



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

REGULAR MEETING MINUTES: WEDNESDAY – JUNE 24, 2026

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 (OPMA) of the State of New Jersey, and the revised notice was posted May 8, 2026 on the Borough's official website <https://www.closterboro.com/o/boc/page/public-notice>, and the New Jersey Department of State - Statewide Legal Notices Listings, and posted on the Municipal Clerk's bulletin 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	✓	
Council President Cho		✓
Councilwoman Chung	✓	
Councilwoman Latner	✓	
Councilwoman Maroules	✓	
Councilman Yammarino	✓	

Also present: Borough Administrator James Winters, Borough Chief of Police James Buccola, Borough Clerk Mari J. Margiotta, Borough IT Director Kevin Whitney, Borough Attorney William J. Bailey, and Borough Engineer Nick DeNicola.

4. PRESENTATION

Closter Junior Girl Scouts Troop 98439: Crosswalk Flag Safety Program Proposal

Members of the Closter Junior Girl Scouts Troop 98439 introduced their Bronze project proposal, which involves orange flags situated at crosswalks used to aid in the visibility and safety of pedestrians. The idea is for pedestrians to wave the flags as they cross the street to alert drivers. The troop also suggested additional locations where this program could be used as they are concerned about Borough traffic. The cost would be \$200 per intersection, and the troop requested 5 locations as a beginning. The Troop could fund the first few intersections and then would need help, perhaps from businesses. Borough Chief of Police James Buccola agreed that this is a good idea and said that the positives outweigh the negatives. The Council supported the effort. More details to follow.

5. APPROVAL OF MINUTES

- a. Regular Meeting on May 13, 2026

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

6. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS

- a. Mail List of June 12, 2026: Councilwoman Amitai spoke about the letter from a resident about a flag being put on his property. Mayor Glidden spoke about the Joey’s Fund Charity Car Show in September. As the event will be on private property, the event does not need a resolution; however a resolution for the event’s signs may be approved at the next meeting.
- b. Mail List of June 19, 2026: Councilwoman Amitai asked about the New Jersey League of Municipalities’ report on the Division of Alcoholic Beverage Control issues discussed in the Newsletter. Borough Clerk Mari J. Margiotta said that the New Jersey League of Municipalities is asking for safety signs to be posted in bars and restaurants.

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

Steve Bleckman (5 Union Street) stated that people are still driving the wrong way on his street.

Sylvia Crump (11 Union Street) said that the street signs are being ignored and people are speeding. She suggested installing a camera. Also, landscapers blow dirt on the street and on neighbors’ property. Councilman Yammarino asked about making the street a one-way.

Linda Albelli (352 High Street) thanked the Borough and Fire Department for help with the recent blood drive. More than 30 donors participated.

Mr. Rezik (Schraalenburgh Road) said that he received a letter from the Building Department about the need to plant a tree after doing an addition over his garage. He claimed to have no room for a tree, received permission to pay for a tree to be planted elsewhere, but was then was told he could not plant it elsewhere. Mayor Glidden asked that Mr. Rezik send his information so he would look into it personally.

Steve Isaacson (97 Columbus Avenue) asked about the \$35,000 for the Department of Public Works. Mr. Isaacson was told the amount is for the Department of Environmental Protection requirement that a plan be created for the compost pile.

8. ORDINANCES

ADOPTION:

- a. ORDINANCE NO. 2026:1395
AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 79, BOROUGH PROPERTY

WHEREAS, the Governing Body has determined there is a need to revise Chapter 79, Borough Property, of the Code of the Borough of Closter, County of Bergen, State of New Jersey; and

WHEREAS, the Chief of Police has recommended the foregoing amendments; and

WHEREAS, the Ordinance Committee has reviewed this ordinance and recommends its adoption; and

WHEREAS, the Borough Attorney has reviewed this ordinance and deemed it to be in order.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor Council of the Borough of Closter that Chapter 79 of the Borough’s Code shall be amended as follows.

SECTION 1.

Change the text §79-4 to read:

§79-4 Unlawful behavior.

It shall be unlawful for any person to urinate or defecate on any public property or in the public view in any area within the Borough of Closter.

The text that currently appears in §79-4 Violations and Penalties, shall be moved to §79-5 and shall read as follows:

§79-5 Violations and Penalties.
Any person, corporation, association or partnership violating any provision of this Article shall, upon conviction thereof, be punished as set forth in Chapter 1, General Provisions, Article II, Violations and Penalties, of this Code.

SECTION 2.

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistencies.

SECTION 3.

If any article, section, subsection, paragraph, phrase or sentence is, for any reason, held to be unconstitutional or invalid, said article, section, subsection, paragraph, phrase or sentence shall be deemed severable.

SECTION 4.

This Ordinance shall take effect immediately upon final publication as provided by law.

This Ordinance was introduced at the Regular Meeting held June 10, 2026, and was published on the Borough of Closter website (www.closterboro.com) on June 11, 2026 as stated in the Municipal Clerk’s affidavit of publication. Reprint of this Ordinance was posted on the Municipal Bulletin Board in accordance with statutory requirements, and copies have been made available to the general public.

