



**MAYOR AND COUNCIL  
BOROUGH OF CLOSTER**

WORK SESSION MINUTES: WEDNESDAY – JUNE 25, 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	✓	

Also present: Borough Clerk Mari Margiotta, IT Director Kevin Whitney, Engineer Nick DeNicola, Administrator Jimmy Whitney, Attorney Bill Bailey (7:24 pm)

4. **REVIEW AND DISCUSSION OF COMMUNICATION ITEMS:**
  - a. MAIL LIST of June 13, 2025 Councilwoman Latner spoke about Item #7 and asked whether Closter could pass the resolutions that the County had adopted. Mayor Glidden agreed and asked that she bring this up again during the Regular Meeting. Council President Yammarino spoke about Item #3: A resident wrote about an ash tree that was planted on her property by the town. It is getting too large. The Shade Tree Commission met and decided to get a quote and subsequently have the roots pruned. The resident was not pleased with the quote of \$550. The Commission will decide whether to prune or remove the tree. The Mayor stated that over the past two years he has received letters from residents about the restrictions of the Shade Tree Ordinance. He asked the Shade Tree Commission to look at the Ordinance to make sure that it is not overly restrictive. He said that the Borough is doing well in preserving the tree canopy.

- b. MAIL LIST of June 20, 2025 Councilman Cho spoke about the Food Waste Recycling Bill and that the League testified against it because of its cost. Councilwoman Amitai spoke about Item#4, Overdose Awareness Day. The woman involved with the Black Poster Project would like to plant 100 small black flags to bring awareness. Discussion. Councilwoman Amitai will ask for more information. A resolution will be brought to the next meeting. Councilwoman Maroules asked about #6. Councilman Yammarino spoke about #5 and asked if it would make sense to create a committee. Councilwoman Amitai will discuss with the Closter Improvement Commission, which already has someone pursuing grants. The Mayor said that there might be a proposal upcoming for displaying flags of veterans on Closter light posts. Councilwoman Amitai asked whether the Closter light poles were strong enough to hold flags. Discussion.

The Mayor shared that MacBain Farm is opened Wednesday, Saturday, and Sunday, 9:00-1:00. The Police Department is giving out 7-11 Sturpee coupons for good behavior. The program is called Operation Chill. There will be a new exhibit at the Belskie Museum. The Shade Commission will hold a poster contest in the fall. The Mayor’s Committee will have a concert on July 3 at 7:00 pm. Closter Rec has a concert this Friday, The Kooz. NJMVC Mobile Unit will be in Closter July 15. The Lions Club Third Annual Duck Derby was very successful. Numerous complaints have been received about the flags being flown at 80 Harrington Avenue. People do not like that the Pride Flag is being flown above the American Flag. This has nothing to do with the Pride Flag, but no flag should be flown above the American Flag, according to Federal guidelines. The Council members are asked to take a look at the house. The Mayor stated that the Legislature wrote that the state health benefits plan is in serious trouble. The Administrator shared that this issue is being looked into and worked on.

**5. MINUTES APPROVAL**

- a. Work Session and Regular Meeting Minutes of February 26, 2025
- b. Work Session and Regular Meeting Minutes of March 12, 2025

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

**6. APPROVING APPLICATION AS NEW MEMBER OF FIRE DEPARTMENT**

- a. Matthew Watters – New Regular Member
- b. Kiyon Premani – New Junior Member

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

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

- \*25-170 AUDIT FINDINGS, RECOMMENDATIONS AND CORRECTIVE ACTION
- \*25-171 APPROVING ADDITIONAL HOURS FOR PLUMBING SUBCODE OFFICIAL - GIUSEPPE LAMASTRA
- \*25-172 AUTHORIZING THE HIRING OF FULL TIME FINANCE CLERK – ALEXANDER MAILANDER
- \*25-173 DISABLED VETERAN EXEMPTION OF PROPERTY TAX – SAMUEL YOO
- \*25-174 CALLING FOR RESTORATION OF ENERGY TAXES TO MUNICIPALITIES
- \*25-175 WAIVING SIDEWALK REQUIREMENT FOR THE PROPERTY – 52 RYERSON PLACE
- \*25-176 APPROVAL TO SUBMIT GRANT APPLICATION & EXECUTE GRANT CONTRACT WITH NEW JERSEY DEPARTMENT OF TRANSPORTATION IMPROVEMENTS – WALKER AVENUE PROJECT
- \*25-177 INTENT TO FUND ANY SHORTFALLS IN ROUND FOUR MUNICIPALLY SPONSORED AFFORDABLE HOUSING PROJECTS AND REHABILITATION PROGRAMS
- \*25-178 APPROVING RELEASE OF TREE BOND ESCROW – 91 PIERMONT ROAD
- \*25-179 AUTHORIZING RENEWAL OF 2025 TO 2026 LIQUOR LICENSES

Item 25-172 has been tabled as the individual will not be taking the job. The Borough Engineer gave background on 25-176. Councilwoman Amitai asked for explanation on 25-177. The Administrator explained that it has to do with people who wish to apply to participate in the rehabilitation portion of the Affordable Housing Fourth Round.

