

MAYOR AND COUNCIL
BOROUGH OF CLOSTER

REGULAR MEETING MINUTES – AUGUST 28, 2013 - 7:30 P.M.

The Mayor and Council of the Borough of Closter held a Regular Meeting at Borough Hall on Wednesday, August 28, 2013. Mayor Heymann called the meeting to order at 8:50 p.m.

1. PROVISIONS OF OPEN PUBLIC MEETINGS ACT STATEMENT

This meeting is called pursuant to the provisions of the Open Public Meetings Act of the State of New Jersey, was included in the Notice of Meetings which was published in The Record and the Star Ledger issues of January 8, 2013, was posted on the Municipal Clerk’s bulletin board and has remained continuously posted as the required notices under the Statute. In addition, a copy of the notice is and has been available to the public and is on file in the office of the Municipal Clerk.

2. ROLL CALL

The following persons were present:

Mayor Sophie Heymann
Councilpersons Alissa Latner, John Kashwick, Arthur Dolson, David Barad
and Victoria Amitai
Borough Administrator, Richard Sheola
Borough Attorney, Edward T. Rogan
Deputy Borough Clerk, Arlene M. Corvelli
Borough Engineer, Nick DeNicola
Chief of Police, Dennis Kaine

The following persons were absent:

Councilman John C. Glidden, Jr.
Borough Clerk, Loretta Castano

3. MAYORAL APPOINTMENTS (NON-SALARIED) TO THE FOLLOWING BOARDS/COMMISSIONS:

<u>OFFICE</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRATION</u>
ENVIRONMENTAL COMMISSION			
Alt. No. 2	_____	2 Years	12/31/14

4a. VOTE ON CONSENT AGENDA ITEMS

Motion to approve the Consent Agenda minus Item Nos. 5, 6, 10 and 13 was made by Councilwoman Amitai, seconded by Councilman Barad and declared carried by Mayor Heymann upon the affirmative vote of Councilpersons Latner, Kashwick, Barad, Dolson and Amitai.

5. INTRODUCTION OF THE FOLLOWING ORDINANCE – PUBLIC HEARING AND ADOPTION 9/25/13 @8:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD (Received from Borough Attorney 8/15/13):

ORDINANCE NO. 2013:1150, “AN ORDINANCE AMENDING CHAPTER 87 OF THE CODE, BUSINESS AND RESIDENTIAL CERTIFICATES OF OCCUPANCY”

Councilman Kashwick advised that he would be recusing himself from voting on this ordinance and Councilwoman Amitai asked that same be removed from the Consent Agenda for a separate vote.

RESOLUTIONS

6. RESOLUTION MEMORIALIZING ACTION TAKEN AT THE REGULAR MEETING HELD JULY 24, 2013 AUTHORIZING THE MAYOR, BOROUGH ATTORNEY AND BOROUGH ADMINISTRATOR TO ENTER INTO NEGOTIATIONS WITH PROPERTY OWNERS OF 421 DURIE AVENUE, BLOCK 1003, LOT 21 BOROUGH OF CLOSTER, NEW JERSEY (Received from Borough Attorney 7/30/13/ Adjourned from RM 8/14/13)

Councilman Dolson asked that this Resolution be removed for a separate vote; and the Borough Attorney advised since same was a memorialization, only those in favor could vote.

7. RESOLUTION AWARDDING A NON-FAIR AND OPEN CONTRACT FOR PROFESSIONAL RESIDENTIAL APPRAISAL SERVICES TO IZENBERG APPRAISAL ASSOCIATES FOR THE REMAINDER OF 2013 IN CONJUNCTION WITH ASSESSMENT OF REAL PROPERTY IN THE BOROUGH WITH THE FEE SCHEDULE FOR RESIDENTIAL APPRAISAL WORK TO BE THE SAME AS THE CURRENT RESIDENTIAL APPRAISER CHARGES (Received from Borough Attorney 8/15/13)

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4a. VOTE ON CONSENT AGENDA ITEMS (Continued)

RESOLUTIONS (Continued)

