

**MAIL LIST**  
**November 7, 2025**

	<b>Date</b>	<b>From</b>	<b>Pertains to:</b>	<b>Agenda/Committee/ Liaison</b>
1.	11-02-2025	Jason Sang Chul Lee	Flooding	Mayor and Council Borough Administrator
2.	11-04-2025	The MacBain Farm Committee	Thank you from the Committee Updates	Mayor and Council Borough Administrator
3.	11-05-2025	Rabbi Yossi and Mushky Gluckowsky	2025 Hannukah	Mayor and Council Borough Administrator
4.	11-05-2025	NJLM	<p>Weekly Roundup</p> <p><b><u>State Issues</u></b>            PILOT Legislation to be Considered in Senate Committee            State Supreme Court Denies Certification in Redevelopment Fee Case            Governor Murphy Announces another Round of Medical Debt Relief            Complete Streets Technical Assistance Program – Deadline Friday            Lame Duck Preview Lunch &amp; Learn Link Posted            Grant Funding for Green Acres Program  <i>NJ Municipalities</i> November Issue: Avalon’s Civility Policy</p> <p><b><u>Federal Issues</u></b>            Federal Budget Shutdown Continues</p> <p><b><u>Conference Connections</u></b>            NJLMEF Kickoff Event Focuses on Security            Film Ready NJ Workshop</p> <p><b><u>Grant Opportunities</u></b>  <b><u>Also of Interest</u></b>            250 Champions Program Submissions Due November 15</p>	Mayor and Council Borough Administrator



1 ML 11.7.2025

Mari Margiotta <mmargiotta@closternj.us>

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## Fwd: Request for Assistance Regarding Repeated Flooding Issues...

1 message

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Jason Sang Chul Lee <backsa71@gmail.com>  
To: mmargiotta@closternj.us

Sun, Nov 2, 2025 at 9:37 PM

Dear Mayor,

We are the Lee family living at [316 Piermont Road](#). Like many of our neighbors, our home suffered severe flooding damage on the first floor in **September 2021**.

Then, in **March 2024**, a large tree fell in front of our house and caused a fire. Because of that, we could not return home for almost a year. When we finally came back, we were grateful to be home again—but every time it rains, we still live with fear and anxiety.

Last week, our house was damaged by flooding once again. While fallen branches contributed to the issue, we believe there are larger, ongoing problems. The storm drain across the street appears to be blocked and routinely overflows during heavy rain. In addition, the stream beside our home is very narrow and sits at a low elevation, which causes water to rise quickly and overflow into our property.

Whenever there is a heavy rainstorm, the water level increases so rapidly that we spend sleepless nights worrying that the water will enter our home again.

We know you are very busy, but we are **desperately asking for your help**. Please, if possible, could the town inspect and address the drainage and flooding problems in our area? We would be truly grateful for any assistance you can provide.

Thank you so much for your time, care, and understanding.


Sincerely,  
**The Lee Family**  
[316 Piermont Road](#)  
Closter, NJ


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### 5 attachments

 **Video.mov**  
1175K

 **Video\_1.mov**  
2955K

 **Video\_2.mov**  
1043K

 **Video\_3.mov**  
2385K

 **Video\_4.mov**  
1141K

2 ML 11.7.2025

4 November 2025

Dear Mayor and Council,

As we near the close of the 2025 season at MacBain Farm, we are pleased to share a summary of accomplishments and milestones achieved this year under the current five-year agreement between the Borough of Closter and Farmer John McCaffrey. The MacBain Farm Committee remains grateful for your continued support in helping to steward this beloved community space.

This year, the Borough completed several essential infrastructure improvements at the farm, including major repairs to the perimeter fencing and the long-awaited replacement of both the main gate and an auxiliary access gate. We are also excited to see progress on the much-needed replacement of the entrance sign on Hickory Lane, which is expected to be installed in the coming weeks.

In parallel, the newly formed nonprofit Friends of MacBain Farm successfully launched its first initiative—Sponsor a Row—raising nearly \$5,000. These funds have already supported the donation of a high-quality, park-grade picnic table, which will be permanently installed and landscaped over the winter. The nonprofit also secured a donation of 10,000 tulip bulbs, promising a stunning spring display for all to enjoy.

