



**MAYOR AND COUNCIL  
BOROUGH OF CLOSTER**

**WORK SESSION MINUTES: WEDNESDAY – SEPTEMBER 25, 2024**

THIS REGULARLY SCHEDULED MEETING OF THE CLOSTER MAYOR AND COUNCIL WILL BE HELD IN-PERSON, TELEPHONICALLY, and VIA ZOOM VIDEO. You may join Zoom meeting including video by accessing the information posted in the Borough Calendar on the Borough website by visiting [www.closterboro.com](http://www.closterboro.com) and clicking the link on the left sidebar for Calendars and Notice of Meetings and click on the corresponding date. To join via Telephone Audio Only: TOLL FREE: +1 646-558-8656; MEETING ID: 864 2063 3673; PASSWORD: 8675309

**1. PLEDGE OF ALLEGIANCE**

**2. OPEN PUBLIC MEETINGS ACT STATEMENT**

Mayor Glidden opened the meeting at 7:00 P.M. with the open public meetings announcement: 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 2024 Mayor and Council Meetings which was published in The Record and The Star Ledger on December 29, 2023, was posted on the Municipal Clerk's bulletin board and on the Borough website, 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.

**3. ROLL CALL**

Governing Body	Present	Absent
Mayor Glidden	✓	
Councilwoman Amitai *	✓	
Councilman Cho	✓	
Council President Chung	✓	
Councilwoman Latner	✓	
Councilwoman Maroules	✓	
Councilman Yammarino	✓	

\* Entered Work Session at 7:18 P.M.

**4. PRESENTATION**

- a. CIC PRESENTATION ABOUT OUR DOWNTOWN moved to later in the agenda.

**5. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS**

- a. MAIL LIST OF September 13, 2024: Councilman Yammarino spoke about Items 2 and 7, the SALT agreement and the high insurance premiums.
- b. MAIL LIST OF September 20, 2024: Councilman Cho spoke about Item 2, for 18 Williams Street, and

said that they applied for two two-family homes that were approved.

6. **REVIEW AND DISCUSSION OF CONSENT AGENDA ITEMS FOR REGULAR MEETING**

- \*24-220 AUTHORIZING BIDS FOR SOLID WASTE TRANSFER
- \*24-221 APPROVAL OF MOSS V CLOSTER BOROUGH TAX APPEAL SETTLEMENT
- \*24-222 APPROVING NETFLIX PRODUCTIONS, LLC REQUEST TO FILM BEYOND BOROUGH OF CLOSTER'S 7PM LIMIT AS PER CHAPTER 178-3
- \*24-223 AUTHORIZING USING A COOPERATIVE PURCHASING PROGRAM NEW JERSEY COOPERATIVE PURCHASING ALLIANCE
- \*24-224 WAIVE RETURNED CHECK FEE
- \*24-225 APPROVING THE CLOSURE AND UTILIZATION OF DURIE AVENUE FOR SADHU VASWANI CENTER'S FALL FESTIVAL
- \*24-226 URGING CONGRESS TO ALLOW EXPIRATION OF THE DEDUCTIBILITY CAP OF STATE AND LOCAL TAXES (SALT)
- \*24-227 AUTHORIZING THE BOROUGH OF CLOSTER TO PARTICIPATE IN LEGAL ACTION PROPOSED TO ENSURE THAT
- \*24-228 CLOSED SESSION AND EXCLUDE THE PUBLIC

No items were pulled for discussion.

7. **HAWKERS AND PEDDLERS PERMITS**

- a. **FOOD TRUCK – INGRID WRIGHT #24-30**

Councilman Yammarino said that Ingrid Wright was the former executive chef at Stern and Bow. Councilwoman Maroules said that she will be creating West Indian Cuisine.

