



**MAYOR AND COUNCIL  
BOROUGH OF CLOSTER**

**WORK SESSION MINUTES: WEDNESDAY– SEPTEMBER 10, 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](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 7:00 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. **PRESENTATION**

Environmental Commission – “Updating Closter’s Environmental Resource Inventory” Councilwoman Amitai thanked Paul Yarin for visiting the Planning Board and apologized for the late start. Mr. Yarin came forward and explained that the ERI is a core responsibility for the Environmental Commission and provides a baseline for planning. He stated that the Inventory is usually funded by a municipality or an external grant. The latest NRI for Closter was completed in 1994. He explained that there are several ways to create an NRI and that Rutgers University would be a potential partner in this endeavor. A timeline was presented. Mr. Yarin asked for the Mayor and Council’s endorsement and explained that the hope is to begin the process next year. Mr. Yarin asked for funding not to exceed \$25,000 and cooperation in working with the stakeholders. Borough Engineer Nick DeNicola pointed out that this is also a component of the Master Plan and other areas. Councilman Cho related that the Planning Board Chair sent an email supporting the ERI. The Council supported the ERI and will begin the process.

Mayor Glidden shared the following items:

Closter Town Day is this Saturday, September 13.

A Fair Share Housing letter requesting more information was received on the Fourth Round obligations. The Borough is working with the Planner to provide the information.

The Mayor's Committee for the Arts had a concert last week. The next concert is September 20. Thanks to Councilwoman Amitai for her work.

Tomorrow's 9/11 Memorial Observance begins at 8:45 A.M.

MacBain Farm has plenty of vegetables and is in its last month for the year.

The Townwide Yard Sale to support the food pantry is September 27<sup>th</sup> and 28<sup>th</sup>.

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

- a. Mail List of August 15, 2025: No comments
- b. Mail List of August 29, 2025: Councilwoman Maroules asked about participating in the special needs soccer program. The Mayor will make sure the Recreation Commission is aware of the program. Councilwoman Amitai mentioned the historical program with Ken Burns.
- c. Mail List of September 5, 2025: No comments

**6. ORDINANCES:**

**INTRODUCTION:**

- a. ORDINANCE NO. 2025:1372  
**AN ORDINANCE PROVIDING FUNDING FOR VARIOUS CAPITAL IMPROVEMENTS FOR THE BOROUGH OF CLOSTER AND APPROPRIATING \$131,000 FOR SUCH PURPOSE**

**ADOPTION:**

- a. ORDINANCE NO. 2025:1370  
**AN ORDINANCE ESTABLISHING CERTAIN SALARIES AMENDING ORD NO 2024:1340**
- b. ORDINANCE NO. 2025:1371  
**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 178, TELEVISION AND MOVIE FILMING**

Borough Administrator James Winters explained that Ordinance 2025:1372 will repurpose existing funding and that it does not involve new borrowing.

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

- \*25-231      **BILLS LIST**
- \*25-232      **PROFESSIONAL SERVICES APPOINTMENT FOR PUBLIC DEFENDER**
- \*25-233      **APPROVING WANG V. BOROUGH OF CLOSTER TAX APPEAL SETTLEMENT**

- \*25-234 APPROVING MEWANI V. BOROUGH OF CLOSTER TAX APPEAL SETTLEMENT
- \*25-235 WAIVING THE SIDEWALK REQUIREMENT OF THE CLOSTER CODE FOR THE PROPERTY AT 145 HICKORY LANE
- \*25-236 AUTHORIZING AN AMENDMENT TO THE 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
- \*25-237 APPOINTING ALTERNATE SUB CODE INSPECTOR FOR BUILDING DEPARTMENT – RICHARD HESS
- \*25-238 CANCELLATION OF OUTSTANDING CHECKS

**8. PROFESSIONAL REPORTS**

- a. BOROUGH ENGINEER: The status report is on file.
- b. BOROUGH ADMINISTRATOR: The pole barns are awaiting electric hookup. Mayor Glidden suggested a ribbon cutting when it receives a CO. The lightning alarm and parking stick projects are in process. There is no major update on Village School; the HMFA meeting will be soon. Research is still being done into state health benefits and the proposed major increase.
- c. CHIEF OF POLICE: Traffic safety work on Blanch Avenue is almost complete, including signs and boulders and striping. The speed analysis information has been collected. The dust situation is better. Knickerbocker and High Street: the improvements should be finished by the end of the month. The speed limit reduction has been approved and is in the hands of Bergen County. The Bergen County records were reviewed, and the yield sign at Closter Dock Road and Demarest Avenue is supposed to be a stop sign. This will be remedied. There have been challenges with e-scooters and e-bikes. Many of the riders are from out of town. Dangers include that the riders are not wearing helmets and there is no regulation. Discussion about information that has been posted and working with the schools. Attorney William Bailey said that some towns are updating their Ordinances to address the issue. Councilwoman Amitai asked Engineer Nick DeNicola about the widening of the road in conjunction with the Village School project. Mr. DeNicola explained that the County requested a road widening easement but that it is not planned to be widened at this time. Councilwoman Amitai spoke about the possibility of having better traffic control at that intersection. Councilwoman Maroules asked whether there was any update on the Schraalenburgh Bridge situation, and there is not. There is also no update on the Ver Valen intersection. Councilman Cho asked about the pedestrian incident; Police Chief James Buccola explained that she sustained injuries.

**9. OLD BUSINESS**

Councilwoman Latner shared that the Library is thrilled with the parking lot striping and thanks the Department of Public Works. Councilwoman Amitai stated that a resident shared that she is very happy with the Department Public Work's response.

**10. NEW BUSINESS**

No new business was discussed.

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

Steve Isaacson (97 Columbus Avenue) asked what ERI stands for and was told Environmental Resources Inventory. He also asked for clarification on the Borough’s projected healthcare premium costs for 2026. He asked for clarification on the manual that Fair Share housing requested. He stated that he had heard that CSX had decommissioned the railroad tracks in Closter and asked whether a bus shelter could be installed (free from NJ Transit). He asked how much of the \$165,000 has been spent on the MacBain Farm house and was told that only the electrical work has been done. He said that the house is falling apart and that either the Borough is too busy to do the work or wants the house to become uninhabitable. He said that he has problems with Victoria’s Nursery and suggested that the Mayor and Council research the company and the history they left behind in Paramus. He suggested that possibly the company’s plan could be to convert the property into housing units. He said that the land is residential, that Lupardi’s was a farm, Victoria’s is a business, and they should be made to follow the rules.

**12. ADJOURNMENT**

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

Meeting adjourned at 7:59 P.M.

Respectfully submitted,

Mari J. Margiotta  
Borough Clerk