



**MAYOR AND COUNCIL  
BOROUGH OF CLOSTER**

**WORK SESSION MINUTES: WEDNESDAY – OCTOBER 23, 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 7:02 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 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	✓	

**4. ORDINANCES**

**INTRODUCTION:**

**a. ORDINANCE NO. 2024:1346**

**AN ORDINANCE TO RELEASE, VACATE AND EXTINGUISH ANY AND ALL PUBLIC RIGHTS IN AND TO A PORTION OF WILSON PLACE**

**WHEREAS**, there exists in the Borough of Closter, County of Bergen, State of New Jersey an area known as Wilson Place as shown on the Official Tax Map of the Borough of Closter; and

**WHEREAS**, there has been a request to have the Borough vacate the southerly portion of Wilson Place as delineated more specifically on the map and metes and bounds description prepared by Boswell Engineering, attached hereto as Exhibit A; and

**WHEREAS**, Wilson Place was formerly a cul-de-sac up to approximately 1973 when it was extended as part of a redevelopment and, thereafter, the Borough's tax map was revised; and

**WHEREAS**, the portion of Wilson Place described in Exhibit A was formerly a Right of Way, however, as a result of the aforementioned redevelopment, the Borough's tax map was revised to incorporate that portion of Wilson Place into Block 1905, Lot 7; and

**WHEREAS**, despite the tax map designation, a Title Search (the relevant page of which is attached hereto as Exhibit B) performed at the request of the current owner of Block 1905 Lot 7 states that although "this area was to be vacated upon the extension of Wilson Place...we find no Road vacation for the southerly portion of the cul-de-sac of Wilson Place filed in the Bergen County Clerk's Office"; and

**WHEREAS**, Borough officials have also investigated this matter and have found that due to an oversight, that portion of Wilson Place was not officially vacated at the time of the cul-de-sac extension and tax map revision; and

**WHEREAS**, Borough officials have further determined that the aforementioned portion of Wilson Place is not needed by the Borough for public purposes; and

**WHEREAS**, the matter has been referred to the Governing Body and its appropriate officials, who have recommended that the Borough proceed with the vacation to correct this oversight.

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Council of the Borough of Closter as follows:

**SECTION 1.**

- A. The rights of the public and the Borough of Closter in and to that portion of Wilson Place as described in Exhibit A are hereby extinguished and vacated, with the exception of the retention of a maintenance and utility easement.
- B. All rights and privileges now possessed by any public utility or cable television company, to maintain, repair and/or replace their existing facilities in, adjacent, over or under the vacated portion of Wilson Place as described in Exhibit A are hereby expressly reserved and excepted from this vacation.
- C. The Borough Clerk shall, within sixty (60) days of the effective date of this Ordinance, file a copy hereof, certified by the Clerk, under seal of the Borough, to be a true and exact copy of the Ordinance, together with a copy of the proof of publication thereof, in the Office of the Bergen County Clerk for recordation in the County's Book of "Vacations," pursuant to N.J.S.A. 40:67-21.

**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.

**5. PRESENTATION**

**a) PAVA World – Donation to the Closter Police Department.**

Councilman Yammarino introduced the members of PAVA World and shared that the group spent many weekends volunteering at MacBain Farm and Buzzoni Farm, as well as tutoring. He also stated that PAVA World raised funds through an annual garage sale. A presentation followed of PAVA World's donation of \$1,000 to the Closter Police Department. PAVA World will also make a donation to the Leonia Police Department. John McCaffrey of MacBain Farm spoke about the enthusiasm and hard work of these young people.

**6. PROCLAMATIONS**

**a) Barbara J. Guile – Appreciation for Public Service**

Mayor Glidden presented a proclamation to the family of Barbara J. Guile, who recently passed away.

**b) Dae Woo Joseph Lee & Jong Sook Lee – Community Service Appreciation**

Mayor Glidden presented a proclamation of community service appreciation to Mr. and Mrs. Lee for their integrity, generosity, and commitment to the family.

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

- a) MAIL LIST of October 11, 2024: Mayor Glidden spoke about Item 4, a letter from the Department of Environmental Protection stating that Closter had passed the requirements for inclusion on the state historic list.
- b) MAIL LIST of October 18, 2024: Councilwoman Maroules asked about Item #5, the Department of Environmental Protection requiring the removal of lead pipes. Councilman Yammarino spoke about the letter from a resident who lives on a cut-through street home to many children. The resident is concerned about the amount of traffic and suggested implementing a no-left turn and a one-way street. The Councilman also asked about the letter about off-shore windmills. The Environmental Commission will look into this. Mayor Glidden spoke about Items 6 and 7, matters that were approved and denied, respectively, by the Zoning Board.

