

MAYOR AND COUNCIL
BOROUGH OF CLOSTER

REGULAR MEETING MINUTES - JANUARY 25, 2017 - 7:30 P.M

Mayor Glidden called the meeting to order at 8:40 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 was published in The Record and The Star Ledger on January 9, 2017, 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, Joseph Yammarino, Jannie Chung
and Victoria Amitai
Borough Administrator, Arthur Braun Dolson
Borough Attorney, Edward T. Rogan
Borough Clerk, Loretta Castano
Borough Engineer, Berge Tombalakian
Chief of Police, Dennis Kaine
Superintendent of Public Works, William Dahle III

The following persons were absent:

Councilman Robert Di Dio
Borough Engineer, Nick DeNicola

3. MAYORAL PRESENTATION(S)

4. MAYORAL APPOINTMENT(S) TO THE FOLLOWING BOARDS/COMMISSIONS:

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRES</u>
Planning Board				
Alternate No.1	<u>Michael Iafrate</u>	<u>NO APPOINTMENT</u>	2 Years	31-Dec-18
Shade Tree Commission				
Alternate No. 2	<u>John Kashwick</u> (moved to Member @ ReOrg 1/3/17)	<u>NO APPOINTMENT</u>	4 Years Unexp. (Kashwick)	31-Dec-19

Borough Attorney advised that currently there are three vacancies on the Board of Ethics; therefore, the Board does not have a sufficient quorum to meet. Mayor Glidden voiced his understanding of the status of two prospective candidates and Borough Attorney said that a meeting could be held if one of the appointees was available to constitute a quorum.

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

This Ordinance was introduced at the Regular Meeting held 1/11/17, was published in The Record issue of 1/14/17, as stated in the Municipal Clerk's affidavit of publication. Reprint of this Ordinance was posted on the Municipal Bulletin Board in accordance with statutory requirements, and copies have been made available to the general public.

ORDINANCE NO. 2017:1218, "AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 43 OF THE CODE OF THE BOROUGH OF CLOSTER REGARDING THE ASSISTANT CHIEF FINANCIAL OFFICER"

Mayor Glidden declared a public hearing. No one wishing to be heard, Mayor Glidden closed the meeting to the public.

Motion to adopted Ordinance No. 2017:1218 was made by Councilman Barad, seconded by Councilwoman Chung and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Barad, Latner, Yammarino, Chung and Amitai

6a. VOTE ON CONSENT AGENDA ITEMS

Motion approving the Consent Agenda minus Item Nos. 15 and 17 was made by Councilman Barad, seconded by Councilwoman Chung and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Barad, Latner, Yammarino, Chung and Amitai.

6a.1) INTRODUCTION OF THE FOLLOWING ORDINANCE – PUBLIC HEARING AND ADOPTION, 2/8/17, @ 8:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD:

ORDINANCE NO. 2017:1219, “AN ORDINANCE TO AMEND SALARY ORDINANCE 2016:1212 TO DETERMINE THE BASE RATE, AMOUNT, SALARIES, WAGES, COMPENSATION, AND THE METHOD OF PAYMENT THEREOF TO PERSONS HOLDING CERTAIN OFFICES AND POSITIONS OF EMPLOYMENT IN THE BOROUGH OF CLOSTER FOR THE YEARS 2016 AND 2017” (Received from Borough Attorney 1/24/17)

RESOLUTIONS

7. RESOLUTION AUTHORIZING THE BOROUGH OF CLOSTER THROUGH THE CLOSTER POLICE DEPARTMENT TO FILE AN APPLICATION TO PARTICIPATE IN THE FEDERAL 1033 PROGRAM TO ENABLE SAID DEPARTMENT TO REQUEST AND ACQUIRE EXCESS DEPARTMENT OF DEFENSE EQUIPMENT (Received from Administrator’s Office 1/10/17)
8. RESOLUTION CORRECTING HOURLY RATE of CROSSING GUARD AGENDA No. 17a DATED SEPTEMBER 28, 2016 (Received from Administrator’s Office 1/12/17)
9. RESOLUTION AWARDED PURCHASE of EQUIPMENT FROM TENAFLY MOWER SERVICE INC. (BOROUGH ORDINANCE 2016:1214, Capital Accounts C-04-16-214-026-006) IN THE AMOUNT OF \$11,695.00 (Received from Administrator’s Office 1/18/17)
10. RESOLUTION AUTHORIZING DEPUTY TREASURER TO RELEASE AND RETURN REMAINING ZONING BOARD OF ADJUSTMENT LEGAL ESCROW FEES IN THE AMOUNT OF \$495.00 TO JACOB VINSON FOR SUCCESSFUL COMPLETION OF SERVICES RENDERED FOR BLOCK 1006 LOT 3, 20 RYERSON PLACE (Received from Deputy Treasurer 1/18/17)
11. RESOLUTION AUTHORIZING DEPUTY TREASURER TO RELEASE AND RETURN REMAINING ZONING BOARD OF ADJUSTMENT LEGAL ESCROW FEES IN THE AMOUNT OF \$495.00 TO SEAN STROUTH FOR SUCCESSFUL COMPLETION OF SERVICES RENDERED FOR BLOCK 1002 LOT 10, 27 BROOK STREET (Received from Deputy Treasurer 1/18/17)
- 11a. RESOLUTION AUTHORIZING THE HIRING OF JOSEPH LUPPINO AS CHIEF FINANCIAL OFFICER FOR CALENDAR YEAR 2017 AT AN ANNUAL RATE OF \$18,500.00, EFFECTIVE FEBRUARY 1, 2017 (Received from Borough Attorney 1/24/17)
- 11b. RESOLUTION AUTHORIZING THE HIRING OF MARIA PASSAFARO AS AN ASSISTANT TO THE BOROUGH’S CHIEF FINANCIAL OFFICER FOR CALENDAR YEAR 2017, EFFECTIVE FEBRUARY 1, 2017 (Received from Borough Attorney 1/24/17)
- 11c. RESOLUTION AUTHORIZING THE HIRING OF SEAN CANNING AS QUALIFIED PURCHASING AGENT FOR CALENDAR YEAR 2017 AT AN AMOUNT NOT TO EXCEED \$5,000, EFFECTIVE JANUARY 1, 2017 (Received from Borough Attorney 1/24/17)
- 11d. RESOLUTION AUTHORIZING A FULL TIME CLERICAL POSITION CLOSTER POLICE DEPARTMENT FOR MARY ELLEN CERBASI, EFFECTIVE FEBRUARY 1, 2017 (Received from Borough Attorney 1/24/17)
- 11e. RESOLUTION OF INTENT TO WORK COOPERATIVELY FOR THE PLANNING AND DEVELOPMENT OF A GREEN WAY WITHIN THE MUNICIPALITIES OF TENAFLY, ENGLEWOOD, CRESSKILL, DEMAREST, CLOSTER, NORWOOD AND NORTHVALE HERETO REFERRED TO AS THE NORTHERN VALLEY TOWNS (9. ML 1/19/17/Received from Borough Attorney 1/24/17)

MOTIONS

12. MOTION APPROVING THE FOLLOWING MINUTES (Distributed 1/19/17) ABSTENTION: AMITAI
 - a. REGULAR MEETING HELD JANUARY 11, 2017
 - b. WORK SESSION HELD JANUARY 11, 2017

CLOSTER MAYOR AND COUNCIL
 REGULAR MEETING MINUTES – JANUARY 25, 2017 – 7:30 P.M.

