

MAYOR AND COUNCIL  
BOROUGH OF CLOSTER

REGULAR MEETING MINUTES – OCTOBER 8, 2014 - 7:30 P.M.

Mayor Heymann called the meeting to order at 8:50 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 Annual Notice of Meetings which published in The Record and the Star Ledger on January 6, 2014, 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, Victoria Amitai  
Borough Attorney, Edward T. Rogan  
Borough Clerk, Loretta Castano  
Tax Collector/Temporary Chief Financial Officer, Maria Passafaro  
Borough Engineer, Nick DeNicola  
Chief of Police, Dennis Kaine  
Superintendent of Public Works, William Dahle, III

3. VANTAGE PRESENTATION TO MAYOR AND COUNCIL (Requested by Mayor Heymann 9/29/14)  
This item was addressed in the Work Session.

4. POSSIBLE MAYORAL APPOINTMENTS TO THE FOLLOWING BOARDS:

a. PLANNING BOARD:

- 1) \_\_\_\_\_ AS CLASS IV MEMBER FOR A 4 YEAR UNEXPIRED TERM (LIGNOS) TO 12/31/17 (5. M.L. 2/27/14)
- 2) \_\_\_\_\_ AS ALTERNATE NO. 2 FOR A 2 YEAR UNEXPIRED TERM (PEREIRA) TO 12/31/15 (9.M.L. 5/8/14)
- 3) Erik Lenander AS ALTERNATE NO. 1 FOR A 2 YEAR UNEXPIRED TERM (STELLA) TO 12/31/14 (7.M.L. 9/18/14)

b. SHADE TREE COMMISSION:

- 1) \_\_\_\_\_ AS ALTERNATE NO. 2 FOR A 4 YEAR UNEXPIRED TERM (PATRICIA IX) TO 12/31/15

5. 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 9/10/14 and were published in The Record on 9/16/14 as stated in the Municipal Clerk's affidavits of publication. Reprints 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:

a. ORDINANCE NO. 2014:1175, "AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 134 OF THE CODE OF THE BOROUGH OF CLOSTER REGARDING NOISE"

Mayor Heymann declared a Public Hearing.

Steve Isaacson, 97 Columbus Avenue, expressed support but noted the decibel level of large lawnmowers and pointed out that according to the ordinance, they are illegal and should be fined. He added that there are no times listed. Councilman Barad said the purpose of the ordinance is to provide an instrument to address complaints; and Borough Engineer explained that the ordinance does not necessarily mention the source but states "the point of annoyance complained of".

Motion approving adoption of Ordinance No. 2014:1175 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, Dolson and Amitai.

b. ORDINANCE NO. 2014:1176, "AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 3 OF THE CODE OF THE BOROUGH OF CLOSTER"

Borough Attorney pointed out that Councilman Kashwick was recusing himself and he left the Council Chambers at 8:56 p.m.

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Mayor Heymann declared a Public Hearing. No one wishing to be heard, Mayor Heymann closed the meeting to the public.

Motion approving adoption of Ordinance No. 2014:1176 was made by Councilman Glidden, seconded by Councilwoman Latner and declared carried by Mayor Heymann upon the affirmative vote of Councilpersons Glidden, Latner, Barad, Dolson and Amitai.

Councilman Kashwick returned to the Regular Meeting at 8:58 p.m.

6a. VOTE ON CONSENT AGENDA ITEMS

Motion to approve the Consent Agenda minus Item Nos. 19 was made by Councilman Barad, seconded by Councilman Kashwick and declared carried by Mayor Heymann upon the affirmative vote of Councilpersons Glidden, Latner, Kashwick, Barad, Dolson and Amitai.

7. ORDINANCES

INTRODUCTION OF THE FOLLOWING ORDINANCE – PUBLIC HEARING AND ADOPTION – 11/12/14 @8:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD:

ORDINANCE NO. 2014:1177, “AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER A301 OF THE CODE OF THE BOROUGH OF CLOSTER REGARDING FEES AND DEPOSITS, SPECIFICALLY FOR THE BOROUGH CLERK, HAWKERS, PEDDLERS AND STREET VENDORS” (Received from Borough Attorney 9/23/14)

RESOLUTIONS

8. BILL RESOLUTION – 10/15/14 (Received from Deputy Treasurer 10/3/14)
9. RESOLUTION AWARDED CONTRACT TO JACK DOHENY COMPANIES, 15 TAYLOR ROAD, WHARTON, NJ 07885, FOR VACTOR 2110 S/N 0-04-7251 BODY REPAIRS, REPLACEMENT PARTS AND PREVENTATIVE MAINTENANCE NIPA CONTRACT #RH-N-078 REPAIR WORK TO THE BOROUGH SEWER TRUCK IN THE AMOUNT OF \$69,787.69 (Notice published in The Record on 9/26/14 for response by 10/7/14) Received from Borough Attorney 10/8/14
10. RESOLUTION ENDORSING 2015 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) (8. M.L. 9/18/14)
11. RESOLUTION APPOINTING LUPARDI’S NURSERY, INC. AS LANDSCAPER FOR FORECLOSED AND ABANDONED PROPERTIES **AND** AUTHORIZING THE PREPARATION AND EXECUTION OF A PROFESSIONAL SERVICE AGREEMENT BETWEEN THE BOROUGH AND THE LANDSCAPER (Received from Borough Attorney 9/24/14)
12. RESOLUTION APPROVING THE SETTLEMENT OF A TAX APPEAL FOR THE YEAR 2014: LIMMER V. CLOSTER (Received from Borough Attorney 9/23/14)
13. RESOLUTION AUTHORIZING DEPUTY TREASURER TO ISSUE A REFUND CHECK IN THE AMOUNT OF \$9,517.81 **AND** ISSUE A RETURN OF PREMIUM FROM ESCROW IN THE AMOUNT OF \$15,900.00 TO DGP CAPITAL, LLC FOR THE REDEMPTION OF TAX SALE CERTIFICATE #14-00005 FOR PROPERTY LOCATED AT 32 RUTGERS STREET, BLOCK 2001, LOT 13, SOLD AT THE MUNICIPAL TAX SALE HELD ON 6/26/14 FOR 2013 DELINQUENT TAXES (Received from Tax Collector 9/26/14)
14. RESOLUTION AUTHORIZING DIRECT NEGOTIATION FOR THE CONTRACT FOR SOLID WASTE TRANSFER STATION SERVICES INCLUDING THE TRANSFER, TRANSPORTATION, DELIVERY AND PAYMENT FOR DISPOSAL OF SOLID WASTE FOR THE BOROUGH OF CLOSTER) (Received from Borough Attorney 10/1/14)
15. RESOLUTION AUTHORIZING THE CLERK, CHIEF ADMINISTRATIVE OFFICER AND TEMPORARY CHIEF FINANCIAL OFFICER TO SIGN THE CY2014 BEST PRACTICES INVENTORY (19. M.L. 9/11/14/Received from Borough Attorney 9/29/14)
16. RESOLUTION AUTHORIZING THE EXPENDITURE OF \$2,450 FROM THE MUNICIPAL OPEN SPACE, RECREATION, FARMLAND AND HISTORIC PRESERVATION TRUST FUND FOR THE MAINTENANCE OF PARKLAND WITHIN THE BOROUGH (Received from Borough Attorney 10/1/14)

