



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

REGULAR MEETING MINUTES: WEDNESDAY – FEBRUARY 11, 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**

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 **8:37 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 10, 2025 and sent to The Star-Ledger on December 15, 2025, 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. ORDINANCES

INTRODUCTION:

a. ORDINANCE NO. 2026:1379

BOND ORDINANCE PROVIDING AN APPROPRIATION OF \$42,000 FOR VARIOUS IMPROVEMENTS FOR AND BY THE BOROUGH OF CLOSTER IN THE COUNTY OF BERGEN, NEW JERSEY AND, AUTHORIZING THE ISSUANCE OF \$39,900 BONDS OR NOTES OF THE BOROUGH FOR FINANCING PART OF THE APPROPRIATION

BE IT ORDAINED, BY THE BOROUGH COUNCIL OF THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

SECTION 1:

The improvements described in Section 3 of this bond ordinance (the "Improvements") are hereby authorized to be undertaken by the Borough of Closter, New Jersey (the "Borough") as general improvements. For the said Improvement there is hereby appropriated the amount of \$42,000, such sum includes the sum of \$2,100 as the down payment (the "Down Payment") required by the Local Bond Law of the State of New Jersey, constituting Chapter 2 of Title 40A of the New Jersey Statutes, as amended and supplemented (the "Local Bond Law"). The Down Payment is now available by virtue of provision in one or more previously adopted budgets for down payment or for capital improvement purposes.

SECTION 2:

In order to finance the cost of the Improvements not covered by application of the Down Payment, negotiable bonds of the Borough are hereby authorized to be issued in the principal amount of \$39,900 pursuant to the provisions of the Local Bond Law (the "Bonds"). In anticipation of the issuance of the Bonds and to

temporarily finance said improvements or purposes, negotiable bond anticipation notes of the Borough are hereby authorized to be issued in the principal amount not exceeding \$39,900 pursuant to the provisions of the Local Bond Law (the "Bond Anticipation Notes" or "Notes").

SECTION 3:

(a) The Improvements authorized and the purpose for the financing of which said obligations are to be issued is for Watershed Inventory Report (Phase I) and Stormwater Pollution Prevention Plan and Drainage Control Plan, and including all work including all work and materials necessary therefor and incidental thereto.

(b) The estimated maximum amount of Bonds or Notes to be issued for the purpose of financing a portion of the cost of the Improvements is \$39,900.

(c) The estimated cost of the Improvements is \$42,000 which amount represents the initial appropriation made by the Borough.

SECTION 4:

All Bond Anticipation Notes issued hereunder shall mature at such times as may be determined by the chief financial officer of the Borough (the "Chief Financial Officer"); provided that no Note shall mature later than one year from its date. The Notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with Notes issued pursuant to this ordinance, and the signature of the Chief Financial Officer upon the Notes shall be conclusive evidence as to all such determinations. All Notes issued hereunder may be renewed from time to time subject to the provisions of Section 8(a) of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell part or all of the Notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the Borough Council of the Borough at the meeting next succeeding the date when any sale or delivery of the Notes pursuant to this ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the Notes sold, the price obtained and the name of the purchaser.

SECTION 5:

The capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, Department of Community Affairs, State of New Jersey is on file with the Borough Clerk and is available for public inspection.

SECTION 6:

The following additional matters are hereby determined, declared, recited and stated:

(a) The Improvements described in Section 3 of this bond ordinance are not current expenses, and are capital improvements or properties that the Borough may lawfully make or acquire as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The period of usefulness of the Improvements, within the limitations of the Local Bond Law, and according to the reasonable life thereof computed from the date of the Bonds authorized by this bond ordinance, is 5 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Borough Clerk and a complete executed duplicate thereof has been filed in the office of the Director, Division of Local Government Services, Department of Community Affairs, State of New Jersey. Such statement shows that the gross debt of the Borough, as defined in the Local Bond Law, is increased by the authorization of the Bonds and Notes provided in this bond ordinance by \$39,900 and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$42,000 for items of expense listed in and permitted under Section 20 of the Local Bond Law is included in the estimated cost of the Improvements, as indicated herein.

SECTION 7:

Any funds received from time to time as contributions in aid of financing the purposes described in Section 3 of this Ordinance shall be used for financing said Improvements by application thereof either to direct payment of the cost of said Improvements or to the payment or reduction of the authorization of the obligations of the Borough authorized therefor by this Bond Ordinance. Any such funds received may, and all such funds so received which are not required for direct payment of the cost of said Improvements shall, be held and applied by the Borough as funds applicable only to the payment of obligations of the Borough authorized by this Bond Ordinance.

SECTION 8:

The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy ad valorem taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

SECTION 9:

The Chief Financial Officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The Chief Financial Officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

SECTION 10:

This Bond Ordinance constitutes a declaration of official intent under Treasury Regulation Section 1.150-2. The Borough reasonably expects to pay expenditures with respect to the Improvements prior to the date that Borough incurs debt obligations under this Bond Ordinance. The Borough reasonably expects to reimburse such expenditures with the proceeds of debt to be incurred by the Borough under this Bond Ordinance. The maximum principal amount of debt expected to be issued for payment of the costs of the Improvements is \$39,900.