13. MOTION GRANTING APPROVAL FOR JOEY’S FUND INC. TO CONDUCT OFF-PREMISE 50/50 CASH RAFFLE AT THE 9TH ANNUAL CHARITABLE FOUNDATION CAR, TRUCK & MOTORCYCLE SHOW TO BE HELD AT ST. MARY’S CHURCH, 20 LEGION PLACE, ON SATURDAY, 9/23/17, DRAWING TO BE HELD AT 3:00 P.M. (RAIN DATE: SATURDAY, 9/30/17)
 Application received and fees paid 1/10/17

14. MOTION GRANTING APPROVAL FOR NATIONAL COUNCIL OF JEWISH WOMEN BERGEN COUNTY SECTION TO CONDUCT OFF-PREMISE DRAW RAFFLE TO BE HELD AT TEMPLE EMANU-EL, 180 PIERMONT ROAD, ON TUESDAY, JUNE 6, 2017, DRAWING TO BE HELD FROM 11 A.M. TO 3 P.M. (Application received and fees paid 1/19/17)

15. MOTION APPROVING THE FOLLOWING *SALARIED* APPOINTMENTS NOT MADE AT THE REORGANIZATION MEETING HELD 1/3/17:

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRES</u>
Chief Municipal Finance Officer Planner to Implement Portions of the 2008 Master Plan	<u>Maria Passafaro</u> (Temporary)	_____		30-Jan-17
	<u>Caroline Reiter P.P., AICP</u> <u>Christopher P. Statile, PA</u>	<u>NO APPOINTMENT</u>	1 Year	31-Dec-17

16. MOTION APPROVING THE FOLLOWING *NON-SALARIED* APPOINTMENTS NOT MADE AT THE REORGANIZATION MEETING HELD 1/3/17:

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRES</u>
Board of Ethics				
Member (R)	<u>Joseph Yammarino</u> (Elected to Council)	<u>Lawrence Chapin (R)</u>	5 Years Unexp. (Yammarino)	31-Dec-19
Member (U)	<u>Susan Semler</u>	<u>Beverley Mac Keen (U)</u>	5 Years	31-Dec-21
Member (D)	<u>Benjamin Pinczewski</u>	<u>NO APPOINTMENT</u>	5 Years	31-Dec-21
Board of Health				
Alternate No. 2	<u>Vacant</u>	<u>NO APPOINTMENT</u>	2 Years Unexp. (Vacant)	31-Dec-17

17. MOTION APPROVING THE FOLLOWING *NON-SALARIED* APPOINTMENTS:

Joint Insurance Fund				
Alternate Fund Commissioner	<u>Vacant</u>	<u>NO APPOINTMENT</u>	2 Years Unexp. (DeJoseph)	31-Dec-18

18. MOTION GRANTING APPROVAL FOR CLOSTER RECREATION COMMISSION TO CONDUCT THE FOLLOWING ACTIVITIES IN 2017 (6. M.L. 1/5/17):

- a. ANNUAL LITTLE LEAGUE PARADE ON SUNDAY, 4/23/16; FORMATION BEHIND THE BOROUGH HALL @ 12:30 P.M.; PROCEEDING AT 12:50 P.M. **SHARP** THROUGH THE CENTER OF TOWN TO THE GEORGE POTTERTON LITTLE LEAGUE FIELD FOR OPENING DAY CEREMONIES – *MAYOR GLIDDEN REQUESTED TO THROW OUT THE CEREMONIAL FIRST PITCH OF THE NEW SEASON*
- b. JOE ACCORDINO JR. MEMORIAL FISHING CONTEST AT RUCKMAN POND ON SATURDAY, 5/13/17, FROM 9:00 A.M. UNTIL 12 NOON – CO SPONSORED BY CLOSTER PBA
- c. ANNUAL HALLOWEEN PARADE ON SUNDAY, 10/29/17; PARADE TO FORM BEHIND THE BOROUGH HALL AT 12:30 P.M., TO START 12:50 P.M. **SHARP** PROCEEDING THROUGH THE CENTER OF TOWN TO TENAKILL SCHOOL FOR COSTUME JUDGING AND CANDY BAG DISTRIBUTIONS

19. REPORTS

6b. VOTE ON ITEMS REMOVED FROM THE CONSENT AGENDA

20. 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)

Joe Bianco, 7 McArthur Avenue, (Zoning Board of Adjustment Chair) referred to a communication from the Zoning Board Attorney relative to the approval of a new (cross fit) health club (training facility) across from the Ambulance Corps Building on Ruckman Road and Endres Street (3. M.L. 12/29/17); and expressed concern about the parking and the lack of no parking signs. He distributed a map he made depicting the area. Ms. Chung reminded him that she had brought this up at their last meeting. Mr. Bianco noted that Hackensack University Medical Center has taken the top floor of 1 Ruckman Road of which one facility would be for women's health and the other for general practice. The Zoning Board was concerned about parking on Endres Street which, at this point, is substandard with a 40' right-of-way. He marked on the plan additional no parking signs since the addition of the medical offices may cause parking on that narrow street. The medical portion of the building would be 5,000 square feet and the Board attempted to comply with the Code as much as possible for the parking. Weichert Realty would occupy the 5,000 square feet on the first floor. Relative to the usage of the medical facilities, he believed that the Mayor and Council gave the Zoning Officer and the Construction Official responsibility to make sure that upon a request for a certificate of occupancy, that all requirements are adhered to. He said that the Code should be adhered to relative to the parking; and requesting the no parking signs is being proactive. Mr. Bianco referred to the Tiger Kim parking at the triangle which was stopped by the installation of no parking signs by the Police Department and Fire Department. He said that the Health Club is an intensive non-traditional cross fit facility; noted that high quality tenants are coming into town; and encouraged the Mayor and Council to keep up the good work.

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

21a. Motion approving Closed Session Resolution at 9:00 p.m. was made by Councilman Barad, seconded by Councilwoman Chung and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Barad, Latner, Yammarino, Chung 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", N.J.S.A. 10:4-12(b)(7) "A matter falling within attorney client privilege" 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 to 15 weeks.

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

22. ADJOURNMENT

Motion to adjourn the Regular Meeting at 9:50 p.m. was made by Councilman Barad, seconded by Councilwoman Chung and declared unanimously carried by Mayor Glidden.

Provided to the Mayor and Council on
February 2, 2017 for approval at the
Regular Meeting to be held
February 8, 2017

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 8, 2017
Consent Agenda Item No. 22a

BOROUGH OF CLOSTER

RESOLUTION ADOPTING ORDINANCE NO. 2016:1218

WHEREAS, public notice has been given by the Borough Clerk of the Borough of Closter that an Ordinance entitled:

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 43 OF THE CODE OF THE BOROUGH OF CLOSTER REGARDING THE ASSISTANT CHIEF FINANCIAL OFFICER

was introduced and passed at a meeting held on January 11, 2017 and that further consideration of said ordinance for final passage and the hearing of all persons interested in said ordinance would be conducted at this meeting; and

WHEREAS, all persons interested were given an opportunity to be heard concerning such ordinance;

NOW, THEREFORE, BE IT RESOLVED that said ordinance pass final reading and be published according to law.

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Barad	X		X			
Councilwoman Latner			X			
Councilman Di Dio					X	
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai			X			

Adopted: January 25, 2017

ATTEST:

APPROVED:



 Loretta Castano, Borough Clerk



 John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held January 25, 2017.

 Loretta Castano, Borough Clerk

BOROUGH OF CLOSTER
ORDINANCE NO.: 2017:1218
AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 43
OF THE CODE OF THE BOROUGH OF CLOSTER REGARDING THE
ASSISTANT CHIEF FINANCIAL OFFICER

WHEREAS, the Governing Body has determined that there is a need for an Assistant Chief Financial Officer; and

WHEREAS, the purpose of the proposed amendment to Chapter 43 of the Borough's Code is to create this position and outline the position's responsibilities; and

WHEREAS, the proposed change was reviewed by the Borough Attorney and was deemed to be in order.

