MAYOR AND COUNCIL
BOROUGH OF CLOSTER

REGULAR MEETING MINUTES: WEDNESDAY – SEPTEMBER 9, 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

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 (OPMA) of the State of New Jersey, and the revised notice was posted May 8, 2026 on the Borough's official website https://www.closterboro.com/o/boc/page/public-notices, and the New Jersey Department of State - Statewide Legal Notices Listings, and posted on the Municipal Clerk's bulletin 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		✓
Council President Cho	✓	
Councilwoman Chung	✓	
Councilwoman Latner	✓	
Councilwoman Maroules*	✓	
Councilman Yammarino	✓	

* At 7:06 P.M.

Also present: Borough Administrator James Winters, Borough Clerk Mari J. Margiotta, Borough Chief of Police James Buccola, Borough IT Director Kevin Whitney, Borough Attorney William J. Bailey, and Borough Engineer Nick DeNicola

4. PRESENTATIONS

a. Environmental Commission – Paul Yarin commented on the Community Energy Plan and about grants that have been sought. Mr. Yarin shared a holistic plan for solving issues in the community and various techniques for helping the environment, and broadcasted that Dumont has installed solar in all 5 of its schools.

b. Buster Box – Glynis Burke (30 Walnut Street), who spoke on behalf of Alumni in Recovery, shared the concept of Buster Boxes, which are discrete boxes containing Narcan that can be refilled for free by volunteers. Ms. Burke stated that education is of upmost importance.

5. APPROVAL OF MINUTES

a. Regular Meeting on July 22, 2026

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

6. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS

a. Mail List of August 14, 2026

b. Mail List of August 21, 2026: Mayor Glidden reminded those assembled about the Ambulance and Rescue Corps Annual Fund Drive. Councilman Yammarino discussed the state issue concerning the PFAS settlement.

c. Mail List of August 28, 2026

d. Mail List of September 4, 2026

7. OPEN MEETING FOR PUBLIC COMMENTS (5-MINUTE LIMIT)

Many residents want property assessments every 5 years instead of annually.

The 9/11 Memorial Service is this Friday, September 11, 2026.

MacBain Farm is open Friday through Sunday. The Fall Festival is on October 24, 2026.

A resident from 2 Bowers Lane commented that for two weeks large trucks have been driving through the Boy Scouts property. Borough Administrator James Winters said that the trucks are connected to a gas project and that the land belongs to the Palisades Interstate Park. Information will be disseminated after Mayor Glidden and Mr. Winters further investigate.

Jayne Rubenfeld Waldron (20 Piermont Road) brought up the parking spaces in front of her property, and that the cars parked are getting notices put on them. Previously, there were no notices.

TJ and Shelagh McCaffrey spoke about MacBain Farm and the vegetables that are available. They brought in a basket full of vegetables for fellow residents.
Lynnette Leo announced that a manmade sewer pipe down the street is often clogged with debris. Borough Administrator James Winters, alongside the Department of Public Works, will investigate. Ms. Leo asked about the pink ribbons on a property and was told that it was privately owned and that Mr. Winters will discuss with the Shade Tree Commission.

8. ORDINANCES

ADOPTION:

a. **ORDINANCE NO. 2026:1396 - TABLED**
ORDINANCE AMENDING ORDINANCE 2026:1385 TO REVISE THE DEFINITION OF ACCESSORY APARTMENT

WHEREAS, on February 25, 2026, the Governing Body of the Borough of Closter Introduced Ordinance 2026-1385 (the "Ordinance"), which proposes to amend Article XID (Section 200-54.11-200.54.35) of the Borough Code entitled Affordable Housing and Affirmative Marketing; and

WHEREAS, pursuant to N.J.S.A. 40:55D-26 and 40:55D-64, said Ordinance was referred to the Borough's Planning Board for review and recommendation; and

