

MAYOR AND COUNCIL
BOROUGH OF CLOSTER

REGULAR MEETING MINUTES – AUGUST 12, 2015 - 7:30 P.M.

Mayor Glidden called the meeting to order at 9:50 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 published in The Record and The Star Ledger on January 9, 2015, was posted on the Municipal Clerk’s bulletin board and has remained posted as the required notices under the Statute. In addition, a copy of the notice is and has been available to the public and is on file in the office of the Municipal Clerk.

2. ROLL CALL

The following persons were present:

- Mayor John C. Glidden, Jr.
- Councilpersons: David Barad, Alissa Latner, Robert Di Dio, Thomas Hennessey,
Arthur Dolson and Victoria Amitai
- Borough Administrator, Jonathan DeJoseph
- Borough Attorney, Edward T. Rogan
- Borough Clerk, Loretta Castano
- Borough Engineer, Nick DeNicola
- Chief of Police, Dennis Kaine
- Superintendent of Public Works, William Dahle, III

2a. PRESENTATION BY LUSTRON COMMITTEE AND THE HISTORIC PRESERVATION COMMISSION AT 7:30 P.M. REGARDING THE LUSTRON HOUSE (Requested by Jennifer Rothschild 8/7/15 @11:24 a.m./Requested by Mayor Glidden) - This item was addressed by the Mayor during the Work Session.

3. APPOINTMENTS - (Not made at the Reorganization Meeting held 1/5/15 - Requiring Council confirmation)

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRES</u>
Planner to Implement Portions of the 2008 Master Plan	<u>Francis J. Banisch, III</u> <u>Banisch Associates, Inc.</u>	_____	1 Year	31-Dec-15
Treasurer	<u>VACANT</u>	_____	1 Year	31-Dec-15

4a. VOTE ON CONSENT AGENDA ITEMS

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

4a.-1 INTRODUCTION OF THE FOLLOWING ORDINANCE - PUBLIC HEARING, 9/9/15 @8:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD

ORDINANCE NO. 2015:1195, 2015 ANNUAL SALARY ORDINANCE – “AN ORDINANCE 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 (Received from Administrator 8/10/15 @11:25 a.m.)

RESOLUTIONS

5. BILL RESOLUTION – AUGUST 15, 2015 (Received from Deputy Treasurer 8/6/15)

6. RESOLUTION AUTHORIZING TAX COLLECTOR TO CANCEL PROPERTY TAXES FOR THIRD QUARTER 2015 FOR PROPERTY LOCATED AT 211 ALPINE DRIVE, BLOCK 2212, LOT 7 ASSESSED TO JOHN H. WESTALL DUE TO FULL DISABLED VETERAN EXEMPTION APPLIED FOR AND RECEIVED FROM TAX ASSESSOR AND REFUND THE REMAINING RECONCILED BILLING FROM THE TAX RECORDS FOR THE 2015/2016 TAX YEAR IN THE AMOUNT OF \$5,007.63 (Received from Tax Collector 7/10/15/Carried from RM 7/22/15/Revised Resolution received from Tax Collector 7/29/15)

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7. RESOLUTION AWARDED THIRD PARTY ELECTRIC SERVICE PROVIDER TO DIRECT ENERGY WAS AWARDED BY THE MIDDLESEX REGIONAL EDUCATIONAL COOPERATIVE # 65MCESCCPS, RFP# MRESC-13/14-15 CONTRACT VALID UNTIL 12-31/2015 (Received from Administrator 7/16/15) Carried from RM 7/22/15/Revised Resolution received from Administrator 8/6/15
8. RESOLUTION AUTHORIZING AMENDMENT TO THE CONTRACT WITH BOSWELL ENGINEERING TO PROVIDE ENGINEERING SERVICES FOR THE 2015 ROAD PAVING PROJECT IN THE AMOUNT OF \$54,000 PER PROPOSAL DATED 8/5/15 (Received from Administrator 8/6/15)
9. RESOLUTION AUTHORIZING THE BOROUGH ENGINEER TO PREPARE SPECIFICATIONS, NOTICE TO BIDDERS FOR THE 2015 ROAD PROGRAM; AND AUTHORIZING THE BOROUGH CLERK TO PUBLISH SAID NOTICE; AND AUTHORIZING THE MAYOR AND BOROUGH CLERK TO EXECUTE ANY DOCUMENTS NECESSARY PURSUANT TO THIS PROCESS (Received from Administrator 8/5/15)
10. RESOLUTION AUTHORIZING PHASE TWO RENOVATION OF POLICE DEPARTMENT FIRING RANGE (Ordinance 2015:1188; Capital Account C-04-15-188-002-003) TO ACTION TARGET IN THE AMOUNT OF \$26,897.18 (Received from Administrator 8/6/15)
11. RESOLUTION AUTHORIZING UPGRADE of the RECORDS MANAGEMENT SYSTEM POLICE DEPARTMENT (Ordinance 2015:1188; Capital Account C-04-15-188-002-001) TO ENFORSYS POLICE SYSTEMS, INC. IN THE AMOUNT OF \$20,750.00 (Received from Administrator 8/6/15)
12. RESOLUTION AUTHORIZING UPGRADES TO BOROUGH HALL UNDER THE NEW JERSEY DIRECT INSTALL PROGRAM (Ordinance 2015:1188; Capital Account C-04-15-188-006-003) TO LIME ENERGY IN THE AMOUNT OF \$17,551.14 (Received from Administrator 8/6/15)
13. RESOLUTION AUTHORIZING UPGRADES TO SENIOR CENTER UNDER THE NEW JERSEY DIRECT INSTALL PROGRAM (Ordinance 2015:1188; Capital Account C-04-15-188-006-003) TO LIME ENERGY IN THE AMOUNT OF \$7,389.44 (Received from Administrator 8/6/15)
14. RESOLUTION AUTHORIZING REQUEST FOR PROPOSALS (RFP) FOR BANKING SERVICES (Received from Administrator 8/3/15)

