

MAYOR AND COUNCIL  
BOROUGH OF CLOSTER

REGULAR MEETING MINUTES – MAY 25, 2016 - 7:30 P.M.

Mayor Glidden called the meeting to order at 8:23 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 7, 2016, was posted on the Municipal Clerk's bulletin board and has remained continuously posted as the required notices under the Statute. In addition, a copy of the notice is and has been available to the public and is on file in the office of the Municipal Clerk.

2. ROLL CALL

The following persons were present:

Mayor John C. Glidden, Jr.  
Councilpersons David Barad, Alissa Latner, Brian Stabile and Jannie Chung  
Temporary Borough Administrator, John Fry  
Borough Attorney, Edward T. Rogan  
Borough Clerk, Loretta Castano  
Borough Engineer, Nick DeNicola  
Chief of Police, Dennis Kaine

Also present: Former Councilman Arthur B. Dolson

The following persons were absent:

Councilman Robert Di Dio  
Councilwoman Victoria Amitai

3. MAYORAL APPOINTMENTS\* TO THE FOLLOWING BOARDS AND COMMISSIONS NOT MADE AT THE REORGANIZATION MEETING HELD 1/4/16:

| <u>OFFICE</u>                              | <u>INCUMBENT</u>                             | <u>APPOINTEE</u> | <u>TERM</u>                    | <u>EXPIRES</u> |
|--|--|------------------|--------------------------------|----------------|
| <b>*Environmental Commission</b>           |  |                  |                                |                |
| Member/Shade Tree Liaison                  | <u>Brian Stabile</u><br>(Elected to Council) | _____            | 3 Years<br>(Unexp.<br>Stabile) | 31-Dec-17      |
| <b>*Shade Tree Commission</b>              |  |                  |                                |                |
| Member/Environmental<br>Commission Liaison | <u>Brian Stabile</u><br>(Elected to Council) | _____            | 5 Years<br>(Unexp.<br>Stabile) | 31-Dec-16      |

No appointments were made by the Mayor for the above noted offices.

4a. VOTE ON CONSENT AGENDA ITEMS

Motion approving the Consent Agenda minus Item No. 5 was made by Councilman Barad, seconded by Councilman Stabile and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Barad, Latner, Stabile and Chung.

ORDINANCES

5. POSSIBLE INTRODUCTION OF THE FOLLOWING ORDINANCE – PUBLIC HEARING – 6/22/16 @8:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD:

ORDINANCE NO. 2016:1207: “AN ORDINANCE TO AMEND CODE CHAPTER 50-29 C(1)(e) “ORGANIZATION OF DEPARTMENT: PROMOTIONS: CHAIN OF COMMAND”  
(Requested by Borough Attorney 5/19/16)

RESOLUTIONS

6. RESOLUTION AUTHORIZING AND ENDORSING CLOSTER IMPROVEMENT COMMISSION HOLDING A HOE DOWN EVENT AT MEMORIAL FIELD ON FRIDAY, JUNE 10, 2016; RAIN DATE SUNDAY, JUNE 12, 2016 (Received from Borough Attorney 5/18/16)

7. RESOLUTION AUTHORIZING DEPUTY TREASURER TO RELEASE AND RETURN REMAINING ZONING BOARD OF ADJUSTMENT LEGAL ESCROW FEES IN THE AMOUNT OF \$635.00 TO JOHN WILLIAMS FOR SUCCESSFUL COMPLETION OF SERVICES RENDERED FOR BLOCK 1713 LOT 12, 15 JANE STREET (Received from Deputy Treasurer 5/17/16)

CLOSTER MAYOR AND COUNCIL  
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8. RESOLUTION AWARDING CONTRACT FOR MANUFACTURE AND CONSTRUCTION SERVICES RELATED TO THE POLICE DEPARTMENT SHOOTING RANGE ENCLOSURE / CANOPY TO PLESCIA ROOFING, INC., 447 NEW MILFORD AVENUE, ORADELL, NJ 07649, IN THE AMOUNT OF \$70,567.00 (Received from Temporary CFO 5/17/16)

Councilman Stabile noted a correction in a number in the body of the resolution and Borough Attorney said that the correction is diminimus.

9. RESOLUTION REQUESTING APPROVAL OF ITEM OF REVENUE AND APPROPRIATION UNDER N.J.S.A. 40A: 4-87 FOR “2013 RECYCLING TONNAGE GRANT” IN THE AMOUNT OF \$16,711.77 (Received from Temporary CFO 5/11/16)
10. RESOLUTION REQUESTING APPROVAL OF ITEM OF REVENUE AND APPROPRIATION UNDER N.J.S.A. 40A: 4-87 FOR “CLEAN COMMUNITIES GRANT” IN THE AMOUNT OF \$19,836.30 (Received from Temporary CFO 5/18/16)

MOTIONS

11. MOTION APPROVING THE FOLLOWING MINUTES (Distributed 5/19/16): NO ABSTENTIONS:
- a. REGULAR MEETING HELD MAY 11, 2016
  - b. WORK SESSION HELD MAY 11, 2016

12. MOTION APPROVING THE FOLLOWING *NON-SALARIED* APPOINTMENTS NOT MADE AT THE REORGANIZATION MEETING HELD 1/4/16:

| <u>OFFICE</u>          | <u>INCUMBENT</u>              | <u>APPOINTEE</u> | <u>TERM</u> | <u>EXPIRES</u> |
|------------------------|-------------------------------|------------------|-------------|----------------|
| <b>Treasurer</b>       | <u>No Appointment in 2015</u> | _____            | 1 Year      | 31-Dec-16      |
| <b>Board of Health</b> |                               |                  |             |                |
| Alternate No. 2        | <u>(Jeanne Baer)</u>          | _____            | 2 Years     | 31-Dec-17      |

No appointments were made for the above noted offices.