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- 17. RESOLUTION APPROVING THE SETTLEMENT OF A TAX APPEAL FOR THE YEAR 2013: ROSEANN LEE & CHARLES M. LEE III V. CLOSTER (Received from Borough Attorney 10/1/14)
- 18. RESOLUTION AUTHORIZING THE TEMPORARY CHIEF FINANCIAL OFFICER TO PURCHASE NEW OFFICE FURNITURE FOR THE MAYOR’S OFFICE THROUGH THE ENCUMBRANCE SYSTEM FROM COMMERCIAL FURNITURE RESOURCE, INC. IN THE AMOUNT OF \$1,884.00 (Received from Temporary Chief Financial Officer 10/2/14)
- 18a. RESOLUTION AUTHORIZING DEPUTY TREASURER TO ISSUE A REFUND CHECK IN THE AMOUNT OF \$13,296.73 **AND** ISSUE A RETURN OF PREMIUM FROM ESCROW IN THE AMOUNT OF \$41,000.00 TO US BANK CUST FOR PC4 FIRSTTRUST FOR THE REDEMPTION OF TAX SALE CERTIFICATE #14-00003 FOR PROPERTY LOCATED AT 450 PIERMONT ROAD, BLOCK 1602, LOT 3, SOLD AT THE MUNICIPAL TAX SALE HELD ON 6/26/14 FOR 2013 DELINQUENT TAXES (Received from Tax Collector 10/3/14)
- 18b. RESOLUTION AUTHORIZING THE TEMPORARY CHIEF FINANCIAL OFFICER TO INITIATE A REQUISITION THROUGH THE ENCUMBRANCE SYSTEM FROM ACCLAIM INVENTORY, LLC IN THE AMOUNT OF \$2,500.00 FOR FIXED ASSET INVENTORY UPDATE (Received from Temporary Chief Financial Officer 10/3/14)

MOTIONS

- ~~19.~~ *POSSIBLE MOTION APPROVING THE FOLLOWING APPOINTMENT(S) OF SALARIED EMPLOYEES FOR A 1 YEAR TERM TO 12/31/14 (NOT MADE AT THE REORGANIZATION MEETING HELD 1/2/14):*

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>
DEPUTY COURT ADMINISTRATOR	Vacant _____	_____

- 20. *POSSIBLE MOTION APPROVING THE FOLLOWING NON-SALARIED APPOINTMENTS:*

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRATION</u>
<b>BOARD OF HEALTH</b> Alternate No. 1	Janice Pierro <i>(Janice Pierro reappointed to Member at RM 1/22/14)</i>	_____	2 Year	Unexp. (Pierro) to 12/31/14

**IMPROVEMENT COMMISSION**

*Not made at ReOrg 1/2/14:*

Member	Vacant	Janet Morrow <i>(Requested by Mayor 9/30/14)</i>	2 Year	12/31/15
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**LIBRARY BOARD OF TRUSTEES**

Council Representative to the Belskie Foundation	John Murphy	Mr. Tsun Tam	3 Year	Unexp (Murphy) to 12/31/14
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- 21. MOTION GRANTING APPROVAL FOR LUBAVITCH ON THE PALISADES TO PLACE A MENORAH IN FRONT OF BOROUGH HALL FROM 12/16/14 TO 12/24/14; AND CONDUCT A MENORAH LIGHTING CEREMONY TO BE HELD AT RUCKMAN PARK ON 12/16/14 AT 7:00 P.M. (8. M.L. 7/17/14/Approval received from Risk Management Consultant 10/1/14)
- 22. MOTION APPROVING THE FOLLOWING MINUTES (NO ABSTENTIONS):
  - a. REGULAR MEETING HELD 9/22/14 (Distributed 10/2/14)
  - b. WORK SESSION HELD 9/22/14 (Distributed 10/2/14)
- 23. MOTION GRANTING APPROVAL FOR THE POLICE DEPARTMENT TO IMPOSE A 9:00 P.M. CURFEW ON CABBAGE NIGHT, THURSDAY 10/30/14, AND HALLOWEEN, FRIDAY, 10/31/14 (Received from Chief of Police 9/30/14)
- 24. MOTION GRANTING APPROVAL FOR THE RECREATION COMMISSION TO CONDUCT THE ANNUAL HALLOWEEN PARADE ON SUNDAY, 10/26/14; PARADE TO FORM BEHIND THE BOROUGH HALL AT 12:30 P.M. AND PROCEED AT 1 P.M. THROUGH THE CENTER OF TOWN TO TENAKILL SCHOOL FOR THE JUDGING OF COSTUMES (9. M.L. 10/2/14)

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25. MOTION GRANTING APPROVAL FOR ISSUANCE BY POLICE DEPARTMENT OF THE FOLLOWING HAWKERS AND PEDDLERS LICENSE FOR CALENDAR YEAR 2014 PER BOROUGH CODE CH. 127 (Received from Chief of Police 10/1/14):

PERMIT NO. 2014-06 – POWER HOME REMODELING GROUP/MARKETING FOR HOME REMODELING:

- E. FOR CHARLES G. HAGUE, 37 POPPINS WAY, MORRISTOWN, NJ 07960  
F. FOR DARREN E. TIGHE, 107 S. SCOTCH PLAINS AVE., WESTFIELD, NJ 07090

26. REPORTS

- a. CONSTRUCTION OFFICIAL – SEPTEMBER 2014 (Received 10/2/14)

6b. VOTE ON ITEMS REMOVED FROM THE CONSENT AGENDA

27. 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)

Mayor Heymann opened the meeting to the public. No one wishing to be heard, Mayor Heymann closed the meeting to the public.

