



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

REGULAR MEETING MINUTES: WEDNESDAY -JANUARY 28, 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

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

Mayor Glidden opened the meeting at 7:56 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, 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.

2. ROLL CALL

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

Mayor Glidden explained that the appointment of Louis Eisenberg, Borough Appraiser (not Appraisal Systems) had been left off the Reorganization Meeting Agenda. He has been the town expert for many years. This will be added to the Resolutions List.

3. CONSENT AGENDA

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.

RESOLUTIONS:

*26-057 AFFIRMING CONTINUED SUPPORT THE NORTHERN VALLEY GREENWAY INITIATIVE AND INTERLOCAL NORTHERN VALLEY GREENWAY PLANNING COMMITTEE

WHEREAS, the six Northern Valley towns of Closter, Cresskill, Demarest, Northvale, Norwood and Tenafly are home to approximately eight miles of a continuous and underutilized segment of the former Erie Lackawanna, now CSX Northern Branch; and

WHEREAS, in 1966 the Erie Railroad terminated its commuter passenger service, and diminished operational and maintenance responsibilities along said corridor; and

WHEREAS, the consolidation of Erie Lackawanna and Penn Central into Conrail in 1976, the Northern Branch fell under the control of Conrail; and

WHEREAS, in the late 1970's, freight service to New York State was discontinued after Continental Can Company in Piermont closed; and

WHEREAS, after the breakup of Conrail in 1999 the Northern Branch was divided and CSX Transportation, Inc. (CSX) was given the northern section; and

WHEREAS, after many studies and impact statements regarding the use of light rail north to Tenafly and Cresskill, it was decided in 2013 to have the terminus station at the Englewood Hospital and Medical Center, with necessary rail infrastructure extending just past the southern border of Tenafly; and

WHEREAS, freight rail service provided by CSX has been partially and fully discontinued within the borders of the six Northern Valley Towns as evidenced by removal of track, ties, signals and at grade crossing equipment, the loss of shippers, and an increase of neglect; and

WHEREAS, the proposed Northern Valley Green Way will link up at the New York State line in the town of Orangetown with the Joseph B. Clarke Rail-Trail as a segment of the Hudson River Valley Greenway system. The Joseph B. Clarke Rail-Trail also links to the Piermont, South Nyack, and Nyack River trails, and connects Sparkill Park, The Piermont Erie Railroad Pier, Tallman State Park, Bike Route 9, and via the bike and walk path of the Mario Cuomo Bridge will enable access to New York State's extensive network of non-motorized transportation and recreational networks on the eastern side of the Hudson River; and

WHEREAS, the corridor forms a superior connection between and among the communities to this cooperative effort, and enhances the linkage of residential communities, commercial and business sites, schools, civic, institutional and recreational lands and waters; and

WHEREAS, the Mayors and Councils of the six Northern Valley Towns passed appropriate resolutions in early 2017 to authorize the Northern Valley rail-trail project and the formation of an Inter-local "GREEN WAY" Planning Committee; and

WHEREAS, other Northern Valley towns' Mayors and Councils have subsequently also passed similar resolutions of support for the Northern Valley Greenway (NVG) initiative; and

WHEREAS, The New Jersey Department of Transportation Office of Bicycle and Pedestrian Programs has sponsored and funded an official Technical Planning Assistance Study that did not identify any potential fatal flaws with the project's objectives; and

WHEREAS, the NVG Planning Committee has successfully established and developed working relationships with local, county, regional and state stakeholders, acquired letters of support from numerous state and federal elected officials and established strong public support for the project; and

WHEREAS, the County of Bergen has incorporated the Northern Valley Greenway as a visionary opportunity in the Bergen County Parks Master Plan and has been an active participant on the NVG Planning Committee; and

WHEREAS, the towns of the Northern Valley, along with the County of Bergen, State of New Jersey and local organizations, have been engaged with the Northern Valley Greenway Committee in the planning and evaluation of non-motorized inter-urban transportation alternatives and trail opportunities for community development, alternative modes of transportation, public health and public recreational access and these municipal and non-profit organizations have been working cooperatively on this proposal;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Closter hereby declare that it is their intention to continue to work cooperatively with the other towns of the Northern Valley and other stakeholder organizations in supporting the efforts of the Northern Valley Greenway Planning Committee to pursue reuse of the corridor as a "Green Way": to accommodate non-motorized, public access facility for recreation and transportation use; and

BE IT FURTHER RESOLVED that the Mayor and Council of the Borough of Closter intend to work cooperatively with the towns of the Northern Valley and other governmental, municipal and non-municipal stakeholders in the planning, design, grant-writing, and other activities necessary to advance corridor reuse; and

BE IT FURTHER RESOLVED that the Mayor and Council of the Borough of Closter recognize the amount of work such an undertaking involves and as such hereby restate their agreement with and continued support of the Interlocal "Northern Valley Greenway Planning Committee" ("Committee"), whose official membership consists of mayoral appointees from the six Northern Valley towns and a representative of the County of Bergen. Each of the six towns and the County of Bergen will have an equal vote on committee actions and decisions with tie votes decided by the NVG Team Leader. The Committee may invite representatives of other stakeholder organizations to join the Committee. The Committee shall meet regularly, keep records, work with other stakeholders to develop a project work plan, host meetings and public events, work with stakeholders and serve as a forum for coordinating municipal, county, state, federal and regional agency activities. The Committee will be an advisory Committee to plan and coordinate the undertaking with the Borough Council maintaining responsibility to take any necessary action, expend any money, enter into any contract or incur any liability. The Committee shall not be authorized to enter into contracts, expend money, maintain a budget, approve expenditures, or incur any liability on behalf of the Borough. With Committee approval, the NVG Team Leader may sign memorandums of understandings to further the Committee's goals for investigation purposes within the restrictions mentioned elsewhere in this paragraph; and

BE IT FURTHER RESOLVED that the Borough of Closter recognizes that the County of Bergen is considering passing a supporting resolution and that the other towns in the Northern Valley are considering renewing their supporting resolutions and the Borough of Closter encourages those entities to do so and is willing to enter into a memorandum of understanding with those that pass such resolutions.