- 8. RESOLUTION AUTHORIZING THE DEPUTY TREASURER TO RELEASE AND RETURN REMAINING ZONING BOARD OF ADJUSTMENT LEGAL ESCROW FEES IN THE AMOUNT OF \$1,812.00 TO APPLICANT: TIGER KIM'S TAE KWON DO CENTER, FOR BLOCK 1306 LOT 3, 11 HOMANS AVENUE (Received from Deputy Treasurer 8/22/13)
- 9. RESOLUTION AUTHORIZING MAYOR AND ADMINISTRATOR TO APPLY FOR AND OBTAIN A GRANT IN THE AMOUNT OF APPROXIMATELY \$5,000.00 FROM THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS TO CARRY OUT A PROJECT TO ENHANCE RECREATIONAL ACTIVITIES OF THE CLOSTER RECREATION COMMISSION CHALLENGER PROGRAM (2014 ROID GRANT) (Received from Administrator 8/22/13)
- ~~10.~~ RESOLUTION AUTHORIZING THE INSTALLATION OF DRUG FREE SCHOOL ZONE SIGNS AT VARIOUS LOCATIONS IN CLOSTER BOROUGH PURSUANT TO N.J.S.A. 2C:35-7 (Received from Administrator 8/22/13)
 This resolution to be carried to the following meeting to allow the Borough Attorney time to research the need for a possible ordinance update.
- 11. RESOLUTION APPOINTING LORETTA CASTANO AS ACTING BOROUGH ADMINISTRATOR WITHOUT ADDITIONAL COMPENSATION FROM SEPTEMBER 21, 2013 TO SEPTEMBER 30, 2013 DUE TO THE ABSENCE OF THE BOROUGH ADMINISTRATOR (Received from Administrator 8/22/13)
- 12. RESOLUTION AUTHORIZING CONSUMPTION OF ALCOHOLIC BEVERAGES DURING CERTAIN LABOR DAY ACTIVITIES TO BE PREPARED BY BOROUGH ATTORNEY
- ~~13.~~ *POSSIBLE* RESOLUTION AUTHORIZING BOSWELL ENGINEERING TO SURVEY AND STAKE WESTMINSTER AVENUE TO DELINEATE THE BOROUGH'S PROPERTY AND RIGHT-OF-WAY FOR AN ESTIMATED COST NOT TO EXCEED \$6,000.00 (Received from Borough Attorney 8/22/13)
 Mayor Heymann explained that this Resolution would be carried to the next meeting.
- 14. RESOLUTION AUTHORIZING CONTRACTS WITH CERTAIN APPROVED COOPERATIVE PRICING SYSTEM VENDORS PURSUANT TO N.J.S.A. 40A:11-11, CHEVROLET TAHOE SSV, AS FOLLOWS: Commodity/Service: (1) Chevrolet Tahoe SSV 4 Door; Vendor: Mall Chevrolet, 75 Haddonfield Road, Cherry Hill, NJ 08002; Contract #: Cranford Police Cooperative Pricing System #47-CPCPS, Item #10; Max Amt: \$29,101.00; Period: 9/1/12 to 8/31/13 (Received from Administrator 8/23/13)

MOTIONS

- 15. MOTION APPROVING THE FOLLOWING MINUTES (Distributed 8/2/13/Adjourned from RM 8/14/13) ABSTENTIONS: GLIDDEN, BARAD:
 - a. REGULAR MEETING HELD 7/24/13
 - b. WORK SESSION HELD 7/24/13
- 16. MOTION APPROVING THE FOLLOWING MINUTES (Distributed 8/23/13) ABSTENTIONS: GLIDDEN, KASHWICK, LATNER:
 - a. REGULAR MEETING HELD 8/14/13
 - b. WORK SESSION HELD 8/14/13
- 17. MOTION GRANTING APPROVAL FOR USE OF FIRE PREVENTION VEHICLES (771 AND 775), FIRE CHIEF'S VEHICLE (751), AND SUPPORT VEHICLE (767) FOR THE PURPOSE OF ATTENDING THE NJ STATE FIREMEN'S CONVENTION IN WILDWOOD, NJ, FOR THE DATES OF 9/12/13, 9/13/13, 9/14/13 and 9/15/13 (2. M.L. 8/15/13)
- 18. MOTION APPROVING APPOINTMENTS TO THE FOLLOWING BOARDS/COMMISSIONS:

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRATION</u>
BOROUGH				
HISTORIAN	William Cahill (non-acceptance)	_____	1 Year	12/31/13
HISTORIC				
—PRESERVATION				
—COMMISSION				
—Member	Stuart Tray (Class A) (non-acceptance)	_____	4 Years	12/31/16

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18. MOTION APPROVING APPOINTMENTS TO THE FOLLOWING BOARDS/COMMISSIONS:
 (Continued)