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

Section 1. Chapter 43. Officers and Employees

Add Article VII and §43-23 as follows:

Article VII. Assistant Chief Financial Officer

§43-23. Position created; responsibilities.

The Assistant Chief Financial Officer is hereby created and established as a position in the Borough of Closter. The Assistant Chief Financial Officer shall assist the Chief Financial Officer to carry out the responsibilities set forth under N.J.S.A. 52:27BB-26 et. seq. The salary of the Assistant Chief Financial officer shall be as set forth in the salary ordinance of the Borough of Closter.

Section 2.

If any sentence, section, clause or other portion of this Ordinance or the application thereof to any person or circumstance shall, for any reason, be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or repeal the remainder of this Ordinance. All Ordinances or parts thereof inconsistent herewith are hereby repealed to the extent of such inconsistency. This Ordinance shall take effect immediately upon final passage and publication as required by law.

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Barad	X		X			
Councilwoman Latner			X			
Councilman Di Dio					X	
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai			X			

Introduced: January 11, 2017

Adopted: January 25, 2017

ATTEST:

APPROVED:



 Loretta Castano, Borough Clerk



 John C. Glidden, Jr., Mayor

Certified to be a true copy of an Ordinance adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held November 21, 2016.

 Loretta Castano, RMC, Borough Clerk

BOROUGH OF CLOSTER

RESOLUTION INTRODUCING ORDINANCE NO. 2017:1219

BE IT RESOLVED, that an Ordinance entitled:

AN ORDINANCE TO AMEND SALARY ORDINANCE 2016:1212 TO DETERMINE THE BASE RATE, AMOUNT, SALARIES, WAGES, COMPENSATION, AND THE METHOD OF PAYMENT THEREOF TO PERSONS HOLDING CERTAIN OFFICES AND POSITIONS OF EMPLOYMENT IN THE BOROUGH OF CLOSTER FOR THE YEARS 2016 AND 2017.

be introduced and pass first reading and that the Mayor and Council of the Borough of Closter does hereby fix February 8, 2017, at 8:00 P.M., or as soon thereafter as the matter may be reached, at the Borough Hall, 295 Closter Dock Road, Closter, New Jersey, as the time and place for the hearing of all persons interested therein; and where said hearing will be given thereon, in accordance with the law.

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Barad	X		X			
Councilwoman Latner			X			
Councilman Di Dio					X	
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai			X			

Adopted: January 25, 2017

ATTEST:

Loretta Castano
Loretta Castano, Borough Clerk

APPROVED:

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

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held January 25, 2017.

Loretta Castano, Borough Clerk

BOROUGH OF CLOSTER
COUNTY OF BERGEN

Resolution Authorizing the Borough of Closter through the Closter Police Department to File an Application to Participate in the Federal 1033 Program to Enable Said Department to Request and Acquire Excess Department of Defense Equipment

WHEREAS, the United States Congress authorized the 1033 Program to make use of excess US Department of Defense equipment and making such equipment available to local, county and state levels of government; and,

WHEREAS, under the 1033 Program, law enforcement agencies may request resources, and the Defense Logistics Agency (DLA) mandates that all acquired 1033 equipment be under the control of the requesting law enforcement agency who requests it; and,

WHEREAS, Senate Bill No. 2364-1(a) recently enacted by the New Jersey Legislature as P.L. 2015 Chapter 23, requires that all local or county law enforcement agencies wanting to apply to the 1033 Program, be approved by Resolution by a majority of the full membership of the governing body of that jurisdiction and the said DLA requires that applications for Program participation be submitted every 365 days; and,

WHEREAS, the said Mayor and Council is aware that certain equipment available in the RTD system will not be approved by the New Jersey State Coordinator for the Program; these include bayonets, combat gloves and simulated rocket launchers; and,

WHEREAS, the Borough of Closter Mayor and Council at its January 25, 2017 meeting reviewed this matter and is recommending it to the Closter Police Department; and,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, and State of New Jersey that it hereby authorizes the Closter Police Department to participate in the Federal 1033 Program administered through the Law Enforcement Support Office (LESO) and that said Department may acquire any DEMIL A (non-controlled) property in the RTD system without restriction; and,

BE IT FURTHER RESOLVED that said Mayor and Council finds that the Closter Police Department may request and acquire certain DEMIL B through H (controlled) property in the RTD system and it has been determined that based on the needs of this venue, law enforcement may not acquire armored tactical vehicles or marine vessels over 28' without specific approval of the governing body; and,

BE IT FURTHER RESOLVED that any special application for weapons, aircraft, or MRAP's must be authorized by the governing body prior to the submission of the application and that these resources are not available in the RTD system and require special application; and,

BE IT FURTHER RESOLVED that said Mayor and Council of the Borough of Closter further requires that the designated LESO Point of Contact for this venue submit a monthly report regarding acquired 1033 Program property and in the event that any property had been obtained contrary to the

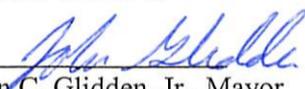
intent of P.L. 2015 c.23, the State Coordinator shall be contacted and equipment shall be transferred or returned via the federal inventory database system (FEPMIS); and,

BE IT FURTHER RESOLVED that said Board recognizes that the acquisition of 1033 Program property is time-sensitive as resources are allocated to all State based on time-stamp of requisition and in the event that a LESO Point of Contact requests an item in good faith and said item is determined to be contrary to the intent of this resolution, the LESO Point of Contact may cancel the request prior to the acquisition of the property, without being in violation of P.L. 2015 c.23.

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai			X			
Councilman Barad	X		X			
Councilwoman Chung		X	X			
Councilman Di Dio					X	
Councilwoman Latner			X			
Councilman Yammarino			X			

Adopted: January 25, 2017

APPROVED BY:


 John C. Glidden, Jr., Mayor

ATTEST:


 Loretta Castano, Borough Clerk

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter on January 25, 2017.

 Loretta Castano, Borough Clerk

*Christine D.
 2/3/17
 LW
 1/26/17*

Temp CFO -
Admin -
1/26/17

BOROUGH OF CLOSTER
COUNTY OF BERGEN

RESOLUTION AWARDING PURCHASE of EQUIPMENT FROM
Tenaflly Mower Service Inc.
(BOROUGH ORDINANCE 2016:1214, Capital Accounts C-04-16-214-026-006)

WHEREAS, there is a need for park maintenance equipment to meet the needs of the Department of Public Works; and

WHEREAS, the Borough Administrator and Superintendent of the Department of Public Works requested quotes from three (3) vendors. Three (3) vendors submitted quotes to provide the aforementioned services; and

WHEREAS, the lowest responsible quote was obtained from Tenaflly Mower Service Inc., 44 W. Railroad Avenue, Tenaflly, NJ 07670 in the amount of eleven thousand, six hundred and ninety-five dollars (\$11,695.00), (copy attached hereto as EXHIBIT A); and,

WHEREAS, this purchase is in conformance with the requirements promulgated pursuant to Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., and which satisfies the best interests of the Borough; and

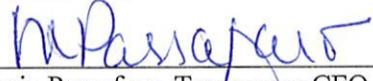
NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey as follows:

- 1. The purchase of the Walker MTGH510 23HP, 42" cut mower with heavy duty rear catcher as outlined in the attached quote dated September 16, 2016 is hereby awarded to Tenaflly Mower Service, Inc.