Among our most celebrated traditions, the annual Fall Harvest Festival was again a tremendous success, bringing together residents of all ages. We are especially grateful to our local nurseries for their generous donations of pumpkins and decorations, which added to the festive atmosphere.

Additionally, we introduced artist pop-up gatherings this season, led by local artist Bill Angresano, whose paintings of the farm have drawn community interest and inspired creativity. We are pleased with the enthusiastic response and plan to continue these events into 2026.

Community participation at MacBain Farm continues to grow. This season, we saw 2,071 registered households visit the farm—our highest ever—along with 3,401 individual picking visits and 372 recorded volunteers, another record. While visits were just shy of the 2024 peak, the consistent increase in volunteer numbers and new household sign-ups reflects a strong and growing commitment to this treasured community space.

We were also fortunate to have regular volunteer support from students in the *Valley Program*. These students benefited greatly from the hands-on outdoor learning environment, and their presence brought added energy and purpose to the farm's daily operations.

Looking ahead, one of our primary goals is to expand educational programming at the farm. Local business owner and resident Tomer Zilkha, of Patisserie Florentine, has attended Farm Committee meetings and expressed strong interest in partnering with the farm to offer a farm-to-table educational curriculum for children in Closter. We are actively working with Health Director Jin Bae to explore safe, health-compliant ways to bring this exciting vision to life.

Thank you for your continued collaboration and commitment to MacBain Farm. We are proud of the progress made this season and look forward to building on this momentum in the year ahead.

Warm regards,  
**The MacBain Farm Committee**



3 ML

11.07.2025

Mari Margiotta <mmargiotta@closternj.us>

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**Re: Hannukah 2025**

1 message

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**Rabbi Yossi & Mushky Gluckowsky** <rabbicycloster@gmail.com>

Wed, Nov 5, 2025 at 3:38 PM

To: Leslie Weatherly <lweatherly@closternj.us>

Cc: Arlene Gray <Agray@closternj.us>, Rose Mitchell <rmitchell@closternj.us>, Edward Hynes <ehynes@closternj.us>, Kevin Whitney <kwhitney@closternj.us>, John Glidden <jglidden@closternj.us>, Victoria Amitai <vमितai@closternj.us>, "Sgt. Sarubbi" <vsarubbi@closterpolice.org>, Mari Margiotta <mmargiotta@closternj.us>, James Winters <jwinters@closternj.us>, Jim Oettinger <joettinger@closternj.us>

Sorry. Our office sent over the wrong request. Everything is the same, but instead of Ruckman Park, the request is for the Closter Senior Center lawn.

I've attached the 2 docs that needed to be updated to reflect that.

Rabbi Yossi & Mushky Gluckowsky

201 - 937 - 6562

201 - 937 - 9003

**Chabad of Closter, New Jersey**

On Wed, Nov 5, 2025 at 12:24 PM Leslie Weatherly <lweatherly@closternj.us> wrote:

Good afternoon Rabbi,

Please update your email address book as Arlene Gray and Edward Hines are no longer with the Borough of Closter. The Borough Clerk, Mari Margiotta and Borough Admin., James Winters are included in this email request. I believe your request for the Use of Ruckman Park should be addressed to Jim Oettinger as the Director of Parks. He is included in this reply as well.

*Leslie Weatherly*

**Offices of Mayor &  
Borough Administrator**

**Borough of Closter  
295 Closter Dock Road  
Closter, NJ 07624**

**201-784-0600 x 304  
www.closternj.us**

On Wed, Nov 5, 2025 at 3:15 PM Rabbi Yossi & Mushky Gluckowsky <rabbicycloster@gmail.com> wrote:

Good afternoon,

Attached please find a request for permission for the annual Chanukah celebration at Ruckman Park. We have also attached a Certificate of Insurance and the other documents necessary for this application.



