as the final stages of preparing the paperless laptops. It is his understanding that the

6. COMMITTEE REPORTS

A. FINANCE AND TECHNOLOGY - DOLSON (GLIDDEN/ KASHWICK) (Continued)
Technology Committee along with the Borough Clerk/(Deputy Borough Clerk) and the Administrator and Kevin should get together next week to review the process and put final approval on it to get it activated. Councilman asked the other members of the Committee to consider next Sunday afternoon or evening as a time to meet. The Borough Administrator voiced his opinion that a meeting would be a good idea but said he would like to speak to the Borough Attorney prior that meeting.

B. PUBLIC SAFETY - GLIDDEN (DOLSON/LATNER)

1) REPORT – Councilman Glidden informed he had no report. Mayor Heymann informed that Chief Kaine is on vacation this week.

C. PUBLIC WORKS - LATNER (AMITAI/GLIDDEN)

1) REPORT – Councilwoman Latner informed she had nothing to report regarding Public Works.

At this time, she thanked Mr. Sheola for his assistance with the Library handicapped accessible doors project.

Councilwoman Latner thanked the Borough Engineer for following up on the Fire Department request to look into the emergency vehicle traffic control signal. She informed their next meeting will be held on 8/7/12; and she will be presenting his report to the Department so they can see that it was followed up and the results of the study.

D. ORDINANCES - BARAD (KASHWICK/AMITAI)

1) REPORT RE ORDINANCE COMMITTEE MEETINGS – Councilman Barad reported the Ordinance Committee did not meet this month because JoAnn Riccardi needed more time to work on tax appeals; but a meeting scheduled for next month.

2) REPORT – Dr. Barad reported the Sign Ordinance Committee has been meeting; and, hopefully, that ordinance will be referred to the Ordinance Committee by the Fall.

E. HUMAN RESOURCES - KASHWICK (BARAD/DOLSON)

1) REPORT RE PERSONNEL COMMITTEE MEETINGS – Councilman Kashwick reported the Human Resources Committee met a couple of weeks ago to discuss the performance evaluations; and Mr. Sheola will be reviewing those a little further. The Committee also discussed the work hours and a few personnel matters.

2) REPORT – Councilman Kashwick reported on the following:

a. Shade Tree Commission is in the process of completing the take-down list for the Fall. He noted that other trees were recently removed by either Orange and Rockland or the County – not the Shade Tree Commission. Mr. Kashwick reported they have not heard back yet regarding the Grant for the Community Forestry Management Plan which is due by the end of the year. The Commission is currently working on their Fall planting schedule.

b. Historic Preservation Commission member Bobbie Bouton-Goldberg prepared a preliminary report for designation of the Railroad Station. Mr. Kashwick reported that Tim Adriance gave a presentation on how to repair the mortar in the pointing on historic homes. The Commission voted at the last meeting to approve pointing repair at 119 Hickory Lane. Mr. Kashwick informed there was discussion regarding display cases and potential locations for placement. The Borough Administrator reported that after reviewing areas in Borough Hall with the fire Official, the concern was that the cases would take up too much space, especially on the

6. COMMITTEE REPORTS

E. HUMAN RESOURCES - KASHWICK (BARAD/DOLSON) (Continued)

first floor landing. If there is a meeting or Court, and the building had to be evacuated, the queue of people going down would be interrupted by that unit sitting there. For fire safety purposes the first floor landing is not a possibility; and he explained he was also not thrilled with the idea of using the one on the second floor.

In answer to the Mayor, Mr. Sheola explained he had the literature for the unit with him; and Kevin was still concerned with the placement of anything in the stairwell. He explained that the potential of a large number of people has to be taken into consideration as the worst case scenario and that is the reason for the denial. As an example, he explained that the Court session last week seemed to have a larger number of people; and they were actually lined up going down the stairwell because of the implementation of the use of the magnetometer. Mr. Sheola said there was a large crowd to begin with and then if a moveable object is in the stairwell, it would just take up that much more space.

At this time, Mayor Heymann explained that Irene Stella has come across a donation of attractive display cases that could be placed somewhere in the Borough on an ongoing basis to display special mementos and historic items. At this time, there is no other place to do that; and although it does not need to be in the stairwell, Borough Hall seems to be the only place to display it. The Mayor said she believes that this donation would have to be accepted soon; and she is throwing out the idea hoping for suggestions of other locations. At this time, she invited Irene Stella to speak regarding same.