CERTIFICATE OF AVAILABILITY OF FUNDS

I, Maria Passafaro, Temporary Chief Financial Officer of the Borough of Closter, hereby certify, pursuant to NJSA 40A:9-140.1, et seq. and NJAC 5:30.4, that the funds are available to the Borough of Closter for calendar year 2016, Capital Account C-04-16-214-026-006.

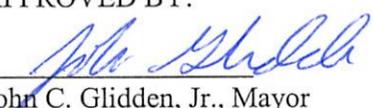
Dated: January 25, 2017



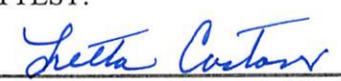
Maria Passafaro, Temporary CFO

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilwoman Amitai			X			
Councilman Barad	X		X			
Councilwoman Chung		X	X			
Councilman Di Dio					X	
Councilwoman Latner			X			
Councilman Yammarino			X			

Adopted: January 25, 2017

APPROVED BY:


John C. Glidden, Jr., Mayor

ATTEST:


Loretta Castano, Borough Clerk

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter on January 25, 2017.

Loretta Castano, Borough Clerk

BOROUGH OF CLOSTER
BERGEN COUNTY
RESOLUTION

WHEREAS, the following applicant has posted legal escrow fee with the Closter Zoning Board of Adjustment

WHEREAS, Zoning Board of Adjustment professionals have determined that all required legal fees due for services rendered have been received for application at

<u>Block</u>	<u>Lot</u>	<u>Address</u>	<u>Applicant</u>	<u>Amount</u>
1006	3	20 Ryerson Place	Jacob Vinson	\$495.00

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter that the Deputy Treasurer is hereby authorized to release and return the remaining escrow funds to the applicant.

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Yammarino			X			
Councilwoman Amitai			X			
Councilman Di Dio					X	
Councilman Barad	X		X			
Councilwoman Latner			X			
Councilwoman Chung		X	X			

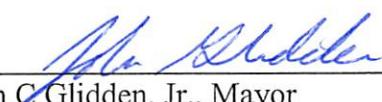
Adopted: January 25, 2017

ATTEST:

APPROVED:



Loretta Castano, Borough Clerk



John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held January 25, 2017

Loretta Castano, Borough Clerk

BOROUGH OF CLOSTER
BERGEN COUNTY
RESOLUTION

WHEREAS, the following applicant has posted legal escrow fee with the Closter Zoning Board of Adjustment

WHEREAS, Zoning Board of Adjustment professionals have determined that all required legal fees due for services rendered have been received for application at

<u>Block</u>	<u>Lot</u>	<u>Address</u>	<u>Applicant</u>	<u>Amount</u>
1002	10	27 Brook Street	Sean Strouth	\$495.00

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter that the Deputy Treasurer is hereby authorized to release and return the remaining escrow funds to the applicant.

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Yammarino			X			
Councilwoman Amitai			X			
Councilman Di Dio					X	
Councilman Barad	X		X			
Councilwoman Latner			X			
Councilwoman Chung		X	X			

Adopted: January 25, 2017

ATTEST:

APPROVED:



Loretta Castano, Borough Clerk



John C Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held January 25, 2017

Loretta Castano, Borough Clerk

BOROUGH OF CLOSTER
COUNTY OF BERGEN

RESOLUTION AUTHORIZING THE HIRING OF A CHIEF FINANCIAL OFFICER

WHEREAS, the Governing Body of the Borough of Closter has determined that there is a need to hire a Chief Financial Officer; and

WHEREAS, the Chief Financial Officer shall report directly to the Borough Administrator and Mayor and Council; and

WHEREAS, the Chief Financial Officer shall be paid within the applicable salary ordinance of the Borough of Closter Code; and

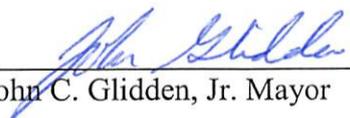
WHEREAS, funds are available for this purpose.

THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey, that Joseph Luppino is appointed to the position of Chief Financial Officer effective February 1, 2017 for the calendar year 2017 at an annual rate of \$18,500.00.

COUNCILPERSON	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilman Barad	X		X			
Councilwoman Latner			X			
Councilman Di Dio					X	
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai			X			

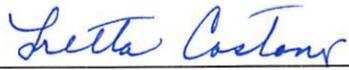
Adopted: January 25, 2017

APPROVED BY:



John C. Glidden, Jr. Mayor

ATTEST:



Loretta Castano, Borough Clerk

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter on January 25, 2017.

Loretta Castano, Borough Clerk

BOROUGH OF CLOSTER
COUNTY OF BERGEN

**RESOLUTION AUTHORIZING THE HIRING OF AN ASSISTANT TO THE
BOROUGH'S CHIEF FINANCIAL OFFICER**

WHEREAS, the Governing Body of the Borough of Closter has determined that there is a need to hire an Assistant to the Chief Financial Officer; and

WHEREAS, the Assistant to the Chief Financial Officer shall report directly to the Chief Financial Officer and Borough Administrator; and

WHEREAS, the Assistant to the Chief Financial Officer shall be paid within the applicable salary ordinance of the Borough of Closter; and

WHEREAS, funds are available for this purpose.

THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey, that Maria Passafaro is appointed to the position of Assistant to the Chief Financial Officer effective February 1, 2017 for the calendar year 2017.

COUNCILPERSON	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilman Barad	X		X			
Councilwoman Latner			X			
Councilman Di Dio					X	
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai			X			

Adopted: January 25, 2017

APPROVED BY:



John C. Glidden, Jr. Mayor

ATTEST:



Loretta Castano, Borough Clerk

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter on January 25, 2017.

Loretta Castano, Borough Clerk

BOROUGH OF CLOSTER
COUNTY OF BERGEN

RESOLUTION AUTHORIZING THE HIRING OF A QUALIFIED PURCHASING AGENT

WHEREAS, the Governing Body of the Borough of Closter has determined that there is a need to hire a Qualified Purchasing Agent; and

WHEREAS, the Qualified Purchasing Agent shall report directly to the Borough Administrator and Mayor and Council; and

WHEREAS, the Borough Qualified Purchasing Agent shall be paid for the calendar year 2017 at an amount not to exceed \$5,000.00; and

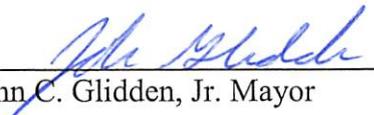
WHEREAS, funds are available for this purpose.

THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey, that Sean Canning is appointed to the position of Qualified Purchasing Agent effective January 1, 2017 for the calendar year 2017 at an amount not to exceed \$5,000.00.

COUNCILPERSON	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilman Barad	X		X			
Councilwoman Latner			X			
Councilman Di Dio					X	
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai			X			

Adopted: January 25, 2017

APPROVED BY:



John C. Glidden, Jr. Mayor

ATTEST:



Loretta Castano, Borough Clerk

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter on January 25, 2017.

Loretta Castano, Borough Clerk

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1/26/17

BOROUGH OF CLOSTER
COUNTY OF BERGEN

**RESOLUTION AUTHORIZING A FULL TIME
CLERICAL POSITION CLOSTER POLICE DEPARTMENT**

WHEREAS, the Governing Body of the Borough of Closter has determined that there is a need to have a full time clerical position within the Closter Police Department; and

WHEREAS, Mary Ellen Cerbasi has served in that capacity as a part time employee; and

WHEREAS, a full time clerical position within the Closter Police Department shall report directly to the Chief of Police; and

WHEREAS, the clerical position within the Closter Police Department shall be paid within the applicable Salary Ordinance of the Borough of Closter; and

WHEREAS, funds are available for this purpose.