*26-058 AMENDING RESOLUTION #2026-055 REFUND OF REDEMPTION MONIES TO OUTSIDE LIENHOLDERS

WHEREAS, at the Municipal Tax Sale held on 22nd day of October 2025, a lien was sold on Block 2306 ; Lot 5, also known as 390 Homans Avenue in Closter, New Jersey for 2024 delinquent taxes, and,

WHEREAS, this lien, known as Tax Sale Certificate #25-00002 was sold to ATCF II New Jersey LLC at \$224,000.00 premium and,

WHEREAS, *the property owners affected* redemption of said property of TSC #25-00002 in the amount of \$122,528.35 through January 30, 2026.

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 authorized to issue a check in the amount of \$122,528.35 for redemption *as well as* a check in the amount of \$224,000.00 for the Premium of said certificate to: ATCF II New Jersey LLC.

*26-059 AMENDING RESOLUTION #2026-010 AND RESCINDING RESOLUTION #2026-053, AUTHORIZING PETTY CASH FUNDS

WHEREAS, the Borough of Closter has established certain petty cash funds in accordance with N.J.S.A 40A: 5-21; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey, that the Finance Clerk be and hereby is authorized to draw the following checks to re-establish the said funds for the year 2026:

BOROUGH CLERK.....	\$150.00
DEPARTMENT OF PUBLIC WORKS.....	\$100.00
DETECTIVE BUREAU.....	\$100.00
POLICE DEPARTMENT.....	\$150.00

*26-060 APPROVING FORFEITURE OF TREE BOND – 155 HICKORY LANE

WHEREAS, the owner of 155 Hickory Lane, Andrew Todd, has requested for the Borough of Closter to maintain possession of the \$700.00 in lieu of planting one (1) tree on property stated above; and

WHEREAS, the Borough Construction Official Scott Jezequel agrees the associated tree mitigation requirements have been met by owner of 155 Hickory Lane, Andrew Todd.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter that the Finance Clerk is and hereby authorized to retain the tree bond monies from the property owner, in lieu of planting one (1) tree, into the Borough’s account as indicated in the attached Project Detail Inquiry in the amount of \$700.00.

Account #: 2010057561 Amount: \$700.00

*26-061 MANDATORY ONLINE PUBLICATIONS OF LEGAL NOTICES

WHEREAS, P.L. 2025, c. 72 requires that starting March 1, 2026, municipalities publish their public notices on the municipal website;

NOW, THEREFORE, BE IT RESOLVED, that the Borough of Closter, County of Bergen, public notices will be available at Public Notices | Borough Of Closter starting March 1, 2026, in compliance with P.L. 2025, c. 72.

*26-062 AUTHORIZING THE MAYOR TO EXECUTE THE MUTUAL AID AND ASSISTANCE AGREEMENT BETWEEN THE BOROUGH OF CLOSTER AND SPARKILL-PALISADES FIRE DISTRICT, NY

WHEREAS, representatives of the Closter Fire Department have recommended to the Governing Body that the Borough of Closter enter into a Mutual Aid and Assistance Agreement with the Sparkill-Palisades Fire District, NY; and

WHEREAS, a copy of the aforementioned agreement is attached hereto as Exhibit A; and

WHEREAS, the Governing Body of the Borough of Closter has determined that it is in the best interests of the residents of the Borough of Closter to enter into the aforementioned agreement; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that the Mayor is hereby authorized to execute the Mutual Aid and Assistance.

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

4. OPEN MEETING TO PUBLIC FOR ANY MATTER (5-MINUTE LIMIT)

Joe Bianco (7 MacArthur Avenue) presented the Elected Officials Hall of Fame Award to Councilwoman Amitai. Independently, he made a call for peace and said that the Mayor and Council are doing a wonderful job. He then returned to speak about government contracts.

Steve Isaacson (97 Columbus Avenue) said that all public meetings should be on Zoom. He questioned the savings realized in the new tree-removal plan. He asked for the amount of outstanding debt and debt servicing for 2024 and 2025. He asked for the name of the Bond Advisor.

5. CLOSED SESSION – JANUARY 28, 2026

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances will or presently exist.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closed, County of Bergen, State of New Jersey, as follow:

1. That the public shall be excluded from the January 28, 2026 Closed Session and discussion of the hereinafter specified subject matter:

Closed Session Docket#	Item Title of Description	Statutory Reference
2026-01-28-1	CONTRACT NEGOTIATION	N.J.S.A. 10:4:12 (b) (7)

2. Formal action may/may not be taken.
3. Minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.

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

6. ADJOURNMENT

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

Respectfully submitted,

Marti J. Margiotta, RMC, CMR
Borough Clerk

Date of Minutes approval: January 28, 2026