13. MOTION APPROVING THE FOLLOWING *SALARIED* APPOINTMENTS NOT MADE AT THE REORGANIZATION MEETING HELD 1/4/16:

| <u>OFFICE</u>              | <u>INCUMBENT</u>              | <u>APPOINTEE</u> | <u>TERM</u> | <u>EXPIRES</u> |
|----------------------------|-------------------------------|------------------|-------------|----------------|
| <b>Municipal Court</b>     |                               |                  |             |                |
| Deputy Court Administrator | <u>No Appointment in 2015</u> | _____            | 1 Year      | 31-Dec-16      |

No appointment was made for the above noted office.

14. MOTION GRANTING WAIVER FOR TEMPLE EMANU-EL TO HOLD TASHLICH SERVICE AT THE CLOSTER NATURE CENTER ON MONDAY, 10/3/16, AT 5:00 P.M. (5. M.L. 5/5/16) (Approval received from Risk Management Consultant 5/6/16)
15. MOTION GRANTING APPROVAL FOR JEWISH FAMILY SERVICE OF BERGEN AND NORTH HUDSON TO CONDUCT THE “JFS WHEELS FOR MEALS - A RIDE TO FIGHT HUNGER” FAMILY BIKE EVENT PARTIALLY THROUGH THE BOROUGH ON SUNDAY, 6/19/16, FROM 6:30 A.M. TO 12:30 P.M. (6. M.L. 3/24/16) Approval received from Risk Management Consultant 5/12/16
16. REPORTS  
 (None received at the time of preparation of this Agenda)
- 4b. VOTE ON ITEMS REMOVED FROM THE CONSENT AGENDA
5. POSSIBLE INTRODUCTION OF THE FOLLOWING ORDINANCE – PUBLIC HEARING – 6/22/16 @8:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD:

ORDINANCE NO. 2016:1207: “AN ORDINANCE TO AMEND CODE CHAPTER 50-29 C(1)(e) “ORGANIZATION OF DEPARTMENT: PROMOTIONS: CHAIN OF COMMAND”  
 (Requested by Borough Attorney 5/19/16)

In response to Councilman Barad, Borough Attorney advised that the Chief of Police had requested this matter after a meeting had been held with Hickory Lane residents this past week.

CLOSTER MAYOR AND COUNCIL  
REGULAR MEETING MINUTES – MAY 25, 2016 - 7:30 P.M.

Chief Kaine said that the proposed ordinance had been discussed with the Public Safety Committee. He noted that Sergeant Dippolito is leaving on 7/1/16 and a written test would be conducted on 6/15/16 with the goal of replacing the Sergeant. There are currently five (5) sergeants, four (4) of which are patrol sergeants and one (1) is a detective sergeant. There are eight (8) eligible candidates; and we are looking to provide flexibility in assigning manpower and not waste the resources of the department. He said our goal is to have four (4) squads with a patrol sergeant in each. Inasmuch as the test is scheduled for 6/15/16, the earliest the results could be discussed would be the first meeting in July. Borough Attorney advised if there was to be discussion of a particular officer, same should be discussed in Closed Session. All were in agreement that this matter should be discussed further in closed session.

At this time, Mayor Glidden advised he would like to have a verbal resolution approving the following matter which was explained by the Borough Engineer in the Work Session:

10a. RESOLUTION ALLOCATING A MAXIMUM AMOUNT OF \$2,500 FOR HICKORY LANE STRIPING, TUBING AND TRAFFIC COUNTS WESTBOUND ON HICKORY LANE

Borough Engineer clarified for Councilwoman Latner that it makes noise and would be placed west of Bradley Place going downhill.

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, Stabile and Chung.

At this time, Councilman Stabile requested that a resolution be prepared for a request for a proposal for an Historic Preservation Plan by a qualified professional engineer or certified architect within the State's registry for the Harold Hess Lustron House. Monies to be allocated from the \$24,990 State grant. The proposal would include preparing the historic preservation plan including drawings of the house and the history of same. The monies for the grant are contingent upon receiving the contractual paperwork. The current request for proposal is for a caretaker of the house and this proposal would be for the long-term plan for the house. Borough Attorney said that the current RFP contemplates improvements being made such as restoring same to vintage 1950 which may have some overlap. Councilman Barad asked that the Historic Preservation Commission clarify the roles of the two proposals.

The following Resolution was proposed:

10b. RESOLUTION AUTHORIZING THE PREPARATION OF A REQUEST FOR PROPOSAL FOR AN HISTORIC PRESERVATION PLAN BY A QUALIFIED PROFESSIONAL INDIVIDUAL WITHIN THE STATE'S REGISTRY FOR THE HAROLD HESS LUSTRON HOUSE SUBJECT TO THE CLARIFICATION OF THE HISTORIC PRESERVATION COMMISSION OF THE EXISTING REQUESTS FOR PROPOSALS

Motion of approval was made by Councilman Stabile seconded by Councilman Barad and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Barad, Latner, Stabile and Chung.

