



**MAYOR AND COUNCIL  
BOROUGH OF CLOSTER**

**REGULAR MEETING MINUTES: WEDNESDAY – JUNE 10, 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](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**

Mayor Glidden opened the meeting at 7:04 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 Clerk Mari J. Margiotta, Borough IT Director Kevin Whitney, Borough Recreation Director James Oettinger, Borough Attorney William J. Bailey, and Borough Engineer Nick DeNicola

Mayor Glidden shared information about the Rev250 celebration on June 13, 2026. The parade begins in front of the Ambulance Building at 11:30 A.M. There will be demonstrations, readings, lectures, and activities. A complete list of events is available on the Borough website. The Mayor and Council will be dressed in Revolutionary-style clothing.

The Duck Derby was highly successful. There are two concerts on June 19, 2026. The Motor Vehicle Commission will conduct inspections on June 23, 2026 in the Borough parking lot. There is a blood drive on June 16, 2026 from 1:00 P.M. to 7:00 P.M. at the Firehouse. There is a dire shortage of blood in the area.

4. **PRESENTATION**

Mayor Glidden gave background information on PAVA World and introduced a representative who provided additional information including PAVA World’s three core values: environment, community, and education, and presented \$500 donations to the Closter Fire Department and Ambulance Corps.

5. **PROCLAMATION**

Mayor Glidden gave a Proclamation for Mark Meyers for his public service in the Fire Department and Fire Prevention Bureau.

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

- a. Mail List of May 29, 2026: Councilwoman Amitai spoke about Item #3 regarding conversion of medical cannabis not requiring local approval and felt that a resolution opposing this should be

passed. Mayor Glidden asked that a resolution be on the next agenda.

- b. Mail List of June 5, 2026

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

Dolores Witko (17 Bogert Street) voiced that she gave Mayor Glidden information from 1972 about the Village School. She asked about the missing Stigma Free sign in front of Borough Hall, and was told that it had fallen down and has yet to be put back up. She said that the Pride Flag Raising Ceremony last night was very nice.

Councilman Cho and Councilwoman Latner thanked Jeanne Stella for all of her work.

Jeanne Stella (479 High Street) has had a frightening and sad couple of weeks. Ms. Stella shared that she is brokenhearted about what she saw and experienced at Delaney Hall, and spoke about being attacked by ICE, the State Police, and other police groups, as she was teargassed and pepper sprayed. She announced that when ICE comes to surround the polls, people are not going to be able to do anything about it, not only in Closter but throughout the state and country. She said that this is the face of fascism.

Steven Blechman (5 Union Street) spoke about the traffic on Union Street and about people driving fast the wrong way. He hopes this can be fixed before there is a big accident.

Steve Isaacson (97 Columbus Avenue) asked where the Budget stands and was told that the Budget was adopted last meeting. Mr. Isaacson also asked whether the Budget is on the website. Borough Clerk Mari J. Margiotta stated that the Temporary Budget is on the website and that the Adopted Budget will be posted as soon as it is received. Mr. Isaacson spoke about the money being spent on Recreation and asked how much money is being spent on MacBain Farm. Borough Administrator James Winters said that there have been no requests from the MacBain Farm Committee for additional work and that due to Mr. McCaffrey's passing, work on the house is a bit in limbo due to difficulty in gaining access. Mr. Isaacson said that there will be a painting event at MacBain Farm tomorrow.

Michael Lee, Chair of the Closter Improvement Commission, restated the Commission's mission of revitalizing the Business District. The Commission is shifting its focus back to the original charter. Mr. Lee asked the Mayor and Council to support the Closter Improvement Commission in their efforts. Mayor Glidden gave his full support. Councilwoman Amitai mentioned issues such as sidewalks, infrastructure, and estimates and payments for the work needed. Recommendations will be brought to the Mayor and Council, and the Commission will meet monthly. Borough Administrator James Winters pointed out that a sidewalk is the property owner's responsibility and spoke about the possibility of assessments. Borough Engineer Nick DeNicola shared that there are grants available for such work.

**8. ORDINANCES**

**INTRODUCTION:**

- 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.**

- 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.

- 2. 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.

Final Adoption and Open Public Hearing will be held on June 24, 2026 or as soon thereafter.