THEREFORE BE IT RESOLVED that Mary Ellen Cerbasi is hereby appointed to a full time clerical position of Police Records Clerk effective February 1 2017.

COUNCILPERSON	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilwoman Amitai			X			
Councilman Barad	X		X			
Councilwoman Chung		X	X			
Councilman Di Dio					X	
Councilwoman Latner			X			
Councilman Yammarino			X			

Adopted: January 25, 2017

APPROVED BY:



John C. Glidden, Jr. , Mayor

ATTEST:



Loretta Castano, Borough Clerk

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1/26/17

BOROUGH OF CLOSTER
County of Bergen

**RESOLUTION OF INTENT TO WORK COOPERATIVELY FOR THE
PLANNING AND DEVELOPMENT OF A GREEN WAY WITHIN THE
MUNICIPALITIES OF TENAFLY, ENGLEWOOD, CRESSKILL, DEMAREST,
CLOSTER, NORWOOD AND NORTHVALE HERETO REFERRED TO AS THE
NORTHERN VALLEY TOWNS**

WHEREAS, the Northern Valley Towns consist of approximately 8.0 miles of a continuous and underutilized segment of the former Erie Lackawanna, CSX Northern Branch Railroad; and

WHEREAS, on behalf of their residents, the Borough of Closter has been engaged in the planning, evaluation and construction of trail opportunities for community development, public health and public recreational access; and

WHEREAS, in the late 1970's freight service, then under the control of Conrail to New York State, was discontinued; and

WHEREAS, after the breakup of Conrail in 1999 the Northern Branch of the railroad was divided and CSX undertook control of the northern section; and

WHEREAS, after many studies and impact statements regarding the use of a light rail north to Tenafly and Cresskill, it was decided in 2013 to terminate the northern line at the Englewood Hospital and Medical Center location; and

WHEREAS, freight rail service provided by CSX has been discontinued along portions of the corridor located within the Northern Valley, as evidenced by removal of track, signals, grade crossing equipment, and has fallen into disrepair; and

WHEREAS, in 1991 the Hudson River Valley Greenway was created in part to establish a network of multi-use trails along both sides of the Hudson and will link with the Joseph B. Clarke Rail-Trail having a link to Piermont, South Nyack and Nyack River trails;

WHEREAS, the corridor forms a superior connection between and among communities to this Agreement, and enhances the linkage of residential communities, commercial and business sites, civic, institutional and recreational lands and waters.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Closter hereby declare that it is their intention to work with Towns in the Northern Valley to pursue reuse of the corridor as a "Green Way": to jointly accommodate future light rail and non-motorized public access and recreational trail use, or as a single purpose "rail-trail" recreational facility; and

BE IT FURTHER RESOLVED that the Mayor and Council of the Borough of Closter intend to work with Towns in the Northern Valley in the planning design grant-writing and activities necessary to advance corridor reuse; and

BE IT FURTHER RESOLVED that the Mayor and Council of the Borough of Closter recognize the need for the formation of an Interlocal "GREEN WAY" Planning Committee ("Committee"), consisting of the Northern Valley towns. The Committee shall meet regularly, keep records, develop a project work plan, host meetings and public events, work with stakeholders and serve as a forum for coordinating municipal, county, state, federal and regional agency activities. The Committee shall not be authorized to enter into contracts, expend money, maintain a budget, approve expenditures, or incur any liability on behalf of the Borough of Closter. The Committee shall act as an advisory Committee to plan and coordinate the undertaking with the Closter Mayor and Council maintaining responsibility to take any necessary action, expend any money, enter into any contract or incur any liability.

BE IT FURTHER RESOLVED that the Borough of Closter recognizes that Towns in the Northern Valley will consider passing a similar resolution and is willing to enter into a memorandum of understanding after all resolutions are passed.

COUNCILPERSON	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilman Barad	X		X			
Councilwoman Latner			X			
Councilman Di Dio					X	
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai			X			

Adopted: January 25, 2017

APPROVED BY:

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

ATTEST:

Loretta Castano
Loretta Castano, Borough Clerk

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter on January 25, 2017.

Loretta Castano, Borough Clerk

✓ Mailed to Ed Pickett 1/26/17

MAYOR AND COUNCIL
BOROUGH OF CLOSTER

WORK SESSION NOTES – JANUARY 25, 2017 - 7:30 P.M.

The Mayor and Council of the Borough of Closter held a Work Session on Wednesday, January 25, 2017. Mayor Glidden called the meeting to order at 7:30 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 Notice of Meetings which was published in The Record and the Star Ledger on January 9, 2017, 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 (7:35 p.m.), Alissa Latner, Joseph Yammarino, Jannie Chung
and Victoria Amitai
Borough Administrator, Arthur Braun Dolson
Borough Attorney, Edward T. Rogan
Borough Clerk, Loretta Castano
Borough Engineer, Berge Tombalakian
Chief of Police, Dennis Kaine
Superintendent of Public Works, William Dahle, III

The following persons were absent:

Councilman Robert Di Dio
Borough Engineer, Nick DeNicola

4. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS

a. MAIL LIST OF JANUARY 12, 2017 – Mayor Glidden asked if any member of the Council wished to address any matter or provide any comments. Item No. 5 was removed by Councilwoman Latner.

Item No. 5: Received 01/11/17, Dated 01/09/17 from Michelle Damiani, Manager – Regional and Community Affairs, Rockland Electric Company, to Mayor Glidden re Investment of \$155,000 for three vegetation management projects in Closter during 2016 to provide safe, secure, and reliable service to RECO's customers, through cooperation of the Borough's highway and police departments (Copy to Chief Kaine, William Dahle, III)

Councilwoman Latner questioned if this amount was a lot of money Orange and Rockland spent for vegetation management and questioned what work is involved for same. Superintendent of Public Works said he was not aware of the amounts from previous years. Mayor Glidden explained they hire contractors to cut back branches from the power lines and they wanted us to know how much they spent on it. Borough Administrator offered that this may be a precursor to a rate increase.

Councilman Barad entered the meeting at 7:35 p.m.

CLOSTER MAYOR AND COUNCIL
WORK SESSION NOTES – JANUARY 25, 2017 – 7:30 P.M.

b. MAIL LIST OF JANUARY 19, 2017 – Mayor Glidden asked if any member of the Council wished to address any matter or provide any comments. Item Nos. 8 and 10 were removed by Councilwoman Chung; Mayor Glidden invited a member of the public to speak on their Mail List submission; Item No. 7 was removed by Councilman Barad; Item No. 9 was removed by Borough Clerk.

Item No. 3: Received 01/17/17, Dated 01/17/17 from Steve Isaacson, Northern Valley Earth Fair/Closter Environmental Commission, to Loretta Castano; c: Paul MacDonald, Susan Rowley re Northern Valley Earth Fair to be held Saturday, 4/22/17, at Tenakill Field and Memorial Field: Requesting permission to place signs on boro easements and a banner over Vervalen Street; **AND** requesting the boro waive the \$500 Hawkers & Peddlers fee (for each food truck) Copy to Zoning Officer, Board of Health, Risk Management Consultant

Steve Isaacson, Environmental Commission Member, thanked the Administrator and his Assistant for their continued help for the Northern Valley Earth Fair. He explained they are requesting that the Police Department waive the Hawkers and Peddlers vendor fees and said they would fill out the forms and submit them to the Board of Health. In answer to the Mayor, Chief Kaine explained it is only \$100 per year per food vendor but they take no issue with waiving same for a one day event. Borough Attorney affirmed it is a Board of Health fee not under the Police as Hawkers and Peddlers. Mr. Isaacson explained the other request is for mostly lawn signs; and said they will provide a list of dimensions and locations, but they would like some larger signs. Personally, he does not want a banner over Vervalen Street but it was discussed so he is asking. In answer to Mr. Isaacson, the Mayor said we only need to be notified of signs to be in Borough rights-of-way or properties. The event will be from 11 a.m. to 4 p.m. on Saturday, April 22, 2017. They anticipate a couple thousand people through the course of the day. On behalf of the Environmental Commission and the Fair, Mr. Isaacson thanked the Council for their assistance.

