



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

WORK SESSION MINUTES: WEDNESDAY – MARCH 12, 2025

THIS REGULARLY SCHEDULED MEETING OF THE CLOSTER MAYOR AND COUNCIL WILL BE HELD IN-PERSON, TELEPHONICALLY, and VIA ZOOM VIDEO. You may join the Zoom meeting including video by accessing the information posted in the **Borough Calendar** on the Borough website by visiting 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: +1 301-715-8592; 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 following 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 2025 Mayor and Council Meetings which was published in The Record on December 29, 2024 and The Star-Ledger on December 30, 2024, 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	✓	
Councilwoman Chung	✓	
Councilwoman Latner	✓	
Councilwoman Maroules	✓	
Council President Yammarino	✓	

4. PROCLAMATION and RECOGNITIONS

- a. “I Believe In Miracles” Team - Volunteer Appreciation
Leukemia & Lymphoma Society (LLS)

Mayor Glidden presented a proclamation to this group of Northern Valley Demarest Students. They raised \$95,000 in 7 weeks. Students from Closter and Demarest were called up to listen to the Proclamation. A copy of the Proclamation was sent back to the school as well. The Proclamation thanked the students for their work and asked people to take time to thank them on Wednesday, March 12.

- b. Bioart For Kids

Dr. Monica Pessanha, Founder
Thomas Souza, Artist

Dr. Pessanha gave a presentation and showed examples of the cells the students created through art. The children were introduced. Mayor Glidden asked the group to come forward to receive a certificate.

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

- a. MAIL LIST of February 28, 2025 Council President Yammarino spoke about #5, the 250th anniversary. The Mayor said that a committee would be needed.
- b. MAIL LIST of March 6, 2025 Councilwoman Latner spoke about #7, an initiative to bolster safety standards for crossing guards and wondered whether it was something the Council could join with. Also, #8, two resolutions from the County she wondered if the Council could pass. Councilwoman Amitai spoke about #6, requests for dates from the Improvement Commission. No one had an objection to the dates. Mayor Glidden spoke about #1, the request for sidewalk waiver on Hickory Lane. The administrator pointed out that there is no sidewalk on one side of the road and no place for them along a lot of the lane. He said calculations would have to be made for how much would be put in the sidewalk fund and then a motion could be made. A resolution can be prepared for the next meeting. The engineer confirmed that this is for sidewalk only and not curb. Council President Yammarino spoke about #7, concerning congressionally directed spending; he suggested visiting Senator Kim's website. The administrator said that unfortunately the grant applications are cumbersome and along the way it sometimes become clear that Closter would not qualify. Councilwoman Maroules asked that the Greek Flag be raised on March 25, 2025, at Memorial Field. The Council approved and the decision will be memorialized at the next meeting.

6. **ORDINANCES:**

INTRODUCTION:

- a. **ORDINANCE NO. 2025:1355**
AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 93, CONSTRUCTION AND REPAIR OF SIDEWALKS AND CURBS; CHAPTER 171, ARTICLE IV, SIDEWALK CONSTRUCTION, CHAPTER 171, ARTICLE V, SIDEWALK REPAIR; AND CHAPTER A301, FEES AND DEPOSITS
- b. **ORDINANCE NO. 2025:1357**
AN ORDINANCE AMENDING ORDINANCE NUMBER 2024-1348 FINALLY ADOPTED BY THE BOROUGH COUNCIL OF THE BOROUGH OF CLOSTER, NEW JERSEY ON NOVEMBER 25, 2024
- c. **ORDINANCE NO. 2025:1359**
CALENDAR YEAR 2025 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)
- d. **ORDINANCE NO. 2025:1360**
AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER A301, FEES AND DEPOSITS SPECIFICALLY, 301-1 A. BOROUGH CLERK
- e. **ORDINANCE NO. 2025-1361**
AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 160 SEWERS AND STABLISHING ARTICLE V, MAINTENANCE OF SEWER LATERALS

Councilwoman Amitai asked for information on 2025:1355 and asked why the Building Department was being involved as overseer, specifically section 4:2, she believed goes against the Building Department Checklist. She stated that at the Board and Council meetings there is an engineer present. Discussion. The engineer explained that when the application is for a very limited amount of sidewalk an engineer's presence might not be necessary. That made sense, but the ordinance might need to be more straightforward. Councilwoman Amitai did not want to pull it and delay it.