MOTIONS

15. MOTION APPROVING THE FOLLOWING MINUTES (Distributed 7/30/15) NO ABSTENTIONS:
 - a. REGULAR MEETING HELD JULY 22, 2015
 - b. WORK SESSION HELD JULY 22, 2015
16. MOTION GRANTING APPROVAL FOR THE FOLLOWING LABOR DAY ACTIVITIES IN CELEBRATION OF CLOSTER DAY, MONDAY, 9/7/15; RAIN DATE: SATURDAY, 9/12/15: BIG MARK'S INC. (AKA PEOPLE PLEASERS) (RIDES AND AMUSEMENTS – SUBJECT TO APPROVAL FROM FIRE OFFICIAL, FOOD – SUBJECT TO APPROVAL FROM BOARD OF HEALTH); INTERNATIONAL FIREWORKS – SUBJECT TO APPROVAL FROM FIRE OFFICIAL; HORIZON ENTERTAINMENT (MAGICIAN); THE WILLIES BAND; WALDWICK BAND – RAIN DATE: 9/10/15; FRANK LERANT (MY ANXIETY BAND) PREMIER PRODUCTIONS (MOVIES) – RAIN DATE: 9/18/15 (Approvals received from Risk Management Consultant and MEL/JIF from Administrator's office 7/29/15)
17. MOTION GRANTING APPROVAL FOR THE FOLLOWING LABOR DAY ACTIVITY IN CELEBRATION OF CLOSTER DAY, TO TAKE PLACE ON MONDAY, 9/7/15; RAIN DATE: SATURDAY, 9/10/15, SUBJECT TO RECEIPT OF APPROVAL FROM RISK MANAGEMENT CONSULTANT OF REQUIRED INSURANCE - ECHO LAKES STABLES, PONY RIDES
18. MOTION GRANTING APPROVAL FOR BPOE #2304 CLOSTER LODGE, 148 RAILROAD AVENUE, CLOSTER, NJ 07624, TO CONDUCT INSTANT RAFFLES AT 148 RAILROAD AVENUE FROM 9/6/15 TO 8/24/16 AS FOLLOWS: EVERY MONDAY THROUGH FRIDAY FROM 3 P.M. TO 12 MIDNIGHT; EVERY SATURDAY FROM 12:01 A.M. TO 2 A.M. AND 12 P.M. TO 12 MIDNIGHT; EVERY SUNDAY FROM 12:01 A.M. TO 2 A.M. AND 12 P.M. TO 10 P.M. (Completed Application filed and appropriate fees paid 8/6/15)
19. REPORTS
 - a. CONSTRUCTION OFFICIAL – JULY 2015 (Received and distributed 8/3/15)
 - b. FIRE CHIEF – JULY 2015 (received 8/6/15)
 - c. CHIEF OF POLICE – JULY 2015 (Received @ 11:12 a.m.)

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4b. 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)

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

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

21a. Motion approving the following Closed Session Resolution at 10:00 p.m. was made by Councilman Barad, seconded by Councilwoman Latner and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Barad, Latner, Di Dio, Hennessey, Dolson and Amitai.

OMNIBUS OPEN PUBLIC MEETINGS ACT RESOLUTION authorizing the governing body pursuant to N.J.S.A. 10:4-12 to exclude the public from the next portion of the meeting in order to permit the governing body to discuss per N.J.S.A. 10:4-12(b)(4), “A collective bargaining agreement”; and N.J.S.A. 10:4-12(b)(8), “A matter involving public employees”; and that the items under discussion in the closed meeting would be disclosed to the public at the conclusion of the matters which should be within 12 weeks.

Mayor Glidden resumed the Regular Meeting at 10:45 p.m.

22. ADJOURNMENT

Motion to adjourn the Regular Meeting at 10:45 p.m. was made by Councilman Di Dio, seconded by Councilwoman Latner and declared unanimously carried by Mayor Glidden.

Provided to the Mayor and Council on
August 20, 2015 for approval at the
Regular Meeting to be held
August 26, 2015

Loretta Castano, RMC
Borough Clerk

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

Approved at the Regular Meeting held August 26, 2015
Consent Agenda Item No. 21a.

MAYOR AND COUNCIL
BOROUGH OF CLOSTER

WORK SESSION NOTES – AUGUST 12, 2015 - 7:30 P.M.

The Mayor and Council of the Borough of Closter held a Work Session on Wednesday, August 12, 2015. Mayor Glidden called the meeting to order at 7:31 p.m.

1. PLEDGE OF ALLEGIANCE

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

2. PROVISIONS OF OPEN PUBLIC MEETINGS ACT STATEMENT

This meeting is called pursuant to the provisions of the Open Public Meetings Act of the State of New Jersey, was included in the Annual Notice of Meetings which was published in The Record and the Star Ledger on January 9, 2015, was posted on the Municipal Clerk's bulletin board and has remained continuously posted as the required notices under the Statute. In addition, a copy of the notice is and has been available to the public and is on file in the office of the Municipal Clerk.

3. ROLL CALL

The following persons were present:

Mayor John C. Glidden, Jr.

Councilpersons David Barad, Alissa Latner, Robert Di Dio, Thomas Hennessey, Arthur Dolson
and Victoria Amitai

Borough Administrator, Jonathan DeJoseph

Borough Attorney, Edward T. Rogan

Borough Clerk, Loretta Castano

Borough Engineer, Nick DeNicola

Chief of Police, Dennis Kaine

Superintendent of Public Works, William Dahle III

2a. PRESENTATION BY LUSTRON COMMITTEE AND THE HISTORIC PRESERVATION COMMISSION AT 7:30 P.M. REGARDING THE LUSTRON HOUSE (Requested by Jennifer Rothschild 8/7/15 @11:24 a.m./Requested by Mayor Glidden)

