

MAYOR AND COUNCIL
BOROUGH OF CLOSTER

REGULAR MEETING MINUTES – FEBRUARY 11, 2015 - 7:30 P.M.

Mayor Glidden called the meeting to order at 8:42 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 published in The Record and The Star Ledger on January 9, 2015, was posted on the Municipal Clerk’s bulletin board and has remained posted as the required notices under the Statute. In addition, a copy of the notice is and has been available to the public and is on file in the office of the Municipal Clerk.

2. ROLL CALL

The following persons were present:

- Mayor John C. Glidden, Jr.
- Councilpersons David Barad, Alissa Latner, Robert Di Dio, Thomas Hennessey,
Arthur Dolson and Victoria Amitai
- Borough Administrator, Jonathan DeJoseph
- 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
- Fire Chief, Brian Pierro

3. PRESENTATION

ACCEPTANCE OF ANNUAL CONTRIBUTION BY CLOSTER ELKS TO THE CLOSTER FOOD AND ASSISTANCE BOARD (Requested by Mayor 2/6/15) – The presentation was made during the Work Session.

4. APPOINTMENTS

(Not made at the Reorganization Meeting held 1/5/15):

Mayor Glidden made the following Mayoral appointments:

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRES</u>
COAH Planner	<u>Michael G. Hakim</u> <u>Hakim Associates</u>	<u>No Appointment</u>	1 Year	31-Dec-15
*Environmental Commission				
Associate Member	<u>Arthur Goldberg</u>	<u>Arthur Goldberg</u> (Requested by Mayor Glidden 2/10/15)	1 Year	31-Dec-15
Improvement Commission				
Member/ Historic Preservation Liaison	<u>Susan McTigue</u>	<u>No Appointment</u>	2 Years Unexp (McTigue)	31-Dec-15
Member	<u>Eli Nachmany</u>	<u>No Appointment</u>	2 Years	31-Dec-16
Municipal Court				
Deputy Court Administrator	<u>VACANT</u>	<u>No Appointment</u>	1 Year	31-Dec-15
Planner to Implement Portions of the 2008 Master Plan	<u>Francis J. Banisch, III</u> <u>Banisch Associates, Inc.</u>	<u>No Appointment</u>	1 Year	31-Dec-15
*Shade Tree Commission				
Alternate No. 2	<u>(Vacant)</u>	<u>John Kashwick</u>	4 Years Unexp. (P. Ix)	31-Dec-15
Treasurer	<u>VACANT</u>	<u>No Appointment</u>	1 Year	31-Dec-15

* *MAYORAL APPOINTMENT*

4a. APPOINTMENTS (Continued)

Requested by Mayor 2/9/15:

Mayor Glidden made the following appointment and asked for Council confirmation:

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<u>OFFICE</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRES</u>
RECREATION COMMISSION Associate Member	Jake Vinson	1 Year	12/31/15

Motion of approval made by Councilwoman Amitai, seconded by Councilman Barad and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Barad, Latner, Di Dio, Hennessey, Dolson and Amitai.

5a. VOTE ON CONSENT AGENDA ITEMS

Motion approving the Consent Agenda minus Item Nos. 7 and 10 was made by Councilman Di Dio, seconded by Councilman Barad and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Barad, Latner, Di Dio, Hennessey, Dolson and Amitai.

RESOLUTIONS

- 6. BILL RESOLUTION – FEBRUARY 15, 2015 (Received from Deputy Treasurer 2/6/15)
- ~~7.~~ TRANSFER RESOLUTION NO. 4 - AUTHORIZING THE TRANSFER OF 2014 BUDGET APPROPRIATIONS (Received from Deputy Treasurer 2/5/15) TO BE ADOPTED BY NOT LESS THAN 2/3 VOTE OF THE FULL MEMBERSHIP!
- 8. RESOLUTION AUTHORIZING DEPUTY TREASURER TO RELEASE AND RETURN PERFORMANCE BOND (THE SERVICE INSURANCE COMPANY) IN THE AMOUNT OF \$63,168.00 POSTED BY DESAN ENTERPRISES, INC., PURSUANT TO LETTER FROM ZONING BOARD ENGINEER DATED 12/12/14 STATING NO OBJECTION TO THE RELEASE OF SAID BOND FOR PROPERTY LOCATED AT 170-176 CLOSTER DOCK ROAD, BLOCK 1301, LOTS 10 & 11 (Received from Deputy Treasurer 1/21/15)
- 9. RESOLUTION AUTHORIZING THE CLOSTER POLICE DEPARTMENT TO PURCHASE FLOORING FOR THE INTERIOR RENOVATIONS PROJECT FROM ROB’S CARPET & FLOORING, NORTHVALE, NJ IN THE AMOUNT OF \$3,775.00 (Received from Administrator 1/23/15)
- ~~10.~~ RESOLUTION AUTHORIZING THE MAYOR AND CLERK TO EXECUTE THE SOLID WASTE TRANSFER AND HOST COMMUNITY AGREEMENTS BETWEEN THE BOROUGH AND MIELE SANITATION FOR A TERM OF THREE (3) YEARS WITH TWO (2) ONE (1) YEAR RENEWAL OPTIONS (Received from Borough Attorney 1/12/15)
- 11. RESOLUTION TO RE-ADVERTISE FOR BOROUGH’S COAH PLANNER AND PLANNER (MASTER PLAN REEXAMINATION) AND TO PURSUE A “FAIR AND OPEN” PROCESS IN AWARDED THE CONTRACT FOR THESE PROFESSIONAL SERVICE AGREEMENTS (Received from Borough Attorney 2/4/15)
- 12. RESOLUTION APPROVING THE SETTLEMENT OF SEVERAL TAX APPEALS FOR THE YEAR 2014: CLARK, J. & L. - BLOCK 702, LOT 5; KIM, D. & KAY L. - BLOCK 1904, LOT 8; KIM, B. & M. - BLOCK 1806, LOT 5; WORTH, A. - BLOCK 1001, LOT 4; DE LA BASTIDA, J. - BLOCK 1314, LOT 5 (Received from Borough Attorney 2/5/15)

