



MAYOR AND COUNCIL
BOROUGH OF CLOSTER

REGULAR MEETING MINUTES: WEDNESDAY - APRIL 23, 2025

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 **8:00 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 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. INTRODUCTION OF THE 2025 MUNICIPAL BUDGET AND RELATED RESOLUTION

PUBLIC HEARING AND ADOPTION TO BE HELD ON WEDNESDAY MAY 28, 2025 @ 7:00 PM OR AS SOON THEREAFTER AS THE MATTER MAY BE HELD

*25-121 INTRODUCTION OF THE 2025 BUDGET

BE IT RESOLVED, that the following statements of revenues and appropriations attached hereto constitute the local Budget of the Borough of Closter, Bergen County, New Jersey for the year 2025.

BE IT FURTHER RESOLVED, that a summary of said budget be published in The Record in the issue of April 29, 2025, and that a hearing on the Budget will be held at the Borough Hall on May 28, 2025 at 7:00 o'clock (P.M.) or as soon thereafter as the matter may be reached.

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

4. ORDINANCES:

INTRODUCTION:

A. ORDINANCE NO. 2025:1363

AN ORDINANCE AMENDING ORDINANCE NUMBER 2023-1321 TO EXTEND THE EXPIRATION DATE ON THE DRAINAGE AND POND STABILIZATION PROJECT AT THE NATURE CENTER FOR A SUM NOT TO EXCEED \$50,000 FROM OPEN SPACE, RECREATION, FARMLAND, AND HISTORIC PRESERVATION TRUST FUND FOR PARK, FARMLAND, AND HISTORIC PRESERVATION IMPROVEMENTS

WHEREAS, at the public meeting held on May 24, 2023, the Governing Body of the Borough of Closter adopted Ordinance 2023-1321, appropriating a sum not to exceed \$50,000 from Open Space, Recreation, Farmland and Historic Preservation Trust Fund for Park, Farmland and Historic Preservation Improvements for a Drainage and Pond Stabilization project at the Nature Center; and

WHEREAS, there is a need to amend the ordinance to extend the expiration date for the aforementioned appropriation and project for an additional six (6) months.

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

SECTION 1. The Borough of Closter does hereby appropriate the sum of \$50,000 from the Open Space, Recreation, Farmland, and Historic Preservation Trust Fund for park, farmland, and historic preservation improvements. The authorized improvement is a Drainage and Pond Stabilization project at the Nature Center. The authorization to pay for this project shall expire after 6 months from the date of adoption of this Ordinance. Thereafter, the funds for items that are not complete shall be returned to the Open Space, Recreation, Farmland, and Historic Preservation Trust.

SECTION 2. The Capital Budget is amended to conform with the provisions of this Ordinance to the extent of any inconsistency therewith and resolutions promulgated by the Local Finance Board showing full detail of the amended budget and capital programs as approved by the Director, Division of Local Government Services on file with the Borough Clerk and is available for public inspection.

SECTION 3. The following matters are hereby determined, declared, recite and stated:

- A. The same purpose described in Section 1 is not a current expense, but is an improvement which the Borough may lawfully make;
- B. The average period of usefulness for the purposes described in Section 1 is hereby determined to be a period of more than five years;
- C. All expenses related to the purchases described in Section 1 are charged as part of the cost of the purpose to be financed.

SECTION 4. This Ordinance shall take effect upon final passage and publication in accordance with law.

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

Final Adoption and Open Public Hearing will be held on May 14, 2025 or as soon thereafter.

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.

*25-122 REFUND BUILDING APPLICATION FEE – 10 LOCKWOOD LANE

BE IT RESOLVED, that the following statements of revenues and appropriations attached hereto constitute the local Budget of the Borough of Closter, Bergen County, New Jersey for the year 2025.

BE IT FURTHER RESOLVED, that a summary of said budget be published in The Record in the issue of April 29, 2025, and that a hearing on the Budget will be held at the Borough Hall on May 28, 2025 at 7:00 o'clock (P.M.) or as soon thereafter as the matter may be reached.

*25-123 TRUST FUND APPLICATION MUNICIPAL ENDORSING RESOLUTION MEMORIAL PARK IMPROVEMENT – TABLED

WHEREAS, the Bergen County Open Space, Recreation, Floodplain Protection, Farmland & Historic Preservation Trust Fund ("County Trust Fund"), provides matching grants to municipal governments and to nonprofit organizations for assistance in the development or redevelopment of outdoor municipal recreation facilities; and,

WHEREAS, the Borough of Closter desires to further the public interest by obtaining a matching grant of **\$100,000.00** from the County Trust Fund to fund the following project: **MEMORIAL PARK IMPROVEMENT**; and,

WHEREAS, the governing body has reviewed the County Trust Fund Program Statement and the Trust Fund Municipal Program Park Improvement application and instructions, and desires to make an application for such a matching grant and provide application information and furnish such documents as may be required; and,

WHEREAS, as part of the application process, the governing body held the required Public Hearing to receive public comments on the proposed park improvements in the application on April 23, 2025, and

WHEREAS, the County of Bergen shall determine whether the application is complete and in conformance with the scope and intent of the County Trust Fund; and,

WHEREAS, the applicant is willing to use the County Trust Fund in accordance with such rules, regulations and applicable statutes, and is willing to enter into an agreement with the County of Bergen for the above named project and ensure its completion on or about the project contract expiration date.

