



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

REGULAR MEETING AGENDA: WEDNESDAY - SEPTEMBER 10, 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 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**

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.

2. **ROLL CALL**

3. **ORDINANCES:**

ADOPTION:

a. **ORDINANCE NO. 2025:1370**

AN ORDINANCE ESTABLISHING CERTAIN SALARIES AMENDING ORD NO 2024:1340

This Ordinance was introduced at the Regular Meeting held August 13, 2025, and was published in The Record issue of August 19, 2025, 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.

b. **ORDINANCE NO. 2025:1371**

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 178, TELEVISION AND MOVIE FILMING

This Ordinance was introduced at the Regular Meeting held August 13, 2025, and was published in The Record issue of August 19, 2025, 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. 2025:1372**

AN ORDINANCE PROVIDING FUNDING FOR VARIOUS CAPITAL IMPROVEMENTS FOR THE BOROUGH OF CLOSTER AND APPROPRIATING \$131,000 FOR SUCH PURPOSE

Final Adoption and Open Public Hearing will be held on September 24, 2025 or as soon thereafter.

4. **CONSENT AGENDA:**

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:

*25-231 BILLS LIST

*25-232 PROFESSIONAL SERVICES APPOINTMENT FOR PUBLIC DEFENDER

*25-233 APPROVING WANG V. BOROUGH OF CLOSTER TAX APPEAL SETTLEMENT

- *25-234

APPROVING MEWANI V. BOROUGH OF CLOSTER TAX APPEAL SETTLEMENT
- *25-235

WAIVING THE SIDEWALK REQUIREMENT OF THE CLOSTER CODE FOR THE PROPERTY AT 145 HICKORY LANE
- *25-236

AUTHORIZING AN AMENDMENT TO THE PROPOSAL BY DMR ARCHITECTS P.C., INC. TO PROVIDE ARCHITECTURAL ENGINEERING SERVICES FOR THE CONSTRUCTION OF TWO POLE BARN BUILDINGS AT THE CLOSTER DEPARTMENT OF PUBLIC WORKS FACILITY
- *25-237

APPOINTING ALTERNATE SUB CODE INSPECTOR FOR BUILDING DEPARTMENT – RICHARD HESS
- *25-238

CANCELLATION OF OUTSTANDING CHECKS

5. **OPEN MEETING TO PUBLIC FOR ANY MATTER** (5-minute limit)

6. **CLOSED SESSION:**

- *25-239

RESOLUTION

Docket#	Item Title of Description	Reference
2025-09-10-1	Tactics & Techniques Affordable Housing	N.J.S.A. 10:4:12 (b) (6)

6. **ADJOURNMENT**

ALL BUSINESS WILL TERMINATE AT 11:00 P.M.

**BOROUGH OF CLOSTER
ORDINANCE NO. 2025:1372**

**AN ORDINANCE PROVIDING FUNDING FOR VARIOUS CAPITAL IMPROVEMENTS FOR
THE BOROUGH OF CLOSTER AND APPROPRIATING \$131,000 FOR SUCH PURPOSE.**

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF CLOSTER, IN
THE COUNTY OF BERGEN AND STATE OF NEW JERSEY, AS FOLLOWS:

Section 1. The Borough of Closter, in the County of Bergen, New Jersey, authorizes various capital improvements, including but not limited to (1) acquisition of a sport utility vehicle for the Department of Public Works; (2) installation of pole barns for the Department of Public Works; and (c) replacement of the air conditioning unit at Fire House, all to be funded from the sources specified in Section 2 of the Ordinance.

Section 2. The amount of \$131,000 is hereby appropriated for the purposes stated in Section 1 of the Ordinance and which amount was funded from the Borough's General Capital Surplus.

Section 3. In connection with the purpose and the amount authorized in Sections 1 and 2 hereof, the Borough determines the purpose described in Section 1 hereof is not a Current Expense and is an improvement which the Borough of Closter may lawfully make as a general improvement.

Section 4. All ordinances or parts of ordinances which are inconsistent with the terms of this Ordinance be and the same are hereby repealed to the extent of their inconsistency.

Section 5. This Ordinance shall take effect immediately upon due passage and publication according to law.

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

Introduced:

Adopted:

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held September 10, 2025.

Mari J. Margiotta, Borough Clerk

BOROUGH OF CLOSTER
ORDINANCE NO. 2025:1371

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 178, TELEVISION AND MOVIE FILMING

WHEREAS, the Governing Body has determined there is a need to revise Chapter 178, Television and Movie Filming, of the Code of the Borough of Closter, County of Bergen, State of New Jersey; and

WHEREAS, specifically, there is a need to revise Section 178-1, Definitions to update the definition of “Filming” to more closely mirror the definition recommended by New Jersey Film Commission and to better reflect the realities of today’s society; 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.

§178-1. Definitions, shall be revised accordingly:

Delete the current definition of “Filming” and replace it with the following text.

FILMING - The taking of still or motion or video pictures either on film or videotape or similar recording mediums, for commercial or educational or for-profit social media purposes (for example, “Influencers” who are compensated) intended for viewing on television, in theaters, major linear broadcast network or streaming platforms, or social media platforms or for institutional or educational uses. The provisions of this chapter shall not be deemed to include the "filming" of news stories within the municipality.