Mr. Dolson questioned the process involved in this appeal. He asked since the Revaluation of the Borough was conducted approximately 7-8 years ago, and we are continually getting appeals, are they using the same criteria as 7-8 years ago to tell them the value of their house. Borough Attorney explained it is the value as of October 1 of the year before the appeal. If it’s a 2014 appeal, the Appraiser goes back to October of 2013 and analyzes sales up to October 1, 2013 Mr. Dolson asked isn’t every property owner in the same position after that many years. His question is why don’t we just revalue every year. This way everyone’s taxes would be equal and fair. Mr. Rogan explained it could be done although it is an expensive process - approximately \$250,000/5 year - \$50,000 payment. Mr. Rogan said the total of these appeals is approximately \$5,000. Mr. Dolson voiced his understanding that at about every meeting we are giving back something to everyone who appeals. Borough Attorney explained it is less than one fourth of the number of appeals that gets to that level since most of them are dismissed either at the County Board or the Tax Court. The only ones that come before the Mayor and Council are the ones that either our Assessor or the Appraiser, hired by the town, indicates that there was either a mix up when the reval was done, possibly due to the mis-measurement of the house/possibly comparable sales that weren’t considered, but it is a fraction. Mr. Rogan said he will send Mr. Dolson the Report for this past year but he would say the ones that come before the Mayor and Council are less than 30% of the filed tax appeals. and reassured Mr. Dolson that he would send him a report of the tax appeals that were filed in the entire year and how many resulted in a refund.

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13. RESOLUTION ACCEPTING THE SOLE BID OF LINDA GALASSO FOR THE SALE OF A PORTION OF 12 WILLOW ROAD, CLOSTER, NJ, IN THE AMOUNT OF \$21,500.00 (RECEIVED AT THE BID OPENING HELD 2/5/15 @ 11 A.M.); AND AUTHORIZING THE BOROUGH ATTORNEY TO PREPARE ALL DOCUMENTS PURSUANT TO THE AWARD AND SALE OF THE LAND; AND AUTHORIZING THE MAYOR AND CLERK TO EXECUTE ALL RELATED DOCUMENTS (Received from Administrator 2/5/15)

MOTIONS

14. MOTION APPROVING THE FOLLOWING COUNCIL COMMITTEE ASSIGNMENTS FOR 2015 (Requested by Mayor Glidden 2/3/15):

<u>Committee</u>	<u>Incumbent Chair</u>	<u>2015 CHAIR</u>	<u>Incumbent Members</u>	<u>2015 MEMBERS</u>
ORDINANCES	Barad	Barad	Hennessey/Di Dio	Hennessey/Amitai
PUBLIC WORKS	Latner	Latner	Hennessey/Amitai	Hennessey/Di Dio

15. MOTION GRANTING APPROVAL FOR ST. MARY RC CHURCH TO CONDUCT OFF-PREMISE DRAW RAFFLE AT THE SCHOOL BUILDING, 300 HIGH STREET, ON 4/25/15, FROM 7 P.M. TO 11 P.M. (Completed application filed and appropriate fees paid)

16. MOTION APPROVING THE FOLLOWING MINUTES - NO ABSTENTIONS (Distributed 2/5/15):

- a. REGULAR MEETING HELD 1/28/15
- b. WORK SESSION HELD 1/28/15

17. MOTION APPROVING THE FOLLOWING APPLICATION AS NEW MEMBER OF THE KNICKERBOCKER HOOK AND LADDER COMPANY: JOHN P. CULLIGAN (Completed application received 2/04/15)

- 17a. MOTION GRANTING APPROVAL FOR ISSUANCE BY POLICE DEPARTMENT OF THE FOLLOWING HAWKERS AND PEDDLERS LICENSE FOR CALENDAR YEAR 2015 PER BOROUGH CODE CH. 127 (Received from Chief of Police 2/9/15):

PERMIT NO 2015-002 – FOR JUN ZHANG, 7177 159TH STREET, #503, FRESH MEADOWS, NY 11365, FOR LANDMARK TRADING INC. WHOLESALE AND RETAIL BUSINESS; PRODUCTS FOR SALE – WORKING SHOES, GLOVES, SOCKS, CLOTHING

In answer to Councilwoman Amitai, Chief Kaine advised that the vendor would be going to construction sites to sell his items.

- 17b. MOTION GRANTING APPROVAL FOR BEN PORAT YOSEF TO CONDUCT AN ON-PREMISE DRAW RAFFLE FOR MERCHANDISE AT TEMPLE EMANU-EL, 180 PIERMONT ROAD, CLOSTER, NJ, ON TUESDAY, 3/10/15, FROM 7 P.M TO 12 A.M. (Fees paid and approval granted 2/10/15)

18. REPORTS

- a. CONSTRUCTION OFFICIAL – JANUARY 2015 (Received 2/5/15)
- b. FIRE CHIEF – DECEMBER 2014 (Received 2/6/15)
- c. FIRE CHIEF – JANUARY 2015 (Received 2/6/15)
- d. CHIEF OF POLICE – JANUARY 2015 (Received 2/11/15)

- 5b. VOTE ON ITEMS REMOVED FROM THE CONSENT AGENDA

7. TRANSFER RESOLUTION NO. 4 - AUTHORIZING THE TRANSFER OF 2014 BUDGET APPROPRIATIONS (Received from Deputy Treasurer 2/5/15) TO BE ADOPTED BY NOT LESS THAN 2/3 VOTE OF THE FULL MEMBERSHIP!

