



**MAYOR AND COUNCIL  
BOROUGH OF CLOSTER**

**SINE DIE MEETING MINUTES - MONDAY, JANUARY 5, 2026**

THIS REGULARLY SCHEDULED MEETING OF THE BOROUGH OF 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

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 an explanation of the Sine Die and Reorganization meetings and 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 Sine Die and Reorganization Meetings which was published in The Record on December 10, 2025 and sent to The Star-Ledger on December 15, 2025; is posted on the Municipal Clerk's Bulletin Board 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 and on the Borough website.

**3. ROLL CALL**

Governing Body	Present	Absent
Mayor Glidden	✓	
Councilwoman Amitai	✓	
Councilman Cho	✓	
Councilwoman Chung	✓	
Councilwoman Latner	✓	
Councilwoman Maroules	✓	
Councilman Yammarino	✓	

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

- a. Mail List of December 12, 2025
- b. Mail List of December 19, 2025: Councilman Yammarino discussed the traffic study email.
- c. Mail List of December 26, 2025
- d. Mail List of January 2, 2026

**5. VOTE ON CONSENT AGENDA ITEMS**

Borough Administrator James Winters tabled Resolution #25-311, and was explained by Borough Engineer Nick DeNicola.

Mayor Glidden read the following: All items with an asterisk (\*) are considered to be non-controversial by the Council and will be approved by one Motion. There may be further discussion prior to the vote upon request of a Council Member. Also, any item may be removed for further discussion or for Roll Call vote, in which case the item will be removed and considered in its normal sequence as part of the General Order of Business.

**6. RESOLUTIONS**

**\*25-307      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	\$ 1,969,491.00
2024 Budget Appropriations	\$ 325.00
2025 Budget Appropriations - Operating Expenses	\$ 219,507.48
Payroll 12/15/2025	\$ 411,167.96
Payroll 12/30/2025	\$ 372,275.98
Current Treasury Account December 12, 2025 to December 31, 2025	\$ 2,972,767.42

Capital and Trust	Amount
Capital	\$ 165,131.13
Escrow & Trust	\$ 676.90
Recreation	\$ 15,743.10
Animal	\$ 1,447.67
Housing Trust	\$2,000,000.00
Food Locker	\$ 0.00
Open Space	\$ 124,071.82
HRA Insurance	\$ 186.62

**\*25-308 ESTIMATE CERTIFICATE NO. 1 (FINAL) INCLUSIVE OF CHANGE ORDER NO. 1, RUCKMAN POND BANK RESTORATION – CLOSTER NATURE CENTER**

WHEREAS, the Borough of Closter, by Resolution dated May 14, 2025, Agenda No. 25-139, awarded a contract in the amount of \$132,150.00 (the “Contract Price”) to Downes Tree Service Co., Inc. for a project known as Ruckman Pond Bank Restoration – Closter Nature Center; and

WHEREAS, in communication to James Winters, Borough Administrator, Boswell Engineering advised the Borough of an additional cost to the contract amount with Downs Tree Service Co, due to the emergency reconstruction of the 18” Ductile Iron Water Pipe, Class 54, (Exhibit A Estimate Certificate, Item #11) of \$3,700.00 referenced as Change Order No. 1 increasing the original contract amount from \$132,150.00 to \$135,850.00; and

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council do hereby authorize the execution by the Chief Financial Officer of Estimate Certificate No. 1 (Final) dated December 9, 2025 (inclusive of Change Order No. 1) and final payment of \$135,850.00 (the “Amended Contract Price”).

**\*25-309 AUTHORIZE THE PLACEMENT OF A CRESCENT LIGHT STAND IN FRONT OF BOROUGH HALL FROM FEBRUARY 7, 2026 TO MARCH 22, 2026**

WHEREAS, at the public meeting held on January 5, 2026, the Governing Body reviewed a request made on behalf of the EID Committee of New Jersey, 250 Hargreaves Ave., Teaneck, NJ 07666 dated December 4, 2025; and,

WHEREAS, the request seeks permission for the placement of a Crescent Light Stand in front of the Closter Borough Hall for the period beginning February 7, 2026 to be removed the March 22, 2026; and,

WHEREAS, the Governing Body discussed the request and determined that the request should be authorized, subject to receipt of a hold harmless agreement approved by the Borough’s risk manager.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey, that the request of the EID Committee of New Jersey listed above is hereby granted and approved by the Governing Body for the placement of a Crescent Light Stand in front of Closter Borough Hall for the period beginning February 7, 2026 through March 22, 2026.

**\*25-310 AUTHORIZE THE BIDDING OF SUV FOR THE POLICE DEPARTMENT**

WHEREAS, the Police Department has a need to purchase an SUV, and

WHEREAS, the Public Safety committee of the council and the Finance committee of the council have reviewed this approved this request; and

**THEREFORE BE IT RESOLVED**, the Mayor and Council of the Borough of Closter hereby approve the need for an equipment van; and

**NOW, THEREFORE, BE IT FURTHER RESOLVED** by the Mayor and Council of the Borough of Closter that the Borough Clerk is hereby authorized to advertise bids for said equipment.