- 27a. Motion approving the following Closed Session Resolution at 9:05 p.m. was made by Councilman Glidden, seconded by Councilman Kashwick and declared carried by Mayor Heymann upon the affirmative vote of Councilpersons Glidden, Latner, Kashwick, Barad, 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)(4) “A collective bargaining agreement”, and N.J.S.A. 10:4-12(b)(8), “A matter involving public employees”; 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 12 weeks.

Mayor Heymann resumed the Regular Meeting at 10:19 p.m.

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

29. ADJOURNMENT

Motion to adjourn the Regular Meeting at 10:19 p.m. made by Councilwoman Amitai seconded by Councilman Glidden and declared unanimously carried by Mayor Heymann with the absence of Councilman Kashwick.

Provided to the Mayor and Council on  
October 16, 2014 for approval at the  
Regular Meeting to be held  
October 22, 2014

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Loretta Castano, RMC  
Borough Clerk

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

Approved at the Regular Meeting held October 22, 2014  
Consent Agenda Item No. 13a

MAYOR AND COUNCIL  
BOROUGH OF CLOSTER

WORK SESSION NOTES – OCTOBER 8, 2014 - 7:30 P.M.

The Mayor and Council of the Borough of Closter held a Work Session on Wednesday, October 8, 2014. Mayor Heymann called the meeting to order at 7:32 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 Annual Notice of Meetings which was published in The Record and the Star Ledger on January 6, 2014, 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 Attorney, Edward T. Rogan  
Borough Clerk, Loretta Castano  
Borough Engineer, Nick DeNicola  
Chief of Police, Dennis Kaine  
Superintendent of Public Works, William Dahle, III  
Tax Collector/Temporary Chief Financial Officer, Maria Passafaro

At this time, Mayor Heymann referred to Item No. 3 on the Regular Meeting Agenda: "VANTAGE PRESENTATION TO MAYOR AND COUNCIL (Requested by Mayor Heymann 9/29/14)" She said it was her pleasure to introduce Vicki Sidrow who has an award for the Council.

Vicki Sidrow, CEO of Vantage Health System, Inc. presented a plaque to the Governing Body from the 2014 Governor's Conference on Business and Economic Development held in Atlantic city on September 22-23, 2014 entitled "Excellence in Housing and Economic Development Award – Leading Supportive Housing Development Through Creative Partnerships Presented to the Borough of Closter for Van Sciver Supportive Housing". She thanked the Governing Body for their continued support throughout the years.

4. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS

a. MAIL LIST OF SEPTEMBER 25, 2014 - Mayor Heymann asked if any member of the Council wished to address any matter or provide any comments. Item No. 3 was removed by Mayor Heymann; Item No. 8 was removed by Councilman Glidden.

Item No. 3: Received 09/22/14 from Mayor @ RM 9/22/14, dated 09/10/14 from Oliver & Rosaleen Fitzgerald, Harrington Park, to Dennis Kaine, Chief of Police; c: Sophie Heymann, Mayor, John Glidden, Council President re Letter commending P.O. Chris Dippolito

Mayor Heymann informed that, per the Council's directives, she forwarded the information in this letter to the Northern Valley Press this weekend.

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Item No. 8: Received 09/24/14, dated 09/19/14 from Richard D. Loccke, Loccke, Correia, Limsky & Bukosky re Advising that no response has been received to correspondence dated 8/18/14 requesting that the Borough begins negotiations with the Closter PBA Local 233 at an early date and directs communications with their office (current agreement expires 12/31/14) Copy to Chief Kaine

Councilman Glidden informed that a Public Safety Committee meeting was held last night regarding the PBA negotiations and said he would provide an update under his report.

b. MAIL LIST OF OCTOBER 2, 2014 - Mayor Heymann asked if any member of the Council wished to address any matter or provide any comments. Item No. 8 was removed by Councilman Barad; Item No. 11 was removed by Councilwoman Amitai.

Item No. 8: Received 09/25/14, dated 09/25/14 from Patricia Roach ([PRoach@co.bergen.nj.us](mailto:PRoach@co.bergen.nj.us)) for Michele DiIorgi, Clerk to the Board of Chosen Freeholders, to Borough Clerk ([boroclerk@closterboro.com](mailto:boroclerk@closterboro.com)) re Certified copy of Resolution #1095-14, "Resolution Calling for Certain Rail Safety Measures in Bergen County" adopted by the Bergen County Board of Chosen Freeholders on September 23, 2014

In answer to Councilman Barad, the Mayor explained the Resolution from Bergenfield was actually sent out in May and there is to be a County-wide meeting on the subject. Mayor Heymann suggested waiting until after that meeting to see if they want to endorse this Resolution or something else. Dr. Barad explained he was referring the item in question from the Bergen County Board of Chosen Freeholders. He said the Resolution requests that any rail cars that pass through Bergen County be equipped with special features; and the tanks they are currently using, the DOT-111 tanks, not be used to transport crude oil through Bergen County.

Item No. 11: Received 10/02/14, dated 09/18/14 from Andrew Clark, Supervisor, NJDEP Division of Land Use Regulation, to the Great Atlantic & Pacific Tea Co., Inc. (A&P); c: Municipal Clerk, Construction Official re Response to Application submitted on behalf of The Great Atlantic & Pacific Tea Company (A&P) regarding property at Block 1006, Lots 25 & 26, 396 Demarest Avenue, Activity Number: FWW140001, File No.: 0207-06-0001.2 for Freshwater Wetlands Letter of Interpretation – Line Verification and Freshwater Wetlands General Permit Nos. 12 & 14 – Line Verification Report with topographic maps – letter only! COMPLETE RESPONSE INCLUDING MAPS ON FILE IN BOROUGH CLERK'S OFFICE – See also 7. M.L. 5/8/14 (Copy to Construction Official , Board of Health, Environmental Commission – MAPS ON FILE IN BOROUGH CLERK'S OFFICE!

In answer to Councilwoman Amitai, the Borough Engineer explained this is the application for DEP delineation of the wetlands boundary and determination of the category of the wetlands. He said this is the first step to determine the type of land to formulate a remediation plan for the contamination, which has been ongoing for several years.

