



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

WORK SESSION MEETING MINUTES: WEDNESDAY -NOVEMBER 24, 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**

If Closed Session is required, the Council will retire to a closed session at the conclusion of the Regular Meeting pursuant to N.J.S.A. 10:4-6 and follow the procedures provided in this statute.

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:

Bobbie Bouton-Goldberg Mayor Glidden read a proclamation thanking Ms. Bouton-Goldberg for her many years of service to the borough of Closter.

5. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS:

Mail List of November 14, 2025: Councilwoman Latner spoke about Item 4, reminding everyone about next Thursday's BCCLS Zoom meeting at 7:00 P.M. Councilwoman Amitai spoke about Items 2 and 5—The NJLM is proposing legislation that would pre-empt some zoning authority of the Borough's concerning religious establishments. She asked that the Borough pass a resolution opposing that legislation. A resolution will be prepared for next meeting. A letter was received from Tedesco's office concerning senior transportation. She asked for more information; the letter discusses a meeting. Councilwoman Maroules spoke about Item 1, Historic Preservation Grants. She would like to look into it with the Historic Preservation Commission. Councilwoman Amita spoke about Item 6 and the presentation that was given about the FIFA events. She said that this and the 250th anniversary will give many opportunities for Closter to shine. Upcoming meeting is on December 1.

Mail List of November 21, 2025: Councilwoman Latner discussed Item 3 and asked for a resolution endorsing the funding request for Spectrum. This would be simply a resolution in support of the grant application. A resolution will be brought to the next meeting.

Mayor Glidden shared that the Fire Department Christmas party will be on December 6 at 7:30 P.M. All are welcome. RSVPs are required. The Tree Lighting is on December 7 at 4:30 P.M. There is a Belskie opening on November 30 at 1:00 P.M.

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

- *25-285 MEMORIALIZING THE AUTHORIZATION TO SIGN THE MEMORANDUM OF LEASE FOR THE VILLAGE SCHOOL PROJECT
- *25-286 AUTHORIZING PAYMENT OF VEHICLE ALLOWANCE
- *25-287 CANCEL TAXES RECEIVABLE – THE TROKHAN LAND GROUP, LLC
- *25-288 AUTHORIZING THE PLACEMENT OF A NATIVITY CRECHE IN FRONT OF BOROUGH HALL FROM DECEMBER 1, 2025 TO JANUARY 7, 2026 AND WAIVING INSURANCE REQUIREMENTS
- *25-289 AUTHORIZING SHADE TREE COMMISSION TO PURCHASE TREES FOR THE PLANTING PROJECT FROM THE SHADE TREE DONATIONS TRUST
- *25-290 APPROVING ADDITIONAL HOURS FOR FIRE SUBCODE OFFICIAL – JOSEPH ZAVARDINO
- *25-291 AUTHORIZING PURCHASE OF FORD MAVERICK POLICE VEHICLE FROM ADMINISTRATIVE FEES TRUST
- *25-292 REFUND OF REAL ESTATE TAX OVERPAYMENTS
- *25-293 AUTHORIZING A HEALTH REIMBURSEMENT ACCOUNT (HRA) FOR EMPLOYEES USING NJD 2035 PLAN
- *25-294 AUTHORIZING A HEALTH REIMBURSEMENT ACCOUNT (HRA) FOR EMPLOYEES ON A NJ DIRECT HDHigh PLAN
- *25-295 AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE GROUND LEASE FOR THE VILLAGE SCHOOL PROJECT
- *25-296 AUTHORIZING THE EXECUTION OF THE LEASEHOLD AGREEMENT FOR THE VILLAGE SCHOOL PROJECT

No one wished to pull any resolutions.