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRATION</u>
IMPROVEMENT COMMISSION Member/HP Liaison	<u>Irene Stella</u> (resigned)	_____	2 years unexp. (Stella) to	12/31/13
Member	<u>Tina Stratton</u> (non-acceptance)	_____	2 Years	12/31/14
Member	<u>(Cherylin Clarke)</u> (resigned)	_____	2 Years unexp. (Clarke) to	12/31/13
Alt. No. 1	<u>Shiran Slutzky</u> (resigned)	_____	2 Years unexp. (Slutzky) to	12/31/13
Alt. No. 2	<u>Wilson Reimers</u> (non-acceptance)	_____	2 Years	12/31/14

19. MOTION GRANTING APPROVAL FOR THE ANNUAL BLOCK PARTY TO BE HELD ON WHITNEY STREET ON SUNDAY, 10/6/13, FROM 1 P.M.TO 7 P.M.; RAIN DATE: SUNDAY, 10/13/13; AND FOR BLOCKADES BE PLACED AT BOTH ENDS OF WHITNEY STREET (BETWEEN HIGH STREET AND DEMAREST AVENUE) 4. M.L. 8/15/13

20. MOTION GRANTING APPROVAL FOR THE FOLLOWING LABOR DAY ACTIVITIES IN CELEBRATION OF CLOSTER DAY, SUNDAY, 9/1/13; RAIN DATE: SATURDAY, 9/7/13 (Approvals received from Risk Management Consultant and MEL/JIF - rec'd from Administrator 8/20/13): NJ PARTYWORKS (AKA PEOPLE PLEASERS) (RIDES AND AMUSEMENTS); INTERNATIONAL FIREWORKS; HORIZON ENTERTAINMENT (MAGICIAN); THE WILLIES BAND; ECHO LAKES STABLE; LERANT BAND (Approval rec'd from Administrator 8/21/13); ANGELINA'S (FOOD VENDOR) (Approval rec'd from Board of Health 8/22/13)

Councilwoman Amitai said that the resolution does not include the names of the Closter Improvement Commission vendors. Mayor Heymann noted that the vendors needed require insurance coverage and Borough Administrator advised that the CIC vendors would need the insurance certificates and hold harmless agreements prior to Noon on Friday for delivery to the Risk Manager.

20a. RESOLUTION APPOINTING SCHOOL CROSSING GUARDS (Received from Administrator during the meeting)

21. REPORTS
 (None received at the time of preparation of this Agenda)

4b. VOTE ON ITEMS REMOVED FROM THE CONSENT AGENDA

5. INTRODUCTION OF THE FOLLOWING ORDINANCE – PUBLIC HEARING AND ADOPTION 9/25/13 @8:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD (Received from Borough Attorney 8/15/13):

ORDINANCE NO. 2013:1150, “AN ORDINANCE AMENDING CHAPTER 87 OF THE CODE, BUSINESS AND RESIDENTIAL CERTIFICATES OF OCCUPANCY”

Motion introducing Ordinance No. 2013:1150 was made by Councilman Barad, seconded by Councilman Dolson.

ROLL CALL VOTE:	Mr. Glidden – Absent	Dr. Barad - Yes
	Mrs. Latner - Yes	Mr. Dolson - Yes
CARRIED: 4-1	Mr. Kashwick - Abstain	Ms. Amitai - No

6. RESOLUTION MEMORIALIZING ACTION TAKEN AT THE REGULAR MEETING HELD JULY 24, 2013 AUTHORIZING THE MAYOR, BOROUGH ATTORNEY AND BOROUGH ADMINISTRATOR TO ENTER INTO NEGOTIATIONS WITH PROPERTY OWNERS OF 421 DURIE AVENUE, BLOCK 1003, LOT 21 BOROUGH OF CLOSTER, NEW JERSEY (Received from Borough Attorney 7/30/13/ Adjourned from RM 8/14/13)

Motion of approval was made by Councilman Kashwick, seconded by Councilwoman Amitai.

ROLL CALL VOTE:	Mr. Glidden – Absent	Dr. Barad - Abstain
	Mrs. Latner - Yes	Mr. Dolson - No
CARRIED: 4-1	Mr. Kashwick - Yes	Ms. Amitai - Yes

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In answer to Councilman Dolson, Borough Attorney said that memorialization is a reaffirmation of an action taken; and Councilman Kashwick noted that Councilwoman Amitai voted no on the grant but yes on the negotiations.