5. REVIEW AND DISCUSSION OF CONSENT AGENDA ITEMS FROM REGULAR MEETING  
(Refer to Regular Meeting Agenda of October 8, 2014)

7. ORDINANCES

INTRODUCTION OF THE FOLLOWING ORDINANCE – PUBLIC HEARING AND ADOPTION – 11/12/14 @8:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD:

ORDINANCE NO. 2014:1177, "AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER A301 OF THE CODE OF THE BOROUGH OF CLOSTER REGARDING FEES AND DEPOSITS, SPECIFICALLY FOR THE BOROUGH CLERK, HAWKERS, PEDDLERS AND STREET VENDORS"  
(Received from Borough Attorney 9/23/14)

In answer to Councilwoman Latner, Councilman Barad noted that the fee would be for those walking door to door and Mayor Heymann noted that same does not affect non-profit organizations.

CLOSTER MAYOR AND COUNCIL  
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9. POSSIBLE RESOLUTION AWARDING CONTRACT TO JACK DOHENY COMPANIES, 15 TAYLOR ROAD, WHARTON, NJ 07885, FOR VACTOR 2110 S/N 0-04-7251 BODY REPAIRS, REPLACEMENT PARTS AND PREVENTATIVE MAINTENANCE NIPA CONTRACT #RH-N-078 REPAIR WORK TO THE BOROUGH SEWER TRUCK IN THE AMOUNT OF \$69,787.69 (Notice published in The Record on 9/26/14 for response by 10/7/14)  
TO BE PREPARED BY BOROUGH ATTORNEY

In answer to Councilman Barad, Borough Attorney explained that the process for use of the national purchasing program has been completed and is on the Agenda for a vote this evening.

11. RESOLUTION APPOINTING LUPARDI'S NURSERY, INC. AS LANDSCAPER FOR FORECLOSED AND ABANDONED PROPERTIES AND AUTHORIZING THE PREPARATION AND EXECUTION OF A PROFESSIONAL SERVICE AGREEMENT BETWEEN THE BOROUGH AND THE LANDSCAPER (Received from Borough Attorney 9/24/14)

In answer to Councilman Barad, Borough Attorney explained that the purpose of the resolution was to expedite the process for each property by setting a flat fee and keeping the amount under a certain total for the year to eliminate a bidding threshold problem. The Property Maintenance officer will provide an indication if a property is in need of repair and Superintendent of Public Works will prepare a certification to same; and when the property is sold, the Borough will be reimbursed for the expenditure. The new State statute requires lenders to notify the Borough within a certain time period of the contact person. The Property Maintenance Officer did notify the lender on this property over 45 days ago and has not yet received a response. Mayor Heymann noted there are far fewer cases this year than in the past.

18. RESOLUTION AUTHORIZING THE TEMPORARY CHIEF FINANCIAL OFFICER TO PURCHASE NEW OFFICE FURNITURE FOR THE MAYOR'S OFFICE THROUGH THE ENCUMBRANCE SYSTEM FROM COMMERCIAL FURNITURE RESOURCE, INC. IN THE AMOUNT OF \$1,884.00 (Received from Temporary Chief Financial Officer 10/2/14)

Borough Clerk noted that the following two resolutions had been added to the Agenda as an addendum unless there were any objections:

- 18a. RESOLUTION AUTHORIZING DEPUTY TREASURER TO ISSUE A REFUND CHECK IN THE AMOUNT OF \$13,296.73 AND ISSUE A RETURN OF PREMIUM FROM ESCROW IN THE AMOUNT OF \$41,000.00 TO US BANK CUST FOR PC4 FIRSTTRUST FOR THE REDEMPTION OF TAX SALE CERTIFICATE #14-00003 FOR PROPERTY LOCATED AT 450 PIERMONT ROAD, BLOCK 1602, LOT 3, SOLD AT THE MUNICIPAL TAX SALE HELD ON 6/26/14 FOR 2013 DELINQUENT TAXES (Received from Tax Collector 10/3/14)
- 18b. RESOLUTION AUTHORIZING THE TEMPORARY CHIEF FINANCIAL OFFICER TO INITIATE A REQUISITION THROUGH THE ENCUMBRANCE SYSTEM FROM ACCLAIM INVENTORY, LLC IN THE AMOUNT OF \$2,500.00 FOR FIXED ASSET INVENTORY UPDATE (Received from Temporary Chief Financial Officer 10/3/14)

6. PROFESSIONAL REPORTS

A. BOROUGH ATTORNEY

- 1) REPORT RE NEGOTIATIONS WITH PBA LOCAL 233 (8. M.L. 8/21/14/ 8. M.L. 9/25/14) – The Borough Attorney reported the Public Safety Committee met earlier this week to begin PBA negotiations; and he requested a Closed Session for the Chairman of the Committee to provide a report on same. He informed that in preparation his office made OPRA requests to a number of municipalities and he received 4 of 7 contracts from neighboring towns to review and consider.

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6. PROFESSIONAL REPORTS (Continued)

A. BOROUGH ATTORNEY (Continued)

2) REPORT – Mr. Rogan reported regarding the status of the Closter Plaza Developer's Agreement that he is still waiting for the required submissions. At this time, he requested a Closed Session to discuss a matter regarding personnel. Mr. Rogan informed there will be discussions later in the meeting regarding the proposed donation of the Lustron House to the Borough.

B. BOROUGH ENGINEER

1) STATUS REPORT RE DPW REMEDIATION (Authorized /RM 4/23/14) – The Borough Engineer reported that Boswell owes the Borough a proposal for the next round of testing. He said unfortunately the second round of testing was not as productive as the first round because there was still a considerable amount of contamination present. There will be additional remediation to the groundwater and he anticipates having the proposal in before the next meeting.

2) STATUS REPORT RE SWIM CLUB PHASE II CONTAMINATION INVESTIGATION (Authorized/RM 7/9/14) – Mr. DeNicola reported they sent a crew out for soil sampling but they have not received any results back yet. He expects they will be in by mid-October and he can have them for the Council prior to the next meeting.

3) HARRINGTON AVENUE BRIDGE SCOUR REPAIR (2. M.L. 8/14/14) – The Borough Engineer reported this is a minor issue and does not affect the bridge whatsoever. The State's consultant reported the bank erosion and he spoke to Bill Dahle (DPW Superintendent) about moving the container. He requested that this item be removed from his report.

4) REPORT – Mr. DeNicola informed the foregoing items concluded his report and invited any questions or comments.

