



MAYOR AND COUNCIL
BOROUGH OF CLOSTER

REGULAR MEETING MINUTES: WEDNESDAY -MAY 28, 2025

Mayor Glidden opened the meeting at pm with the following announcement: 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 8:25 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 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 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	✓	

3. 2025 MUNICIPAL BUDGET RESOLUTIONS:

OPEN TO THE PUBLIC HEARING ON THE 2025 MUNICIPAL BUDGET (Handled in the Work Session)

*25-145 BUDGET BY TITLE ON FINAL

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

*25-146 SELF EXAMINATION OF 2025 MUNICIPAL BUDGET

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

*25-147 ADOPT 2025 MUNICIPAL BUDGET

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

4. ORDINANCES:

ADOPTION:

**A. ORDINANCE NO. 2025:1364
AMEND CHAPTER 59 OF THE ORDINANCES OF THE BOROUGH OF CLOSTER,
ENTITLED: SHADE TREE COMMISSION**

WHEREAS, the Governing Body has determined there is a need to amend Chapter 59, Shade Tree Commission, specifically §59-4, Paragraph B, due to concerns from residents in regard to the restrictive requirements for the landscaping designs at their domiciles and infringing upon their property rights; and

WHEREAS, the amended ordinance will give the Shade Tree Commission additional funds to continue their great work in maintaining the tree canopy within the Borough of Closter by gaining such funds to plant trees in alternate locations within the Borough; and

WHEREAS, the Ordinance Committee has reviewed this amendment and recommends adoption; and

WHEREAS, the Borough Attorney has reviewed this amendment and deemed it to be in order.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Borough of Closter, Bergen County, New Jersey, that Chapter 59 of the Borough’s ordinances is amended to as follows.

SECTION I

Delete §59-4, Paragraph B and replace it with the following text:

B. Planting trees. Any person, company or organization henceforth constructing or performing major alterations to any residences, commercial and/or office building, dwelling, apartment, or multiple-family dwelling within the Borough shall be required to either:

1. Plant, at its expense, shade trees along the right-of-way upon which the building fronts and abuts in accordance with the provisions of this chapter; or
2. Pay a fee to the Borough’s Shade Tree Trust Fund in lieu of planting the aforementioned shade trees. Such fee shall be determined annually, in writing, by the Shade Tree Commission.

If the property owner opts to plant shade trees, the Shade Tree Commission, with the consultation and agreement of the property owner, shall designate where such trees are to be planted and the variety of trees to be used (within the borough “right of way”). The person, company or corporation shall post a bond of \$1,500 per tree, such money to be deposited with the Borough Administrator and designated for Shade Tree Commission use, pursuant to the provisions of this chapter, and held for up to two years and 11 months (i.e., the money, if returned, shall be returned at the end of the third calendar year from the date the bond was posted). Should any of the trees not be in satisfactory condition, in the sole discretion of the Shade Tree Commission, at that time, after notice to the owner, the moneys shall be used by the Shade Tree Commission to replace those trees deemed to be unsatisfactory. At the end of two years, any funds not used to replace unsatisfactory trees shall be refunded to those who posted the bond(s). If construction is taking place on property with street trees, see § 181-7 of the Borough Code.

SECTION 2.

Except as amended by this Ordinance all other provisions of Chapter 59 shall remain in full force and effect.

SECTION 3.

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistencies.

SECTION 4.

If any article, section, subsection, paragraph, phrase or sentence is, for any reason, held to be unconstitutional or invalid, said article, section, subsection, paragraph, phrase or sentence shall be deemed severable.

SECTION 5.

This Ordinance shall take effect immediately upon final publication as provided by law.

This Ordinance was introduced at the Regular Meeting held May 14, 2025, and was published in The Record issue of May 20, 2025, 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 opened the meeting to the public for any questions, comments, or concerns regarding Ordinance No. 2025:1364.

No member of the public addressed the Mayor and Council.

Mayor Glidden closed the meeting to the public regarding Ordinance No. 2025:1364.