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

**b. ORDINANCE NO. 2026:1396  
AN ORDINANCE AMENDING ORDINANCE 2026:1385 TO REVISE THE DEFINITION OF  
ACCESSORY APARTMENT**

**WHEREAS**, on February 25, 2026, the Governing Body of the Borough of Closter Introduced Ordinance 2026-1385 (the "Ordinance"), which proposes to amend Article XIX (Section 200-54.11-200.54.35) of the Borough Code entitled Affordable Housing and Affirmative Marketing; and

**WHEREAS**, pursuant to N.J.S.A. 40:55D-26 and 40:55D-64, said Ordinance was referred to the Borough’s Planning Board for review and recommendation; and

**WHEREAS**, the Planning Board held a hearing on February 26, 2026 and forwarded a report to the Governing Body which stated, in part, that the definition of “accessory apartments” in Ordinance 2026:1385 appears to be inconsistent with the existing definition in the Borough’s ordinance in that it appears to permit accessory apartments that are detached from the principal building, while the Borough’s existing definition requires such units to be attached; and

**WHEREAS**, the Board asked that the Council consider amending the definition in this ordinance to make it consistent with the existing definition by requiring such units be attached to the principal structure; and

**WHEREAS**, the Ordinance Committee has reviewed this proposed change and recommends adoption; and

**WHEREAS**, the Borough Attorney has reviewed the proposed change and deems it to be in order.

**NOW, THEREFORE, BE IT ORDAINED** by the Governing Body of the Borough of Closter, Bergen County, New Jersey, that Chapter 200, Article XIX of the Borough’s Code is amended as follows.

**SECTION 1.**

**Ordinance 2026:1385 is hereby amended as follows:**

Remove the definition of “Accessory Apartments” that currently appears in Section 200-54.11 B. Definitions and replace it with the text below.

“Accessory apartments” means a residential dwelling unit that provides complete independent living facilities with a private entrance for one or more persons, consisting of provisions for living, sleeping, eating, sanitation, and cooking, including a stove and refrigerator, and is located within a proposed or

preexisting primary dwelling, within an existing or proposed structure that is an accessory to a dwelling on the same lot, constructed in whole or part as an extension to a proposed or existing primary dwelling. Accessory apartments are also referred to as “accessory dwelling units”.

**SECTION 2.**

Except as amended by this Ordinance, all other provisions of Chapter 200 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 Clerk is hereby authorized to forward this Ordinance to the Planning Board for review and report pursuant to the MULA; thereafter, this Ordinance shall take effect immediately upon final publication as provided by law.

Final Adoption and Open Public Hearing will be held on July 22, 2026 or as soon thereafter. Councilwoman Amitai asked Borough Clerk Mari J. Margiotta to read into the record the changes in wording, which she did.

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

**c. 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.

Councilwoman Amitai said that the comments she brought up were not addressed, including the commercial enterprises that exist in residential neighborhoods. The Councilwoman asked that the delivery limitations be written on the Bill of Lading. Final Adoption and Open Public Hearing will be held on June 24, 2026 or as soon thereafter.

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

**d. 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.

Final Adoption and Open Public Hearing will be held on June 24, 2026 or as soon thereafter.

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

e. **ORDINANCE NO. 2026:1399**  
**AN ORDINANCE SETTING THE SALARIES FOR 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>   |
|-------------------------------------------|----------------|------------------|
| <b>Mayor and Council</b>                  |                |                  |
| Mayor Annual Stipend                      | \$7,000.00     | \$7,000.00       |
| Councilperson Annual Stipend              | \$5,000.00     | \$5,000.00       |
| <b>Administration</b>                     |                |                  |
| 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        |
| <b>Finance</b>                            |                |                  |
| 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         |

**Borough of Closter**  
**Mayor and Council Regular Meeting Minutes**

**June 10, 2026**  
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|                                                   |           |           |
|---------------------------------------------------|-----------|-----------|
| 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.

Final Adoption and Open Public Hearing will be held on June 24, 2026 or as soon thereafter.

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

**9. CONSENT AGENDA**

**\*26-169      BILLS LIST**

**WHEREAS**, the claims listed below have been authorized and approved by the Chairman of the Committee, examined by the Finance Committee, and found correct.

