

MAYOR AND COUNCIL
BOROUGH OF CLOSTER

REGULAR MEETING MINUTES – JUNE 10, 2015 - 7:30 P.M.

Mayor Glidden called the meeting to order at 8:34 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
- Borough Auditor, Gary J. Vinci
- Tax Collector/Temporary Chief Financial Officer, Maria Passafaro

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>
Improvement Commission Member/ Historic Preservation Liaison	<u>Susan McTigue</u>	_____	2 Years Unexp. (McTigue)	31-Dec-15
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

4. MAYORAL APPOINTMENTS TO COMMUNITY DEVELOPMENT FOR A 1-YEAR TERM FROM 7/1/15 TO 6/30/16: Mayor Glidden made the following appointments:

- a. RESOLUTION APPOINTING MAYOR JOHN C. GLIDDEN, JR. AS COMMUNITY DEVELOPMENT REPRESENTATIVE FOR A 1-YEAR TERM TO 6/30/16
- b. RESOLUTION APPOINTING JONATHAN M. DEJOSEPH AS MAYOR’S ALTERNATE TO COMMUNITY DEVELOPMENT FOR A 1-YEAR TERM TO 6/30/16

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 Special Meeting held 4/29/15 and was published in The Record on 5/4/15 as stated in the 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. At the Regular Meeting held 5/27/15, the Governing Body voted to carry this item to this meeting.

ORDINANCE NO. 2015:1184, “BOROUGH OF CLOSTER CALENDAR YEAR 2015 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A:4-45.14)”

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

Motion approving Ordinance No. 2015:1184 was made by Councilman Di Dio seconded by Councilman Barad and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Barad, Latner, DiDio, Hennessey, Dolson and Amitai.

6. PUBLIC HEARING ON RESOLUTION RE: AMENDMENT TO 2015 BUDGET ADOPTED AT REGULAR MEETING HELD MAY 27, 2015 (Received from Auditor 6/2/15)

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

7. ADOPTION OF THE 2015 MUNICIPAL BUDGET, AS AMENDED

The Municipal Budget was introduced at the Special Meeting held 4/29/15; and the Municipal Budget Summary was published in The Record issue of 5/5/15, as stated in the printer's affidavit of publication. Reprint of the Summary was posted on the Municipal Bulletin Board in accordance with statutory requirements, was posted on the Municipal Web Site pursuant to N.J.S.A. 40A:4-10; and copies have been made available to the general public. On 5/6/15, the Borough Clerk hand delivered a copy of the Municipal Budget to the Library Director, in accordance with N.J.S.A. 40A:4-8, for public inspection.

The Public Hearing of the 2015 Municipal Budget was held at the Regular Meeting of May 27, 2015. Adoption of the Municipal Budget, As Amended, was carried to this meeting.

Motion adopting the 2015 Municipal Budget was made by Councilman Dolson, seconded by Councilman Barad and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Barad, Latner, Di Dio, Dolson and Amitai. Councilman Hennessey voted No.

8. 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 4/22/15 and was published in The Record on 4/28/15 as stated in the printer'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.

The Public Hearing and Adoption of Ordinance No. 2015:1186 was scheduled to be held at the Regular Meeting of May 27, 2015 and was carried to the Regular Meeting scheduled to be held June 10, 2015 to await Planning Board comment.

ORDINANCE NO. 2015:1186, "ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 200, ZONING, SPECIFICALLY, 200-69E"

Mayor Glidden opened the meeting to the public.

Jesse Rosenblum, 65 Knickerbocker Road, noted that at this time there are three allowable uses in the business district which are residential, retail shops and professional offices and questioned the intent of the proposed ordinance suggesting it implies the Council is looking to add a fourth use. He said this ordinance calls for additional buildings and can envision three small buildings facing towards Piermont Road; and at the Plaza, he can see a building between the Church and Bank of America. In both cases if there is a shortfall in parking, all they have to do is pay the Borough \$1,650 for every spot they are short. Mr. Rosenblum questioned if the intent was to jam up the two properties he figures it is designed for in order to get more ratables on the property and draw more shoppers. He referred to the discussion on the definition of a lot specifying one building per lot that originated in the 1940 ordinance and the 1980 ordinance; and noted that the proposed ordinance does not reflect the history of Closter's zoning. Borough Attorney explained that the proposed ordinance does not increase the uses but structures on a lot. Almost every property in Closter's business use has multiple buildings on the lot. The basis for this ordinance came about when the Planner recommended same and the concerns indicated by the joint boards. The Borough was afraid of big boxes and strip malls; and the current ordinance says if you are in the business zone, we want you to be a big box or strip mall.