At this time, Mayor Glidden opened the meeting to the public for any questions, comments, or concerns regarding Ordinance No. 2026:1395.

No members of the public wished to address the Mayor and Council.

Mayor Glidden closed the meeting to the public regarding Ordinance No. 2026:1395.

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

b. ORDINANCE NO. 2026:1397
AN ORDINANCE AMENDING CHAPTER 183 OF THE ORDINANCES OF THE BOROUGH OF CLOSTER ENTITLED: VEHICLES AND TRAFFIC TO CREATE PART 10, ARTICLE XXI, ENTITLED “DELIVERIES”

WHEREAS, the Chief of Police of the Borough of Closter has recommended certain changes be made to the Borough’s Code, Chapter 183, Vehicles and Traffic, in order to protect the public health, safety, convenience, and general welfare of the residents; and

WHEREAS, the Ordinance Committee has reviewed the proposed changes and recommends they be adopted; and

WHEREAS, the Borough Attorney has reviewed the proposed changes and deems them to be in order.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Borough of Closter, Bergen County, New Jersey, that Chapter 183 of the Borough’s Code is amended as follows.

SECTION 1.

§183 shall be amended to include Part 10, Article XXI, entitled deliveries as follows.

Article XXI Deliveries

§183-105 Deliveries in Residential Zone A prohibited during certain hours.

No deliveries between the hours of 6:00 p.m. and 7:00 a.m. shall be permitted in Residential Zone A as designated on the Zoning Map of the Borough of Closter or within 50 feet of Residential Zone A, except as outlined in §183-107 Exceptions.

§183-106 Parking of Delivery Vehicles

No delivery vehicles shall be parked on a Borough street or at any business covered by this chapter during the hours when deliveries are prohibited, except as outlined in §183-107 Exceptions.

§183-107 Exceptions

The provisions of §183-105 and §183-106, above, shall not apply to deliveries made to residential dwelling units for personal use, including but not limited to mail, parcel, food, grocery, or similar customary residential deliveries.

§183-108 Violations and penalties.

Any person making a delivery and/or any business accepting a delivery in violation of this chapter shall be subject to a fine in the amount of \$500 for the first offense and \$1,000 for any subsequent offense.

SECTION 2.

Except as amended by this Ordinance, all other provisions of Chapter 183 shall remain in full force and effect.

SECTION 3.

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistencies.

SECTION 4.

If any article, section, subsection, paragraph, phrase, or sentence is, for any reason, held to be unconstitutional or invalid, said article, section, subsection, paragraph, phrase, or sentence shall be deemed severable.

SECTION 5.

This Ordinance shall take effect immediately upon final publication as provided by law.

This Ordinance was introduced at the Regular Meeting held June 10, 2026, and was published on the Borough of Closter website (www.closterboro.com) on June 11, 2026 as stated in the Municipal Clerk’s affidavit of publication. Reprint of this Ordinance was posted on the Municipal Bulletin Board in accordance with statutory requirements, and copies have been made available to the general public.

At this time, Mayor Glidden opened the meeting to the public for any questions, comments, or concerns regarding Ordinance No. 2026:1397.

Steve Isaacson asked whether the delivery area could be split up For example, into Zone A1 and A2. Borough Administrator James Winters explained that the delivery area specifically relates to Zone A and its businesses.

Mayor Glidden closed the meeting to the public regarding Ordinance No. 2026:1397.

Councilwoman Amitai asked Borough Chief of Police James Buccola about signage. Mr. Buccola stated that this needs to begin with the operator of the business, not with the Borough.

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

c. **ORDINANCE NO. 2026:1398**
AN ORDINANCE APPROPRIATING A SUM NOT TO EXCEED \$290,000.00 FROM OPEN SPACE, RECREATION, FARMLAND, AND HISTORIC PRESERVATION TRUST FUND FOR PARK, FARMLAND, AND HISTORIC PRESERVATION IMPROVEMENTS

BE IT ORDAINED, by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey, as follows:

SECTION 1. The Borough of Closter does hereby appropriate the sum of **\$290,000.00** from the Open Space, Recreation, Farmland, and Historic Preservation Trust Fund for park, farmland, and historic preservation improvements. A list of the authorized improvements is attached to this Ordinance as Exhibit A. The authorization to pay for the items on Exhibit A shall expire after 24 months from the date of adoption of this Ordinance. Thereafter, the funds for items that are not complete shall be returned to the Open Space, Recreation, Farmland, and Historic Preservation Trust.

SECTION 2. The Capital Budget is amended to conform with the provisions of this Ordinance to the extent of any inconsistency therewith and resolutions promulgated by the Local Finance Board showing full detail of the amended budget and capital programs as approved by the Director, Division of Local Government Services, on file with the Borough Clerk, and is available for public inspection.

SECTION 3. The following matters are hereby determined, declared, recited, and stated:

- A. The same purpose described in Section 1 is not a current expense, but is an improvement which the Borough may lawfully make;
- B. The average period of usefulness for the purposes described in Section 1 is hereby determined to be a period of more than five years;
- C. All expenses related to the purchases described in Section 1 are charged as part of the cost of the purpose to be financed.

