



**MAYOR AND COUNCIL  
BOROUGH OF CLOSTER**

WORK SESSION MINUTES: WEDNESDAY - SEPTEMBER 24, 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](http://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

1. **PLEDGE OF ALLEGIANCE**
2. **OPEN PUBLIC MEETINGS ACT STATEMENT**

Mayor Glidden opened the meeting at 7:00 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.

3. **ROLL CALL**

Governing Body	Present	Absent
Mayor Glidden	✓	
Councilwoman Amitai	✓	
Councilman Cho		✓
Councilwoman Chung	✓	
Councilwoman Latner	✓	
Councilwoman Maroules	✓	
Council President Yammarino	✓	

4. **APPROVAL OF MINUTES:**

- a. Work Session and Regular Meeting Minutes for July 9, 2025

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

5. **REVIEW AND DISCUSSION OF COMMUNICATION ITEMS:**

- a. Mail List of September 12, 2025: Mayor Glidden spoke about the HSBC on Item 4. He explained that this is a very serious issue for Closter and many municipalities. The Plan will contain many increases. There is a 37% increase in the premium for 2026. Closter is stuck with this plan for several reasons, including small size and less than optimal experience level. The increase goes into effect January 1, 2026. The State is trying to find solutions for the situation, but the future of the SHBP is uncertain. Councilwoman Maroules asked whether the State has to approve municipalities joining together for insurance and was told that they do not. The Mayor will share more information as it becomes available. Work is also being done on the local level. Many people on the Direct 10 plan may switch to the 20/30 plan with the Difference Card.
- b. Mail List of September 19, 2025: Councilwoman Latner thanked Joel Ruden for his 8 years on the Closter Nature Center Board. Councilwoman Amitai spoke about Item 2 and said that it sounded like a great idea and wondered about the insurance and oversight. Councilwoman Latner stated that Acton Academy is spearheading this idea and that it would be fundraised/paid for by Acton Academy. There are many questions about the details, including the riparian zone. Engineer Nick DeNicola spoke about the C1 buffer of the riparian zone. He will look at the plans and advise. This is currently a passive park and is under the jurisdiction of the Environmental Commission. DEP permission will be involved. Administrator James Winters noted the difference between a “playground” and a “passive park.” Change of use could change insurance coverage and should be looked into with the risk manager.

6. **ORDINANCES:**

**ADOPTION:**

- a. **ORDINANCE NO. 2025:1372**  
**AN ORDINANCE PROVIDING FUNDING FOR VARIOUS CAPITAL IMPROVEMENTS FOR THE BOROUGH OF CLOSTER AND APPROPRIATING \$131,000 FOR SUCH PURPOSE**

**INTRODUCTION:**

- a. **ORDINANCE NO. 2025:1373**  
**AN ORDINANCE TO AMEND ORDINANCE 2024:1340 SALARIES**

Mayor Glidden asked for clarification on the Finance/Tax line item. Administrator James Winters explained that this is a min/max Ordinance, providing the minimum and maximum allowable for each position. He added that two items are being altered slightly—the Finance/Tax and Assessment Search Officer item and the new Assistant to the Clerk item. These are not the salaries. Councilwoman Chung asked for clarification on the new role in the Clerk’s office and was told that the new position would be more open to candidates, requiring less certification.

7. **REVIEW AND DISCUSSION OF CONSENT AGENDA ITEMS FOR REGULAR MEETING**

- \*25-239 APPROVING DOO SAM LEE V. CLOSTER BOROUGH TAX APPEAL SETTLEMENT
- \*25-240 APPROVING KONTSEVOY V. CLOSTER BOROUGH TAX APPEAL SETTLEMENT
- \*25-241 AMEND APPROVED RESOLUTION #2025-234 MEWANI V. CLOSTER BOROUGH TAX APPEAL SETTLEMENT

- \*25-242 AUTHORIZING PURCHASE OF POLICE VEHICLE GRAPHICS INSTALLATION FROM ADMINISTRATIVE FEES TRUST
- \*25-243 AUTHORIZING PURCHASE OF POLICE DEPARTMENT INVESTIGATIVE SOFTWARE FROM SPECIAL LAW ENFORCEMENT TRUST
- \*25-244 APPROVING COMPENSATORY TIME BANK FOR LESLIE WEATHERLY
- \*25-245 APPROVING TO APPLY FOR 2026 BERGEN COUNTY HISTORY SPECIAL PROJECTS GRANT PROGRAMS
- \*25-246 CLOSED SESSION

The Borough Attorney explained that the Developers Agreement has been received from the developer of the Village School project. He suggested holding a voice vote authorizing the Mayor to sign it. The Administrator added that the MacBain Farm Committee would like to hold their Fall Festival on October 25 (rain date 26<sup>th</sup>) from 2:00 to 4:00. He asked that this item be added to the Consent Agenda.