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						
Councilman Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Council President Yammarino						

Introduced: August 13, 2025

Adopted:

ATTEST:

APPROVED BY:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

BOROUGH OF CLOSTER
ORDINANCE NO. 2025:1370

AN ORDINANCE ESTABLISHING CERTAIN SALARIES AMENDING ORD NO 2024:1340

WHEREAS, the Borough of Closter passed Ordinance No. 2024:1340 on June 12, 2024. An Ordinance 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 2024 and 2025 or as otherwise noted; and

WHEREAS, the Borough of Closter wishes to amend this ordinance.

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:

<u>Office or Position</u>	<u>Minimum</u>	<u>Maximum</u>
Public Works		
Recycling Coordinator Stipend	\$2,500.00	\$2,500.00
Assistant Recycling Coordinator Stipend	\$1,000.00	\$1,000.00
Clean Communities Coordinator Stipend	\$1,500.00	\$1,500.00

SECTION 2.

All Ordinances and Resolutions, or part thereof, which are inconsistent with the provisions of this Ordinance are hereby repealed as to such inconsistencies.

SECTION 3.

This Ordinance shall take effect after final passage and publication according to law and shall be retroactive to January 1 of each of the years hereinabove mentioned upon adoption of a Resolution for each of those years for those employees in the employ of the Borough as of the effective date of each Resolution.

NOW THEREFORE BE IT FURTHER RESOLVED that the Clerk shall provide a certified copy of this Ordinance to the Finance Office.

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

Introduced: August 13, 2025

Adopted:

ATTEST:

APPROVED BY:

Mari J. Margiotta, RMC, CMR
Borough Clerk

John C. Glidden, Jr.
Mayor

**BOROUGH OF CLOSTER
RESOLUTION #2025-231
SEPTEMBER 10, 2025**

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	\$ 1,579,391.00
County Open Space Tax	\$ 71,013.00
Northern Valley High School	\$ 1,476,484.20
Closter Board of Education	\$ 1,969,493.00
2024 Budget Appropriations	\$ 4,773.45
2025 Budget Appropriations – Operating Expenses	\$ 687,671.10
Payroll 08/15/2025	\$ 319,152.84
Payroll 08/29/2025	\$ 309,161.33
Current Treasury Account August 14, 2025 to September 10, 2025	\$ 6,417,139.92

Capital and Trust	Amount
Capital	\$ 643,337.91
Escrow & Trust	\$ 13,096.75
Recreation	\$ 47,315.20
Animal	\$ 0.00
Housing Trust	\$ 30,326.21
Food Locker	\$ 0.00
Open Space	\$ 350,000.00
HRA Insurance	\$ 19,808.56

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

Adopted: September 10, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held September 10, 2025.

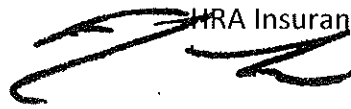
Mari J. Margiotta, Borough Clerk

CHIEF FINANCIAL OFFICER CERTIFICATION OF AVAILABILITY OF FUNDS

Borough of Closter Council

As the Chief Financial Officer of the Borough of Closter, responsible for the maintenance of the financial records of the Municipality, I hereby certify that adequate funds have been appropriated. All funds are available for the aforementioned purpose and that payment of perspective contract price will be charged against and not to exceed the amount appropriated in the:

Closter Board of Education		\$	1,969,493.00
Northern Valley Regional H.S.		\$	1,476,484.20
Bergen County Tax		\$	1,579,391.00
Bergen County Open Space		\$	71,013.00
2024 Budget Appropriations -	Operating	\$	4,773.45
2025 Budget Appropriations -	Operating	\$	687,671.10
Payroll	8/15/2025	\$	319,152.84
Payroll	8/29/2025	\$	309,161.33
Total Current Treasury		\$	<u>6,417,139.92</u>
Capital		\$	643,337.91
Escrow Trust Account		\$	13,096.75
Recreation		\$	30,326.21
Housing Trust		\$	-
Animal Account		\$	-
Open Space		\$	350,000.00
Community Development Block Grant		\$	-
Food Locker		\$	-
HRA Insurance Plan		\$	19,808.56