In response to Ms. Latner’s request, Borough Administrator began to read the Resolution and noted that approximately \$31,000 would be transferred from Streets and Roads into various line items in the budget.

Councilwoman Latner asked if there has been any further decision regarding the Library, and Borough Administrator informed it is still being discussed. Mayor Glidden clarified it is not for the 2015 Municipal Budget but the 2014 Municipal Budget. Ms. Latner explained they are trying to make amends for what occurred last year. The Mayor clarified they received a specific letter from the Chairman of the Library Board (of Trustees) for the 2015 Budget. Councilman Dolson said he received a letter on November 7, 2014 from the Library regarding a shortfall. Ms Latner said they are still looking for something. Mayor Glidden asked them to recall the circumstances of the Library wherein in last year’s Municipal Budget, we gave them “x” amount which was less than they received the year before. We gave them zero over the required state allotted amount. Mr. Dolson said it was approximately \$40,000. The Mayor said they went ahead and spent it as if it had been given to them, since they were never told by the

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Administrator that they were given less. The matter at hand is should we try to get some of it back for the Library. Ms. Latner explained that at the Library Board Meetings some of the Trustees were up in arms about it because the name of the account was changed; and monies that were taken were from bequeaths and donations specifically meant for the Library. She said that in 38 years there has never been so much controversy because in years past, they have even given surplus money back to the Borough. Ms. Latner added that at this point in time, it would be a token since we will not be able to make up the entire difference but something would be helpful. Mayor Glidden said that we are currently investigating where we can find some money to do so. She added that the donations bequeathed to the Library were given to various organizations but were specifically earmarked for the Library. Mayor Glidden asked her to ask the Library Director to submit all of her 2014 invoices to enable us to move on additional monies.

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

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

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

Motion approving the following Closed Session Resolution at 9:00 p.m. was made by Councilman Barad, seconded by Councilwoman Latner and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Barad, Latner, Di Dio, Hennessey, 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”; N.J.S.A. 10:4-12(b)(7), “Pending or anticipated litigation or contract negotiations and N.J.S.A.10:4-12(b)(5) “A matter involving the expenditure of public funds for acquisition of real property” 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 8-10 weeks.

Mayor Glidden resumed the Regular Meeting at 9:50 p.m.

10. RESOLUTION AUTHORIZING THE MAYOR AND CLERK TO EXECUTE THE SOLID WASTE TRANSFER AND HOST COMMUNITY AGREEMENTS BETWEEN THE BOROUGH AND MIELE SANITATION FOR A TERM OF THREE (3) YEARS WITH TWO (2) ONE (1) YEAR RENEWAL OPTIONS (Received from Borough Attorney 1/12/15)

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

21. ADJOURNMENT

Motion to adjourn the Regular Meeting at 9:51 p.m. was made by Councilman Barad, seconded by Councilman Di Dio and declared unanimously carried by Mayor Glidden.

Provided to the Mayor and Council on
February 19, 2015 for approval at the
Regular Meeting to be held
February 25, 2015

Loretta Castano, RMC
Borough Clerk

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

Approved at the Regular Meeting held February 25, 2015
Consent Agenda Item No. 15a.

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WORK SESSION NOTES – FEBRUARY 11, 2015 - 7:30 P.M.

The Mayor and Council of the Borough of Closter held a Work Session on Wednesday, February 11, 2015. Mayor Glidden called the meeting to order at 7:33 p.m.

1. PLEDGE OF ALLEGIANCE

Mayor Glidden 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 9, 2015, 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 John C. Glidden, Jr.
Councilpersons David Barad (7:45 p.m.), Alissa Latner, Robert Di Dio, Thomas Hennessey,
Arthur Dolson and Victoria Amitai
Borough Administrator, Jonathan M. DeJoseph
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
Fire Chief, Brian Pierro

At this time a presentation was made to the Closter Food Bank from the Closter Elks Lodge.

4. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS

- a. MAIL LIST OF JANUARY 29, 2015 - Mayor Glidden asked if any member of the Council wished to address any matter or provide any comments. No one wished to remove any items for discussion.
- b. MAIL LIST OF FEBRUARY 5, 2015 - Mayor Glidden asked if any member of the Council wished to address any matter or provide any comments. No one wished to remove any items for discussion.
- c. MAIL LIST OF FEBRUARY 12, 2015 - (Requested by Borough Clerk 2/11/15) The Borough Clerk referred to Item No. 5 as follows:

Item No. 5: Received 02/10/15, dated 02/10/15 from Coleen P. Zdziarski, Paralegal, on behalf of Lisa A. Gorab, Esq. Wilentz, Goldman & Spitzer P.A. to Bergen County Clerk, Interim Executive BC Supt of Schools, Chief of Staff, NJ Department of Education, Bergen County Board of Elections, Bergen County Supt. of Elections/ Commissioner of Registration; c: Municipal Clerks of Closter, Demarest, Harrington Park, Haworth, Northvale, Norwood, Old Tappan re Board of Education of the Northern Valley Regional High School District Special School District Election to be held Tuesday, 3/10/15, from 2 p.m. to 9 p.m. (Distributed via e-mail on 2/10/15)

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The Borough Clerk informed she distributed this item via e-mail today and explained it will be listed on tomorrow's Mail List. She said this is something that is imminent as it pertains to the Regional High School Special School Election to be held on Tuesday, 3/10/15, in the local schools from 2 p.m. to 9 p.m. Ms. Castano explained she called the Closter Board of Education today upon receipt of this letter and was informed the schools had no knowledge of this election. She e-mailed the letter to the Board Secretary/Business Administrator of the Closter Board of Education and will send a hard copy as well.