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

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

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

23a. Motion approving the following Closed Session Resolution at 9:05 p.m. was made by Councilman Kashwick, seconded by Councilwoman Latner and declared carried by Mayor Heymann upon the affirmative vote of Councilpersons, Latner, Kashwick, Barad, Dolson and Amitai:

OMNIBUS OPEN PUBLIC MEETINGS ACT RESOLUTION authorizing the governing body pursuant to N.J.S.A. 10:4-12 to exclude the public from the next portion of the meeting in order to permit the governing body to discuss per N.J.S.A. 10:4-12(b)(4) “A collective bargaining agreement”; and N.J.S.A. 10:4-12(b)(7), “Pending or anticipated litigation or contract negotiations”; and that the items under discussion in the closed meeting would be disclosed to the public at the conclusion of the matters which should be within 12 weeks.

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

Relative to the Farmers Market, Borough Attorney said he was not aware that the Market was no longer being run by a non-profit organization; but upon being made aware of that, he researched the Borough Code which does not require a tent permit unless same is over 900 square feet, but there is a fee under Section A301-1.A.(23)(d) for a special outdoor event or flea market. The Borough does not have a Farmers Market Ordinance but the fee could have been charged and waived thereafter for a non-profit organization. In terms of use, he felt it was a permitted use since it is retail but should be reviewed by the Zoning Officer and should have been reviewed from the first day it opened. It was his understanding that the insurance and Board of Health approvals are in place. The Zoning Officer must advise the representative of the Farmers Market about the requirements and should distinguish why it is being done now rather than several months ago.

Regarding the Improvement Commission request to hang a banner, it was determined that County approval was not needed for placement of same on Vervalen Street.

24. ADJOURNMENT

Motion to adjourn the Regular Meeting at 9:27 p.m. was made by Councilman Kashwick, seconded by Councilwoman Amitai and declared unanimously carried by Mayor Heymann.

Provided to the Mayor and Council
on September 6, 2013 for approval
at the Regular Meeting to be held
September 11, 2013

Loretta Castano, RMC
Borough Clerk

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

Approved at the Regular Meeting held September 11, 2013
Consent Agenda Item No. 19a.

MAYOR AND COUNCIL
BOROUGH OF CLOSTER

WORK SESSION NOTES – AUGUST 28, 2013 - 7:30 P.M.

The Mayor and Council of the Borough of Closter held a Work Session on Wednesday, August 28, 2013. Mayor Heymann called the meeting to order at 7:32 p.m.

1. PLEDGE OF ALLEGIANCE

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

2. PROVISIONS OF OPEN PUBLIC MEETINGS ACT STATEMENT

This meeting is called pursuant to the provisions of the Open Public Meetings Act of the State of New Jersey, was included in the Notice of Meetings which was published in The Record and the Star Ledger on January 8, 2013, was posted on the Municipal Clerk's bulletin board and has remained continuously posted as the required notices under the Statute. In addition, a copy of the notice is and has been available to the public and is on file in the office of the Municipal Clerk.

3. ROLL CALL

The following persons were present:

Mayor Sophie Heymann
Councilpersons Alissa Latner, John Kashwick, Arthur Dolson, David Barad
and Victoria Amitai
Borough Administrator, Richard Sheola
Borough Attorney, Edward T. Rogan
Deputy Borough Clerk, Arlene M. Corvelli
Borough Engineer, Nick DeNicola
Chief of Police, Dennis Kaine

The following persons were absent:

Councilman John C. Glidden, Jr.
Borough Clerk, Loretta Castano

At this time, John Hatch, Partner in Clarke Caton Hintz, (CCH) who has been working with the Borough for over a year on the issues facing the Borough Hall relative to the exterior masonry and roof, addressed the Governing Body and noted that last October a study was completed on the major scope of work. He noted that there are serious issues with the masonry as the pointing and painting has failed and vegetation has grown on the brick due to water infiltration. The north and west facades are in the worst condition with a fair amount of erosion of the bricks in addition to damage that occurred when the fire escape was demolished. Some decorative features have been removed and this is addressed in the report. He said that the roof has reached the end of its useful life. For budgetary reasons the repairs have been separated into two packages, the first of which is the exterior masonry that was included in a bid which was received today. The parapet restoration is included and the major difference to the building in phase one would be changing the front doors to look like the original doors and after the repairs to the masonry, the building would be

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repainted. Borough Administrator analyzed the bid packets noting that 10 bids were received; the lowest being \$174,000 and the next three lowest bids were \$335,000, \$363,000 and \$365,000; and the original estimate was \$180,000. There are issues that must be discussed with the Council to determine the legality of the bids; and, thereafter, the low bidder would be asked to meet with him and Mr. Hatch to review the bid. He said he has concerns since the second bid is almost double the low bid. Mr. Hatch explained that the market has changed since the estimate was given that could account for some of the differences in the bids; and the amount of work has increased dramatically in the state. He is familiar with some of the contractors but not all. The original estimate was determined by the general scope of work and was done with our cost estimator; and it is felt that same is fairly accurate. There is no difference in approaching the bidding for this type of building and same is standard but the original mortar used an incorrect formula since same is soft and completely failed. Relative to the painted brick surface, it was felt same would be damaged if the paint was removed; and, therefore, only the loose paint would be removed, the mortar joints repointed and brick would be repainted with a more appropriate paint. The brick would be thoroughly cleaned but not sandblasted. The paint would last approximately 20 to 25 years.