SECTION 4. This Ordinance shall take effect upon final passage and publication in accordance with law.

This Ordinance was introduced at the Regular Meeting held June 10, 2026, and was published on the Borough of Closter website (www.closterboro.com) on June 11, 2026 as stated in the Municipal Clerk’s affidavit of publication. Reprint of this Ordinance was posted on the Municipal Bulletin Board in accordance with statutory requirements, and copies have been made available to the general public.

At this time, Mayor Glidden opened the meeting to the public for any questions, comments, or concerns regarding Ordinance No. 2026:1398.

No members of the public wished to address the Mayor and Council.

Mayor Glidden closed the meeting to the public regarding Ordinance No. 2026:1398.

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

d. ORDINANCE NO. 2026:1399
AN ORDINANCE AMENDING ORDINANCE NO. 2024:1340, SALARIES 2026-2027

An Ordinance to Determine the Base Rate, Amount, Salaries, Wages, Compensation, and the Method of Payment Thereof to Persons Holding Certain Offices and Positions of Employment in the Borough of Closter for the years 2026 and 2027 or as otherwise noted.

BE IT ORDAINED by the Mayor and Council of the Borough of Closter, Bergen County, State of New Jersey as follows:

SECTION 1.

- A. The base rate of compensation of the persons holding any of the hereinafter-named offices and positions of employment, (1) whose compensation shall be on an annual or hourly basis, and which compensation shall be payable bi-monthly, monthly, or (2) whose compensation shall be on such other basis and which compensation shall be payable as hereinafter provided or as determined by resolution of the Mayor and Council of the Borough of Closter, is hereby fixed and determined to be set opposite the title of each of the hereinafter-named offices and positions of employment; provided, however, that whenever there shall be set forth a minimum and maximum rate of compensation, or a range for the payment of compensation, and persons holding such offices or positions of employment shall be

compensated at such base annual or hourly or other rate, within such minimum and maximum range, as the Mayor and Council hereinafter by resolution determined.

B. Salary Schedule, per annum unless otherwise noted:

<u>Office or Position</u>	<u>Minimum</u>	<u>Maximum</u>
Mayor and Council		
Mayor Annual Stipend	\$7,000.00	\$7,000.00
Councilperson Annual Stipend	\$5,000.00	\$5,000.00
Administration		
Borough Administrator	\$60,000.00	\$150,000.00
Borough Administrator – P/T	40.00/Hr.	100.00/Hr.
Administrative Secretary	50,000.00	77,000.00
Borough Clerk/Assessment Search Officer	55,000.00	120,000.00
Deputy Borough Clerk	50,000.00	70,000.00
Assistant to the Borough Clerk	50,000.00	60,000.00
Administrative Assistant – STC	1,000.00	10,000.00
Administrative Assistant – HPC	1,000.00	5,000.00
Board/Commission Administrative Assistant	100.00/meeting	\$120.00/meeting
IT Manager	5,000.00	27,000.00
Clerical – P/T	25.00/hr.	37.00/hr.
Clerical – F/T	35,000.00	50,000.00
Purchasing Agent	6,000.00	10,000.00
Finance		
Treasurer – Annual	10,000.00	30,000.00
Tax Collector/Tax Search Officer	45,000.00	115,000.00
Employee Benefits Clerk	4,000.00	10,000.00
Deputy Treasurer	25,000.00	50,000.00
Finance Clerk – COAH	3,000.00	6,000.00
Assistant to Tax Collector/Payroll/HR Coordinator	50,000.00	87,000.00
Finance Clerk – Recreation	3,000.00	6,000.00
Finance Clerk P/T	25.00/Hr.	50.00/Hr.
Supervisor of Accounts	4,000.00	16,000.00
Chief Financial Officer	15,000.00	37,000.00
Assistant to Chief Financial Officer	15,000.00	34,000.00
Tax Assessor	25,000.00	45,000.00
Assessor - Clerical Assistant P/T	10,000.00	25,000.00
Assessor – Clerical Assistant P/T - Hourly	25.00/Hr.	37.00/Hr.
Finance Clerk	50,000.00	72,000.00
Court		
Municipal Court Judge	17,000.00	29,000.00
Court Administrator	29,000.00	77,000.00
Violation Clerk – P/T	25.00/Hr.	37.00/Hr.
Violation Clerk/Sound Recording Clerk - P/T	25.00/Hr.	37.00 /Hr.
Construction, Planning & Zoning		
Zoning Officer	8,000.00	37,000.00
Zoning Officer P/T	25.00/Hr.	50.00/Hr.
Code Enforcement Official	6,000.00	31,500.00
Property Maintenance Inspector – PT /Hourly	25.00/Hr.	37.00/Hr.
Code Enforcement Official (Trees)	35.00/Hr.	76.00/Hr.
Construction Code Official F/T	50,000.00	100,000.00
Construction Code Official – P/T Hourly	30.00/Hr.	75.00/Hr.
Fire Sub Code Official	5,000.00	20,000.00
Building Technical Inspector	3,000.00	9,000.00
Building Inspector	3,000.00	11,000.00
Building Sub Code Official	5,000.00	25,000.00
Electrical Sub Code Official	8,000.00	22,000.00
Electrical Sub Code Official – P/T	25.00/Hr.	45.00/Hr.
Electrical Inspector	5,000.00	16,000.00
Plumbing Sub Code Official	8,000.00	34,000.00
Elevator Sub Code Official	2,000.00	10,000.00
Building Department Technical Assistant	25,000.00	65,000.00

