

MAYOR AND COUNCIL
BOROUGH OF CLOSTER

REGULAR MEETING MINUTES – MONDAY, NOVEMBER 23, 2015 - 7:30 P.M.

Mayor Glidden called the meeting to order at 8:10 p.m.

1. PROVISIONS OF OPEN PUBLIC MEETINGS ACT STATEMENT

This meeting is called pursuant to the provisions of the Open Public Meetings Act of the State of New Jersey, was included in the Annual Notice of Meetings which was published in The Record and the Star Ledger on January 9, 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.

2. ROLL CALL

Those present were as follows:

Mayor John C. Glidden, Jr.
Councilpersons David Barad, Alissa Latner, Robert Di Dio, Brian D. Stabile
Borough Administrator, Jonathan DeJoseph
Borough Attorney, Edward T. Rogan
Borough Clerk, Loretta Castano
Borough Engineer, Dr. Steven T. Boswell and Nick DeNicola
Chief of Police, Dennis Kaine
Fire Chief, Brian Pierro

Also present in the audience were:

Lt. Mark Lupardi, Closter Volunteer Ambulance Corps
Councilwoman-Elect Jannie Chung

The following persons were absent:

Councilman Arthur Dolson
Councilwoman Victoria Amitai

3. ADMINISTRATION OF OATH OF OFFICE TO **BRIAN D. STABILE AS COUNCILMAN**
FOR AN UNEXPIRED TERM TO 12/31/16, PER N.J.S.A. 40A:16-5 (General Election - 11/3/15)
(Addressed in Work Session)

4. MAYORAL APPOINTMENTS

(to fill the unexpired terms of Councilman Hennessey and Council-Elect Stabile): No appointment.

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRES</u>
*Environmental Commission				
Member/ Council Member/Liaison	<u>Thomas Hennessey</u>	_____	3 Year Unexpired (Hennessey)	31-Dec-17
Member/ Shade Tree Liaison	<u>Brian Stabile</u>	_____	3 Year Unexpired (Stabile)	31-Dec-17
*Shade Tree Commission				
Member/ Environmental Liaison	<u>Brian Stabile</u>	_____	5 Year Unexpired (Stabile)	31-Dec-16

5a. VOTE ON CONSENT AGENDA ITEMS

Motion approving adoption of the following Consent Agenda Items minus No. 6 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 and Stabile.

RESOLUTIONS

6. RESOLUTION AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES RECEIVABLE IN THE AMOUNT OF \$13,534.20 FOR CERTAIN 1ST THROUGH 4TH QUARTERS 2015 AND 1ST AND 2ND QUARTERS 2016 PRELIMINARY TAXES FOR PROPERTY LOCATED AT 421 DURIE AVENUE, BLOCK 1003, LOT 21 (LUSTRON HOUSE) DUE TO PURCHASE OF THE PROPERTY BY THE BOROUGH OF CLOSTER (Received from Tax Collector 10/21/15/Carried from RM 10/28/15/Carried from RM 11/9/15)

7. RESOLUTION APPROVING THE SETTLEMENT OF A TAX APPEAL FOR THE YEAR 2015: 9 MW LLC (9 MAPLEWOOD ROAD) V. CLOSTER (Received from Borough Attorney 11/10/15)