ADOPTION:

a. **ORDINANCE NO. 2025:1356**

BOND ORDINANCE PROVIDING AN APPROPRIATION OF \$625,000 FOR VARIOUS ROAD IMPROVEMENTS FOR AND BY THE BOROUGH OF CLOSTER IN THE COUNTY OF BERGEN, NEW JERSEY AND, AUTHORIZING THE ISSUANCE OF \$593,750 BONDS OR NOTES OF THE BOROUGH FOR FINANCING PART OF THE APPROPRIATION

No one wanted to pull this ordinance.

7. REVIEW AND DISCUSSION OF CONSENT AGENDA ITEMS FOR REGULAR MEETING

- *25-092 APPROVAL OF SUPPORT FOR A-4649 TO PROVIDE PERIODIC CANCER SCREENING FOR VOLUNTEER FIREFIGHTERS THROUGH THE SHBP AND REQUEST FURTHER AMENDMENT TO INCLUDE ALL VOLUNTEER FIRST RESPONDERS
- *25-093 ESCHEAT ESCROW FUNDS
- *25-094 REGARDING PROFESSIONAL SERVICES APPOINTMENT HEALTH OFFICER AND REGISTERED ENVIRONMENTAL HEALTH SPECIALIST
- *25-095 USE OF MUNICIPAL FIRE VEHICLES FOR NEW JERSEY STATE FIREMEN'S CONVENTION IN WILDWOOD, NEW JERSEY FROM SEPTEMBER 11, 2025 THROUGH SEPTEMBER 14, 2025
- *25-096 BILLS LIST
- *25-097 AUTHORIZING AN AMENDMENT TO THE CONTRACT WITH BOSWELL ENGINEERING TO PROVIDE ENGINEERING SERVICES FOR DUE DILIGENCE STUDY: PROPOSED POLICE STATION, LOT 1 & 2, BLOCK 1308
- *25-098 APPROVING RELEASE OF TREE BOND ESCROW – 55 HIGH STREET
- *25-099 REFUND BUILDING APPLICATION FEE – 32 JANE STREET
- *25-100 AUTHORIZING THE APPROVAL AND SUBMISSION OF THE 2025-2029 COMMUNITY FORESTRY MANAGEMENT PLAN (CFMP) CLOSTER SHADE TREE COMMISSION
- *25-101 APPROVING RELEASE OF TREE BOND ESCROW – 408 KNICKERBOCKER ROAD

Councilwoman Latner asked for more detail on 25-097. The Police Chief will discuss during his report.

8. PROFESSIONAL REPORTS

- a. **BOROUGH ENGINEER** The easement has been secured for the Piermont Road/Ver Valen intersection, but word has not yet come from the County. The Swim Club is still with EPA (DEP has approved). The 2024 Road program was delayed due to utilities and was included with this year. Now, Orange and Rockland has announced work. Three of the streets will be put off until next year, and work on the rest will continue.
- b. **BOROUGH ADMINISTRATOR** No one returned the RFP for work at MacBain Farm. It has been readvertised. The first Budget meeting was held last week. More information is to come from the Auditor before a report can be made. One resident on Venus drive does want the extra work done. The County is asking for permission to spray for mosquitos. Discussion about how to alert residents.
- c. **CHIEF OF POLICE** The accreditation onsite was held in January. The review of the report is upcoming. The Police Department and representatives are discussing security issues. There could possibly be a special question. The PTO is looking into a different event for the spring. The Police Department will be involved in the planning. RE: Knickerbocker and High Street, the administrator shared that this evening Boswell delivered a document with evaluations and discussions. DPW has contacted a contractor to work on improving the signal in line with Boswell's recommendations. The Police Chief has spoken with the County about improving the intersection. There are almost 17,000 vehicles north/south through that intersection daily and 14,000 on the next intersection over. The engineer suggested reducing the speed limit on Knickerbocker from 40 mph to 35 mph. The administrator said that a police officer is working on that. Councilwoman Chung asked about the efficacy of a 5-mile-an-hour reduction in speed. Discussion. Utility work would also be involved in this area. Councilwoman Latner asked that Brian Pfeifer be updated on this issue. Concerning Resolution 25-097, he and the administrator have researched what projects could be done. This is a fact finding into the viability of these properties on Ruckman Road for future projects. Councilwoman Chung shared that a few residents have been asking for a fulltime police officer at both Hillside and Tenakill. There have been several meetings, and it has been explained that the municipality does not have the money for that and that police officers are frequently at the schools, including start and finish. This may become a question on the ballot. Discussion.