## 8. COMMITTEE REPORTS

### a. FINANCE AND TECHNOLOGY – YAMMARINO (Cho/Maroules)

Committees - Finance & Technology Commission Liaison - Recreation, Shade Tree, Food & Assistance Residents are approaching with complaints about money the Borough is spending. Congratulations to the Mayors Committee on the Arts, MacBain Farms, and vendors who sponsor the Town Day and Fireworks for bringing value to the Borough without the Borough having to expend funds. Mayor Glidden sends certificates to the Town Day sponsors. Benita Kim will be appointed to the Food and Assistance Board tonight. Trees have over time been planted between the curb and sidewalk. Now there is buckling due to the roots. This will need to be addressed; there may be an available grant.

### b. PUBLIC SAFETY - LATNER (Chung/Amitai)

Committee - Public Safety Liaison - NVRHS Board of Education & Library Board of Trustees The Library has new seating in the front, and the Wall of Fame is almost complete. The fall program has begun. Museum passes are available. The BCCLS representative would like to present about a Zoom program. The High School first Pep Rally will be soon. Dracula will be the NVD fall play. The Free Senior performance will be November 6.

### c. PUBLIC WORKS - CHUNG (Yammarino/Cho)

Committee - Public Works Liaison - Closter Board of Education, Board of Health Assemblyman Robert Auth will be invited to the next DPW Committee meeting. There was a case of a cat with a bat bite recently (inside someone's home). The cat needs to quarantine but is physically fine. Board of Health revenues were reviewed. The School year started at Hillside School with 605 student and Tenakill with 585. The Fire Department will visit the Schools. Students appreciated being allowed to participate in the 9/11 Ceremony as always. Harassment Intimidation and Bullying numbers are down. Any parents volunteering in the schools need to have background checks. Many new substitute teachers have joined the ranks.

### d. ORDINANCES - CHO (Amitai/Latner)

Committee - Ordinance & Legislative Commission Liaison-Environmental, Zoning, Fire

### e. HUMAN RESOURCES – MAROULES (Latner/Yammarino)

Committee - Personnel Liaison- Historic Preservation The Historic Preservation Commission may be applying for grants to offset expenses for the 250<sup>th</sup> celebration. Councilwoman Amitai asked the Administrator if there are other such grants. She also asked about interest in the "Welcome to Closter" signs. Councilwoman

Maroules asked whether this would fall under Open Space. The Attorney may review the Ordinance. Councilwoman Amitai asked again whether the Historic Preservation Commission could pay for the signs. Perhaps there is a grant.

f. LAND USE AND CONSTRUCTION - AMITAI (Chung/Maroules)

Building Liaison - Closter Improvement, Planning Board, Senior Citizens Warby Parker has opened in Closter Plaza. The Summer Concerts were a success. There will be a Warby Parker ribbon cutting. Tree lighting plans are underway. It would be good to have better communication between the residents and the Borough. Kevin Whitney spoke about an electric signboard and said that a sign for the Borough Hall front lawn would probably cost about \$30,000. Perhaps WhatsApp could be utilized. Kevin Whitney reminded people to send him information for the website. Discussion. TH Productions presented at the Improvement Commission meeting about “night out” in various towns. However, this would bring a lot of outside vendors into the town and be costly. Perhaps this could be done in conjunction with National Night Out and cost less and be able to focus more on the Closter downtown.

g. MAYOR’S REPORT

Ambulance Corps Northern Valley Mayor’s Association

The Mayor asked for people (especially Historic people) to join an upcoming committee concerning events for the 250<sup>th</sup> anniversary. Council members will spread the word. There are still some vegetables available at MacBain Farm. The townwide yard sale is this weekend. Maps are available. There is a new Belskie exhibit. The Improvement Commission is holding a Halloween house decorating contest (deadline 10/21).

9. MOTION

Appointed by Mayor Glidden with consent of Council  
 Food and Assistance Board

Benita Kim Member 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	✓		✓			

10. OLD BUSINESS

None

11. NEW BUSINESS

Borough Clerk Mari Margiotta stated that mail-in ballots should have reached resident homes and that anyone still wanting to register for mail-in ballots has until a week before the election to make the request at the County. There will be a flu shot clinic at the Senior Center on October 1.

12. OPEN MEETING FOR PUBLIC COMMENTS (5 MINUTE LIMIT)

Steve Isaacson (97 Columbus) asked who the Democrat Council nominee is. He asked whether anyone has checked on Victoria's Nursery taxes now that they are not a farm. He spoke about credits students in Delaware receive when they volunteer for the Fire Department. Discussion. He asked questions about Acton Academy's request. He asked about the use of the word "tactic" concerning Closed Session. He also asked about the contract renewal of MacBain Farm and said that the Borough has not lived up to their end of the bargain. He questioned expense of \$30,000 for a sign. Someone dressed as the lone horseman should participate in the 250<sup>th</sup> anniversary. He suggested ripping up the railroad tracks and paving them over.

Brian Pfeiffer (158 Demarest Avenue) said there have been 3 accidents at his intersection in one week and said that something has to be done.

13. ADJOURNMENT

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

Meeting adjourned at 8:18 P.M.

Respectfully submitted,

Mari J. Margiotta  
Borough Clerk