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8. RESOLUTION APPROVING THE SETTLEMENT OF A TAX APPEAL FOR THE YEAR 2015: KOLEFAS (56 IRENE COURT) V. CLOSTER (Received from Borough Attorney 11/10/15)
9. RESOLUTION REQUESTING APPROVAL OF ITEM OF REVENUE AND APPROPRIATION UNDER N.J.S.A. 40A:4-87 FOR “CONDUCTED ENERGY DEVICE (TASER CL3)” IN THE AMOUNT OF \$9,635.64 (Received from Temporary CFO 11/10/15)
10. RESOLUTION AUTHORIZING CONTRACTS WITH CERTAIN APPROVED COOPERATIVE PRICING SYSTEM VENDORS PURSUANT TO N.J.S.A. 40A:11-11 FOR EMERGENCY LIGHTING FOR FIRE DEPT. SUV (Ordinance 2015:1188; Capital Account C-04-15-188-003-001) (Received from Administrator 11/16/15)
11. RESOLUTION AUTHORIZING DEPUTY TREASURER TO ISSUE A REFUND CHECK IN THE AMOUNT OF \$23,325.35 AND ISSUE A RETURN OF PREMIUM FROM ESCROW IN THE AMOUNT OF \$52,000.00 TO EBURY FUND 2 NJ, LLC FOR THE REDEMPTION OF TAX SALE CERTIFICATE #15-00002 FOR PROPERTY LOCATED AT 95 OAK STREET, BLOCK 612, LOT 15, SOLD AT THE MUNICIPAL TAX SALE HELD ON 6/16/15 FOR 2014 DELINQUENT TAXES (Received from Tax Collector 11/16/15)
12. RESOLUTION AUTHORIZING CONTRACTS WITH CERTAIN APPROVED COOPERATIVE PRICING SYSTEM VENDORS PURSUANT TO N.J.S.A. 40A:11-11 FOR TASERS FOR THE CLOSTER POLICE DEPT. (Received from Administrator 11/16/15)
13. RESOLUTION AWARDING ELECTRICIAN JOB ORDER CONTRACTING INSTALLATION OF EMERGENCY STANDBY GENERATOR AT THE DPW THROUGH MIDDLESEX REGIONAL EDUCATIONAL COOPERATIVE #65MCESCCPS, RFP# MRSEC-15/16-14 PURSUANT TO N.J.S.A. 40A:11-1 ET. SEQ. (Ordinance 2014:1164; Capital Account C-04-14-164-029-010) (Received from Administrator 11/18/15) Councilman Barad noted a correction to the word Standby in Items No. 13 and 14.
14. RESOLUTION AWARDING ELECTRICIAN JOB ORDER CONTRACTING INSTALLATION OF EMERGENCY STANDBY GENERATOR AT THE LIBRARY THROUGH MIDDLESEX REGIONAL EDUCATIONAL COOPERATIVE #65MCESCCPS, RFP# MRSEC-15/16-14 PURSUANT TO N.J.S.A. 40A:11-1 ET. SEQ. (Ordinance 2015:1188; Capital Account C-04-15-188-013-001) (Received from Administrator 11/18/15)
15. RESOLUTION AUTHORIZING DEPUTY TREASURER TO ISSUE A REFUND CHECK IN THE AMOUNT OF \$13,720.21 TO CORE LOGIC DUE TO 4TH QUARTER 2015 TAX OVERPAYMENTS FOR THE FOLLOWING PROPERTIES: (Received from Tax Collector 11/18/15): 239 HIGH STREET, BLOCK 903, LOT 3 - \$2,221.66; 53 TRAUTWEIN CRESCENT, BLOCK 1606, LOT 4- \$4,739.57; 410 PIERMONT ROAD, BLOCK 1901, LOT 10.02 - \$6,685.47; 21 MAPLEWOOD ROAD, BLOCK 2406, LOT 17 - \$19.51
16. RESOLUTION APPROVING RENEWAL OF *INACTIVE/POCKET* PLENARY RETAIL CONSUMPTION LICENSE NO. 0207-33-009-012 FOR JBS MACK, LLC FOR THE 2015-2016 LICENSE TERM
17. RESOLUTION APPOINTING Brian D. Stabile AS BERGEN COUNTY COMMUNITY DEVELOPMENT GOVERNING BODY REPRESENTATIVE TO FILL AN UNEXPIRED 1 YEAR TERM (HENNESSEY) FROM 7/1/15 to 6/30/16
18. OMNIBUS OPEN PUBLIC MEETINGS ACT RESOLUTION AUTHORIZING CLOSED SESSION RE PBA GRIEVANCE – HEALTH INSURANCE COVERAGE (Requested by Borough Attorney 11/18/15)
 Mayor Glidden advised that he has contract negotiation item and Councilwoman Latner said that she had a personnel item for Closed Session.