In answer to Steven Brisk, 219 High Street, Irene Stella explained that the building is what she referred to as honorific; and the Historic Commission would be carefully watching the repair since the building is special. Ms. Stella questioned the coating that would be used. Mr. Hatch agreed that the original paint was a color. Therefore, the coating would have a color over the entire building including the brick. Normally brick would not be painted; but in this case, it has already been painted and cannot be removed without damaging the brick. A clear coat to the brick can be considered after the masonry work is completed noting that the entire building would not be repointed. Mr. Brisk suggested that the scope of work be changed for the taxpayers benefit noting that some items could be removed. Mayor Heymann noted that changing the scope of work would make a big difference visually and felt that the cost difference is not substantial. Mr. Brisk referred to the power washing of the building noting the possibility of lead based paint, which could add to the cost considerably. He questioned the leaking problems that are being addressed in phase one noting that all of the water penetration issues are not being addressed. Borough Administrator said that all of the aspects have not been finalized such as combining all of the roof, coping and exterior walls into one bid with two components. Councilman Dolson questioned if there was sufficient time to address the roof repair this year; and Borough Administrator said that an additional funding ordinance would be required but there may be sufficient time for preparation of the ordinance and bid package. Mr. Hatch said that there may not be sufficient time to accomplish the roof repair this year but it is theoretically possible.

In answer to Councilwoman Amitai, Mr. Hatch said there could be damage to the walls from unforeseen conditions, which would require a contingency fund. He presented the elevation drawings that included pictures of the proposed doors that would have to be fabricated. Councilwoman Amitai questioned if a covered area could be provided for the police cars; and Mr. Hatch advised same could be explored. He said that overhangs could be researched but the cost would be dependent on the materials used. Relative to re-caulking of the windows, Mr. Hatch said that same was not part of the scope of work at this time. In answer to Mr. Brisk, Mayor Heymann said that if the project does not go forward this year, there could be more damage to the structure due to the infiltration of moisture. In answer to Mayor Heymann, Mr. Hatch said that he did not believe that the paint had been tested; and Mayor Heymann suggested that same be done before the commencement of any work.

4. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS

a. MAIL LIST OF AUGUST 15, 2013 - Mayor Heymann asked if any member of the Council wished to address any matter or provide any comments. Item Nos. 2 and 5 were removed by Councilwoman Latner.

Item No. 2: Received 08/12/13, dated 08/10/13 from Kevin Whitney, Fire Official re Request for Use of Vehicles 751, 767, 771 & 775 to attend the NJ State Firemen’s Convention in Wildwood, NJ for the dates of 9/12-9/15 (Copy to Glenn Parsells)

Councilwoman Latner thanked the Governing Body for their continuing support allowing the Fire Department to utilize these vehicles each year.

Item No. 5: Received 08/15/13, dated 08/05/13 from Susan Crosman, RMC, Borough Clerk, Borough of Demarest, to Borough of Closter re Resolution Supporting Additional Research and Public Input Prior to Northern Valley Regional High School District’s Drafting and Adoption of a Random Drug Testing Policy Until Further Information, Research and Public Input is Received

Councilwoman Latner wished to inform that Norwood (Borough) is having a meeting this evening and they intend to pass a similar resolution. Mrs. Latner noted she will report further under her Committee Report.

At this time, Mayor Heymann announced that she had been appointed to the Committee of Mayor Advisors regarding same and will serve with Mayor Paul Hoelscher of Harrington Park.

b. MAIL LIST OF AUGUST 22, 2013 - Mayor Heymann asked if any member of the Council wished to address any matter or provide any comments. Item No. 1 was removed by Councilwoman Latner.

Item No. 1: Received 08/13/13, dated 08/13/13 from Veronica Thwing for Stacey DeLorenzo, 369 Closter Dock Road re Requesting assistance regarding Property Maintenance Violation (Copy to Construction Official)

Councilwoman Latner questioned the status of this item. Mayor Heymann informed that no further action has been taken at this time. Councilman Dolson said that regretfully, this is in an area of town with smaller yards; and it is not possible to widen the driveways to resolve the problem.