Land Use Coordinator/Planning & Zoning	10,000.00	40,000.00
Vehicle Allowance	100.00	1,000.00
Public Works		
Director, DPW	150,000.00	178,000.00
Superintendent, D.P.W.	85,000.00	160,000.00
Deputy Superintendent, D.P.W	75,000.00	132,000.00
Storm Water Management	2,000.00	5,000.00
Waste Water License Holder – Level 1	1,000.00	2,100.00
Waste Water License Holder – Level 2	2,000.00	3,150.00
Waste Water License Holder – Level 3	3,000.00	6,300.00
Indoor Air Quality	2,000.00	5,000.00
Pesticide License Holder	1,000.00	2,100.00
Recycling Coordinator	2,000.00	3,000.00
Assistant Recycling Coordinator	1,000.00	2,500.00
Clean Communities	1,000.00	2,500.00
Recycling Coordinator/Administrative Assis	35,000.00	69,000.00
Temporary and/or Part Time – Hourly	25.00/Hr.	50.00/Hr.
Emergency Temporary and/or PT per hour	40.00/Hr.	60.00/Hr.
Public Safety		
Fire Prevention Official	10,000.00	24,000.00
Fire Prevention Inspector – Hourly	25.00/Hr.	37.00/Hr.
Police Chief	100,000.00	240,000.00
Deputy Police Chief	90,000.00	185,000.00
Civilian Records Clerk/Secretary	35,000.00	55,000.00
Emergency Management Coordinator	4,000.00	9,000.00
Deputy Emergency Management Coordinator	1,000.00	2,500.00
School Crossing Guards – Hourly	20.00/Hr.	37.00/Hr.
Temporary and Part Time Clerical – Hourly	25.00/Hr.	37.00/Hr.
Police Matron	80.00	110.00
Recreation & Leisure Services		
Recreation Director	25,000.00	60,000.00
Deputy Recreation Director	4,000.00	14,000.00
Recreation Secretary	2,500.00	5,000.00
Asst. Recreation Director/Performing Arts	2,000.00	8,000.00
Recreation Aides – Hourly/Summer	15.23/Hr.	62.00/Hr.

Borough Attorney, Borough Engineer, Borough Auditor, Attorney for Planning Board, Attorney for Zoning Board of Adjustment, Prosecutor, and Public Defender shall be paid upon presentation of proper vouchers. Any position listed above may be converted to part-time by dividing the listed salary by 1,820, excepting the following positions: Police Chief, DPW, and Superintendent.

SECTION 2.

All Ordinances and Resolutions, or part thereof, which are inconsistent with the provisions of this Ordinance are hereby repealed as to such inconsistencies.

SECTION 3.

This Ordinance shall take effect after final passage and publication according to law and shall be retroactive to January 1 of each of the years hereinabove mentioned upon adoption of a Resolution for each of those years for those employees in the employ of the Borough as of the effective date of each Resolution.

This Ordinance was introduced at the Regular Meeting held June 10, 2026, and was published on the Borough of Closter website (www.closterboro.com) on June 11, 2026 as stated in the Municipal Clerk’s affidavit of publication. Reprint of this Ordinance was posted on the Municipal Bulletin Board in accordance with statutory requirements, and copies have been made available to the general public.

At this time, Mayor Glidden opened the meeting to the public for any questions, comments, or concerns regarding Ordinance No. 2026:1399.

Steve Blechman asked which salaries were affected and was told that this was the Salary Range Ordinance.

Mayor Glidden closed the meeting to the public regarding Ordinance No. 2026:1399.

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

9. CONSENT AGENDA

***26-176 ACCEPTING A GRANT AWARD FROM THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTIONS, DIVISION OF WATERSHED PROTECTION AND RESTORATION, BUREAU OF NJDES STORMWATER PERMITTING**

PROJECT TITLE: LEAF COMPOSTING 2025
GRANT AWARD NUMBER: LC2025-00054

WHEREAS, the Borough of Closter applied for and has been awarded a grant in the amount of \$35,526.00.00 (thirty- five thousand, five hundred twenty six dollars and no cents) from the New Jersey New Jersey Department of Environmental Protection, Division of Watershed Protection and Restoration, Bureau of NJDES Stormwater Permitting (Exhibit A attached) for the purpose of NJPDES Wood Waste Recycling and Leaf Composting Stormwater General Permit (WRC) Stormwater Pollution Prevention Plan (SPPP) and Drainage Control Plan (DCP) Development and Implementation; and,

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Borough of Closter that the above referenced grant is hereby accepted and the Borough’s Administrator, James Winters, is hereby authorized to execute grant documents as an authorized representative thereunder, as the representative for the Borough of Closter.

BE IT FURTHER RESOLVED that the Borough Clerk will provide a certified copy of this Resolution to the Administrator and Finance Office.