MOTIONS

19. MOTION APPROVING THE FOLLOWING COUNCIL COMMITTEE ASSIGNMENTS FOR 2015:

In the Work Session, Mayor Glidden appointed Councilman Stabile to fill the positions previously held by Councilman Hennessey through the end of the year.

<u>Committee</u>	<u>Incumbent Chair</u>	<u>CHAIR</u>	<u>Incumbent Members</u>	<u>MEMBERS</u>
FINANCE & TECHNOLOGY	Hennessey	TBA	Dolson/Di Dio	Dolson/Di Dio
ORDINANCES	Barad	Barad	Hennessey/Amitai	TBA/Amitai
PUBLIC WORKS	Latner	Latner	Hennessey/Di Dio	TBA/Di Dio

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20. MOTION APPROVING THE FOLLOWING COUNCIL LIAISON ASSIGNMENTS FOR 2015:

In the Work Session, Mayor Glidden appointed Councilman Stabile to fill the positions previously held by Councilman Hennessey through the end of the year.

<u>2015 COUNCIL LIAISONS</u>	<u>INCUMBENT</u>	<u>LIAISON</u>
ENVIRONMENTAL COMMISSION	Thomas Hennessey	<u>Brian D. Stabile</u>
HISTORIC PRESERVATION COMMISSION	Thomas Hennessey	<u>Brian D. Stabile</u>

21. MOTION APPROVING THE FOLLOWING MINUTES (Distributed 11/19/15)

ABSTENTION: STABILE

- a. REGULAR MEETING HELD NOVEMBER 9, 2015
- b. WORK SESSION HELD NOVEMBER 9, 2015

Borough Attorney advised that there are additional Executive Session minutes to be approved subject to redaction.

22. REPORTS

(None received at time of preparation of this Agenda)

5b. VOTE ON ITEMS REMOVED FROM THE CONSENT AGENDA

At this time, Mayor Glidden asked for a motion approving the following resolution which was dictated into the record by the Borough Attorney:

18a. RESOLUTION GRANTING APPROVAL FOR RON MILLER TO CONDUCT CHRISTMAS TREE SALES AT THE CLOSTER COMMONS, AT THE CORNER OF HOMANS AVENUE AND PIERMONT ROAD, FROM 11/27/15 TO 12/23/15 BETWEEN THE HOURS OF 12 P.M. AND 8:30 P.M. SUBJECT TO ANY REQUIRED PERMIT FEES, PER BOROUGH ORDINANCE, AND THERE NOT BEING ANY OBSTRUCTION OF INTERSECTION TRAFFIC BY THE POLICE DEPARTMENT

Motion of approval 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, and Stabile.

Borough Attorney said a formal resolution would be memorialized at the Regular Meeting on December 9, 2015 after he has thoroughly reviewed the Hawkers and Peddlers section of the Borough Code as he was not made aware of the letter from the Construction Official which he received before the meeting started.

In response to Mayor Glidden's request, Borough Administrator asked for verbal approval at this meeting regarding renewal of dental policy effective 12/1/15 which will be memorialized at the Regular Meeting to be held 12/9/15.

Therefore the following motion was made by Councilman Barad, seconded by Councilman Di Dio and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Barad, Latner and Di Dio. Councilman Stabile abstained:

22-1. MOTION AUTHORIZING MAYOR GLIDDEN TO SIGN DENTAL RENEWAL POLICY (WITH HORIZON BCBSNJ) EFFECTIVE 12/1/15

At this time, Borough Administrator confirmed that the Bergen County Housing Authority would be attending the meeting of December 9, 2015 to discuss potential sites and opportunities for affordable housing in Closter. Mayor Glidden said he had visited with the Housing Authority and was impressed with what they had to offer and to discuss potential projects in connection with COAH obligations. Councilwoman Latner said she would be late for the meeting and Mayor Glidden suggested that the meeting be held at 8:30 p.m. Mayor Glidden said that the COAH obligation has not been determined as yet but we must show that we are working on locations. He noted that the Bergen County Housing Authority would develop the housing and administer and finance same while the Borough obtained the property. He reminded the Council of the consequences of a developer lawsuit.

