



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

REGULAR MEETING AGENDA: WEDNESDAY - SEPTEMBER 23, 2026 at 7:00 P.M.

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:**

This meeting is called pursuant to the provisions of the Open Public Meetings Act (OPMA) of the State of New Jersey, and the revised notice was posted May 8, 2026 on the Borough's official website <https://www.closterboro.com/o/boc/page/public-notice>, and the [New Jersey Department of State - Statewide Legal Notices Listings](#), and posted on the Municipal Clerk's bulletin 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:**

Mayor Glidden
Councilwoman Amitai
Council President Cho
Councilwoman Chung
Councilwoman Latner
Councilwoman Maroules
Councilman Yammarino

4. **PRESENTATIONS:**

Lions Club – Karen Seagaard
Fire Department and Ambulance Corp Checks

5. **APPROVAL OF MINUTES:**

- a. Regular Meeting on August 12, 2026
- b. Closed Session on September 9, 2026

6. **REVIEW AND DISCUSSION OF COMMUNICATION ITEMS:**

- a. Mail List of September 11, 2026
- b. Mail List of September 18, 2026

7. **OPEN MEETING FOR PUBLIC COMMENTS** (5 MINUTE LIMIT)

8. **ORDINANCES:**

ADOPTION:

a. **ORDINANCE NO. 2026:1403**

AN ORDINANCE AMENDING ORDINANCE NO. 2026:1401 TO DETERMINE THE BASE RATE, AMOUNT, SALARIES, WAGES, COMPENSATIONS, AND THE METHOD OF PAYMENT THEREOF TO PERSONS HOLDING CERTAIN OFFICES AND POSITIONS OF EMPLOYMENT IN THE BOROUGH OF CLOSTER FOR THE YEARS 2026 AND 2027 OR OTHERWISE NOTED

This Ordinance was introduced at the Regular Meeting held September 9, 2026, and was published on the Borough of Closter website (www.closterboro.com) on September 10, 2026 as stated in the Municipal Clerk's affidavit of publication. Reprint of this Ordinance was posted on the Municipal Bulletin Board in accordance with statutory requirements, and copies have been made available to the general public.

At this time, Mayor Glidden opens the meeting to the public for any questions, comments, or concerns regarding Ordinance No. 2026:1403.

Mayor Glidden closes the meeting to the public regarding Ordinance No. 2026:1403.

9. **CONSENT AGENDA:**

- *26-211 AUTHORIZING THE TOWN-WIDE GARAGE SALE ORGANIZED BY CLOSTER TOGETHER FO THE BENEFIT OF THE CLOSTER FOOD & ASSISTANCE BOARD AND WAIVING PERMIT FEES FOR PARTICIPANTS
- *26-212 EXPRESSING SUPPORT FOR LAW ENFORCEMENT OFFICERS
- *26-213 APPROVING THE APPOINTMENT OF MEMBER OF CLOSTER VOLUNTEER FIRE DEPARTMENT – MICHAEL R. FLAHERTY
- *26-214 APPROVING THE APPOINTMENT OF MEMBER OF CLOSTER VOLUNTEER FIRE DEPARTMENT – MINYONG CHOI
- *26-215 APPROVAL TO ADOPT THE CLOSTER COMMUNITY ENERGY PLAN AWARDED THROUGH THE NEW JERSEY BOARD OF PUBLIC UTILITIES COMMUNITY ENERGY PLAN GRANT PROGRAM
- *26-216 AMENDING RESOLUTION #2026-180 AND #2026-201, FIXING BASE SALARIES FOR 2026
- *26-217 AUTHORIZING SALARY FOR THE ZONING OFFICER – JOSEPH SCOTT JEZEQUEL
- *26-218 APPOINTING ASSISTANT TO THE ZONING OFFICER – PAUL DEMAREST
- *26-219 APPOINTING ASSISTANT TO THE ZONING OFFICER – ROSE MITCHELL
- *26-220 AUTHORIZING PAYMENT OF STIPENDS – DEPARTMENT OF PUBLIC WORKS
- *26-221 AUTHORIZING PERSON-TO-PERSON TRANSFER OF PLENARY RETAIL DISTRIBUTION LICENSE NO. 0207-44-008-006 – CLOSTER CELLARS LLC
- *26-222 REFUND OF OVERPAYMENT OF TAXES – 11 LOCKWOOD, LLC