Mayor Glidden explained he was deviating from the Work Session Agenda at this time. He introduced the Lustron Committee and expressed appreciation for the work the committee has done on the project. Present at the meeting were committee members Bobbie Bouton-Goldberg and Jennifer Rothschild. There were months of deliberations and discussions with experts. The house is unique and special. A short film was shown at this time describing living in the house and the history of its design and manufacturing. The Lustron House is much the same as the interior of the model house shown in the film. Bill Martin, (Architect-Planner) drew plans showing the existing conditions of the house including the floor plan and existing elevations. The committee has worked on cleaning the house and tidying up the landscaping in addition to furnishing the house with this century's furniture. Mr. Martin, who is a specialist in historical preservation, has said that the house is in satisfactory condition needing only cosmetic work such as interior cleaning and treating the metal surfaces. The cost of this could come from the Open Space and Historic Preservation Fund. Mike Pisano a nearby resident has expressed an interest in using the house as a home office and storage. The primary work would include removing paint from the exterior so that the house looks like one of the houses in the neighborhood. Bobbie Bouton-Goldberg expressed thanks to Mike Pisano who has volunteered to be caretaker, Jennifer Rothschild, who has offered to lead the Lustron volunteer effort, and Erik Lenander, who has worked on the Mac Bain Farm Lease, and could provide information on leasing the property. The committee has worked hard to develop a plan for the house that will not cost the taxpayers any money through the years.

Mike Pisano said that the wrong paint had been previously applied to the exterior and is peeling but same can be removed and refinished. He noted that he really does not need an office but would use the small bedroom for same and would store gas and oil for the lawn mower plus ladders in the ladder. Erik Lenander said we are looking for someone to be on site to take care of the house and the Open Space fund could be used as seed money. A trust fund specifically for the Lustron House could be established contributions to provide operation funds. In answer to Mayor Glidden relative to the Mac Bain farm lease, Mr. Lenander said the lease was for ten years for \$25,000 in cash or work in kind under the supervision of the Environmental Commission and in the case of the Lustron House it would be the Historic Preservation Commission. Ms. Rothschild said the reason to have someone in the house is to make sure that the pipes do not freeze and to continue to work on the restoration while on occasion opening the house for special events. Irene Stella has come up with various fund raising events to coincide with other town wide events. A tenant would want to modernize the interior of the house and change the mood of the 1950's. Councilman Di Dio agreed with the cosmetic repairs that are needed and the need for cleaning. Mr. Pisano said that he does not have a time frame for the exterior but should be done as soon as possible. Relative to the inside he said that same is okay but he was concerned with the discoloration on the cabinet doors which could be removed with a mild paint stripper. He said that there are no lead paint issues nor any visible dents on the panels. In answer to Councilman Hennessey, Ms. Rothschild said that the heating system cannot be evaluated until the utilities are connected. Bob Dean of Northern Electric has inspected the electrical which could be brought in at the top of the gables and he would be checking on same with the electrical inspector. In answer to Councilman Di Dio, Mr. Pisano said that he inspected the garage after the rain and did not find any water inside but at this time he has not be up on the roof.

Mayor Glidden thanked the committee and the Council would be discussing same and Councilwoman Latner thanked the committee for the time and energy they have expended on this project. Bobbie Bouton-Goldberg invited everyone to tour the house on Saturday, August 22nd, at 1 p.m. and provide feedback to the committee. Borough Administrator questioned the plans for applying for a grant and Ms. Rothschild said that not a lot is needed to be done but that a non-matching CLG grant would be available in 2016. She felt that the County would look favorably on a matching grant application in an amount of \$20,000 to \$30,000; and same is due on September 2, 2015. She felt if the Borough could get a non-matching grant it would be more advantageous.

Jim Oettinger, Recreation Director and Wayne Sabo, Recreation Commission President and electrical contractor, appeared before the Council relative to the lighting at Ruckman Field. Mr. Oettinger said the majority to work was done in 2002 and other phases have been completed. The walking track is in constant use and lighting is needed. A plan consisting of 15 lights to be installed around the track and parking lot and bollards installed on cement bases would be mixed in along the woods in the south side and the pavilion by the playground. This would be a passive recreation area and the lighting would not affect the neighbors. We propose to approach the County for open space money in addition to the Closter fund. Wayne Sabo said he uses the track frequently and felt that the lights would be awesome and a finishing touch. The cost of the pole lights are approximately \$3,200 each with an installation cost of double that amount. The bollards are approximately \$1,200 each and the lighting total would be \$100,000. Borough Engineer questioned the foot-candle lighting standard so that he could check on same; and he indicated that it would be dark by the back corner of the playground. He expressed concerned about foundations in the wetlands that will trigger a Department of Environmental Protection review. He said that a lighting study should be done to include what lighting presently exists. In answer to Councilwoman Amitai, Mr. Oettinger said that the lights would go off at 10 p.m. and same would be on a timer. The lighting would be LED and once installed come with a 5-year warranty. There was agreement of the Council to go forward with the grant application with a public hearing to be held on September 9th.

Mr. Oettinger invited the Council to the Coaches picnic to be held on Friday of Labor Day weekend at 7 p.m. He said that on Saturday is the 4 person volley ball game and Saturday night at 7:30 p.m. is the Waldwick band. On Sunday is the 5-K run starting at 9 a.m. and a movie at the band shell. Monday will be the Labor Day activities with rides, pony rides and concerts with fireworks in the evening.

4. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS

- a. MAIL LIST OF JULY 23, 2015 - Mayor Glidden asked if any member of the Council wished to address any matter or provide any comments. No one wished to remove any item for discussion.
- b. MAIL LIST OF JULY 30, 2015 - Mayor Glidden asked if any member of the Council wished to address any matter or provide any comments. Item No. 7 was removed collectively by the Governing Body.