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

Joe Bianco extended congratulations to Councilman Stabile and expressed support for the Mayor's position relative to affordable housing. He said Bergen County Housing Authority is an effective way of doing it inasmuch as they have the wherewithal to accomplish this type of housing project. He cited the

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three developments in the Borough for affordable housing. Public housing space is a problem and density is a factor that should be kept down.

Mayor Glidden cited an article in today's Northern Valley Press issue regarding the Stop and Shop opening. He said they are trying to be good corporate citizens. They gave a \$2,000 donation to the Closter Public Library; he has shopped there; it is clean and he liked shopping there.

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

Motion approving the following Closed Session Resolution at 8:32 p.m. 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 and Stabile.

18. 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.A.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 10 to 12 weeks.

Mayor Glidden resumed the Regular Meeting at 10:00 p.m.

- 18b. RESOLUTION APPROVING THE CLOSED SESSION MINUTES OF CERTAIN 2000, 2001, 2002 AND 2012 MEETINGS

Borough Attorney explained that this is an administrative process that has to be done. Minutes are taken at the meetings but not necessarily released because the items may not have been concluded. This is being done in response to a request from the public for minutes that have not been formally released. He said he has reviewed the minutes and redacted same in regard to personal information, personnel issues or pending litigation.

Motion of approval 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 and Stabile.

25. ADJOURNMENT

Motion to adjourn the Regular Meeting at 10:05 p.m. was made by Councilman Barad, seconded by Councilman Di Dio and declared unanimously carried by Mayor Glidden.

Provided to the Mayor and Council on
December 3, 2015 for approval at the
Regular Meeting to be held
December 9, 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 December 9, 2015
Consent Agenda Item No. 16a

MAYOR AND COUNCIL
BOROUGH OF CLOSTER

WORK SESSION NOTES – MONDAY, NOVEMBER 23, 2015 - 7:30 P.M.

The Mayor and Council of the Borough of Closter held a Work Session on Monday, November 23, 2015. Mayor Glidden called the meeting to order at 7:35 p.m.

1. PLEDGE OF ALLEGIANCE

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

At this time, Mayor Glidden pointed out the new Borough Seal arranged by Don Farrell, head of the Library Board. The old seal was damaged.

Mayor Glidden noted the birthday of Borough Clerk, Loretta Castano. He presented a bouquet of flowers to her and the public offered a round of applause.

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

Those present were as follows:

Mayor John C. Glidden, Jr.
Councilpersons David Barad, Alissa Latner, Robert Di Dio
Borough Administrator, Jonathan DeJoseph
Borough Attorney, Edward T. Rogan
Borough Clerk, Loretta Castano
Borough Engineer, Dr. Stephen T. Boswell and Nick DeNicola
Chief of Police, Dennis Kaine
Fire Chief, Brian Pierro

The following persons were absent:

Councilman Arthur Dolson
Councilwoman Victoria Amitai

At this time, Mayor Glidden deviated from the Work Session Agenda to address the following items on the Regular Meeting Agenda:

3. ADMINISTRATION OF OATH OF OFFICE TO **BRIAN D. STABILE AS COUNCILMAN** FOR AN UNEXPIRED TERM TO 12/31/16, PER N.J.S.A. 40A:16-5 (General Election - 11/3/15)

Judge Peter Geiger administered the Oath of Office to Brian D. Stabile. Congratulations were extended and the public offered a round of applause.