Councilwoman Amitai referred to the Planning Board resolution, which states that the proposed ordinance is not inconsistent with the Master Plan; and they requested a change in the word from "redevelopment" to "revitalization". In answer to Councilwoman Amitai, Borough Attorney noted that Closter Plaza would potentially have a grocery store, pizzeria and a movie theater; and the ordinance does not increase the number of uses that are permitted in the business district. If no variances or waivers were required, it could theoretically go through the Construction Office. Councilwoman Amitai noted that the Construction Official and Zoning Officer had concerns about enforcement of different uses on the same lot. Borough Attorney noted that he was not made aware of these concerns. Mr. Montroy did vote in favor of the ordinance at the Planning Board level; and his suggestions were included in the ordinance. Councilman Barad expressed his support for the ordinance but noted that the Construction Official requested that commercial district and the industrial district be eliminated. He would rather have those districts included since same could be subdivided into little shops that would not take up a whole building and he looked forward to reviewing this concept in the future. Mayor Glidden expressed his support for this concept.

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

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Motion adopting Ordinance No. 2015:1186 was made by Councilman Barad, seconded by Councilman Dolson and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Barad, Latner, Di Dio, Hennessey, Dolson and Amitai.

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

This Ordinance was introduced at the Regular Meeting held 5/13/15 and was published in The Record on 5/21/15 as stated in the printer'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.

BOND ORDINANCE NO. 2015:1187, "AN ORDINANCE OF THE BOROUGH OF CLOSTER IN THE COUNTY OF BERGEN, NEW JERSEY, AMENDING SECTION 3(e) OF (BOND) ORDINANCE NO. 2013:1142 OF THE BOROUGH FINALLY ADOPTED ON MAY 8, 2013, PROVIDING FOR VARIOUS GENERAL CAPITAL IMPROVEMENTS IN AND FOR THE BOROUGH OF CLOSTER AND APPROPRIATING \$1,363,000 THEREFOR, AND PROVIDING FOR THE ISSUANCE OF \$1,294,850 IN BONDS OR NOTES OF THE BOROUGH OF CLOSTER TO FINANCE THE SAME"

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

Motion to approve Ordinance No. 2015:1187 was made by Councilman Di Dio, seconded by Councilman Hennessey and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Barad, Latner, Di Dio, Hennessey, Dolson and Amitai.

10a. VOTE ON CONSENT AGENDA ITEMS

Motion to approve the Consent Agenda minus Item No. 25 was made by Councilman Di Dio, seconded by Councilman Barad and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Barad, Latner, Di Dio, Hennessey, Dolson and Amitai.

ORDINANCES

11. INTRODUCTION OF THE FOLLOWING BOND ORDINANCE – PUBLIC HEARING 6/10/15 @ 8:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD (Received from Bond Counsel 5/7/15/Revised Bond Ordinance received from Bond Counsel 5/20/15) Introduction of this Ordinance was carried to this meeting from the Regular Meeting held 5/27/15

BOND ORDINANCE NO. 2015:1188, "AN ORDINANCE OF THE BOROUGH OF CLOSTER IN THE COUNTY OF BERGEN, NEW JERSEY, AMENDING SECTION 3(e) OF (BOND) ORDINANCE NO. 2013:1142 OF THE BOROUGH FINALLY ADOPTED ON MAY 8, 2013, PROVIDING FOR VARIOUS GENERAL CAPITAL IMPROVEMENTS IN AND FOR THE BOROUGH OF CLOSTER AND APPROPRIATING \$1,817,500 THEREFOR, AND PROVIDING FOR THE ISSUANCE OF \$1,584,125 IN BONDS OR NOTES OF THE BOROUGH OF CLOSTER TO FINANCE THE SAME"

RESOLUTIONS

12. BILL RESOLUTION – JUNE 15, 2015 (Received from Treasurer 6/2/15)
13. RESOLUTION APPROVING RECREATION SUMMER CONCERT SERIES FOR JUNE AND JULY SUBJECT TO RECEIPT OF REQUIRED HOLD HARMLESS AGREEMENT AND CERTIFICATE OF INSURANCE AND RECEIPT OF APPROVAL FROM RISK MANAGEMENT CONSULTANT ~~TO BE PREPARED BY ADMINISTRATOR~~ Carried from RM 5/27/15 (Received from Administrator's office 6/1/15; Revised Resolution received from Administrator 6/3/15)
14. RESOLUTION APPROVING THE SETTLEMENT OF A TAX APPEAL FOR THE YEAR 2014: ERBELI V. CLOSTER (Received from Borough Attorney 6/2/15)
15. RESOLUTION REQUESTING APPROVAL OF ITEM OF REVENUE AND APPROPRIATION UNDER N.J.S.A. 40A: 4-87 FOR THE "2015 DRUNK DRIVING ENFORCEMENT FUND" (Received from Temporary CFO 5/26/15)
16. RESOLUTION AUTHORIZING THE BUILDING DEPARTMENT TO DISTRIBUTE CHAMBER OF COMMERCE INFORMATION WITH BUSINESS CCO APPLICATIONS (Received from Borough Attorney 6/1/15)
17. RESOLUTION APPOINTING THOMAS HENNESSEY AS COMMUNITY DEVELOPMENT GOVERNING BODY REPRESENTATIVE FOR A 1-YEAR TERM TO 6/30/16

