



**MAYOR AND COUNCIL  
BOROUGH OF CLOSTER**

**WORK SESSION MINUTES: WEDNESDAY – AUGUST 13, 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](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: +1 301-715-8592; MEETING ID: 864 2063 3673; PASSWORD: 8675309

1. **PLEDGE OF ALLEGIANCE**
2. **OPEN PUBLIC MEETINGS ACT STATEMENT**

**Council President Yammarino 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 *At 7:03	✓	
Councilwoman Latner	✓	
Councilwoman Maroules	✓	
Council President Yammarino	✓	

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

- a. Mail List of July 25, 2025 no comments
- b. Mail List of August 1, 2025 no comments
- c. Mail List of August 8, 2025 Council President Yammarino commented on a letter from a resident thanking the DPW and Recreation Director for their help with a tree issue. He also received a letter from a resident to whom Mayor Glidden had written about an alternate flag being flown above the American flag. The issue has been peaceably resolved.

5. **ORDINANCES:**

**INTRODUCTION (to be addressed in the regular meeting)**

- a. ORDINANCE NO. 2025:1370  
AN ORDINANCE ESTABLISHING CERTAIN SALARIES AMENDING ORD NO 2024:1340
- b. ORDINANCE NO. 2025:1371  
AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 178, TELEVISION AND MOVIE FILMING

**ADOPTION (to be addressed in the regular meeting)**

- a. ORDINANCE NO. 2025:1366  
AN ORDINANCE AMENDING CHAPTER 183 OF THE ORDINANCES OF THE BOROUGH OF CLOSTER ENTITLED: VEHICLES AND TRAFFIC, SPECIFICALLY, §183-44. SCHEDULE 1: NO PARKING ANY TIME AND §183-57, SCHEDULE XIV: NO LEFT TURNS

ORDINANCE NO. 2025:1367

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER A301, FEES. AND DEPOSITS SPECIFICALLY, 301-1 SCHEDULE OF FEES TO ESTABLISH AN NO-CASH POLICY

- c. ORDINANCE NO. 2025:1368  
BOND ORDINANCE PROVIDING AN APPROPRIATION OF \$450,000, PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND FOR THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN, NEW JERSEY AND AUTHORIZING THE ISSUANCE OF \$427,500 BONDS OR NOTES OF THE BOROUGH FOR FINANCING PART OF THE APPROPRIATION.

- d. ORDINANCE NO. 2025:1369

AN ORDINANCE APPROPRIATING A SUM NOT TO EXCEED \$350,000.00 FROM OPEN SPACE, RECREATION, FARMLAND, AND HISTORIC PRESERVATION TRUST FUND FOR PARK, FARMLAND, AND HISTORIC PRESERVATION IMPROVEMENTS

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

- \*25-220      BILLS LIST
- \*25-221      AUTHORIZING THE USE OF A COOPERATIVE PURCHASING PROGRAM SOURCEWELL
- \*25-222      AUTHORIZING THE HIRING OF FULL TIME FINANCE CLERK – JENNIFER D. MARTINEZ
- \*25-223      AUTHORIZING CHANGE ORDER NO. 2 & 3 – DPW POLE BARN BUILDINGS – DUTCHMAN CONTRACTING, LLC
- \*25-224      AUTHORIZING CHANGE ORDER NO. 1 – WAINWRIGHT AVENUE AND KING IMPROVEMENTS, DEMAREST AVENUE IMPROVEMENTS, RUCKMAN PARK WALKING PATH REPLACEMENT AND 2025 BOROUGH PAVING PROJECT
- \*25-225      DESIGNATING AUGUST OF EACH YEAR AS “OVERDOSE AWARENESS MONTH”
- \*25-226      AUTHORIZE TO AMEND THE CONTRACT WITH BOSWELL ENGINEERING TO PROVIDE SERVICES FOR WOOD WASTE RECYCLING & LEAF COMPOSTING STORMWATER GENERAL PERMIT (WRC) FOR THE BOROUGH’S LEAF COMPOST FACILITY