7. REPORTS

A. BOROUGH ADMINISTRATOR

1) STATUS REPORT RE FOLLOWING INSURANCE MATTER(S):

a) Mail List requests: None at the time of preparation of this Agenda

2) STATUS REPORT RE EXTERIOR REPAIRS AND ROOF REPLACEMENT

AT BOROUGH HALL (Contract Awarded /RM 5/28/14 to 3 Sons Restoration, LLC, Union, NJ - \$499,000.00) – Mayor Heymann reported that the project is more than 50% finished as far as the tasks originally listed. She said she believes a report was provided to the DPW Committee before the meeting. The Mayor noted there is further need for repointing the bricks; and there may still be some more even after the bricks are thoroughly washed. Councilwoman Amitai questioned if they are only repointing some bricks, would the color come out the same. Mayor Heymann said it is a very sore issue with her as the plan all along has been that there will be a colored paint that is impervious and the same color throughout the building that will cover all of the grouting. The plans call for all of the grout to be painted the same color; and she is not happy with this. She thinks the historic interest of the building is in showing the pattern of the bricks and the grout. It was explained to her that because the bricks that had been repointed were grouted in a different fashion than the bricks that were not; and the new grouting is more prominent and wider than the old bricks. She was told the best way to hide this is to color all of it.

Mayor Heymann explained that she made arrangements with the architect and contractor that painting will not be discussed until the entire building is power washed; and at that point in time, the issue of color will be finalized. In answer to Mrs. Amitai, the Mayor explained the repointing of the other bricks at this time will add significant cost; and had it been done originally, it would have been better. Mrs. Amitai asked if we could get a price for the additional work. Mayor Heymann invited the Superintendent of Public Works to speak on the matter.

7. REPORTS (Continued)

A. BOROUGH ADMINISTRATOR (Continued)

Bill Dahle informed it is a little late in the project because the sealing has to be done before the end of the year – unless we are guaranteed no cost. Once the building is power washed, the coating comes off and the moisture can get in, and the blocks will freeze and start cracking and will do a lot more damage to the building. He agrees with the Mayor's suggestion of making at least the front of the building consistent for historic purposes. If you look at the side where the Police Department is where they power washed, they are unable to get the blocks completely clean; and there are still streaks running down it. By the Chief's office, they washed it and it looks beautiful; but he is not confident they will be able to get the whole building to look like that. From this point forward the contractors will be working on Saturdays to get the building power washed so we have an idea what it looks like. They will need to go out to rebid and then the project would be very expensive and not be completed until next year. Mr. Dahle agreed it should have been included in the bid specifications. Mayor Heymann asked everyone to look at the building once it is completely washed and provide input at that time to come to a decision. She explained there are additional issues that Bill spoke about at the DPW Committee meeting.

The Mayor explained one issue is when you walk into the Police Department garage, it is in such terrible shape you can actually feel it moving. One wall is so delicate that if you push on it, it actually moves; and that was not uncovered until the work started on it. Councilwoman Latner said there are a few scenarios; and they are hoping for the best case and one that can fix the problem quickly. Mr. Dahle said best case scenario would be about \$1,000 and the worst case scenario would be \$12,000 to \$20,000; and as he explained to the Committee, they will know more tomorrow after his people get permission from the Chief to work in there. Mayor Heymann said they also prevailed upon the architect to redesign the leaders to make them more accommodating as pointed out by Councilman Dolson; and that is an added cost as well. The Mayor said the way the contract was written allows for overriding certain things; and, hopefully, that will cover the other expenses so the change orders won't affect us that much.

3) REPORT RE FOLLOWING BID OPENINGS:

a. SOLID WASTE TRANSFER STATION SERVICES – Bid opening held 9/3/14 @11:30 a.m. – No bids received – To be re-bid – ReBid opening held 9/30/14 – No bids received – Mayor Heymann reported there was a bid opening and nothing was received so the Borough will enter into direct negotiations to renew or replace the contract.

b. REPORT RE REQUEST FOR PROPOSALS (RFQ) FOR LANDSCAPING SERVICES – FORECLOSED & ABANDONED PROPERTIES (RM 8/27/14 – Bid opening to be held 9/19/14 @ 11:30 a.m.) – One proposal received – Mayor Heymann reminded this is being taken care of and the Borough Attorney reported on same earlier.

c. STATUS REPORT RE ACQUISITION & INSTALLATION OF EMERGENCY GENERATOR AT CLOSTER PUBLIC LIBRARY – Bid opening held 8/5/14 @11:30 a.m./All Bids rejected RM 8/13/14 – To be rebid – The Mayor reported this project is on hold. She said Lt. Winters is almost finished with the FEMA application; and once able, we will go out to proposals for the generator.

4) STATUS REPORT RE FOLLOWING CONTRACTS:

a. POLICE FIRING RANGE PHASE I – CONTRACT AWARDED TO ACTION TARGET/RM 8/13/14 (\$108,220.51) – Mayor Heymann reported the firing range is almost completed and she invited Chief Kaine to provide a further report. The Chief said all of the prep work has been prepared with the back and side walls completed. Tomorrow the perimeter fencing will be installed; the paving will take place next week and the rubber berm will hopefully be installed the first week of November.

b. PURCHASE AND INSTALLATION OF THIRTEEN (13) RADIATORS FOR BOROUGH HALL – CONTRACT AWARDED/RM 8/27/14 TO REINER HEATING AIR CONDITIONING (not to exceed \$34,000.00) – Mayor Heymann reported this went extremely smoothly and was done very well; and she commended Mr. Dahle and his staff for their efforts. The radiators are all installed and functioning in the Finance office, the Administrative offices and the Police Department.

7. REPORTS (Continued)

A. BOROUGH ADMINISTRATOR (Continued)

5) REVIEW OF REPORT PREPARED BY CHIEF FINANCIAL OFFICER AND GOVERNING BODY DISCUSSION RE CY 2014/SFY 2015 BEST PRACTICES INVENTORY, AS REQUIRED BY LFN 2014-16 (Received from TCFO 10/1/14/ Distributed to M&C 10/3/14) – Mayor Heymann explained the procedure to be discussed during this portion. She informed that Temporary CFO Maria Passafaro was present this evening to address questions on the inventory.

Councilman Kashwick questioned why the response to No. 4 was “no”: *Has the appropriate administrative official reviewed the State Comptroller’s June 25, 2013 Report with respect to local government legal fees, and does your municipality follow the best practices outlined in the checklist annexed as an Appendix to the report?*

Ms. Passafaro explained it is an administrative and Governing Body issue as we do not presently have an Administrator in order to comply with this. The Borough Attorney informed he would look into this and respond back; but noted he was not asked about this at all. In answer to Mr. Kashwick, he voiced his understanding that anyone the Council appoints could do this and we could appoint someone else. Ms. Passafaro said the report is based on the survey which was attached and that is why the answer is no. Mayor Heymann said she wanted everyone to understand that the way the rules are, there are some questions where the only acceptable answer is yes or no and others allow a “not applicable” answer; but that is not an option for this question which is why we answered “no”.