At this time, Councilman Stabile requested the following resolution to provide an estimated tax bill for the 3<sup>rd</sup> quarter assuming that the County would not have a tax rate by June 7<sup>th</sup>:

10c. RESOLUTION FOR THE PREPARATION BY THE TAX COLLECTOR FOR THE 2016 3<sup>RD</sup> QUARTER TAX BILLS CONTINGENT UPON THE COUNTY GIVING AN ACTUAL TAX RATE OR KNOWLEDGE OF A NEW RATE BY JUNE 7, 2016

Motion of approval was made by Councilman Stabile seconded by Councilman Barad and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Barad, Latner, Stabile and Chung.

17. 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.

Motion approving the following Closed Session Resolution at 8:50 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, Stabile and Chung.

17a. 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)(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 8-10 weeks.

CLOSTER MAYOR AND COUNCIL  
REGULAR MEETING MINUTES – MAY 25, 2016 - 7:30 P.M.

Mayor Glidden resumed the Regular Meeting at 9:06 p.m.

Borough Attorney advised that the word “*POSSIBLE*” would be removed from the Introduction of the following ordinance:

5. INTRODUCTION OF THE FOLLOWING ORDINANCE – PUBLIC HEARING – 6/22/16 @8:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD:

ORDINANCE NO. 2016:1207: “AN ORDINANCE TO AMEND CODE CHAPTER 50-29 C(1)(e) “ORGANIZATION OF DEPARTMENT: PROMOTIONS: CHAIN OF COMMAND”  
(Requested by Borough Attorney 5/19/16)

Borough Attorney said that for the document he presented to the governing body tonight, we would be seeking a diminimus change. The ordinance seeks to revise paragraph C(1)(e) as follows to increase paragraph (e) from 5 to 6 sergeants; and we will add a sunset provision which will read “paragraph C(1)(e) will revert back, subject to review by the Mayor and Council, to 5 sergeants as of December 31, 2016”; otherwise, the introduction of the ordinance is as written.

Motion introducing Ordinance No. 2016:1207, as amended, was made by Councilman Barad, seconded by Councilwoman Latner and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Barad, Latner, Stabile and Chung.

The following Motion was proposed by Councilman Barad:

5a. AUTHORIZING THE CHIEF OF POLICE TO COMMENCE THE PROCESS FOR THE PROMOTION TO SERGEANT IN 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, Stabile and Chung.

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

19. ADJOURNMENT

Motion to adjourn the Regular Meeting at 9:10 p.m. was made by Councilwoman Chung, seconded by Councilwoman Latner and declared unanimously carried by Mayor Glidden.

Provided to the Mayor and Council on  
June 2, 2016 for approval at the  
Regular Meeting to be held  
June 8, 2016

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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 8, 2016  
Consent Agenda Item No. 20a.

BOROUGH OF CLOSTER

RESOLUTION INTRODUCING ORDINANCE NO. 2016:1207

BE IT RESOLVED, that an Ordinance entitled:

AN ORDINANCE TO AMEND CODE CHAPTER 50-29 C(1)(e) "ORGANIZATION OF DEPARTMENT: PROMOTIONS: CHAIN OF COMMAND"

be introduced and pass first reading and that the Mayor and Council of the Borough of Closter does hereby fix June 22, 2016, at 8:00 P.M., or as soon thereafter as the matter may be reached, at the Borough Hall, 295 Closter Dock Road, Closter, New Jersey, as the time and place for the hearing of all persons interested therein; and where said hearing will be given thereon, in accordance with the law.

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

Adopted: May 25, 2016

ATTEST:

APPROVED:

Loretta Castano  
Loretta Castano, Borough Clerk

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

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held May 25, 2016.

Loretta Castano, Borough Clerk

**BOROUGH OF CLOSTER**  
**COUNTY OF BERGEN**

**RESOLUTION AUTHORIZING AND ENDORSING CLOSTER IMPROVEMENT  
COMMISSION HOLDING A HOE DOWN EVENT AT MEMORIAL FIELD ON  
FRIDAY, JUNE 10, 2016; RAIN DATE SUNDAY, JUNE 12, 2016**

**WHEREAS**, at the public meeting of the Closter Governing Body held on April 6, 2016, the Governing Body discussed a request to reserve dates of the Closter Improvement Commission's Hoe Down to be held on Friday, June 10, 2016; rain date Sunday, June 12, 2016; and

**WHEREAS**, at the public meeting of the Closter Governing Body held on April 20, 2016, the Governing Body memorialized a motion reserving June 10, 2016 and June 12, 2016 for the event to be held at Memorial Field; and

**WHEREAS**, plans for the event have been discussed and approved by the Recreation Commission; and

**WHEREAS**, all vendors participating in the event have been approved by the Borough's Risk Manager for participation in the Closter Hoe Down; and

**WHEREAS**, all necessary certificates of insurance and hold harmless agreements have been provided to the Borough of Closter.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey, that authorization has been given to the request from the Closter Improvement Commission to use Memorial Field/Park as directed by the Closter Recreation Commission on Friday, June 10, 2016 with a rain date of Sunday, June 12, 2016 subject to confirmation of all certificates of insurance and execution of all hold harmless agreements by all vendor participants.

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

Adopted: May 25, 2016

**ATTEST:**

  
Loretta Castano, Borough Clerk

**APPROVED:**

  
John C. Glidden, Jr., Mayor

Certified to be a true copy of a Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held May 25, 2016.