At this time, Councilwoman Latner asked for confirmation of her understanding that the local schools were not made aware that this election was to take place in their facilities and the Borough Clerk affirmed same. Ms. Castano explained the letter was sent by the attorney to the Municipal Clerks involved in the election, most likely expecting them to follow through with their local schools or other polling places. Mrs. Latner voiced her concern that the local schools were not made aware of this at all and informed she has been working with the Mayor to try to set up a meeting between the Regional Board and the local Mayors. She said she will inform the Closter Schools at their board meeting tomorrow. Mayor Glidden noted his understanding that this is a referendum on a bond issue and not really an election; and the Borough Clerk explained that it is a Special School Election because the voters have to go to the polls to cast their ballots.

5. REVIEW AND DISCUSSION OF CONSENT AGENDA ITEMS FROM REGULAR MEETING
(Refer to Regular Meeting Agenda of February 11, 2015)

Mayor Glidden referred to the Regular Meeting Agenda and asked if any member of the Council or public wished to remove any item for discussion. Borough Attorney referred to Item Nos. 7, 10 and 13; Borough Clerk requested Item Nos. 17a, 17b and 18d be added to the Consent Agenda.

7. TRANSFER RESOLUTION NO. 4 - AUTHORIZING THE TRANSFER OF 2014 BUDGET APPROPRIATIONS (Received from Deputy Treasurer 2/5/15) TO BE ADOPTED BY NOT LESS THAN 2/3 VOTE OF THE FULL MEMBERSHIP!

Borough Attorney noted that this item would be voted upon separately.

10. RESOLUTION AUTHORIZING THE MAYOR AND CLERK TO EXECUTE THE SOLID WASTE TRANSFER AND HOST COMMUNITY AGREEMENTS BETWEEN THE BOROUGH AND MIELE SANITATION FOR A TERM OF THREE (3) YEARS WITH TWO (2) ONE (1) YEAR RENEWAL OPTIONS (Received from Borough Attorney 1/12/15)

In answer to Councilwoman Amitai, Borough Attorney advised that he and the Borough Administrator had met with Mr. Olsson and there are a number of items to be discussed in Closed Session.

13. RESOLUTION ACCEPTING THE SOLE BID OF LINDA GALASSO FOR THE SALE OF A PORTION OF 12 WILLOW ROAD, CLOSTER, NJ, IN THE AMOUNT OF \$21,500.00 (RECEIVED AT THE BID OPENING HELD 2/5/15 @ 11 A.M.); AND AUTHORIZING THE BOROUGH ATTORNEY TO PREPARE ALL DOCUMENTS PURSUANT TO THE AWARD AND SALE OF THE LAND; AND AUTHORIZING THE MAYOR AND CLERK TO EXECUTE ALL RELATED DOCUMENTS (Received from Administrator 2/5/15)

Borough Attorney said that the property was appraised and valued and the Borough Engineer would need to prepare a metes-and-bounds description for the deed. Mr. DeNicola said the completion of the description would depend upon the information received from the homeowner. Borough Attorney noted that this was the sole bid that was received and the deed would include a reservation for the existing easement. The driveway could be expanded over the easement but it would be done at their own risk since the Borough must have unfettered access if the need arises.

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Borough Clerk informed that certain items came to her office after the preparation of the Agenda requiring action at this meeting, and she asked for Council approval to add same at this time as follows:

- 17a. MOTION GRANTING APPROVAL FOR ISSUANCE BY POLICE DEPARTMENT OF THE FOLLOWING HAWKERS AND PEDDLERS LICENSE FOR CALENDAR YEAR 2015 PER BOROUGH CODE CH. 127 (Received from Chief of Police 2/9/15):

PERMIT NO 2015-002 – FOR JUN ZHANG, 7177 159TH STREET, #503, FRESH MEADOWS, NY 11365, FOR LANDMARK TRADING INC. WHOLESALE AND RETAIL BUSINESS; PRODUCTS FOR SALE – WORKING SHOES, GLOVES, SOCKS, CLOTHING

- 17b. MOTION GRANTING APPROVAL FOR BEN PORAT YOSEF TO CONDUCT AN ON-PREMISE DRAW RAFFLE FOR MERCHANDISE AT TEMPLE EMANU-EL, 180 PIERMONT ROAD, CLOSTER, NJ, ON TUESDAY, 3/10/15, FROM 7 P.M TO 12 A.M. (Fees paid and approval granted 2/10/15)

18. REPORTS

- d. CHIEF OF POLICE – JANUARY 2015 (Received 2/11/15)

6. PROFESSIONAL REPORTS

A. BOROUGH ATTORNEY

1) STATUS REPORT RE NEGOTIATIONS WITH PBA LOCAL 233 (8. M.L. 8/21/14/ 8. M.L. 9/25/14) – Borough Attorney reported there was a meeting on 1/30/15 between the PBA Committee and the PBA where there were further discussions and a proposal was made. Mr. Rogan has had verbal and subsequent communications with the PBA attorney and we are awaiting a written response. He will keep the Committee and Council posted.