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- 18. RESOLUTION APPOINTING ALISSA LATNER AS COMMUNITY DEVELOPMENT GOVERNING BODY ALTERNATE REPRESENTATIVE FOR A 1-YEAR TERM TO 6/30/16
- 19. RESOLUTION APPOINTING MAYOR JOHN C. GLIDDEN, JR. AS MUNICIPAL REPRESENTATIVE TO PARTICIPATE IN BERGEN COUNTY OPEN SPACE TRUST REGIONAL COMMITTEE (PER ORDINANCE NO. 1999:811) FOR A 1-YEAR TERM TO 6/30/16
- 20. RESOLUTION AUTHORIZING THE TAX COLLECTOR TO PREPARE AND MAIL ESTIMATED TAX BILLS IN ACCORDANCE WITH N.J.S.A. 54:4-66.2 (Received from Tax Collector 6/3/15)
- 21. AWARD STATE CONTRACT LEASE OF RICOH COPIERS (Received from Administrator 6/4/15)

MOTIONS

- 22. MOTION APPROVING THE FOLLOWING *NON-SALARIED* APPOINTMENTS TO THE FOOD AND ASSISTANCE BOARD (In accordance with Ordinance No. 2015:1185 adopted 5/13/15 changing membership and stipulating initial terms of appointment): Carried from RM 5/27/15

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRATION</u>
MEMBER/CHAIR	<u>Annette Vasiloff</u>	<u>Annette Vasiloff</u>	3 Years	12/31/17
MEMBER	<u>Suzanne Lerant</u>	<u>Suzanne Lerant</u>	2 Years	12/31/16
MEMBER	<u>Katie McDermott</u>	<u>Katie McDermott</u>	3 Years	12/31/17
MEMBER	<u>New Member</u>	_____	2 Years	12/31/16
MEMBER	<u>New Member</u>	_____	3 Years	12/31/17

- 23. MOTION GRANTING APPROVAL FOR USE OF FIRE PREVENTION VEHICLES (771 AND 775), FIRE CHIEF’S VEHICLES (751 AND 752), AND SUPPORT VEHICLE (767) FOR THE PURPOSE OF ATTENDING THE NJ STATE FIREMEN’S CONVENTION IN WILDWOOD, NJ FOR THE DATES OF 9/17/15, 9/18/15, 9/19/15 and 9/20/15 (3. M.L. 5/28/15)
- 24. MOTION GRANTING APPROVAL FOR CLOSTER CHAMBER OF COMMERCE TO CONDUCT SIDEWALK SALE ON THURSDAY AND FRIDAY, 7/30/15 AND 7/31/15, FROM 9 A.M. TO 9 P.M.; AND SATURDAY, 8/1/15, FROM 9 A.M. TO 6 P.M.; AND TO WAIVE THE PERMIT FEE (OF \$35.00 PER PARTICIPANT) 3. M.L. 5/21/15 (Approval received from Risk Management Consultant 5/29/15)
- 25. ~~POSSIBLE~~ MOTION GRANTING APPROVAL FOR CLOSTER CHAMBER OF COMMERCE TO HANG BANNER ACROSS MAIN STREET (VERVALEN STREET) IN MID JULY ANNOUNCING THE SIDEWALK SALE TO BE HELD 7/30/15, 7/31/15 AND 8/1/15, SUBJECT TO RECEIPT OF APPROVAL FROM RISK MANAGEMENT CONSULTANT OF REQUIRED INSURANCE
- 26. MOTION APPROVING THE FOLLOWING MINUTES (Distributed 5/21/15) NO ABSTENTIONS:
 - a. REGULAR MEETING HELD MAY 27, 2015
 - b. WORK SESSION HELD MAY 27, 2015

27. REPORTS

- a. FIRE CHIEF – MAY 2015 (Received 6/3/15)
- b. CONSTRUCTION OFFICIAL – MAY 2015 (Received 6/3/15)

The following actions were taken by the Governing Body after the Consent Agenda:

- 26-1. MOTION GRANTING APPROVAL FOR THE CLOSTER IMPROVEMENT COMMISSION COMMUNITY EVENT HOE-DOWN ON FRIDAY, JUNE 26, 2015 FROM 5PM TO 9PM AT MEMORIAL FIELD SUBJECT TO RECEIPT OF THE REQUIRED INSURANCE AND APPROVAL FROM THE RISK MANAGEMENT CONSULTANT

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

- 21a. RESOLUTION AUTHORIZING THE BOROUGH ADMINISTRATOR TO PREPARE AND SUBMIT A 2015 DECLARATION OF INTENT TO APPLY FOR BERGEN COUNTY HISTORIC PRESERVATION TRUST FUND FOR THE LUSTRON HOUSE - MEMORIALIZING RESOLUTION TO BE PREPARED FOR APPROVAL AT THE REGULAR MEETING TO BE HELD 6/24/15

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

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10b. VOTE ON ITEMS REMOVED FROM THE CONSENT AGENDA

No items were removed by the Governing Body for separate discussion and vote.

28. 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.