5. REVIEW AND DISCUSSION OF CONSENT AGENDA ITEMS FROM REGULAR MEETING
(Refer to Regular Meeting Agenda of August 28, 2013)

Mayor Heymann asked if anyone wished to discuss any item on the Consent Agenda. Item Nos. 5, 7, 10, 18 and 20 were removed by Councilman Kashwick; Item No. 13 was removed by Councilman Dolson; and Item No. 5 was removed by Councilwoman Amitai.

5. INTRODUCTION OF THE FOLLOWING ORDINANCE – PUBLIC HEARING AND ADOPTION 9/25/13 @8:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD (Received from Borough Attorney 8/15/13):

ORDINANCE NO. 2013:1150, “AN ORDINANCE AMENDING CHAPTER 87 OF THE CODE, BUSINESS AND RESIDENTIAL CERTIFICATES OF OCCUPANCY”

Councilman Kashwick recused himself from this item.

Councilwoman Amitai referred to the notation at the bottom of (Borough Code Ch. 87, “Business and Residential Certificates of Occupancy” 1. Editor’s Note: that “Ordinance No. 2004:926 was invalidated by order of the Supreme Court.” Borough Attorney said the ordinance is being amended to reflect the exact language of the State statute. He said a residential or continued certificate of occupancy, from the State perspective, needs a construction code safety inspection; and this would be included in the Borough Ordinance. This would not trigger a Zoning Officer review unless the Construction Official has reason to suspect that the structure has been modified. Councilwoman Amitai expressed concern and noted that the apartments above the stores have never been inspected when tenants have changed. Borough Attorney said those units should be inspected; and the owner should be issued violations if the inspections are not taking place. He said when a house is being sold, there is a fire inspection and an inspection by the Building Department that the structure is compliant with State law.

7. RESOLUTION AWARDING A NON-FAIR AND OPEN CONTRACT FOR PROFESSIONAL RESIDENTIAL APPRAISAL SERVICES TO IZENBERG APPRAISAL ASSOCIATES FOR THE REMAINDER OF 2013 IN CONJUNCTION WITH ASSESSMENT OF REAL PROPERTY IN THE BOROUGH WITH THE FEE SCHEDULE FOR RESIDENTIAL APPRAISAL WORK TO BE THE SAME AS THE CURRENT RESIDENTIAL APPRAISER CHARGES (Received from Borough Attorney 8/15/13)

In answer to Councilman Kashwick, Borough Attorney said the Borough is in possession of the Disclosure Certificate for the vendor and that currently he is one of the two Appraisers for the Borough. This Appraiser has done the commercial portion of the appeals and would take over the residential portion until the end of this year at the same fee schedule since the other Appraiser has left the firm.

10. RESOLUTION AUTHORIZING THE INSTALLATION OF DRUG FREE SCHOOL ZONE SIGNS AT VARIOUS LOCATIONS IN CLOSTER BOROUGH PURSUANT TO N.J.S.A. 2C:35-7 (Received from Administrator 8/22/13)

Councilman Kashwick noted that except for the last two signs, all the signs are in place and he felt that the Borough is going overboard. Mayor Heymann said that the Borough is being accused of sign pollution. Borough Administrator said the resolution is for the installation of the signs and this came from a request from the Police Department to install the last two signs at Hillside Elementary and Tenakill School. The map of all the existing signs would be amended thereafter. Borough Attorney advised that this resolution should be carried to the next meeting.

13. *POSSIBLE* RESOLUTION AUTHORIZING BOSWELL ENGINEERING TO SURVEY AND STAKE WESTMINSTER AVENUE TO DELINEATE THE BOROUGH’S PROPERTY AND RIGHT-OF-WAY FOR AN ESTIMATED COST NOT TO EXCEED \$6,000.00 (Received from Borough Attorney 8/22/13)

In answer to Councilman Dolson, Borough Engineer voiced his understanding that the process was done in 2006. Mayor Heymann noted that Jim Whitney said he cannot prove the actual borders of the Wiggers property, and a formal survey with stakes is needed. Mr. DeNicola said that he would contact Mr. Whitney; and this resolution should be carried to the next meeting.

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18. MOTION APPROVING APPOINTMENTS TO THE FOLLOWING
 BOARDS/COMMISSIONS:

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRATION</u>
BOROUGH HISTORIAN	<u>William Cahill</u> (non-acceptance)	_____	1 Year	12/31/13
HISTORIC PRESERVATION COMMISSION Member	<u>Stuart Tray (Class A)</u> (non-acceptance)	_____	4 Years	12/31/16

Councilman Kashwick noted that Mr. Zelnik had been appointed; therefore, this appointment could be removed from the Consent Agenda.