Item No. 7:

Received	Dated	From	Subject
07/28/15	06/19/15	a. Mathis Wilson	*Letters addressed to Mayor Glidden from Tenakill School Students in Ms. Levy’s class urging increase in recycling by considering implementing a RecycleBank program
	06/17/15	b. Derek Park	
	06/18/15	c. Michael Teperman	
		d. Daniel Kayserian	
07/29/15	06/15/15	e. Thomas Reilly	
	06/17/15	f. Benjamin Stern	
		g. Samuel Anguila	
		h. Dianne Park	
		i. Anika Sengul	
	06/18/15	j. Alex Evar	
	06/17/15	k. Heidi Bang	
	06/08/15	l. Bridget Smith	
07/30/15	06/17/15	m. Jesslyn Magner	
	06/19/15	n. Alicia Iafrate	

Mayor Glidden informed he has not yet seen the letters. Councilwoman Latner explained the students in Ms. Levy’s class at Tenakill School participated in this campaign; and they are all asking about RecycleBank which is a curbside recycling collection company that rewards citizens for their participation. She said the students put a lot of work and research into the letters and they talk about improving the rate of recycling in communities. The recyclables are picked up and contained and participants are rewarded in points that can be redeemed at local vendors. Councilwoman Latner said she will bring the information to the DPW Committee at their next meeting to discuss it further. Mayor Glidden said he will read the letters tomorrow. Councilman Barad said that in reading the letters, it appears the resident is paid in a way for the recycling they do; and questioned what impact it would have on arrangements the Borough has for recycling. Mayor Glidden asked to speak with the DPW Superintendent regarding same. Mr. Dahle explained this is a program used mainly in the South where the recyclables are weighed; and the more a resident does, they receive points; but it is computed per house by weight. Each barrel has a barcode in it that scans when the barrel is picked up and weighed and transmits it to the computer. The Borough Administrator voiced his understanding that this would have to be incorporated into a recycling program and bid out at the time of recycling contracts. Mayor Glidden requested this be reviewed and a response be sent to the students.

- c. MAIL LIST OF AUGUST 6, 2015 - Mayor Glidden asked if any member of the Council wished to address any matter or provide any comments. Item No. 8 was removed by Councilman Barad.

Item No. 8: Received 08/03/15, dated 08/03/15 from Jonathan DeJoseph, Borough Administrator/QPA (jdejoseph@closternj.us), to Borough Clerk re Memo dated 7/14/15 from Lori Spechler, President, Closter Nature Center Association, to Jonathan DeJoseph re Closter Nature Center Request for \$5,000 from Open Space Funds To Support Development of the Nature Center’s Forest Stewardship Plan

Councilman Barad explained this is a request for \$5,000 in Open Space funds for the development of a Forest Stewardship Plan and noted he doesn’t have further information on this. Borough Administrator

informed he discussed this with the Finance Committee and met with Lori Spechler, who explained the Nature Center received a grant from the Federal Department of Agriculture Natural Resource Conservation Services in the amount of \$1,300 and they are looking to use Open Space funds to further the program and perform a survey for the Forest Stewardship Plan. Councilman Barad noted they recently performed a survey as he read about it in the paper last week and they will be making recommendations to help eradicate invasive species. He voiced his support for same and asked if anything can be done in the way of assistance. Councilman Hennessey noted the Finance Committee felt this would be a good thing to assist with this effort as it includes schooling for the resident Naturalist, Marc Gussen and includes not just the Nature Center but all wooded areas in Closter. Mayor Glidden called for a consensus and no objections were voiced. Borough Administrator informed he would prepare a Resolution for the next meeting.

d. MAIL LIST OF AUGUST 13, 2015 – Borough Clerk explained Item No. 11 from the upcoming Mail List was received from Mayor Emeritus Sophie Heymann requesting assistance with a grant application. Mayor Glidden invited Mayor Emeritus Heymann to speak on same.

Mayor Emeritus Sophie Heymann (Environmental Commission Member) explained that while in office, former Councilman/ Liaison John Kashwick applied for a grant for the Closter Trail; and in 2014, we received same from the State but nobody followed up on it after his departure. When it came up that we had this grant and there was a due date on it, Mayor Glidden asked her to follow up on same so she obliged. After much research into repairing all of those trails to extend their life, she was led to Kevin Reilly, who is a volunteer in charge of trails as well as Chair for the Environmental Commission in Demarest. Mayor Sophie informed she had numerous conversations with the New York/New Jersey Trail Conference who provided her with a great deal of guidance but were unable to assist us with anything within the price range of the grant. She explained Mr. Reilly is willing to help us within the parameters of the grant and cited his expertise to do a lot of the repairs himself. He offered his assistance at \$25 per hour which they all feel is extremely reasonable considering some of the other figures they were quoted for same by the Trail Conference. She provided the approximate breakdown in the information they received; and has come tonight to address any questions they may have.

In response to Councilman Hennessey, Mayor Sophie explained that former Councilman John Kashwick devised the scope of work for the project for what was needed to repair the planking on the trail due to several flooding events. As Liaison to the Council, he agreed to prepare the proposal; and the Commission at that time decided that they needed to be repaired in addition to some signs. He prepared the proposal and grant application which was ultimately accepted. Councilman Hennessey said the estimates they were provided don't explain very much. Mayor Sophie explained the grant proposal itself was sketchy and this was all she was given; and offered to ask if Mr. Kashwick would be willing to add to it to make it more comprehensive. It was a general proposal for a certain amount of funds available; and she explained it is very beneficial for Closter as it is a 2 to 1 grant where we only contribute 1/3 of funds and that amount can be offset with volunteer labor. Councilman Hennessey said the grant itself is \$24,000; but based on the estimates, the repair work is only \$4,000 which seems a little skewed. Mayor Sophie explained there is a \$3,000 to cover the repair of the signs which is included in the grant as well. The \$4,000 doesn't cover all of the expenses and she doesn't believe it was indicated in the scope of work; but the materials and labor are the most expensive part of the repairs.