# BOROUGH OF CLOSTER

295 Closter Dock Road • Closter, New Jersey 07624  
201-784-0600 x 488 • Fax: 201-784-9721 • [www.closternj.us](http://www.closternj.us)  
Email: [agray@closternj.us](mailto:agray@closternj.us)

## EVENTS on PUBLIC PROPERTY Activity Request for Mayor & Council Approval

*The Request for Activity Form must be submitted to the Borough Clerk for Mayor & Council review one month in advance of the event.*

*No Action (advertising/promoting/purchasing) should be taken until you have received notification of the approval or denial of the Council.*

Date: 11/5/2025

Name of Entity: Chabad Shul of Closter  
(please print)

Contact: Rabbi Yosef Gluckowsky      Cell Phone 201-937-6562

Email address: [rabbilocloster@gmail.com](mailto:rabbilocloster@gmail.com)

Proposed Activity: Menorah Lighting Ceremony

Date of Activity: December 15, 2025 Rain Date: N/A Time of Event: 6:00 pm

Location of Request: Closter Senior Center Lawn

Is Activity/Event open to the public? Yes  No  Is there a fee? no

Are you a Registered 501(c)3 Organization? Yes  No   
*If yes, please provide a copy of your registration with this application*

Number of Attendees anticipated: 100

Description of event to be held: Menorah Lighting Ceremony, light refreshments, music.

About 40-50 minutes long

Will vendors be used; if so, provide vendor name and purpose:

(COI and Hold Harmless is being sent in with this form.)

\_\_\_\_\_  
\_\_\_\_\_

**Note:** Following notice of approval of activity, Requestor and/or Vendors required to provide a Certificate of Liability Insurance and Hold Harmless Agreement.

*Note: Activity Request Form must be submitted by 12 noon on Thursday prior to Council meeting, for discussion. Mayor & Council meet on 2<sup>nd</sup> and 4<sup>th</sup> Wednesday of month.*

Mayor John C. Glidden, Jr. and Borough Council  
Borough of Closter  
295 Closter Dock Road  
Closter, NJ 07624

November 5, 2025

Dear Mayor John C. Glidden, Jr. and Council Members,

As you know, the holiday of Chanukah commemorates the re-dedication of the Temple in Jerusalem following the Jew's victory over the ancient Syrian Empire, who had sought to coerce them into replacing their faith with Hellenism. Today, Chanukah is celebrated by Jews worldwide, to remind them of the ancient victory and to reconfirm our faith and hope in G-d.

For many years now, the Chabad-Lubavitch movement has been displaying the joys of Chanukah in malls, shopping centers, and other such public places throughout the country. We would like to arrange to set up a Menorah in front of the Closter Borough Hall for the duration of the holiday, from December 14, 2025 – December 22, 2025 .

We would also like to arrange a Menorah Lighting event in front of the Closter Senior Center, with music and refreshments, on Monday, December 15, at 6 PM. The event will be for approximately 30-50 minutes and will include lighting a large menorah with light refreshments served and music playing for part of the time. We expect about 100 people in attendance.

I would appreciate if you would get back to us as soon as possible, providing us with ample time to make the necessary arrangements.

Please accept my sincere thanks for your tireless efforts on our behalf. May you have the strength to continue all the good work you do for the Closter community.

Sincerely,



Rabbi Yossi Gluckowsky  
Executive Director

  
Chabad  
of CLOSTER

1 Ruckman Rd,  
Suite 1B,  
Closter, NJ 07624

201-937-6562  
chabadcloster.org  
info@chabadcloster.org



4 ML 11.7.2025

Mari Margiotta <mmargiotta@closternj.us>

## PILOTs to be Considered, NJSCOTUS Redevelopment Decision

1 message

NJLM Weekly Roundup <noreply@civicplus.com>

Wed, Nov 5, 2025 at 4:20 PM

Reply-To: noreply@civicplus.com

To: mmargiotta@closternj.us



## Weekly Roundup

View a Featured Ad at the End of this Email

November 5, 2025

## State Issues

### PILOT Legislation to be Considered in Senate Committee

Legislation which requires municipalities to share PILOT funds with school districts is before the Senate Community and Urban Affairs Committee on Monday. The League strongly opposes S-3915, due to the likely adverse impact on economic development.

[Read more: PILOT Legislation to be Considered in Senate Committee](#)

**Contact:** Lori Buckelew, Deputy Executive Director, [lbuckelew@njlm.org](mailto:lbuckelew@njlm.org), 609-695-3481, x112.

### State Supreme Court Denies Certification in Redevelopment Fee Case

The New Jersey Supreme Court denied certification in a long-running case between Blackridge Realty and Long Branch. The Court's denial significantly clarifies the scope and lawfulness of redevelopment fee payments under the Local Redevelopment and Housing Law (LRHL).

