



MAYOR AND COUNCIL
BOROUGH OF CLOSTER

REGULAR MEETING 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**

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 **8:02 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	✓	

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

*26-054 **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**

WHEREAS, the Borough of Closter, by Resolution dated April 23, 2025, Agenda No. 2025-127, approved a contract in the amount of **\$867,678.28** (the “Contract Price”) to 4 Clean-Up Inc. for a project known as the 2024 & 2025 Road Programs; and

WHEREAS, the Borough of Closter, by Resolution 2025-224 dated August 13, 2025, approved adding the “Paving of Police Pistol Range,” for an additional cost of \$37,500.00 to the scope of work for a new contract total of \$905,178.28; and

WHEREAS, in a letter to the Borough dated January 5, 2026 Boswell Engineering advised the Borough of **Change Order No. 1 Final REVISED (Exhibit A attached)**, inclusive of the additional cost for the Paving of Police Pistol Range as well as reflecting the reductions of \$97,843.76, thereby **reducing the total contract** amount by **\$11,443.53** to the final Amended Contract Price of **\$856,234.75**; and

WHEREAS, 4-Clean Up, Inc. has submitted a 2- Year Maintenance Bond for the work performed; and

WHEREAS, Boswell Engineering takes no exception to the **final payment of \$75,490.22 to 4-Clean Up Inc.** for work completed as outlined in Estimate No. 4 and Final Revised Payment dated January 5, 2026 (attached); and

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council do hereby authorize the execution by the Chief Financial Officer of Change Order No. 1 Final Revised pursuant to which the amended Contract Price will be decreased by \$11,443.53 to \$856,234.75 (the "Amended Contract Price") and the **final payment of \$75,490.22 to 4-Clean Up Inc.**

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 NJAC 5:30.4, that the funds are available to the Borough of Closter for the calendar year 2026 in accounts:

- C-04-24-330-000-001 in the amount of \$ 5,348.84
- C-04-25-356-001-001 in the amount of \$33,126.18
- C-04-24-349-001-001 in the amount of \$ 2,172.20
- T-13-56-000-005-000 in the amount of \$25,000.00
- 5-01-25-242-000-284 in the amount of \$ 7,500.00
- 5-01-25-242-000-282 in the amount of \$ 2,000.00
- C-04-24-349-001-001 in the amount of \$ 343.00

Base and Alternate Bid Spreadsheet (Exhibit B attached) for a total **final payment of \$75,490.22** to 4-Clean Up, Inc.



Frank Elenio, CFO

***26-055 AUTHORIZING REFUND OF REDEMPTION MONIES TO OUTSIDE LIENHOLDER**

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 \$26,885.36 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 \$121,445.47 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.

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)

Steve Isaacson (97 Columbus Avenue) stated to his surprise that recyclables are now comingled and asked that a notice be put in the newsletter. Mayor Glidden suggested that Mr. Isaacson put a notice about automatic delivery on the Borough Newsletter on his website.

5. CLOSED SESSION

***26-056 CLOSED SESSION – JANUARY 14, 2026**

Docket#	Item Title of Description	Statutory Reference
2026-01-14-1	TACTICS AND TECHNIQUES	N.J.S.A. 10:4:12 (b) (6)
2026-01-14-2	PERSONNEL	N.J.S.A. 10:4:12 (b) (8)

Vote to enter Closed Session at 8:06 P.M.

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			✓			

The Regular Meeting adjourned at **8:08 P.M.**

Respectfully submitted,

Mari J. Margiotta, RMC, CMR
Borough Clerk

Date of Minutes approval: March 25, 2026