Councilwoman Amitai referred to No. 16 on page 6 and questioned why the response was “no”: *The CFO should be capable of preparing the annual financial statement, annual debt statement and budget schedules. Excessive auditor assistance on these documents could create a perception that the auditor is not truly independent of the client in auditing the client’s financial statements. At a minimum, each CFO should prepare balanced and reconciled financial records including books of original entry, general ledgers, subsidiary ledgers and other computer reports that accurately analyze and reflect the municipality’s financial position. These records should have sufficient detail for an accountant with sufficient knowledge of New Jersey’s municipal accounting system to extract information necessary to prepare financial and debt statements. This requires that, within acceptable tolerance, all financial transactions (cash and non-cash) be posted in the general ledger and that all general ledger accounts be supported by subsidiary ledgers, reports, reconciliations or are otherwise analyzed. A “yes” answer is appropriate if 1) your CFO prepares the annual financial statement, annual debt statement and annual budget, or 2) your CFO presents balanced and reconciled financial records, or 3) you are retaining outside assistance to do so from an individual or entity separate from your municipality’s audit firm. Please note that item #2 cannot count as a “yes” answer if the Report of Audit contains comments and recommendations regarding the General Ledger or Cash Account balances not being reconciled.*

Ms. Passafaro informed that the previous CFO did not prepare the annual financial statements, annual debt statements or annual budget, therefore, the answer is “no”.

Ms. Passafaro referred to No. 28 and explained this answer is also “no” because the Borough does not have a written policy regarding surplus: *In preparing your annual budget it is important for both the governing body and public to understand the concept of surplus and how it accumulates (or declines) over the years. A formal policy regarding surplus serves as a basis for decisions concerning future financial solvency, and the lack of a policy could lead bond rating agencies to downgrade your municipality’s credit rating. In developing said surplus policy your CFO should analyze and explain at least a five-year trend of surplus; illustrating the factors causing each annual increase or decrease. A surplus policy with realistic and sustainable goals can then be determined. Does your municipality have a written policy goal for the amount of surplus available in support of municipal operations, and is this goal evaluated annually?*

7. REPORTS (Continued)

A. BOROUGH ADMINISTRATOR (Continued)

Ms. Passafaro explained there are several new questions this year in addition to the repetitive ones on the inventory. In answer to Councilman Barad, the Mayor explained Question 28 bothered her because it is another question she felt should allow a “not applicable” answer. Having a written policy is a best practice that is being imposed by the State; but she does not think this it is such a good idea, noting that Closter has done a very good job of maintaining surplus. She wanted everyone to know that Standard & Poor’s just awarded an AA+ rating to the Borough largely in part to the way we maintain our surplus which is a very important issue for bond ratings. Councilman Dolson suggested making a general statement on surplus in how we spent it on a timely basis annually and make that our policy going forward.

Councilwoman Amitai referred to No. 48 and asked if she understood it correctly that the State is saying there should be a limit: *Has your municipality adopted an ordinance, resolution, regulation or policy eliminating longevity awards, bonuses or payments for non-union employees?*

Ms. Passafaro voiced her understanding that the intention is if a municipality is coming on hard times, they would want to include holding back certain types of compensation and have a written policy. In answer to Mrs. Amitai, she explained that if you have a policy you have to use it.

In answer to Councilman Barad, the Mayor informed we are not losing any aid with our responses and at 20% we would start to lose it. Councilman Kashwick noted it says 81-100% positive responses do not lose any aid. Mayor Heymann reminded that last year the Administrator had asked the Borough Professionals to respond to certain sections at a cost to the Borough and this year Maria answered the questions.

At this time, Ms. Passafaro clarified what was stated in the Work Session Notes of 9/22/14 under “Finance” regarding the proposal from our previous payroll company, ADS, noting the one we received does not reflect a savings of \$2,000. Ms. Passafaro said as to the timeliness of what did or did not occur, she would answer to that as well if anyone had any questions. In answer to Mrs. Amitai, she said she would like to make the move back to ADS but no decision has been made yet. She said they would like to have the change made for January 1st and they were not able to have it done for October 1<sup>st</sup> because Michaela (Tomanova, Assistant to Tax Collector/Payroll Clerk) was out; and there is a tremendous effort that goes into the conversion to a new company. No contract was discussed and nothing has been voted on; and she would appreciate any assistance the Governing Body can give. In answer to Mrs. Amitai, Ms. Passafaro explained the current provider is user friendly but we are running into potential audit issues because there were a lot of mistakes made due to the fact that they are not familiar with New Jersey and local laws regarding pensions and healthcare and the like; so it is all being done manually. She further stated the information transmitted is user friendly but a majority of the work is being done by her office. The Borough Attorney asked what the lead time would be if the Council approved the change and Ms. Passafaro said 30 days prior to January 1<sup>st</sup>.

6) REPORT RE \$5,185,000 BOND ANTICIPATION NOTES (BANS) AND \$232,000 SPECIAL EMERGENCY NOTES (SENS) CLOSING 9/26/14 – TO BE REPORTED BY TCFO AT THIS MEETING – Ms. Passafaro reported as follows: In accordance with N.J.S.A. 40A:2-28, the Temporary Chief Financial Officer of the Borough of Closter hereby reports to the governing body of the Borough of Closter the principal amount, interest rate and maturity of the Notes sold, the price obtained and the name of the Purchaser: Principal Amount: \$5,185,000; Interest Rate: 1.00%; Maturity Date: February 25, 2015; Price Obtained: \$5,185,000.00; Name of Purchaser: TD Securities (USA) LLC; Net Interest Cost: 0.381%. This report is being made to the governing body on October 8, 2014.

In accordance with Resolution No. 14 adopted October 26, 2011, the undersigned Temporary Chief Financial Officer of the Borough of Closter hereby reports to the governing body of the Borough of Closter the principal amount, interest rate and maturity of the Special Emergency Notes sold, the price obtained and the name of the Purchaser: Principal Amount: \$232,000; Interest Rate: 1.0399%; Maturity Date: September 25, 2015; Price Obtained: \$232,000; Name of Purchaser: Passaic Valley Water Commission; Net Interest Cost: 1.0399%. This report is being made to the governing body on October 8, 2014.