SECTION 11:

This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

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

Final Adoption and Open Public Hearing will be held on February 25, 2026 or as soon thereafter.

b. ORDINANCE NO. 2026:1380

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 50, POLICE DEPARTMENT

WHEREAS, the Governing Body has determined there is a need to revise Chapter 50, Police Department, of the Code of the Borough of Closter, County of Bergen, State of New Jersey; and

WHEREAS, specifically, there is a need to revise §50-4 Appointment to Department, to update these provisions to meet current legal requirements and more accurately reflect the present recruiting environment for applicants; and

WHEREAS, the Chief of Police has recommended the foregoing amendments to §50-4; and

WHEREAS, the Ordinance Committee has reviewed this ordinance and recommends its adoption; and

WHEREAS, the Borough Attorney has reviewed this ordinance and deemed it to be in order.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor Council of the Borough of Closter as follows.

SECTION 1.

§50-4. Appointment to Department shall be revised accordingly:

Delete the current §50-4 and replace it with the following text.

§50-4. Appointment to Department

A. Statutory Authority

Appointments to the Police Department shall be made in accordance with the requirements of N.J.S.A. 40A:14-118 et seq., applicable provisions of Title 11A (where applicable), and all rules and regulations promulgated by the New Jersey Police Training Commission (PTC).

B. Minimum Qualifications

No person shall be appointed as a police officer unless the applicant:

1. Is a citizen of the United States;
2. Is at least 18 years of age at the time of appointment;
3. Possesses a high school diploma or its equivalent recognized by the New Jersey Department of Education;
4. Is of good moral character and sound physical and mental health;
5. Meets all eligibility and qualification standards established by the New Jersey Police Training Commission; and
6. Is able to perform the essential functions of the position, with or without reasonable accommodation.

C. Education and Experience Preferences

The Borough may give preference, but shall not require as a condition of appointment, to applicants who possess:

1. An associate's or bachelor's degree from an accredited institution of higher education;
2. Prior law enforcement, military, or relevant public safety experience; or
3. Specialized skills, certifications, or training consistent with the operational needs of the Police Department.

D. Examinations and Evaluations

Applicants shall successfully complete such examinations, evaluations, and investigations as may be required by law or Borough policy, which may include, but are not limited to:

1. Written examination;
2. Oral interview;
3. Physical fitness assessment;
4. Medical examination;
5. Psychological evaluation; and
6. Background investigation.

All medical and psychological examinations shall be conducted by **licensed professionals** selected or approved by the Borough.

E. Police Training Commission Certification

1. No appointment shall be deemed final unless the appointee is **certified by the New Jersey Police Training Commission, or is eligible for certification**, in accordance with applicable law and Police Training Commission regulations.
2. An applicant who has **previously completed a Police Training Commission-certified basic police training program** and holds **current or eligible PTC certification** may be appointed, subject to:
 - a. Verification of certification status by the Borough;
 - b. Compliance with any **refresher, waiver, or recertification requirements** imposed by the Police Training Commission; and
 - c. Successful completion of any **field training, orientation, or transitional training** required by the Borough.
3. An applicant who is **not certified by the Police Training Commission at the time of appointment** shall be required to enroll in and successfully complete a Police Training Commission-certified basic police training program within the time period required by law.
4. Nothing herein shall be construed to limit the Borough's authority to require training beyond minimum Police Training Commission standards or to decline appointment where an applicant does not meet current PTC or Borough requirements.

F. Probationary Appointment

All initial appointments shall be probationary and subject to the successful completion of all required training and evaluations, for such period as required by law, regulation, or applicable collective bargaining agreement.

G. Waivers

No statutory requirement for appointment may be waived. Any discretionary criteria established by Borough policy may be waived only where permitted by law and where such waiver is determined to be in the best interests of the Borough.

SECTION 2.

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

SECTION 3.

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 4.

This Ordinance shall take effect immediately upon final publication as provided by law.

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

Final Adoption and Open Public Hearing will be held on February 25, 2026 or as soon thereafter.

c. ORDINANCE NO. 2026:1381

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 65 ALARM SYSTEMS

WHEREAS, the Governing Body has determined there is a need to revise Chapter 65, Alarm Systems, of the Code of the Borough of Closter, County of Bergen, State of New Jersey; and

WHEREAS, the Chief of Police has recommended the foregoing amendments to Chapter 65 to update and modernize its provisions and better address current enforcement requirements; and

WHEREAS, the Ordinance Committee has reviewed this ordinance and recommends its adoption; and

WHEREAS, the Borough Attorney has reviewed this ordinance and deemed it to be in order.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor Council of the Borough of Closter as follows.

SECTION 1.

Chapter 65, Alarm Systems shall be revised accordingly:

Delete the current §65-1 to §65-14 and replace it with the following text.

**CHAPTER 65
 ALARM SYSTEMS**

§ 65-1. Purpose.

The purpose of this chapter is to establish reasonable standards and regulations governing the installation, operation, registration, and maintenance of intrusion, burglar, fire, panic, and other emergency alarm systems, whether transmitted by direct line, radio, cellular, internet-based, telephone, or other electronic means, that may result in notification to or response by the Police Department, Fire Department, or other municipal agencies of the Borough of Closter. This chapter is intended to promote public safety, reduce false alarms, conserve municipal resources, and ensure reliable alarm communications without the Borough operating or maintaining any alarm monitoring console.

§ 65-2. Scope.

The provisions of this chapter shall apply to any person, firm, partnership, corporation, or entity that owns, leases, operates, maintains, or uses any alarm system or local alarm designed to summon or reasonably expected to summon municipal emergency response. Nothing herein shall prohibit alarm companies from providing private monitoring or notification services not connected to municipal alarm facilities; however, owners or occupants of premises protected by an alarm system shall remain responsible for registration and compliance as required by this chapter.