10. **COMMITTEE REPORTS**

- a. FINANCE AND TECHNOLOGY – YAMMARINO (Cho/Maroules)
Committees - Finance & Technology Liaison - Recreation, Shade Tree, Food & Assistance
- b. PUBLIC SAFETY - LATNER (Chung/Amitai)
Committee - Public Safety Liaison - Closter Board of Education & Library Board of Trustees
- c. PUBLIC WORKS - CHUNG (Yammarino/Cho)
Committee - Public Works Liaison - NVRHS Board of Education, Board of Health
- d. ORDINANCES - CHO (Amitai/Latner)
Committee - Ordinance & Legislative Liaison - Zoning, Fire
- e. HUMAN RESOURCES – MAROULES (Latner/Yammarino)
Committee - Personnel Liaison- Historic Preservation/Environmental
- f. LAND USE AND CONSTRUCTION - AMITAI (Chung/Maroules)
Building Liaison - Closter Improvement, Planning Board Member, Senior Citizens
- g. MAYOR’S REPORT
Ambulance Corps Northern Valley Mayor’s Association

11. **OLD BUSINESS**

12. **NEW BUSINESS**

13. **ADJOURNMENT**

AGENDA SUBJECT TO CHANGE

**BOROUGH OF CLOSTER
ORDINANCE NO. 2026:1403**

ORDINANCE AMENDING ORDINANCE 2026:1401 TO DETERMINE THE BASE RATE, AMOUNT, SALARIES, WAGES, COMPENSATION, AND THE METHOD OF PAYMENT THEREOF TO PERSONS HOLDING CERTAIN OFFICES AND POSITIONS OF EMPLOYMENT IN THE BOROUGH OF CLOSTER FOR THE YEARS 2026 AND 2027 OR AS OTHERWISE NOTED

BE IT ORDAINED by the Mayor and Council of the Borough of Closter, Bergen County, State of New Jersey as follows:

SECTION 1.

- A. The base rate of compensation of the persons holding any of the hereinafter-named offices and positions of employment, (1) whose compensation shall be on an annual or hourly basis, and which compensation shall be payable bi-monthly, monthly, or (2) whose compensation shall be on such other basis and which compensation shall be payable as hereinafter provided or as determined by resolution of the Mayor and Council of the Borough of Closter, is hereby fixed and determined to be set opposite the title of each of the hereinafter-named offices and positions of employment; provided, however, that whenever there shall be set forth a minimum and maximum rate of compensation, or a range for the payment of compensation, and persons holding such offices or positions of employment shall be compensated at such base annual or hourly or other rate, within such minimum and maximum range, as the Mayor and Council hereinafter by resolution determined.
- B. Salary Schedule, per annum unless otherwise noted:

Construction, Planning & Zoning
Zoning Officer

\$ 7,000.00 \$ 37,000.00

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

Introduced: September 9, 2026
Adopted:

ATTEST:

APPROVED BY:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

**BOROUGH OF CLOSTER
RESOLUTION #2026-211
SEPTEMBER 23, 2026**

**AUTHORIZING THE TOWN-WIDE GARAGE SALE ORGANIZED BY CLOSTER TOGETHER
FOR THE BENEFIT OF THE CLOSTER FOOD & ASSISTANCE BOARD AND
WAIVING PERMIT FEES FOR PARTICIPANTS**

WHEREAS the Administrator's Office received an e-mail request on August 23, 2026, from Closter Together requesting permission to organize a Town-wide Garage Sale for the benefit of the Closter Food and Assistance Board and Closter Together as a fundraiser and requesting that the Permit Fee be waived for participants; and

WHEREAS, Chapter 111 of the Closter Code regulates Garage Sales and Chapter A301 regulates fees for permits; and

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey, authorized a Town-wide Garage Sale sponsored by Closter Together as a fundraiser event for the Food & Assistance Board and Closter Together hereby waiving the permit fees for participants.

NOW BE IT FURTHER RESOLVED by the Mayor and Council that the approval for the Town-wide Garage Sale may take place on October 24 and 25, 2026, rain or shine.

NOW BE IT FURTHER RESOLVED by the Borough Clerk will provide a copy of this resolution to the Construction Code Official, Zoning Officer, and Closter Together.

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

Adopted: September 23, 2026

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 September 23, 2026.

Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION #2026-212
SEPTEMBER 23, 2026**

EXPRESSING SUPPORT FOR ALL LAW ENFORCEMENT OFFICERS

WHEREAS, Law enforcement officers serve the public honorably, working tirelessly and relentless to safeguard the communities they are sworn to protect and functioning as the backbone of public safety in this State and across the Nation; and

WHEREAS, Law enforcement officers routinely and selflessly risk their own lives and safety to combat crime; remove dangerous and lethal drugs from the streets; and protect all people regardless of religion, race, gender, sexual orientation, age, ability, or socio-economic status; and

WHEREAS, in addition to their day-to-day police work, law enforcement officers have the ever-increasing responsibility of responding to threats of violence, which have expanded from targeting elected officials and political figures to targeting Chief Executive Officers (CEOs), health care providers, housing administrators, educators, judges; and

WHEREAS, while upholding the rule of law and maintaining the safety, stability and public order on which communities depend, law enforcement officers also strengthen communities by providing a quiet and steady presence and taking on responsibilities that extend far beyond traditional law enforcement duties; and

WHEREAS, Law enforcement officers commit countless acts of service that often go unrecognized, such as checking in on elderly residents, mentoring youth, responding to crises, including mental health crises, and conducting community outreach; and

WHEREAS, nonetheless, many political and community leaders support defunding and dismantling police departments across the nation, which would undermine public safety and place both officers and the communities they serve at great risk; and

WHEREAS, there has been a disturbing rise in hate-fueled rhetoric from political and community leaders, which has contributed to increasing number of violent acts against law enforcement officers, elected officials, and members of the public; and

WHEREAS, sanctuary city policies that restrict cooperation with U.S. Immigration and Customs Enforcement (ICE) actively encourage resentment of local law enforcement and often pit local, state, and federal law enforcement against one another; and

WHEREAS, politicians across the nation have demonized ICE law enforcement officer, stating their cities were at war with ICE, call for ICE officers to leave their state or city, and comparing ICE to the Nazi Party and the Union of Soviet Socialist Republic's KGB; and

WHEREAS, individuals on social media, talk radio, and other media platforms not only publicize this anti-law enforcement rhetoric but often add their own hate-fueled rhetoric that demonizes law enforcement officers; and

WHEREAS, this increasingly inflammatory rhetoric and the resulting violence against law enforcement officers frequently reflects partisan ideology that ignores the critical role law enforcement officers play in their communities; and

WHEREAS, law enforcement officers deserve the deepest respect, unwavering support, and profound gratitude from all New Jersey citizens and government entities in the State; and

WHEREAS, while open public discourse is proper and protected under the First Amendment to the United States Constitution, it is in the public interest of the citizens of the State and this great Nation to condemn , the strongest terms, the increasingly inflammatory rhetoric and actions that incite, encourage, or legitimize violence against law enforcement officers.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter, that it is recognized and supports the critical, noble, and often perilous work of all law enforcement officers in the Borough, State, and across the nation.

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

Adopted: September 23, 2026

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 September 23, 2026.

Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION #2026-213
SEPTEMBER 23, 2026**

**APPROVING THE APPOINTMENT OF MEMBER OF
CLOSTER VOLUNTEER FIRE DEPARTMENT
MICHAEL R. FLAHERTY**

WHEREAS, the Mayor and Council of the Borough of Closter recognize the valuable contributions volunteer firefighters make to our community every day of every year; and

WHEREAS, Michael R. Flaherty has expressed interest in becoming a Firefighter Member with the Closter Volunteer Fire Department/Knickerbocker Hook & Ladder Co. and has submitted an application of the Fire Chief; and

WHEREAS, the Officers and Members of the Closter Volunteer Fire Department/Knickerbocker Hook & Ladder Co. have accepted his application and have recommended the appointment of Michael R. Flaherty to their membership rolls of the Closter Volunteer Fire Department as a Member.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Closter that the Governing Body hereby approve the appointment of Michael R. Flaherty as a Member to the Closter Volunteer Fire Department/Knickerbocker Hook & Ladder Co.;

BE IT FURTHER RESOLVED that a certified copy of this resolution, executed by the Mayor and attested to the Borough Clerk, shall be presented to the Closter Volunteer Fire Department/Knickerbocker Hook & Ladder Co.

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

Adopted: September 23, 2026

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 September 23, 2026.

Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION #2026-214
SEPTEMBER 23, 2026**

**APPROVING THE APPOINTMENT OF MEMBER OF
CLOSTER VOLUNTEER FIRE DEPARTMENT
MINYONG CHOI**

WHEREAS, the Mayor and Council of the Borough of Closter recognize the valuable contributions volunteer firefighters make to our community every day of every year; and

WHEREAS, MinYong Choi has expressed interest in becoming a Firefighter Member with the Closter Volunteer Fire Department/Knickerbocker Hook & Ladder Co. and has submitted an application of the Fire Chief; and

WHEREAS, the Officers and Members of the Closter Volunteer Fire Department/Knickerbocker Hook & Ladder Co. have accepted his application and have recommended the appointment of MinYong Choi to their membership rolls of the Closter Volunteer Fire Department as a Member.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Closter that the Governing Body hereby approve the appointment of MinYong Choi as a Member to the Closter Volunteer Fire Department/Knickerbocker Hook & Ladder Co.;

BE IT FURTHER RESOLVED that a certified copy of this resolution, executed by the Mayor and attested to the Borough Clerk, shall be presented to the Closter Volunteer Fire Department/Knickerbocker Hook & Ladder Co.

