



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

WORK SESSION MEETING MINUTES: WEDNESDAY -November 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**

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

Closter Volunteer Ambulance & Rescue Corps Mayor Glidden stated that he is very proud that the Closter Volunteer Ambulance & Rescue Corps has been named squad of the year for the state. The members were called forward, and a proclamation was read into the record. Mayor Tomasko of Alpine appeared on behalf of Alpine, The Palisades Interstate Parks Commission, and the NJ League of Municipalities to congratulate the corps.

5. PRESENTATION

Halloween Home Decorating Contest sponsored by the Closter Improvement Commission: Councilwoman Amitai introduced the contest and thanked her co-workers. Mayor Glidden introduced the winners.

REVIEW AND DISCUSSION OF COMMUNICATION ITEMS:

Mail List of October 24, 2025: No comment

Mail List of October 31, 2025: Councilwoman Latner spoke about Item 2, the Winter Wonderland tree decorating contest and suggested that perhaps Ms. Witko, who has organized this in the past, would be willing to do so again. It was agreed that she will be asked.

Mail List of November 7, 2025: Councilwoman Amitai spoke about Items 1 and 3. Mr. Lee had a flooding issue; Councilwoman Amitai thanked everyone for acting so quickly. The flooding problem itself is ongoing. Also, The Chabad has changed its date; Ms. Amitai said that the email stated that the date change has been changed. Administrator James Winters explained that there is still the issue of using public space and that this is why the Ordinance for the use of the parks was adopted; if the Chabad goes forward with this space it will need to take several steps, including hiring off-duty police officers, because they will be using space that is not designed for this type of event. Police Chief James Buccola will respond to the request. As this event is not to be held in a park, the Mayor and Council will have to take a vote to approve the event. Councilwoman Latner spoke about Item 2 and that there are good specific details in the MacBain Farm Report.

6. APPROVAL OF MINUTES:

- a. Work Session and Regular Meeting Minutes on July 23, 2025

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

7. ORDINANCES:

ADOPTION:

- a. **ORDINANCE NO. 2025:1374**
ORDINANCE AMENDING CHAPTER 56 OF THE ORDINANCES OF THE BOROUGH OF CLOSTER, ENTITLED: RECREATION COMMISSION, BOARD OF, TO REQUIRE BACKGROUND CHECKS FOR CERTAIN RECREATION EMPLOYEES, CONTRACTORS, AND VOLUNTEERS
- b. **ORDINANCE NO. 2025:1375**
AN ORDINANCE APPROPRIATING A SUM NOT TO EXCEED \$20,000.00 FROM OPEN SPACE, RECREATION, FARMLAND, AND HISTORIC PRESERVATION TRUST FUND FOR PARK, FARMLAND, AND HISTORIC PRESERVATION IMPROVEMENTS

INTRODUCTION:

- a. **ORDINANCE NO. 2025:1376**
AN ORDINANCE APPROPRIATING A SUM NOT TO EXCEED \$75,000 FROM OPEN SPACE, RECREATION, FARMLAND, AND HISTORIC PRESERVATION TRUST FUND FOR PARK, FARMLAND, AND HISTORIC PRESERVATION IMPROVEMENTS FOR MACBAIN FARM
- b. **ORDINANCE NO. 2025:1377**
ORDINANCE AMENDING CHAPTER 183 OF THE ORDINANCES OF THE BOROUGH OF CLOSTER ENTITLED: VEHICLES AND TRAFFIC, SPECIFICALLY, §181-1; §181-13; §181-22, §183-45 AND §183-46
- c. **ORDINANCE NO. 2025:1378**
ORDINANCE AMENDING CHAPTER 183 OF THE ORDINANCES OF THE BOROUGH OF CLOSTER ENTITLED: VEHICLES AND TRAFFIC, SPECIFICALLY, CREATING PART 9, ARTICLE XX, E-BIKES, SCOOTERS AND BICYCLES

Mayor Glidden offered the members of the Council an opportunity to speak about the Ordinances to be discussed in the Regular Meeting. Councilwoman Latner spoke about Ordinance 2025:1378 and thanked the Chief and Officers for the recent safety presentation. She also stated that the Closter Schools will hold assemblies to educate the children.