***26-177 APPROVING CLOSURE OF ESCROW AND BOND ACCOUNTS**

WHEREAS, all applicable Borough professionals have finalized inspections on improvements made and approve the release of bond and/or escrow funds to the depositor of monies as indicated in the attached Project Listing and Project Detail Inquiry reports and the below information:

Project ID	Project Name	Bond/Escrow Type	Depositor	Amount (\$)
2010038541	11 Roden Way	Engineering Escrow	11 Roden Way LLC	\$ 388.84
2010048524	45 Walker Ave	Engineering Escrow	Ryazanova, Tatyana	\$ 300.36
2010056105	40 Pine Street	Legal Escrow	Roal Construction INC	\$ 1,835.00
2010057025	40 Pine Street	Engineering Escrow	Markja, Alfred	\$ 98.00
2010057001	116 Cedar Lane	Engineering Escrow	Kim, Min Kyong	\$ 26.42
2010057015	116 Cedar Lane	Engineering Escrow	Kim, Min Kyong	\$ 76.47
2010057147	5 Reuten Drive	Legal Escrow	David Watkins	\$ 28.90
2010057148	5 Reuten Drive	Engineering Escrow	David Watkins	\$ 116.39
2010057165	65 Colgate St	Tree Bond	Kohn, Eugene	\$ 1,300.00
2010057177	14 Venus Drive	Tree Bond	Omer, Yael & Offir	\$ 1,950.00
2010057193	2 Johnson Court	Legal Escrow	Everclear Pools and Spas LLC	\$ 222.50
2010057292	2 Johnson Court	Engineering Escrow	Everclear Pools and Spas LLC	\$ 259.02
2010057212	67 Alpine Drive	Tree Bond	Capitalx x17 LLC	\$ 2,600.00
2010057239	8 Sherman Avenue	Tree Bond	Diamond Engineers & Developers	\$ 3,900.00

2010057326	8 Sherman Avenue	Tree Bond	Diamond Engineers & Developers	\$ 4,550.00
2010057276	11 Wendy Lane	Legal Escrow	Sameer & Nazreen Jamal	\$ 345.00
2010057316	58 Fairview Avenue	Tree Bond	Sharon Adoni	\$ 1,300.00
2010057338	20 Arnold Avenue	Tree Bond	Steven & Natasha Ladew	\$ 3,900.00
2010057359	27 Fourth Street	Tree Bond	Yun Kang	\$ 1,950.00
2010057442	27 Fourth Street	Engineering Escrow	Yun Kang	\$ 600.00
2010057362	32 Laurence Court	Tree Bond	Carlos Dominguez	\$ 1,950.00
2010057380	55 Columbus Avenue	Engineering Escrow	WBBB NYC Universal Corporation	\$ 156.00
2010057397	145 Hickory Lane	Engineering Escrow	Avushia Raviv	\$ 243.50
2010057508	145 Hickory Lane	Engineering Escrow	Avushia Raviv	\$ 249.02
2010057418	728 Closter Dock Road	Engineering Escrow	734 CD LLC	\$ 367.52
2010057433	728 Closter Dock Road	Legal Escrow	734 CD LLC	\$ 25.00
2010057521	728 Closter Dock Road	Legal Escrow	734 CD LLC	\$ 317.50
2010057432	279 Demarest Ave	Tree Bond	Redco Construction Corporation	\$ 650.00
2010057467	25 Halsey Lane	Engineering Escrow	MATKAL Realty LLC	\$ 8.52
2010057481	408 Knickerbocker Road	Engineering Escrow	Robert & Malgorzata Kasperek	\$ 12.52
2010057503	41 First Street	Engineering Escrow	Young & Myung Kim	\$ 249.02
2010057509	527 High Street	Engineering Escrow	New Start Development INC.	\$ 362.52
2010057522	67 Hickory Lane	Engineering Escrow	154 E Clinton, LLC	\$ 48.82
2010057538	19 Parsells Court	Engineering Escrow	Allison Imaniyerobo	\$ 239.78
2010057541	42 Harvey Street	Tree Bond	DCNY INC.	\$ 1,300.00
2010057546	37 Sherman Avenue	Engineering Escrow	Ramis & Lulzime Duraku	\$ 908.95
2010057549	37 Sherman Avenue	Tree Bond	91 Hillside, LLC	\$ 5,200.00
2010057547	68 Wilson Place	Tree Bond	Randi & Alex Chung	\$ 1,300.00
2010057548	52 Ryerson Place	Engineering Escrow	Sharhar & Miri Greenberg	\$ 382.00
2010057551	25 Carlson Court	Legal Escrow	Donna J. Vellekamp, ESQ.	\$ 42.50
2010057565	136 Oakland Avenue	Engineering Escrow	Brian Sokolov	\$ 173.78
2010057566	136 Oakland Avenue	Legal Escrow	Brian Sokolov	\$ 475.00
2010057587	44 Halsey Lane	Legal Escrow	Jason and Michelle Deck	\$ 500.00
2010057588	44 Halsey Lane	Engineering Escrow	Jason and Michelle Deck	\$ 315.03
2010057601	44 Halsey Lane	Engineering Escrow	Jason and Michelle Deck	\$ 443.02
2010057606	14 Goodwin Court	Engineering Escrow	Erika Shen Cabri	\$ 178.50
2010057700	14 Westervelt Ave	Legal Escrow	Lili Meloul	\$ 1,440.00
TOTAL				\$ 39,928.90

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter that the Finance Clerk is and hereby authorized to release the bond and escrow monies to the depositor as indicated in the attached Project Listing and Project Detail Inquiry report totaling in the amount of \$39,928.90.