§ 65-3. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

ALARM CONSOLE — Any alarm receiving, monitoring, or annunciation equipment operated by a private alarm company or central alarm station and not owned, operated, or maintained by the Borough.

BURGLARY ALARM - Any police alarm device actuated by a burglary, robbery or theft at a specific location.

CENTRAL ALARM STATION - Any facility operated by a private firm that owns or leases a system of emergency alarm devices, which facility is manned at all times by trained operators employed to receive, record and validate alarm signals and to relay information concerning such validated signals to the police or fire dispatch room.

FALSE ALARM — Any alarm signal or notification that results in a response or attempted response by the Police Department or Fire Department when no emergency, fire, or criminal activity exists. The term shall include alarms caused by user error, inadvertence, improper installation, or equipment malfunction, but shall not include alarms caused by severe weather conditions, widespread power outages, verified telecommunications failures, or other extraordinary circumstances beyond the control of the permittee.

LICENSEE — Any entity authorized by the Borough to install, operate, or maintain municipal alarm receiving equipment or systems.

LOCAL ALARM — An alarm system that produces an audible or visual signal at the protected premises only.

MUNICIPALITY — The Borough of Closter.

PERMITTEE — Any person or entity issued a permit under this chapter for an alarm installation.

TELEPHONE OR DIGITAL ALARM DEVICES — Alarm systems that transmit signals via telephone, cellular, internet, or similar communication networks.

§ 65-4. Registration and permits.

A. Except as otherwise provided, it shall be unlawful to operate or maintain an alarm system without first obtaining and maintaining a valid annual permit issued by the Chief of Police.

B. Permit applications shall be submitted on forms prescribed by the Police Department and shall include owner and occupant contact information, alarm type, monitoring company, emergency contacts, and other information reasonably required.

C. Permits shall expire on December 31 of each year and must be renewed annually no later than March 31 of the following calendar year. Failure to renew by March 31 shall constitute operation without a valid permit.

D. Permit holders shall notify the Police Department, in writing or electronically if permitted, of any change in ownership, occupancy, alarm monitoring company, system type, emergency contact information, or other material information contained in the permit application within 30 days of such change.

E. The Chief of Police is authorized to deny, suspend, or revoke permits for noncompliance, excessive false alarms, unpaid fees, or failure to update required registration information, subject to due process.

§ 65-5. Alarm console license.

[Reserved]

[Reserved]

§ 65-6. Limitation of Borough's responsibility.

The Borough assumes no duty or liability for the installation, operation, monitoring, or effectiveness of any alarm system or equipment. Permit holders and licensees shall indemnify and hold harmless the Borough from all claims arising therefrom.

§ 65-7. Selection of licensee.

[Reserved]

§ 65-8. General regulations.

A. Alarm systems shall be properly installed, maintained, and operated to minimize false alarms.

B. False alarms shall be tracked by the Police Department. Warnings, fines, suspension, or other enforcement actions may be imposed in accordance with this chapter.

C. Permit holders shall provide timely access and response to alarm activations and shall cooperate fully with

responding personnel.

D. Any testing, servicing, repair, installation, or maintenance of an alarm system that may result in activation of the system shall be reported to the Police Department prior to such activity, in a manner prescribed by the Chief of Police. Alarm activations occurring during properly reported testing or maintenance shall not be deemed false alarms.

§ 65-9. Dial alarm devices.

Dial or automated alarm devices shall comply with all technical requirements established by the Chief of Police and shall not directly dial 9-1-1 or any other municipal emergency number unless expressly authorized by law.

§ 65-10. Local alarms.

Local alarms shall be registered and equipped with automatic shutoff features consistent with modern safety standards, except for fire alarms.

§ 65-11. Rule-making authority.

The Mayor and Council may adopt rules and regulations to implement and administer this chapter.

§ 65-12. Violations and penalties.

Violations of this chapter shall be subject to penalties as provided in Chapter 1, Article II of the Code.

§ 65-13. Multiple alarms at central alarm station.

[Reserved]

§ 65-14. False alarms and penalties.

Any person having knowledge of an alarm shall immediately notify the Police Department. The Police Chief shall cause an investigation to be made of each alarm and keep a record of all false alarms.

a. Private Alarms including Residential, Business, Banks and Financial Institutions, and Warning Devices.

1. Penalties for a response by the Police Department to a false alarm shall be according to the following schedule:

Schedule of Penalties for Police Response to False Alarms

| False Alarms within Calendar Year | Penalty for Each False Alarm |
|-----------------------------------|------------------------------|
| 1-3 | Warning notice |
| 4-6 | \$50.00 |
| 7-9 | \$100.00 |
| 10 or more | \$150.00 |

b. If no registration has been granted for a private alarm system producing a false alarm, the warning notices and penalties in the above paragraphs of this subsection shall not be applicable, and the fine for not having a registered alarm will be two hundred (\$200.00) dollars. An additional fee of two hundred (\$200.00) dollars shall be charged for each false alarm occurring while the private alarm system or warning device is not registered.

SECTION 2.

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

SECTION 3.

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 4.

This Ordinance shall take effect immediately upon final publication as provided by law.

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

Final Adoption and Open Public Hearing will be held on February 25, 2026 or as soon thereafter.