WHEREAS, the Planning Board held a hearing on February 26, 2026 and forwarded a report to the Governing Body which stated, in part, that the definition of "accessory apartments" in Ordinance 2026:1385 appears to be inconsistent with the existing definition in the Borough's ordinance in that it appears to permit accessory apartments that are detached from the principal building, while the Borough's existing definition requires such units to be attached; and

WHEREAS, the Ordinance Committee has reviewed this proposed change and recommends adoption; and

WHEREAS, the Borough Attorney has reviewed the proposed change and deems it to be in order.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Borough of Closter, Bergen County, New Jersey, that Chapter 200, Article XID of the Borough's Code is amended as follows.

SECTION 1.

Ordinance 2026:1385 is hereby amended as follows:

Remove the definition of "Accessory Apartments" that currently appears in Section 200-54.11 B. Definitions and replace it with the text below.

> "Accessory apartments" means a residential dwelling unit that provides complete independent living facilities with private entrance for one or more persons, consisting of provisions for living sleeping, eating, sanitation, and cooking, including a stove and refrigerator, and is located within a proposed preexisting primary dwelling, with an existing or proposed structure that is an accessory to a dwelling on the same lot, constructed in whole or part as an extension to a proposed or existing primary dwelling. Accessory apartments are also referred to as "accessory dwelling units".

SECTION 2.

Except as amended by this Ordinance, all other provisions of Chapter 200 shall remain in full force and effect.

SECTION 3.

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistencies.

SECTION 4.

If any article, section, subsection, paragraph, phrase, or sentence is, for any reason, held to be unconstitutional or invalid, said article, section, subsection, paragraph, phrase, or sentence shall be deemed severable.

SECTION 5.

This Clerk is hereby authorized to forward this Ordinance to the Planning Board for review and report pursuant to the MULA; thereafter, this Ordinance shall take effect immediately upon final publication as provided by law.

This Ordinance was introduced at the Regular Meeting held June 10, 2026, and was published on the Borough of Closter website (www.closterboro.com) on June 11, 2026 as stated in the Municipal Clerk's affidavit of publication. Reprint of this Ordinance was posted on the Municipal Bulletin Board in accordance with statutory requirements, and copies have been made available to the general public.

INTRODUCTION:

a. **ORDINANCE NO. 2026:1402**
ORDINANCE AMENDING ORDINANCE 2026:1385 TO REVISE THE DEFINITION OF ACCESSORY APARTMENT

WHEREAS, on February 25, 2026, the Governing Body of the Borough of Closter Introduced Ordinance 2026-1385 (the "Ordinance"), which proposes to amend Article XID (Section 200-54.11-200.54.35) of the Borough Code entitled Affordable Housing and Affirmative Marketing; and

WHEREAS, pursuant to N.J.S.A. 40:55D-26 and 40:55D-64, said Ordinance was referred to the Borough's Planning Board for review and recommendation; and

WHEREAS, the Planning Board held a hearing on February 26, 2026 and forwarded a report to the Governing Body which stated, in part, that the definition of "accessory apartments" in Ordinance 2026:1385 appears to be inconsistent with the existing definition in the Borough's ordinance in that it appears to permit accessory apartments that are detached from the principal building, while the Borough's existing definition requires such units to be attached; and

WHEREAS, the Board asked that the Governing Body to consider amending the definition in this ordinance to make it consistent with the existing definition by requiring such units be attached to the principal structure; and

WHEREAS, in an effort to comply with the Planning Board's recommendation, the Governing Body introduced Ordinance 2026:1396 - AMENDING ORDINANCE 2026:1385 TO REVISE THE DEFINITION OF ACCESSORY APARTMENT at a public meeting and thereafter forwarded same to the Planning Board for review and report pursuant to the Municipal Land Use Act; and

WHEREAS, in correspondence dated July 31, 2026, the Board determined that this definition will result in a land use pattern that is inconsistent with the recommendations of the Borough's Land Use Plan Element of the Master Plan and runs contrary to the recommendations in the Housing Element and Fair Share Plan; and

WHEREAS, the Board recommended an alternate definition as follows:
Accessory Apartment - A self-contained residential dwelling unit with a kitchen, sanitary facilities, sleeping quarters and a private entrance, which is created within an existing single-family dwelling or by addition to an existing single-family dwelling. The dwelling unit, including the accessory apartment, shall meet all required bulk regulations and setbacks for the zone district in which it is located.