***26-178 AUTHORIZING THE EXECUTION OF A DEED OF CONSERVATION RESTRICTION FOR A PORTION OF BLOCK 804, LOT 6, COMMONLY KNOWN AS MEMORIAL FIELD**

WHEREAS, the Borough's Shade Tree Commission worked with the Borough's Board of Education to obtain a tree planning grant from the Trees for Schools grant fund; and

WHEREAS, in order to complete the grant process, a fully executed and recorded Deed of Conservation Restriction must be submitted to the Trees for Schools program in order for the Grant recipients to receive the final payment; and

WHEREAS, the purpose of the Deed of Conservation Restriction is to protect the State of New Jersey's investment in the trees planted through the Trees for Schools program. These plantings expand and strengthen tree canopy and provide long-term environmental benefits, including carbon sequestration and improved ecosystem health; and

WHEREAS, executing this document ensures that the parties responsible for the property acknowledge and agree to protect and maintain the trees. It also ensures that any future land use decisions take the protection of these trees into consideration; and

WHEREAS, the conservation restriction automatically expires ten years after it is recorded; and

WHEREAS, the trees were planted on a portion of Block 804, Lot 6, commonly known as Memorial Field which is Borough owned property and additional trees were planted in the Right of Way of Block 903, Lot 4, which is School owned property, therefore, both the Borough and the Board of Education are required, as Grantors, to sign the Deed; and

WHEREAS, the Deed of Conservation Restriction (attached hereto as **Exhibit A**) includes a copy of the Planting Plan (Schedule A to the Deed) and approved maintenance plan (Exhibit A to the Deed).

WHEREAS, the Deed was prepared, reviewed and finalized by a member of the Borough Attorney's office and the attorney for the Closter Board of Education.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter that the Mayor and Clerk are hereby authorized to execute the Deed of Conservation Restriction as representatives of the Borough/Grantors for a portion of Block 804, Lot 6, commonly known as Memorial Field.

***26-179 CANCEL BALANCES FOR CAPITAL AND BOND ORDINANCES**

WHEREAS, the Borough of Closter, in the County of Bergen, State of New Jersey, previously adopted Capital Ordinances and Bond Ordinance as listed on Exhibit A; and

WHEREAS, upon completion of the project authorized by the Original Ordinances, certain unexpended project funds and unexpended grant funds remain in the project account for which the Original Ordinance appropriated funds, Section 2 and Section 6; and

WHEREAS, it is necessary to formally cancel said balances so that the unexpended balances may be canceled against grant receivable balances, other receivable balances, or credited to Fund Balance, and unused debt authorizations may be canceled in the General Capital Fund.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that **\$560,095.32** be cancelled from the original accounts as listed in Exhibit A.

***26-180 FIXING BASE SALARIES FOR 2026**

WHEREAS, the Mayor and Council of the Borough of Closter have adopted Ordinance providing for base salaries and compensation for Borough Employees not covered by bargaining unit contracts; and

WHEREAS, the Ordinance provides ranges of minimum and maximum base salaries for the various departments and positions specified therein; and

WHEREAS, the Mayor and Council do desire to establish the base salary and compensation for the year 2026 unless otherwise noted for certain employees of the Borough of Closter; and

WHEREAS, said base salary amounts will be prorated in the event that an employee only serves a portion of the year in a covered position; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter that the base salaries for the employees mentioned below, retroactive to January 1, 2026 be and are hereby set as follows:

Mayor and Council

Mayor	10,500.00
Councils Member	7,500.00

Administration

Borough Administrator/Treasurer	129,255.14
Administrative Secretary	73,052.25
Borough Clerk	108,171.00
Assistant to Borough Clerk F/T	55,000.00
Assistant to Borough Clerk P/T	27.86/hr.
IT Manager	21,034.68
Shade Tree Administrative Assistant	4,173.99
Assistant to Historic Preservation Commission	1,572.23

Finance

Tax Collector/Tax Search Officer/Supervisor of Accounts	108,171.53
Assistant to Tax Collector/Payroll Clerk/HR Coordinator	81,900.00
Deputy Treasurer	27,856.71
Assistant to Chief Financial Officer	31,500.00
Chief Financial Officer	27,277.29
Finance Clerk	66,503.26
Tax Assessor	42,393.31
Assessor Clerical Assistant	20,279.69
Temporary Clerk	25.00/hr.

Court

Municipal Court Judge	25,849.85
Municipal Court Administrator	73,034.94
Court Violation Clerk - P/T	28.98/hr.
Violation Clerk - P/T	26.25/hr.