Mayor Glidden read the estimated costs provided and Councilman Hennessey again noted there is no scope of work for those items. He questioned who would be overseeing Mr. Reilly; and Councilman Di Dio agreed a scope of work should be included. Councilman Hennessey objected to the idea of paying an individual \$25 an hour plus paying someone to watch him work is unreasonable. Mayor Emeritus Sophie said the NY/NJ Trails Conference people get \$100 per hour and she explained she was trying to get the best value for Closter using volunteer labor and an experienced individual to get it done. In answer to Councilwoman Amitai, she explained Mr. Reilly will be doing the work; and the Environmental Commission will be overseeing the project. Councilman Barad voiced his support for the project. In terms of the original request, the Mayor asked what was the estimate for the labor that Mr. Reilly would be paid; and the Administrator figured it would come to \$2,600. Councilman Dolson read from the proposal that it

says it does not include travel time or mileage for acquisition of materials from Home Depot. Borough Administrator asked where the matching funds will come from; and Mayor Emeritus Sophie said Open Space funds would be needed; and the Borough Attorney advised that would need to be done by ordinance. Mayor Emeritus Sophie said they would need to get volunteers before school starts.

Mayor Glidden suggested they clearly define what they want done for \$25 an hour for a max cap of \$2,600; and they can take up the insurance waiver separately. Councilman Di Dio questioned if Mr. Reilly was ensuring that the work will be completed in the time period they are suggesting; and the Borough Attorney said the Borough could make stipulations. Mayor Emeritus Sophie noted she explained in her email to the Administrator that the weather could change; and even standard contracts allow for a 10% difference; and she recommended putting same into the maximum. In answer to Councilwoman Latner, she explained without matching funds the grant was for \$12,000; and when she approached the NY/NJ Trail Conference, they said it would be \$100,000 which we do not have. They are also booked until the end of 2016 and the grant will have run out by that time. Councilman Hennessey said it is for \$4,100 worth of labor divided by \$25 per hour for a total of 104 hours. Mayor Emeritus Sophie suggested to be on the safe side to allocate for \$5,000 because it is well within the budget.

Borough Attorney clarified the request is now \$5,000 maximum not to exceed and asked for a consensus. No objections were voiced to supporting this request for \$5,000. Councilwoman Amitai agreed with Councilman Dolson's suggestion of getting lumber from Dykes and said maybe they can match prices and do local delivery. Mayor Emeritus Sophie explained the Nature Center is using Black Locust and Mr. Reilly suggested using pressurized wood which is stronger and more lasting and ½ inches less thick than the Black Locust and could significantly reduce the costs.

Borough Administrator reminded our current threshold for Local Public Contracts Law is \$5,400; and if it goes over \$6,000, we need to obtain quotes for same. He informed he spoke with the Risk Manager as to the individual not being a company and not having insurance; and they suggested the person be either a W-2 employee or pay them as a 1099 contractor; and the other concern is waiving the insurance but requiring a hold harmless agreement. The Borough Attorney advised they should go with 1099 contracting and a hold harmless agreement. He expressed concern that after the work is completed we need to be confident that it is safe because any future accident would still be the Borough's liability as Mr. Reilly would be our contractor. Councilman Hennessey volunteered to donate his time to work with Mr. Reilly if they want to go this route and walk it with him and go through the scope of work with him. Mayor Glidden thanked Mayor Emeritus Sophie for her efforts on this project.

5. REVIEW AND DISCUSSION OF CONSENT AGENDA ITEMS FROM REGULAR MEETING
(Refer to Regular Meeting Agenda of August 12, 2015)

Mayor Glidden asked if any member of the Council wished to remove any item for discussion.

9. **RESOLUTION AUTHORIZING THE BOROUGH ENGINEER TO PREPARE SPECIFICATIONS, NOTICE TO BIDDERS FOR THE 2015 ROAD PROGRAM; AND AUTHORIZING THE BOROUGH CLERK TO PUBLISH SAID NOTICE; AND AUTHORIZING THE MAYOR AND BOROUGH CLERK TO EXECUTE ANY DOCUMENTS NECESSARY PURSUANT TO THIS PROCESS** (Received from Administrator 8/5/15)

Borough Engineer suggested that the program be bid in early January or February to get the best price and the Borough was considering sidewalks around Borough Hall. This proposal includes the removal of 39 handicapped ramps on the streets included in the program. The ramps are mandated by ADA and the standards have changed since the previous installations. Anytime a road is paved everything must adhere to ADA standards. Of the 40 ramps 9 of 10 do not connect and will be removed and not replaced.

6. PROFESSIONAL REPORTS

A. BOROUGH ATTORNEY

1) STATUS REPORT RE NEGOTIATIONS WITH PBA LOCAL 233 (8. M.L. 8/21/14/8. M.L. 9/25/14) – The Borough Attorney requested a Closed Session to discuss this item.

2) STATUS REPORT RE CONTRACT FOR THE PURCHASE OF MULTIPLE CONDOMINIUM UNITS AT VILLAGE SCHOOL SITE (RM 11/24/14) – Mr. Rogan reported he responded to the attorney for the owner of the property with an alternative in regards to the seven (7) units the Borough initially requested. The attorney advised he would take it under consideration and get back to us after recommending it to his client. Mr. Rogan explained that this is a proportional reduction to reflect what our original request was to reflect cost per unit in proportion. Initially the attorney had said no but now he is saying maybe.

3) REPORT – The Borough Attorney reported the Declaratory Judgment (for COAH) is being heard on 9/4/15 along with several other towns. The first round was heard this past Friday and the bulk of those towns did or will be receiving a 5 month stay and that remains up in the air at this time. So far Closter had not received any objections although there have been four (4) entities that requested copies of the brief and the Declaratory Judgment. In answer to Councilwoman Amitai, Mr. Rogan affirmed if the stay was granted, we could make any changes and supplements to the plan as necessary to make it compliant. He noted the Mayor formed a committee of which Mrs. Amitai is a member and said a date has been scheduled for them to meet to go over it. The Mayor, Administrator, COAH Planner and himself met to put together an agenda for that meeting to be held on 9/24/15 at 7 p.m. The Borough Clerk questioned if the Ad Hoc Committee appointments needed to be formalized and the Borough Attorney informed he would prepare a Resolution memorializing same for the next meeting.