At this time, Councilman Dolson noted that the banner for the Memorial Day Parade was still hanging over Vervalen Street.

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

29a. Motion approving the following Resolution at 9:05 p.m. was made by Councilman Di Dio, seconded by Councilwoman Latner and declared carried upon the affirmative vote of Councilpersons Barad, Latner, Di Dio, Hennessey, Dolson and Amitai.

OMNIBUS OPEN PUBLIC MEETINGS ACT RESOLUTION authorizing the governing body pursuant to N.J.S.A. 10:4-12 to exclude the public from the next portion of the meeting in order to permit the governing body to discuss per N.J.S.A. 10:4-12(b)(4) “A collective bargaining agreement”; N.J.S.A. 10:4-12(b)(7), “Pending or anticipated litigation or contract negotiations”; and N.J.S.A. 10:4-12(b)(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 8 to 10 weeks.

30. ADJOURNMENT

Motion to adjourn the Regular Meeting at 9:42 p.m. was made by Councilman Di Dio, seconded by Councilman Barad and declared unanimously carried by Mayor Glidden.

Provided to the Mayor and Council on
June 18, 2015 for approval at the
Regular Meeting to be held
June 24, 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 June 24, 2015
Consent Agenda Item No. 19a

MAYOR AND COUNCIL
BOROUGH OF CLOSTER

WORK SESSION NOTES – JUNE 10, 2015 - 7:30 P.M.

The Mayor and Council of the Borough of Closter held a Work Session on Wednesday, June 10, 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
Borough Auditor, Gary Vinci
Tax Collector/Temporary Chief Financial Officer, Maria Passafaro

4. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS

a. MAIL LIST OF MAY 28, 2015 - Mayor Glidden asked if any member of the Council wished to address any matter or provide any comments. Item No. 10 was removed by Borough Clerk.

Item No. 10: Received 05/27/15 Hand del'd, dated 05/20/15 from Edis Martinez, Finance Clerk, to Maria Passafaro re Letter of resignation from Borough position as Finance Clerk effective 6/5/15
Borough Clerk wished to note this item and expressed she was sorry to see Edis go.

b. MAIL LIST OF JUNE 4, 2015 - Mayor Glidden asked if any member of the Council wished to address any matter or provide any comments. Item No. 4 was removed by Councilwoman Amitai; Item Nos. 7, 11 and 12 were removed by Borough Clerk.

Item No. 4: Received 06/01/15, dated 05/20/15 from Andrew Clark, Supervisor, Division of Land Use Regulation, NJDEP to Amit Shah, Closter Assisted Living, LLC; c: Municipal Clerk, Construction Official re Freshwater Wetlands Letter of Interpretation: Line Verification, File No.: 0207-15-0001.1, Activity Number: FWW150001, Applicant: Closter Assisted Living, LLC, Block: 1104, Lots: 15.02, 15.03 and 15.04 verifying wetlands and waters boundary line(s) as shown on the map entitled "EXISTING ENVIRONMENTAL CONDITIONS, CLOSTER ASSISTED LIVING, LLC, LOTS 15.02, 15.03 & 15.04, BLOCK 1104, BOROUGH OF CLOSTER, BERGEN COUNTY, N.J." consisting of one (1) sheet dated

12/3/14 and last revised 1/16/15 and prepared by Lantelme, Kurens & Associates, P.C. is accurate as shown – MAP ON FILE IN BOROUGH CLERK’S OFFICE

Councilwoman Amitai asked the Borough Engineer if he could clarify this request. Mr. DeNicola explained it is a request for a permit from the DEP because they are looking to expand. In answer to Councilwoman Amitai, Councilman Dolson said it is a 2 acre vacant lot on the North side of Van Sciver towards West Street. He affirmed there is an application before the Zoning Board of Adjustment for same.

Item No. 7: Received 06/01/15, dated 06/01/15 from Rose Mitchell, Land Use Coordinator, Planning Board, to Loretta Castano; c: Zoning Officer, Borough Engineer re Certified copy of Resolution memorialized that the meeting held 5/28/15 re “Resolution of the Planning Board of the Borough of Closter Giving Its Opinion of a Proposed Ordinance Amending and Supplementing the Closter Zoning Code at Chapter 200, Zoning, Specifically Section 200-69E Thereof” (Ordinance No. 2015:1186)

Borough Clerk wished to inform receipt of the Planning Board Resolution regarding Proposed Ordinance No. 2015:1186 and asked if Councilwoman Amitai had any comment as Planning Board liaison.

Councilwoman Amitai noted there was a suggested change to the ordinance prior to adoption requesting “redevelopment” be changed to “revitalization”. Borough Attorney explained this would be a diminimus change because it is not actually part of the ordinance but contained in the “wherefore” clause explaining why; and he said if the Council agreed to same, they could adopt the Ordinance tonight with said change. Councilwoman Amitai requested the Council also consider inserting the word “permitted” in front of “use” in front of one of the “Now therefore” clauses.