4. MAYORAL APPOINTMENTS

Mayor Glidden advised that Councilman Stabile would undertake the Liaison and Committee appointments held by Councilman Hennessey through the end of the year which are listed on the Consent Agenda portion of the Regular Meeting as follows:

19. MOTION APPROVING THE FOLLOWING COUNCIL COMMITTEE ASSIGNMENTS FOR 2015:

<u>Committee</u>	<u>Incumbent Chair</u>	<u>CHAIR</u>	<u>Incumbent Members</u>	<u>MEMBERS</u>
FINANCE & TECHNOLOGY	Hennessey	TBA	Dolson/Di Dio	Dolson/Di Dio
ORDINANCES	Barad	Barad	Hennessey/Amitai	TBA/Amitai
PUBLIC WORKS	Latner	Latner	Hennessey/Di Dio	TBA/Di Dio

20. MOTION APPROVING THE FOLLOWING COUNCIL LIAISON ASSIGNMENTS FOR 2015:

<u>2015 COUNCIL LIAISONS</u>	<u>INCUMBENT</u>	<u>LIAISON</u>
ENVIRONMENTAL COMMISSION	Thomas Hennessey	<u>Brian D. Stabile</u>
HISTORIC PRESERVATION COMMISSION	Thomas Hennessey	<u>Brian D. Stabile</u>

5. REVIEW AND DISCUSSION OF CONSENT AGENDA ITEMS FROM REGULAR MEETING
 (Refer to Regular Meeting Agenda of November 23, 2015)

At this time, Mayor Glidden asked if any member of the Council wished to remove any item from the Consent Agenda. The following item was removed by the Borough Attorney who asked that it be removed for further review due to the subdivision in progress.

RESOLUTIONS

6. RESOLUTION AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES RECEIVABLE IN THE AMOUNT OF \$13,534.20 FOR CERTAIN 1ST THROUGH 4TH QUARTERS 2015 AND 1ST AND 2ND QUARTERS 2016 PRELIMINARY TAXES FOR PROPERTY LOCATED AT 421 DURIE AVENUE, BLOCK 1003, LOT 21 (LUSTRON HOUSE) DUE TO PURCHASE OF THE PROPERTY BY THE BOROUGH OF CLOSTER (Received from Tax Collector 10/21/15/Carried from RM 10/28/15/Carried from RM 11/9/15)

At this time, Mayor Glidden continued with the Work Session Agenda items.

4. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS

a. MAIL LIST OF NOVEMBER 12, 2015 – Mayor Glidden asked if any member of the Council wished to address any matter or provide any comments. Item No. 3a was removed by Councilwoman Latner; Item No. 9 was removed by Mayor Glidden.

Item No. 3a: Received 11/10/15, dated 11/10/15 from Michael J. Darcy, CAE, Executive Director, NJS League of Municipalities re Daily Update re: Governor Christie Takes Action on Various Bills of Interest (Copy to Chief Kaine, Jim Oettinger, Chief Pierro)

Councilwoman Latner referred to the following: “P.L. 2015, c. 143, establishes an additional category of State school aid known as commercial valuation stabilization aid. A school district may receive this aid upon the recommendation of the Commissioner of Education, if it is situated in a municipality in which: 1) commercial property accounted for at least 75 percent of the total assessed property valuation in 2008, and 2) between 2008 and 2013, the assessed value of commercial property declined by at least 25 percent. The law took effect on November 9, 2015.” She said she has no idea and wondered if it would be worthwhile to look into those years in terms of the decline in value where we could get more State aid. Mayor Glidden asked if the Borough Attorney had anything to add to which Mr. Rogan informed he did not. The Mayor asked Councilwoman Latner to look into this further and said he would get a contact at the DOT for her to start with.

Councilman Barad referred to the following: “P.L. 2015, c. 122, which requires municipalities that license peddlers and solicitors to accept certain background check results from other municipalities, will take effect on March 1, 2016” and noted he wanted all to be aware of same. Chief Kaine responded that the Borough does their own anyway. In response to Councilman Barad, Borough Attorney explained we would have to accept it but he does not think it would stop us from updating the provided background check depending on when it was done. He informed he would look further into same and report back.

Item No. 9: Received 11/12/15, dated 11/12/15 from Jonathan M. DeJoseph, Borough Administrator-QPA, to Loretta Castano re Letter of Intent and Proposal dated 10/5/15 from Robert Doyle, AvionexUSA Corporation for “Closter Wind Energy Project Proposal”

Mayor Glidden asked the Administrator for an update. Mr. DeJoseph explained he does not expect an answer on this today in regards to the wind mill vendors looking to install same in Closter and said at 70 meters (about 10 feet) he thinks they would be excessive for our community but deferred to the governing body. They are currently being installed in Paramus.

b. MAIL LIST OF NOVEMBER 19, 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 Mayor Glidden.