Francis Elenio
Chief Finance Officer
Borough of Closter
10-Sep-25

Range of Checking Accts: 14SP REC VALLEY to 15 ANIMAL VB Range of Check Dates: 08/14/25 to 09/10/25
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
14SP REC VALLEY SPECIAL RECREATION VALLEY					
131	08/14/25	ADAMS005 ADAM SIDROW	1,251.30		8068
132	08/14/25	BALLO005 BALLOON CHICA, LLC	4,156.25		8068
133	08/14/25	FIRST027 FIRST STUDENT, INC.	550.00		8068
134	08/14/25	NONNA000 NONNA CLEMENTINA'S DELI	1,511.50		8068
135	08/14/25	ORIGI005 ORIGINAL RAYS PIZZA	2,968.25		8068
136	08/14/25	SSWOR000 S & S WORLDWIDE, INC	6,467.31		8068
137	08/14/25	ZENDI005 ZENDIGGI LLC	856.75		8068
138	09/10/25	CLOST010 CLOSTER BOARD OF EDUCATION	256.00		8097
139	09/10/25	CLOST015 CLOSTER COACHES ASSOCIATION	10,140.00		8097
140	09/10/25	FIRST027 FIRST STUDENT, INC.	3,915.00		8097
141	09/10/25	KIND001 KINDERKAMACK SOFTBALL LLC	50.00		8097
142	09/10/25	ROCKT005 ROCK TEAM SPORTS LLC	5,371.90		8097
143	09/10/25	SPORT010 SPORTS TIME, INC.	3,297.50		8097
144	09/10/25	USOVE005 U.S. OVER 30 BASEBALL LEAGUE	1,450.00		8097
145	09/10/25	VERON005 VERONICA SPORTS LLC	381.98		8097

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	15	0	42,623.74	0.00
Direct Deposit:	<u>0</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>
Total:	15	0	42,623.74	0.00

15 ANIMAL MAN V ANIMAL MANUAL VALLEY					
508141	08/14/25	CURRE000 CURRENT TREASURY FUND	80.00		8072

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	1	0	80.00	0.00
Direct Deposit:	<u>0</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>
Total:	1	0	80.00	0.00

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	16	0	42,703.74	0.00
Direct Deposit:	<u>0</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>
Total:	16	0	42,703.74	0.00

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
RECREATION TRUST	T-14	42,623.74	0.00	0.00	42,623.74
DOG TRUST	T-15	80.00	0.00	0.00	80.00
Total of All Funds:		42,703.74	0.00	0.00	42,703.74

Range of Checking Accts: 17FOODLOCKER-V to CURRENT MAN V Range of Check Dates: 08/14/25 to 09/10/25
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
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20	08/28/25	OPEN SPACE-V OPEN SPACE-VALLEY			
2	08/28/25	CAPIT000 CAPITAL CHECKING	350,000.00		8087

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	1	0	350,000.00	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	350,000.00	0.00

CURRENT MAN V	CURRENT MANUAL VALLEY		
508142	08/14/25	N SHB000 N SHBP	128,003.55 8069
508143	08/14/25	EB000000 EB EMPLOYEE SOLUTIONS, LLC	3,334.00 8069
508144	08/14/25	MUNIC003 MUNICIPAL PAY LLC	22.58 8069
508145	08/14/25	PAYRO000 PAYROLL AGENCY ACCOUNT	19,897.53 8069
508146	08/14/25	PAYRO000 PAYROLL AGENCY ACCOUNT	298.96 8069
508150	08/14/25	BORO0000 BORO OF CLOSTER - PAYROLL ACCT	319,152.84 8069
508152	08/18/25	CHASE010 CHASE MANHATTAN/DTC	39,225.00 8079
508153	08/18/25	CLOST010 CLOSTER BOARD OF EDUCATION	1,969,493.00 8079
508154	08/18/25	COUNT010 COUNTY OF BERGEN	1,579,391.00 8079
508155	08/18/25	COUNT020 COUNTY OPEN SPACE TRUST FUND	71,013.00 8079
508156	08/18/25	NORTH065 NORTHERN VALLEY HIGH SCHOOL	1,476,484.20 8079
508271	08/27/25	BORO0000 BORO OF CLOSTER - PAYROLL ACCT	309,161.33 8083
508272	08/27/25	PAYRO000 PAYROLL AGENCY ACCOUNT	12,354.97 8083
508273	08/27/25	PAYRO000 PAYROLL AGENCY ACCOUNT	248.92 8083
508275	08/27/25	NATIO005 NATIONAL BENEFIT SERVICES, LLC	50.00 8083
509031	09/03/25	DELTA005 DELTA DENTAL OF NEW ERSEY	7,676.89 8089
509041	09/04/25	N SHB000 N SHBP	131,332.15 8092

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	17	0	6,067,139.92	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	17	0	6,067,139.92	0.00

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	18	0	6,417,139.92	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	18	0	6,417,139.92	0.00

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	4-01	1,660.00	0.00	0.00	1,660.00
CURRENT FUND	5-01	6,065,479.92	0.00	0.00	6,065,479.92
OPEN SPACE TRUST	T-20	350,000.00	0.00	0.00	350,000.00
Total of All Funds:		6,417,139.92	0.00	0.00	6,417,139.92