B. BOROUGH ENGINEER

1) STATUS REPORT RE DPW REMEDIATION (Authorized /RM 4/23/14) – The Borough Engineer reported the DPW site has been cleared up but the issue is that the previous consultant from 1997 did not file the appropriate paperwork for the removal of the waste oil tanks. Because of this issue, the DEP is holding up the present job Boswell did until this is remedied. There is a proposal to the Borough this evening to do that and send the job to the DEP to test the soil and make sure it is clean; and upon reporting to the DEP, they will approve it, but that is required to close it out.

2) STATUS REPORT RE SWIM CLUB PHASE II CONTAMINATION INVESTIGATION (Authorized/RM 7/9/14) – Mr. DeNicola reported the delineation of the entire site has been completed and we are working on the Remedial Investigation Report (RIR) which will summarize the costs and next steps. That should be completed in 3-4 weeks and then filed with the Borough and the DEP as required.

3) STATUS REPORT RE CONTRACT AWARDED TO ROCKBORN TRUCKING AND EXCAVATION, INC. @RM 3/11/15 FOR HICKORY LANE IMPROVEMENTS AND 2014 MUNICIPAL ROAD PROGRAM IN THE BASE BID AMOUNT OF \$484,253.50 – Borough Engineer reported this project is completed and the punch list was completed this past weekend. The final voucher should be coming in next week; and he was pleased that even though there was extra work, we were right on budget. Crack sealing was completed on Ruckman Road and Alpine Drive.

4) REPORT RE DEVELOPER'S AGREEMENT FOR BLOCK 1607, LOT 1 & BLOCK 1310, LOT 2 (CLOSTER MARKETPLACE (EBA) LLC AND CENTENNIAL AME ZION CHURCH) Approved RM 5/21/15 – Mr. DeNicola reported demolition is still in progress with one building left to take down. He expects that to be completed in the next month and actual site work such as curbing starting in sometime in September. He explained foundation and stone work is going on but site work has not yet started.

5) REPORT

7. REPORTS

A. BOROUGH ADMINISTRATOR

- 1) STATUS REPORT RE FOLLOWING INSURANCE MATTER(S):
 - a. Mail List requests re Insurance: The Administrator reported these items are in process.
 - 1) 9. M.L. 5/21/15 – Volunteer Center of Bergen County 20th Annual Bergen Bike Tour on Sun., 10/4/15
 - 2) 9. M.L. 6/25/15 - Recreation Commission Labor Day Festivities
 - 3) 4. M.L. 7/16/15 - Lubavitch on the Palisades request for Menorah placement in front of Borough Hall (12/6/15–12/14/15) and Menorah lighting event at Ruckman Park on 12/8/15 @ 7 p.m.
 - 4) 7. M.L. 8/6/15 – New York Cycle Club request for permission to conduct 21st Annual Charitable Bicycle Ride, on Sat., 9/26/15
- 2) STATUS REPORT RE EXTERIOR REPAIRS AND ROOF REPLACEMENT AT BOROUGH HALL (Contract Awarded /RM 5/28/14 to 3 Sons Restoration, LLC, Union, NJ - \$499,000.00) – Mr. DeJoseph reported he and Councilman Hennessey and DPW Superintendent reviewed the punch list and provided it to the contractor. That work is to be started on the 15th of the month. He informed they also went to the bathrooms at Mollicone and Schauble Parks and reviewed that punch list as well; and that work will continue.
- 3) STATUS REPORT RE RE-BID FOR ACQUISITION & INSTALLATION OF EMERGENCY GENERATOR AT CLOSTER PUBLIC LIBRARY – Bid opening held 8/5/14 @ 11:30 a.m./All Bids rejected RM 8/13/14 – To be rebid
- 4) STATUS REPORT RE FOLLOWING CONTRACTS:
 - a. POLICE FIRING RANGE PHASE I – CONTRACT AWARDED TO ACTION TARGET/RM 8/13/14 (\$108,220.51) – The Administrator reported the firing range is under way and noted there are Resolutions this evening to award a contract to Action Target for Phase 2 of the project for the additional berm and track runner and targets *and* records management software for the PD. He anticipates having a Resolution for the next meeting for the service for the records management software.
 - b. INTERIOR RENOVATIONS OF CLOSTER POLICE DEPARTMENT – Contracts awarded RM 11/24/14 to: A. WOODS CONSTRUCTION, INC. IN THE AMOUNT OF \$16,500.00; PESH-E-LECTRIC, INC. FOR ELECTRICAL SERVICES IN THE AMOUNT OF \$8340.00; BUSINESS INTERIORS BY STAPLES IN THE AMOUNT OF \$23,631.01 PURSUANT TO STATE CONTRACT #A81641
- 5) STATUS REPORT RE SALE OF SURPLUS PERSONAL PROPERTY NO LONGER NEEDED FOR PUBLIC USE ON AN ONLINE AUCTION WEBSITE (Authorized RM 5/13/15) Notice re Municibid published in The Record 7/11/15 – Mr. DeJoseph reported the auction went well and he is waiting for two people to pick up bicycles; one person is picking up next week and he sent another invoice to the other individual today for the remaining ones. He and Bill Dahle worked on another list of additional equipment that can be sold. One sweeper from the auction will have the minimum bid reduced in addition to two old police cars for September. Mr. DeJoseph informed the JIF renewal date is 9/1/15; and he is meeting with DPW Superintendent, Police Chief, Police Lieutenant, Recreation Director and Fire Chief to go over insurance renewals to make sure everything is required and update the list using a new online program that was started last year.
- 6) REPORT RE LEASE OF REAL PROPERTY AND TOWER SPACE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A WIRELESS COMMUNICATION FACILITY (Published in The Record 6/5/15 – Bid Opening held 6/30/15 @ 11 a.m./Contract awarded to Verizon at RM 7/22/15) – Borough Administrator reported the Borough Attorney’s office is waiting for the signed contract from Verizon.
- 7) ONGOING REPORT RE OUTSTANDING ITEMS ON CORRECTIVE ACTION PLAN APPROVED AT RM 7/22/15 (Requested by Councilman Barad @WS 7/8/15) – Mr. DeJoseph reported the Temporary CFO is working on these items and they are making progress.