Item No. 11: Received 06/03/15, dated 06/03/15 from Gary J. Vinci, Registered Municipal Accountant, Lerch, Vinci & Higgins, LLP, to Loretta Castano, Borough Clerk re Five copies of the adopted 2015 Municipal Budget: two (2) copies to go to the Division of Local Government Services; one (1) copy to Chief Financial Officer; one (1) copy to Borough Administrator; one (1) for Borough Clerk’s files

Borough Clerk welcomed Auditor Gary Vinci and said the Budget is scheduled for adoption this evening.

Item No. 12: Received 06/03/15, dated 06/03/15 from Councilwoman Victoria Amitai (vamitai@closternj.us) to Loretta Castano (lcastano@closternj.us) re Forwarded email from Maria Kim, Chair, Improvement Commission requesting permission to hold a Hoedown at Closter Memorial Field on Fri., 6/26/15 from 5 p.m. to 9 p.m. to include square dancing, country music, pie-eating contest, costume contest, pony rides and petting zoo; and possible food vendors (Copy to Jim Oettinger, Glenn Parsells, Board of Health, Supt. of Public Works); ****NOTE:** This will be placed on an Agenda for approval upon receipt of written approval from Director of Recreation for use of Memorial field, Board of Health re food license and Risk Management Consultant re required insurance for pony rides and petting zoo**

Borough Clerk invited Councilwoman Amitai to speak on behalf of the Commission regarding this request. Councilwoman Amitai said she believes the Chair was in touch with the Administrator this morning to get insurance paperwork together. She voiced her understanding that Wendy Nigro, who runs the snack stand for Recreation, will be preparing and selling food in addition to one local restaurant selling. There will be a pie eating contest and the theme is Western. Councilwoman Amitai noted they would like to hang a banner and hold the event itself; and in response to the Borough Clerk, she affirmed same required approval this evening to be set for June 26th. Borough Clerk noted that written approval for use of the field was received from Jim Oettinger today.

5. REVIEW AND DISCUSSION OF CONSENT AGENDA ITEMS FROM REGULAR MEETING
(Refer to Regular Meeting Agenda of June 10, 2015)

Mayor Glidden asked if any member of the Council wished to discuss any of the items on the Consent Agenda. Item No. 18 was referred to by Councilwoman Latner. Item No. 25 was referred to by Borough Clerk. Item No. 11 was removed by Councilman Dolson.

6/24/15

11. INTRODUCTION OF THE FOLLOWING BOND ORDINANCE – PUBLIC HEARING 6/10/15 @ 8:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD (Received from Bond Counsel 5/7/15/Revised Bond Ordinance received from Bond Counsel 5/20/15) Introduction of this Ordinance was carried to this meeting from the Regular Meeting held 5/27/15

BOND ORDINANCE NO. 2015:1188, “AN ORDINANCE OF THE BOROUGH OF CLOSTER IN THE COUNTY OF BERGEN, NEW JERSEY, AMENDING SECTION 3(e) OF (BOND) ORDINANCE NO. 2013:1142 OF THE BOROUGH FINALLY ADOPTED ON MAY 8, 2013, PROVIDING FOR VARIOUS GENERAL CAPITAL IMPROVEMENTS IN AND FOR THE BOROUGH OF CLOSTER AND APPROPRIATING \$1,817,500 THEREFOR, AND PROVIDING FOR THE ISSUANCE OF \$1,584,125 IN BONDS OR NOTES OF THE BOROUGH OF CLOSTER TO FINANCE THE SAME”

Councilman Dolson noted this is a very extensive ordinance and asked if each individual item gets approval from the governing body prior to any purchase being made; meaning by passing this ordinance, are we giving someone the go ahead to just make the purchases and spend this money. Borough Administrator said the listing includes items that might be under State Contract or have to go out for bid and the Mayor and Council would have to approve same. Borough Clerk said there is a listing from letters “a” through “q” with an estimated amount and she understands why Councilman Dolson questioned the procedure. Councilman Dolson cautioned that by issuing this debt, we need to be careful and make sure the money is distributed on a timely and responsible basis.

18. RESOLUTION APPOINTING ALISSA LATNER AS COMMUNITY DEVELOPMENT GOVERNING BODY ALTERNATE REPRESENTATIVE FOR A 1-YEAR TERM TO 6/30/16

In answer to Councilwoman Latner, Mayor Glidden advised that the appointment involved meetings with the County. Borough Clerk noted that same is required to be done mid-year. She explained that normally same would be accomplished at the Reorganization Meeting but due to the governing body changes this year and changes at Community Development, they had to be amended and listed this evening for the new term.

- ~~25.~~ POSSIBLE MOTION GRANTING APPROVAL FOR CLOSTER CHAMBER OF COMMERCE TO HANG BANNER ACROSS MAIN STREET (VERVALEN STREET) IN MID JULY ANNOUNCING THE SIDEWALK SALE TO BE HELD 7/30/15, 7/31/15 AND 8/1/15, SUBJECT TO RECEIPT OF APPROVAL FROM RISK MANAGEMENT CONSULTANT OF REQUIRED INSURANCE

Borough Clerk advised that the insurance requirements have not been received in her office. Councilman Barad asked if the wording could be amended to allow approval subject to receipt; and Mayor Glidden noted in previous discussions that by making the approval based on pending receipt of the insurance, it slows down the process so that the insurance is not received until the last minute. Mayor Glidden requested this item be adjourned to the Regular Meeting to be held June 24, 2015. The Borough Clerk affirmed the Chamber still has plenty of time for compliance if this is approved at the next meeting.

