

MAIL LIST
March 27, 2026

	Date	From	Pertains to:	Agenda/Committee/ Liaison
1.	3/23/2026	Closter Public Library	Library news March 23, 2026	Mayor and Council Borough Administrator
2.	3/25/2026	Closter Residents Steve and Helen Cruz	Reinstate a Stable Five-Year Assessment Cycle	Mayor and Council Borough Administrator
3.	3/26/2026	NJLM	Mayors' Newslines March 2026	Mayor and Council Borough Administrator
4.	3/27/2026	Closter Resident Serhat Ozmen	Proposal for Turkish Republic Day Flag Raising Ceremony – October 29	Mayor and Council Borough Administrator
5.	3/25/2026	NJLM	<p>Weekly Roundup</p> <p><u>State Issues</u></p> <ul style="list-style-type: none"> • DEP Hosts Stormwater 101: From Origin to Regulation Webinar • Division Issues Guidance on CY26/SFY27 State Aid Certification • NJHMFA Issues Guidance on Affordable Housing Ordinances • Lunch & Learn – Intoxicating Hemp-Derived Products Overview <p><u>Also of Interest</u></p> <ul style="list-style-type: none"> • South Plainfield Gets in the Spirit of Local Government Week • Film Ready NJ Workshop • New Jersey Digital Government Summit Set for May 5 • NJ-GMIS Technology Education Conference • Rutgers Center for Government Services Public Purchasing Forum 	Mayor and Council Borough Administrator



1 ML 3.27.2026

Laura Rametta <lrametta@closternj.us>

Library news March 23, 2026

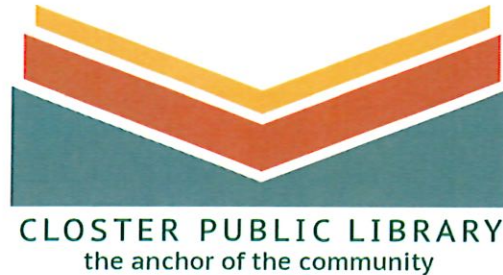
1 message

Closter Public Library <circulation@closter.bccls.org>

Mon, Mar 23, 2026 at 8:03 AM

Reply-To: cltrcirc@bccls.org

To: lrametta@closternj.us



March 23, 2026

Wall Street Journal Access Now Available

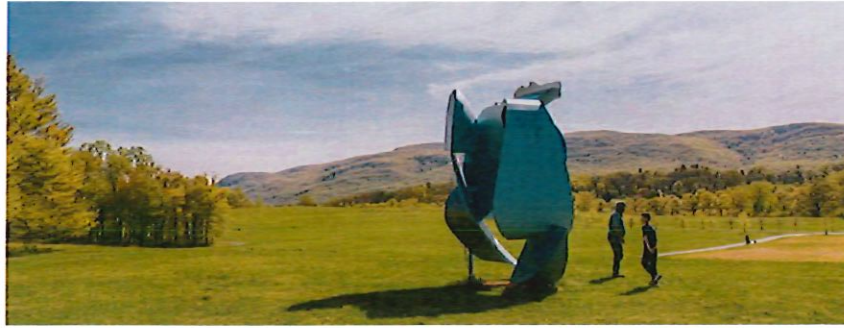
Wall Street Journal

- Simply [click here](#). Use the first 6 digits of your Library Card number.
- Follow the instructions to create your account, and you can start using wsj.com immediately
- Your access will be available for the next 3 days
- After 3 days, simply come back and click the above link again and login as an existing user with the same username and password you originally created
- IMPORTANT - You are not permitted to share your sign-on credentials with any other person whatsoever. Any violation of this clause will result in Dow Jones terminating our access.



RESOURCES

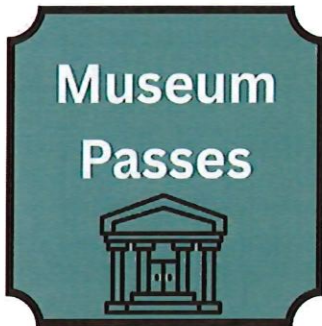
Museum Passes



Storm King Art Center opens April 1

The snow is melting, birds are chirping, and Storm King opens in four weeks! Celebrate the start of spring by reconnecting with art and nature—plan your visit to explore our 500 acres, or to join one of our programs. The first Moonlit Walk of the season is on April 1, and birding tours return to Storm King on April 25.