**\*25-311 AUTHORIZE CHANGE ORDER NO. 1 FINAL FOR WAINWRIGHT AVENUE AND KING PLACE IMPROVEMENTS, DEMAREST AVENUE IMPROVEMENTS, RUCKMAN PARK WALKING PATH REPLACEMENT AND 2025 BOROUGH PAVING PROJECT - TABLED**

**WHEREAS**, the Borough of Closter, by Resolution dated April 23, 2025, Agenda No. 2025-127, approved a contract in the amount of **\$867,678.28** (the "Contract Price") to 4 Clean-Up Inc. for a project known as the 2024 & 2025 Road Programs; and

**WHEREAS**, the Borough of Closter, by Resolution 2025-224 dated August 13, 2025, approved adding the "Paving of Police Pistol Range," for an additional cost of \$37,500.00 to the scope of work for a new contract total of \$905,178.28; and

**WHEREAS**, in a letter to the Borough dated December 11, 2025 Boswell Engineering advised the Borough of **Change Order No. 1 Final (Exhibit A attached)**, inclusive of the additional cost for the Paving of Police Pistol Range as well as reflecting the reductions of \$97,843.76, thereby **reducing the total contract** amount by **\$9,698.09** to the final Amended Contract Price of **\$857,980.19**; and

**WHEREAS**, 4-Clean Up, Inc. has submitted a Two Year Maintenance Bond for the work performed; and

**WHEREAS**, Boswell Engineering takes no exception to the **final payment of \$77,235.66 to 4-Clean Up Inc.** for work completed as outlined in Estimate No 4 and Final Payment dated December 11, 2025; and

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and Council do hereby authorize the execution by the Chief Financial Officer of Change Order No. 1 Final pursuant to which the amended Contract Price will be decreased by **\$9,698.09 to \$857,980.19** (the "Amended Contract Price") and the **final payment of \$77,235.66 to 4-Clean Up Inc.**

**\*25-312 AMEND RESOLUTION #2025-298 TO HIRING A DRIVER COLLECTOR FULL-TIME FOR THE DEPARTMENT OF PUBLIC WORKS – MATTHEW MENDEZ**

**WHEREAS**, there exists a need for a Driver Collector Full-time within the Department of Public Works due to a vacancy, and

**WHEREAS**, the Borough of Closter's DPW Director, Closter's Department of Public Works Superintendent, the Borough Administrator, and the Department of Public Works Committee of the Council have reviewed the qualifications and recommended the below listed for that position:

Matthew Mendez – Driver Collector Full-Time, at \$52,178.00 as per union agreement-Teamster 125 and Borough of Closter

**NOW THEREFORE BE IT RESOLVED**, by the Mayor and Council that Matthew Mendez is hereby appointed to the position of Driver Collector Full-Time in the Department of Public Works –Sanitation Division, beginning January 1, 2026, at \$52,178.00 per year. This resolution supersedes #2025-298.

**NOW THEREFORE BE IT FURTHER RESOLVED**, that the Borough Clerk shall provide a certified copy of this Resolution to the Finance Office.

**\*25-313 CANCEL UNEXPENDED OPEN SPACE BALANCES**

**WHEREAS**, there exists unexpended Open Space balances and have expired on November 20, 2025 for Ordinance No. 2023-1326,

**WHEREAS**, it is necessary to formally cancel the *unexpended balances* and return the funds back to the Open Space Trust Fund, and

**NOW, THEREFORE, BE IT RESOLVED**, the Borough of Closter, County of Bergen, State of New Jersey, that the Finance Clerk and Assistant CFO are hereby authorized and directed to cancel these balances as follows:

		\$
C-04-23-326-002-001	Park & Recreation	3,597.83
C-04-23-326-003-001	MacBain Farm	<u>67,575.00</u>
		\$
		71,172.83

The Borough Clerk is hereby authorized and directed to transmit to the Chief Financial Officer a certified copy of this resolution.

**\*25-314 TRANSFER RESOLUTION NO. 1 AUTHORIZING THE TRANSFER OF 2025 BUDGET APPROPRIATIONS**

WHEREAS, N.J.S.A. 40A:4-58 provides that should it become necessary during the last two months of the fiscal year, the amount to expend for any of the purposes specified in the budget an amount in excess of the respective sums appropriated therefore and there shall be an excess in any appropriations over and above the above the amount deemed to be necessary to fulfill the purpose of such appropriation, the governing body may, by resolution setting forth the facts, **adopted by not less than 2/3 vote of the full membership** thereof, transfer the amount of such excess to those appropriations deemed to be insufficient; no transfers may be made to appropriations for contingent expenses or deferred charges.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter that the Assistant Chief Financial Officer be and is hereby authorized to make the following transfers in the 2025 Budget Appropriations:

**OTHER EXPENSES:**

	<u>FROM:</u>	
GENERAL ADMINISTRATION - MISC	5-01-20-100-000-171	\$0.60
		<u>\$0.60</u>
	<u>TO:</u>	
ANIMAL CONTROL	5-01-27-340-000-020	\$0.34
EMPLOYEE ASSISTANCE PROGRAM	5-01-27-341-000-020	\$0.26
		<u>\$0.60</u>

**SALARIES & WAGES:**

	<u>FROM:</u>	
FINANCIAL ADMINISTRATION	5-01-20-130-000-011	\$170.00
ZONING OFFICER	5-01-22-196-000-011	\$4,300.00
STREETS & ROADS	5-01-26-290-000-011	\$2,000.00
MUNICIPAL CLERK	5-01-20-120-000-011	\$1,250.00
		<u>\$7,720.00</u>
	<u>TO:</u>	
REVENUE ADMINISTRATION	5-01-20-145-000-011	\$170.00
CODE ENFORCMT PROPERTY MAIN	5-01-22-201-000-011	\$4,300.00
PUBLIC BUILDINGS & GROUNDS	5-01-26-310-000-011	\$2,000.00
RECREATION	5-01-28-370-000-011	\$1,250.00
		<u>\$7,720.00</u>

**\*25-315 AUTHORIZING CHANGE ORDER NO. 4, FINAL PAYMENT FOR DPW POLE BARN BUILDINGS TO DUTCHMAN CONTRACTING, LLC**

WHEREAS, the Borough of Closter, by Resolution dated February 12, 2025, Resolution #2025-070, approved a contract in the amount of **\$1,285,168.00** (the "Contract Price") to Dutchman Contracting LLC for a project known as the DPW Pole Barns; and

WHEREAS, the Borough of Closter, by Resolution dated May 12, 2025, Agenda No. 2025-134, amended the contract in the amount of **\$1,267,888.00** known as Change Order # 1 (the "Contract Price") to Dutchman Contracting LLC for a project known as the DPW Pole Barns; and

WHEREAS, the Borough of Closter, by Resolution dated August 13, 2025, Agenda No. 2025-223 amended the contract in the amount of **\$1,320,380.00** known as Change Order #2 and #3 (the "Contract Price") to Dutchman Contracting LLC for a project known as the DPW Pole Barns; and

WHEREAS, DMR Architects submitted to the Borough of Closter AIA Document G701 advising the Borough of Dutchman Contracting, LLC **Change Order #4, decreasing** the cost of the project by **\$3,960.00** for a final

contract amount of \$1,298,820.00; and

WHEREAS, DMR Architects submitted the Borough of Closter an Application & Certificate For Payment dated December 8, 2025 for **Dutchman Contracting, LLC** requested the **final payment of \$35,717.60**; and

WHEREAS, DMR Architects has reviewed and approved the Application and Certificate for Payment and takes no exception to the **final payment of \$35,717.60 to Dutchman Contracting, LLC**.

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and Council do hereby authorize the execution by the Chief Financial Officer of Change Order No. 4 pursuant to which the amended Contract Price will be decreased by **\$3,960.00 to \$1,298,820.00** (the "Amended Contract Price") and the final payment of **\$35,717.60 to Dutchman Contracting, LLC**.

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

**7. HAWKERS AND PEDDLERS LICENSE**

HP 2025-17 Power Direct Energy – Steve Brown

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

**8. OPEN MEETING TO PUBLIC (5-MINUTE LIMIT)**

A resident asked about progress at the Village School. Mayor Glidden stated that he would give an update during the Reorganization meeting.

A student at NVD asked what Closter is doing about flooding and heat. Borough Administrator James Winters explained the ongoing research and update of regulations to manage stormwater and continuously be prepared for emergencies. The student then asked about upcoming projects. Mr. Winters said that while there are no projects currently planned for 2026, four projects have just been completed and that the Borough is always looking for grants for improvements.

Karen Seagaard (249 Knickerbocker Road) stated that there are probably three accidents a week in her area and that something needs to be done even though it is a County Road. Chief of Police James Buccola spoke about ongoing efforts. Mayor Glidden and Administrator James Winters both spoke about the intersection, plans, and challenges.

Steve Isaacson (97 Columbus Avenue) asked about the MacBain Farm and asked what the plan for it is. Mayor Glidden explained that the Committee is being reconstituted and that the Farm will be able to be used by the community. Borough Administrator James Winters stated that an agreement has been reached with the contractor.

**9. NEW/OLD BUSINESS WHICH MAY COME BEFORE THE GOVERNING BODY**

None.

**10. ADJOURNMENT**

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

Sine Die adjourned at 7:14 P.M.

Respectfully submitted,



Mari J. Margiotta, RMC, CMR  
Borough Clerk

*Date of Minutes approval: March 25, 2026*