6. PROFESSIONAL REPORTS

A. BOROUGH ATTORNEY

- 1) STATUS REPORT RE NEGOTIATIONS WITH PBA LOCAL 233 (8. M.L. 8/21/14/8. M.L. 9/25/14) – Borough Attorney requested a Closed Session at the end of this meeting to discuss correspondence he had received yesterday and previously circulated as a matter of contract negotiations.
- 2) STATUS REPORT RE CONTRACT FOR THE PURCHASE OF MULTIPLE CONDOMINIUM UNITS AT VILLAGE SCHOOL SITE (RM 11/24/14) – Mr. Rogan requested this item also be discussed in Closed Session as he has had communications with the attorney for the project today; and he would like to update the Council on those developments.
- 3) REPORT – The Borough Attorney reported the Borough was successful having been awarded attorney’s fees and expenses by Superior Court in relation to a tax appeal filed by Jesse Rosenblum, who has appealed same. He will keep the Council apprised of its status.

6. PROFESSIONAL REPORTS (Continued)

B. BOROUGH ENGINEER

- 1) STATUS REPORT RE DPW REMEDIATION (Authorized /RM 4/23/14)
- 2) STATUS REPORT RE SWIM CLUB PHASE II CONTAMINATION INVESTIGATION (Authorized/RM 7/9/14)
- 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 the project is moving along with curbing and drainage completed; and next week they should start paving. He reminded there is extra work not related to Hickory Lane such as the drainage improvements, St. Mary's parking lot and paving at the Police Firing Range. The latest addition to the project is the full length of the driveway at the MacBain Farm for John McCaffrey except for the stone parking spaces on the side. In answer to the Mayor, he said they had decided that if the area had not been cleaned up, they were essentially going to draw a line and say they were paving up to that point.

- 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
- 5) REPORT – Borough Engineer informed he sent out his Quarterly Status Report and wished to provide an update to Item No. 3 (see above).

7. REPORTS

A. BOROUGH ADMINISTRATOR

- 1) STATUS REPORT RE FOLLOWING INSURANCE MATTER(S):
 - a) Mail List requests re Insurance: No report.
 1. 5. M.L. 1/22/15 - Recreation Commission Summer Concert Series as follows: 6/18; 6/25; 7/2, 7/9, 7/16, 7/23
 2. 3. M.L. 5/21/15 - Closter Chamber of Commerce 2015 Sidewalk Sale as follows: Thurs. 7/30, Fri. 7/31, Sat. Aug. 1 **AND** permission to hang banner across Vervalen Street in early July
 3. 9. M.L. 5/21/15 – Volunteer Center of Bergen County 20th Annual Bergen Bike Tour on Sun. 10/4/15
 4. 13. M.L. 6/4/15 - CIC request for permission to hold HoeDown
- 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) – Borough Administrator reported the project is almost complete and he met with the contractor today. The roof, metal paneling, gutters and downspouts should all be installed by the end of next week. The contractor has the supplies to install the roof attic vents to help alleviate the smell; and in the future, help remove heat from there as well.
- 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 – Mr. DeJoseph spoke with OEM Director, Lt. Winters and the Borough Engineer about completing specifications to go out to bid as we received the \$90,000 FEMA grant.
- 4) STATUS REPORT RE FOLLOWING CONTRACTS: No report.
 - a. POLICE FIRING RANGE PHASE I – CONTRACT AWARDED TO ACTION TARGET/RM 8/13/14 (\$108,220.51)
 - 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

7. REPORTS (Continued)

A. BOROUGH ADMINISTRATOR (Continued)

- 5) STATUS REPORT RE 2015 MUNICIPAL BUDGET – Borough Administrator said, as previously discussed, the Municipal Budget should be adopted this evening along with the Capital Ordinance.
- 6) REPORT RE SALE OF SURPLUS PERSONAL PROPERTY NO LONGER NEEDED FOR PUBLIC USE ON AN ONLINE AUCTION WEBSITE (Authorized RM 5/13/15) – Mr. DeJoseph reported the Auction should be done within the next week or so; being posted online and advertised for the disposition of unneeded equipment.
- 7) REPORT