7. REPORTS (Continued)

A. BOROUGH ADMINISTRATOR (Continued)

8) REPORT – Borough Administrator reported the Borough Attorney is going to prepare a Resolution for the next meeting for the additional appointment of the COAH Planner.

At this time, Councilwoman Amitai questioned the date it is anticipated that the cell tower will be completed. Mr. Rogan advised they are not aware as the contract has not been received back but the process does not take long. He anticipates having the contract back before the next meeting; and then they can start with what they need to do. Mr. DeJoseph noted the Borough will start receiving money once the building permit is issued so we would like to start as soon as possible.

At this time, the Borough Engineer wished to address the Columbus Avenue sidewalk matter. He asked if anyone contacted the property owner yet. The Administrator informed he and Bill Dahle have reached out to both residents and pictures were taken. Orange and Rockland will review removing those trees in the next few days, hopefully, and both will be removed. DPW Superintendent wished to go on record noting both of these trees are in very bad shape and O&R was 100% behind the Borough in their removal. Mr. DeJoseph noted those are Norway Maples which have a tendency to become root bound and end up dying.

B. BOROUGH CLERK

1) STATUS REPORT RE 2015 APPOINTMENTS – Borough Clerk reported the few current open appointments are being maintained on the Agenda.

2) STATUS REPORT RE 2015 OATHS OF OFFICE – Ms. Castano explained that there are still five outstanding Oaths which her office is attempting to obtain. The lack of response is due either to a meeting not taking place or the individual appointees not being present at a meeting.

3) STATUS REPORT RE 2015 LICENSES - Borough Clerk advised that the 2015 Borough licenses are current. Regarding Liquor License renewals for 2015-2016, she reported that at the last meeting we adopted a resolution approving renewal of 9 of the 13 liquor licenses: 1 Club; 3 Distribution; and 5 Consumption licenses which were distributed to the Licensees. Currently there are 4 outstanding renewals: 3 requiring special rulings, and have received tax clearance and are awaiting approvals from ABC regarding their special ruling. The 4th licensee, JBS Mack, LLC, has not received tax clearance as yet; and this matter is tied up in litigation. She received in the mail from ABC return of the letter informing the applicant of the new renewal procedure (POSSE); she asked the Borough Attorney for legal opinion as to how to pursue the matter and to whom the information is to be sent and thanked him for following through and speaking with three different officers at the Division of the Alcoholic Beverage Control. Ms. Castano anticipated that with this help, we might successfully accomplish the renewal and eventual transfer of this license to the original location on Schraalenburgh Road.

4) STATUS REPORT RE 2015 MEETING DATES - current

5) REPORT RE ELECTIONS

a. General Election to be held – Tuesday, 11/3/15 – Ms. Castano informed she had received an e-mail yesterday from the County Clerk's Office/Election Division informing that the drawing was held for position on ballot with the following result: Column 1 Republicans; Column 2 – Democrats, Column 3 - Third party/Independent. Borough Clerk noted that no word has been received in her office about a Special Election for NVRHS School Referendum which is anticipated.

6) STATUS REPORT RE PREPARATIONS FOR LEAGUE OF MUNICIPALITIES CONFERENCE TO BE HELD FROM 11/17/15 TO 11/19/15 – Ms. Castano reported having received responses to her memo from those individuals desiring to attend the Conference. As follow up, she sent pre-registration requisition to the League of Municipalities for payment for 6 attendees and sent a report to Housing regarding hotel accommodations for same.

7) REPORT – Although Borough Attorney reported on this item, Borough Clerk informed that on 7/8/15, she received from Borough Attorney's office a copy of the Borough's Declaratory Action and Motion for Temporary Immunity from Mount Laurel Lawsuits (COAH) as well as the supporting documentation which is available for public review in her office during regular business hours – The legal

7. REPORTS (Continued)

B. BOROUGH CLERK (Continued)

notice was published in The Record issue of 7/10/15 informing of same.

Ms. Castano voiced her understanding that the Borough Attorney will be preparing a Resolution for the next Regular Meeting appointing the members to the Ad Hoc COAH Committee.

At this time, Borough Clerk commended the efforts of Deputy Borough Clerk, Arlene Corvelli, over the past few weeks for diligently moving the permanent files from a potential flood area in the basement storage upstairs to the Clerk's file room. She has been coordinating files which have been moved over time and rearranging the entire Clerk's office files.

In response to Councilwoman Amitai's inquiry due to the new MarketPlace construction, Borough Clerk informed that the Borough has more liquor licenses than are legally required but have been grandfathered. Mayor Glidden advised that any establishment requiring a liquor license would have to apply for a transfer of an existing license. Ms. Castano advised that currently there are 4 inactive/pocket Consumption licenses. In response to the fee for transfer, the Borough Attorney advised that typically it has been \$150,000 to \$200,000. But it might go up due to the demand.

C. CHIEF OF POLICE

1) REPORT – Chief Kaine informed the monthly report for July was emailed on Monday and said he hopes everyone received it. The two new vehicles for the Department have been upfitted and will be put into service tomorrow morning. He said they are very nice and a lot of work was done on them. One is a 2015 and the other is a 2016 even though they were ordered the same day on the same purchase order and said Ford changed the front end on the 2016.

The Chief reported there are pre-plans in place for Labor Day and they are ready with details for the crosswalks and details all set up for the Fun Run. The Department is set up for fall qualifications in September and Cresskill and Norwood have already been given their days and we are waiting for Northvale to get back to us with theirs.

Chief Kaine reported the Department will be participating in the "Drive Sober or Get Pulled Over" detail this year from 8/21/15 to 9/7/15 and though we aren't getting any grant funding this year, we will be utilizing leftover grant funds for those details. There will be a DEA drug take-back on 9/26/15 from 10 a.m. to 2 p.m. and he will ask Kevin Whitney to post it to the Borough website in addition to the PD Facebook page.