Item No. 10: Received 11/18/15, dated 11/18/15 from Councilwoman Alissa Latner re

a. Forwarded email from Tom Golodik, 375 High Street re Emergency Horn (Copy to Chief Pierro); b. Forwarded email from Tom Golodik, re article from 1999 New York Times re sirens on Long Island (Copy to Chief Pierro)

Mayor Glidden asked if Councilwoman Latner wished to speak on this item. Councilwoman Latner explained she wanted to pass these on as an example of the types of emails she is getting pertaining to the fire horn; and said she thinks the article he forwarded is very relevant and timely to our current discussions. Mayor Glidden informed at the last meeting it was

determined that we would look into placing two (2) horns on Borough Hall one facing one way and one facing the other way. He confirmed with the Borough Administrator that he is in the process of looking into same.

- 5. REVIEW AND DISCUSSION OF CONSENT AGENDA ITEMS FROM REGULAR MEETING
(Refer to Regular Meeting Agenda of November 23, 2015) See above
- 6. COMMITTEE REPORTS

STABILE

A. FINANCE AND TECHNOLOGY - HENNESSEY (DOLSON/DI DIO)

- 1) STATUS REPORT RE CLOSTER WEBSITE
- 2) REPORT – As Councilman Stabile was just sworn in, no report was provided this evening.

B. PUBLIC SAFETY - DOLSON (AMITAI/LATNER)

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

STABILE

C. PUBLIC WORKS - LATNER (HENNESSEY/DI DIO)

- 1) REPORT – Councilwoman Latner reported she spoke to the DPW Superintendent and leaf season is going smoothly. Regarding the Library, the Stop and Shop at their ribbon cutting ceremony had presented them with a \$2,000 check; and an article on same appears in today’s paper. She said what is impressive is that Stop and Shop partners with a non-profit in their community and the Library will be exclusively using these funds for children’s services. The other thing she wished to note was that they do a lot of outreach and they are also working with the Closter Food Pantry. Mrs. Latner informed she had received and passed on information to the local and regional school regarding Stop and Shop’s A+ School Rewards programs. She said if the schools sign up for this and then people can sign up for any of those schools and a percentage of their purchase will be given to that school. The Library had a music program on the 13th and it was standing room only; and the ESL instructor is working to help people improve their language skills. In terms of the High School, there is another meeting tonight that she is unable to attend but she reminded that they had discussed everything the architect wanted to do in terms of the STEM rooms for the Referendum; and there had been a question and answer session because it seemed pricey. The bottom line is that the contracts will be subject to public bidding laws and a lot of the things they are including are very old and out of date and need to be replaced. The President of the Board of Education admitted it was unlikely at this point that the Referendum will be held in January 2016 so they are considering September and November 2016. Mrs. Latner reiterated some of the great programs and accomplishments going on at the Regional school.

STABILE

D. ORDINANCES - BARAD (HENNESSEY/AMITAI)

- 1) REPORT RE ORDINANCE COMMITTEE MEETINGS – Councilman Barad reported the next Ordinance meeting will be held 12/1/15 and said Councilman Stabile will be given the information to attend same. He explained it is usually a mid-day conference call and they will send him the details. No Ordinance Committee meeting was held in November but they will be discussing some of the things that came up at the Joint Board Meeting and will continue their agenda. They will specifically be looking at the temporary vendor license for the long term and try to get it in conformance with other towns.
- 2) REPORT

6. COMMITTEE REPORTS (Continued)

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

- 1) REPORT RE PERSONNEL COMMITTEE MEETINGS – Councilman Di Dio reported the Human Resources Committee did not meet in November but will meet in December; and he will apprise everyone of the issues at a later time.
- 2) REPORT

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

- 1) REPORT RE STATUS OF DISCUSSION IN SUBCOMMITTEE RE CHANGE IN ZONE 5 (Requested by Mayor Heymann WS 8/13/14)
- 2) REPORT – Councilwoman Amitai was not present this evening; therefore, no report was provided.