Range of Checking Accts: 01 CURRENT VB to 13TRUST Range of Check Dates: 08/14/25 to 09/10/25
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
01	CURRENT VB	CURRENT TREASURY - VALLEY		
761	08/14/25	ACTIO015 ACTION DATA SERVICES INC.	1,004.13	8075
762	08/14/25	AMGRA000 AM GRAPHICS CO., INC.	150.00	8075
763	08/14/25	CABLE000 OPTIMUM	160.00	8075
764	08/14/25	CONST015 CONSTELLATION NEW ENERGY N	3,779.52	8075
765	08/14/25	DELAG000 DE LAGE LANDEN FINANCIAL SVC.	845.64	8075
766	08/14/25	GRANI005 GRANITE TELECOMMUNICATIONS LLC	1,083.22	8075
767	08/14/25	LUPAR000 LUPARDI'S NURSERY INC.	3,605.00	8075
768	08/14/25	MAILF005 UADIENT LEASING USA, INC	529.26	8075
769	08/14/25	MYFSA005 GENTE SERVICES, LLC	57.00	8075
770	08/14/25	ROCKL015 ROCKLAND ELECTRIC COMPANY	22,265.45	8075
771	08/14/25	UNITE020 VEOLIA WATER NEW ERSEY	20,843.32	8075
772	08/14/25	VERIZ005 VERIZON	129.00	8075
773	08/14/25	WBMA000 W. B. MASON CO., INC.	558.04	8075
774	08/18/25	VERIZ005 VERIZON	228.00	8077
775	08/19/25	ROCKL015 ROCKLAND ELECTRIC COMPANY	6,856.58	8081
776	08/19/25	VERIZ020 VERIZON WIRELESS	1,526.02	8081
777	08/21/25	UNITE020 VEOLIA WATER NEW ERSEY	478.44	8082
778	08/27/25	ACTIO015 ACTION DATA SERVICES INC.	283.72	8085
779	08/27/25	CLOST070 CLOSTER PUBLIC LIBRARY	86,219.16	8085
780	08/27/25	NRGBU005 NRG BUSINESS MARKETING	136.49	8085
781	09/02/25	CABLE000 OPTIMUM	160.00	8088
782	09/02/25	STAND000 STANDARD INSURANCE COMPANY	1,579.36	8088
783	09/02/25	VERIZ005 VERIZON	159.00	8088
784	09/10/25	11PRI005 11 PRISTINE CORP	88.00	8093
785	09/10/25	ACTIO025 ACTION TARGET INC.	7,889.56	8093
786	09/10/25	AIRGA000 AIRGAS USA, LLC	158.29	8093
787	09/10/25	ALDOG000 ALDO GUERINO	1,864.68	8093
788	09/10/25	ALFON000 ALFONSO DIASPARRA	219.48	8093
789	09/10/25	ALPHO000 ALPHONSO H. YOUNG R.	1,920.46	8093
790	09/10/25	AMAZ001 AMAZON BUSINESS	752.51	8093
791	09/10/25	AMERI000 AMERICAN HOSE AND HYDRAULICS	2,606.07	8093
792	09/10/25	AMGRA000 AM GRAPHICS CO., INC.	45.00	8093
793	09/10/25	APPR000 APPRAISAL SYSTEMS, INC.	6,250.00	8093
794	09/10/25	AUTOM000 AUTOMOTIVE BRAKE COMPANY	65.12	8093
795	09/10/25	BARTL020 THE FA BARTLETT TREE E PERT CO	10,000.00	8093
796	09/10/25	BEATT000 BEATTIE PADOVANO, LLC	4,146.74	8093
797	09/10/25	BERGE000 BERGEN CNTY DEPT OF HEALTH SVS	8,827.30	8093
798	09/10/25	BHPHO000 B & H FOTO & ELECTRONICS CORP	1,441.76	8093
799	09/10/25	BONNI000 BONNIE SWITZER	219.48	8093
800	09/10/25	BOROU105 BOROUGH OF BERGENFIELD	600.00	8093
801	09/10/25	BOSWE000 BOSWELL ENGINEERING, INC.	1,200.00	8093
802	09/10/25	BRADB000 BRADBURY LANDSCAPE, INC.	700.00	8093
803	09/10/25	CAMPB000 CAMPBELL FOUNDRY CO.	689.00	8093
804	09/10/25	CAROL010 CAROLE DACEY	219.48	8093
805	09/10/25	CHAUM005 CHAUMONT MOTORS LLC	870.95	8093
806	09/10/25	CHIEF000 DAVID BERRIAN	495.44	8093
807	09/10/25	CHRIS033 CHRISTOPHER DIPPOLITO	3,325.40	8093
808	09/10/25	CLAUD017 CLAUDIA GAARD	1,000.00	8093
809	09/10/25	CLIFF000 CLIFFSIDE BODY CORPORATION	247.31	8093