Item No. 7: Received 01/18/17, Dated 01/18/17 from Michael J. Darcy, CAE, Executive Director, NJS League of Municipalities re URGENT ALERT: Supreme Court Issues Gap Ruling

Borough Attorney explained this is not a surprise but it is not good news. The Supreme Court said that municipalities are responsible for providing affordable housing needs during that 15 year period of time that the Council was dysfunctional. Early on, the League joined with the Consortium that we are part of and was successful at the Appellate level which ruled in favor of the towns as being unfair to make a requirement during a time when there was no direction and no numbers for housing determined. The Supreme Court unanimously overruled that and said just because COAH did not have regulations in place, there is still a need. Mr. Rogan explained that means for us the number 159 we saw from E-Consult has to be redone because that does not include the gap period. The other number from Fair Housing, 565, did include the numbers from the gap period. He has not heard from E-Consult but he has heard from the Consortium; and we may need to talk about this in further detail. As municipalities settle or drop out of the Consortium, the potential expense will increase proportionally to the remaining towns. He would like to get more information and report back on same. At the time Closter joined, it was almost all of the municipalities; and they had said we may even get money back. Not only have we not gotten money back, we have been getting billed for their efforts for reports, testimony and litigation, which has not helped us much to date. Mr. Rogan spoke to Caroline Reiter, COAH Planner, and we are still in the dark about the gap period, but a pure estimate is around an additional 25-ish units. The way the court wrote it, it is not clear whether it is present or future need. The Mayor's committee will be meeting next week and Ms. Reiter will be attending with three different proposals for presentation to the Special Master who he spoke to last week; as well as a representative from Fair Housing Group. In answer to Councilwoman Latner, he said there are only a couple hundred towns left in the consortium because, as they settle out of court or lost litigation, they no longer needed it. None really from Bergen County have left because, for good or for bad, we are dragging compared to the rest of the State. Councilwoman Chung questioned if towns that settled prior to this ruling would have terms applied retroactively; and Mr. Rogan said it was a good question but he did not know. He reminded when we had our first mediation, Fair Housing offered us a deal of about a 30% discount in case they lost the gap period; and whether they keep that on the table, remains to be seen. He said the towns that settled are most likely safe; but they only got a 30% discount on the number of required units. In answer to Mrs. Latner, he said it is more confusing now because the Appellate decision was clear; and now all of the numbers have to be redone; and it is unknown if the courts will rule for the

CLOSTER MAYOR AND COUNCIL
WORK SESSION NOTES – JANUARY 25, 2017 – 7:30 P.M.

higher number or the lower one. A lot of data has to be analyzed as to who was eligible and the timing for those 15 years; it is not a simple computation. In answer to Mr. Tombalakian, he explained the growth share that was determined in Round 3 is now completely out of the picture. Mr. Rogan feels we need to continue to negotiate and would like to further discuss same in Closed Session.

Item No. 8: Received 01/19/17, Dated 01/16/17 from Congressman Josh Gottheimer, Congress of the United States, House of Representatives, to Fire Chief; c: Mayor John Glidden and individually addressed envelopes to Council Members re Thanking the Fire Department for serving on the front lines and informing of the availability of the deferral SAFER (Staffing for Adequate Fire and Emergency Response) grants for personnel and training; Application period for FY 2016 SAFER grant opened 1/9/17 and closes **Fri., 2/10/17 @ 5 p.m. EST** (Copy to Chief Lupardi, Capt. Terri DeLyon)

Councilwoman Chung questioned if this was a grant Closter would qualify for; and asked if our Fire Department or Ambulance Corps has been notified. Councilwoman Latner informed she forwarded the information she had received for same to Councilman Di Dio. Mrs. Chung reminded the deadline was coming up and asked the Liaisons to look into same. The Mayor said he would make sure Councilman Di Dio passes it along to the Fire Department. He informed Councilman Barad of the discussion as he had just arrived; and Dr. Barad noted he was going to ask Mr. Di Dio if we qualified. Mrs. Latner said she has never heard of it before in previous years and Dr. Barad informed neither had he.

Item No. 9: Received 01/19/17, Dated 01/19/17 from Wanda A. Worner, Borough Clerk, Borough of Northvale, to Mayor John C. Glidden, Jr., to Borough Clerk re Resolution #2017-27 “Resolution of Intent to Work Cooperatively for the Planning and Development of a Green Way Within the Municipalities of Tenafly, Englewood, Cresskill, Demarest, Closter, Norwood and Northvale Hereto Referred to as the Northern Valley Towns”

Councilwoman Chung explained the purpose of the formation of the Green Way Committee and said it is very premature as nothing has happened yet; but they want to get all of the towns affected by the line on board to work together; and it might help with grant applications for the initial stages of converting the rails. Mayor Glidden said he spoke to Mayor Piehler about same; and he would like to pass this Resolution which is on the Agenda this evening. Mrs. Chung said it does not commit us to any expenditure of money; it is just working together. Borough Attorney said if it is passed, it asks that a joint committee be formed with other towns; and Councilwoman Chung informed she was trying to get former Councilman Stabile to be on the committee.

Item No. 10: Received 01/19/17 Hand del'd, Dated 01/19/17 from Joseph Bianco, Chair, Zoning Board of Adjustment, to Paul Demarest, Land Use Coordinator re Resignation of Phillip Kwon as Zoning Board of Adjustment Alternate No. 4, dated 1/14/17 (2-year term to 12/31/17) Copy to Board of Ethics

Councilwoman Chung voiced her disappointment over Mr. Kwon's resignation as she felt he was a great member of the Zoning Board of Adjustment; and though he didn't say much, when he did, it got everyone to pause and think; and it is a big loss to the Board.

5. REVIEW AND DISCUSSION OF CONSENT AGENDA ITEMS FROM REGULAR MEETING
(Refer to Regular Meeting Agenda of January 25, 2017)

Mayor Glidden asked if anyone wished to discuss any of the items on the Consent Agenda.

6a.1) INTRODUCTION OF THE FOLLOWING ORDINANCE – PUBLIC HEARING AND ADOPTION, 2/8/17, @ 8:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD:

ORDINANCE NO. 2017:1219, “AN ORDINANCE TO AMEND SALARY ORDINANCE 2016:1212 TO DETERMINE THE BASE RATE, AMOUNT, SALARIES, WAGES, COMPENSATION, AND THE METHOD OF PAYMENT THEREOF TO PERSONS HOLDING CERTAIN OFFICES AND POSITIONS OF EMPLOYMENT IN THE BOROUGH OF CLOSTER FOR THE YEARS 2016 AND 2017” (Received from Borough Attorney 1/24/17)

Borough Attorney advised that the purpose of this ordinance is to amend the 2016 Salary Ordinance, to create a new position, Assistant to the Chief Financial Officer as well as an increase in minimum wage to conform with the federal minimum wage. In answer to Councilwoman Amitai, Borough

CLOSTER MAYOR AND COUNCIL
WORK SESSION NOTES – JANUARY 25, 2017 – 7:30 P.M.