**THEREFORE, BE IT RESOLVED**, that the Mayor and Council hereby authorize the payment of these claims, and that warrants be drawn therefore when funds are available.

| Budgeted                                        | Amount          |
|-------------------------------------------------|-----------------|
| Bergen County Tax                               | \$ 0.00         |
| County Open Space Tax                           | \$ 0.00         |
| Northern Valley High School                     | \$ 0.00         |
| Closter Board of Education                      | \$ 1,969,493.00 |
| 2025 Budget Appropriations                      | \$ 25,231.55    |
| 2026 Budget Appropriations - Operating Expenses | \$ 787,763.46   |
| Payroll                                         |                 |
| 05/14/2026                                      | \$ 320,097.12   |
| Payroll                                         |                 |
| 05/29/2026                                      | \$ 320,166.92   |
| Current Treasury Account                        |                 |
| May 14 , 2026 to June 10, 2026                  | \$ 3,422,752.05 |

| Capital and Trust | Amount        |
|-------------------|---------------|
| Capital           | \$ 44,414.11  |
| Escrow & Trust    | \$ 107,353.69 |
| Recreation        | \$ 19,201.79  |
| Animal            | \$ 12.00      |

|               |              |
|---------------|--------------|
| Housing Trust | \$ 0.00      |
| Food Locker   | \$ 0.00      |
| Open Space    | \$ 0.00      |
| HRA Insurance | \$ 18,460.85 |

  
Frank Elenio, CFO

**\*26-170      APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE IMPROVEMENTS – TAYLOR DRIVE PROJECT**

NOW, THEREFORE, BE IT RESOLVED that Council of the Borough of Closter formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as MA-2027- 00164 - Improvements Taylor Drive to the New Jersey Department of Transportation on behalf of the Borough of Closter.

BE IT FURTHER RESOLVED that Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Closter and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

**\*26-171      AUTHORIZING RENEWAL OF 2026-2027 LIQUOR LICENSES – PART 2**

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 DISTRIBUTION LICENSES**

|                 |                                                                          |            |
|-----------------|--------------------------------------------------------------------------|------------|
| 0207-44-010-006 | UNI 4H, INC.<br>t/a Murphy's Fine Wine & Liquor<br>230 Closter Dock Road | \$2,500.00 |
|-----------------|--------------------------------------------------------------------------|------------|

**PLENARY RETAIL CONSUMPTION LICENSE**

|                 |                                                         |            |
|-----------------|---------------------------------------------------------|------------|
| 0207-33-001-009 | Normlin Inc.<br>t/a Rudy's Pizza<br>55 Ver Valen Street | \$2,500.00 |
|-----------------|---------------------------------------------------------|------------|

**\*26-172      APPROVING REFUND OF TREE BOND ESCROW – 80 POPLAR STREET**

WHEREAS, Asi and Maya Erenberg has escrow funds deposited with the Borough of Closter for the development of 80 Poplar Street; and

WHEREAS, the Borough's Licensed Tree Expert, William Fuchs, has determined that tree planting project, at 80 Poplar Street, has been mitigated and the tree bond should be returned to the depositor, Asi and Maya Erenberg; and

WHEREAS, the Finance Office wishes to clear this account from their records.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter that the Finance Clerk is and hereby authorized the Borough to close out the Tree Bond account, 2010057725, in the amount of \$2,800.00 due to the mitigation of project and refund noted amount below.

|                       |                    |
|-----------------------|--------------------|
| Account #: 2010057725 | Amount: \$2,800.00 |
|-----------------------|--------------------|

**\*26-173      GOVERNING BODY CERTIFICATION OF 2025 AUDIT**

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions; and

**WHEREAS**, the Annual Report of Audit for the Year 2025 has been filed by a Registered Municipal Accountant with the Municipal Clerk as pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and

**WHEREAS**, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

**WHEREAS**, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall, by resolution, certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled Comments and Recommendations; and

**WHEREAS**, the members of the governing body have personally reviewed, as a minimum, the Annual Report of Audit, and specifically the sections of the Annual Audit entitled Comments and Recommendations, as evidenced by the group affidavit form of the governing body attached hereto; and

**WHEREAS**, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

**WHEREAS**, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

**WHEREAS**, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52 - to wit:

“R.S. 52:27BB-52 - A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) dollars or imprisoned for not more than one year, or both, in addition shall forfeit his office.”