IMPROVEMENT
 COMMISSION

Member/HP Liaison	<u>Irene Stella</u> (resigned)	_____	2 years unexp. (Stella) to	12/31/13
Member	<u>Tina Stratton</u> (non-acceptance)	_____	2 Years	12/31/14
Member	<u>(Cherylin Clarke)</u> (resigned)	_____	2 Years unexp. (Clarke) to	12/31/13
Alt. No. 1	<u>Shiran Slutzky</u> (resigned)	_____	2 Years unexp. (Slutzky) to	12/31/13
Alt. No. 2	<u>Wilson Reimers</u> (non-acceptance)	_____	2 Years	12/31/14

20. MOTION GRANTING APPROVAL FOR THE FOLLOWING LABOR DAY ACTIVITIES IN
 CELEBRATION OF CLOSTER DAY, SUNDAY, 9/1/13; RAIN DATE: SATURDAY, 9/7/13
 (Approvals received from Risk Management Consultant and MEL/JIF - rec' from Administrator
 8/20/13): NJ PARTYWORKS (AKA PEOPLE PLEASERS) (RIDES AND AMUSEMENTS);
 INTERNATIONAL FIREWORKS; HORIZON ENTERTAINMENT (MAGICIAN); THE
 WILLIES BAND; ECHO LAKES STABLE; LERANT BAND (Approval rec'd from
 Administrator 8/21/13); ANGELINA'S (FOOD VENDOR) (Approval rec'd from Board of Health
 8/22/13)

Councilman Kashwick questioned if a contingency plan was in place in case of rain and
 Mayor Heymann said that there is no rain date scheduled.

6. COMMITTEE REPORTS

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

- 1) STATUS REPORT RE CLOSTER WEBSITE
- 2) REPORT – Councilman Dolson informed he had no report this evening.

B. PUBLIC SAFETY - GLIDDEN (LATNER/BARAD)

- 1) REPORT – Councilman Glidden was not present; therefore, no report was provided this evening.

C. PUBLIC WORKS - LATNER (DOLSON/GLIDDEN)

- 1) REPORT – Councilwoman Latner reported this was the first month for the DPW having the new cardboard and paper pickups. She had tried to reach the Superintendent but he is away on vacation so she is unaware of how the process is going at this point in time. Mrs. Latner informed she had been away on vacation and asked if there was a call put out to inform the residents and the audience affirmed it was.

Councilwoman Latner informed the Library Board of Trustees does not meet in the summer and she was unable to attend the last Fire Department meeting. Mrs. Latner noted the front doors at the Library were closed today and will be possibly tomorrow to install the doors; and Chief Kaine informed they were rushing because school is starting.

Councilwoman Latner reported that as liaison she attended the Northern Valley Regional High School Board meeting on Monday night and was pleased to report the meeting was opened to the public twice for comment. Although they limited each speaker to 5 minutes, they allowed one hour for comments. Mrs. Latner reported there were several presentations that should now be posted on the NVRHS website including an educational vision by Superintendent Dr. Sabatini, who is now Principal of Northern Valley Old Tappan in terms of programs that support student education and illegal substance awareness. Christina Steffner, the Hunterdon Central Regional High School expert on random drug testing, also made a presentation. The public requested someone who is an expert in opposition of RDT to be invited to speak in the near future. Mrs. Latner informed she was not aware but security officers will be posted at the school doors from 6:30 a.m. to 6:30 p.m.

There was discussion regarding the lightning detectors and they hope to have them installed by the end of September; however, the drug testing is still the most pressing issue. The Board wants to implement the policy by January. Mrs. Latner informed that Norwood and Harrington Park are looking to pass the opposing resolution as well. In answer to Councilwoman Amitai, the Borough Administrator explained the lightning detectors are small monopoles that sit on top of the telephone poles. Harrington Park is the lead purchasing agency; and Closter's share will cost \$26,000. They will be placed near schools and parks and will be programmed for warning when the lightning is detected 5-10 miles out. The sirens and strobes stay in active state for 30 minutes; and if another strike is detected, it starts the 30 minute clock over again. In answer to Councilman Kashwick, he noted the strobes stay active but the siren goes off only once unless there is another warning and the horns can be programmed to be deactivated over the night hours; but the strobes are on 24 hours. Mrs. Latner reminded the situation that brought about these discussions and said it really is amazing what can be accomplished in the course of one year.

