



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

WORK SESSION MINUTES: WEDNESDAY – JANUARY 14, 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 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 2026 Mayor and Council 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 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	✓	
Council President Cho	✓	
Councilwoman Chung	✓	
Councilwoman Latner	✓	
Councilwoman Maroules	✓	
Councilman Yammarino	✓	

4. MAYORAL APPOINTMENTS (Deferred for further research)

MacBain Farm

Member

Farhat Khalique

1 Year

Dec 31, 2026

5. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS:

Mail List of January 9, 2026: Councilman Yammarino spoke about the new requirement that Public Notices be on the Borough website instead of the newspaper (Item #1). Borough Clerk Mari J. Margiotta spoke about the specific requirements. Councilwoman Amitai spoke about Zoning Board requests (Item #2). Councilwoman Latner spoke of the upcoming Revolutionary 250 discussions (Item #3). Councilwoman Latner relayed that people are asking how to be put on a list for affordable housing (Item #4). Borough Administrator James Winters explained that people

have to work through the administrative agent. There will be a form for people to use, as well as information. A lottery system is used. Mr. Winters explained that there is currently a unit in Closter that is being marketed. Mayor Glidden shared that the groundbreaking for the Village School will be January 21 at 11:00 A.M. Mr. Winters spoke of Item #5, a property on which there is erosion due to the brook. A tree that is on Borough property needs to be removed, but not stumped so that the roots can help stabilize the bank. The bank itself cannot be remediated. Councilwoman Latner discussed the Library offerings, including classes and museum passes (Item #6). Councilman Yammarino spoke about the Town Pride opportunity (Item #8). Council President Cho spoke about an email regarding 40 County Road. The appraisal remained the same after the house was demolished. The appraisal company was not responsive. Council President Cho voiced concern about the system. He requested a discussion about continuing annual appraisals and the specific company being used. Mayor Glidden suggested that the company be asked to come to a meeting to discuss and then perhaps holding a townwide meeting about the matter.

6. REVIEW AND DISCUSSION OF CONSENT AGENDA ITEMS FOR REGULAR MEETING:

- *26-054 AUTHORIZING CHANGE ORDER NO. 1 FINAL REVISED FOR WAINWRIGHT AVENUE AND KING PLACE IMPROVEMENTS, DEMAREST AVENUE IMPROVEMENTS, RUCKMAN PARK WALK PATH REPLACEMENT AND 2025 BOROUGH PAVING PROJECT
- *26-055 AUTHORIZING REFUND OF REDEMPTION MONIES TO OUTSIDE LIENHOLDER
- *26-056 CLOSED SESSION

No items were removed for discussion.

7. PROFESSIONAL REPORTS

- a. BOROUGH CLERK: In 2018, 174 OPRAs were logged. Last year, 384 were logged. Neither number includes Police reports. The department that receives the most is Building. Except in certain circumstances, no administrative fee is allowed to be charged.
- b. BOROUGH ENGINEER: No news on the Piermont Road project; it is still with the County. The EPA has responded concerning the Swim Club; more information is needed. There will be a negative change order for the 2024/2025 Local Aid project for approximately \$10,000. Gen Electric will re-time the Knickerbocker/Demarest light on Friday. The Borough was awarded the 2026 Local Aid project, which will probably be able to be bid in March. Councilwoman Amitai asked about cracks on the cul-de-sac on Ruckman Road. Borough Engineer Nick DeNicola explained that PSE&G will soon be trenching that area, so it does not make sense to do anything major there now. Councilwoman Amitai asked about the Water Development Resource Act. Mr. DeNicola explained that there is not much on the list that is competitive.
- c. BOROUGH ADMINISTRATOR: Budget work is underway. Councilwoman Amitai asked whether the Borough has received confirmation about hosting the traveling museum. Borough Administrator James Winters replied that he can try to wrap that up very soon.
- d. CHIEF OF POLICE: In late winter/spring there will be a meeting about what roads should be resurfaced. The County requires that resurfacing be curb to curb. Veolia will be conducting 40 lead replacements beginning soon. The hope is that roads that will impact school traffic will be done during school breaks. Coordination will be done with individual residents. Police Chief James Buccola has spoken with residents about traffic concerns. One resident suggested a left-turn lane on Piermont and Closter Dock. The County will look into this possibility. Another concern is the volume of cars on Piermont near Homans and Closter Dock. Some adjustments are being researched. The County has been using technology for security. Two intersections in Closter have license plate readers. NOTE: Every entrance into Rockland County has a license plate reader. Mr. Buccola has some items for Closed Session. Councilwoman Amitai asked about

the intersection of Maple and Closter Dock Road. The residents there would like to re-sequence the lights. Councilwoman Amitai suggested Veolia come to a meeting to discuss water supply. Council President Cho mentioned that Veolia holds tours.

8. OLD BUSINESS

Councilwoman Latner announced an e-bike presentation that was held at the local schools. As a result, Closter has been nominated for Safe Routes to Schools recognition.

9. NEW BUSINESS

None

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

Steve Isaacson (97 Columbus Avenue) confirmed that keeping the tree's roots is important for bank retention. He asked why the tax information is gone from the website. Mayor Glidden stated that it has been gone for some time. Mr. Isaacson asked whether being chosen for the Affordable Housing lottery guarantees a specific spot. Borough Administrator James Winters explained that people apply for specific spots. Mr. Isaacson asked about Public Notice details. Borough Clerk Mari J. Margiotta gave details. Mr. Isaacson asked whether the MacBain contract has been signed. It has not. Mr. Isaacson stated that he will continue advocating for the Farm.

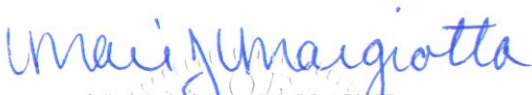
Paul Li (31 Maycock Court) discussed the erosion taking place on the stream in his backyard and that the trees' roots are being exposed. Borough Engineer Nick DeNicola explained that the DEP has jurisdiction over the stream, the Borough is not allowed to intervene, and that the Borough has visited the property and will be removing the tree that is in danger at Borough expense. Mr. DeNicola explained that the house is in a flood plain and that the more water is confined the more it overflows. Mr. Li asked whether he is allowed to plant trees. Mayor Glidden suggested that he speak with Mr. DeNicola outside of the meeting, as the time limit is being reached.

11. ADJOURNMENT OF WORK SESSION AND MOVE TO REGULAR MEETING

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

Work Session adjourned at **8:02 P.M.**

Respectfully submitted,



Mari J. Margiotta, RMC, CMR
Borough Clerk

Date of Minutes approval: March 25, 2026