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

- *25-265 BILLS LIST
- *25-266 ADOPT THE AFFIRMATIVE MARKETING PLAN FOR THE AFFORDABLE HOUSING UNIT LOCATED AT 162 CLOSTER DOCK ROAD
- *25-267 AUTHORIZING THE EXECUTION OF THE MEMORANDUM OF UNDERSTANDING BETWEEN THE BOROUGH OF CLOSTER AND PBA LOCAL 233
- *25-268 APPROVING FORFEITURE OF TREE BOND – 68 WILSON PLACE
- *25-269 APPROVING CLOSURE OF ESCROW AND BOND ACCOUNTS
- *25-270 AUTHORIZE HEALTH SAVINGS ACCOUNT (HSA) PAYMENTS FOR ELIGIBLE RETIREES ENROLLED IN THE HEALTH INSURANCE HIGH DEDUCTIBLE PLAN
- *25-271 APPROVAL FOR 50 RAILROAD AVENUE, LLC V. CLOSTER BOROUGH TAX APPEAL SETTLEMENT
- *25-272 TAX SALE FORFEITURE – 125 KNICKERBOCKER ROAD
- *25-273 ADOPTING EMPLOYEE MANUAL, EMPLOYEE HANDBOOK, AND VOLUNTEER HANDBOOK
- *25-274 AUTHORIZING THE EXECUTION OF THE 2026 SHARED SERVICES AGREEMENT FOR THE PROVISION OF 911 COMMUNICATIONS AND PUBLIC SAFETY DISPATCH SERVICES
- *25-275 AUTHORIZING THE EXECUTION OF THE AGREEMENT TO RENEW THE HOST COMMUNITY RECYCLING CONTRACT BETWEEN I.W.S. AND THE BOROUGH OF CLOSTER

- *25-276 ADOPTING THE AFFORDABILITY ASSISTANCE MANUAL, ACCESSORY APARTMENT MANUAL AND REHABILITATION MANUAL FOR THE BOROUGH OF CLOSTER
- *25-277 AUTHORIZING PURCHASE OF POLICE VEHICLE AUTOMOTIVE PARTS FROM ADMINISTRATIVE FEES TRUST – CUSTOM BANDAG INC.
- *25-278 AUTHORIZING PURCHASE OF POLICE VEHICLE AUTOMOTIVE PARTS FROM ADMINISTRATIVE FEES TRUST – CHAUMONT MOTORS LLC
- *25-279 AUTHORIZING PURCHASE OF POLICE VEHICLE AUTOMOTIVE PARTS FROM ADMINISTRATIVE FEES TRUST – P&G AUTO INC.
- *25-280 AUTHORIZING PURCHASE OF POLICE VEHICLE AUTOMOTIVE PARTS FROM ADMINISTRATIVE FEES TRUST – PARTS AUTHORITY INC.
- *25-281 AUTHORIZING PURCHASE OF POLICE VEHICLE AUTOMOTIVE PARTS AND INSTALLATION FROM SPECIAL LAW ENFORCEMENT TRUST – SPECTRUM COMMUNICATIONS
- *25-282 AUTHORIZING PURCHASE OF POLICE UTILITY CART FROM SPECIAL LAW ENFORCEMENT TRUST
- *25-283 AUTHORIZING PURCHASE OF POLICE VEHICLE GRAPHICS FROM SPECIAL LAW ENFORCEMENT TRUST – SPECTRUM COMMUNICATIONS
- *25-284 AUTHORIZING PURCHASE OF POLICE VEHICLE EMERGENCY LIGHTS AND EQUIPMENT FROM SPECIAL LAW ENFORCEMENT TRUST – SPECTRUM COMMUNICATIONS

Mayor Glidden offered members of the Council an opportunity to ask questions about the Consent Agenda. Council President Yammarino asked for clarification on 25-270, which Administrator James Winters provided. Council President Yammarino then asked for confirmation (for Item 25-275) that the pickup of the recyclables was at no cost to the Borough and was told that this is correct. Finally, Council President Yammarino asked about the trusts named in tonight's Consent Agenda and was told that the trusts are funded by sources other than the budget. Councilwoman Amitai asked how the Employee Handbook relates to volunteers and was told that long-term volunteers, such as firefighters, as in this respect treated as employees and have a handbook.

10. PROFESSIONAL REPORTS

BOROUGH CLERK: Last week was Election Day; the Borough Clerk thanked the Super Board Workers and the Board Workers including the high school students, as well as the Police and staff that helped make the day successful. Councilwoman Latner thanked the Borough for keeping the library parking spaces open.

BOROUGH ENGINEER: The Piermont Road project is still waiting for the County to move forward. The Closter Swim Club project is waiting for EPA approval. The 2024-25 Road Improvement Project is complete except for some punchlist items. The Ruckman Pond stabilization project is complete. The sanitary line has also been cleaned. The High/Knickerbocker signal timing is supposed to be complete by end of December. The Local Aid Grant has not yet been awarded.