The PTO is hosting a dinner called Viva Las Vegas, March 21, 2025 at Edgewood Country Club at 7:00p. On March 29 there is a Boy Scout Beefsteak Dinner at Harvest Church. March 27 is Baseball's Opening Day. Mayor's Committee for the Arts is having a Jazz concert on April 26 at 7:00 pm at the Senior Center.

9. OLD BUSINESS

Councilwoman Latner spoke about the Rise against Hunger at Tenakill a couple of weeks ago, They prepared over 20,000 meals. It was fun and productive. Also, the Library has a literacy project with quizzes and programs for critical thinking.

Councilwoman Amitai has received a lot of calls complaining about the big rise in home values. She would like to understand how they arrive at their numbers. She wonders if there could be an appointment system to have appraisers be able to enter the houses. She would like them and the Tax Assessor to come to a meeting. The Mayor asked the administrator to ask the appraiser to come to a meeting and said that it might need to be in Closed Session because of pending tax appeals.

The administrator asked for a vote on the sidewalk waiver for 624 Piermont. The Council agreed. This will be memorialized on 3/26.

10. NEW BUSINESS

The Harlem Wizards will be at NVD this weekend. The book Sale is March 15. The Stigma Free Poster contest is underway.

Downtown Improvement has met and would like to move the pavers and add pavement, new poles, new trees, and infrastructure for water and electric. She would like the engineer to give an estimate for his part of the project to have a sense of whether to go forward.

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

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

Sarah Genena asked about the silver house at 91 Knickerbocker house because it is still operating. The administrator said that recently zoning was changed to allow such facilities in other areas. Due to potential litigation, it cannot be discussed in depth.

Leslie Brunell (2 Taylor Drive) asked about the height limit for a power line across the street. The engineer will look into it. She said that for the second time an 18-wheeler took down a cable line. She asked whether signs could be put up if the lines cannot be raised. The Mayor said they would see what can be done.

Steve Isaacson (97 Columbus) Is there an update on the Knickerbocker bus (the meeting has been deferred to April) Why are 2,000 trees cut down by developers? Bugbee and Waters is dumping asphalt near Blanch. He has pictures. Could money for seed stock be given to Mr. McCaffrey? The administrator said that Mr. McCaffrey should ask him. What is the update with MacBain? (The administrator explained that it is being rebid. Mr. Isaacson suggested having Mr. McCaffrey do the repairs.) He suggested that developers create sidewalks. He also asked questions about short-term and long-term debt and the railroad property tax. He asked whether the railroad is taxed. It is taxed as all railroad property is taxed.

Anilo Cerillo (36 Pine Street) said that there needs to be a stoplight on Knickerbocker and Demarest due to accidents.

Joe Corrado (2 Taylor Drive) spoke about the how-hanging wires.

Joe Bianco spoke about the possibility of a riser pole.

12. ADJOURNMENT

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

Work Session adjourned at **8:48 P.M.**

Respectfully Submitted,



Mari J. Margiotta, RMC, CMR
Borough Clerk