- \*25-227 APPROVING THE APPOINTMENT OF PATROL OFFICER CHARLES CUMELLA
- \*25-228 SUPPORTING RevolutionNJ
- \*25-229 AUTHORIZING PLACEMENT OF TEMPORARY LAWN SIGNS & FLAGS BY MUNICIPAL ALLIANCE
- \*25-230 CLOSED SESSION

Nick DeNicola explained that the Change Order relates to the paving only. Mr. DeNicola also explained that (relating to 225-226) involves DEP regulations. Council President Yammarino congratulated Deputy Clerk Martinez on her appointment as Finance Clerk.

**7. PROFESSIONAL REPORTS**

- a. BOROUGH ENGINEER: There are no updates on the Swim Club or VerValen Street. The 2024 and 2025 Road Program projects are largely completed, with a few punch list items remaining.
- b. BOROUGH ADMINISTRATOR: The pole barn is about 95% completed. The electrical service is under discussion. A new lightning system is in the works as the old system is no longer being serviced. The electronic portion is in place. The sirens will be installed soon. The Village School permits are ready to be issued, after the necessary Affordable Housing documents are signed. Tax season has just ended; residents had many comments about the increase in taxes.
- c. CHIEF OF POLICE: Councilwoman Latner spoke about the resolution relating to Patrolman Cumella, appointing him as a full-time patrolman. Labor Day plans are in the works. Investigations into the bias issue and home invasion are ongoing. A traffic study and DPW work are upcoming to improve vehicular and pedestrian safety.
- d. BOROUGH ATTORNEY Matters for Closed Session.

**8. MOTION:**

AUTHORIZE TEMPLE EMANU-EL THE USE OF THE NATURE CENTER ON TUESDAY, SEPTEMBER 23, 2025 FROM 5:00 P.M. TO 6:30 P.M. IN OBSERVANCE OF ROSH HASHANA

**9. OLD BUSINESS**

Councilwoman Latner reminded that Library about setting up for election the day before. There is one event at 10:00 am. The Administrator will discuss with the DPW and Clerk as to whether this event needs to be moved.

**10. NEW BUSINESS**

None

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

Jack Westoff (211 Alpine Drive) stated that he has had an ongoing issue with the Police Department relating to lack of inspection stickers. He was told that those cars do not go out on patrol. Recently he saw a car on traffic detail that did not have an inspection sticker. When he mentioned it to the officer, he said, the officer reacted poorly. Mr. Westoff has contacted an attorney. Council President Yammarino thanked him for his service and said that he will

discuss the matter with the Mayor. The administrator explained that the vehicles should be removed from service soon.

Jean Stella (479 High Street) spoke about what she has seen concerning ICE and asked whether there can be a resolution stating that Closter will not contract with ICE. She also spoke about the conditions at Delaney Hall. She spoke about her concern for the protection of protesters.

Colleen DeSalle (65 Columbus Avenue) spoke about the recent tax bill. She also spoke about the high salaries of the local high school and Police Department. She asked where all of the money is going. Council President Yammarino explained where the money goes and that 24% goes to manage the town. She said that she can't afford to live in Closter.

Steve Isaacson (97 Columbus) spoke about the low property taxes in Delaware. He said that he received a call from someone about the Route 14 bus. He asked why the town is not demanding the route be picked up. He suggested congestion pricing for Closter and stated that Lilly is producing a weight loss pill. He asked about Resolution 25-226: He questioned the "12 acres of public land" stated in the resolution. He said some of it is being used commercially. He said that the middle class is being forced out.

The Public Session was closed.

**12. ADJOURNMENT**

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

Meeting adjourned at **7:42 P.M.**

Respectfully Submitted,

Mari J. Margiotta, RMC, CMR  
Borough Clerk