



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

REGULAR MEETING AGENDA: WEDNESDAY - NOVEMBER 24, 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. OPEN PUBLIC MEETINGS ACT STATEMENT

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 these notices are and have been available to the public and are on file in the office of the Municipal Clerk.

2. ROLL CALL

3. CONSENT AGENDA:

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.

RESOLUTIONS:

- *25-285 MEMORIALIZING THE AUTHORIZATION TO SIGN THE MEMORANDUM OF LEASE FOR THE VILLAGE SCHOOL PROJECT
- *25-286 AUTHORIZING PAYMENT OF VEHICLE ALLOWANCE
- *25-287 CANCEL TAXES RECEIVABLE – THE TROKHAN LAND GROUP, LLC
- *25-288 AUTHORIZING THE PLACEMENT OF A NATIVITY CRECHE IN FRONT OF BOROUGH HALL FROM DECEMBER 1, 2025 TO JANUARY 7, 2026 AND WAIVING INSURANCE REQUIREMENTS
- *25-289 AUTHORIZING SHADE TREE COMMISSION TO PURCHASE TREES FOR THE PLANTING PROJECT FROM THE SHADE TREE DONATIONS TRUST
- *25-290 APPROVING ADDITIONAL HOURS FOR FIRE SUBCODE OFFICIAL – JOSEPH ZAVARDINO
- *25-291 AUTHORIZING PURCHASE OF FORD MAVERICK POLICE VEHICLE FROM ADMINISTRATIVE FEES TRUST
- *25-292 REFUND OF REAL ESTATE TAX OVERPAYMENTS
- *25-293 AUTHORIZING A HEALTH REIMBURSEMENT ACCOUNT (HRA) FOR EMPLOYEES USING NJD 2035 PLAN
- *25-294 AUTHORIZING A HEALTH REIMBURSEMENT ACCOUNT (HRA) FOR EMPLOYEES ON A NJ DIRECT HDHigh PLAN
- *25-295 AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE GROUND LEASE FOR THE VILLAGE SCHOOL PROJECT
- *25-296 AUTHORIZING THE EXECUTION OF THE LEASEHOLD AGREEMENT FOR THE VILLAGE SCHOOL PROJECT

4. OPEN MEETING TO PUBLIC FOR ANY MATTER (5-minute limit)

5. ADJOURNMENT

ALL BUSINESS WILL TERMINATE AT 11:00 P.M.

**BOROUGH OF CLOSTER
RESOLUTION #2025-285
NOVEMBER 24, 2025**

**MEMORIALIZING THE AUTHORIZATION TO SIGN THE MEMORANDUM
OF LEASE FOR THE VILLAGE SCHOOL PROJECT**

WHEREAS, at the Public Meeting held on November 12, 2025, the Governing Body of the Borough of Closter discussed the Memorandum of Lease that was forwarded to the town from the attorney for the Developers of the Village School project; and

WHEREAS, this document was forwarded for execution by the Borough and the Developers of Village School and is required as part of the Developers application for financing the project; and

WHEREAS, the Borough Attorney reviewed the Memorandum of Lease and determined that it comports with the Ground Lease executed by the parties on January 14, 2025, and therefore, recommended execution of this document; and

WHEREAS, the Governing Body authorized the execution of this document via voice vote on November 12, 2025.

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Closter that this memorializes the decision of the Council to authorize the Mayor and Clerk to execute the Memorandum of Lease attached hereto as Exhibit A.

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

Adopted: November 24, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held November 24, 2025.

Mari J. Margiotta, Borough Clerk

EXHIBIT A – MEMORANDUM OF LEASE

EXHIBIT J

Memorandum of Ground Lease

RECORD AND RETURN TO:

RICHTER RESTREPO, PLLC

1120 Avenue of the Americas, Fourth Floor
New York, NY 10036

Attn: Juan C. Restrepo, Esq.

This instrument affects real and personal property situated, lying and being in the Borough of Closter, State of New Jersey, known as follows:

Section:

Block(s): 1316

Lot(s): 9

Street Address: 511 Durie Avenue, Closter, New Jersey

MEMORANDUM OF LEASE
PURSUANT TO SECTION 46:26A-2
OF THE NEW JERSEY PROPERTY LAW

MEMORANDUM OF LEASE
PURSUANT TO SECTION 46:26A-2
OF THE NEW JERSEY PROPERTY LAW

Lease: Master Lease dated as of January 14, 2025, by and between **BOROUGH OF CLOSTER** (“Landlord” or “Owner”) and **VILLAGE SCHOOL DEVELOPMENT LLC**, a New Jersey limited liability company (“Tenant”) (as may be amended or modified from time to time, the “Lease”). Capitalized terms used, but not defined herein shall have the meanings ascribed to them in the Lease (as defined below), as applicable.