Irene Stella, (11 Cedar Lane) Historic Preservation Commission Co-Chair, explained that Bobbie (Bouton-Goldberg) and Jennifer (Rothschild) had cataloged and archived a lot of different items that had been located at the Historic Society and Commission members' homes. They were lamenting the fact that the items were again being boxed up and put in someone's attic. It was then suggested to display them and rotate the cases 3 to 4 times a year. Ms. Stella informed the items are not super valuable but they are charming items that the people in town have donated to the Historic Society. She is able to get a donation of professional showcases but they have been looking since January for a good location. The first suggestions were to have one in the Library and one in the Senior Center. One night Tim Adriance was leaving Borough Hall and thought this would be a good location for one and that is how the landings came up. Ms. Stella informed the cases are 16 1/2 inches deep but you have to have at least 18 inches; 5 to 6 feet long; and 6 feet tall. They have wooden frames and backs and glass doors like the kind you would see in a jewelry store or museum. Ms. Stella explained the benefit of having displays in separate buildings to eliminate the need for having to come up with a large display for two cases in the same place and just having to rotate the displays instead. The Borough Administrator informed he has four locations to look into and he will report back on same.

c. Environmental Commission had a meeting with Paul MacDonald as the new Chair and Jaewook Jun was sworn in as an Associate. The Commission discussed the New York/New Jersey Trail Conference and the idea of partnering with them again to complete their trail. At this time, Mr. Kashwick requested his monthly update on the status of the Conservation Zone. He said hearing that a subcommittee was meeting to discuss it was not acceptable and questioned if there was any real movement on the issue. Mayor Heymann affirmed at this time there is definitely movement and they recently met with the Planner they hired and gave him all of the materials from past discussions. The Planner will have to go through the process of Public

6. COMMITTEE REPORTS

E. HUMAN RESOURCES - KASHWICK (BARAD/DOLSON) (Continued)

Hearings and that should take place in the next few months. She explained they will be held in the Library and not only will pertain to the Conservation Zone. She reminded when they had hearings on the Master Plan, there were hearings so people could voice their ideas and concerns; and it is her understanding it will be similar to that.

In answer to Mrs. Amitai's inquiry, Councilman Kashwick reminded he reported that pointing stone application for 119 Hickory Lane was approved but the second application for painting does not fall under the Historic Preservation Commission's jurisdiction.

F. LAND USE AND CONSTRUCTION – AMITAI (BARAD/DOLSON)

1) REPORT – Councilwoman Amitai reported the Building Department is scheduled to meet Monday night. They are getting busy now and a new home application has just been received. In answer to Mrs. Amitai, Dr. Barad explained that the sign ordinance is going to delineate the structural requirements for signs; size, structure and building code requirements. The aesthetics of signs will be reviewed by a Sign Committee which will be a permanent appointment. They will review the aesthetic components per established guidelines.

Mayor Heymann elaborated that the Sign Committee has taken this in a completely different direction than in the past. The overall idea was to simplify the ordinance to make it more accessible and less complex. She explained that one of the parts of this is to avoid having to go through the process of a Board review; rather to have things in place that can be reviewed directly by the Zoning Officer or by a Council-appointed review committee that can give directives to appropriateness. She reminded this was something the Improvement Commission was going to take up but never got around to doing. The new committee would be able to address all signs in the Borough and not just ones specific to the Renaissance District. Mayor Heymann voiced her understanding that because of the way the law works, they cannot adopt a new sign ordinance without a review committee in place and also having guidelines in place for them (builders, homeowners, realtors) to refer to. The Mayor explained her understanding that first the new sign ordinance would be adopted and then a committee would be appointed and informally tasked to design the guideline brochure. The Borough Engineer questioned if the ordinance would be part of Chapter 200 or Chapter 167 and Dr. Barad advised it will be implemented under Chapter 187. He said that the two options for structural approvals would be to avoid the Planning Board and go to the review committee; or if they did not want to go to the committee, they could go to the Planning Board; therefore, both options would be available.

Councilwoman Amitai reported that on 8/18/12 there is a traditional Korean instrument concert and dance performance which will take place at Northern Valley Regional High School at 7 p.m. This is a benefit for Closter teachers to obtain scholarships to go teach students in Korea. Tickets are \$5.00 at the door

At this time, Councilwoman Amitai voiced her concern over some issues regarding the flower pots and people not keeping them watered. She was wondering if the DPW could take over the task of watering the pots. Mayor Heymann explained that was easier said than done because small hoses are required and she does not know if the DPW is equipped to do that. The Borough Administrator cited some examples he has seen in other municipalities and said he would speak to Bill Dahle tomorrow to see what can be done. Councilman Glidden suggested a small expenditure to purchase small watering cans for the shop owners to assist in watering the pots more often. Mrs. Amitai explained where you see the flowers that are thriving, those store owners agreed to care for

6. COMMITTEE REPORTS

F. LAND USE AND CONSTRUCTION – AMITAI (BARAD/DOLSON) (Continued)
them. The other store owners have chosen not to do the same.

Councilwoman Amitai reported the Chamber of Commerce attended the CIC meeting last evening; and it was agreed the Chamber and the CIC would try to be more communicative, attend each other's meetings and try to get on the same page with a lot of their projects as well as hearing from the shopkeepers what their issues are to see how they can work together to address them.