2) STATUS REPORT RE 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 (Authorized at RM 10/8/14) – Mr. Rogan reminded there was just discussion on this matter and said there was a meeting with Mr. Olsson, a member of the former Solid Waste Advisory Ad Hoc Committee. Borough Attorney requested a Closed Session to discuss some of those items prior to taking a vote on finalizing any type of contract.

3) STATUS REPORT RE APPRAISALS OF POTENTIAL ACQUISITIONS FOR THE BOROUGH (RM 9/10/14 Mayor granted approval to obtain appraisals on two properties) Borough Attorney explained approval was granted to obtain appraisals for the potential purchase of 156 Railroad Avenue and 155 Hickory Lane. At the last meeting he reported those appraisals had come in; and suggested if the Council has the opportunity, to take a look at those properties before moving forward. Mr. Rogan noted there is no action that is required to be taken this evening but they should come to a determination soon as to whether they want to pursue either of these properties.

4) STATUS REPORT RE STATUS OF CONTRACT FOR THE PURCHASE OF MULTIPLE CONDOMINIUM UNITS AT VILLAGE SCHOOL SITE (RM 11/24/14) – Mr. Rogan reported a contract has been entered into and it is subject to COAH approval. He participated in a conversation for about 1 ½ hours with COAH Planner Michael Hakim and three (3) representatives from COAH the day before yesterday to explain the concept. The State had a lot of questions about the proposal and expressed concern that it may not comply exactly with what the Borough submitted in 2008 because, at that time, we had allocated funds for other projects. Mr. Rogan said they explained why we believe this is a beneficial project for the Borough; and by the end of the conversation he believed they seemed to be in agreement on that. COAH requested a revised plan updating the proposal and reallocating some of those monies. Borough Attorney explained in the 2008 proposal, the Borough had indicated the intent to make monies available to store owners to put affordable housing over the shops; and we had limited success with that as only three (3) units have been built. The Borough had anticipated much more interest in 2008 and it

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6. PROFESSIONAL REPORTS (Continued)

A. BOROUGH ATTORNEY (Continued)

just has not happened. It was explained to COAH that as Village School is a block away from Main Street, it is part of that same concept; and they seemed to be in agreement on that. Mr. Hakim will forward an updated proposal and we hope to get this expedited through the COAH approval process.

5) REPORT – The Borough Attorney noted he had a Closed Session item regarding contract negotiations with Verizon because they have an interest in adding equipment to our cell tower. He said he wanted to discuss the specifics in Closed Session. In answer to Mayor Glidden, he affirmed there is presently room to accommodate Verizon. Borough Administrator informed that Nextel had removed their separate equipment after their merger with Sprint so there is a vacant spot on the tower. Mr. Rogan noted Verizon has already been on site to look at the ground and antenna. He reminded we advertised for this two or three times in the recent past when a carrier indicated an interest; but each time we subsequently advertised, none of those parties submitted bids. Mr. Rogan would like to discuss details and pricing.

B. BOROUGH ENGINEER

1) STATUS REPORT RE DPW REMEDIATION (Authorized /RM 4/23/14) – Borough Engineer reported the next round of testing will occur in late March. If we have another round of clean testing, that will be two in a row; and we can begin closure of some of the wells. Results take about 4-6 weeks to come back from the lab.

2) STATUS REPORT RE SWIM CLUB PHASE II CONTAMINATION INVESTIGATION (Authorized/RM 7/9/14) – Mr. DeNicola voiced his understanding the Borough Administrator would like to discuss this in Closed Session.

3) REPORT – BID FOR HICKORY LANE IMPROVEMENTS AND 2014 MUNICIPAL ROAD PROGRAM (Notice to Bidders published in The Record 2/5/15/Bid opening to be held 2/19/15 @ 11 a.m.) – Borough Engineer reported this has been advertised and bids will be received on 2/19/15. He noted this project includes McCain Court resurfacing; resurfacing and improvements of Hickory Lane for the full length including curbs and drainage; as well as an alternate bid to include sidewalks on the south side. Mr. DeNicola voiced his undersnading that the Borough would not be awarding the alternate bid as they just wanted to put it out there to ascertain pricing.

4) REPORT – Mr. DeNicola recalled the last several meetings where there was discussion of installation of sidewalks on High Street and informed he did a few estimates for same. The one side would be about 1/3 of a mile from Piermont Road to Closter Dock Road and those estimates for construction, engineering and inspections range between approximately \$180,000 just for sidewalk and the other estimate includes curbs and sidewalks for about \$250,000. He noted there are existing curbs and recommended going with just sidewalk installation as the road was newly paved two years ago; and redoing curbs causes a lot of damage. Borough Engineer reminded that there is snow everywhere right now and these are just conceptual estimates, but they should be fairly close. In answer to Councilman Di Dio, he said there are existing sidewalks on both sides with the exception of a small portion as you near the old Topside on Piermont Road. Mr. DeNicola informed about 15 trees would have to be removed for sidewalk installation and most of them are smaller in nature.