\_\_\_\_\_  
Loretta Castano, Borough Clerk

**BOROUGH OF CLOSTER  
BERGEN COUNTY  
RESOLUTION**

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

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

| <u>Block</u> | <u>Lot</u> | <u>Address</u> | <u>Applicant</u> | <u>Amount</u> |
|--------------|------------|----------------|------------------|---------------|
| 1713         | 12         | 15 Jane Street | John Williams    | \$635.00      |

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

| <b>Councilperson</b> | <b>Motion</b> | <b>Second</b> | <b>Yes</b> | <b>No</b> | <b>Absent</b> | <b>Abstain</b> |
|----------------------|---------------|---------------|------------|-----------|---------------|----------------|
| Councilman Stabile   |               | X             | X          |           |               |                |
| Councilwoman Amitai  |               |               |            |           | X             |                |
| Councilman Di Dio    |               |               |            |           | X             |                |
| Councilman Barad     | X             |               | X          |           |               |                |
| Councilwoman Latner  |               |               | X          |           |               |                |
| Councilwoman Chung   |               |               | X          |           |               |                |

Adopted: May 25, 2016

**ATTEST:**

**APPROVED:**

  
\_\_\_\_\_  
Loretta Castano, Borough Clerk

  
\_\_\_\_\_  
John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held May 25, 2016

\_\_\_\_\_  
Loretta Castano, Borough Clerk

**BOROUGH OF CLOSTER**  
**COUNTY OF BERGEN**

**RESOLUTION AWARDING CONTRACT FOR  
MANUFACTURE AND CONSTRUCTION SERVICES RELATED TO THE POLICE  
DEPARTMENT SHOOTING RANGE ENCLOSURE/CANOPY**

**WHEREAS**, sealed bids were requested through advertisement pursuant to New Jersey Local Public Contracts Law for the Manufacture and Construction Services Related to the Police Department Shooting Range Enclosure/Canopy; and

**WHEREAS**, two contractors submitted timely sealed bid documents on May 10, 2016; and

**WHEREAS**, Plescias Roofing, Inc., 447 New Milford Avenue, Oradell, NJ 07649, was the lowest responsible bidder in the base bid amount of \$70,567.00 and

**WHEREAS**, the Borough Administrator has found the bid to be formal and recommends that the contract be awarded to the low bidder; and

**WHEREAS**, the Borough Attorney has reviewed the bid package and found it to be in order; and

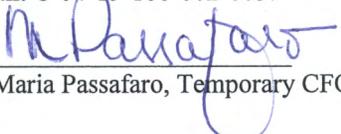
**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Closter as follows:

1. This award is made to Plescias Roofing, Inc., the lowest responsible bidder, in the base bid amount of \$70,567.00 with the services to be provided in accordance with the bid package and specifications prepared by the Borough Attorney's office which were used in the bidding process and are considered part of this award.
2. The Borough Attorney is hereby authorized to prepare contracts and/or other documents pursuant to the award of this contract.
3. The Mayor and Clerk are hereby authorized to execute contracts and/or documents pursuant to the award of this contract.
- 4.

**CERTIFICATION OF AVAILABILITY OF FUNDS**

I, Maria Passafaro, Temporary Chief Financial Officer of the Borough of Closter, hereby certify, pursuant to N.J.S.A.40A:-9140.1, et seq. and N.J.A.C 5:30-5.4, that the funds, which are required for the Police Firing Range Canopy are available to the Borough of Closter in account C-04-15-188-002-003.

Dated: May 25, 2016

  
Maria Passafaro, Temporary CFO

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

Adopted: May 25, 2016

**ATTEST:**

  
Loretta Castano, Borough Clerk

**APPROVED:**

  
John C. Glidden, Jr., Mayor

Certified to be a true copy of a Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held May 25, 2016.

\_\_\_\_\_  
Loretta Castano, Borough Clerk

**BOROUGH OF CLOSTER  
COUNTY OF BERGEN**

**RESOLUTION REQUESTING APPROVAL OF ITEM OF REVENUE AND  
APPROPRIATION UNDER N.J.S.A. 40A: 4-87 FOR  
"2013 Recycling Tonnage Grant"**

**WHEREAS, N.J.S.A. 40A: 4-87** provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of adoption of the budget, and

**WHEREAS,** said Director may also approve the insertion of an item of appropriation for an equal amount,

**NOW, THEREFORE, BE IT RESOLVED,** that the Borough of Closter hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2015 in the sum of \$16,711.77 which item is now available as revenue from the **Recycling Tonnage Grant.**

**BE IT FURTHER RESOLVED** that the total sum thereof of \$16,711.77 is and the same is hereby appropriated under the caption of:

**Chapter 159 – 2013 Recycling Tonnage Grant**

**BE IT FURTHER RESOLVED,** that the Temporary Chief Financial Officer will electronically submit this certified resolution along with the form to the Division of Local Government Services as per LFN 2014-11.

| Councilperson       | Motion | Second | Yes | No | Absent | Abstain |
|---------------------|--------|--------|-----|----|--------|---------|
| Councilman Barad    | X      |        | X   |    |        |         |
| Councilman Di Dio   |        |        |     |    | X      |         |
| Councilman Stabile  |        | X      | X   |    |        |         |
| Councilman Dolson   |        |        | X   |    |        |         |
| Councilwoman Latner |        |        | X   |    |        |         |
| Councilwoman Amitai |        |        |     |    | X      |         |

Adopted: May 25, 2016

ATTEST:

APPROVED

*Loretta Castano*  
Loretta Castano, Borough Clerk

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

Certified to be a true copy of a Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held May 25, 2016.