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

- \*24-242 REQUESTING APPROVAL OF ITEM OF REVENUE AND APPROPRIATION UNDER N.J.S.A. 40A: 4-87 FOR "2021 RECYCLING TONNAGE GRANT"
- \*24-243 CHANGE IN CUSTODIAN OF PETTY CASH FUND - MARI MARGIOTTA
- \*24-244 ESTABLISH A CURFEW WITHIN THE BOROUGH OF CLOSTER FOR OCTOBER 30<sup>TH</sup> AND OCTOBER 31<sup>ST</sup> ("CABBAGE NIGHT" AND HALLOWEEN)
- \*24-245 AUTHORIZING APPOINTMENT OF PROBATIONARY CROSSING GUARD - DENNIS O'BRIEN
- \*24-246 AUTHORIZING THE APPOINTMENT OF PROBATIONARY CROSSING GUARD -ANGELA CASERTA

- \*24-247 APPROVING CHANGE ORDER NO. 1: THE RUCKMAN PARK PICKLEBALL IMPROVEMENTS & 2024 BOROUGH ROAD PROGRAM - GREEN VALLEY GROUP INC.
- \*24-248 APPOINT MUNICIPAL HOUSING LIAISON – JAMES WINTERS
- \*24-249 AUTHORIZING DEED OF CONSERVATION EASEMENT ON PROPERTY KNOW AS MACBAIN FARM
- \*24-250 AUTHORIZING THE BOROUGH OF CLOSTER TO ENTER INTO A COOPERATIVE PRICING AGREEMENT WITH MONMOUTH-OCEAN EDUCATIONAL SERVICES COMMISSION
- \*24-251 AUTHORIZING APPROVAL OF SUBMISSION OF NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION – GREEN COMMUNITIES 2024 GRANT APPLICATION – COMMUNITY FORESTRY MANAGEMENT PLAN 2024
- \*24-254 AUTHORIZING AMENDMENT TO PROPOSAL BY DMR ARCHITECTS P.C., INC. TO PROVIDE ARCHITECTURAL ENGINEERING SERVICES FOR THE CONSTRUCTION OF TWO POLE BARN BUILDINGS AT THE CLOSTER DEPARTMENT OF PUBLIC WORKS FACILITY
- \*24-255 PURSUE A “FAIR AND OPEN” PROCESS IN AWARDING CERTAIN CONTRACTS IN THE BOROUGH OF CLOSTER

Councilman Yammarino asked about Item 24-250. Borough Administrator James Winters explained that this is a request from Borough IT Director Kevin Whitney.

## 9. COMMITTEE REPORTS

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

The Finance Committee will meet shortly in an effort to get ahead of the budget process. Councilman Yammarino will circulate a link for grants. All councilmembers should set up 2-factor ID for emails. This upcoming Saturday (October 26, 2024) is the pickleball courts ribbon cutting and the Farm Festival, while Sunday (October 27, 2024) is the Halloween Parade and Contest beginning at 10:10 A.M. The Closter Improvement Commission will present an award for house decorating. The PTO carnival and the car show are also on Sunday. The Fire Department statistics are in line with other months. The Food and Assistance Board is doing their neighbor-to-neighbor program. Signup ends on November 8, 2024.

### b. PUBLIC SAFETY - LATNER (Chung/Amitai) Committee-Public Safety Liaison-NVRHS Board of Education & Library Board of Trustees

October 26, 2024 is takeback day for old prescriptions at the Police Department. On October 28, 2024 at 6:30 P.M., the Senior Center will host a Safety Program about beyond driving with dignity. The Bergen County Prosecutor's office will also be there to talk about scams. A Library employee asked about repainting the handicapped spot in the Library parking lot. There is an upcoming Library book sale on October 26, 2024. NewBank donated \$1,000 to the Library. The Northern Valley High School at Demarest play will be *Clue*, and it will be held on November 14, 15 and 16 at 7:00 P.M. There is a free Saturday matinee at 2:00 P.M., as well as an open dress rehearsal for seniors on November 16, 2024. There have been assemblies about respect. The band and tennis teams have been doing well.