**d. ORDINANCE NO. 2026:1382
AN ORDINANCE AMENDING CHAPTER 179 OF THE ORDINANCES OF THE BOROUGH OF CLOSTER ENTITLED: TOWING AND STORAGE**

WHEREAS, the Closter Chief of Police has recommended several changes to Chapter 179, Towing and Storage, in order to update and modernize the current Code provisions; and

WHEREAS, the Ordinance Committee has reviewed the proposed changes and recommends they be adopted; and

WHEREAS, the Borough Attorney has reviewed the proposed changes and deems them to be in order; and

WHEREAS, the Governing Body of the Borough of Closter has deemed it to be in the best interest, safety, and general welfare of the residents to make the proposed changes to Chapter 179.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Borough of Closter, Bergen County, New Jersey, that Chapter 179 of the Borough’s Code is amended to as follows.

SECTION 1.

Amend §179-1 Definitions, to add the following terms and definitions:

BACKUP TOWING OPERATOR – A towing operator authorized to respond when the primary operator is unavailable, nonresponsive, or incapacitated.

EMERGENCY SUSPENSION – Immediate temporary removal from the emergency duty call list due to a serious violation posing a threat to public safety or municipal liability.

UNSOLICITED TOWING – Any towing service initiated without a police request, vehicle owner consent, or lawful private-property authorization.

All terms and definitions currently in §179-1 shall remain unchanged.

SECTION 2.

Amend §179-2 Application for Placement on Emergency Duty Call List, as follows:

1. Delete Paragraph A and replace it with the following text:
 - A. All towing operators seeking placement on the emergency duty call list shall submit an annual application on forms prescribed by the Chief of Police.
2. Add the following text to Paragraph B:
 - (13) Certification of compliance with all supplemental rules and regulations issued by the Chief of Police.
 - (14) Identification of primary and secondary contact personnel available 24 hours per day.

All current text in Paragraph B shall remain unchanged.

SECTION 3.

Delete §179-3 Requirements of approval in its entirety and replace it with the following:

§179-3 Approval standards.
The Chief of Police shall approve an application only upon finding that the applicant:

- A. Meets all insurance, licensing, and equipment requirements of this chapter;
- B. Demonstrates the ability to respond within 20 minutes of notification;
- C. Maintains a secure, illuminated, and fenced storage facility compliant with §179-12;
- D. Agrees to comply with all Borough towing regulations and administrative orders.

SECTION 4.

Delete §179-4 Emergency duty calls; towing operator list in its entirety and replace it with the following:

§179-4 Emergency duty call list and rotation system.

A. Selection Process.

The emergency duty call list shall be established through a **qualifications-based selection process** administered by the Chief of Police. Towing operators shall be evaluated based upon objective criteria including, but not limited to:

- 1. Compliance history with this chapter and prior Borough towing requirements;
- 2. Response times and availability;
- 3. Adequacy and condition of equipment and wreckers;
- 4. Security and suitability of storage facilities;
- 5. Ability to meet the operational needs of the Police Department.

Selection determinations shall be documented in writing and maintained as part of the Police Department's administrative records.

- B. The Chief of Police shall maintain an annual emergency duty call list of approved towing operators selected pursuant to Subsection A.

C. Backup Procedures

When a primary towing operator either: 1) fails to respond within 20 minutes; or 2) declines a call; or 3) is otherwise unavailable, the next operator on the rotation list shall be dispatched. Repeated failures may constitute grounds for suspension.

SECTION 5.

Delete §179-5 Charges for towing and related services in its entirety and replace it with the following:

§179-5 Charges for towing and related services.

A. All fees shall comply with New Jersey Department of Insurance schedules and Borough fee resolutions.

B. Towing operators shall provide:

- 1. An itemized written invoice upon vehicle release; and
- 2. A written receipt acknowledging payment and vehicle condition at release.

SECTION 6.

Delete §179-6 Cleanup incidental to towing services in its entirety and replace it with the following:

§179-6 Cleanup and scene responsibilities.

A. Towing operators shall remove all non-hazardous debris incidental to towing at no charge.

B. Operators shall immediately notify police of any conditions requiring NJDEP reporting.

SECTION 7.

Delete §179-8 Powers and duties of Chief of Police in its entirety and replace it with the following:

§179-8 Powers and duties of the Chief of Police.

A. The Chief of Police may inspect wreckers, records, and storage facilities at any time.

B. The Chief may issue written supplemental rules and regulations consistent with this chapter, which shall be maintained as an appendix available for public inspection.

SECTION 8.

Delete §179-9 Suspension and removal from call list; appeals in its entirety and replace it with the following:

§179A Prohibited conduct.

- A. No towing operator shall engage in unsolicited towing within the Borough.
- B. No operator shall self-dispatch to a crash scene or disabled vehicle without police authorization.
- C. No operator shall offer inducements, gratuities, or compensation to any Borough employee.

§179-9 B Suspension, removal and emergency suspension.

- A. The Chief of Police may suspend a towing operator for up to 30 days for any violation.

B. Emergency Suspension

The Chief may immediately suspend a towing operator when:

- 1. Insurance coverage lapses;
- 2. Criminal conduct is alleged involving towing operations; or
- 3. Continued operation poses a risk to public safety or Borough liability.

Emergency suspensions shall be followed by a hearing within 10 business days.

§179C Appeals.