Loretta Castano, Borough Clerk

**BOROUGH OF CLOSTER  
COUNTY OF BERGEN**

**RESOLUTION REQUESTING APPROVAL OF ITEM OF REVENUE AND  
APPROPRIATION UNDER N.J.S.A. 40A: 4-87 FOR  
“CLEAN COMMUNITIES GRANT”**

**WHEREAS, N.J.S.A. 40A: 4-87** provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of adoption of the budget, and

**WHEREAS,** said Director may also approve the insertion of an item of appropriation for an equal amount,

**NOW, THEREFORE, BE IT RESOLVED,** that the Borough of Closter hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2015 in the sum of **\$19,836.30** which item is now available as revenue from the **Clean Communities Grant**.

**BE IT FURTHER RESOLVED** that the total sum thereof of **\$19,836.30** is and the same is hereby appropriated under the caption of:

**Chapter 159 – CLEAN COMMUNITIES GRANT**

**BE IT FURTHER RESOLVED,** that the Temporary Chief Financial Officer will electronically submit this certified resolution along with the form to the Division of Local Government Services as per LFN 2014-11.

| Councilperson       | Motion | Second | Yes | No | Absent | Abstain |
|---------------------|--------|--------|-----|----|--------|---------|
| Councilman Barad    | X      |        | X   |    |        |         |
| Councilman Di Dio   |        |        |     |    | X      |         |
| Councilman Stabile  |        | X      | X   |    |        |         |
| Councilman Dolson   |        |        | X   |    |        |         |
| Councilwoman Latner |        |        | X   |    |        |         |
| Councilwoman Amitai |        |        |     |    | X      |         |

Adopted: May 25, 2016

ATTEST:

APPROVED

*Loretta Castano*  
Loretta Castano, Borough Clerk

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

Certified to be a true copy of a Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held May 25, 2016.

Loretta Castano, Borough Clerk

MAYOR AND COUNCIL  
BOROUGH OF CLOSTER

WORK SESSION NOTES – MAY 25, 2016 - 7:30 P.M.

The Mayor and Council of the Borough of Closter held a Work Session on Wednesday, May 25, 2016. 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 Notice of Meetings which was published in The Record and the Star Ledger on January 7, 2016, 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 (8:18 p.m.), Brian Stabile and Jannie Chung  
Temporary Borough Administrator, John Fry  
Borough Attorney, Edward T. Rogan  
Borough Clerk, Loretta Castano  
Borough Engineer, Nick DeNicola  
Chief of Police, Dennis Kaine

The following persons were absent:

Councilman Robert Di Dio  
Councilwoman Victoria Amitai

Also present in the audience:

Former Councilman Arthur B. Dolson  
Closter Volunteer Ambulance Corps

4. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS

a. MAIL LIST OF MAY 12, 2016 – Mayor Glidden asked if any member of the Council wished to address any matter or provide any comments. Councilwoman Chung removed Item No. 9.

Item No. 9: Received 05/02/16, dated 05/01/16 from Luke Gervase, 9 Wainwright Court, Closter, NJ to CSX Transportation; c: Mr. John Glidden, Mayor, Mr. Bill Dahle, DPW Supervisor re Request for follow up of his request to CSX with his case number 805476, regarding downtown track crossing in dire need of paving (Requested by Mayor 5/12/16)

Councilwoman Chung informed she spoke to DPW Superintendent today and he told her there are limitations because of CSX and that it would be cost prohibitive; but that he wanted to discuss these matters with the Borough Engineer. Mr. DeNicola explained there are a few issues that have been previously discussed when Herbert Avenue and West Street were paved. First of all, this is a dead line not utilized; and we were going to pave the road; but they wanted us to pay them to have a flagman at a ridiculous cost while the road is being milled and paved because it is within 25 feet of the tracks. They were going to charge us to maintain their right-of-way and because they aren't doing it and we found it to be cost prohibitive. Regarding the one downtown, it requires more than just paving to be done right because there is a grade crossing treatment. They would install metal plate or concrete plates or some type of

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treatment to the actual rail which is very expensive. He estimates between \$50,000-\$75,000 to do it correctly; and it is an abandoned rail, so he is not sure it needs to be done correctly. The first hurdle is to actually get the permission to do it and then you have to pay them to have flagmen out here for a dead line because it is a federal requirement. Councilman Stabile asked if taking this measure would cause the Borough to be liable should something happen particularly if we didn't do it properly; and Mr. DeNicola said yes, particularly if we don't do it to their standards. Each crossing is different and depends on the volume of traffic and trains; but this is a dead line, so he does not know what their standard would be for that particular line but he can inquire. Obviously, the cost could be affected but normally a crossing would cost between \$50,000-\$75,000; but if we only mill and pave and don't get involved with the treatments, it won't cost that much. CSX has their own requirements for each crossing, so he can't tell what they will say. Borough Engineer offered to investigate the issue and contact CSX for the Mayor; and the Mayor agreed to send a letter after receiving the information from him.

b. MAIL LIST OF MAY 19, 2016 – Mayor Glidden asked if any member of the Council wished to address any matter or provide any comments. Item No. 10 was removed by Councilman Stabile; Item Nos. 3 and 12 were removed by the Borough Clerk.