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

Adopted: September 23, 2026

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 September 23, 2026.

Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION #2026-215
SEPTEMBER 23, 2026**

**APPROVAL TO ADOPT THE CLOSTER COMMUNITY ENERGY PLAN
AWARDED THROUGH THE NEW JERSEY BOARD OF PUBLIC UTILITIES COMMUNITY
ENERGY PLAN GRANT PROGRAM**

WHEREAS the New Jersey Energy Master Plan establishes a statewide goal of 100% clean energy by 2050 and recognizes that community-level action is necessary to achieve this goal; and:

WHEREAS at the January 24, 2024 Mayor and Council meeting the governing body adopted Resolution 24-56 authorizing the Environment Commission to apply to the New Jersey Board of Public Utilities' Community Energy Plan Grant program; and

WHEREAS following the award of the Community Energy Planning grant, the Closter Environmental Commission prepared a draft Community Energy Plan evaluating all forty-two initiatives in the State's Community Energy Plan work plan and selected eighteen initiatives suited, which identified lead, schedule, funding sources and measures of success; and

WHEREAS the adoption of the Plan establishes the Borough's eligibility for State implementation funding, including Community Energy Plan Implementation grants, satisfying the final deliverable of the Borough's planning grand and does not itself authorize any expenditure or implementation of funds which are subject to the Borough's budgeting, procurement and approval processes; and

WHEREAS the Plan was presented to the Mayor and Council on September 9, 2026 and delivered to the public through a hybrid public stakeholder meeting held on September 10, 2026 with a public comment period through September 13, 2026; and a summary of comments received and responses have been published; and

NOW THEREFORE BE IT RESOLVED by the Mayor and Council that the Closter Community Energy Plan, dated September 2026, is hereby adopted as the Community Energy Plan of the Borough; and

BE IT FURTHER RESOLVED that the Borough Administrator and the Environmental Commission Chairperson are authorized to submit the adopted Plan to the New Jersey Board of Public Utilities and to pursue implementation of the Plan's initiatives, including applications for grants and incentives; and

BE IT FURTHER RESOLVED that the Borough Clerk shall provide a certified copy of this Resolution to the Environmental Commission Chairperson for submission to the New Jersey Board of Public Utilities and to Sustainable Jersey.

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

Adopted: September 23, 2026

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 September 23, 2026.

Mari J. Margiotta, Borough Clerk

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**BOROUGH OF CLOSTER
RESOLUTION #2026-216
SEPTEMBER 23, 2026**

**AMENDING RESOLUTION #2026-180 & #2026-201
FIXING BASE SALARIES FOR 2026**

WHEREAS, the Mayor and Council of the Borough of Closter have adopted an Ordinance providing for base salaries and compensation for Borough Employees not covered by bargaining unit contracts; and

WHEREAS, the Ordinance provides ranges of minimum and maximum base salaries for the various departments and positions specified therein; and

WHEREAS, the Mayor and Council do desire to amend resolution # 2026-180; and

WHEREAS, said base salary amounts will be prorated in the event that an employee only serves a portion of the year in a covered position; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter that the base salaries for the employees mentioned below, retroactive to January 1, 2026, be and are hereby set as follows:

**Construction, Zoning & Land Use
Zoning Officer**

\$ 7,200.00

**Public Safety
Crossing Guard – Extra Duty Rate**

\$30.00/hr.

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

Adopted: September 23, 2026

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 September 23, 2026

Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION #2026-217
SEPTEMBER 23, 2026**

**AUTHORIZING SALARY FOR THE ZONING OFFICER
JOSEPH SCOTT JEZEQUEL**

WHEREAS, Joseph Scott Jezequel was appointed Zoning Officer at the Reorganization Meeting on January 5, 2026; and

WHEREAS, the Ordinance 2026:1403 and Resolution #2026-216 has set a salary for that position.

NOW THEREFORE BE IT RESOLVED, that the Mayor & Council authorize a salary for Joseph Scott Jezequel, Zoning Officer, beginning October 1, 2026, at **\$7,200.00** per year.

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						
Council President Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Councilman Yammarino						

Adopted: September 23, 2026

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 September 23, 2026.

Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION # 2026-218
SEPTEMBER 23, 2026**

**APPOINTING ASSISTANT TO THE ZONING OFFICER
PAUL DEMAREST**

WHEREAS, the position of Assistant to the Zoning was created, and

WHEREAS, the Borough of Closter's Land Use Committee of the Council has recommended the following for that position

Paul Demarest

NOW THEREFORE BE IT RESOLVED, by the Mayor & Council that Paul Demarest is hereby appointed to the position of **Assistant to the Zoning Officer** beginning October 1, 2026, at **\$7,200.00** per year.

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						
Council President Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Councilman Yammarino						

Adopted: September 23, 2026

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 September 23, 2026.

Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION # 2026-219
SEPTEMBER 23, 2026**

**APPOINTING ASSISTANT TO THE ZONING OFFICER
ROSE MITCHELL**

WHEREAS, the position of Assistant to the Zoning was created; and

WHEREAS, the Borough of Closter's Land Use Committee of the Council has recommended the following for that position:

Rose Mitchell

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council that Paul Demarest is hereby appointed to the position of **Assistant to the Zoning Officer** beginning October 1, 2026, at **\$7,200.00** per year.

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						
Council President Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Councilman Yammarino						

Adopted: September 23, 2026

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 September 23, 2026.

Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION #2026-220
SEPTEMBER 23, 2026**

**AUTHORIZING PAYMENT OF STIPENDS
DEPARTMENT OF PUBLIC WORKS**

WHEREAS, the Borough provides stipends to certain employees, as per Ordinance 2026:1399 and Ordinance 2026:1401, within the Department of Public Works.

WHEREAS, the following employees are authorized to receive the Stipend allowance in 2026:

Allan Martin, Storm Water Management - \$3,000.00
Cody Watkins, Waste Water License Holder for Borough - \$3,500.00
Cody Watkins, Recycling Coordinator - \$2,500.00
Cody Watkins, Pesticide License Holder - \$2,000.00
Bibiana Lopez, Assistant Recycling Coordinator - \$2,000.00
Bibiana Lopez, Clean Communities Coordinator - \$1,500.00
Paul-Baudone, Waste Water License -Level 1-\$1,500.00
James Carullo, ACRT Line Clearance Arborist-\$2,600.00
Michael Donofrio, ACRT Line Clearance Arborist-\$2,600.00

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council are hereby authorizing the payment of the Department of Public Works stipend allowance for 2026

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						
Council President Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Councilman Yammarino						

Adopted: September 23, 2026

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 September 23, 2026.

Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION #2026-221
SEPTEMBER 23, 2026**

**AUTHORIZING PERSON-TO PERSON TRANSFER OF
PLENARY RETAIL DISTRIBUTION LICENSE NO. 0207-44-008-006**

WHEREAS, an application has been filed by Closter Cellars LLC d/b/a Gary's Closter for a person-to-person transfer of Plenary Consumption License No. 0207-44-008-006 hereto issue to Closter Wine & Spirits Inc d/b/a/ Gary's Wine & Marketplace; for the premises located at 67 Ver Valen Street, Closter, New Jersey 07624; and

WHEREAS, the submitted application form is complete in all respects, the transfer fees have been paid and the license has been properly renewed for the current license terms; and

WHEREAS, the applicant is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33; and

WHEREAS, the applicant has disclosed and the issuing authority reviewed the source of all funds used in the purchase of the license and licensed business and all additional financing obtained in connection with the licensed business.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Closter, subject to tall conditions imposed by the Division of Alcohol Beverage Control, does hereby approve the transfer of the aforesaid Plenary Retail Distribution License No. 0207-44-008-006 from Closter Wine & Spirits Inc d/b/a/ Gary's Wine & Marketplace to Closter Cellars LLC d/b/a/ Gary's Closter authorize the payment of these claims, and that warrants be drawn therefore when funds are available.

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

Adopted: September 23, 2026

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 September 23, 2026.

Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION #2026-222
SEPTEMBER 23, 2026**

**REFUND OF OVERPAYMENT OF TAXES
11 LOCKWOOD, LLC**

WHEREAS, there exists tax overpayments in **third quarter 2026** tax accounts due in which the property owner has requested a refund.

WHEREAS, the Tax Collector is desirous to clear the overpayment of record,

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 herewith authorized to issue a refund check to for the following account to **11 Lockwood, LLC** in the amount of **\$3,623.61**:

BLOCK	LOT	AMOUNT
604	5	\$3,623.61

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

Adopted: September 23, 2026

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 September 23, 2026.

Mari J. Margiotta, Borough Clerk