WHEREAS, the Ordinance Committee has reviewed this proposed change and recommends adoption; and

WHEREAS, the Borough Attorney has reviewed the proposed change and deems it to be in order.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Borough of Closter, Bergen County, New Jersey, that Chapter 200, Article XID of the Borough's Code is amended as follows.

SECTION 1.

Ordinance 2026:1385 is hereby amended as follows:

Remove the definition of "Accessory Apartments" that currently appears in Section 200-54.11 B. Definitions and replace it with the text below.

> "Accessory apartments" means a self-contained residential dwelling unit with a kitchen, sanitary facilities, sleeping quarters and a private entrance, which is created within an existing single-family dwelling or by addition to an existing single-family dwelling. The dwelling unit, including the accessory apartment, shall meet all required bulk regulations and setbacks for the zone district in which it is located.

SECTION 2.

Except as amended by this Ordinance, all other provisions of Chapter 200 shall remain in full force and effect.

SECTION 3.

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistencies.

SECTION 4.

If any article, section, subsection, paragraph, phrase, or sentence is, for any reason, held to be unconstitutional or invalid, said article, section, subsection, paragraph, phrase, or sentence shall be deemed severable.

SECTION 5.

This Clerk is hereby authorized to forward this Ordinance to the Planning Board for review and report pursuant to the MULA; thereafter, this Ordinance shall take effect immediately upon final publication as provided by law.

Final Adoption and Open Public Hearing will be held on October 28, 2026 or as soon thereafter.

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

b. **ORDINANCE NO. 2026:1403**
ORDINANCE AMENDING ORDINANCE 2026:1401 TO DETERMINE THE BASE RATE, AMOUNT, SALARIES, WAGES, COMPENSATION, AND THE METHOD OF PAYMENT THEREOF TO PERSONS HOLDING CERTAIN OFFICES AND POSITIONS OF EMPLOYMENT IN THE BOROUGH OF CLOSTER FOR THE YEARS 2026 AND 2027 OR AS OTHERWISE NOTED

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

SECTION 1.

A. The base rate of compensation of the persons holding any of the hereinafter-named offices and positions of employment, (1) whose compensation shall be on an annual or hourly basis, and which compensation shall be payable bi-monthly, monthly, or (2) whose compensation shall be on such other basis and which compensation shall be payable as hereinafter provided or as determined by resolution of the Mayor and Council of the Borough of Closter, is hereby fixed and determined to be set opposite the title of each of the hereinafter-named offices and positions of employment; provided, however, that whenever there shall be set forth a minimum and maximum rate of compensation, or a range for the payment of compensation, and persons holding such offices or positions of employment shall be compensated at such base annual or hourly or other rate, within such minimum and maximum range, as the Mayor and Council hereinafter by resolution determined.

B. Salary Schedule, per annum unless otherwise noted:

Construction, Planning & Zoning

Zoning Officer	$ 7,000.00	$ 37,000.00

Final Adoption and Open Public Hearing will be held on September 23, 2026 or as soon thereafter.

