



MAYOR AND COUNCIL
BOROUGH OF CLOSTER

REGULAR MEETING MINUTES: WEDNESDAY ~ JUNE 11, 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 **8:45 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. CONSENT AGENDA: The Mayor 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:

*25-157 AUTHORIZING RENEWAL OF 2025-2026 LIQUOR LICENSES

WHEREAS, applications have been filed for the renewal of certain liquor licenses for the sales and consumption of alcoholic beverages pursuant N.J.S.A 33:1-1 et seq. for the term of one (1) year commencing July 1, 2025 and ending June 30, 2026; and

WHEREAS, the following licenses for the sale and consumption of alcohol beverages are hereby approved and authorized:

CLUB LICENSE

0207-31-014-002 BPO Elks 2304
148 Railroad Avenue \$ 188.00

PLENARY RETAIL DISTRIBUTION LICENSES

0207-44-004-006 ANANT, INC. \$2,500.00
t/a Garden State Dairy & Liquor
135 Oakland Ave

0207-44-008-006 CLOSTER WINE & SPIRITS, INC. \$2,500.00
t/a Gary's Wine
67 Ver Valen Street

0207-44-010-005	UNI 4H INC.. t/a Murphy's Fine Wine & Liquor 230 Closter Dock Rd	\$2,500.00
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PLENARY RETAIL CONSUMPTION LICENSE

0207-33-001-009	NORMLIN. INC. t/a Rudy's Pizza 55 Vervalen St.	\$2,500.00
0207-33-003-007	GJEVUKAJ RESTAURANT CORP. t/a Sear House 411 Piermont Rd	\$2,500.00
0207-33-011-014	SILK ROAD RESTAURANTS, LLC t/a Brasserie Memere 107 Ver Valen Street	\$2,500.00

***25-158 PARTICIPATE IN THE US ARMY CEREMONIAL RIFLE PROGRAM**

WHEREAS, the US ARMY under Title 10 United States Code 7683 which governs the Army Ceremonial Rifle Program allows law enforcement agencies to conditionally receive M-1 Garand Rifles for ceremonial use, and

WHEREAS, the Closter Police Department would like to participate in this program and receive 4 M-1 Garand Rifles for ceremonial use, and

WHEREAS, the US ARMY would retain ownership of these rifles, and

NOW, THEREFORE, BE IT RESOLVED, by the Borough of Closter that the Governing Body hereby authorizes the Closter Police Department to participate in the US ARMY Ceremonial Rifle Program and receive four (4) M-1 Garand Rifles for ceremonial use

***25-159 DENYING THE REQUEST FOR A WAIVER OF THE SIDEWALK REQUIREMENT OF THE CLOSTER CODE FOR THE PROPERTY AT 63 HARRINGTON AVENUE**

WHEREAS, the owner of the property located at 63 Harrington Avenue, Nir Lindenberg, requested a waiver of the Borough's sidewalk requirement pursuant to Closter Code Section 171- 29A(2) from the Mayor and Council; and

WHEREAS, prior to this request, the property owner submitted a site plan to the Building Department and to the Borough Engineer for an addition to an existing structure which showed only curb; and

WHEREAS, thereafter the property owner was informed that a sidewalk was also required pursuant to the Borough's Code; and

WHEREAS, subsequently the property owner submitted a letter requesting a waiver of this requirement to the Governing Body and appeared before them at a Council meeting held on April 9, 2025; and

WHEREAS, the Borough Engineer reviewed this request and informed the Governing Body that the road in question in this matter is a county road and recommended that the sidewalk waiver be denied; and

WHEREAS, it was further recommended that, in addition to the sidewalk installation, curb be installed as shown on the homeowner's site plan; and

WHEREAS, the Borough Attorney reviewed the documentation in this matter and agrees with the aforementioned recommendations.

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

- 1. Denies the request by Nir Lindenberg for a sidewalk waiver for 63 Harrington Avenue; and Requires that both a sidewalk and curb be installed at 63 Harrington Avenue pursuant to the Borough's Code

***25-160 TRANSFERRING UNEXPENDED BALANCES FROM 2024 APPROPRIATION RESERVE**

WHEREAS, the Borough of Closter desires to transfer unexpended salary and wages balances from its 2024 appropriation reserve line items to the Accumulated Leave Reserve in the Other Trust Fund.