BOROUGH ADMINISTRATOR: The Attorney referred to the memorandum of lease in the Council packets. The Council needs to give a voice vote as to allowing Mayor Glidden to sign the lease relating to the Village School work. The Attorney has reviewed the lease. A voice vote only is needed. Other bank loan paperwork is in process. Councilwoman Amitai asked whether any of this relates to the PILOT. It does not.

A number of flooding incidents caused complaints. The flooding was due to storm drains being blocked by falling leaves, even though the DPW cleared them. Also, Closter is no longer on probation with the Comptroller's office. Councilwoman Amitai asked about the Memorandum of Lease and there being only one name on the lease for the developer. It was explained that the signee is the principal.

CHIEF OF POLICE: A lengthy conversation with the engineer revealed that the utilities will begin their work ahead of the County. Also, Closter will be able to have a voice in designing detours. The project is still in the consulting phase. Waters and Bugsbee is now deciding their resurfacing list and plans. The Bergen Record wrote an article about the e-bike presentation. The Veterans Day was a tremendous improvement. The search for younger veterans was fruitful. Closter Plaza is almost done with their security updates. Bogerts Street will be improved with updated/improved signage and parking. Ruckman Road was improved with large stones making illegal parking impossible and sight lines better. The residents of Carlson Court appreciated the Council's permission to hold their block party; they hope to make it an annual event.

11. MOTION

Approval from the Mayor and Council to approve new Junior member of the Fire Department Brandon Cho

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

12. OLD BUSINESS

Councilwoman Latner reminded all about the upcoming performance of Dracula and its accompanying free senior performance at NVD. Councilwoman Amitai spoke about the Downtown Improvement Commission and the South Parking Lot. The Commission needs to send a letter to the building owners explaining the plan and asking for their participation. The letter would be reviewed by Attorney William Bailey. Engineer Nick DeNicola suggested that the possibility of a tax benefit could be mentioned in the letter, although William Bailey said that as it is not known that everyone will approve easements, it may be best to not mention it. No one objected to a letter being sent.

13. NEW BUSINESS

Councilwoman Latner thanked the Mayor for being willing to participate in the BCCLS panel. Lopita O'Brien is retiring from her work at the Library. She has trained Evita DeLeon to take over the administration of the Children's Department.

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

Steve Blechman spoke about the recent election and thanked everyone for their help. The students were fantastic. He voiced surprise that some people did not know the voting locations.

Brian Beddoe (36 Maple Street) stated that he has been in Closter for 72 years and that within the last three years 19 children have been added to the houses on the block. He said that he is worried about the safety of the children because northbound traffic out of Demarest is using Maple Avenue to avoid traffic. He asked that the Borough take a look at the situation. He would like to see it become a one-way street. Police Chief James Buccola will look into

the situation. He also shared his appreciation for the work that has been done at the High Street Park.

Ms. Chu (Whitney Street) explained that she and her husband are producing a show “Songs of America” at Carnegie Hall and said that she would like to talk to the Mayor about being part of the 250th anniversary celebration. Councilwoman Maroules spoke about the grant received to send out a brochure of planned events for the 250th. She will share her information with the Mayor.

Steve Isaacson (97 Columbus) asked how much of the \$75,000 is going back into the general fund. Administrator James Winters explained that less than \$10,000 was spent. Mr. Isaacson asked whether e-bikes can be ridden on sidewalks and park paths. Police Chief James Buccola said that no bikes are allowed on sidewalks. Mr. Isaacson asked why Appraisal Systems is being paid \$50,000 and was told that it is for them to do appraisals. He said that a house on his street has excessive lights on the property during construction and that it is blinding. He suggested that rules be enacted. Finally, he asked about the \$50,000 for the Nature Center and was told it came out of an ordinance that was passed. Mr. Isaacson again advocated for the farm. He also suggested a MacBain Farm cookbook in addition to a recently suggested farm to table dinner.

Jeanne Stella (479 High Street) shared that the farm had a really good season. She stated that there is a cookbook in the works but needs more recipes. Tulips will be planted again this year. The house really needs work. She asked that the Borough pass a resolution that the Borough will not enter into any agreements with ICE (not renting to space or contracting out the shooting range, etc.). She also said that visitors to the ICE detention center need to be treated better. There have been raids in nearby towns.

Brian Pfeiffer (158 Demarest Avenue) asked why Ordinance 2025:1374 says background checks would be done on “certain” not “all” employees. Discussion; Attorney William Bailey said that it would apply to those being in contact with children. Jim Oettinger, on the Zoom call, said that doing background checks on “all” (specifically for parent chaperones on ski trips) would be unwieldy. All coaches have background checks.

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

15. ADJOURNMENT

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

The meeting adjourned at **8:26 P.M.**

Respectfully submitted,

Mari J. Margiotta
Borough Clerk