8. **COMMITTEE REPORTS**

a. **FINANCE AND TECHNOLOGY – YAMMARINO (Cho/Maroules):** Committees Finance & Technology/Commission Liaison - Recreation, Fire, Food & Assistance.  
There was a meeting after the Labor Day event. The turnout and fireworks were great. There is a concert scheduled for 10/18 to be presented by Closter parents. Councilwoman Chung asked whether Labor Day celebrations were better on Labor Day or delayed. The turnout was great, but the delay was due to rain.

b. **PUBLIC SAFETY - LATNER (Chung/Amitai):** Committee-Public Safety/Liaison - NVRHS Board of Education & Library Board of Trustees.  
Northern Valley Back To School was September 19, 2024. The Bergen County Clerk was at the High School doing voter registrations. Over the summer, the school was awarded an interactive grant. The other week, a student wellness session was held. The new playground is almost done. NPR held a podcast competition. A group from Tenakill Middle School placed well. The Closter Public Library book sale is coming up. 9/28 at 2:00 will be "This is my Country." Marc Gussen will give a talk about forests at the library on 10/16. A bottle filler for the library was provided by a grant. The Mufson Garden is complete. The library is preparing its fall programming.

c. **PUBLIC WORKS - CHUNG (Yammarino/Maroules):** Committee - Public Works/Liaison-Closter Board of

Education & Board of Health.

The Ribbon Cutting at the Pollinator Garden was incredible, thanks to the DPW. Leaf pickup starts in early October. The Board of Health chair, Barbara Pyles, passed away. The Board of Health is reorganizing and looking for two new members.

d. ORDINANCES - CHO (Amitai/Latner): Committee-Ordinance & Legislative Commission Liaison - Environmental & Zoning.

The issue of sidewalks will be discussed. Composting was discussed at the Buzzoni ribbon cutting. More information can be found at Sustainablecloster.com. Many thanks are due for support of the event. On 10/5 Bark in the Borough will be held November 4, 2024 by the Lions Club. Applications are still being accepted. Borough Attorney William J. Bailey gave some insight into the sidewalk situation.

e. HUMAN RESOURCES – MAROULES (Yammarino/Latner): Committee-Personnel Liaison - Historic Preservation/Shade Tree

The Shade Tree Commission is currently discussing projects relating to tree planting. The commission is also in need of members. Historic Preservation Chair Tim Adriance spoke and asked the Mayor and Council to bestow an honorary landmark status to Hickory Lane. There are no encumbrances attached to that; it is simply a statement that there is history attached to this area. Perhaps there could be a historic marker. Councilwoman Chung asked whether there was a draft resolution and stated perhaps Borough Clerk Mari J. Margiotta could draft one and put it on the agenda next meeting for discussion.

f. LAND USE AND CONSTRUCTION - AMITAI (Chung/Cho): Building Liaison - Closter Improvement, Planning Board, Senior Citizens.

J. Crew is coming to Closter Plaza. Central American Kitchen is coming to town. Spring Restaurant may change to another restaurant. Closter Commons has been CO'd for (9) nine stores. A salad house is coming in. Bubble Tea Express, a petite ladies' clothing, and other stores are opening. The Planning Board met with Borough Planner Caroline Reiter about the new COAH law. A subdivision application is coming to the Board. The Halloween contest plans are coming along. The tree lighting will be simple and lovely this year followed by A Christmas Carol presentation.

g. MAYOR'S REPORT Ambulance Corps Northern Valley Mayor's Association.  
Mayor Glidden absent. No report.

9. OLD BUSINESS

None

10. NEW BUSINESS

The last concert of the season is coming to Closter Plaza. The Jewish Federation of Northern New Jersey's Jewish Community Relations Committee will hold an event on 10/7 to commemorate last year. Chief of Police James Buccola spoke about upcoming safety programs. There are cameras and blinking blue lights at Closter Plaza. A meeting is set for 10/8 with Eden Security. He spoke about safety training for the upcoming elections. Discussion about how law enforcement is not allowed to be a presence at election sites. Both new officers are on the schedules. Striping should happen soon from the County. A program has been coordinated to help seniors with driving, scams, and other issues. The program will be on October 28 at the Senior Center.