**NOW, THEREFORE, BE IT RESOLVED** that the governing body of the Borough of Closter, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

**\*26-174        AUDIT FINDINGS, RECOMMENDATIONS AND CORRECTIVE ACTION**

**WHEREAS**, the Director of the Division of Local Government Services has formally directed all municipalities and counties to adopt a Corrective Action Plan as part of their annual audit process; and

**WHEREAS**, this Corrective Action Plan shall be submitted to the Director of the Division of Local Government Services within 60 days from receipt of the annual audit, and it shall be kept on file with the Municipal Clerk; and

**WHEREAS**, this plan shall cover all audit findings and recommendations as well as the status of prior year findings and recommendations, and be prepared in accordance with the Single Audit Act, Federal and State Office of Budget Management Circulars, and applicable Local Finance Notices,

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Borough of Closter hereby approve the below Corrective Action Plan for the 2025 Audit; and

**BE IT FURTHER RESOLVED**, *that a certified copy of this resolution be forwarded to the Director of Local Government Services.*

**CORRECTIVE ACTION PLAN**

**\*Finding 2025-1 and 2024-2**

**Recommendation by Auditor:**

*The Borough updates its fixed asset records annually. In addition, consideration be given to integrating the fixed asset records with the financial accounting system.*

**Corrective Action Plan:**

The Borough Administrator and CFO will assign an employee to integrate the fixed assets into the financial software program, which will then update the fixed assets records on a regular basis, but no less than annually.

**Implementation Date:** October 2026

**Finding 2025-2**

**Recommendation by Auditor:**

*It is recommended that the Borough adhere to the NJ Local Finance Notice requirements for the accounting of the Police Outside Duty Trust Fund Reserve.*

**Corrective Action Plan:**

A spending line item has been added to the financial accounting system, where these purchases are to be charged as per the NJ Local Finance Notice.

**Implementation Date:** June 2026

**Finding 2025-3**

**Recommendation by Auditor**

*It is recommended that documentation supporting the use of state and local cooperative contracts be retained by the Brough and made available for audit.*

**Corrective Action Plan:**

The Purchasing Agent and the Treasurer will work with the Department Heads to ensure these documents are entered into the finance accounting system while the item is in procurement.

**Implementation Date:** August 2026

**Adopted:** May 27, 2026

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

**10. PROFESSIONAL REPORTS**

- a. BOROUGH CLERK: Election Day was quiet with a low voter turnout. Across the County, approximately 10% of registered voters cast their ballot.
- b. BOROUGH ENGINEER: The final invoice for the Demarest Avenue and Wainwright Avenue project is still stalled, delayed by the Department of Transportation.
- c. BOROUGH ADMINISTRATOR: PSE&G had two projects in Closter and is moving onto the third. Sixty-five Borough-owned streets have been dug up. Borough Administrator James Winters and the Department of Public Works have been inspecting every street that PSE&G plans to repave. They are just paving half the street because they dug up half the street. Some of the streets will need to be repaved in a few years. There is a meeting tomorrow with PSE&G. It is unclear what the cost will be; the Borough is considering how much money can be invested in the repaving project. Mr. Winters shared that a big project is already planned for next year. Borough Engineer Nick DeNicola brought up that ADA ramps on streets that are being repaved will need to be brought up to code.
- d. CHIEF OF POLICE: Absent

**11. OLD BUSINESS**

Councilwoman Latner shared that Tenakill Middle School did well at the Science Olympiad, but not as well as hoped. It was a learning experience as a temperature-controlled shipping container was needed, and the team did a lot of re-gluing the night before the judging. The art show at Hillside Elementary School was well done. Councilwoman Amitai read a note that was received from Synergyevents.com asking permission to run a game show in town. Borough Recreation Director Jim Oettinger spoke about an earlier event run by this individual that had more volunteers than participants. However, he said that the individual was respectful and did expect a large number of people. Mr. Oettinger said he would not be opposed to trying the event. Councilwoman Amitai will send the information to the Council for discussion at the next meeting. Borough Administrator James Winters asked that if approved the work stay with the promotor and not fall on the Borough.

**12. NEW BUSINESS**

None

13. CLOSED SESSION

\*26-175        **CLOSED SESSION**

**WHEREAS**, the Open Public Meetings Act, N.J.S.A. 10:4-12, permits the exclusion of the public from a meeting in certain circumstances; and

**WHEREAS**, this public body is of the opinion that such circumstances will or presently exist.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Closed, County of Bergen, State of New Jersey, as follow:

1.        That the public shall be excluded from the June 10, 2026 Closed Session and discussion of the hereinafter specified subject matter:

| Closed Session    | Item Title of Description                     | Statutory Reference      |
|-------------------|-----------------------------------------------|--------------------------|
| 2026-06-10-2026-1 | Tactics & Techniques<br>Shade Tree Commission | N.J.S.A. 10:4-12 (b) (7) |

2.        Formal action may/may not be taken.
3.        Minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.

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

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 **8:15 P.M.**

Respectfully submitted,



Mari J. Margiotta, RMC, CMR  
Borough Clerk

*Date of Minutes approval: July 22, 2026*