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

9. CONSENT AGENDA

***26-204 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	$ 0.00
County Open Space Tax	$ 0.00
Northern Valley High School	$ 1,619,956.20
Closter Board of Education	$ 2,100,257.00
2025 Budget Appropriations	$ 560.50
2026 Budget Appropriations - Operating Expenses	$ 236,540.54
Payroll 08/16/2026	$ 348,356.95
Payroll 08/26/2026	$ 323,549.05
Current Treasury Account August 8, 2026 to Sept 9, 2026	$ 4,629,220.24

Capital and Trust	**Amount**

Capital	$ 40,874.19
Escrow & Trust	$ 20,480.66
Recreation	$ 17,523.16
Animal	$ 0.00
Housing Trust	$ 0.00
Food Locker	$ 0.00
Open Space	$ 0.00
HRA Insurance	$ 20,000.00

Frank Elenio, CFO

***26-205 APPROVING THE APPOINTMENT OF JUNIOR MEMBER OF CLOSTER VOLUNTEER FIRE DEPARTMENT - DONGPYO LEE**

WHEREAS, the Mayor and Council of the Borough of Closter recognize the valuable contributions volunteer firefighters make to our community every day of every year; and

WHEREAS, Dongpyo Lee has expressed interest in becoming Junior Firefighter with the Closter Volunteer Fire Department/Knickerbocker Hook & Ladder Co. and has submitted an application of the Fire Chief; and

WHEREAS, the Officers and Members of the Closter Volunteer Fire Department/Knickerbocker Hook & Ladder Co. have accepted his application and have recommended the appointment of Dongpyo Lee to their membership rolls of the Closter Volunteer Fire Department as a Junior Member.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Closter that the Governing Body hereby approve the appointment of Dongpyo Lee as a Junior Member to the Closter Volunteer Fire Department/Knickerbocker Hook & Ladder Co.;

BE IT FURTHER RESOLVED that a certified copy of this resolution, executed by the Mayor and attested to the Borough Clerk, shall be presented to the Closter Volunteer Fire Department/Knickerbocker Hook & Ladder Co.

***26-206 CANCEL BALANCE FOR OPEN SPACE, RECREATION, FARMLAND, AND HISTORIC PRESERVATION TRUST FUND FOR PARK, FARMLAND, AND HISTORIC PRESERVATIONS IMPROVEMENTS ORDINANCE (ORD 2024:1342)**

WHEREAS, the Borough of Closter, in the County of Bergen, State of New Jersey, previously adopted Open Space Ordinance 2024:1342 entitled, "AN ORDINANCE APPROPRIATING A SUM NOT TO EXCEED $260,000.00 FROM OPEN SPACE, RECREATION, FARMLAND, AND HISTORIC PRESERVATION TRUST FUND FOR PARK, FARMLAND, AND HISTORIC PRESERVATION IMPROVEMENTS " (the "Original Ordinance") adopted July 10, 2024; and

WHEREAS, Section 1 states "The authorization to pay for the items on Exhibit A shall expire after 24 months from the date of adoption of this Ordinance." Unexpended project funds remain in the project account for which the Original Ordinance appropriated funds for Various Recreation Park improvements; and

WHEREAS, it is necessary to formally cancel said balances so that the unexpended balances may be canceled against grant receivable balances, other receivable balances, or credited to Fund Balance, and unused debt authorizations may be canceled in the Open Space Trust Fund.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that $941.22 be canceled from the original as follows:

C-04-24-342-000-001 $941.22

***26-207 CANCEL BALANCE FOR OPEN SPACE, RECREATION, FARMLAND, AND HISTORIC PRESERVATION TRUST FUND FOR PARK, FARMLAND, AND HISTORIC PRESERVATIONS IMPROVEMENTS ORDINANCE (ORD 2024:1349)**

WHEREAS, the Borough of Closter, in the County of Bergen, State of New Jersey, previously adopted Open Space Ordinance **2024:1349** entitled, "**AN ORDINANCE APPROPRIATING A SUM NOT TO EXCEED $536,500.00 FROM OPEN SPACE, RECREATION, FARMLAND, AND HISTORIC PRESERVATION TRUST FUND FOR PARK, FARMLAND, AND HISTORIC PRESERVATION IMPROVEMENTS**" (the "Original Ordinance") adopted **November 25, 2024**; and