7. COMMITTEE REPORTS

- a. FINANCE AND TECHNOLOGY – YAMMARINO (Cho/Maroules) Committees - Finance & Technology Commission Liaison - Recreation, Shade Tree, Food & Assistance no report.
- b. PUBLIC SAFETY - LATNER (Chung/Amitai) Committee - Public Safety Liaison - NVRHS Board of Education & Library Board of Trustees US News & World Report ranked NVD 18th best high school in the state. Niche ranked them #1. Wellness Day was held recently. A selection from the NVD marching band members attended the Veterans Day celebration. NVD Girls Volleyball did very well. Five students from the NVD were selected to audition for the County Choir. Lupita O'Brien has retired from the Library. Vida DeLeon will take over the Children's programming.
- c. PUBLIC WORKS - CHUNG (Yammarino/Cho) Committee - Public Works Liaison - Closter Board of Education, Board of Health Public Works will have a new policy that any requests from volunteer organizations be submitted in written form. An email will be sent in the new year. Recycling will be once a week instead of paper and bottles on different days. There will be two local and one county shredding events next year. Closter has had an ordinance forbidding beekeeping. The state has passed legislation that nullifies that ordinance. The Environmental Commission sent a representative to the Board of Health meeting because a resident would like to keep bees. The question is what the next step will be. It may be that nothing needs to be done, or the local ordinance can be amended. To be determined. Beekeeping is now allowed and will be state regulated. Only injuries will be locally managed. The Board of Health chair noted that he was part of the original group who wrote the ordinance against beekeeping due to the rigors of beekeeping.
- d. ORDINANCES - CHO (Amitai/Latner) Committee - Ordinance & Legislative Commission Liaison- Environmental, Zoning, Fire Councilman Cho met the head beekeeper at the League of Municipalities; she is willing to visit Closter and answer questions. The Fire Department had 44 calls last month. The Department is in dire need of volunteers. Thanks to the DPW for all of their work at Buzzoni Farm.
- e. HUMAN RESOURCES – MAROULES (Latner/Yammarino) Committee – Personnel Liaison- Historic Preservation There is a suggestion for a new member to the Commission; there are also suggestions for a marker for Hickory Lane. Some dates for participation in the 250th anniversary are being set on a national level such as July 8 readings of the Declaration of Independence.
- f. LAND USE AND CONSTRUCTION - AMITAI (Chung/Maroules) Building Liaison - Closter Improvement, Planning Board, Senior Citizens The Administrator has written a letter to building owners on the South Parking Lot concerning an easement agreement. It will be sent out this week. The Lions club has been working on a peace poster contest.
- g. MAYOR'S REPORT Ambulance Corps Northern Valley Mayor's Association-The Ambulance Corps had 66 calls last month. The Northern Vallet Mayors meeting will be next week.

8. OLD BUSINESS

Councilwoman Latner reported that Ms Witko said that the DPW did most of the County tree decorating last year.

9. NEW BUSINESS

Engineer Nick DeNicola stated that the 2026 Local Aid grants were awarded. Closter was awarded \$250,000 for Walker Avenue.

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

Ellen Lutvak (44 Columbus Avenue) suggested using the Closter Black Book to search for volunteers.

Libby Chun (40 Union Street) asked whether a solar panel stand-alone traffic light at Demarest and Knickerbocker has been considered.

Steve Isaacson (97 Columbus) stated that a Bergen Transportation Conference will be held on December 10. He stated that the Mayor and Council should put in a plug for the 14 route to be picked up by New Jersey Transit. He also questioned why Kinderkamack Road is at 30 MPH but Knickerbocker is 35 MPH instead of 30. The Police Chief stated that Knickerbocker is being lowered to 35 MPH. It is now 40 MPH. Mr. Isaacson said that there is proposed legislation to share the PILOT. He asked for an explanation between different health plans. He also asked for a status update on the MacBain farm designation. The farmhouse has been designated but not the farm. Ms. Stella said that if the farm is designated it becomes more under the jurisdiction of the state. He also suggested that a Hickory Historic marker could well be placed at the Farm.

Jeanne Stella (479 High Street) feels that the Marker would be well placed at the farm for visibility, but some would like it to be placed where the original hickory tree was. Perhaps it could be part of the 250th celebration.

Mike Pisano (44 Columbus Avenue) thanked the Council for the Lustron sign. The sign was first in place at the last open house, and there were throngs of people. He said the museum would like to be part of the 250th.

The Belskie has an event Sunday 12/7 at 1:00 P.M. Concerts at the Library will be held this winter.

No one else wished to speak. The public hearing was closed.

11. ADJOURNMENT

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

Meeting adjourned at 7:45 P.M.

Respectfully submitted,

Mari J. Margiotta
Borough Clerk