NOW THEREFORE BE IT RESOLVED, by the governing body of the Borough of Closter:

1. That it is hereby authorized to submit the above completed project application to the County by the deadline of April 25th, 2025, as established by the Count; and,
2. That, in the event of a County Trust Fund award that may be less than the grant amount requested above, the Borough of Closter has, or will secure, the balance of funding necessary to complete the project, or modify the project as necessary; and,
3. That the Borough of Closter is committed to providing a dollar for dollar cash match for the project; and
4. That only those park improvements identified and approved in the project application, its Trust Fund contract, or other documentation will be considered eligible for reimbursement.
5. That the Borough of Closter agrees to comply with all applicable federal, state, and local laws, rules and regulations in its performance of the project; and,

That this resolution shall take effect immediately.

***25-124 DENYING THE REQUEST FOR A WAIVER OF THE SIDEWALK REQUIREMENT OF THE CLOSTER CODE FOR THE PROPERTY AT 61 WAINWRIGHT AVENUE**

WHEREAS, the owners of the property located at 61 Wainwright Avenue, Zarina Burbacki Shimroni and Yonatan Shimroni, requested a waiver of the Borough's sidewalk requirement pursuant to Closter Code Section 171-29A(2); and

WHEREAS, the property owners submitted a letter requesting the waiver to the Mayor and Council and appeared before them at a Council meeting held in 2024;

WHEREAS, it was brought to the attention of the Governing Body that, historically, sidewalks were installed at that property but were subsequently removed; and

WHEREAS, the Governing Body was also informed that sidewalks are currently installed on either side of the residents' property and that leaving a gap in the sidewalk area would create a hazardous situation which would be detrimental to public safety; and

WHEREAS, the Borough Engineer reviewed the documentation in this matter and recommends that the waiver be denied; and

WHEREAS, the Borough Attorney reviewed the documentation in this matter and recommends that the waiver be denied.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter hereby denies the request by Zarina Burbacki Shimroni and Yonatan Shimroni for a sidewalk waiver on 61 Wainwright Avenue.

***25-125 APPROVING RELEASE OF TREE BOND ESCROW – 534 CLOSTER DOCK ROAD**

WHEREAS, all applicable Borough professionals have finalized inspections on improvements made and approve the release of bond and/or escrow funds to the depositor of monies as indicated in the attached Project Detail

Inquiry for 534 Closter Dock Road.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter that the Finance Clerk is and hereby authorized to release the bond and escrow monies to the depositor as indicated in the attached Project Detail Inquiry in the amount of \$3,900.00.

Account #: 2010057477 Amount: \$3,900.00

*25-126 **HIRING P/T VIOLATIONS CLERK OF THE MUNICIPAL COURT FOR 2025 – MARIA MINANDO**

WHEREAS, the Borough of Closter maintains a Municipal Court in accordance with state and local law to ensure the fair and efficient adjudication of state and municipal ordinance violations; and

WHEREAS, the duties of the Municipal Court require adequate administrative support to ensure timely processing of tickets, maintenance of records, and communication with the public and

WHEREAS, the position of P/T Violations Clerk is essential to the effective operation of the Municipal Court, responsible for clerical tasks including the processing of traffic and municipal ordinance violations, data entry, scheduling, customer service, and related administrative duties; and

WHEREAS, the position of P/T Violations Clerk has become vacated due to a resignation; and

WHEREAS, candidates have been interviewed by Judge Leddy, Jr. and Maria Minando is being recommended to be hired as a part-time Violations Clerk, at the rate of 25.00 per hour, and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council is hereby authorizing the appointment of Maria Minando part-time Violations Clerk at the rate of 25.00 per hour working Closter Municipal Court sessions and no more than 4 hours of office work per week.