WHEREAS, Exhibit A has line items Replacement of Ruckman Walking Plan and Closter Nature Center Pond Stabilization & Drainage #2; and

WHEREAS, these two projects have been completed with all vendors paid, and therefore, these account balances can be canceled; and

WHEREAS, it is necessary to formally cancel said balances so that the unexpended balances may be canceled against grant receivable balances, other receivable balances, or credited to Fund Balance, and unused debt authorizations may be canceled in the Open Space Trust Fund.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that **$284,011.38** be canceled from the original as follows:

C-04-24-349-001-001 **$278,161.38**
C-04-24-349-002-001 **$ 5,850.00**

***26-208** **APPROVING REFUND OF TREE BOND – 77 LEGION PLACE**

WHEREAS, Yarin Feigenbaum has escrow funds deposited with the Borough of Closter for the development of 77 Legion Place; and

WHEREAS, the Borough's Licensed Tree Expert, William Fuchs, has determined that tree planting project, at 77 Legion Place, has been mitigated and the tree bond should be returned to the depositor, Yarin Feigenbaum; and

WHEREAS, the Finance Office wishes to clear this account from their records.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter that the Finance Clerk is and hereby authorized the Borough to close out the Tree Bond account, 2010057653, in the amount of $2,100.00 due to the mitigation of project and refund noted amount below.

Account #: 2010057653 Amount: $2,100.00

***26-209** **AMEND RESOLUTION #2026-177, APPROVING HOMEOWNER'S TREE BOND FORFEITURE – 68 WILSON PLACE**

WHEREAS, on June 24, 2026, in Resolution #2026-177, in account 2010057547 , in the amount of $1,300.00 , for homeowners, Randi and Alex Chung, at 68 Wilson Place was approved; and

WHEREAS, Randi and Alex Chung of 68 Wilson Place have forfeited said amount of $1,300.00 in lieu of planted proposed trees; and

WHEREAS, the Finance Office wishes to clear this amount from the account.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter that the Finance Clerk is and hereby authorized the Borough to forfeit the Tree Bond account, 2010057547, in the amount of $1,300.00 due to the mitigation of project and the Borough to keep said funds.

Account #: 2010057547 Amount: $1,300.00

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

10. <u>PROFESSIONAL REPORTS</u>

a. BOROUGH ENGINEER: The report has been submitted.

b. BOROUGH ADMINISTRATOR: The PSE&G paving project is underway. Residents are complaining that not all of the streets in need of paving are being paved. Almost all streets have had construction on them.

c. CHIEF OF POLICE: Since the addition of the safety sticks parking violations have gone down. The Girl Scout crosswalk project is in the works. The Police Department is conducting a survey of crosswalks in need of striping.

11. MOTIONS

a. September 11 Memorial Service – On September 11, 2026 at Remembrance Park alongside Harrington Avenue, Closter

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

b. MacBain Farm Annual Fall Festival – On October 24, 2026 (Rain date of October 25, 2026) at MacBain Farm, 203 Hickory Lane, Closter

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

12. OLD BUSINESS

None

13. NEW BUSINESS

Councilwoman Chung stated that the railroad tracks near Blanch Avenue may be paved by PSE&G. Councilwoman Chung also announced that there is a proposed ADA compliant fishing pier and money is being requested from the Open Space fund.

Councilwoman Latner discussed the water main break on Anderson Avenue.

14. CLOSED SESSION

*26-210 RESOLUTION CLOSED SESSION – SEPTEMBER 9, 2026

Reference #	Item Title of Description	Statutory Reference
09-09-2026-1	Personnel	N.J.S.A. 10:4:12(B) (8)

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

15. 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 **8:39 P.M.**

Respectfully submitted,

Mari J. Margiotta

Mari J. Margiotta, RMC, CMR
Borough Clerk

Date of Minutes approval: October 14, 2026