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
01	CURRENT VB	CURRENT TREASURY - VALLEY	Continued		
810	09/10/25	CUSTO001 CUSTOM BANDAG INC	2,178.34		8093
811	09/10/25	DARTC000 DART COMPUTER SERVICES, INC.	90.00		8093
812	09/10/25	DAVID050 DAVID HOLLENDER	677.69		8093
813	09/10/25	DENNI005 DENNIS KAINE	2,919.68		8093
814	09/10/25	DOCUS022 DOCUSIGN, INC.	2,438.00		8093
815	09/10/25	DONAL010 DONALD NICOLETTI	3,325.40		8093
816	09/10/25	DONDE000 DONN DEEGAN	677.69		8093
817	09/10/25	DONOV000 DONOVAN BLADES	484.87		8093
818	09/10/25	DOROT000 DOROTHY WOODS	198.28		8093
819	09/10/25	DOROT001 DOROTHY WOODS	2,960.00		8093
820	09/10/25	DOWNE010 DOWNES TREE SERVICE	925.00		8093
821	09/10/25	DURIE005 DURIE LAWNMOWER & E UIPMENT	289.95		8093
822	09/10/25	DYKES000 DYKES LUMBER COMPANY, INC	768.73		8093
823	09/10/25	ERIKL005 ERIK LENANDER	510.00		8093
824	09/10/25	GABRI006 GABRIELLI KENWORTH OF NO N	498.86		8093
825	09/10/25	GATES000 GATES FLAG & BANNER CO., INC.	106.80		8093
826	09/10/25	GENER000 GENERAL CODE LLC	3,185.00		8093
827	09/10/25	GOOSE011 GOOSETOWN ENTERPRISES, INC.	330.00		8093
828	09/10/25	GRAIN000 GRAINGER	428.88		8093
829	09/10/25	GREAT015 GREATAMERICA FINANCIAL SVCS.	185.25		8093
830	09/10/25	GTLIN000 GTL, INC.	975.00		8093
831	09/10/25	HARDR005 HARD ROCK HOTEL & CASINO AC	5,880.00		8093
832	09/10/25	HOMET000 HOMETOWN HARDWARE INC.	456.94		8093
833	09/10/25	HUDSO010 HUDSON COUNTY MOTORS, INC.	801.91		8093
834	09/10/25	HUNTI000 HUNTINGTON BAILEY, L.L.P.	24,372.26		8093
835	09/10/25	INNOV010 POWER DMS, INC	2,813.83		8093
836	09/10/25	INTER065 INTERSTATE WASTE SERVICES OF	28,193.96		8093
837	09/10/25	AMES000 AMES B. WINTERS	2,919.68		8093
838	09/10/25	AMES035 AMES GORDON	345.24		8093
839	09/10/25	AMES080 AMES G. GABETTIE	219.48		8093
840	09/10/25	EROM000 EROME IKALOWYCH	2,011.94		8093
841	09/10/25	ESCO000 ESCO INC.	442.50		8093
842	09/10/25	ETVA005 ET VAC E UIPMENT, LLC	181.80		8093
843	09/10/25	OHNMC00 OHN MC TIGUE	3,325.40		8093
844	09/10/25	OHNS003 OHN S. HOGAN BERGEN CTY CLERK	9,000.08		8093
845	09/10/25	OSEP020 OSEPH CORVELLI	650.89		8093
846	09/10/25	KEVIN000 KEVIN M. DOERR	677.69		8093
847	09/10/25	LANGU000 LANGUAGE LINE SERVICES, INC.	23.80		8093
848	09/10/25	LERCH000 LERCH, VINCI & BLISS, LLP	1,468.75		8093
849	09/10/25	LITON005 LI-TONG CHIANG	219.48		8093
850	09/10/25	LORET000 LORETTA CASTANO	219.48		8093
851	09/10/25	LOWES000 LOWE'S	45.21		8093
852	09/10/25	LUBEN005 LUBENET, LLC	845.00		8093
853	09/10/25	LUISR005 LUIS RUIZ	2,919.68		8093
854	09/10/25	LUPAR000 LUPARDI'S NURSERY INC.	3,605.00		8093
855	09/10/25	MAHSS000 MAHWAH SALES AND SERVICE, INC	189.95		8093
856	09/10/25	MATTH005 MATTHEW THORNHILL	1,344.46		8093
857	09/10/25	MICHA026 MICHAEL DILUZIO	219.48		8093
858	09/10/25	MICRO010 MICROSYSTEMS-N .COM, L.L.C.	2,375.86		8093
859	09/10/25	MID-B000 MID-BERGEN REGIONAL HEALTH	5,775.00		8093
860	09/10/25	MINUT005 MINUTEMAN PRESS	82.54		8093
861	09/10/25	MITHR005 MITHRIL METALS CORP	1,492.47		8093