Tickets for visits and programs happening in the month of April go on sale March 15..



We have a wide range of museum passes that you can borrow with your Closter library card, including the Children's Museum of Manhattan, MoMA, and the Yogi Berra Museum.

[Visit our website for more information about our museum pass program.](#)

Hoopla Bonus Borrows Coming

March 25-31

Enjoy Bonus Borrows more often! Hoopla's Bonus Borrows will be available the last seven days of each month. Choose from these select titles without using your monthly borrows!

[Visit the collection on March 25](#)





Monday

10-11:30am- **Advanced ESL**

Conversation

7-8pm - **Tech Help**

Wednesday

1-2:30pm - **Advanced ESL**

Conversation *This class is full. Contact the library to get on the waiting list*

6-7 pm **Yoga/Meditation**

Thursday

10-11:30am - **1to1 ESL tutoring**

12:30-2pm - **Knitting and Craft**

4:30pm - **Zumba on Zoom**

Friday

10-11:30am - **1to1 ESL tutoring**

Saturday

1:30-2:30 - **Intermediate ESL** *This class is full. Contact the library to get on the waiting list*

2-3pm - **Tech Help**

Download the BCCLS App

Always have your library card with you; check your account and request books from your phone. Scan the QRcode or visit the [App store](#) or the [Google Play store](#).



THE LIBRARY IS ALWAYS OPEN ONLINE

As ever, please contact the library:

Ruth and **Deborah** for general questions

Vida for Kids N Young Adults question

Tim for Reference questions and issues with electronic media

Julia for the short story club

ClosterPublicLibrary.org



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2 ML 3.27.2026

To: Mari J. Margiotta, Borough Clerk (**FOR THE OFFICIAL PUBLIC RECORD**)

To: Mayor John C. Glidden Jr. and the Closter Borough Council

Date: March 23, 2026

Subject: Regional Tax Inequity and the Case for a 5-Year Assessment Cycle

Dear Ms. Margiotta, Mayor Glidden, and Council Members:

I am a **long-time resident** of Closter. I am formally requesting that this letter and the supporting data be entered into the official record and distributed to the governing body for the March 25th Council meeting.

I am calling on the Council to **reinstate a stable five-year assessment cycle** and end the current annual "rolling" program. Closter is currently the only town in the Northern Valley Regional High School (NVRHS) District assessing at 100% market value every single year. This creates a massive **Accuracy Penalty** that forces our residents to subsidize our regional neighbors.

The "Accuracy Penalty": Regional School Levy Comparison (2024–2025)

Regional school taxes are split based on property wealth. Because Closter's data is "fresher" than our neighbors, we carry a disproportionate share of the **\$60.5 Million NVRHS Levy**:

Municipality	Assessment Style	Last Major Update	% of \$60.5M Levy	Land Area (Sq. Mi)	Population
Closter	Rolling (Annual)	Ongoing (2024)	20.5%	3.30	8,730
Old Tappan	Traditional	2011 (15-yr gap)	16.7%	4.20	6,342
Demarest	Traditional	2025	23.5%	2.10	4,941
Harrington Park	Traditional	Varied	13.5%	1.80	4,600
Haworth	Traditional	Varied	10.5%	2.30	3,450
Norwood	Traditional	2026 (In Progress)	9.3%	2.70	5,700
Northvale	Traditional	2026 (In Progress)	5.9%	1.30	4,700

The Case for Regional Equity:

- **The 15-Year Disconnect:** For nearly 15 years, towns like **Old Tappan** operated on 2011 valuations while Closter updated every year. This meant Closter's "wealth" looked higher on paper simply because our data was newer. Consequently, Closter residents paid roughly **\$2.3 Million more** into the high school last year than Old Tappan—a town with a similar economic profile but "stale" assessment data.
- **The Density Factor:** We are packing more tax burden into a smaller area (3.3 sq. mi) than larger towns like Old Tappan (4.2 sq. mi) simply because we are the only ones updating our "wealth" every twelve months.
- **The 63% Multiplier:** Roughly **63% of our tax bill (avg. \$11,716/year)** goes to schools. Every annual "market correction" in Closter results in an immediate **monthly payment spike**, whereas our neighbors enjoyed years of predictability and lower regional contributions.
- **Taxing "Paper Wealth":** With Closter's average home value over **\$1.1 million**, we are being taxed on "gains" we haven't realized. For long-time residents and seniors, this creates a **liquidity crunch** that makes Closter increasingly unaffordable.