Item No. 3: Received 05/13/16, dated 05/10/16 from Anthony Fontana, Chief, Bureau of Solid Waste Permitting, NJDEP Solid & Hazardous Waste Program, to John C. Glidden, Jr., Mayor re Requesting comments on the Application for a Solid Waste Facility Permit; Miele Sanitation Co. TS, Closter Borough, Bergen County; Facility ID No.: 131858; Permit No.: TRP160001 (see also 1. M.L. 5/12/16) Copy to William Dahle, III

Borough Clerk wished to bring attention to this item in addition to Item No. 1 on the 5/12/16 Mail List. Borough Attorney said he would speak with Bill Dahle, as this comes up periodically; and review if there are any issues to be addressed and prepare a draft response of comments if needed.

Item No. 10: Received 05/16/16, dated 05/12/16 from Bob Martin, Commissioner, NJ Department of Environmental Protection, Office of the Commissioner, to John C. Glidden, Jr., Mayor; c: Tim Adriance, Chair, Historic Preservation Commission, Jonathan DeJoseph, Borough Administrator re Notice of award of Certified Local Government grant to complete a preservation plan for the Harold Hess Lustron House (HPO E2016-114) in the amount of \$24,999.00 for Federal Fiscal Year 2016 through the US Dept. of the Interior, National Park Service, Historic Preservation Fund; informing grantee is required to send representatives to attend a grant administration meeting with the Historic Preservation Office Staff prior to final execution of grant agreement (Copy to Historic Preservation Commission)

Councilman Stabile informed this was discussed at the Historic Preservation Commission meeting on Monday; and it was agreed that this grant money was to be used towards a Historic Preservation Plan which needs to be completed by a qualified professional engineer or architect. Some of the members felt it could cost more than the \$25,000, but he personally does not agree. He said even if it does exceed the amount of the award, it is a non-matching grant. Mr. Stabile would like to move forward on the request of the Commission to move a Resolution for an RFP for the Historic Preservation Plan for a Qualified Engineer or Architect as listed on the State's Register. In answer to the Mayor, he said they met this past Monday and voted to have him request a Resolution to proceed with an RFP. Mayor Glidden noted the Administrator will have a report on the current RFP for the Lustron House to discuss.

Item No. 12: Received 05/16/16, dated 05/16/16 from Monica Miller, Escape New York Routes Director, New York Cycle Club, to [lcastano@closternj.us](mailto:lcastano@closternj.us) re Request for permission to conduct 22nd Annual Charitable Bicycle Ride, Escape New York, partially through the Borough on 9/24/16 between 8 a.m. and 5 p.m. and requesting guidance on which forms should be submitted for approvals (Copy to Richard Keating, Chief Kaine, Leslie Weatherly)

Borough Clerk noted this request was forwarded to the Risk Management Consultant and will be placed on the Administrator's Work Session Report for tracking; and said she was pleased we received the request well in advance of the activity.

At this time, Councilwoman Chung referred back to the Mail List of May 12, 2016 (see above).

5. REVIEW AND DISCUSSION OF CONSENT AGENDA ITEMS FROM REGULAR MEETING  
(Refer to Regular Meeting Agenda of May 25, 2016)

Mayor Glidden asked if anyone wished to discuss any item on the Consent Agenda. Borough Attorney removed Item No. 5 and requested it be removed from the Consent Agenda for separate vote to provide the Chief of Police with the opportunity to comment on same.

5. POSSIBLE INTRODUCTION OF THE FOLLOWING ORDINANCE – PUBLIC HEARING – 6/22/16 @8:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD:

ORDINANCE NO. 2016:1207: “AN ORDINANCE TO AMEND CODE CHAPTER 50-29 C(1)(e) “ORGANIZATION OF DEPARTMENT: PROMOTIONS: CHAIN OF COMMAND”  
(Requested by Borough Attorney 5/19/16)

Borough Attorney removed this item from the Consent Agenda. He advised that since only three Councilpersons were present at this time, it would be best to wait and discuss same later.

8. COMMITTEE REPORTS

A. FINANCE AND TECHNOLOGY - STABILE (BARAD/DI DIO)

- 1) STATUS REPORT RE CLOSTER WEBSITE
- 2) REPORT – Councilman Stabile said there is not much to discuss. He said he would be pushing for a Resolution but the information was in his e-mail; and he requested the Mayor get back to him for his report.

Councilman Stabile informed after discussions with the Tax Collector regarding the issuance of 3<sup>rd</sup> Quarter 2016 Tax Bills, there is a problem with the County who may or may not be ready to give us the tax rate. There were discussions whether or not to issue the Tax Bills with an estimated tax rate; and the downfall of that would be sending out two Tax Bills – the estimate and the actual reconciled tax rate. If we do not send out estimated bills, and we wait for the County, and they are as late as we fear they will be, we will potentially dry up on our cash flow rendering us unable to pay our debts. Mayor Glidden said the next taxes are due August 1<sup>st</sup> and asked how much in advance of the due date does that tax bill actually go out. Mr. Fry noted he used to be a Tax Collector and voiced his recollection that there is a 25-day requirement. Mayor Glidden voiced his understanding that we have time to make the decision whether to issue estimated tax bills but said he would like to avoid it. Mr. Stabile agreed that we will do everything we can to avoid having to do that. Mr. Fry reminded that order and preparation time are needed. Mr. Stabile noted the Tax Collector requested that approval be granted at the June 8<sup>th</sup> meeting and Mayor Glidden agreed.