Construction, Zoning & Land Use

Construction Code Official	94,712.81
Building Department Technical Assistant	62,403.94
Land Use Coordinator	37,964.94
Code Enforcement Official	16,714.03
Building Sub-Code Official	22,285.37
Building Technical Inspector	8,095.15
Building Inspector	9,693.68
Fire Sub-Code Official	16,386.30
Electrical Sub-Code Official	19,387.37
Electrical Inspector	13,260.96
Plumbing Sub-Code Official	31,342.47
Elevator Sub-Code Official	5,355.00
Building Department Technical Assistant	55,032.61
Property Maintenance Officer	32.13/hr.
Code Enforcement Official (Trees)	72.49/hr.
Temporary Part Time Administration Clerical	27.31/hr.
Electrical Sub-Code Inspector – PT	40.00/hr.
Vehicle Allowance	770.00/year

Public Safety

Fire Prevention Official	22,308.74
Fire Prevention Inspector – 1st Year	26.25/hr.
Fire Prevention Inspector – 2nd Year	27.37/hr.
Fire Prevention Inspector – 3rd Year	32.70/hr.
Police Chief	226,600.00
Civilian Records Clerk	50,512.15
Emergency Management Coordinator	8,166.43
Deputy Emergency Management Coordinator	2,042.62
Crossing Guard – Probationary	21.85/hr.
Crossing Guard – 1st Year	24.03/hr.
Crossing Guard – 2nd Year	25.13/hr.
Crossing Guard – 3rd Year	27.31/hr.

Public Works

DPW Director	174,494.24
Superintendent DPW	146,211.96
Deputy Superintendent	122,700.00
Temporary Driver/ Laborer	40.00/hr.
Temporary Driver/ Laborer	25.00/hr.
Temporary Driver/ Laborer - Emergency	50.00/hr.
Storm Water Management	3,000.00
Waste Water License – Level 1	1,500.00
Waste Water License – Level 2	3,000.00
Pesticide License	2,000.00
Recycling Coordinator	2,500.00
Assistant Recycling Coordinator	1,000.00
Clean Communities Coordinator	1,500.00
Recycling Coordinator/DPW Clerical	64,260.00

Recreation & Leisure Services

Recreation Director	55,713.42
Deputy Recreation Director	4,284.00
Deputy Recreation Director	11,776.96
Recreation Secretary	3,874.11

Summer Recreation ½ Day

Counselor - Starting	15.92/hr.
Counselor – Returning	16.50/hr.
Lead Counselor – Step 1	27.00/hr.
Lead Counselor – Step 2	28.00/hr.
Supervisor	53.68/hr.

Summer Recreation F/T

Counselor - Starting	16.00/hr.
Counselor – Step 1	16.25/hr.
Counselor – Step 2	16.50/hr.
Counselor – Step 3	16.75/hr.
Counselor – Step 4	17.00/hr.
Lead Counselor - Step1	36.00/hr.
Lead Counselor - Step 2	38.00/hr.
Camp Director	50.00/hr.
Custodian	19.00/hr.
Lunch Aid	300.00/week

***26-181 REQUESTING APPROVAL OF ITEM OF REVENUE AND APPROPRIATION UNDER
N.J.S.A. 40A:4-87 FOR THE “FY 2026 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 2026 in the sum of \$20,705.16 which item is now available as revenue from the FY 2026 Clean Communities Grant.

BE IT FURTHER RESOLVED, that the total sum thereof of \$20,705.16 is and the same is hereby appropriated under the caption of: 2026 Clean Communities Grant.

BE IT FURTHER RESOLVED, that the Assistant Chief Financial Officer will submit this certified resolution along with the form to the Division of Local Government Services through the NJ F.A.S.T.

***26-182 AUTHORIZING RENEWAL OF 2026-2027 LIQUOR LICENSES – PART 3**

WHEREAS, applications have been filed for the renewal of certain liquor licenses for the sales and consumption of alcoholic beverages pursuant N.J.S.A 33:1-1 et seq. for the term of one (1) year commencing July 1, 2026 and ending June 30, 2027; and

WHEREAS, the following licenses for the sale and consumption of alcohol beverages are hereby approved and authorized:

CLUB LICENSE

0207-31-014-002

Benevolent & Protective Order of Elks
BPO Elks 2304
148 Railroad Avenue

\$ 188.00

PLENARY RETAIL CONSUMPTION LICENSES

0207-33-005-006

Bareburger
Hoot Two LLC
129 Ver Valen Street

\$2,500.00

0207-33-006-012

Landmark Theatres
Closter Cinema Beverage LLC
130 Ver Valen Street

\$2,500.00

0207-33-009-015

Stern & Bow
Stern & Bow LLC
171 Schraalenburgh Road

\$2,500.00

0207-33-011-014

Brasserie Memere
Silk Road Restaurants, LLC
107 Ver Valen Road

\$2,500.00

0207-33-012-007

ABC Pocket
50 E Palisades; Suite 109
Englewood, NJ 07631

\$2,500.00

PLENARY RETAIL DISTRIBUTION LICENSE

0207-44-004-006

Garden State Dairy & Liquor
Avant Inc
135 Oakland Avenue

\$2,500.00

***26-183 AUTHORIZING RENEWAL OF 2026-2027 LIQUOR LICENSES - PART 4**

WHEREAS, applications have been filed for the renewal of certain liquor licenses for the sales and consumption of alcoholic beverages pursuant N.J.S.A 33:1-1 et seq. for the term of one (1) year commencing July 1, 2026 and ending June 30, 2027; and

WHEREAS, the following licenses for the sale and consumption of alcohol beverages are hereby approved and authorized:

PLENARY RETAIL CONSUMPTION LICENSES

0207-33-002-007

Lucio’s Locale Ristorante
Bellanick and Han LLC
290 Piermont Road

\$2,500.00

Councilwoman Amitai asked questions for clarification.