NOW, THEREFORE, BE IT RESOLVE, by the Mayor and Council of the Borough of Closter that the Assistant Chief Financial Officer be and is hereby authorized to make the following in the 2024 Appropriation Reserves transfer:

General Admin	4-01-20-100-000-011	\$ 39.93
Municipal Clerk	4-01-20-120-000-011	\$ 857.15
Information Tech	4-01-20-140-000-011	\$ 359.65
Revenue Admin	4-01-20-145-000-011	\$ 683.93
Assessor	4-01-20-150-000-011	\$ 103.06
Joint Land Use	4-01-21-181-000-011	\$ 188.74
Code Enforcement	4-01-22-201-000-011	\$ 1,294.00
Police Dept.	4-01-25-240-000-011	\$ 5,466.42
Emergency Mgmt.	4-01-25-252-000-011	\$ 301.18
Fire Prevention	4-01-25-265-000-010	\$ 10.45
Streets & Roads	4-01-26-290-000-011	\$ 69,902.61
Shade Tree	4-01-26-300-000-011	\$ 0.90
Sanitation	4-01-26-305-000-011	\$ 5,181.88
Recycling	4-01-26-306-000-011	\$ 969.76
Vehicle Maintenance	4-01-26-315-000-011	\$ 0.35
Board of Health	4-01-27-330-000-010	\$ 1,134.20
Recreation	4-01-28-370-000-011	\$ 3,479.08
Municipal Court	4-01-43-490-000-011	<u>\$ 2,832.66</u>
		\$ 92,805.95

***25-161 APPROVING THE AMENDMENT AND SUBMISSION OF THE 2025-2029 COMMUNITY FORESTRY MANAGEMENT PLAN (CFMP) DATED**

WHEREAS, at the regularly scheduled meeting held on March 12, 2025, the Closter Mayor and Council reviewed and approved Resolution #25-100, authorizing the approval and submission of the 2025-2029 Community Forestry Management Plan (CFMP) for the continued accreditation as a member of the New Jersey Urban & Community Forestry Program; and

WHEREAS, following the governing body’s approval to submit the proposed 2025-2029 CFMP to the New Jersey Urban & Community Forestry Service, the Closter Shade Tree Commission reexamined the document and determined minor amendments should be incorporated reflecting the Borough’s commitment in maintaining its accreditation status and ensuring the comprehensive coverage of community forestry initiatives; and

WHEREAS, at the regularly scheduled meeting of the Closter Shade Tree Commission held on May 19, 2025, the amended 2025-2029 CFMP, (Exhibit A attached) prepared by Elizabeth Stewart, NJ Licensed Tree Expert #531, was reexamined and found to be in compliance with the standards required by the New Jersey Urban & Community Forestry Service; and

NOW, THEREFORE, BE IT RESOLVED the Mayor and Council of the Borough of Closter have reviewed the amended **2025-2029 Community Forestry Management Plan** to the New Jersey Urban & Community Forestry Service and authorize Mayor John Glidden to sign the certification page and for Elizabeth Stewart to submit it to the State of New Jersey on behalf of the Borough of Closter.

***25-162 GOVERNING BODY CERTIFICATION OF 2024 AUDIT**

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions; and

WHEREAS, the Annual Report of Audit for the Year 2024 has been filed by a Registered Municipal Accountant with the Municipal Clerk as pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and

WHEREAS, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall, by resolution, certify to the Local Finance Board of the State of

New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled Comments and Recommendations; and

WHEREAS, the members of the governing body have personally reviewed, as a minimum, the Annual Report of Audit, and specifically the sections of the Annual Audit entitled Comments and Recommendations, as evidenced by the group affidavit form of the governing body attached hereto; and

WHEREAS, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52 - to wit:

“R.S. 52:27BB-52 - A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) dollars or imprisoned for not more than one year, or both, in addition shall forfeit his office.”

NOW, THEREFORE, BE IT RESOLVED that the governing body of the Borough of Closter, hereby state that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

*25-163 APPOINTING AN ACTING ZONING OFFICER – JOSEPH SCOTT JEZEQUEL

WHEREAS, the Borough Zoning Officer has resigned from the position; and

WHEREAS, there is a need to have a Zoning Officer on staff for the efficient operation of the zoning office; and

WHEREAS, Joseph Scott Jezequel has the knowledge and experience for the title of Acting Zoning Officer; and

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council, that Joseph Scott Jezequel be appointed to the position of Acting Zoning Officer starting June 16, 2025, until July 31, 2025.

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

*25-164 BILLS LIST

WHEREAS, the claims listed below have been authorized and approved by the Chairman of the Committee, examined by the Finance Committee, and found correct.

THEREFORE, BE IT RESOLVED, that the Mayor and Council hereby authorize the payment of these claims, and that warrants be drawn therefore when funds are available.