Administrator advised there will not be a full time Chief Financial Officer; and Joseph Luppino, the County Chief Financial Officer, will be overseeing the Finance Department and at the same time tutoring Maria Passafaro to assume that title in the future. His salary on a part-time basis is \$18,500 and Maria Passafaro would continue to do the necessary paperwork. Sean Canning would be taking over as Qualified Purchasing Agent.

7. RESOLUTION AUTHORIZING THE BOROUGH OF CLOSTER THROUGH THE CLOSTER POLICE DEPARTMENT TO FILE AN APPLICATION TO PARTICIPATE IN THE FEDERAL 1033 PROGRAM TO ENABLE SAID DEPARTMENT TO REQUEST AND ACQUIRE EXCESS DEPARTMENT OF DEFENSE EQUIPMENT (Received from Administrator’s Office 1/10/17)

In answer to Councilman Barad, Chief Kaine advised that the grant would allow the Borough to acquire surplus military equipment. The Mayor and Council would still have to approve the equipment before it is acquired.

6. COMMITTEE REPORTS

A. FINANCE AND TECHNOLOGY – YAMMARINO (BARAD/DI DIO)

- 1) REPORT RE CLOSTER WEBSITE
- 2) REPORT – Councilman Yammarino reported he met with the Borough Administrator to discuss the Budget which is in its final stages but not ready to be presented, in addition to the 2016 Financial Statements.

B. PUBLIC SAFETY - LATNER (DI DIO/CHUNG)

- 1) REPORT – Councilwoman Latner informed she sent an email to Councilman Yammarino to the Technology Committee with information she received for their review from a vendor from the League Conference. Regarding Public Safety, there was a bomb threat at the JCC in Tenafly; and as a result, Temple Beth-El in Closter inquired what they should do as far as safety drills. She thanked Chief Kaine and the Department for meeting with and educating the Temple on emergency procedures saying they were very helpful. Councilwoman Chung informed her yesterday of the Fair and Impartial Policing Seminar in Mahwah which she attended with her. Copies of the drills and scenarios were provided to the Chief for their review. Mrs. Chung said it was very interesting because there was presence from the Police perspective as well as from the community perspective. The dialogue between those groups got heated at times but it was very good. Chief Kaine informed he and Lt. McTigue attended a similar seminar at Bergen Community College which is why they were unable to attend this seminar. Mrs. Latner said there will be additional seminars in the Spring to educate entire forces. She noted that during the promotion process some of the officers had some interesting ideas; and they wanted to ask if they could have a meeting or forum to follow up on those as she had discussed with Councilwoman Chung. Chief Kaine said they can call a Public Safety Committee meeting.

Mrs. Latner reported the Library received all new HVAC units and the installation of the generator is in progress. They are waiting for the install date and then there will be follow-up accordingly in terms of maintenance. They also recently instituted a snow closing policy as they recognize clearing the roads is the top priority, so the person in charge would make that determination and inform all necessary parties.

Councilwoman Latner attended her first meeting with the Chamber of Commerce as Liaison for the Council. She said she will do what she can to represent on their behalf the information she receives from the Chamber. They are looking to increase membership. She informed that Mike Brown will be attending the Parking Reserve meeting Councilwoman Amitai is scheduling. One of the topics the Chamber brought up was whether the Borough would like to have new “Welcome to Closter” signs. In light of the new businesses, they are unable to finance it; but they know of a designer who is willing to help design it; and they have a list of the intersections where they would like to see them placed. Councilman Barad asked that the Chamber take pictures and show us what is currently out there so it can be discussed; and we can work together. Mrs. Latner noted the Chamber would like to keep up with the code enforcement issues as well. Mrs. Amitai voiced her understanding the Building Department was waiting to hear back from the Chamber on some outstanding issues; and Mrs. Latner said she would look into same. The Chamber wants to work hand in hand with the Borough; and she said she passed on whatever was relayed at the last discussion to the Chamber, so she believes this is a follow-up to that conversation.

6. COMMITTEE REPORTS (Continued)

B. PUBLIC SAFETY - LATNER (DI DIO/CHUNG) (Continued)

Councilwoman Amitai reminded there were issues with cleaning up the fronts and backs of stores; and the Building Department's purview was that if perhaps they worked with the Chamber, they would get better compliance. Dr. Barad suggested a meeting with the Department and the Chamber and Mrs. Latner said she would relay this information to them.

Mrs. Latner reminded Azucar is having their soft opening tomorrow from 5:00 p.m. to 8:00 p.m. with ribbon cutting at 6:30 p.m. In terms of the High School, she did forward the information for the Louis Bay Scholarship with responses to be forwarded to the Mayor's office. She reminded tickets are available for the spelling bee. Ms. Latner also passed along that Azucar is looking for employees; so, hopefully, there may be some senior students interested. The Mayor said that with the influx of new stores, there is a shortage of workers; and a lot of new businesses are having the same problem. Mrs. Latner was pleased to report the Swim Team won the North American Championship meet; and she congratulated Borough Attorney as his son is on the team. The High School teamed with the local public schools for a day of service on Martin Luther King Day. On 2/10/17 they will be having career day at the high school and have been putting out ads for anybody interested to come speak to the Seniors about some of today's careers. This is something new to expose the kids to more opportunities. On 3/4/17 there is a concert by Bucky Pizzarelli and friends; and Temple Beth-El has extended the admissions to anyone interested, so she will forward the information to everyone. She reminded that last year the event conflicted with the Closter Coaches Comedy Night and apologized to Councilman Yammarino that she was unable to attend for that reason.

C. PUBLIC WORKS - CHUNG (LATNER/AMITAI)

1) REPORT – Before providing her report, Councilwoman Chung wanted to let Councilwoman Latner know that local banks have funds set aside for reinvestment in their communities where they have branches; and she suggested Mrs. Latner look into that for the Chamber. In response to Mrs. Chung, she thanked her for the information and said the Chamber has been reaching out to the new businesses but the big chain stores do not participate.

Councilwoman Chung reported there is not much happening but they did have a discussion in terms of the DPW contract which the Borough Attorney would like to discuss in Closed Session.

Mrs. Latner reported the Board of Health rabies clinic for dogs was very successful and well attended and the one for cats will be coming up in the near future. She wanted to encourage the Mayor as the Board needs another Member.

D. ORDINANCES - BARAD (YAMMARINO/AMITAI)

1) REPORT RE ORDINANCE COMMITTEE MEETINGS – Councilman Barad reported they sent the draft Administrator ordinance to Mr. Dolson based on an extensive list of items the HR Committee provided them several months ago. After reviewing the suggestions, they felt they were more administrative issues; so they tried to simplify the things they thought belonged in the ordinance. The Committee would like Mr. Dolson to review the ordinance and the issues they did not include to see if he agreed those were more administrative and should not be laid out in an ordinance.

Dr. Barad reminded there were carryover items from last year including puppy mills; and said it is relatively complicated to do by enforcement because the Board of Health has decided not to be involved. The Committee discussed making it an unapproved use in all zones in the Borough except we have to look at it carefully because we don't want to eliminate a whole class of business when we only want to eliminate cats and dogs from puppy mills and not pet stores entirely. In answer to Councilwoman Latner he said the other towns have their Health Departments involved in their ordinances; and the owners are required to show papers that the puppies being delivered are from certified breeders. He said it would be a lot of work if we had a pet store like that here.