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7. REPORTS (Continued)

B. BOROUGH CLERK

- 1) STATUS REPORT RE 2014 APPOINTMENTS – Ms. Castano reported we are current with open appointments being maintained on the Regular Meeting Agenda. Any openings resulting from resignations received in the current mail lists will be added to the Agenda for the next Regular Meeting.
- 2) STATUS REPORT RE 2014 OATHS OF OFFICE – The Borough Clerk reported Oaths of Office are Current.
- 3) STATUS REPORT RE 2014 LICENSES – Borough Clerk reported that 2014 Borough licenses are current.

Regarding 2014-2015 Liquor License Renewals, Ms. Castano informed there is still one outstanding license of the 13 in the Borough which has not been renewed due to lack of Tax Clearance Certificate.

Ms. Castano reported the 2015 Borough Licenses memo will be sent to the Chief of Police on 10/10/14 for inspections to be made of current licensees for response by 11/3/14.

- 4) STATUS REPORT RE 2014 MEETING DATES – The Borough Clerk reported 2014 Meeting Dates are current.

For 2015, she advised we sent out the memo to the Chair persons and Liaisons of Borough Boards, Departments and Commissions on 10/6/14 requesting Meeting Dates. We provided them with the 2015 calendar with listing of holidays, religious holydays and special dates and the 2015 Mayor and Council Work Session and Regular Meeting schedule for response by 12/1/14. Ms. Castano asked for a consensus as to the date on which the governing body wished to hold the Sine Die and Reorganization Meetings; and it was determined that they would be held on Monday, January 5, 2015.

- 5) STATUS REPORT RE ELECTIONS – On Tuesday, 10/14/14 the Borough Clerk's office will be open to the public as a courtesy from 9 a.m. to 9 p.m. to register those who wish to vote in the General Election which is the last day to do so. On the ballot for the General Election we have John C. Glidden, Jr., Republican Mayoral Candidate; for Council – Republican candidate incumbent David H. Barad and Robert A. DiDio. No Democratic candidates are on the ballot.

On Thursday, 10/16/14, Ms. Castano and Arlene (Corvelli, Deputy Borough Clerk) will be attending the Bergen County Clerk's Association Election luncheon/seminar in order to obtain last minute information from the County Clerk's Office/Election Division; the Superintendent of Elections/Commissioner of Registration and the Board of Elections.

Ms. Castano reminded the General Election Day will take place on Tuesday, 11/4/14, from 6 a.m. to 8 p.m.

- 6) REPORT – The Borough Clerk reported on the following matters:
  - a. Regarding the League of Municipalities Conference scheduled to be held in Atlantic City from 11/18, 19, 20 and 21, Ms. Castano informed that all accommodations have been paid by purchase order and attendees have been pre-registered. Upon receipt of the Pre- Registration badges, she will forward the information to all who will be attending the Conference.
  - b. This week the October issue of the League Magazine was sent via e-mail and in print to her office and there are some glitches. We contacted the League regarding the issues and they did assist us with our questions.
  - c. Preparations for 2015 Professional Services – Ms. Castano reminded before we know it January will be here. She said there are certain titles she has asked the Borough Attorney to review to ascertain whether they should be included in this year's Requests for Qualifications (RFQ) prior to placing the Resolution authorizing same on the Regular Meeting Agenda for 10/22/14.

C. CHIEF OF POLICE

- 1) REPORT – Chief Kaine reported last week the Department took delivery of two (2) new Ford Explorers which are in the process of being outfitted; and he hopes they will be out on the road next week. He said they received notification yesterday that the Department will be reimbursed \$2,018.32 from the Body Armor Fund which was for purchases made last year from a rotating fund. The Chief informed it is a requirement that body armor be replaced every five years.

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7. REPORTS (Continued)

C. CHIEF OF POLICE (Continued)

Chief Kaine reported the Department applied for a “Drive Sober or Get Pulled Over” grant in the amount of \$7,500.00 to take place in December.

Regarding the renovations to the police firing range, the Chief reported they hope to have the range finished by mid-November for qualifications.

D. MAYOR

1) STATUS REPORT RE FOLLOWING GRANTS: Mayor Heymann reiterated the Police Department received a grant in the amount of \$2,018.32 and said that is the only new award. She noted there are additional grants being applied for this month and she will report further on same at the next meeting.

a. FILED

1. To be announced by Mayor

b. AWARDED

1. 2013 CDBG GRANT CONTRACT #NV-CLSTR-03-13 IN THE AMOUNT OF \$10,000.00, FOR HANDICAPPED ACCESSIBLE DOORS BOROUGH HALL PROJECT FROM 7/1/13 to 6/30/14 (9. M.L. 9/12/13) Extension requested by Borough Administrator on 5/14/14

2. 2013 BERGEN COUNTY HISTORIC PRESERVATION TRUST FUND GRANT APPLICATION (\$189,000 – 50% matching funds available in Closter Open Space, Recreation, Historic Preservation and Farmland Preservation Municipal Trust Fund) TO ACQUIRE AND PRESERVE THE HAROLD HESS LUSTRON HOUSE, 421 DURIE AVENUE, B 1003, L 21 - RM 7/24/13 - \$175,000 Awarded for Historic Home Acquisition Grant Period 6/4/14 – 6/4/17- Contract No. 14-00320 (3. M.L. 7/3/14) – Mayor Heymann

reported the Zoning Board of Adjustment approved the subdivision on Durie Avenue with a condition that the Governing Body accept a donation of 421 Durie Avenue free and clear including the land and improvements, as subdivided, which will be deeded to the Borough for its governance. She noted the owner of the property, (*Asfarjani*) is present in the audience this evening and she extended thanks for the donation of the Lustron House and offered that he could answer any questions regarding same. Mayor Heymann recommended the acceptance of the donation which will give the Borough an opportunity to maintain an historic home that is truly special for Closter. She said if the Council is in agreement, they can authorize the Borough Attorney to prepare the necessary paperwork.

Mr. Rogan explained that when a municipality is offered a donation either through estates or private donation of land, the statute requires a finding that it is in the best interests of the municipality to accept the donation and after discussions, an ordinance is prepared. He said based upon their decision and direction this evening, he can have the ordinance ready for introduction at the next meeting. In answer to Dr. Barad, Borough Attorney explained the ordinance has to state that it is in the best interests of the Borough and include the reasons whether they are aesthetic or for planning purposes. He recommends that they should have some additional findings after discussions to add to the general statement that it is in the best interests of the Borough as to why we believe it is a good to accept it.