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

- 1) REPORT – Councilwoman Latner arrived at 8:18 p.m. and provided her report.

Councilwoman Latner reported Northern Valley Regional High School received a \$500,000 grant from the Department of Education and those funds will be used towards the STEM labs. Due to the renovations at tennis courts, tracks and turf fields these facilities will be closed as of 5/26/16. The track and turf field, tennis and outdoor basketball courts will be closed as of 5/31/16. They should all reopen in mid-August as everything is moving along quickly.

The Northern Valley Coalition held a movie night in May; and, unfortunately, it rained but they had a lot of kids and clubs and sports teams that came to help with the kids.

Mrs. Latner reported that when she attended the Fire Department meeting earlier this month, the ladder truck was out due to transmission issues; and Demarest provided their truck to help out while it is being repaired.

8. COMMITTEE REPORTS (Continued)

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

Councilwoman Latner noted she followed up with Councilman Stabile and Mayor Glidden regarding the Library's second installment of \$10,000 in terms of when that would be refunded; and she expressed to them it would be once everything gets approved with the budget down the road. Senior Service has begun at the Library; and there are a lot of students participating and will be doing a lot of things for the summer program. Mrs. Latner noted the Library inquired if all of the non-contractual employees would be getting the 2% increase and Mr. Fry affirmed same.

At this time, Councilwoman Latner asked if a Closed Session had been discussed yet; and the Borough Attorney informed it had not. She requested same for several items regarding personnel dealing with public safety. She informed a resident contacted her with concerns about an accident-prone section of road; and she was advised to bring her concerns to the Mayor and Council. Mrs. Latner noted it is on a County road; there are a lot of accidents there and the resident mentioned the possibility of a traffic light. The issue is on Knickerbocker Road near Demarest Avenue. Mrs. Latner said if the resident sends her any correspondence, she would forward same (to the Borough Clerk) for the Mail List.

Councilwoman Latner commended DPW Superintendent for his assistance during the power outage several weeks ago at Temple Beth-El.

At this time, Councilman Barad informed Mrs. Latner that the possible introduction of the ordinance amending the Police Department was pulled from the Consent Agenda for further discussion to allow input from the Chief of Police.

C. PUBLIC WORKS - CHUNG (LATNER/STABILE)

1) REPORT – Councilwoman Chung said she wanted to mention that the DPW had replaced all of the bulbs downtown with LED bulbs which will result in a big savings over time. Mayor Glidden questioned if it is noticeable whether the lights give off more light or heat. Councilman Stabile affirmed they gave off more light with less heat. Mrs. Chung said the old bulbs ran at 400 degrees and the new ones he tested last night run at 87 degrees. She said it is significantly cooler, brighter and longer lasting. Councilwoman Chung commended the DPW Superintendent for his assistance at the Temple during the recent storm. She informed they are still working through the recommendations in The Canning Group Report, but they are not ready to make any presentation on that yet.

D. ORDINANCES - BARAD (CHUNG/AMITAI)

1) REPORT RE ORDINANCE COMMITTEE MEETINGS – Councilman Barad said they will discuss the possible changes to the Police ordinance shortly.

The Construction Official has made several suggestions for possible changes, and one refers to soil movement. In the past, there were major and minor soil movements with major being anything in excess of 250 cubic yards, which is an awful lot of soil to go without other levels of inspections. What the Construction Official is suggesting is to create three layers of soil movement with a minor being less than 100, intermediate being 100-700 and major being over 700 cubic yards. He suggests that only those in excess of 700 would go to the Planning Board and the intermediate level would need Borough Engineer review for foundation inspection. Borough Engineer questioned the need for these changes. Councilwoman Chung said the history is based on a Zoning Board of Adjustment case where a resident had made a major expansion on their home and had the foundation built up and realized afterwards that it was too far. The recommendation was why wasn't there a foundation land survey done; and the answer is because it is only done for new development. She suggested to the Ordinance Committee adding the provision of requiring a foundation land survey if there is an expansion or improvement upon the foundation. JoAnn (Riccardi) came back and informed it would conflict with the UCC; so this was Mr. Montroy's way of including that without conflicting with the UCC. She explained the change is to allow a way for the foundation land survey to be done for expansions or improvements. Dr. Barad said he believes Ms. Riccardi will forward

8. COMMITTEE REPORTS (Continued)

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

the information to the Borough Engineer after some more discussion and refinement, but he wanted to let them know this is being reviewed.

Regarding temporary permits, JoAnn did construct a possible amendment to the ordinance for temporary permits, for temporary businesses such as selling Christmas trees. Her suggestion is to allow permits to be issued in a permitted zone for a period of no longer than one month in a 12-month period as suggested by the Construction Official. In reviewing same, he raised the issue that for instance farmer's markets are open all summer and this time allowance would not be sufficient; or a vendor who sells trees in December who wanted to sell Easter lilies in the Spring would not be permitted because they already had the one month in the 12-month period. Dr. Barad suggested a permit for a term of one month that can be renewed and Ms. Riccardi is reviewing same. The Construction Official also raised the issue of A-frame signs whereas they currently can be approved by and permit issued by the Building Department and the person has to show proof of insurance. Once the permit is approved it doesn't have to be renewed so it continues into perpetuity. Mr. Montroy is requesting this be changed to be done on a yearly basis with a reduction in the permit fee to make it reasonable. The Committee was concerned that this could be viewed as being not business friendly; and they are looking for a happy medium on this issue. They are continuing discussions about an annual permit fee and the requirement for proof of insurance. Councilman Stabile said this is because a Certificate of Insurance is only good for one year; and there could potentially be a business that would lose their insurance and continue to display the sign under the current permit. This would actually be protection for the residents because they would be assured anyone with a sign has insurance and it could be enforced. Mayor Glidden asked if they could just add a provision for continuing proof of insurance coverage; and Dr. Barad said they could do that but they also want to show that the permit is not just for A-frame signs; it is for a specific sign, so that if it breaks or is destroyed, a new permit is required to replace it. He informed he would report further in the future.