A. Any towing operator aggrieved by a suspension, removal, or emergency suspension decision may file a written appeal within **10 calendar days** of receipt of notice of such action.

B. Appeals shall be **jointly administered by the Chief of Police and the Borough Administrator**, who shall review the record, any written submissions, and any additional information deemed necessary.

C. The Chief of Police and Borough Administrator may, in their discretion, conduct an informal hearing or conference with the towing operator.

D. A written determination shall be issued within **20 calendar days** of receipt of the appeal unless extended for good cause.

E. The determination of the Chief of Police and Borough Administrator shall constitute the **final administrative action of the Borough**, subject only to review as provided by law.

SECTION 9.

Delete §179-10 Violations and penalties in its entirety and replace it with the following:

§179-10. Violations and penalties.

- A. Any violation of this chapter shall be punishable by a fine not exceeding \$1,000 per violation per day.
- B. Violations may result in suspension or permanent removal from the emergency duty call list.

SECTION 10.

Delete §179-12 Storage of towed vehicles in its entirety and replace it with the following:

§179-12. Storage of Towed Vehicles.

A. Vehicles shall be stored within the Borough or within one mile unless otherwise authorized.

B. Storage facilities shall include:

1. Secure fencing;
2. Adequate lighting;
3. Controlled access; and
4. Reasonable measures to prevent theft or vandalism, including but not limited to intrusion alarm systems and/or video surveillance cameras capable of recording and retaining footage for a minimum period established by the Chief of Police, with cameras positioned to monitor vehicle ingress, egress, and storage areas.

SECTION 11.

Delete §179-14 Insurance requirements, Paragraphs A, B, C, D & F and replace those Paragraphs with the following:

- A. Garage liability – A minimum of \$1,000,000 combined single limit.
- B. Automobile liability – A minimum of \$1,000,000 combined single limit.
- C. Garage keepers – A minimum of \$100,000.
- D. Umbrella liability – A minimum of \$1,000,000.
- F. Workers' compensation – NJ statutory required coverage.

All other insurance provisions of §179-14 remain in effect.

SECTION 12.

Add new section §179-15 Abandoned and junk vehicles; liens; title and sale procedures as follows:

§179-15 Abandoned and junk vehicles; liens; title and sale procedures.

A. Definitions.

“Abandoned vehicle” shall mean a motor vehicle towed or removed at the direction of the Police Department that remains unclaimed for *20 business days* from the date of tow, unless defined otherwise by applicable New Jersey law.

“Junk vehicle” shall mean a vehicle incapable of safe operation and for which a junk title is authorized under N.J.S.A. 39:10A-1 et seq.

B. Tow Operator Lien Rights.

A towing and storage operator performing services under this chapter shall have a statutory lien on a vehicle and its contents for towing and storage charges in accordance with N.J.S.A. 2A:44-21 and all other applicable law, subject to required notice to recorded lienholders.

C. Notice of Unclaimed Vehicle.

1. If a towed vehicle remains unclaimed for *20 business days*, the authorized towing operator shall notify the Police Department in writing that the vehicle is unclaimed and eligible for abandoned or junk vehicle processing.
2. The Police Department shall coordinate with the towing operator to ensure compliance with all applicable New Jersey Motor Vehicle Commission procedures for abandoned vehicle processing or issuance of a junk title.

D. Sale or Disposal.

1. After expiration of the statutory waiting period and completion of abandoned or junk title processing, vehicles determined to be abandoned or junk may be sold at public auction or otherwise disposed of in accordance with N.J.S.A. 39:10A-1 et seq. and other applicable law.

2. Proceeds from any sale shall be applied first to satisfy towing and storage charges, with any remaining balance remitted to the Borough Treasury or otherwise distributed as required by law.

D. Use of Independent Third-Party Title Processing Services.

1. An authorized towing operator or municipal contractor may contract with an independent third-party service provider to prepare, submit, and process abandoned vehicle or junk title documentation on its behalf, provided that all actions remain fully compliant with New Jersey Motor Vehicle Commission requirements and applicable law.
2. The towing operator shall remain solely responsible for the accuracy, timeliness, and legality of all filings and notices, regardless of delegation to a third party.
3. Any third-party service utilized shall maintain appropriate business licensure and insurance and shall provide documentation of such upon request by the Borough or Police Department.
4. Use of a third-party service shall not relieve the towing operator of any duties owed to vehicle owners, lienholders, or the Borough under this chapter or state law.

SECTION 13.

Except as amended by this Ordinance all other provisions of Chapter 179 shall remain in full force and effect.

SECTION 14.

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

SECTION 15.

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 16.

This Ordinance shall take effect immediately upon final publication as provided by law.

Final Adoption and Open Public Hearing will be held on February 25, 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 | | | ✓ | | | |

4. CONSENT AGENDA: Mayor Glidden read all items into the record.

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:

***26-064 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 | \$ 1,699,201.50 |
| County Open Space Tax | \$ 76,114.00 |
| Northern Valley High School | \$ 1,845,605.00 |
| Closter Board of Education | \$ 2,041,632.00 |
| 2025 Budget Appropriations | \$ 360,018.98 |
| 2026 Budget Appropriations - Operating Expenses | \$ 984,273.82 |
| 01/15/2026 Payroll | \$ 412,810.37 |
| 01/30/2026 Payroll | \$ 349,691.75 |
| Current Treasury Account January 1, 2026 to February 11, 2026 | \$ 7,769,346.42 |

| Capital and Trust | Amount |
|-------------------|---------------|
| Capital | \$ 443,060.83 |
| Escrow & Trust | \$ 0.00 |
| Recreation | \$ 61,001.50 |
| Animal | \$ 20.00 |
| Housing Trust | \$ 530.55 |
| Food Locker | \$ 0.00 |
| Open Space | \$ 0.00 |
| HRA Insurance | \$ 10,000.00 |