Councilman Glidden suggested the Mayor offer some reasons as she proposed the acceptance. Mayor Heymann said this is a building the Borough has been trying to acquire for at least 15 years and she is very pleased the owner has agreed to same, with some concessions, allowing us to keep it in its present location. She voiced her understanding that this is only one of two original Lustron homes in their original locations in the entire State and the very few in the country representing a major innovation in terms of building and providing housing for returnees of the second World War. Mayor Heymann said she was pleased the change in the subdivisions has made this donation possible; and it will enhance many of the other historic issues in the Borough. She noted at last week’s Zoning Board meeting that almost the entire Historic Preservation Commission appeared to speak on behalf of saving the house; and she hopes they all agree with it.

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7. REPORTS (Continued)

D. MAYOR (Continued)

Councilman Glidden wished to have it on record if any calculations have been made as to how much ongoing maintenance costs would be. The Mayor said she was not going to enunciate the plan as it was premature until we had the building; and suggested to handle the building in the same fashion as the MacBain Farm where a caretaker resides on premises and does renovations and repairs in lieu of rent payment. The Borough would have no costs involved; and she has been looking at a grant that has almost been promised to her to cover repairs so there should be no cost to the Borough. As far as losing a ratable, she said the district is being reallocated so there will be a much larger tax return from those properties than there is now. The requirements of the grant include making the home public for a minimum of 6 days a year for visitors; and it may be possible to get a certain area ready for archival space which the Historic Commission desperately is in need of. Councilman Glidden thanked Mayor Heymann for her thorough explanation.

Mayor Heymann took a straw poll and no objections were voiced. The Borough Attorney advised he would prepare the necessary paperwork and ordinance. The Mayor again thanked Mr. Asfarjani for his donation and the Council and public offered a round of applause.

Mayor Heymann reported that Verizon wants to participate in our cell tower and asked if we are able to accommodate them with space. The past several times they inquired for space right behind the present installation which would have infringed upon our parking area. They have approached us with a new plan and noted Bill Dahle and the Chief in addition to some others had some ideas on how to provide space. She explained there are two possibilities: Either a ground station that would take up 1-2 police car spaces in the back of Borough Hall; or reinforcing the roof of the Police garage since we are already reinforcing the sides and have to do so anyway or have a canopy over 2-3 spaces which would be strong enough to handle the equipment – which she thinks is the preferred methodology. Mr. Dahle voiced his opinion that placing the equipment on top of the garage will block all of the Police Department's windows and fire escapes. He prefers the idea of elevating the equipment to match the appearance of the building.

c. TO BE FILED

1. To be announced by Mayor

2) REPORT

a. STATUS REPORT RE APPRAISALS OF POTENTIAL ACQUISITIONS FOR THE BOROUGH (RM 9/10/14 Mayor granted approval to obtain appraisals on two properties) - Mayor Heymann asked the Borough Attorney about the status of the two proposals for potential open space acquisitions. Mr. Rogan reported he is obtaining quotes from two appraisers, one of which is our appraiser, Mr. Izenberg, who said it would not be a conflict of interest; so he is getting the two as required; and at that time, they will make the appropriate offers based on the appraisals.

8. OLD BUSINESS

a. STATUS OF REPAIRING OF MAIN STREET SIDEWALKS (WS 8/13/14/  
WS 8/27/14/WS 9/10/14/WS 9/22/14)

1) STATUS REPORT RE REPAIR OF SIDEWALKS IN FRONT OF BOROUGH  
HALL (RM 9/10/14 Mayor granted approval to obtain quotes)

Mayor Heymann noted that appropriate wording had been received from the architect and proposals had been sent to Three Sons and Lupardi's as potential contractors, and she requested any other recommendations on contractors. The architect feels that the cost would be approximately \$2,500.

Relative to the lights for the walkway at Ruckman Field, Mayor Heymann said that the money is available in Capital for the project; and she expects hard figures from Chris Pesce on Monday. Office Systems has a few more items for inclusion in the microphone system on October 16<sup>th</sup>.

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Mayor Heymann noted that the Planning Board has only a bare minimum for a meeting quorum; therefore, she would be appointing Erik Lenander to replace Irene Stella as an Alternate to the Planning Board and also to the Historic Preservation Commission.

Mayor Heymann noted there will be a Waste Collection meeting between the Superintendent of Public Works, Borough Attorney and herself to begin negotiations.

Mayor Heymann invited all to participate in a special event by the last class of the Village School on October 18<sup>th</sup> at 12 noon to install a bronze plaque at the Tenakill School and for a get together at the Senior Center. Mayor Heymann reminded everyone of Fire Prevention Week. She reminded the Council of a County meeting on the Railroad Oil Tankers which she plans to attend.

Mayor Heymann commended Andrew Weatherly for his Jean Kennedy Smith Award; and he was one of 15 in the entire country to receive the award. She also announced Inspirational Youth awards for Nicholas and Matthew Leo from the Y.M.C.A. on November 25<sup>th</sup> at the Sheraton Mahwah Hotel at 6 p.m.

9. NEW BUSINESS

10. 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, questioned the status of the monitoring wells (11. M.L. 10/2/14); and Borough Engineer said that same were not the Borough's but felt they had been installed in the early 2000's. He said they would continue to be monitored until the contamination is remediated. Mr. Isaacson questioned the status of the potholes at Closter Plaza and referred to the condition of the railroad tracks. Mayor Heymann said she would speak to the DPW Superintendent on same. Relative to the Trautwein application, Mayor Heymann said that same would be coming before the Zoning Board. Mr. Isaacson referred to the solid waste transfer station and Borough Attorney said that same has been put out to bid twice with no response; and the Borough can now talk to private contractors. Mr. Isaacson made reference to the Borough street next to the gas station and parallel to Piermont Road; and Mayor Heymann noted that we have been working to finalize the North Parking Lot. Mr. Isaacson suggested relocating the bus stop closer to Piermont Road to be nearby the long-term parking; and Councilman Kashwick said there could be safety considerations.

11. DISCUSSION OF PUBLIC COMMENTS, IF APPROPRIATE

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

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13. ADJOURNMENT

Motion to adjourn the Work Session at 8:50 p.m. was made by Councilman Glidden, seconded by Councilwoman Latner and declared unanimously carried by Mayor Heymann.

Provided to the Mayor and Council on  
October 16, 2014 for approval at the  
Regular Meeting to be held Wednesday,  
October 22, 2014

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Loretta Castano, RMC  
Borough Clerk

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

Approved at the Regular Meeting held October 22, 2014  
Consent Agenda Item No. 13b