In answer to the Mayor, he said there will be our four (4) standard traffic posts and two (2) crosswalks on Harrington Avenue: Harrington Avenue and West Street, and on High Street in front of the Library. There will be portable light towers set up there as well.

At this time, Councilwoman Latner wished to thank the Police and Fire Departments for their assistance when the underground propane tank was hit during construction at the Plaza site. Mrs. Latner also provided a letter she received regarding follow-up on the discussions about Law Enforcement Against Drugs (L.E.A.D.) program. It explains the curriculum and she provided a copy from Mayor Emeritus Heymann.

D. MAYOR

1) STATUS REPORT RE FOLLOWING GRANTS:

a. FILED

1. NEW JERSEY TRANSIT 5310 GRANT PROGRAM TO INITIATE FUNDING FOR THE TRANSPORTATION ASSISTANCE PROGRAM IN THE BOROUGH OF CLOSTER (Authorized at RM 4/22/15) – Mayor Glidden reported we expect notification in October.

7. REPORTS (Continued)

D. MAYOR (Continued)

1) STATUS REPORT RE FOLLOWING GRANTS:

a. FILED

2. NEW JERSEY DEPARTMENT OF TRANSPORTATION FY2015 DISCRETIONARY AID APPLICATION FOR CEDAR LANE PROJECT IN THE AMOUNT OF \$180,000 (Authorized at RM 4/22/15) – Mayor Glidden reported we are waiting to hear back from the NJDOT on this grant.

b. AWARDED

1. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) HAZARD MITIGATION GRANT PROGRAM SUB-GRANT AGREEMENT HMGP-DR-4086-NJ-0219-R FOR THE PUBLIC LIBRARY GENERATOR PROJECT AWARDED IN THE AMOUNT OF \$90,000 (Resolution Authorizing Execution of Sub-Grant Agreement at RM 4/22/15) – The Mayor noted this award has been granted and received and requested it be removed from his report.

c. TO BE FILED

1. To be announced by Mayor

2) REPORT

8. OLD BUSINESS

Borough Engineer reported that the DOT Local Aid Grant is due on October 4th and he suggested that Vervalen Street be included since the Plaza would be doing their portion along the entire frontage as part of the Developers Agreement. This should be decided by the next meeting.

9. NEW BUSINESS

Councilwoman Amitai noted that the Plaza Redevelopment received final Bergen County Planning Board approval. The County reduced the speed limit on Schraalenburgh Road from Closter to Dumont; and she questioned if same should be done in Closter. Chief Kaine said it is a wide road and straight with residential on only one side. Regarding the empty property between Celebrity and the Empty Vase, both granted an easement to the Borough; and questioned if the Closter Improvement Commission wished to beautify same, would there be a problem. Borough Attorney said he would have to review the wording of the easement but would need the approval of the Council. Councilman Dolson requested that a plan be submitted for review by the Council. The Council authorized the Borough Attorney to review the easement. Councilwoman Amitai said the downtown area would need an inspection from Code Enforcement to bring certain things into compliance.

Councilman Di Dio referred to selling and buying over the internet; and noted that safety zones have been adopted by several communities at their local Police Departments where these transactions can be finalized in the lobby of the Police Departments for safety purposes. He strongly recommended that the Borough look into same; Chief Kaine noted that the Closter Police desk is not monitored 24/7 but he would look into this.

Councilman Barad referred to trucks going to Metropolitan Farm; and Mayor Glidden said there has been no effort to find out how many. Borough Administrator said he spoke to the resident who complained of the activity but no hard numbers were available. Mayor Glidden said a full blown stand is operating; and Borough Attorney said the farm has to comply with the approval given by the Bergen County Agricultural Board. Zoning code cannot be applied but sign ordinances and building codes can be applied. The farm is required to make money and garden centers in the State are considered farms.

Councilman Dolson noted that the State is 45th worst in the nation recovering from the depression in 2006 according to Forbes; and the State is on the list of the first four worst states with taxpayers leaving

the state. Our tax base is eroding.

In answer to Councilwoman Amitai relative to the signboard, Borough Administrator said that black and white letters are \$35. He said he met with a vendor who would provide a quote for backing material and new letters.

Borough Administrator requested two items for the next meeting: 1) a new phone system for the Borough to replace our roughly 1990 phone system; and 2) a generator for the Department of Public Works. He noted that July 1st the bid threshold was increased to \$40,000 for municipalities with a Qualified Purchasing Agent, which he will discuss at the Finance Committee Meeting. He is reaching out to the governing body for their opinion regarding increasing our bid threshold from \$36,000 to \$40,000.

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

Mayor Glidden opened the meeting to the public.

Mayor Emeritus Sophie Heymann said she spoke to the manager of the Closter Plaza development and was told that anything that is there can be used by the Borough. She suggested that the Borough review same to see if anything is worthwhile such as plantings. She also felt that the use of the Police Headquarters as a safety zone is a good idea that should be considered. She informed that the Seniors do not have a liaison.

John Kashwick, 40 Legion Place, expressed support for the Mayor's proposal relative to the Trail Grant and voiced his opinion it should be considered just as important as the lighting proposal.

Robert Ludwig, 73 West Street, complained about the continuous noise at Capital Hardware, which starts at 6:30 a.m. and continues to 10 p.m. except Sunday. He asked that the company be requested to close the doors at the rear of the building to eliminate the persistent noise. He has spoken to the plant manager to no avail and he has called the police department and zoning officer and nothing has happened. He proceeded to read from the Borough's Noise Ordinance. Borough Administrator said he would follow up with the Property Maintenance Officer.

11. DISCUSSION OF PUBLIC COMMENTS, IF APPROPRIATE

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

13. ADJOURNMENT

Motion to adjourn the Work Session at 9:50 p.m. was made by Councilman Di Dio, seconded by Councilman Dolson and declared unanimously carried by Mayor Glidden.

Provided to the Mayor and Council on
August 20, 2015 for approval at the
Regular Meeting to be held
August 26, 2015

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 August 26, 2015
Consent Agenda Item No. 21b.