 Frank Elenio, CFO

***26-065 APPOINTING MUNICIPAL HOUSING LIAISON – JAMES WINTERS**

WHEREAS, the Borough of Closter was granted Conditional Compliance Certification for its Round Four affordable housing program pursuant to a Consent Order between the Borough and the Fair Share Housing Center which was signed by Judge Corrison on January 27, 2026; and

WHEREAS, pursuant to the aforementioned Order, the Borough is required to adopt an updated Resolution appointing a Municipal Housing Liaison; and

WHEREAS, the Borough’s Code, Chapter 43, Officers and Employees, Article IV, provides for the appointment of a Municipal Housing Liaison to administer the Borough’s affordable housing program; and

WHEREAS, the Governing Body is desirous of appointing James Winters as the Municipal Housing Liaison.

NOW THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Closter in the County of Bergen, State of New Jersey that James Winters is hereby appointed as the Municipal Housing Liaison for the administration of the affordable housing program, pursuant to and in accordance with Chapter 43, Article IV of the Borough’s Code.

***26-066 AUTHORIZING A REQUEST FOR PROPOSALS FOR A CARETAKER FOR THE HAROLD HESS LUSTRON HOUSE**

WHEREAS, the Borough is the owner of certain property commonly called the Harold Hess Lustron House; and

WHEREAS, there is a need for a caretaker of the property; and

WHEREAS, the Agreement with the current caretaker shall expire on May 1, 2026 and the Governing Body has determined that it is in the best interest of the residents that a new Agreement is entered into for a caretaker of the property.

NOW, THEREFORE BE IT ORDAINED that the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey, hereby authorizes the Borough Administrator, in conjunction with the Borough Attorney, to prepare and issue a Request for Proposals (RFP) for a Caretaker for the Harold Hess Lustron House in accordance with all applicable laws and regulations.

***26-067 AWARDED CONTRACT FOR THE PURCHASE OF A 2026 CHEVROLET TAHOE 4WD**

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 the purchase of a vehicle necessary for use by the Borough of Closter Police Department 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 Attorney for the purchase of a new/unused 2026 Chevrolet Tahoe 4WD or approved equal for the Borough of Closter Police Department; and

WHEREAS, sealed bids were requested to be submitted on February 4, 2026, through advertisement as required by New Jersey law; and

WHEREAS, on February 4, 2026, one bid was received; and

WHEREAS, the sole bid was from Mark Anthony Chevrolet dba Pellegrino Chevrolet, 1000 Gateway Blvd., Westville, NJ 08093 in the total bid amount of \$78,250.00; and

WHEREAS, the Borough Attorney reviewed the bid response from Mark Anthony Chevrolet dba Pellegrino Chevrolet and found it to be complete, responsive and in order; and

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

1. The contract for the purchase of a new/unused 2026 Chevrolet Tahoe 4WD or approved equal for the Borough of Closter Police Department is hereby awarded to Mark Anthony Chevrolet dba Pellegrino Chevrolet in the amount of \$78,250.00 total bid.
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 account: **T-13-56-000-005-000 - \$78,250.00.**



Frank Elenio, CFO

***26-068 REFUND OF REAL ESTATE TAX OVERPAYMENTS – BLOCK 913; LOT 4**

WHEREAS, there exists a tax overpayment in **Second Quarter 2026** tax account for which the home owner has requested a refund; and

WHEREAS, the Tax Collector is desirous to clear the overpayment of record.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, New Jersey, that the Deputy Treasurer is herewith authorized to issue a refund check to **Sonjung, Jae Uk & Son Eunjoo** for the following account(s):

Block 913; Lot 4 **Sonjung, Jae Uk & Son Eunjoo** **\$3,135.46**

***26-069 AMENDING RESOLUTION 2025-315, CHANGE ORDER No. 4 – FINAL PAYMENT DPW POLE BARN BUILDINGS DUTCHMAN CONTRACTING, LLC**

WHEREAS, on January 5, 2026 the governing body of the Borough of Closter reviewed and approved Resolution No. 2025-315 for the primary purpose of authorizing the execution of Change Order No. 4 and the **final payment of \$35,717.60** to Dutchman Contracting, LLC; and

WHEREAS, a typographical error in the Capital Account number in Resolution 2025-314 (Exhibit A) requires correction; and

NOW THEREFORE BE IT RESOLVED that the Mayor and Council do hereby approve the amendment of Resolution 2025-315, to correct a typographical error in the Capital Account number listed in the Certificate of Availability of Funds;

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 2026 in account. C-04-25-372-001-002 in the amount of **\$18,859.16** (Borough Ord. 2025-1372).



Frank Elenio, CFO

***26-070 SHARED SERVICES FOR TV INSPECTIONS WITH NORTHWEST BERGEN COUNTY UTILITIES AUTHORITY**

WHEREAS, the Uniform Shared Services and Consolidation Act (N.J.S.A. 40A:65-1 et. seq.) promotes the broad use of shared services as a technique to reduce local expenses funded by property taxpayers; and

WHEREAS, the Borough of Closter and NBCUA wish to enter into an Agreement whereby NBCUA will provide TV Inspection Services of the sanitary sewer system, or other systems, to the Borough of Closter for the year 2026

WHEREAS, the within Agreement has been duly authorized by appropriate resolutions of the Borough of Closter and NBCUA.