We are being penalized for our "accuracy." I am asking each Council member: **Do you support a return to a five-year cycle to stop this annual penalty and restore stability for your constituents?**

Thank you for your time and for protecting the financial security of our long-time residents.

Warmly,

Steve and Helen Cruz
76 Columbus Avenue
201-289-6906

The Case for Regional Equity:

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Warmly,

Steve and Helen Cruz
76 Columbus Avenue
201-289-6906



Mari Margiotta <mmargiotta@closternj.us>

Mayors' Newsline March 2026

1 message

NJLM Mayors Newsline <noreply@civicplus.com>

Thu, Mar 26, 2026 at 4:12 PM

Reply-To: noreply@civicplus.com

To: mmargiotta@closternj.us



President's Note

Prior to Governor Sherill's first State Budget Address, she and the State Treasurer cautioned that there might be difficulties ahead with structural deficits to be managed. On the local level, that's a familiar sentiment as we have balanced our budgets within a 2% cap in the face of flat municipal funding for more than a decade.

NJLM President Mayor Sean Elwell, Elsinboro

As the budgets on the state and local levels go through planning, we need to call for full restoration of municipal property tax relief. Historically, Energy Tax Receipts

(ETR), which were funds once collected locally, were intended for local purposes

This Administration is a new opportunity to achieve the restoration of these funds. We are in communication with the new Administration and with legislators working to revise the ETR formula. Please be part of our efforts to seek restoration of ETR to the appropriate levels. You can review our webpage dedicated to these efforts for more information. Please review with your finance officers and please talk to your Legislators.

Action List

1. **Join us for a Lunch & Learn session** on Wednesday, April 22, 2026, at noon with attorneys Ronald Mondello and John Williams, who will provide an overview of the new Intoxicating Hemp Derived Products law and what it means for local regulation, enforcement, and community safety. This session will help municipalities understand how the law affects local licensing, enforcement priorities, public health messaging, and age-related compliance. [Registration is required for this free session](#), and registrants will receive a Zoom link before the start of the session.

2. **Prepare for Local Government Week 2026.** We invite you to join in with municipalities across the Garden State during NJ Local Government Week, April 12-18, to engage citizens while celebrating the work of local government. Municipalities are on the front lines of community service and generally receive higher approval ratings than other levels of government. However, many residents are unaware of how these services impact their daily lives. [Download customizable NJ Local Government Week logos](#) and share your plans with the League. Remember to use #NJLocalGovt when promoting your activities!
3. **Honor your students.** Are you planning to participate in the [League's Louis Bay 2nd Scholarship Essay Contest](#)? Please remember to send in your town's entries to the League by April 1.
4. **Comply with Americans with Disability Act Title II Web and Mobile Application Accessibility Rule.** State or local governments with a population of 50,000 or more people must be in compliance by April 24, 2026. What does that include? Please review [the ADA's requirements](#) with your tech team.

League Learning

Management Workshop Series Continues

The League's new Management Workshop Series-Essentials of Management continues throughout April. The webinars by League Labor Consultant Matt U. Watkins will run on Thursdays on the following dates:

April 2: Management Series-Essentials of Management (Financial and Personnel Management). Webinar.

April 9: Management Series-Essentials of Management (Organizational Management). Webinar.

April 10: FMLA Webinar. Webinar.

April 16: Management Series-Essentials of Management (Council and Community Relations). Webinar.

April 23: Management Series-Essentials of Management (Insurance, Understanding the Audit, and Ethics). Webinar.

[Register at the Series webpage.](#)

Conference Connections

2026 Annual Conference

Website Open

This month the [2026 Annual Conference Website](#) opened with preliminary information for the annual event. In a year of parades, celebrations, and events bringing local, statewide, national, and international audiences to the Garden State, municipalities have an opportunity to gather with their peers in Atlantic City to reflect on their successes and plan for the future. Earning its title of the nation's largest municipal conference, the 111th Annual League Conference promises to continue connecting New Jersey's problem-solving local government innovators with thought leaders and goods and services providers who can help them continue their traditions of excellence.

For the next 11 years communities will celebrate the anniversaries of freedom for the United States, from the signing of the Declaration of Independence in 1776 to the ratification of the Constitution in 1787. Ensuring New Jersey's municipalities are ready for all that these events entail requires more than inspiration – it demands preparation, which will be nurtured at the League Conference.