Borough Engineer reported the Administrator had inquired about the application of a Safe Streets to School Grant and reminded we had done one several years ago that started in 2008; and by the time construction and paperwork was completed, it was 2012 – a 4 year long process. That was a good project because it was right near the school; and he does not feel this application would be as strong as it is farther away; in addition to it being a very competitive grant. In answer to Councilwoman Amitai, he explained most of the trees in his estimate are dying or already dead. In response to Councilman Hennessey he said the Borough has discussed speed bumps/humps or speed tables. He explained the issue arises where emergency vehicles would have to travel that route and a patient could get jostled around inside an ambulance, plus there is legislation currently in from of the State approving speed tables in these situations without approvals. The Borough has done it in the past; and this would allow us to do it on municipal and County roads without DOT approval just by sending notification of the project. Mr. DeNicola explained speed tables are cheaper in nature because they are just built up asphalt with decorative striping on the

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6. PROFESSIONAL REPORTS (Continued)

B. BOROUGH ENGINEER (Continued)

approaches and signage; and are less expensive than sidewalks at about \$180,000. A speed table would run about \$20,000 each all inclusive. He explained it should be done in conjunction with another paving program because it would cost too much to have contractors mobilize just for this project. Councilwoman Amitai asked if Chief Kaine had any objections or concerns about placing speed tables on High Street between Piermont Road and Closter Dock Road. The Borough Engineer agreed with Chief Kaine that the road survey should be completed by the County prior to consideration of speed tables.

At this time, Mayor Glidden called a short break in order for the photographer to take the official Governing Body portrait for the Borough website.

7. REPORTS

A. BOROUGH ADMINISTRATOR

- 1) STATUS REPORT RE FOLLOWING INSURANCE MATTER(S):
 - a) Mail List requests re Insurance: 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) – Mr. DeJoseph requested a discussion in Closed Session regarding options and challenges the Borough is facing to complete this project.
- 3) STATUS REPORT RE RE-BID FOR 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 – Borough Administrator reported he is working with OEM on this project.
- 4) STATUS REPORT RE FOLLOWING CONTRACTS:
 - a. POLICE FIRING RANGE PHASE I – CONTRACT AWARDED TO ACTION TARGET/RM 8/13/14 (\$108,220.51) – Mr. DeJoseph reported completion of this project has been delayed due to the weather and is scheduled for Spring completion.
 - b. INTERIOR RENOVATIONS OF CLOSTER POLICE DEPARTMENT – Contracts awarded RM 11/24/14 to: A. WOODS CONSTRUCTION, INC. IN THE AMOUNT OF \$16,500.00; PESH-E-LECTRIC, INC. FOR ELECTRICAL SERVICES IN THE AMOUNT OF \$8340.00; BUSINESS INTERIORS BY STAPLES IN THE AMOUNT OF \$23,631.01 PURSUANT TO STATE CONTRACT #A81641 – Borough Administrator reported the walls are all painted and the electric is almost complete. The floor was installed the other day and the alarm system will be completed in the next few days along with furniture delivery.
- 5) REPORT RE 2015 MUNICIPAL BUDGET PREPARATIONS – Mr. DeJoseph reported a draft of the budget has been sent to the Auditor for review; and noted he is scheduled to meet with them next Thursday. He reported there is a BAN (bond anticipation note) sale scheduled for 3/18/15 which will rollover our debt from last year and he anticipates favorable interest rates.
- 6) REPORT

B. BOROUGH CLERK

- 1) STATUS REPORT RE 2015 APPOINTMENTS – Borough Clerk reported there were 128 appointments made at the Reorganization Meeting. Open appointments are being maintained on the Agenda.
- 2) STATUS REPORT RE 2015 OATHS OF OFFICE - 130 Oaths sent to date / 106 + 1 non-acceptance received; 11 to be distributed. 45 Citizen Leadership Forms with Board Oaths have been sent to date/38 received. 9 to be distributed.
- 3) STATUS REPORT RE 2015 LICENSES - No change since last report.

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7. REPORTS (Continued)

B. BOROUGH CLERK (Continued)

4) STATUS REPORT RE 2015 MEETING DATES - The Board of Ethics has scheduled a Special Meeting to be held on 2/19/15 @8:30 p.m. to review the Financial Disclosure Statement filing process, determine who should be required to file and how the Board can improve the process.

5) STATUS REPORT RE PREPARATION FOR CODIFICATION OF 2014 ORDINANCE NOS. 2014:1153 to 2014:1183 AS CODE SUPPLEMENT NO. 21 – Ordinances to be posted on the web site were sent to General Code on 2/3/15 and posted on our web site under “New Laws”. On 2/6/15, I subsequently sent to General Code a request for estimate for Supplement No. 21 to include all Code material from our 2014 Ordinances and we are waiting for a response.

6) REPORT – Ms. Castano reported on the following matters:

a. Special School Election – Northern Valley Regional High School Referendum to be held Tuesday, 3/10/15 (2. M.L. 1/15/15) – We received this item, have been informed by our Supt of Elections to keep the Clerk’s office open on 2/17/15 for voters to register; therefore, our office will be open from 9 a.m. to 8 p.m. I received word on 2/6/15 from the Superintendent of Elections that we will have two trouble shooters - other than that, I have heard nothing else until today when I received an e-mailed letter (5. M.L. 2/12/15) which I e-mailed to everyone, from Coleen Zdziarski, Paralegal for Lisa Gorab, Esq. to BC Clerk, Interim Exec. Bergen County Supt of Schools, Chief of Staff NJ Dept. of Education, BC Board of Elections, Supt of Elections/Commissioner of Registration re Bd of Ed. NVRHS Special School District Election to be held Tuesday, 3/10/5 – to be held from 2 p.m. to 9 p.m. – c: Closter, Demarest, Harrington Park, Haworth, Northvale, Norwood, Old Tappan. I called the Board Secretary/Business Administrator Peter Iappelli’s office to inform of this prior to copying him on the e-mail. They had no knowledge of this election!