NOW THEREFORE IT IS AGREED by and between the parties hereto as follows:

1. This Agreement shall be in effect for the 2026 calendar year. NBCUA will provide
2. TV Inspection Services as set forth in Purchase Order (s) or other written authorization to be issued by the Borough of Closter.
3. The Borough of Closter will pay to NBCUA a per foot price of ninety-five cents (\$0.95) in year 2025 and a per foot price of ninety-eight cents (\$0.98) in year 2026, with a minimum payment of five hundred dollars (\$500) for each day of inspection in the years 2025 and 2026.
4. Prior to initiating the inspection the Borough of Closter will certify that the line to be inspected has been cleaned and is available for inspection. Should it become apparent during the inspection that the work cannot continue due to an accumulation of material in the system or other restriction, the inspection will be discontinued and the Borough of Closter will be billed for the work completed or the minimum payment defined above, whichever is greater.
5. The Borough of Closter shall provide the required traffic control to ensure the safe operation of the TV inspection equipment within the Borough.
6. Payment shall be made to NBCUA upon completion of the work and certification by the Borough that the work has been completed in a satisfactory manner.
7. Each party will maintain insurance coverage through the Joint Insurance Fund or other source in connection with worker's compensation, automobile liability, general liability and other coverage.

***26-071 AMEND REFUND OF REDEMPTION MONIES TO OUTSIDE LIENHOLDER – 577 PIERMONT ROAD**

WHEREAS, at the Municipal Tax Sale held on 29th day of September 2022, a lien was stuck off to the Municipality for Block 1608; Lot 2, also known as 577 Piermont Road in Closter, New Jersey for 2021 delinquent taxes. The property is assessed to Piermont Road Closter LLC, and,

WHEREAS, *the property owners affected* redemption of said property of TSC #22-00002 in the amount of \$82,631.66 and current taxes in the amount \$40,559.78 through February 13, 2026 for a total amount of \$123,191.44 through February 3, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, New Jersey that the Certified Tax Collector removes the lien from said property effective February 13, 2026.

(Monies received by Title Guarantee Group, Inc.)

***26-072 APPROVAL TO APPLY FOR THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS FY2026 LOCAL RECREATION IMPROVEMENT GRANT (LRIG)**

WHEREAS, the Borough of Closter, desires to apply for and obtain a grant from the New Jersey Department of Community Affairs FY2026 Local Recreation Improvement Grant (LRIG) for the recommended maximum award of **\$75,000.00 (seventy-five thousand dollars)** to carry out various projects to repair and improve recreational facilities including but not limited to Memorial Park Basketball Courts, Schauble Park Walking Path and Ruckman Park Tennis Courts; and

NOW, THEREFORE BE IT RESOLVED,

- (1) that the Borough of Closter does hereby authorize the application for such a grant; and
- (2) recognizes and accepts that the Department may offer a lesser or greater amount and therefore upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms

of the agreement between the Borough of Closter and the New Jersey Department of Community Affairs.

BE IT FURTHER RESOLVED, that the persons whose names, titles and signatures appear below are authorized to sign the application and that they or their successors in said titles are authorized to sign the agreement and any other documents necessary in connection therewith:

***26-073 REFUND OF REAL ESTATE TAX OVERPAYMENTS – 304 PIERMONT ROAD**

WHEREAS, there exists a tax overpayment in First Quarter 2026 tax account for which the previous home owner has requested a refund; and

WHEREAS, the Tax Collector is desirous to clear the overpayment of record,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, New Jersey, that the Deputy Treasurer is herewith authorized to issue a refund check to Rahul Jain for the following account(s):

Block 1901; Lot 64 304 Piermont Rd., LLC \$3,544.16

***26-074 APPROVING REFUND OF TREE BOND – 41 FIRST STREET**

WHEREAS, Young and Myung Kim has escrow funds deposited with the Borough of Closter for the development of 41 First Street; and

WHEREAS, the Borough's Licensed Tree Expert, William Fuchs, has determined that tree planting project, at 41 First Street, has been mitigated and the tree bond should be returned to the depositor, Young and Myung Kim; 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 (3) Three Year Tree Bond account, 2010057504, in the amount of \$3,250.00 due to the mitigation of project and refund noted amount below.

Account #: 2010057504 Amount: \$3,250.00

***26-075 APPROVING REFUND OF TREE BOND – 44 HALSEY LANE**

WHEREAS, Jason and Michelle Deck has escrow funds deposited with the Borough of Closter for the development of 44 Halsey Lane; and

WHEREAS, the Borough's Licensed Tree Expert, William Fuchs, has determined that tree planting project, at 44 Halsey Lane, has been mitigated and the tree bond should be returned to the depositor, Jason and Michelle Deck; 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 (3) Three Year Tree Bond account, 2010057610, in the amount of \$1,400.00 due to the mitigation of project and refund noted amount below.