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

10. COMMITTEE REPORTS

a. FINANCE AND TECHNOLOGY – YAMMARINO (Cho/Maroules) Committees - Finance & Technology Liaison - Recreation, Shade Tree, Food & Assistance

For the Rev 250 Celebration, rides were paid for by donations solicited by Mayor Glidden from local businesses. The Coaches Association donated \$1,000 from their sponsorship signs. MacBain Farm contributes to its expenses by inviting people to sponsor rows of produce. Summer camps are beginning soon. The Shade Tree Commission is on target with tree plantings.

- b. PUBLIC SAFETY - LATNER (Chung/Amitai) Committee - Public Safety Liaison - Closter Board of Education & Library Board of Trustees
The Library has had a lot of activity. The REV 250 Celebration is now honoring Betsy Ross. There are upcoming concerts. Summer Reading and other programs will begin soon. A sensor for the Community Room is being installed. The Audio/Visual room renovation has been paid for by bequests. School is finished for the 2025-2026 year.
- c. PUBLIC WORKS - CHUNG (Yammarino/Cho) Committee - Public Works Liaison - NVRHS Board of Education, Board of Health
The Northern Valley Regional High School at Demarest Class of 2026 graduated yesterday. The Department of Public Works brought trucks to Pre-K students' school and talked about their jobs.
- d. ORDINANCES - CHO (Amitai/Latner) Committee - Ordinance & Legislative Liaison - Zoning, Fire
No report
- e. HUMAN RESOURCES – MAROULES (Latner/Yammarino) Committee - Personnel Liaison-
Historic Preservation/Environmental
The REV 250 Celebration went well.
- f. LAND USE AND CONSTRUCTION - AMITAI (Chung/Maroules) Building Liaison - Closter Improvement, Planning Board Member, Senior Citizens
The Closter Improvement Commission has reached out to stores about decorating. A couple of stores decorated and perhaps they can be acknowledged. EDENS Properties (Closter Plaza) did not have any flags flying. People will reach out to them. The Mayor's Committee for the Arts will continue to have concerts.
- g. MAYOR'S REPORT Ambulance Corps Northern Valley Mayor's Association
The Ambulance Corps has been busy. There were 68 calls in May and 298 year to date. The Northern Valley Mayors' Association will meet next week. The MacBain Farm opening is this Saturday, June 27, 2026. The Council is encouraged to attend. The Joey's Fund Car show will be held on September 30, 2026.

11. HAWKERS AND PEDDLERS LICENSE

HP 2026-12 HVAC Services – Frank Boror Suruy

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

12. OLD BUSINESS

Councilwoman Amitai said that Borough Engineer Nick DeNicola did a rough estimate of improving the downtown area. The cost would be close to \$3 million. Grants will be sought but are very competitive. Borough Administrator James Winters said that the Closter Improvement Commission is intended to research ways this work can be done. Councilwoman Amitai will bring the estimate to them. Mr. Winters spoke about the crosswalks that are in need of striping (as discussed at the May 13 Mayor and Council meeting): Durie Avenue will be striped when it is paved. When PSE&G repaves, they will stripe those necessary streets. Councilwoman Amitai spoke about a resident who is trying to have Buster Boxes (containing Narcan) placed in public places. Borough Attorney William J. Bailey said that protocols are necessary if this occurs, as there are temperature restrictions and expiration dates. He added that the Closter Police Department already has a very good response time and may have some of these in the squad cars. Mr. Winters spoke about the amazing response time of the Closter Police Department and the fact that the police are trained to use this material. The Ambulance also carries it. Borough Chief of Police James Buccola said that it is a lot less regulated now than it once was, and although he does not have an issue with having it available to people, perhaps the Library and other public places are not the most logical places for distribution.

13. NEW BUSINESS

Councilwoman Chung shared that people asked for refreshments to be provided on Election Day. Borough Administrator James Winters contemplated the logistics, such as who would physically obtain the refreshments and how the refreshments would be paid for. Mr. Winters stated that there is a shipping container at 2 Alpine Drive for a project. The teenager is creating a temporary mini house; it is temporary, and he received permission from the Building Department. There have been tree complaints from downtown businesses because shop owners feel the trees need to be trimmed. However, trimming would make them too small.

14. ADJOURNMENT

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

The Regular Meeting adjourned at **8:21 P.M.**

Respectfully submitted,



Mari J. Margiotta, RMC, CMR
Borough Clerk

Date of Minutes approval: July 22, 2026