[Read more: State Supreme Court Denies Certification in Redevelopment Fee Case](#)

**Contact:** Sadayah Q. DuRant-Brown, Legislative Counsel, [sdurantbrown@njlm.org](mailto:sdurantbrown@njlm.org), 609-695-3481, x137.

## **Governor Murphy Announces Another Round of Medical Debt Relief**

Gov. Murphy announced another round of Medical Debt Relief, impacting over 48,000 New Jersey residents who owed a combined \$59 million in medical bills.

[Read more: Governor Murphy Announces Another Round of Medical Debt Relief](#)

**Contact:** Erin Knoedler, Legislative Analyst, [eknoedler@njlm.org](mailto:eknoedler@njlm.org), 609-695-3481, x116.

## **Complete Streets Technical Assistance Program – Deadline Friday**

The North Jersey Transportation Planning Authority is accepting applications from municipalities for the Complete Streets Technical Assistance Program. Selected municipalities receive free direct technical assistance.

[Read more: Complete Streets Technical Assistance Program – Deadline Friday](#)

## **League Lane Duck Preview Lunch and Learn Link Posted**

Last Friday's Lane Duck Preview Lunch & Learn video link has been posted.

[Read more: League Lane Duck Preview Lunch and Learn Link Posted](#)

**Contact:** Paul Penna, Director of Government Affairs, [ppenna@njlm.org](mailto:ppenna@njlm.org), 609-695-3481, x110.

## **Grant Funding for Green Acres Program**

Grant funding is available for the Green Acres Program to enhance local parks and open space.

[Read more: Grant Funding for Green Acres Program](#)

**Contact:** Ciara Bradley, Research Associate, [cbradley@njlm.org](mailto:cbradley@njlm.org), 609-695-3481, x128.

## ***NJ Municipalities* November Issue: Avalon's Civility Policy**

The [\*NJ Municipalities\* blog focuses this week](#) on the November magazine's upfront feature. Avalon drafted and approved a civility policy pertaining to public interactions with employees. The resolution reinforces the Borough's expectation that public officials treat our customers with courtesy and respect. And it also creates the expectation for the public that interactions do not interfere with the employees' rights to a work environment that is free from intolerance, harassment, and all types of bullying.

**Want to share your local story? Please send in your 300- to 1,000-word items and photos.**

**Contact:** Amy Spiezio, Editor, [aspiezio@njlm.org](mailto:aspiezio@njlm.org), 609-695-3481, x123.

## Federal Issues

### Federal Budget Shutdown Continues

The partial shutdown of the federal budget has entered its second month.

[Read more: Federal Budget Shutdown Continues](#)

**Contact:** Paul Penna, Director of Government Affairs, [ppenna@njlm.org](mailto:ppenna@njlm.org), 609-695-3481, x110.

## Conference Connections

### NJLMEF Kickoff Event Focuses on Security

Start the Conference this year with the 3rd Annual League Foundation Kickoff Breakfast at 9:00 a.m. at the Atlantic City Convention Center. At 9:30 a.m., Lieutenant Colonel David Sierotowicz, Homeland Security Branch Command, NJ State Police, will speak on homeland security issues and human trafficking as we approach the Nation's 250th Celebrations and hosting the 2026 World Cup.

Breakfast is free, but [registration is required in advance](#).

### Film Ready NJ Workshop

Join the New Jersey Motion Picture & Television Commission (NJMPTVC) and the New Jersey Economic Development Authority (NJEDA) for the Film Ready NJ Workshop starting at 10 a.m. on Tuesday. Attending this Workshop is the first step to becoming a certified Film Ready NJ community. The workshop will also feature Film Ready Police + Fire, from 12:15 p.m. to 12:45 p.m., designed to educate and train police and fire chiefs in public safety and motion picture and entertainment safety. [Register for free by November 14.](#)

## Also of Interest

### 250 Champions Program Submissions Due November 15

The National Academy of Public Administration is seeking nominations to honor exceptional individuals working in government who exemplify "democracy at the doorstep."

[Read more: 250 Champions Program Submissions Due November 15](#)


Contact: Ciara Bradley, Research Associate, [cbradley@njlm.org](mailto:cbradley@njlm.org), 609-695-3481, x128.


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