Relative to the Airbnb discussion, Councilman Yammarino did a quick search during the conference call and found eight (8) listings in Closter. They received an email from a resident who complained about the Airbnb. The Committee would like to model our ordinance after other towns where they restrict the timeframe to 30 days which will take care of most of these which are just weekends.

6. COMMITTEE REPORTS (Continued)

D. ORDINANCES - BARAD (YAMMARINO/AMITAI) (Continued)

They want to word it so the Building Department doesn't have to do detective work and search them out; but they would look into it if they receive a complaint. The Zoning Officer questioned if the rentals needed fire and occupancy inspections. We already have an ordinance in place that when a lease is signed, it would trigger a Certificate of Continued Occupancy; but they are waiting to hear back from Mr. Sinowitz on his thoughts regarding same.

Councilman Barad reported Councilwoman Amitai brought up the handicapped parking penalty which is currently set at \$150.00; and the Statute allows \$250.00; so they will be introducing an ordinance to tie our fees directly to the Statute and leave it to the Judge's discretion.

At this time, Councilwoman Chung asked if the Petco in Closter sells any small pets and Dr. Barad said he only saw Beta fish. In response to Mrs. Chung's inquiry, Councilman Yammarino explained when searching for an Airbnb, it shows you a pin on the map of the location; and when you click on it, you get a detailed description; but he has not seen any actual address. Mrs. Latner said that may be a good way to monitor it; and Dr. Barad affirmed for Mrs. Chung that other towns have been restricting the use but mostly through their Boards of Health. Mrs. Amitai asked if you're limiting the stays to not less than 30 days, then how do you handle what the maximum timeframe is legally. She questioned how do you monitor it and for how long. Dr. Barad said there would be a penalty for violation of the ordinance.

2) REPORT - Dr. Barad reported the Shade Tree Commission is obtaining quotes to fix the grates around the trees downtown. They received one response around \$7,000 for all of the requested work. The Borough Administrator is looking into it for them to see if they have the money in their budget to complete it if the Council decides they want to move forward. He explained the grates are choking the trees and the roots are lifting up the grates and pavers making the sidewalks uneven. The work would remove the grates and surrounding concrete that holds the grates and then replace the pavers. According to the request, the work would need to be done by the end of March so we would need to act on it quickly. Mr. Dolson affirmed he located available funds for the project; and said the RFP was written for that timeframe due to weather considerations and trafficking before busy season starts downtown. The Mayor asked for a consensus as this is time sensitive; and no objections were voiced. The actual amount is \$7,177.00 and Dr. Barad requested a Resolution be prepared for the next meeting for same.

At this time, Councilman Barad informed he received an email from Councilwoman Chung about Charissa (Craig) who was appointed to the Shade Tree Commission, but was not aware that she had been appointed. She asked not to be appointed to the Shade Tree Commission; and a copy was sent to the Mayor. Mayor Glidden affirmed there was an opening; and in response to Mrs. Amitai, he said Charissa wants to be on the Planning Board or Zoning Board.

Dr. Barad reminded the Ambulance Corps is having their installation dinner on 2/4/17. He reported he attended the Environmental Commission meeting and thought they were an amiable group with interesting conversation. Mayor Glidden informed he has received several emails from Andrew Demarest in Closter regarding backyard fires. He is requesting fire pits, or contained chiminea backyard fires be outlawed. The Mayor forwarded the email to the Chair for discussion by the Commission.

E. HUMAN RESOURCES - DI DIO (CHUNG/LATNER)

- 1) REPORT RE PERSONNEL COMMITTEE MEETINGS
- 2) REPORT – Councilman Di Dio was not present; therefore, no report was provided.

6. COMMITTEE REPORTS (Continued)

F. LAND USE AND CONSTRUCTION - AMITAI (BARAD/YAMMARINO)

1) REPORT – Councilwoman Amitai reported the Improvement Commission met and discussed the next Hoe Down to be held in June and how they could tap into the teenagers to get them out to the event; and they will be planning another tree lighting in December. At this time, the Commission has decided not to purchase wreaths for several reasons. After some of the members went around and looked at them, they looked perfectly fine; but the DPW Superintendent informed her tonight the bulbs are causing all kinds of shorts. He offered to obtain a quote for refurbishing the wreaths. In answer to Mrs. Amitai, Mr. Dolson informed he called Heidenberg Plaza and explained they executed their contract prior to the installation of their lights, so the Commission has to buy new wreaths for them. In response to the Mayor, Mrs. Amitai said that Edens put up some lights this year on Vervalen Street but David Germakian said they bought those lights and he was surprised how expensive they were. Mrs. Amitai said when she spoke to Mr. Germakian about the wreaths, he didn't have an answer as he is busy opening stores; and he said he'll think about it another time.

Councilwoman Amitai reported the Planning Board will meet tomorrow night; and Chase Bank's application is coming before them again as well as a Chinese restaurant in the Commons. The subcommittee will meet next Monday to discuss commuter parking and other things. She noted she has received several emails about the difficulties of parking in Closter Plaza. Mayor Glidden voiced his opinion that it will be an interesting meeting with the Chase application because there are certain things they are allowed to do under the original approval; and he questioned if the Borough could opt out of that and cause them to create additional parking instead of continuing the subdivision. The Board Attorney had voiced his opinion that he did not think the Borough could do that.

Councilwoman Amitai reminded Bareburger opened and Azucar is opening tomorrow. Starbucks is opening up next to Chipotle which will cause a lot of parking on that end of the Plaza; the other Starbucks is moving out of Heidenberg Plaza. The Building Department reported they heard from the movie theater that it is very complicated structurally but we will be very happy with it when it is complete. Mrs. Amitai voiced her understanding an application for a strip mall with 8 stores to be built on Piermont Road across from Annie Sez is before the Zoning Board. She said the Royal Palace restaurant that is in the works came in to the Building Department and she doesn't know if they submitted. Originally it was sold to someone who was going to make it an Italian restaurant out of the old Topside. Regarding Code Enforcement with the Chamber of Commerce, it was discussed how best to make that happen and they discussed using seniors or the Bergen County Sheriff's (Labor Assistance Program) service.

7. OLD BUSINESS

a. CONTINUED DISCUSSION REGARDING ACCEPTANCE OF BIDS FOR THE VERVALEN STREET PROJECT (Requested by Mayor RM 1/11/17)

Mayor Glidden reminded that the discussion also included the installation of speed bumps on Hickory Lane; and he noted that he has received phone calls from residents on Hickory Lane who would like to attend a meeting to discuss this matter. He would like to invite them to the next meeting on February 8 to discuss the matter. No objections were expressed by Council members.

8. NEW BUSINESS

Councilwoman Chung advised that she had been contacted by the County Director of the Division of Disability Services to ascertain if the town would be interested in creating a committee to be liaison with the County relative to special needs programs. The committee would plan events for special needs residents; and Mayor Glidden said as Liaison the Senior Citizens, he would see if there was any interest among the Seniors. Councilwoman Latner said she would approach the School District on this matter.

CLOSTER MAYOR AND COUNCIL
WORK SESSION NOTES – JANUARY 25, 2017 – 7:30 P.M.

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

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

10. DISCUSSION OF PUBLIC COMMENTS, IF APPROPRIATE

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

Councilwoman Amitai informed she had an item for Closed Session regarding personnel.

12. ADJOURNMENT

Motion to adjourn the Work Session at 8:40 p.m. was made by Councilwoman Latner, seconded by Councilman Barad and declared unanimously carried by Mayor Glidden.

Provided to the Mayor and Council
on February 2, 2017 for approval at
the Regular Meeting to be held
February 8, 2017

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 February 8, 2017
Consent Agenda Item No. 22b