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

5. 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 (The Mayor read all into record)

***25-148 REFUND OF REAL ESTATE TAX OVERPAYMENT**

WHEREAS, there exists a tax overpayment in the Third Quarter 2025 tax account due to Tax Board Judgement.

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 Assistant to CFO is herewith authorized to issue a refund check to **DWL Monmouth, Inc.** for the following account:

Block **1607**; Lot **3.32** Closter Commons Unit D1 **\$40,274.35**

***25-149 REFUND OF OVERPAYMENT OF TAXES**

WHEREAS, there exists an overpayment in **Second Quarter 2025** tax accounts for which the mortgage service has requested a refund; and

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, that the Assistant CFO is herewith authorized to issue a refund check to **Core Logic** for the following account:.

Block 519 Lot 8	137 Bergenline Avenue	\$ 3,416.81
Block 1201 Lot 6	191 West Street	\$ 2,866.12
Block 1207 Lot 27	126 Herbert Avenue	\$ 2,611.14

***25-150 WAIVING THE REQUIREMENT OF THE CLOSTER CODE TO INSTALL UTILITY LINES UNDERGROUND FOR THE PROPERTY AT 124 DURIE AVENUE**

WHEREAS, the owner of the property located at 124 Durie Avenue (hereinafter “subject property”), Asaf Moshe, requested a waiver of the Borough’s requirement that utility lines be placed underground pursuant to Closter Code Section 200-69; and

WHEREAS, specifically, Section 200-69 H (1) requires that “utility lines shall be installed underground whenever

a new residential or non-residential principal structure is constructed, and whenever a structural expansion of an existing principal structure increases the floor area or building coverage footprint of the principal structure by 33.33% (1/3) or more above the amount of floor area or building coverage footprint in existence on the date of this subsection"; and

WHEREAS, the property owner is undergoing a renovation at the subject property and forwarded documentation to the Mayor and Council stating that existing electrical structure is fully functional and in good condition; the underground installation would require crossing a county road, which involves securing a road-crossing permit and specialized trenching work;. Orange and Rockland Utilities has informed him that work to relocate the electrical underground would be considered non-essential by the utility company and he would have to pay the full cost; the estimated cost of this work is in excess of \$60,000 which includes both the fees from Orange and Rockland Utilities and the resident's contractor for the electrical infrastructure work needed to support the underground installation; and

WHEREAS, the at the council meeting on May 14, 2025, the Governing Body discussed this matter and took a verbal vote to grant the request to waive the underground utility requirement in this case due to substantial hardship.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Closter that:

1. This memorializes the decision of the Governing Body to waive the Borough's underground utility requirement for the property located at 124 Durie Avenue due to substantial hardship.
2. The Borough Clerk shall forward a copy of this resolution to the Building Department and the resident, Asaf Moshe.

***25-151 AUTHORIZING THE AMENDMENT OF THE INTER-LOCAL AGREEMENT WITH
THE BOROUGH OF PARAMUS TO INCLUDE REHABILITATION SERVICES**

WHEREAS, on March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) (hereinafter "Amended FHA"); and

WHEREAS, the Department of Community Affairs issued a report on October 18, 2024 ("DCA Report") wherein it reported its estimate of the obligation for all municipalities based upon its interpretation of the standards in the Amended FHA; and

WHEREAS, the DCA Report calculated the Borough of Closter's Round 4 (2025-2035) Rehabilitation Obligation to be 16 units; and

WHEREAS, pursuant to Resolution number 2025-113 which was adopted on March 26, 2025, the Borough bound itself to a Rehabilitation Obligation of 16 units for Round 4; and

WHEREAS, the Borough's Planner has advised the Governing Body that there is a need to contract with an entity to assist with the administration of the Rehabilitation Obligation; and

WHEREAS, Closter currently participates in an Inter-Local Agreement with the Borough of Paramus to for Administration of Affordable Housing; and