2) REPORT

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

1) REPORT RE PERSONNEL COMMITTEE MEETINGS

2) REPORT – Councilman Di Dio was not present this evening; therefore, no report was provided.

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

1) REPORT – Councilwoman Amitai was not present this evening; therefore, no report was provided.

At this time, Mayor Glidden returned to Councilman Stabile for his Work Session Report.

9. OLD BUSINESS

10. NEW BUSINESS

Mayor Glidden announced the Memorial Day Ceremony would be held at 8:30 a.m. at Veterans Park followed by a ceremony at the Fire House and the Parade at 10:00 a.m. starting at St. Mary's Parking Lot. For the second year in a row there would be a Mayor's trophy for best float in the parade.

On Sunday at 12 Noon there will be a rededication of Mollicone Park named for Lieutenant Donald Mollicone, one of four residents killed in the Vietnam War. (Eagle Scout) Jason Lee designed the new kiosk at the park; and it is quite impressive.

Mayor Glidden announced the Mayor's Kayak Race on June 11<sup>th</sup> sponsored by the Hackensack River Keeper at the Reservoir which the Northern Valley Mayors participate. He did note that he bought his own kayak. Mayor Glidden noted that the Mayor and two Councilpersons have been challenged by

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Haworth to a 5K race. The loser will plant a tree in the other Borough. Councilman Stabile and Councilwoman Chung volunteered to participate in the race.

Borough Administrator announced that the opening of the RFP issued on the Lustron House was held on Tuesday and two responses were received. One was from Mike Pisano and the other was from an architectural firm in Rockaway Township that specializes in historic preservation. He noted the Historic Preservation Commission has always pushed for the Lustron House and done a lot of work with it; and he said the proposals are in the hands of the Board Secretary and Liaison from the Borough staff to ask them to review and make recommendations to the Mayor and Council for consideration.

Borough Engineer reported on a meeting with the residents of Hickory Lane at which time a few issues came up. The first is desire for installation of a set of five rumble strips to slow down traffic using Department of Transportation detail on the west bound direction just uphill of Bradley Place just before the (Metro) farm. A test pattern would be installed at first. Striping was discussed and the cost would be \$1,350 from the straight edge on the east bound direction. Mayor Glidden recommended that the project proceed citing the numerous complaints from residents. He noted that a stop sign was installed at Bradley but had to be removed. Borough Engineer said a traffic count at that intersection will be conducted with tubes at Hickory Lane and Bradley and uphill from Bradley for an approximate cost of \$1,000. Speed data may also be obtained from the count. He did advise that the rumble strips create noise; and the residents should be informed about same. In order to remove the rumble strips, they must be milled out by a machine at an additional cost. The strips would be worn by snow plows over time. This project could be funded through the Road Program depending on how it is worded, because this is a road improvement; and there are funds available. It was decided to include a resolution in the Regular Meeting for funding of the project in an amount not to exceed \$2,500. The Borough Attorney affirmed a verbal Resolution could be done this evening authorizing the project. Mayor Glidden agreed this could be done tonight. Borough Engineer informed he would like to do the traffic count first which would take a week and the rumble strips installed after that is completed.

11. 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

At this time, Mayor Glidden thanked the Ambulance Corps for their efforts in devoting their time and presented the Hackensack University Medical Center Emergency Medical Services 25<sup>th</sup> Annual EMS Excellence Award to members Walter Dankiewicz, Andrew Galinac, Ross Herbert, Christos Hiletzaris, Brian Pierro, Jr. and Frank Rotundo.

Borough Engineer referred to the revised proposal for Vervalen Street and reported that in recent conversations with the County, they expressed their willingness to participate in the intersection improvements to Piermont and Vervalen. The costs for the Borough should be reduced and the project should be completed prior to the opening of the Plaza.

Michael Kaufman, Fair Lawn, referred to the installation of solar panels and was advised to provide the information to the Borough Administrator.

Michael Pisano, 44 Columbus Avenue, referred to an event held on Saturday night during a power outage and attended by 150 people; and noted that instead of the power being off for 12 hours, it was restored in an hour and a half. He also asked how long it would take for a resolution of award on the RFP for the Lustron House. Borough Administrator advised that there is a limit of 60 days, but should not go near that; and he would be notified of the decision.

Councilwoman Latner entered the meeting at 8:18 p.m. and provided her report (see above 8.B.)

12. DISCUSSION OF PUBLIC COMMENTS, IF APPROPRIATE

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

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14. ADJOURNMENT

Motion to adjourn the Work Session at 8:23 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 2, 2016 for approval at the  
Regular Meeting to be held  
June 8, 2016

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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 8, 2016  
Consent Agenda Item No. 20b.