11. OPEN MEETING FOR PUBLIC COMMENTS (5-MINUTE LIMIT)

The CIC presentation began the Open Public Comments section. The speaker said that the downtown of Closter looks shabby. He pointed out code-enforcement needs, broken and missing pavers, miscellaneous trash cans, and paving needs. The Commission put together a list of tasks. He recommended reminding store owners that they need to own cleaning the spaces in front of their stores. Trash receptacles and benches should be replaced, while the

flowerpots should be replaced and beautifully filled. Existing lampposts are in need of repainting. The trees are old and are lifting the sidewalks; they should be removed and the pavers fixed. Then new trees should be planted. Parking lots should be re-lighted and repaved. The CIC has very little funding. He asked the Mayor and Council to allocate the funds and mindset to make the downtown better. Councilwoman Maroules mentioned grants that could help property owners renovate. The speaker also asked for guidance. He will send PowerPoints to the Mayor and Council. Councilwoman Amitai asked that the north parking lot be included. Councilwoman Chung suggested setting a meeting for all concerned parties to make a plan.

Dr. Barad Avenue (26 Kincaid Avenue) discussed the need to upgrade the audio visual capacity of the meeting room. The Planning Board is working on the Open Space Element. He said that all properties but one on Wainwright Court have sidewalks but that the verbiage in the ordinance was not clear.

Zarina Burbacki (61 Wainwright Avenue) mentioned her renovation and felt there was a disconnection in the ordinance about sidewalks. Ms. Burbacki said that they were not deemed new construction. She said that the ordinance should be clear so that homeowners know what their financial burden is.

Todd Bradbury (292 West Street) addressed the current drought and that in the past he has done volunteer watering and that now the Department of Public Works is helping, but there is visible wilting in plantings from the last few years. Mr. Bradbury spoke about the responsibility to keep up with the caring for the trees. Mr. Bradbury also asked for flexibility in the hours to allow for watering.

Councilwoman Amitai said that planting will take place soon at the Welcome to Closter sign and that daily watering at the beginning is recommended. The Councilwoman has discussed this with the Department of Public Works.

Steve Isaacson (97 Columbus Avenue) suggested hiring someone like Bill Barbieri to clean the statue and assess store owners. October 18, 2024 is Sukkot. There is no communication about it. More than 4 million dollars have been spent on Department of Public Works trucks. Maybe some of that could go to the downtown. Forcellati does flowers in Northvale and Haworth. There is another sober living house in Closter. If another facility is not going to be allowed, is something going to be done about this? Has a contract been drawn up with Waters & Bugsbee? Borough Administrator James Winters stated that the contract for Waters & Bugsbee is being drafted. The sustainable gardening fair was great, but the parking lot at the swim club was closed. Mr. Winters said the Borough was advised that it should not be used. This weekend is the town wide garage sale. On March 9, 2021, a letter was mailed concerning the pole barns. He shared a copy of the letter and a photo. He felt that money could be saved. Mr. Isaacson stated the sidewalk ordinance should be changed.

Joseph Bianco (7 MacArthur Avenue) discussed 61 Wainwright Avenue, a missing link of sidewalk, and the number of children, seniors, and dog walkers in the neighborhood. He did say that he likes the design of the new home.

The meeting was closed to the public.

**12. ADJOURNMENT**

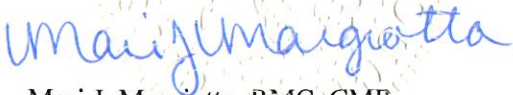
COUNCILMEMBER	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilwoman Amitai			✓			
Councilman Cho	✓		✓			
Council President Chung			✓			
Councilwoman Latner			✓			
Councilwoman Maroules		✓	✓			
Councilman Yammarino			✓			

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Mayor and Council Work Session Minutes**

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The Work Session adjourned at **8:22 P.M.**

Respectfully submitted,



Mari J. Margiotta, RMC, CMR  
Borough Clerk

*Date of Minutes approval: April 9, 2025*