Date of Execution of Lease: As of January 14, 2025

Name and Address
of Landlord: Borough of Closter
295 Closter Dock Road
Closter, New Jersey 07624

Name and Address
of Tenant: Village School Development LLC
440 Sylvan Avenue, Suite 120,
Englewood Cliffs, NJ 07632

Description of
Leased Premises: The leased premises consist of the real property located at 511 Durie Avenue, Closter, New Jersey. The leased premises shall include all land, buildings, improvements, and appurtenances situated thereon, which are the subject of a redevelopment project involving the conversion of a vacant school building into a residential development consisting of thirty-five (35) affordable housing units (the “Units”), together with associated common areas and infrastructure improvements (collectively, the “Improvements”).

The Project shall be developed, financed, constructed, operated, and maintained in accordance with all applicable laws and regulations of the State of New Jersey governing affordable housing, the Settlement Agreement with the Fair Share Housing Center, the Judgment entered by the Court, the Resolution of Need adopted by the Borough of Closter on January 12, 2019, and the final Site Plan approval granted by the Borough of Closter Zoning Board (the “Board”).

- Initial Term of Lease: This Lease shall be for a period of 50 years, to commence upon the Commencement Date, and shall expire at 11:59 p.m. on the Fiftieth (50th) anniversary from the Commencement Date. For purposes of the Lease, the "Commencement Date" shall be the date of closing of the Construction Financing for the Project.
- Renewal Options: Subject to the terms and conditions set forth in the Ground Lease, Tenant shall have the option to extend the Term of this Lease for one thirty (30) year term (the, "Extension"). The Extension shall commence immediately following the expiration of the Initial Term.
- Memorandum of Lease: This instrument, executed in connection with the Lease, is intended to be and is entered into as a memorandum thereof for the purpose of recordation and the giving of notice of the tenancy created by the Lease and of the rights and obligations of Landlord and Tenant hereunder, and shall not, in any event, be construed to change, vary, modify, interpret or limit the Lease or any of the terms, covenants or conditions thereof, or any part thereof, and reference is hereby made to the Lease for any and all purposes.
- Successors and Assigns: The Lease and this Memorandum of Lease shall bind and benefit the parties and their successors and assigns. This paragraph shall not limit any restriction on assignment or other transfer permitted under the terms of the Lease.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Lease as of the date written above.

LANDLORD:

ATTESTED:

BOROUGH OF CLOSTER

BY: _____

BY: _____

Name: Mari J. Margiotta
Title: Borough Clerk

Name: John C. Glidden, Jr.
Title: Mayor

TENANT:

VILLAGE SCHOOL DEVELOPMENT LLC

BY: _____

Name: Radame Perez, II
Title: Authorized Signatory

STATE OF NEW JERSEY)
) ss.
COUNTY OF)

On the ____ day of _____ in the year 2025 before me, the undersigned, a notary public in and for said state, personally appeared_____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

By:

My commission expires:

[illegible]

On the ____ day of _____ in the year 2025 before me, the undersigned, a notary public in and for said state, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

By:

My commission expires:

**BOROUGH OF CLOSTER
RESOLUTION #2025-286
NOVEMBER 24, 2025**

AUTHORIZING PAYMENT OF VEHICLE ALLOWANCE

WHEREAS, the Mayor and Council of the Borough of Closter are aware of the need of Borough Employees to use private vehicles to conduct Borough business; and

WHEREAS, the Borough of Closter's Ordinance No. 2024:1340 allows vehicle allowance, and

WHEREAS, Borough of Closter's Resolution #2025-165 sets the 2025 allowance at \$770.00: and

WHEREAS, the following employees are authorized to receive the vehicle allowance in 2025:

- Giuseppe LaMastra, Plumbing Subcode
- James Hoffmann, Electrical Subcode
- Jin Bae, Health Director
- Joseph Zavarino, Fire Protection Subcode Official

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council are hereby authorizing the payment of vehicle allowance for 2025

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

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

Adopted: November 24, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held November 24, 2025.

Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION #2025-287
NOVEMBER 24, 2025**

**CANCEL TAXES RECEIVABLE
THE TROKHAN LAND GROUP, LLC**

WHEREAS, certain 3rd and 4th Quarters **2025** Taxes in the amount of **\$4,221.84** and the **2026** Preliminary Tax totaling **4,175.08** on Block **1302**; Lot **13** assessed to **The Trokhan Land Group, LLC**, and;

WHEREAS, the Borough of Closter has entered into a **reciprocal easement agreement** (Section 13C) formulated in September, 1994 which stipulated proportional tax abatements for property to be used by the Borough; and

WHEREAS, the size of the property has been calculated to be 117 feet by a variable amount with an assessed value of that portion to be \$271,200.00; and

WHEREAS, the Borough is utilizing the total property;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, New Jersey that the **Tax Collector** is hereby authorized to **cancel these amounts from the tax records for the year 2025/2026.**

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

Adopted: November 24, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held November 24, 2025.

Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION #2025-288
NOVEMBER 24, 2025**

**AUTHORIZING THE PLACEMENT OF A NATIVITY CRECHE IN FRONT OF
BOROUGH HALL FROM DECEMBER 1, 2025 TO JANUARY 7, 2026
AND WAIVING INSURANCE REQUIREMENTS**

WHEREAS, at the public meeting held on November 12, 2025, the Governing Body reviewed a request made on behalf of the Friends of the Creche, dated November 11, 2025; and,

WHEREAS, the request seeks permission for the placement of a Nativity Creche in front of the Closter Borough Hall for the period beginning December 1, 2025, to be removed the January 7, 2026, and for a waiver of the Borough's insurance requirements; 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 Friends of the Creche listed above is hereby granted and approved by the Governing Body for the placement of a Nativity Creche in front of Closter Borough Hall for the period beginning December 1, 2025 through January 7, 2026.

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

Adopted: November 24, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held November 24, 2025.

Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION #2025-289
NOVEMBER 24, 2025**

**AUTHORIZING THE SHADE TREE COMMISSION TO PURCHASE TREES FOR
THE 2025 PLANTING PROJECT FROM THE SHADE TREE DONATIONS TRUST**

WHEREAS, the Borough of Closter's Shade Tree Commission needs to purchase trees for planting; and

WHEREAS, the funds from the Shade Tree Donations Trust are available for this purchase; and

WHEREAS, the Shade Tree Commission would like to purchase trees from Clarke Moynihan Landscaping & Construction of which **\$17,252.90** will be funded by the Shade Tree Donations Trust.

CERTIFICATE OF AVAILABILITY OF FUNDS

I, Frank Elenio, Certified Financial Officer of the Borough of Closter, hereby certify, pursuant to N.J.S.A. 40A:9-140.1, et seq. and N.J.A.C. 5:30-5.4, the funds are available to the Borough of Closter for calendar year 2025 in account. **T-13-56-000-081-000**.

Dated: November 24, 2025

Frank Elenio, CFO

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

Adopted: November 24, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held November 24, 2025.

Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION #2025-290
NOVEMBER 24, 2025**

**APPROVING ADDITIONAL HOURS FOR FIRE SUBCODE OFFICIAL
JOSEPH ZAVARDINO**

WHEREAS, Joseph Zavadino has been appointed Fire Subcode Official, and

WHEREAS, there is a need to increase the hours of the Fire Subcode Official due to increased workload, due to the Village School affordable housing project, and

NOW THEREFORE BE IT RESOLVED, by the Mayor & Council, to approve 20 additional hours for 2026 as needed to be paid by voucher, and

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

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

Adopted: November 24, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held November 24, 2025.

Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION #2025-291
NOVEMBER 24, 2025**

**AUTHORIZING PURCHASE OF FORD MAVERICK POLICE VEHICLE FROM
ADMINISTRATIVE FEES TRUST**

WHEREAS, the Borough of Closter's Police Department needs to purchase a Ford Maverick police vehicle;
and

WHEREAS, the funds from the Administrative Fees Trust are available for this purchase; and

WHEREAS, the Police Department would like to purchase a Ford Maverick police vehicle from All American Ford of Paramus for \$37,520.09 the Bergen County Co-Op BC-BID-24-43; and

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council do hereby authorize the Police Department to purchase a Ford Maverick police vehicle from All American Ford of Paramus for \$37,520.09 the Bergen County Co-Op BC-BID-24-43, funded by the Administrative Fees Trust.

CERTIFICATE OF AVAILABILITY OF FUNDS

I, Francis Elenio, Chief Financial Officer of the Borough of Closter, hereby certify, pursuant to N.J.S.A. 40A:9-140.1 et seq. and NJAC 5:30.4, that the funds are available to the Borough of Closter for the calendar year 2025 in account: **T-13-56-000-096-999 for \$37,520.09.**

Dated: November 24, 2025

Frank Elenio, CFO

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

Adopted: November 24, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held November 24, 2025.

Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION #2025-292
NOVEMBER 24, 2025**

REFUND OF REAL ESTATE TAX OVERPAYMENT

WHEREAS, there exists tax overpayment(s) resulted by an over payments for the parcels listed below in the total amount of \$15,149.16 for 4th Quarter 2025.

WHEREAS, the Tax Collector is desirous to clear the overpayments of record and requests a certified copy of this resolution;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, New Jersey, that the Finance Clerk is herewith authorized to issue a refund check to in the total amount of **\$15,149.16** for the following tax accounts to **Core Logic**:

<u>Block</u>	<u>Lot</u>	<u>Name</u>	<u>Amount</u>
1002	24	Nerikzian	\$3,369.60
1709	8	Hardoon	\$6,845.30
1714	10	Luo/Xue	\$4,934.26
			<u>\$15,149.16</u>

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

Adopted: November 24, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held November 24, 2025.

Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION #2025-293
NOVEMBER 24, 2025**

**AUTHORIZING A HEALTH REIMBURSEMENT ACCOUNT (HRA)
FOR EMPLOYEES USING NJD 2035 PLAN**

WHEREAS Employees and their eligible dependents will be entitled to enroll in any of the medical plans offered under the SHBP. Prescription drug coverage will be offered to all employees and eligible dependents through the SHBP, and

WHEREAS, the Borough agrees to provide employees enrolling in the NJ Direct 2035 #056 plan with a health reimbursement program for 2026; and

WHEREAS, the Borough will fund an HRA account for each employee up to \$16,960 for maximum out-of-pocket expenses with the NJ Direct 2035, their level of coverage (single, member/spouse, parent/child, or family). This account can be used by the employee to pay the out-of-pocket expenses under the NJ Direct 2035.

WHEREAS, the HRA program shall be administered through a debit card provided by Difference Card for the Borough, and Employees shall not contribute towards the cost of the HRA program.

WHEREAS. The Difference Card will provide the benefit management of an HRA program for the 2026 benefit year.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter to fund an HRA account for those employees enrolled in a NJ Direct 2035 plan and to contract with The Difference Card to provide the management of this program. The implementation of this resolution is conditioned upon the Borough entering into a contract with The Difference Card.

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

Adopted: November 24, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held November 24, 2025.

Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION #2025-294
NOVEMBER 24, 2025**

**AUTHORIZING A HEALTH REIMBURSEMENT ACCOUNT (HRA)
FOR EMPLOYEES ON A NJ DIRECT HDHigh PLAN**

WHEREAS Employees and their eligible dependents will be entitled to enroll in any of the medical plans offered under the SHBP. Prescription drug coverage will be offered to all employees and eligible dependents through the SHBP, and

WHEREAS, the Borough agrees to provide employees enrolling in HDHigh #090 plan with a health reimbursement program for 2026; and

WHEREAS, the Borough will fund an HRA account for each employee up to \$22,800 for their maximum out-of-pocket expenses with the HDHigh plan for their level of coverage (single, member/spouse, parent/child, or family). This account can be used by the employee to pay the out-of-pocket expenses under HDHigh plan.

WHEREAS, the HRA program shall be administered through a debit card provided by Difference Card for the Borough, and Employees shall not contribute towards the cost of the HRA program.

WHEREAS. The Difference Card will provide the benefit management of an HRA program for the 2026 benefit year.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter to fund an HRA account for those employees enrolled in an HDHigh plan and to contract with The Difference Card to provide the management of this program. The implementation of this resolution is conditioned upon the Borough entering into a contract with The Difference Card.

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

Adopted: November 24, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held November 24, 2025.

Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION #2025-295
NOVEMBER 24, 2025**

**AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE GROUND LEASE
FOR THE VILLAGE SCHOOL PROJECT**

WHEREAS, the Developers of the Village School Project are in the process of finalizing their financing in order to begin construction on this important affordable housing project in the Borough of Closter; and

WHEREAS, the attorney for the Developers has forwarded comments from the Counsel for Fair Share Housing Center requesting certain changes to the Ground Lease between the parties that was executed on January 14, 2025; and

WHEREAS, the Borough Attorney has reviewed the changes requested by FSHC and found them to be in order and has requested that the attorney for the Developers prepare a formal Amendment to the Ground Lease; and

WHEREAS, upon receipt of the Amendment, the Borough Attorney shall review same to ensure that it is in order.

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Closter that the Mayor and Clerk are hereby authorized to execute the Amendment to the Ground Lease provided by the attorney for the Developers of the Village School, subject to the approval of the Borough Attorney.

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

Adopted: November 24, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held November 24, 2025.

Mari J. Margiotta, Borough Clerk