B. BOROUGH CLERK

- 1) STATUS REPORT RE 2015 APPOINTMENTS - Borough Clerk reported this item is current.
- 2) STATUS REPORT RE 2015 OATHS OF OFFICE - A thorough review of the Oaths of Office revealed that 9 Oaths have not been returned indicating acceptance of the position and we are following through with the individuals and Chairpersons of the Commissions to follow through with obtaining same.
- 3) STATUS REPORT RE 2015 LICENSES – Ms. Castano reported Borough Licenses are current and we are now embarking on the renewal of 2015-2016 Liquor Licenses. The Division of Alcoholic Beverage Control has changed the system so that it is all electronic and it will make less work on the Clerks’ end which would be great if it works. So far it is working well with two licensees who have renewed online that have come in and paid the municipal fee. We are waiting for the other 11 licensees.
- 4) STATUS REPORT RE 2015 MEETING DATES - Borough Clerk reported this item is current.
- 5) STATUS REPORT RE CODIFICATION OF 2014 ORDINANCE NOS. 2014:1153 TO 2014:1183 AS CODE SUPPLEMENT NO. 21 – Ms. Castano reported at the last meeting that she had not received the Supplements but has received them since that time. She has not had a chance to distribute them; and we are waiting for the paper backup for same. The Code is updated on the website.
- 6) STATUS REPORT RE ELECTIONS
 - a. PRIMARY ELECTION HELD 6/2/15 – The Borough Clerk was disappointed to report that for this Primary only 97 people turned out to vote: 47 at one school and 50 at the other. She said most people were not aware there was a Primary even though they received sample ballots in the mail. Ms. Castano voiced her concern about the general misunderstandings of election procedures and explained that since there was no contest that was one of the reasons; but she noted in the newspapers that out of 70 municipalities in Bergen County only five of them had contested races. In answer to Councilwoman Latner, she affirmed all towns experienced the same low turnouts. Mayor Glidden said he read in the paper about the race in Westwood and although they are much larger at 15,000 population, the Democratic race was contested and about 1,000 people turned out to vote so he believes that to be true.

Ms. Castano voiced her understanding there could be another Special Election in September for the Northern Valley Regional High School as it would be the first opportunity they could do so for the Referendum.

- 7) REPORT – Ms. Castano noted the receipt of the June 2015 issue of Municipalities magazine and said they are beginning to gear up for the League Conference scheduled to be held this year from November 16, 2015 to November 19, 2015. She will provide information as it becomes available.

C. CHIEF OF POLICE

- 1) REPORT – Chief Kaine reported the Department participated in the “Click-It or Ticket” Campaign last month even though they were not awarded the grant they had applied for. The campaign yielded 52 tickets and 3 drug arrests.

The Chief reported the Police Firing Range is up and running and they worked on Spring qualifications. He noted the Mayor and Clerk signed a Shared Services Agreement with Norwood and Cresskill for use of the range and he assumes the TCFO will be sending out invoices.

7. REPORTS (Continued)

C. CHIEF OF POLICE (Continued)

In answer to Mayor Glidden, the Chief said they are going to see how it works out with the two towns this year before having discussions with additional municipalities.

Chief Kaine reported that (OEM Coordinator) Lt. Winters attended a week long training sponsored by CSX to handle any incidents involving railroad tracks which he said was very intense training. They will be having a tabletop exercise on July 15th; and as per the email he sent to the Mayor, they are requesting 4 members each from the Police Department, EMS and Fire Department and one person on the administration end for the Mayor and Council. This will be for the Northern Valley towns and is scheduled to be held in Paramus so he said we need to make our sign-up sheets available because the deadline is June 25th.

The Chief reported there was a lockdown in Cresskill a few days ago; and a few of our officers responded to the call for mutual aid. A lot of different agencies were down there; and it is believed to be a “swatting” incident which is an ongoing epidemic in the area. Chief Kaine explained perpetrators use dummy cell phones to make prank calls that result in numerous agencies responding.

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 this has been 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 this

has been filed.

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) – Mayor Glidden reported we received the funding

for this grant which the Borough Administrator affirmed.

c. TO BE FILED – Mayor Glidden reported there are no other grants to be filed at this time.

2) REPORT – The Mayor reiterated what Councilwoman Amitai had reported regarding the Improvement Commission Hoe Down on 6/26/15 and he hopes everyone will attend.

Mayor Glidden reported there was a grand opening for a new store on Main Street called The Fish Dock on Saturday at 2 p.m. He went down to introduce himself and was pleased to say he was served a very nice fish lunch. He urged everyone to give it a try.

8. OLD BUSINESS

9. NEW BUSINESS

Councilwoman Latner asked for guidance about a complaint she received from a resident regarding construction noise on Memorial Day that was incredibly bothersome. Since she was not familiar with our regulations or if they have changed since 1986 she did not know how to help her and noted there are not a lot of restrictions for holidays. Borough Engineer said that the noise ordinance would have to be complied with regarding construction activity. He suggested she speak to the Construction Official or the Zoning Officer for more detail.

Borough Administrator said he would have two resolutions regarding grants for the Mayor and Council at the next meeting relative to the Direct Install Grant for Borough Hall and the Senior Center to

replace HVAC equipment and potentially some lighting upgrades. He said there are some changes that were made by the vendor under the previous approval; and he hopes to get that replacement by the next meeting or for the first one in July. The other grant is for Bergen County Community Development Program; and he hopes this matching grant can be used to do the upgrades for the Senior Center at no cost.