“Our residents depend on us to be ready, adaptable, and forward-thinking. By understanding how risks affect our towns and taking proactive steps to manage them, we can build stronger, more resilient communities.” - League President Mayor Sean Elwell

“For three days every November for more than a century, the League has provided a gathering place for members from around the state to celebrate, innovate, and anticipate life in the municipalities in ways that meaningfully impact New Jersey's residents. Sharing success stories and strategies that overcome the many challenges of the day is part of what makes the Annual Conference a critical part of every community's tool kit.” - League Executive Director Michael Cerra

Save the Date: July 1 registration and hotel reservations open!

Meet Your New Board Member

Michael “Mike” Stanzilis has served as Mayor of Mount Arlington since 2016 and is widely recognized for his leadership in fiscal management, strategic growth, and innovation in local government. He is a Vice President of the New Jersey Conference of Mayors, a member of its Executive Board, and Past President of the Morris County League of Municipalities. Prior to being elected mayor, he served two terms on the Borough Council and was Chairman of the Mount Arlington Land Use Board.



Executive Board Member,
Mayor Michael Stanzilis,
Mount Arlington

Mayor Stanzilis is known for fulfilling his commitment to prudent fiscal stewardship—lowering municipal taxes, maintaining one of the region’s most competitive municipal tax rates, and driving efficiency through shared services and responsible long-term planning. He championed the Borough’s “Race to the Bottom” approach to keeping taxes low while continuing to invest in core community priorities, including public safety, education, infrastructure modernization, and quality-of-life improvements. His leadership has helped preserve teacher positions during a critical school funding shortfall, expand water and sewer service to underserved areas, and advance plans for a new Public Safety & Community Center Complex to replace outdated facilities.

A statewide leader in the responsible use of Artificial Intelligence in government, Mayor Stanzilis is also the founder of Arlington Analytics, LLC, a public-sector consulting firm specializing in AI strategy, implementation, and workflow transformation for municipalities, counties, and public-sector organizations. He is a frequent moderator and presenter on topics related to AI, workforce modernization, and digital government, helping agencies adopt mission-focused, human-centered AI solutions that enhance constituent services and support public employees.

Before entering public service, Stanzilis built a successful corporate career in global security operations, overseeing up to 1,200 security professionals worldwide and managing a multi-million-dollar P&L. He later served as a Vice President of Business Development for a New Jersey–based government and private-sector services firm, further strengthening his executive leadership and operational expertise.

A Mount Arlington resident since 2002, Stanzilis has a longstanding commitment to community service. While living in New York City, he volunteered with the NYC Coalition for the Homeless, New Leash On Life Animal Rescue, and served as an Auxiliary Police Officer in the NYPD’s 24th Precinct. His belief in giving back continues to guide his approach to leadership, governance, and civic engagement.

Mayor Stanzilis’ philosophy is simple and consistent: Smart Growth + Prudent Fiscal Management = Success

He brings this philosophy—along with integrity, enthusiasm, and a collaborative spirit—to every facet of his service to Mount Arlington and the State of New Jersey.

NJ Municipalities

Magazine

Advancing Life Cycle Housing Across New Jersey

In the March issue of *NJ Municipalities* magazine, Jacquelyn Suárez, Commissioner, NJ Department of Community Affairs, wrote about municipalities that have successfully



completed inaugural NJHOMES training program.

The New Jersey Department of Community Affairs (DCA) has taken a significant step forward in advancing affordable life cycle housing through the development of the New Jersey Housing Opportunities for Municipal Equity and Success (NJHOMES) program. The NJHOMES program is designed to address one of the most persistent challenges facing municipalities:

translating affordable housing policy goals into actionable, community-supported projects that meet the needs of residents at all life stages.

The NJHOMES initiative began with Launchpad, a unique competitive opportunity offered to 10 municipalities to participate in an intensive collaborative learning community. The program offered enhanced technical assistance, mentorship, training, and funding to support the municipalities' ability to develop their affordable housing planning and projects. Together, these elements were intended to reduce early-stage barriers to housing development and help municipalities move projects from concept to feasibility more efficiently.