### c. PUBLIC WORKS - CHUNG (Yammarino/Maroules) Committee-Public Works Liaison-Closter Board of Education & Board of Health

Increased scrutiny by the Department of Environmental Protection and the Drug Enforcement Administration was

discussed. The Department of Public Works is striving to allocate this extra paperwork. Two employees will be leaving soon. An additional employee who can help with this paperwork would be helpful, and as two people are leaving, this would not affect the budget. The current pole barn design is too expensive and is being reworked.

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

The sidewalk ordinance was discussed by the Committee. The owner of 11 Homans Avenue applied for changes in zoning to make renting space more feasible. The Environmental Commission received a \$10,000 planning grant for a project relating to energy. Councilwoman Chung asked whether the sidewalk clarification has been given to the resident who had come to a previous meeting. Borough Administrator James Winters shared that the situation has been taken care of.

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

Shade Tree has retained a professional for the five-year plan.

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

Landscaping at the Welcome to Closter Sign has been completed. There was a ribbon cutting at Mood School of Design. There was also a ribbon cutting tonight at the new food business in town.

**g. MAYOR'S REPORT Ambulance Corps Borough Engineer Northern Valley Mayor's Association**

Mayor Glidden will give a dinner for councilmembers on Tuesday night at the NJLM Convention. Mayor Glidden asked for volunteers to help find a venue. The Northern Valley Mayors' Association visited Ellis Island today. Mayor Glidden encouraged everyone to visit. The Bergen County League of Municipalities will have their meeting at 4:30 P.M. on Tuesday at the Convention.

**10. OLD BUSINESS**

Borough Administrator James Winters shared that the Best Practices questionnaire was submitted. The Borough received a score of 43, which is considered to be very good.

**11. NEW BUSINESS**

Councilwoman Chung asked Borough Attorney William J. Bailey about the newest round of affordable housing numbers.

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

John Westall (211 Alpine Drive) said that there are police cars without up-to-date inspection stickers or without stickers at all.

John McCaffrey (203 Hickory Lane) spoke. Mayor Glidden asked that an agenda item be added to the next Safety Meeting.

Councilwoman Amitai asked whether the mobile unit inspection station could visit the Borough.

Bobbi Bouton-Goldberg (162 Anderson Avenue) followed up on her previous plea to protect MacBain Farm. Mayor Glidden said that preserving MacBain is high on the agenda and that the Mayor and Council are exploring several legal options. Filing the conservation deed is on the Consent Agenda for this evening. Borough Attorney William J. Bailey spoke about other options. Ms. Goldberg spoke about MacBain Farm and about the work Jeanne Stella is doing there with Northern Valley students.

Jeanne Stella (479 High Street) spoke about the various projects students are working on, including an 8<sup>th</sup> grader who is creating a cookbook at MacBain Farm. A student group is doing a lot of picking for the food banks. Ms. Stella reminded everyone to come to the Farm Festival, and thanked PAVA for coming every Saturday. She asked for MacBain Farm be protected. Borough Attorney William J. Bailey reminded everyone that there are restrictions once a conservation easement is filed and Open Space funds are accepted.

Brian (115 Demarest Avenue) asked for the law about political signs. Mayor Glidden said that if someone has put a sign on your property you can remove it. Borough Administrator James Winters said that no signs are allowed on public property. Borough Attorney William J. Bailey advised that the municipality should take it down from the right of way, to be cautious.

Shelagh McCaffrey (370 Anderson Avenue) thanked the Mayor and Council for putting the MacBain Farm conservation easement on the agenda. Borough Attorney William J. Bailey discussed funding options and resulting restrictions.

Steve spoke about MacBain Farm. He encouraged everyone to come to early voting.

John McCaffrey (203 Hickory Lane) said that several years ago he requested that the MacBain Farm property be properly marked with granite monuments. He also expressed his appreciation to the volunteers and to the town for opening up and supporting MacBain Farm.

Mayor Glidden stated that the Ordinance will be taken up at the Regular Meeting and asked for any comments or questions. Borough Attorney William J. Bailey gave some background information.

**13. ADJOURNMENT**

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

The Work Session adjourned at **8:16 P.M.**

Respectfully submitted,

Mari J. Margiotta, RMC, CMR  
Borough Clerk

*Date of Minutes approval: April 9, 2025*