Budgeted	Amount
Bergen County Tax	\$ 1,517,391.00
County Open Space Tax	\$ 71,013.00
Northern Valley High School	\$ 0.00
Closter Board of Education	\$ 1,913,989.00
2024 Budget Appropriations	\$ 30,500.15
2025 Budget Appropriations – Operating Expenses	\$ 968,530.00
Payroll 05/15/2025	\$ 313,194.23
Payroll 05/30/2025	\$ 307,220.44
Current Treasury Account May 15, 2025 to June 11, 2025	\$ 5,186,837.82

Capital and Trust	Amount
Capital	\$ 33,029.40
Escrow Trust	\$ 13,796.40
Recreation	\$ 18,369.04

Capital and Trust	Amount
Animal	\$ 40.00
Housing Trust	\$ 0.00
Food Locker	\$ 0.00
Open Space	\$ 0.00
HRA Insurance	\$ 0.00

*25-165 FIXING BASE SALARIES FOR 2025

WHEREAS, the Mayor and Council of the Borough of Closter have adopted 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 establish the base salary and compensation for the year 2025 unless otherwise noted for certain employees of the Borough of Closter; 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, 2025 be and are hereby set as follows:

Administration

Borough Administrator/Treasurer	123,100.13
Administrative Secretary	69,573.57
Borough Clerk	103,020.00
Deputy Borough Clerk	58,366.44
Assistant to Borough Clerk	26.53/hr.
IT Manager	20,033.03
Shade Tree Administrative Assistant	3,975.23
Assistant to Historic Preservation Commission	1,497.36

Finance

Tax Collector/Tax Search Officer/Supervisor of Accounts	92,699.13
Assistant to Tax Collector/Payroll Clerk/HR Coordinator	74,284.56
Deputy Treasurer	26,530.20
Assistant to Chief Financial Officer	23,548.10
Chief Financial Officer	25,978.37
Tax Assessor	40,374.58
Assessor Clerical Assistant	19,313.99
Temporary Clerk	25.00/hr.

Court

Municipal Court Judge	24,618.90
Municipal Court Administrator	69,557.08
Court Violation Clerk - P/T	27.60/hr.
Violation Clerk - P/T	25.00/hr.

Construction, Zoning & Land Use

Construction Code Official	90,202.68
Building Department Technical Assistant	59,432.32
Land Use Coordinator	36,157.09
Code Enforcement Official	15,918.12
Building Sub-Code Official	21,224.16
Building Technical Inspector	7,709.67
Building Inspector	9,232.08
Fire Sub-Code Official	15,606.00
Electrical Sub-Code Official	18,464.16
Electrical Inspector	12,629.49
Plumbing Sub-Code Official	29,849.97
Elevator Sub-Code Official	5,100.00

Building Department Technical Assistant	52,412.01
Zoning Officer P/T	43.30/hr.
Property Maintenance Officer P/T	30.60/hr.
Code Enforcement Official (Trees)	69.04/hr.
Temporary Part Time Administration Clerical	26.01/hr.
Electrical Sub-Code Inspector – PT	40.00/hr.
Vehicle Allowance	770.00/year

Public Safety

Fire Prevention Official	21,246.42
Fire Prevention Inspector – 1st Year	25.00/hr.
Fire Prevention Inspector – 2nd Year	26.07/hr.
Fire Prevention Inspector – 3rd Year	31.14/hr.
Police Chief	210,000.00
Civilian Records Clerk	48,106.81
Emergency Management Coordinator	7,777.55
Deputy Emergency Management Coordinator	1,945.35
Crossing Guard – Probationary	20.81/hr.
Crossing Guard – 1st Year	22.89/hr.
Crossing Guard – 2nd Year	23.93/hr.
Crossing Guard – 3rd Year	26.01/hr.

Public Works

DPW Director	170,654.51
Superintendent DPW	142,994.58
Deputy Superintendent	120,000.00
Temporary Driver/ Laborer	40.00/hr.
Temporary Driver/ Laborer	25.00/hr.
Temporary Driver/ Laborer - Emergency	50.00/hr.
Waste Water License – Level 1	1,500.00
Waste Water License – Level 2	1,500.00
Pesticide License	2,000.00
Recycling Coordinator	2,500.00
Assistant Recycling Coordinator	1,000.00
Clean Communities Coordinator	1,500.00
Administrative Assistant	61,200.00

Recreation & Leisure Services

Recreation Director	53,060.40
Deputy Recreation Director	4,080.00
Deputy Recreation Director	11,216.15
Recreation Secretary	3,689.63
Summer Recreation ½	14.53/hr.
Day Counselor - Starting	
Counselor – Returning	15.50/hr.
Lead Counselor	26.00 /hr.
Lead Counselor – Returning	27.00/hr.
Supervisor	53.68/hr.
Summer Recreation	15.50/hr.
F/T Counselor - Starting	
Counselor – Step 1	16.00/hr.
Counselor – Step 2	17.00/hr.
Lead Counselor - Step1	36.00/hr.
Lead Counselor - Step 2	37.50/hr.
Camp Director	48.00/hr.