7. OLD BUSINESS

Councilwoman Latner referred to the Leo property and the need for a wheelchair crossing sign with a possible blinking light at West Street and Closter Dock Road in addition to Harrington Avenue and West Street. She said it is a safety concern with both boys in wheelchairs and the need for them to access the downtown and school.

a. POSSIBLE SIDEWALK WAIVER AT 14 YALE PLACE (6. M.L. 7/12/12)
(Requested by Borough Attorney WS 7/11/12) –

In answer to Councilwoman Amitai, Mayor Heymann said that the house numbers were set at a time when there were no houses on the western side of the street and the houses were set around the cul de sac. Councilwoman Amitai noted that there are nine houses, five of which have sidewalks and the last four would install sidewalks although it is not a heavily traveled street. Borough Attorney noted that the existing sidewalk was removed before the meeting of the Mayor and Council. Mayor Heymann expressed her agreement with Councilwoman Amitai; and since the adjoining two homes have sidewalks, it is appropriate that a sidewalk should be installed. She said that the money collected from sidewalk waivers is deposited into a fund to install sidewalks in an area where they are more essential. Councilman Barad expressed the need for a continuity of sidewalks. Councilwoman Amitai said that the installation of the sidewalks would increase the impervious coverage over the allowable amount; and Borough Attorney said that approval of the Zoning Board would be needed. The Borough Engineer said that if the builder did his homework, the sidewalk would have been included on the plan and the impervious coverage could have been adjusted at that time. In answer to Dr. Barad, the Borough Attorney advised they will require a motion to deny the request for a waiver.

Borough Engineer referred to curbing to be installed at the intersection of Durie Avenue and along Knickerbocker Road that is part of the paving program. Because the property at that corner is below the grade of the road, water from the property would be prevented from going to the road. The property owner has no problem with the water and would much rather have the curb installed.

Borough Attorney said he had distributed a Resolution authorizing the Mayor to sign a very old Developer's Agreement, which had at the time included the wrong certificate of insurance; and the Zoning Board is also authorizing the Chairman to sign the Agreement. The Resolution would be included in the Regular Meeting Agenda.

8. NEW BUSINESS
9. OPEN MEETING TO THE PUBLIC FOR ANY MATTER PER NJSA 10:4-12(A) (SUBJECT TO A 5-MINUTE LIMIT PER GENERAL RULE NUMBER 11) EXCEPT FOR ITEMS SCHEDULED FOR PUBLIC HEARING AT THE REGULAR MEETING

Steve Isaacson, 97 Columbus Avenue, expressed agreement with the denial of the sidewalk waiver. He said he attended the Closter Improvement Commission meeting to learn more about the other Commissions and felt all should work together to accomplish our goals. He referred to the 2,000 square foot rule. Borough Attorney advised that he had received recommendations from the Planning Board with an attached affidavit, with which he had concerns; and he sent same to the Zoning Officer for review. After review it would be forwarded to the Ordinance Committee in August for consideration; and after final form, it would be referred back to the Planning Board.

Mr. Isaacson asked if permits had been issued for the Hickory Lane garage sales and Mayor Heymann said that she understood at least one application had been submitted. He referred to the COAH money being taken back by the State; and Mayor Heymann said the Borough is hoping to salvage over \$600,000. He also referred to a planned meeting with the Swim Club; and Mayor Heymann said that the meeting indicated that there is a serious impasse through no one's fault. The only way progress can be made is if there is more testing and the Swim Club does not have the money. She said that she has written to the DEP relative to Brownfields money. Mr. Isaacson referred to the Reverter Clause, which would enable the Borough to buy the property for \$6,000 and leave the property alone. Mayor Heymann said the Borough could use the open space; but once we know that the property is contaminated, it would be our responsibility to improve it, which would be very costly. Further testing is needed to determine the extent of the contamination.

Mr. Isaacson said that the Sidewalk Sale would start tomorrow from 9 a.m. to 9 p.m. each day and a Recognition Ceremony would be held at 10 a.m. on Saturday at the Gazebo with a DJ. He expressed support for opening the meeting to the public before the Work Session. He suggested putting the display cases in the schools to allow the children to be exposed to history. Borough Administrator said he would contact the schools tomorrow.

10. DISCUSSION OF PUBLIC COMMENTS, IF APPROPRIATE
11. ANY OTHER MATTER WHICH MAY PROPERLY COME BEFORE THE GOVERNING BODY

12. ADJOURNMENT

Motion to adjourn the Work Session at 8:20 p.m. was made by Councilman Glidden, seconded by Councilman Kashwick and declared unanimously carried by Mayor Heymann.

Provided to the Mayor and Council
via e-mail on August 3, 2012 for
approval at the Regular Meeting
to be held August 8, 2012

Loretta Castano, RMC
Borough Clerk

Prepared by Arlene Corvelli, RMC, and
Carol Kroepke, RMC, utilizing recording
and the Borough Clerk's notes

Approved at the Regular Meeting held August 8, 2012
Consent Agenda Item No. 23b.