NJHOMES Launchpad Recipients

- **East Amwell Township**

- **East Orange City**

- **Evesham Township**

- **Fairfield Township (Cumberland)**

- **Far Hills Borough**

- **Mendham Township**

- **Montclair Township**

- **Palisades Park Borough**

- **Salem City**

- **Stafford Township**

Broadening Opportunities to All Municipalities Throughout the State

In spring 2026, DCA will be launching the Affordable Building Club (ABC), offering this 12-part training program to all state municipalities. The participation of the diverse NJHOMES Launchpad cohort ensures that lessons learned through NJHOMES training will be applicable across a wide range of local contexts and challenges. ABC will provide registrants with video learning sessions for independent study at the participant's

convenience, followed by a monthly virtual convening for directed group discussion, questions, and to provide support and encouragement.

Seeking Your 250th Stories for June *NJ Municipalities*

Would you like to publish an article about your town's 250th celebrations? Please send it to Editor Amy Spiezio by April 15 for inclusion in the magazine's June issue.

In 2026, please consider sending in articles, op-eds, and news releases to the League's magazine, *NJ Municipalities*. Every year, the magazine and its [new magazine blog](#) features hundreds of stories from mayors and other local, state, and federal organizations. We hope you will share your strategies, thoughts, and insights with your peers in local government. Interested? Please review our [2026 authors' kit](#) or reach out to editor Amy Spiezio, aspiezio@njlm.org, for more information and to reserve your space.

Subscribe Today

Are you and your team [subscribing to *NJ Municipalities*](#)? Inspire your local government work by reading and building a library of the League's magazine in print or online. [View a sample of the magazine.](#)

Support the League's Magazine

If your municipality has recently used a vendor and you feel that their services would benefit other municipalities, [email Tasneem Kapadia](#), Advertising and Subscription Manager, with their details so she can send them information about the League's magazine. Advertising in *NJ Municipalities* magazine promotes their services and could benefit other towns.



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4 ML 3.27.2026

Mari Margiotta <mmargiotta@closternj.us>

Re: Proposal for Turkish Republic Day Flag Raising Ceremony - October 29

1 message

Alissa Latner <alatner@closternj.us>

Fri, Mar 27, 2026 at 11:44 AM

To: Serhat özmen >

Cc: jglidden@closternj.us, jchung@closternj.us, ccho@closternj.us, vamitai@closternj.us, jyanmarino@closternj.us, amaroules@closternj.us, Mari Margiotta <mmargiotta@closternj.us>, James Winters <jwinters@closternj.us>

Dear Serhat,

I am forwarding your request so that our Borough Clerk can include it on the next Mail List for further discussion at our next Council meeting.

Sincerely,

Alissa Latner



Closter Councilwoman

295 Closter Dock Road

Closter, NJ 07624

Tel.: 201 784-0600 Ext. 432

cell: 201 970-0352

On Fri, Mar 27, 2026 at 10:32 AM Serhat özmen <ozmen.serhat@gmail.com> wrote:

Dear Mayor and Council Members,

I am writing to you as a resident of Closter and a member of our town's growing Turkish-American community.

First, I would like to express our appreciation for the town's commitment to diversity and the recent celebration of Greek Independence Day. Seeing the Greek flag flown alongside the American flag at Borough Hall is a wonderful testament to Closter's inclusive spirit and its recognition of the many cultures that make our community vibrant.

In that same spirit of cultural celebration, I am writing to formally request that the Borough of Closter host a flag-raising ceremony for **Turkish Republic Day** on **October 29**.

This date marks the most significant national holiday for the Turkish people, representing the founding of the Republic. As the Turkish-American population in Closter continues to grow, such an event would be a meaningful gesture of inclusion. It would provide an opportunity for our community to share our heritage with our neighbors and celebrate the contributions we make to the civic life of our town.

We would welcome the opportunity to discuss how we can coordinate this event, including:

- A brief flag-raising ceremony at Borough Hall.
- The flying of the Turkish flag alongside the American flag for the day.
- Potential involvement of local residents to share a brief history or cultural refreshments.

Thank you for your time and for your leadership in keeping Closter a welcoming home for all. We look forward to your positive response and to celebrating this milestone with the entire Borough.