*25-166 AUTHORIZING AN AMENDMENT TO THE CONTRACT WITH BOSWELL ENGINEERING TO PROVIDE ENGINEERING SERVICES FOR MODIFICATIONS TO THE HIGH STREET & KNICKERBOCKER ROAD SIGNAL

WHEREAS, the Borough of Closter, by resolution dated January 2, 2025 entered into an annual contract with

Boswell Engineering for the provision of professional engineering services; and

WHEREAS, Boswell Engineering, in a proposal dated April 21, 2025 (attached as Exhibit A), has outlined the professional engineering services required for **the High Street & Knickerbocker Road Signal**; and

WHEREAS, it is deemed to be in the best interests of the Borough of Closter for the Mayor and Council to authorize the proposed engineering services as outlined in the April 21, 2025 Boswell Engineering proposal for an amount **not to exceed \$8,000.00**; and

WHEREAS, that said contract amendment is being awarded without competitive bidding, since the services covered are "professional services," pursuant to N.J.S.A. 40A:11-5(1)(a)(i) of the Local Public Contracts Law, which are services performed by persons authorized by law to practice a recognized profession; and

WHEREAS, that the award of the contract continuation shall be in accordance with and subject to compliance with the Affirmative Action Regulations of the State of New Jersey, N.J.A.C. 17:27-1.1, et seq., and the requirements of Public Laws 1975 Chapter 127, N.J.S.A. 10:5-31 to 38 and N.J.S.A. 19:44A-20.1, et seq.; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council that it does hereby approve the amendment of the contract with Boswell Engineering to provide additional engineering services for the High Street & Knickerbocker Road Signal **not to exceed \$8,000.00**; and.

NOW, THEREFORE, BE IT RESOLVED that the Borough Clerk shall provide a copy of this Resolution and Exhibit A to the Borough Administrator and to the Assistant CFO.

CERTIFICATE OF AVAILABILITY OF FUNDS

I, Frank Elenio, Certified 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. 5:30-5.4, the funds are available to the Borough of Closter for calendar year in account C-04-23-310-000-002.

***25-167 SUPPORTS "OLDER AMERICANS MONTH" IN NEW JERSEY**

WHEREAS, each year, "Older Americans Month" in New Jersey is celebrated to increase the public's awareness and understanding of the numerous contributions of New Jersey's older Americans and to rededicate our efforts to better serve the older American of New Jersey; and

WHEREAS, the contributions and sacrifices that older Americans have made to this State and Country are immeasurable; and

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council support the "Older Americans Month" and the continued commitment to causes that help older Americans enjoy active, productive, and healthy lives safely and with dignity.

***25-168 SUPPORTS ASIAN AMERICAN, NATIVE HAWAIIAN, AND PACIFIC ISLANDER MONTH (AAPI)**

WHEREAS, there is a need to recognize the vital contributions of Asian American, Native Hawaiian, and Pacific Islander communities to the cultural and social fabric of this country; and

WHEREAS, the AAPI communities have always been part of this nation's progress; and

WHEREAS, these organizations are not just celebrating history but they are part of it.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council recognizes and supports the Asian American, Native Hawaiian, and Pacific Islander communities.

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

Councilwoman Latner broached the topic of the Senior Center offering to fly the Pride Flag for the rest of the month and possibly hosting the Flag Raising next year. She asked that a vote be taken on flying it for the rest of the month. Council President asked that it be noted that this is at present a one-time occurrence and look into it more for the future.

Amendment Vote

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

Vote on Motion with Amendment

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

HAWKERS AND PEDDLERS LICENSE

HP 2025-09 Aptive Environmental LLC – Sebastian Narvaez

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

APPOINTMENT BY MAYOR

Historical Preservation Commission
Francesca Costa Alternate No. 2 2 Years Unexpired Term Ending 12/31/2025

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

OPEN MEETING TO PUBLIC FOR ANY MATTER (5 minute limit) No one spoke.

CLOSED SESSION – AFTER REGULAR MEETING

*25-169 CLOSED SESSION – JUNE 11, 2025

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

ADJOURNMENT

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

Regular Meeting adjourned at 8:55 P.M.

Respectfully submitted,

Mari J. Margiotta

Mari J. Margiotta, RMC, CMR
Borough Clerk