b. Both Arlene (Corvelli, Deputy Borough Clerk) and I will be attending the Bergen County Clerk’s Election Meeting which will be held in Hackensack on 2/25/15 from 9 a.m. to 12 Noon where we will be receiving information concerning the Primary and General Election and possibly obtain further information regarding this Special Election. We received an e-mail from the Bergen County Clerk encouraging us to ask people to please take a calendar. Councilwoman Amitai suggested distributing them to the Board/Commission/Committee members.

c. Now that our IT person has set up a Borough Facebook page, Ms. Castano said she would like to have Arlene create a page for the Borough Clerk’s office which would include all the items we have been trying to put on the web site but were unable to do so such as: the Clerk’s bulletin board with current information regarding ordinances/introduction and public hearing dates; bid openings; legals published in The Record and Star Ledger and Election information. This is a specialty requiring time to be spent doing so as well as talent; and it is something she would like to discuss with the H.R. Committee/Finance Committee.

Mrs. Latner said Kevin Whitney would be placing the items online. Mayor Glidden explained that Kevin Whitney has sole permission to place any content on the web site. The Mayor said he believes that any Council member who desires to have something put up there can ask Kevin to do so since Kevin knows how to handle it. If he declines to put something up there, Kevin will either talk to the Administrator or himself if it is controversial and then it would come back to the Council for further review. Mrs. Latner said she already gave him something regarding scholarships and sent some pictures of Mayor Sophie’s celebration. Her understanding is that it would be items that Leslie gets such as publicity.

Mrs. Latner added that she doesn’t think that Arlene and Loretta would be involved since it would have to be something current. She said she had spoken to Bill Dahle last week regarding garbage pickup because there was a private group who was interested in the pick up date. Those are the things that will be helpful and are worth putting on Facebook.

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7. REPORTS (Continued)

B. BOROUGH CLERK (Continued)

Borough Clerk explained that regarding Elections, very few people are aware that the Municipal Clerk is in charge of elections; and her office would be providing updated information we are receiving from the County that should be put on Facebook to make people aware of the current status such as this Special School Election.

Dr. Barad explained his understanding of the nature of a normal Facebook page which is a sharing kind of thing. Mrs. Latner explained that there is a Closter Police page, a Closter Recreation page and a Food Pantry Page. Mrs. Amitai said there are two dozen pages which Mrs. Latner said were unofficial. Mrs. Latner added there is a Closter Nature Center page. She explained that Closter has a lot of hits, but it should be through the Borough of Closter

Chief Kaine said you cannot add anything on facebook but you can comment on certain postings. Mrs. Amitai was concerned whether the postings were apropos. Mayor Glidden said the nature of the facebook page is that you can make whatever comments you want. Dr. Barad said it should be monitored and controlled to some extent. Chief Kaine said he has not had any issues with it.

Mayor Glidden said that he and Mr. DeJoseph will check with Kevin Whitney.

At this time, Mrs. Amitai referred to the Codification and asked the Borough Clerk if the Planning Board and Zoning Board of Adjustment could get separate books regarding their ordinances since they have been working with outdated books. Borough Engineer clarified that they pertained to Code Chapters 173 (Subdivision of Land and Site Plan Review) and Chapter 200 (Zoning) and Mr. DeJoseph said we will print it in house which was affirmed by Mayor Glidden.

C. CHIEF OF POLICE

1) REPORT – Chief Kaine reported there was an incident on Friday night and said he has tried to keep everyone up to date as best as he could but, per the Attorney General, they are not allowed to give out a lot of information at this time. The Bergen County Prosecutor's office gave out generic information because the media and public are calling nonstop. They also sent out 5 Detectives from the Homicide Squad; the Sheriff's Office sent 4 people out for criminal investigation; BIC had the large truck out here and 2 Officers from the County Police were assisting. The Chief said it is a long, detailed investigation in order to determine why this happened.

The Chief reported there was a lockdown incident this morning at Northern Valley Regional Demarest High School with reports of a person walking into the school with a gun. Multiple agencies responded to assist and the lockdown was cleared at approximately 8:30 a.m. Chief Kaine sent out an email from the Superintendent for everyone's information. With that, he urged the desperate need for school crossing guards. He said he met with the Mayor and Borough Administrator this afternoon to discuss the results of the ad in the paper the past two weeks; and informed we received a second application today. This morning we only had 4 people working and there were 4 school posts with nobody on the road. Chief Kaine was answering the phone until the incident at the high school and callers were sent elsewhere. In answer to the Mayor, Chief Kaine said they need more crossing guards and they have been advertising for same on their FaceBook page. One of the applicants is currently receiving training from another town and he hopes to get the individual through before the next Council meeting for approval should the individual still want the job. Councilman Hennessey questioned if the Police fill those empty posts and the Chief said they do; and explained this opens up a liability if they abandon their posts and somebody gets into an accident or injured while nobody is there.

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7. REPORTS (Continued)

C. CHIEF OF POLICE (Continued)

Mayor Glidden asked if this was an issue we would have in the long run and questioned if the position was paying enough to attract applicants. Chief Kaine explained the recent salary ordinance has a 4 or 5 step pay scale for the crossing guards and we are the lowest in the area. The pay range is posted and he suggested speaking with the Administrator to discuss raising the salary because we start at \$14 an hour; other towns pay \$22-\$23 per hour. In answer to Councilwoman Latner, he said we did sign the shared services agreement with Norwood but have not heard back yet. Mr. DeJoseph informed he would follow up with Norwood as to the status of the agreement. Mrs. Latner questioned if other towns were having trouble staffing as well and the Chief informed Norwood has 4 or 5 extra guards which is what prompted the shared services agreement.