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

*25-127 **AWARDING CONTRACT FOR WAINWRIGHT AVENUE AND KING PLACE IMPROVEMENTS, DEMAREST AVENUE IMPROVEMENTS, RUCKMAN PARK WALKING PATH REPLACEMENT AND 2025 BOROUGH PAVING PROJECT**

WHEREAS, at a Public Meeting the Governing Body of the Borough of Closter, County of Bergen, State of New Jersey authorized a public bidding process for a contract for Wainwright Avenue and King Place Improvements, Demarest Avenue Improvements, Ruckman Park Walking Path Replacement, and 2025 Borough Paving Project pursuant to the provisions of Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.; and

WHEREAS, thereafter, a bid package and specifications were prepared by the Borough Engineer for Wainwright Avenue and King Place Improvements, Demarest Avenue Improvements, Ruckman Park Walking Path Replacement, and 2025 Borough Paving Project; and

WHEREAS, sealed bids were requested to be submitted on April 17, 2025, through advertisement as required by New Jersey law; and

WHEREAS, on April 17, 2025, five bids were received; and

WHEREAS, the Borough Engineer reviewed the bids and recommended that the contract be awarded to the low bidder, 4 Clean Up, Inc., P.O. Box 5098, North Bergen, N.J. 07047, for the Total Base Bid plus Alternate Bids B & C for a total amount of \$867,678.28; Alternate Bid A was not recommended for award as it exceeded the 2024 Municipal Aid Grant from NJDOT (April 18, 2025 recommendation letter and bid analysis is attached hereto as **EXHIBIT A**); and

WHEREAS, the Borough Engineer found the bid from 4 Clean Up, Inc. to be complete and orderly; and

WHEREAS, the Borough Attorney reviewed the bid from 4 Clean Up, Inc. and deemed it to be in order; and

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

1. The contract for Wainwright Avenue and King Place Improvements, Demarest Avenue Improvements, Ruckman Park Walking Path Replacement, and 2025 Borough Paving Project is hereby awarded to 4 Clean Up, Inc., for the Total Base Bid plus Alternate Bids B & C for a total amount of \$867,678.28.
2. The Borough Attorney is hereby authorized to prepare the contract and/or any other documents necessary pursuant to this award.

3. The Mayor and Clerk are hereby authorized to execute the contract and/or any other documents necessary pursuant to this award.

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 for this contract in the following accounts: C-04-24-330-000-001 (\$248,880.07); C-04-25-356-001-001 (\$508,455.71) and C-04-24-349-001-001 (\$110,342.50).

*25-129 AUTHORIZING A PURCHASE USING THE COOPERATIVE PURCHASING PROGRAM PURSUANT TO THE NEW JERSEY COOPERATIVE PURCHASING ALLIANCE – TABLED

WHEREAS, under certain circumstances, the award of contract without public bidding is permitted pursuant to N.J.S.A 52:34-6,2; and

WHEREAS, the Borough of Closter is a member of the New Jersey Cooperative Purchasing Alliance and

WHEREAS, New Jersey Cooperative Purchasing Alliance has awarded Contract #CK04 Bid #11-BeCCP Tilcon New York Inc.; and

WHEREAS, the Borough of Closter wishes to purchase a ¾ stone; and

WHEREAS, prior to the award of this contract a Notice of Intention to Award a Contract must be published in the official newspaper; and

WHEREAS, the maximum amount of the purchase is \$20,000 and funding for this purchase is available through Capital Fund account number C-04-24-341-011-002; and

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Mayor and Council of the Borough of Closter that they approve the following:

1. Borough Clerk is hereby authorized to publish a Notice of Intention to Award a Contract to Tilcon New York Inc. pursuant to the New Jersey Cooperative Purchasing Alliance for the purchase of ¾ stone at a cost of \$20,000.00
2. Any objections to this award of the contract should be directed to the Borough Clerk, 295 Closter Dock Road, Closter New Jersey 07624 within ten (10) days of the publication of the Notice of Intention.
3. The awarded contract to Tilcon New York Inc is contingent upon no objections being received.
4. Instruct the Deputy Treasurer to create an encumbrance from the Capital Fund account to purchase said stone.

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 2025 in account C-04-24-341-001-002

Items 2025-123 and 2025-2129 were removed from the Consent Agenda

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

Councilwoman moved to appoint Francesca Costa to serve on the Historic Preservation Commission. This will be Addressed at the next meeting, as the Mayor appoints members to the Commission.

6. OPEN MEETING TO PUBLIC FOR ANY MATTER

None

7. CLOSED SESSION

*25-128 Closed Session – April 23, 2025

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 February 26, 2025 Closed Session and discussion of the hereinafter specified subject matter:

Closed Session Docket#	Item Title of Description	Statutory Reference
2025-04-23-1	Litigation	N.J.S.A. 10:4:12 (b) (7)
	Sobriety Housing Zoning	
2025-04-23-2	Contract Negotiation	N.J.S.A. 10:4:12 (b) (7)
	Village School	

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.

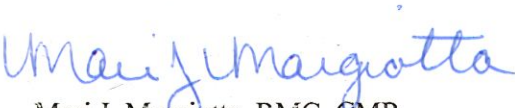
Councilwoman Amitai moved to adjourn the Regular Meeting and go into Closed Session. All in favor. The meeting went into Closed Session at 8:05 P.M.

8. **ADJOURNMENT**

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

Meeting adjourned at **8:06 P.M.**

Respectfully submitted,


Mari J. Margiotta, RMC, CMR
Borough Clerk