6. COMMITTEE REPORTS (Continued)

D. ORDINANCES - BARAD (KASHWICK/AMITAI)

1) REPORT RE ORDINANCE COMMITTEE MEETINGS – Councilman Barad reported the Ordinance Committee has met and they are discussing different solutions for downtown parking for shoppers. They would like to obtain Chamber of Commerce input and will be scheduling meetings for same. Mayor Heymann informed she and Councilwoman Amitai would be meeting with members of the Chamber on 9/9/13.

E. HUMAN RESOURCES - KASHWICK (DOLSON/LATNER)

1) REPORT RE PERSONNEL COMMITTEE MEETINGS – Councilman Kashwick reported the Human Resources Committee did not meet in August but they hope to schedule a meeting for next week.

2) REPORT – Councilman Kashwick reported the Environmental and Shade Tree Commissions did not meet in August. Mr. Kashwick was unavailable to attend the Historic Preservation Commission meeting last evening but reported that the grant application for the purchase of the Lustron House was hand delivered to the County yesterday. The Borough Administrator thanked Jennifer Rothschild for all of her hard work and efforts she put in to piece together the paperwork and for volunteering to hand deliver same.

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

1) REPORT – Councilwoman Amitai reported that the Building Department has two new homes being built; and applications are expected soon for demolitions and some alterations and additions.

Councilwoman Amitai reported the Planning Board is expecting an application for a new bakery/café to be located at the former Chapelle building. The Planning Board will be meeting tomorrow evening; and they will be having cross-examination of the current project engineer and questions from the audience and Board Members.

Councilwoman Amitai reported the Improvement Commission is continuing with plans for the music festival scheduled for October 3 – 6, 2013 and will feature a wide variety of music and includes our own “Closter’s Got Talent”.

Councilwoman Amitai reported Code Enforcement is doing its best to work with the North and South parking lots by asking the building owners to maintain the lots, trim the weeds and remove debris.

At this time, the Borough Attorney referred to a letter the Improvement Commission sent today for this upcoming Mail List requesting permission to hang a banner over Vervalen Street advertising the music festival and voiced his opinion that they will also need approval from the County. Therefore, Mr. Rogan informed this item will be placed on the next Agenda for approval.

7. OLD BUSINESS

- a. PRESENTATION BY SENIOR REPRESENTATIVE FOR CLARKE CATON HINTZ, ARCHITECTS FOR BOROUGH HALL EXTERIOR @ APPROXIMATELY 7:30 P.M. (Requested by Administrator 8/8/13/Adjourned from WS 8/14/13)

This matter was addressed in the beginning of the meeting.

8. NEW BUSINESS

Mayor Heymann acknowledged the new Historic Preservation Commission brochure that was available and she thanked Irene Stella. Mayor Heymann said that they are revamping the Senior Bus transportation and she needed a listing of those interested in its use. The bus would be available for trips to the Senior Center, medical appointments and shopping. She announced the following upcoming events: Closter Day on Labor Day and 9/11 Memorial Service at 8:30 a.m. at the monument. She said that this year the Girl Scouts would be conducting a candle light service on the evening of 9/11 and would consist of 3,000 battery operated candles to commemorate the victims of 9/11. The Scouts are hoping for contributions.

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 Heymann opened the meeting to the public.

Steve Isaacson, 97 Columbus Avenue, expressed thanks for the installation of the commuter parking sign on the Durie Avenue entrance to the South parking lot. He referred to banners to publicize store openings and reminded the Council that same is not free but costs \$75 for the permit fee.

Sally Tayeb, Zendiggi Kebab House, noted that Closter is the Hub of the Northern Valley and cited the Farmers Market in particular. She also thanked the Police Department for finding her daughter's purse. Mayor Heymann thanked her for her work for cleaning up the back of the South Parking Lot.

Lisa Vreeland, 587 High Street, expressed support for marking the areas as Drug Free School Zones and noted that DARE has been removed; and the Council is opposed to random drug testing in the schools. She felt this is sending a message to the youth of the community and noted that the statistics for middle school drug use is astounding and scary. She recognized Kathy Friese and her workers on the Farmers Market which is rated number two in Bergen County.

10. DISCUSSION OF PUBLIC COMMENTS, IF APPROPRIATE

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

12. ADJOURNMENT

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

Provided to the Mayor and Council
on September 6, 2013 for approval
at the Regular Meeting to be held
September 11, 2013

Loretta Castano, RMC
Borough Clerk

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

Approved at the Regular Meeting held September 11, 2013
Consent Agenda Item No. 19b.