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
01	CURRENT VB	CURRENT TREASURY - VALLEY	Continued		
862	09/10/25	MOMAR005 MOMAR INCORPORATED	216.80		8093
863	09/10/25	NATIO045 NATIONAL HIGHWAY PRODUCTS, INC	1,114.31		8093
864	09/10/25	NEW E000 NEW ERSEY DIVISION OF ALCOHOL	39.00		8093
865	09/10/25	N LEA000 N STATE LEAGUE OF MUNICIPALITI	115.00		8093
866	09/10/25	NORTH010 NORTH ERSEY MEDIA GROUP	74.80		8093
867	09/10/25	PARTS003 PARTS AUTHORITY, INC.	875.89		8093
868	09/10/25	PGAUT006 P & G AUTO INC.	1,351.40		8093
869	09/10/25	PREMI015 PREMIUM DIGITAL OFFICE	1,237.50		8093
870	09/10/25	RACHL000 RACHLES/MICHELE'S OIL CO., INC	16,156.99		8093
871	09/10/25	REGIS015 REGISTRAR'S ASSOCIATION OF N	125.00		8093
872	09/10/25	RICHA040 RICHARD D'AMICO	677.69		8093
873	09/10/25	ROBER060 ROBERT'S & SON INC	531.17		8093
874	09/10/25	ROCKT005 ROCK TEAM SPORTS LLC	2,762.14		8093
875	09/10/25	RONAL010 RONALD GAFFNEY	168.95		8093
876	09/10/25	RUGGE000 SMITTY'S PRODUCTIONS INC	3,444.29		8093
877	09/10/25	RUTGE021 RUTGERS, THE STATE UNIVERSITY	390.00		8093
878	09/10/25	SETPL005 SET PLASTICS	1,165.25		8093
879	09/10/25	SHERW005 SHERWIN-WILLIAMS	1,379.39		8093
880	09/10/25	SPEC002 SPECTRA ASSOCIATES, INC.	852.50		8093
881	09/10/25	STATE015 STATE OF N DEPT OF LABOR &	289.50		8093
882	09/10/25	STORR000 STORR TRACTOR COMPANY	237.54		8093
883	09/10/25	SUPER015 SUPERIOR DISTRIBUTORS CO.,INC.	1,259.20		8093
884	09/10/25	SWIFT020 SWIFT ELECTRICAL SUPPLY CO.	581.06		8093
885	09/10/25	TANIS005 TANIS CONCRETE INC.	3,840.00		8093
886	09/10/25	THEKO005 THE KOOTZ-BAND LLC	1,000.00		8093
887	09/10/25	THEST000 N ADVANCE MEDIA	55.90		8093
888	09/10/25	THOMA025 THOMAS MCNAMARA	219.48		8093
889	09/10/25	THOMA065 THOMAS BRUECK	3,325.40		8093
890	09/10/25	TILCO000 TILCON NEW YORK INC.	202.70		8093
891	09/10/25	TIMOTH00 TIMOTHY CONWAY	324.44		8093
892	09/10/25	TRI-C005 TRI-COUNTY TERMITE & PEST	50.00		8093
893	09/10/25	TROPI005 TROPICANA ATLANTIC CITY	405.00		8093
894	09/10/25	TYRE 005 TYRE RESOURCES, LLC	121.50		8093
895	09/10/25	VERME000 VERMEER NORTH ATLANTIC SALES	59.08		8093
896	09/10/25	VICTO030 VICTORIA'S NURSERY	1,259.25		8093
897	09/10/25	WALDW000 THE WALDWICK BAND	725.00		8093
898	09/10/25	WBMAS000 W. B. MASON CO., INC.	489.52		8093
899	09/10/25	WILLI031 WILLIAM DAHLE III	500.00		8093
900	09/10/25	WILLI040 WILLIAM HOWARD	1,241.89		8093
901	09/10/25	WILLI065 WILLIE WILSON ENTERTAINMENT	1,100.00		8093
902	09/10/25	WITME005 WITMER PUBLIC SAFETY GROUP INC	1,439.10		8093

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	142	0	387,155.19	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	142	0	387,155.19	0.00

01	CURRENT	CURRENT TREASURY ACCOUNT		
21895	08/14/25	MITCH015 MITCHELL 1	2,900.00	8067

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
01	CURRENT	CURRENT TREASURY ACCOUNT	Continued		
Checking Account Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	1	0	2,900.00	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	1	0	2,900.00	0.00
03	HRA MANUAL V	HRA INSURANCE MANUAL VALLEY			
508151	08/15/25	HRA00000 HRA INSURANCE ACCOUNT	12,642.61		8076
508311	08/31/25	HRA00000 HRA INSURANCE ACCOUNT	7,165.95		8091
Checking Account Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	2	0	19,808.56	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	2	0	19,808.56	0.00
04	CAP-MANUAL V	CAPITAL MANUAL VALLEY			
508149	08/14/25	BOR00000 BORO OF CLOSTER - PAYROLL ACCT	8,494.30		8073
Checking Account Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	1	0	8,494.30	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	1	0	8,494.30	0.00
04	CAPITAL-V	CAPITAL-VALLEY			
69	08/14/25	4CLEA005 4 CLEAN-UP, INC.	213,984.47		8074
70	08/18/25	GIBBO005 GIBBONS P.C.	8,151.09		8078
71	08/28/25	4CLEA005 4 CLEAN-UP, INC.	283,257.82		8086
72	09/10/25	ALPHA010 ALPHA BUILDING SERVICES LLC	6,500.00		8094
73	09/10/25	BOSWE000 BOSWELL ENGINEERING, INC.	72,099.25		8094
74	09/10/25	CLIFF000 CLIFFSIDE BODY CORPORATION	31,926.60		8094
75	09/10/25	DOWNE010 DOWNES TREE SERVICE	1,500.00		8094
76	09/10/25	EASTE015 EASTERN DATACOMM, LLC	17,753.70		8094
77	09/10/25	GIBBO005 GIBBONS P.C.	600.00		8094
78	09/10/25	HAWOR005 HAWORTH SERVICE CENTER, INC.	990.00		8094
79	09/10/25	LERCH000 LERCH, VINCI & BLISS, LLP	500.00		8094
80	09/10/25	SPRIN005 THE SPRINKLER MAN	4,435.00		8094
81	09/10/25	TOPOF005 TOP OF THE LINE TINTING, INC.	419.99		8094
82	09/10/25	TREAS010 TREASURER STATE OF NEW ERSEY	950.00		8094
83	09/10/25	VERME000 VERMEER NORTH ATLANTIC SALES	269.99		8094
Checking Account Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	15	0	643,337.91	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	15	0	643,337.91	0.00
12	AFF HOUS	AFFORDABLE HOUSING VALLEY			
14	09/10/25	BEATT000 BEATTIE PADOVANO, LLC	6,183.96		8095
15	09/10/25	HUNTI000 HUNTINGTON BAILEY, L.L.P.	11,121.00		8095
16	09/10/25	TMASS005 T&M ASSOCIATES	13,021.25		8095