7. OLD BUSINESS

Borough Administrator noted that he has met with Orange and Rockland regarding the placement of the utility pole at 39 Julia Street and the homeowner and neighbor are in agreement. A resolution authorizing same, per Borough Code, has been approved by the Borough Attorney for the next meeting. At the next meeting he will have a new 457 Plan provided by Lincoln Financial, our current provider; but they will give more options to the Borough employees as far as fund options. He will be requesting approval for the Mayor to sign renewal of the Dental Plan through Horizon that is necessary on December 1, 2015. A resolution would be provided at the meeting of December 9, 2015. He said that he has reviewed a Day Care Savings Plan at Lightbridge Academy at no cost to the Borough to join but would provide a 10% discount for employees and volunteers. He would provide a resolution for approval at the next meeting for the Mayor to sign this agreement. A vacation day carry over for the employees has been extended for the first quarter. A resolution will be provided for the next meeting.

8. NEW BUSINESS

Borough Attorney noted that last year a vendor sold Christmas trees at the Closter Commons parking lot. Mr. Watkins has sent a letter objecting to same this year and Mr. Montroy sent a letter that approval of this item should be addressed by the Mayor and Council. The item could be addressed under the Peddlers and Hawkers section of the code, which would require a permit fee in addition to Mayor and Council approval. There would be conditions relative to dates and times of the sale and a possible permit fee. Councilman Barad noted that Mr. Watkins states that Closter Commons is in the business zone, which does not allow outdoor storage or sales of any items. Borough Attorney said that these types of sales can be approved by the Mayor and Council.

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

Ron Miller, 192 East Linden Avenue, Englewood, said he checked with the Borough last year relative to the sale of Christmas trees and found that there is no ordinance prohibiting this activity. We conducted business there last year and he has a signed lease with President of Closter

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Commons. He is insured for liability and has experience in selling Christmas trees. He brings diversity for seasonal sales, during which they play Christmas music. He said he is agreeable to any requirements of the Mayor and Council. In answer to Mayor Glidden, Mr. Miller said that the hours of sale would be 12 p.m. to 8:30 p.m. and the start day would be the day after Thanksgiving until a day or two before Christmas. Last year we did a proper clean up of the area of the sale which encompasses approximately 10 parking spaces at the northeast corner of the parking lot at Homans Avenue and Piermont Road. Flow of traffic is not obstructed. He said he has 40 years experience selling Christmas trees and in Englewood we rent from the Borough and donate to the Food Bank. All of the employees are residents of Closter or Demarest who are athletes who attend or have attended the High School. Mayor Glidden attested to his having a good business and said that a resolution would be addressed in the Regular Meeting.

Steve Isaacson, 97 Columbus Avenue, noted that a privately owned farmers market operated in Closter Commons for a year in addition to the St. Mary's parking lot and Borough Attorney said the Mayor and Council had approved same. Relative to the School Referendum, Mr. Isaacson said urged the Council to dissuade the Board from changing the date to anything but November because of the Presidential Election. The Presidential Election will bring out a high voter turn out and the referendum should be held when most people are around. He referred to the Land Use Meeting on Saturday, which he felt was not well publicized and there was too much time in between meetings. There should be Community Forums. Financial incentives should be offered to the downtown landlords to effect change. He also said that people should be encouraged to volunteer and recognized for same. He said he has never been recognized as a member of the Environmental Commission nor for the good work he has done. Mayor Glidden referred to a memo he sent out after the meeting and noted that there were 14 action items, most of which refer to the downtown and he agreed that more meetings should be held.

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

Motion to adjourn the Work Session at 8:09 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
December 3, 2015 for approval at the
Regular Meeting to be held
December 9, 2015.

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

Approved at the Regular Meeting held December 9, 2015
Consent Agenda Item No. 16b

Loretta Castano, RMC
Borough Clerk