8. **COMMITTEE REPORTS**

- a. **FINANCE AND TECHNOLOGY – YAMMARINO (Cho/Maroules)**  
Committees - Finance & Technology    Commission Liaison - Recreation, Shade Tree, Food & Assistance  
There are four items on the list of audit findings and recommendations list. The Administrator explained they are relatively minor details and that Closter is in good shape. The Recreation summer program is very full. The half-day program is an option. Councilwoman Chung shared that residents are contacting her because people are playing pickleball on the tennis court instead of on the pickleball court.
- b. **PUBLIC SAFETY - LATNER (Chung/Amitai)**  
Committee - Public Safety    Liaison - NVRHS Board of Education & Library Board of Trustees  
The NVD cast of Clue won an award in Montclair for their performance. High School graduation was yesterday. Vita DeLeon received a BCCLS award. The library is considering a new phone program. The book sale netted over \$2000. Concerning the library parking lot: the County mandated that there be two employee parking spots to reduce traffic hazards. For the striping in the parking lot, the library would like the DPW to paint the lines rather than go out to bid. Concerning election setup at the library, Councilwoman Latner asked the Borough Clerk to give her election dates as early as possible to allow the library to clear the schedule the evening before elections. Discussion about spotted lantern flies.
- c. **PUBLIC WORKS - CHUNG (Yammarino/Cho)**  
Committee - Public Works    Liaison - Closter Board of Education, Board of Health  
The pole barns are being built. The DPW brought a truck to the Hillside school for a demonstration and distributed stormwater

coloring books. It would be good to invite the science Olympiad to a meeting in the fall.

d. ORDINANCES - CHO (Amitai/Latner)

Committee - Ordinance & Legislative Commission Liaison-Environmental, Zoning, Fire. There was no quorum for the Environmental Commission meeting in June. 296 Piermont received approval for a second-floor addition. 43 Jane Street was denied approval for a pool; neighbors had been concerned about existing flooding conditions. The fire department has been on a lot of calls. In addition, they were very helpful with the Duck Derby.

e. HUMAN RESOURCES – MAROULES (Latner/Yammarino)

Committee - Personnel Liaison- Historic Preservation The Historic Preservation Commission estimates that the Hickory Lane historic sign will cost about \$3,000 and are awaiting actual quotes. The Commission is not interested in sponsoring Welcome to Closter signs and suggests seeking corporate or business sponsors.

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

Building Liaison - Closter Improvement, Planning Board, Senior Citizens New stores are opening in town. The Village School soil movement application is coming to the Planning Board. The Art in the Park Project is coming to an end for this year. Thanks to Victoria's Nursery for the donation of flowers to the pocket park and to volunteers for helping to plant them. Parking lot and downtown improvements are under discussion. The Lions Club elected new officers; Councilman Cho was voted Vice President.

g. MAYOR'S REPORT

Ambulance Corps Northern Valley Mayor's Association The next meeting will be in September.

9. OLD BUSINESS

Discussion of the situation on Blanch Avenue. Victoria's is in the Residential A zone, which allows nurseries, so it is a permitted use. The land has farm status, taxwise. A traffic study is being conducted. The parking is being addressed. The dust issue is a legitimate complaint and needs to be addressed by the nursery. The volume of trucks has reduced by virtue of the time of year.

The food truck on Herbert Avenue was last seen tucked way back into the brush in the parking lot.

The Administrator spoke about the fees related to the Village School construction. The contractor has requested that fees be waived (that could amount to \$100,000). The Borough will have expenses relating to the permitting and inspection of the construction and is contributing a large amount to the project. Discussion. The consensus was that the fees should not be waived. No formal resolution is required.

The Planning Board will vote on the Housing Element and Fair Share Plan at the Regular Meeting tomorrow. Councilwoman Amitai outlined some Zoning changes to the Plan. The Plan was distributed to the Council on June 23 as a meeting attachment.

10. NEW BUSINESS

Councilman Yammarino asked about the markers where sidewalks might be that seem to be tagged for removal. The Engineer said that they will be removed as part of the DOT grant. Councilwoman Amitai brought up a topic for Closed Session.

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

Steve Isaacson (97 Columbus) said that no improvements have happened at the MacBain Farm. He also took exception to calling weight loss drugs medical expenses. He then pointed out the amount his taxes went up. He asked for clarification as to what taxes could be raised. He asked whether soil movement permit were researched

for the Demaree Farm. Engineer Nick DeNicola said that it doesn't need soil movement permits as it is a farm. Mr. Isaacson asked about an alternate route into Victoria's Nursery, to approach through Norwood.

12. ADJOURNMENT

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

The Work Session adjourned at 8:36 P.M.

Respectfully Submitted,



Mari J. Margiotta, RMC, CMR  
Borough Clerk