At this time, Councilwoman Latner praised all agencies involved in this morning's lockdown and said everyone did what they were supposed to do. She was grateful that nothing came of the matter. Councilman Barad questioned if the school was going to take action to notify teachers when a student will be bringing a prop for a play into the school so that there is no repeat of this incident. Chief Kaine and Mrs. Latner agreed there will likely be a precedent going forward. Councilman Di Dio thanked the Chief for his ongoing updates.

At this time, Borough Administrator noted the police vehicles have been ordered.

D. MAYOR

1) STATUS REPORT RE FOLLOWING GRANTS: Mayor Glidden informed there is no report regarding grants.

a. FILED

1. To be announced by Mayor

b. AWARDED

1. To be announced by Mayor

c. TO BE FILED

1. To be announced by Mayor

2) REPORT – Mayor Glidden was pleased to report he had the opportunity to go to Trenton to attend the Mayor's Legislative Day sponsored annually by the NJ League of Municipalities. He voiced his opinion it was a very interesting day with the leaders of the Legislature, President of the Senate, Speaker of the Assembly, Minority Leaders and the head of the NJ Department of Transportation and Department of Environmental Protection in attendance. He listed some of the major issues affecting municipalities as follows:

1. COAH ISSUE – Should there be a legislative solution to the impasse or should the issue go before the court. There was a lot of disagreement on the issue with municipalities wanting to see the legislation just go away in terms of the requirements. He doesn't feel that will happen but thinks there will be some kind of compromise.

2. Bankruptcy & the Transportation Trust Fund – The Mayor reminded he has been very concerned about this issue since becoming Mayor because the trust fund is responsible for all of the money that goes into our roads, bridges and tunnels and that money runs out in June. He said there will be no money left over for required debt service or bonds that originally funded the trust fund. The fund is in grave dire straits and there is disagreement in the Legislature as to how to replenish the fund. One group thinks that since we have such low gas prices, it is a good time to raise the gas tax; and another group thinks we are spending too much money helping failing school districts; and we need to take care of that first before we raise the gas tax. Mayor Glidden said this is a burning and controversial issue.

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7. REPORTS (Continued)

D. MAYOR (Continued)

3. Gross Receipts Tax – This is a tax on utilities; and when it was implemented, it was designated for municipalities where the utility lines came through. Ever since this tax came in, the State has gotten their hands on it and takes it into their own budget instead of the municipalities where, by law, it should be going.

Mayor Glidden voiced his concern the controversies in New Jersey continue to worsen. Here at home, he said we are able to manage our finances better than the State of New Jersey; and he is very proud of that.

Mayor Glidden reported he has been asked to perform his first wedding ceremony as the Mayor of Closter tomorrow night at 6:30 p.m. He invited anyone who wished to attend to do so.

8. OLD BUSINESS

9. NEW BUSINESS

Fire Chief Pierro advised that money was held back last year to purchase gas meters for the Department and was not spent last year because he had applied for a grant through the Heritage Fireman's Fund. He said that this evening he received a phone call that a grant in the amount of \$10,000 had been approved.

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

Carl Olsson, 215 Irving Avenue, Closter, referred to the tragic incident on High Street and complimented Mayor Glidden on his comments to the press. He referred to the meeting with the Borough Attorney on the solid waste agreement and he hoped that same would not be signed until all the items that had been discussed are resolved. Borough Attorney said this item would be addressed by the Council in Closed Session.

Steve Isaacson, 97 Columbus Avenue, asked that consideration be given to restricting the streets that can be used by the garbage trucks to access the transfer station. He praised the Department of Public Works for clearing the streets during the snow storm but the clearing of sidewalks should be addressed. He asked that consideration be given to changing the #20 bus route from Closter Dock Road to Vervalen Street and possibly the #84. He questioned if any bond money had been received from Edens for the construction. He said that the application should have been heard by the Zoning Board. Borough Attorney said the court ruled that the application should be heard by the Planning Board. He suggested looseleaf books for the Planning Board to organize all of the ordinances that can be updated regularly.

Yonca Bickici, 581 High Street, thanked Mayor Glidden for the steps he has taken in sending a letter to the County relative to the speed limit on High Street. She said that High Street in years past had been 25 m.p.h. She expressed concern about the safety of walking in the street and the traffic survey that was to be conducted by the County. Mayor Glidden said the survey would determine if there is justification to reduce the speed limit. Chief Kaine said that the survey would determine the number of vehicles using the street and the average speed of same. Mayor Glidden said that the installation of sidewalks would be reviewed regardless of the traffic survey.

Steve Isaacson, 97 Columbus Avenue, asked if additional stop signs could be installed on every block on High Street; and Mayor Glidden said that suggestion would be reviewed.

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Carl Olssen, 215 Irving Avenue, questioned if the secondary streets are being cleared especially at the corners; and Superintendent of Public Works advised that downtown parking is primary but the secondary streets are being cleared as we speak.

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

Motion to adjourn the Work Session at 8:43 p.m. was made by Councilman Dolson, seconded by Councilwoman Latner and declared unanimously carried by Mayor Glidden.

Provided to the Mayor and Council on
February 19, 2015 for approval at the
Regular Meeting to be held
February 25, 2015.

Loretta Castano, RMC
Borough Clerk

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

Approved at the Regular Meeting held February 25, 2015
Consent Agenda Item No. 15b.