WHEREAS, the Governing Body desires to amend the aforementioned Inter-Local Agreement to include Rehabilitation Services (a preliminary outline of these services is attached hereto as Exhibit A); and

WHEREAS, the additional fee for these services shall be \$15,000 annually.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter:

1. The amendment to the Inter-Local Agreement with Paramus to include Rehabilitation Services for the additional amount of \$15,000 annually is hereby authorized.
2. The Borough Attorney is hereby authorized to prepare the contract and/or any other documents necessary pursuant to this amendment.
3. The Mayor and Clerk are hereby authorized to execute the contract and/or any other documents necessary pursuant to this amendment.

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 N.J.A.C. 5:30.4, that the funds are available for this contract in the following account: **T-12-56-286-000-003**.

***25-152 HIRING A TEMPORARY CLERK FOR THE FINANCE DEPARTMENT – MARIA
TRIMARCHI**

WHEREAS, on January 22, 2025, resolution #2025-064 was adopted by the Mayor and Council of the Borough of

Closter to hire a temporary clerk for the Finance Department

WHEREAS, Maria Trimarchi was appointed to that position until May 31, 2025; and

WHEREAS, the need for this position still exists, therefore, the Borough would like to extend this appointment to December 31, 2025.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council that Maria Trimarchi appointed to the position of Temporary Clerk in the Finance Department is extended to December 31, 2025.

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

***25-153 RENEWING BOROUGH ADMINISTRATOR CONTRACT – JAMES WINTERS**

WHEREAS, James B. Winters (the “Administrator”) is employed by the Borough of Closter (the “Borough”) as the Borough Administrator; and

WHEREAS, the Borough and the Administrator have engaged in negotiations to agree upon the terms of his employment; and

WHEREAS, the Borough and the Administrator wish to renew their agreement; and

NOW THEREFORE BE IT RESOLVED that the Borough Council authorizes and approves to renewal of the agreement with the Administrator on the terms recited therein, which terms are incorporated herein by reference; and

BE IT FURTHER RESOLVED that the Mayor, Borough Administrator, Borough Clerk, Chief Financial Officer, Borough Attorney, and Borough Labor Attorney are authorized to take all necessary steps to implement the terms of the Agreement.

BE IT FURTHER RESOLVED that a copy of this Resolution be provided to the Finance Office and Administrator.

***25-154 HIRING PART-TIME FIRE INSPECTOR FOR 2025 – ANTHONY PADILLA**

WHEREAS, there exists a need for a Part-time Fire Inspector for 2025 within the Office of Fire Prevention; and

WHEREAS, the Borough of Closter’s Fire Marshal and the Borough Administrator have reviewed the qualifications and recommended the below-listed person for that position

Anthony Padilla – Part-Time Fire Inspector \$25.00 per hour

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council that Anthony Padilla is hereby appointed to the position of Part-Time Fire Inspector in the Office of Fire Prevention, beginning June 1, 2025, through December 31, 2025, at the rate of \$25.00 per hour.

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

***25-155 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 May 20, 2025, 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 September 27 and 28, 2024, 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			✓			
Councilman Cho			✓			
Councilwoman Chung					✓	
Councilwoman Latner	✓		✓			
Councilwoman Maroules		✓	✓			
Council President Yammarino			✓			

6. OPEN MEETING TO PUBLIC FOR ANY MATTER (5-Minute Limit)

Hearing none, the meeting was closed to the public.

7. CLOSED SESSION

Councilwoman Latner moved to go into Closed Session.

*25-156 CLOSED SESSION – MAY 28, 2025

Docket#	Item Title of Description	Statutory Reference
2025-05-28-1	Tactics and Techniques Affordable Housing – Round 4	N.J.S.A. 10:4:12 (b) (6)
2025-05-28-2	Tactics and Techniques Village School	N.J.S.A. 10:4:12 (b) (6)

8. ADJOURNMENT

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

Respectfully submitted,


Mari J. Margiotta, RMC, CMR
Borough Clerk