Account #: 2010057610 Amount: \$1,400.00

***26-076 APPROVING REFUND OF TREE BOND – 614 CLOSTER DOCK ROAD**

WHEREAS, Meenakshi and Deepak Khanna has escrow funds deposited with the Borough of Closter for the development of 614 Closter Dock Road; and

WHEREAS, the Borough's Licensed Tree Expert, William Fuchs, has determined that tree planting project, at 614 Closter Dock Road, has been mitigated and the tree bond should be returned to the depositor, Meenakshi and Deepak Khanna; 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 (3) Three Year Tree Bond account, 2010057494, in the amount of \$13,000.00 due to the mitigation of project and refund noted amount below.

Account #: 2010057494 Amount: \$13,000.00

***26-077 AUTHORIZING A SHARED SERVICES AGREEMENT WITH THE BOROUGH OF**

**NORWOOD, NORTHVALE, RIVER VALE, AND DEMAREST FOR THE CLOSTER
 POLICE FIRING RANGE**

WHEREAS, the Borough of Closter has a Police Department Firing Range for training and qualification of the members of its police department; and

WHEREAS, representatives from the Borough of Norwood, the Borough of Northvale, the Borough of Demarest and River Vale Township, have indicated a desire to share services with the Borough of Closter and to use the Closter Police Firearms Training Facility for members of their respective police departments from January 1, 2026 through December 31, 2026; and

WHEREAS, the Closter Chief of Police recommended this Shared Services Arrangement to the Mayor and Council and has prepared Standard Operating Procedures (SOPs) for the range as part of a Shared Services Agreement; and

WHEREAS, the Borough Attorney reviewed the SOPs and Shared Services Agreement and found same to be in order; and

WHEREAS, the Borough’s Risk Manager reviewed the insurance provisions and found same to be in order.

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

1. A Shared Services Agreement between the Borough of Closter and the Borough of Norwood, the Borough of Northvale, the Borough of Demarest and the Township of River Vale for use of the Police Firing Range is hereby authorized; and
2. The Chief of Police is hereby authorized to forward the SOPs and Shared Services Agreement to the Borough of Norwood, the Borough of Northvale, the Borough of Demarest and the Township of River Vale; and
3. The Mayor and Clerk are hereby authorized to execute the aforementioned Shared Services Agreement.

***26-078 PROFESSIONAL SERVICES APPOINTMENT APPRAISAL GROUP – BBG REAL ESTATE SERVICES**

WHEREAS, there exists a need for professional certified, commercial real estate appraisal services for 2026; and

WHEREAS, funds are available for said purpose; and

WHEREAS, BBG Real Estate Services is qualified to provide professional, certified, commercial real estate appraisal services; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that the resolution authorizing the award of contracts for “Professional Services” without competitive bidding be publicly advertised;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter as follows:
 The Mayor and Borough Clerk are hereby authorized and directed to execute an agreement for Commercial real estate appraisal services with:

BBG Real Estate Services

1. This contract is being awarded without competitive bidding pursuant to N.J.S.A. 40A:11-5, as a professional service.
2. This contract is being awarded through a Fair and Open process, pursuant to N.J.S.A. 19:44A-20.4 et seq.
3. The Borough Clerk is hereby authorized and directed (in accordance with the publication of notice provisions of N.J.S.A. 40A:11-5(1)(a)(i) to publish a notice of this action once in the official newspaper of the Borough of Closter.
4. That the award of this contract be in accordance with and subject to compliance with the Affirmative Action Regulations of the State of New Jersey and the requirements of Public Law 1975, Chapter 127.

Councilwoman Amitai asked for clarification on the purchase of the Tahoe and was told is that it is for the Police Department.

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

5. OPEN MEETING TO PUBLIC FOR ANY MATTER (5-MINUTE LIMIT)

Steve Isaacson (97 Columbus Avenue) congratulated the Governing Body for putting up with the politics of this meeting and asked Councilman Yammarino to have budget numbers for him at the next meeting. He asked whether the bus shelter on Durie Avenue could be moved to Schraalenburgh Road and if it is true that NJ Transit will provide free shelters. He asked how long it has been since anyone used the Swim Club (possibly 2013), how much has been spent to date, and whether the parking lot can be used. About \$40,000 has been spent, but most of it will be reimbursed by the DEP. The parking lot cannot be used because it is contaminated. He asked the Borough to curb its spending to bring taxes more in line with the state average.

Brian Pfeiffer (158 Demarest Avenue) said that the light seems to be doing a lot of good. He said that he takes the bus on Schraalenburgh Road and asked if there is room for a shelter. Borough Administrator James Winters said that the specifics are being investigated.

Mr. Isaacson asked whether the bus shelter could be on the other side of Durie Avenue. He also asked whether people had noticed the color of snow near the Village School and said that the Borough should look into that in addition to the sand that exists near the Village School.

A resident asked about EV chargers and was told that there is one at Closter Plaza.

6. CLOSED SESSION:

***26-079 RESOLUTION CLOSED SESSION – FEBRUARY 11, 2026**

| <u>Docket#</u> | <u>Item Title of Description</u> | <u>Statutory Reference</u> |
|----------------|--|----------------------------|
| 2026-02-11-1 | TACTICS AND TECHNIQUES MACBAIN FARM | N.J.S.A. 10:4:12 (b) (6) |
| 2026-02-11-2 | TACTICS AND TECHNIQUES | N.J.S.A. 10:4:12 (b) (6) |

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

7. ADJOURNMENT

The Regular Meeting adjourned at **8:45 P.M.**

Respectfully Submitted,

Mari J. Margiotta, RMC, CMR
Borough Clerk

Date of Minutes approval: April 22, 2026