Sincerely,

SERHAT OZMEN

87 Primrose Ln. Closter, NJ



5 ML 3.27.2026
Mari Margiotta <mmargiotta@closternj.us>

Stormwater Webinar, Guidance on State Aid & Affordable Housing

1 message

NJLM Weekly Roundup <noreply@civicplus.com>

Wed, Mar 25, 2026 at 3:19 PM

Reply-To: noreply@civicplus.com

To: mmargiotta@closternj.us



Weekly Roundup

View a Featured Ad at the End of this Email

March 25, 2026

Yesterday, you may have received a draft copy of the Weekly Roundup that was sent prematurely. Please use the following complete version for your reference.

State Issues

DEP Hosts Stormwater 101: From Origin to Regulation Webinar

On March 26 at 7 p.m., the New Jersey Department of Environmental Protection is hosting the Stormwater 101: Stormwater from Origin to Regulations webinar to provide insights into stormwater management.

[Read more: DEP Hosts Stormwater 101: From Origin to Regulation Webinar](#)

Contact: Paul Penna, Director of Government Affairs, ppenna@njlm.org, 609-695-3481, x110.

Division Issues Guidance on CY26/SFY27 State Aid Certification

The Division of Local Government Services (DLGS) issues guidance on CY2026/SFY2027 State Aid Certification.

[Read more: Division Issues Guidance on CY26/SFY27 State Aid Certification](#)

Contact: Erin Knoedler, Legislative Analyst, eknoedler@njlm.org, 609-695-3481, x116.

NJHMFA Issues Guidance on Affordable Housing Ordinances

The New Jersey Housing Mortgage and Finance Agency (NJHMFA) provided guidance to municipalities on affordable housing ordinances following the Fourth Round Housing Element and Fair Share Plan (HEFSP).

[Read more: NJHMFA Issues Guidance on Affordable Housing Ordinances](#)

Contact: Erin Knoedler, Legislative Analyst, eknoedler@njlm.org, 609-695-3481, x116.

Lunch & Learn – Intoxicating Hemp-Derived Products Overview

Join the League for a Lunch & Learn on the new Intoxicating Hemp-Derived Product law on April 22.

[Read more: Lunch & Learn – Intoxicating Hemp-Derived Products Overview](#)

Contact: Ciara Bradley, Research Associate, cbradley@njlm.org, 609-695-3481, x128.

Also of Interest

South Plainfield Gets in the Spirit of Local Government Week

Swinging into the spirit of Local Government Week, South Plainfield hosted a special community event commemorating its centennial and the first Borough Council meeting, held March 1926. As part of the program, participants performed a reenactment of that historic first council meeting, bringing the moment when South Plainfield formally began its journey as an independent municipality to life. Read more about it in this week's [NJ Municipalities blog post](#).

What is your community planning for Local Government Week, April 12-18? We invite you to engage citizens while celebrating the work of local government. It's not too late to participate. Visit our [Ideas for Celebrating webpage](#) for inspiration.

Use the NJ Local Government Week hashtag #NJLocalGovt, when promoting your activities on social media.

Want to share your local story in the blog or print magazine? Please send in your 300- to 1,200-word items and photos.

Contact: Amy Spiezio, Editor, aspiezio@njlm.org, 609-695-3481, x123.

Film Ready NJ Workshop

The NJ Motion Picture & Television Commission and the NJ Economic Development Authority, in partnership with the NJ Urban Mayors Association, will be holding the Film Ready NJ Workshop in Trenton from 10:00 a.m. to 12:15 p.m. on March 26, 2026.

[Read more: Film Ready NJ Workshop](#)

New Jersey Digital Government Summit Set for May 5

The New Jersey Digital Government Summer, a free educational event for municipal and state technology staff, will be held on Tuesday, May 5. Preregistration is required.

[Read more: New Jersey Digital Government Summit Set for May 5](#)

Contact: Taran Samhammer, Director, Communications, Marketing & Technology, tsamhammer@njlm.org, 609-695-3481, x124.

NJ-GMIS Technology Education Conference

The New Jersey-GMIS Technology Education Conference (TEC 2026) returns for technology professionals on April 14 and 15.

[Read more: NJ-GMIS Technology Education Conference](#)

Contact: Ciara Bradley, Research Associate, cbradley@njlm.org, 609-695-3481, x128.


Rutgers Center for Government Services Public Purchasing Forum

The Rutgers University Center for Government Services 56th Annual Public Purchasing Educational Forum is scheduled for April 28-30.

[Read more: Rutgers Center for Government Services Public Purchasing Forum](#)

Contact: Erin Knoedler, Legislative Analyst, eknoedler@njlm.org, 609-695-3481, x116.

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