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

11. DISCUSSION OF PUBLIC COMMENTS, IF APPROPRIATE

Dolores Witko, questioned the removal of the garbage receptacle by the bus stop by Jack in the Box noting there has been a lot of trash building up there; and Mayor Glidden said he would follow up on same with the Department of Public Works.

Dan Forman, 118 Venus Drive, referred to “zombie houses” which he believes are in foreclosure and are not being maintained. He noted that 516 Ruckman Road and 60 Anderson Avenue are “zombie houses”. He cited the overgrown condition and the caved in pool at 60 Anderson Avenue. The taxes have been paid but the house is not being maintained; and he requested that something be done. The house next door to him, 516 Ruckman Road, is owned by Song Kim, who has left town and has the same conditions as 60 Anderson Avenue. He expressed concerns about the safety conditions and the appearance of the property negatively affecting the neighborhood. He has spoken to Jim Whitney at the Construction Department. Borough Attorney cited a new law that took effect last year that when a bank takes ownership of a property, it is required to notify the Borough. His office can send a letter to the banks demanding that they undertake repairs and maintain the property. The Borough has arrangements for landscaping but not for pools. He said he would contact Jim Whitney to obtain all of the information.

Bobbie Bouton-Goldberg, Historic Preservation Commission member, and Jennifer Rothschild appeared before the Mayor and Council to provide updated information on the Lustron House. The deadline for the Bergen County Grant Intent to Apply notification is June 22nd; and she asked for the Borough to file for the grant. There are many different categories for the grant and some are due in September. She referred to the acquisition grant that she wrote, which was successful, but she received notification today that the Borough is no longer in the position to accept the acquisition grant since the Lustron House has been donated to the Borough. The County requires notification from the Borough that they are giving up that grant; and the funds that were awarded cannot be changed, so a new grant application must be submitted. No objections were expressed by Council members to file an “Intent To File Application”. She said that the Lustron House is very much intact noting though that two panels must be replaced on the garage roof. The Committee asked that water be connected as soon as possible in addition to bring up the electric up to code. She listed a number of other repairs that should be made.

Joel Zelnik, 55 Chestnut Street, referred to an e-mail sent to him by Todd Zeigler with very good recommendations in making the home a museum that would generate income for the Borough. He provided a rehabilitation plan in the report and he has contacted a local contractor who could provide free or low-cost repairs. We have volunteers from the High School helping to clean the house. Mayor Glidden said the Northern Valley School Board did indicate that they would consider using the facility as a special needs facility. They reviewed the building but we have not heard from them as of this date. Councilwoman Latner said that this would be included in a proposed referendum. Mrs. Rothschild cited the metal walls and pocket doors that might be required to be changed for this use, which would affect the historic nature of the house. Councilman Hennessey said a plan must be started and the grant is a study as to what needs to be done to bring the property up to historical standards; and that pricing he has done for a plan range from \$50,000 to \$60,000 and the grant is a matching grant. Mayor Glidden said to contact his office to arrange a presentation for the governing body.

Stewart Liebman, appeared on behalf of the resident at 49 John Street, asked if anything has been done

since the last meeting on potential zoning changes. Mayor Glidden said that we would have to check with the Planning Board and Zoning Board of Adjustment on this request. Councilman Hennessey noted that this was a major issue 9 years ago; and it might be a good idea to schedule a presentation on this matter. Mr. Liebman said he had made application to the Zoning Board of Adjustment and they are in the middle of the presentation. Borough Attorney said that historically the Mayor and Council would wait for the application to be concluded before there is a zone change consideration. Mr. Liebman said the Zoning Board has adjourned while the modification issue is being addressed. A zoning change for the property during the application process would only be effective if the application was withdrawn from the Board and re-filed. Mayor Glidden said there is a reluctance on the part of the governing body to discuss a zoning change while an application is pending before a board and he would discuss the matter with the Chairmen of the Planning Board and Zoning Board in addition to the Borough Attorney.

Keven Morrow, 44 Chestnut Avenue, asked what can be done to stop big trucks coming down Closter Dock Road creating noise. Mayor Glidden said that the Borough would have to see what can be done about the noise issue but that same is a County Road. Police Chief said if it about the jake brakes on the truck, they are permitted because it is a County Road and a truck route from 9W to Mahwah. Mayor Glidden said we can appeal to the County on the matter; and he would look into the matter and the speed limit.

Mayor Emeritus Fred Pitofsky said it is hard to hear the people and the microphones should be checked. He commended Councilwoman Latner for speaking clearly.

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

Councilman Dolson said he would have a personnel matter for Closed Session.

13. ADJOURNMENT

Motion to adjourn the Work Session at 8:34 p.m. was made by Councilwoman Amitai, seconded by Councilman Di Dio and declared unanimously carried by Mayor Glidden.

Provided to the Mayor and Council on
June 18, 2015, for approval at the
Regular Meeting to be held
June 24, 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 June 24, 2015
Consent Agenda Item No. 19b.