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
12	AFF HOUS	AFFORDABLE HOUSING VALLEY	Continued		
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
			Checks: 3	0	30,326.21
			Direct Deposit: 0	0	0.00
			Total: 3	0	30,326.21
13	DEV ESCROW 2	ESCROW EDMUNDS CHECKING 2			
3648	09/10/25	BEATT000 BEATTIE PADOVANO, LLC	4,446.00		8098
3649	09/10/25	BOSWE000 BOSWELL ENGINEERING, INC.	0.00	09/10/25 VOID	0
3650	09/10/25	BOSWE000 BOSWELL ENGINEERING, INC.	6,902.25		8098
3651	09/10/25	ERICZ005 ERIC ZILBERMAN	650.00		8098
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
			Checks: 3	1	11,998.25
			Direct Deposit: 0	0	0.00
			Total: 3	1	11,998.25
13	TRUST	Trust Checking			
471	09/10/25	BOSWE000 BOSWELL ENGINEERING, INC.	858.00		8096
472	09/10/25	WITME005 WITMER PUBLIC SAFETY GROUP INC	240.50		8096
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
			Checks: 2	0	1,098.50
			Direct Deposit: 0	0	0.00
			Total: 2	0	1,098.50
Report Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
			Checks: 169	1	1,105,118.92
			Direct Deposit: 0	0	0.00
			Total: 169	1	1,105,118.92

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	4-01	4,773.45	0.00	0.00	4,773.45
CURRENT FUND	5-01	385,281.74	0.00	0.00	385,281.74
GENERAL CAPITAL FUND	C-04	651,832.21	0.00	0.00	651,832.21
HRA INSURANCE PLAN	T-03	19,808.56	0.00	0.00	19,808.56
HOUSING TRUST FUND	T-12	30,326.21	0.00	0.00	30,326.21
OTHER TRUST FUND	T-13	1,098.50	0.00	0.00	1,098.50
Year Total:		51,233.27	0.00	0.00	51,233.27
Total of All Funds:		1,093,120.67	0.00	0.00	1,093,120.67

Pro ect Description	Pro ect No.	Pro ect Total
51 HIGH STREET	2010057260	650.00
160 HARRINGTON AVENUE	2010057385	728.20
614 CLOSTER DOCK ROAD	2010057495	744.30
145 HICKORY LANE	2010057511	250.20
42 HARVEY STREET	2010057530	321.15
52 RYERSON PLACE	2010057548	239.00
31 MAPLE AVENUE	2010057579	912.00
180 HOMANS AVENUE	2010057611	1,086.70
165 HICKORY LANE	2010057614	369.70
86 VENUS DRIVE	2010057615	741.00
63 HARRINGTON AVE	2010057627	369.70
181 ALPINE DRIVE	2010057631	369.70
543 CLOSTER DOCK ROAD	2010057639	619.90
68 STORIG AVENUE	2010057644	489.20
91 MAC ARTHUR AVENUE	2010057648	358.50
9 HARING STREET	2010057652	478.00
104 HIGH STREET	2010057656	2,793.00
61 MACARTHUR AVE.	2010057661	478.00
Total of All Pro ects:		<u>11,998.25</u>

**BOROUGH OF CLOSTER
RESOLUTION #2025-232
SEPTEMBER 10, 2025**

**PROFESSIONAL SERVICES APPOINTMENT
PUBLIC DEFENDER – RFQ PENDING**

WHEREAS, there exists a need for professional legal services of a Public Defender for remainder of 2025; and

WHEREAS, funds are available for said purpose; and

WHEREAS, xxxxxxxxxxxx., is qualified to provide professional legal services as a Public Defender; 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:

1. The Mayor and Borough Clerk are hereby authorized and directed to execute an agreement with:
XXXXXXX
XXXXXXX
2. This contract is being awarded without competitive bidding pursuant to N.J.S.A. 40A:11-5, as a professional service.
3. This contract is being awarded through a Fair and Open process, pursuant to N.J.S.A. 19:44A-20.4 et seq.
4. 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.
5. 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.

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

Adopted: September 10, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of a Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held September 10, 2025.

Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION #2025-233
SEPTEMBER 10, 2025**

**APPROVING WANG V. CLOSTER BOROUGH
TAX APPEAL SETTLEMENT**

WHEREAS, the taxpayer, Katherine Wang, appealed the assessments levied on Block 2306, L45.01 for the tax years 2020 and 2021; and

WHEREAS, the subject property is located at 470 Anderson Avenue; and

WHEREAS, the Plaintiff was represented by an Attorney in this matter; and

WHEREAS, the Borough's Tax Assessor and Borough's Residential Real Estate Tax Appraiser have approved and recommend that the appeal be settled as follows:

2020 – the Assessed Value shall be reduced from \$1,780,000 to \$1,700,000; and
2021 - Withdrawn

WHEREAS, Plaintiff has agreed to accept all refunds as a credit to their tax account; and

WHEREAS, the assessor is of the opinion that the valuation of the subject property is consistent with the true value of the property.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that:

The proposed settlement for the tax appeal encaptioned **Wang v. Closter** as hereinbefore set forth is approved and the Borough Attorney or a member of his firm is authorized to execute all documents necessary to effectuate its terms.

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

Adopted: September 10, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held September 10, 2025.

Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION #2025-234
SEPTEMBER 10, 2025**

**APPROVING MEWANI V. CLOSTER BOROUGH
TAX APPEAL SETTLEMENT**

WHEREAS, the taxpayers, Mewani, Mona & Ricky & Naveen, appealed the assessments levied on Block 1404, L7 for the tax year 2020; and

WHEREAS, the subject property is located at 38 Goodwin Ct.; and

WHEREAS, the Plaintiffs were represented by an Attorney in this matter; and

WHEREAS, the Borough's Tax Assessor and Borough's Residential Real Estate Tax Appraiser have approved and recommend that the appeal be settled as follows:

2020 – the Assessed Value shall be reduced from \$2,224,800 to \$2,150,000; and

WHEREAS, Plaintiffs have agreed to accept all refunds as a credit to their tax account; and

WHEREAS, the assessor is of the opinion that the valuation of the subject property is consistent with the true value of the property.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that:

The proposed settlement for the tax appeal encaptioned **Mewani v. Closter** as hereinbefore set forth is approved and the Borough Attorney or a member of his firm is authorized to execute all documents necessary to effectuate its terms.

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

Adopted: September 10, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held September 10, 2025.

Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION #2025-235
SEPTEMBER 10, 2025**

**WAIVING THE SIDEWALK REQUIREMENT
OF THE CLOSTER CODE FOR THE PROPERTY AT 145 HICKORY LANE**

WHEREAS, the owners of the property located at 145 Hickory Lane, Galit & Avishai Raviv, requested a waiver of the Borough's sidewalk requirement pursuant to Closter Code Section 171-29A(2); and

WHEREAS, the property owners forwarded documentation to the Mayor and Council supporting the request which was reviewed at the August 13, 2023 Council Meeting; and

WHEREAS, in exchange for the waiver, the property owners have agreed to make a contribution of \$3,000.00 to the Borough's sidewalk fund; and

WHEREAS, existing curb is required to remain, and/or repair as necessary; and

WHEREAS, the Borough Engineer reviewed the documentation in this matter and recommends that the waiver be granted, subject to payment of the aforementioned \$3,000.00 contribution.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Closter that the Borough's sidewalk requirement for the property located at 145 Hickory Lane is hereby waived subject to the property owners making a contribution of \$3,000.00 to the Borough's sidewalk fund.

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

Adopted: September 10, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held September 10, 2025.

Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION #2025-236
SEPTEMBER 10, 2025**

**AUTHORIZING AN AMENDMENT TO THE PROPOSAL BY
DMR ARCHITECTS P.C., INC. TO PROVIDE ARCHITECTURAL ENGINEERING SERVICES FOR
THE CONSTRUCTION OF TWO POLE BARN BUILDINGS AT THE CLOSTER DEPARTMENT OF
PUBLIC WORKS FACILITY**

WHEREAS, the Borough of Closter, by resolution dated January 2, 2023 entered into a professional agreement with DMR Architects P.C. Inc. (DMR, P.C.) for the provision of professional architectural engineering administration services; and

WHEREAS, on March 8, 2023, Resolution No. 23-95 for DMR Architects P.C. Inc. to provide professional architectural engineering services required for the construction of two new Pole Barn buildings at the Closter DPW facility *in an amount not to exceed \$80,000.00* (eighty thousand dollars and no cents) was approved by the governing body; and

WHEREAS, on October 23, 2024, Resolution 24-254 for DMR Architects P.C. to provide additional professional architectural engineering services required for the construction of two new Pole Barn buildings at the Closter DPW facility *in an amount not to exceed \$10,000.00* (ten thousand dollars and no cents) was approved by the governing body; and

WHEREAS, on May 14, 2025, Resolution 2025-133 for DMR Architects P.C. to provide additional professional architectural engineering services required for the construction of two new Pole Barn buildings at the Closter DPW facility *in an amount not to exceed \$3,500.00* (three thousand, five hundred dollars and no cents) was approved by the governing body; and

WHEREAS, in April of 2025 it was determined in accordance with the UCC Code that the additional proposal by DMR Architects P.C., dated September 29, 2023, (Exhibit A attached) *in an amount not to exceed \$3,000.00* (three thousand dollars and no cents) for the design of an exhaust system to provide the required ventilation per code would be required by the Closter Construction; and

NOW, THEREFORE, BE IT RESOLVED that the Borough Clerk shall provide a copy of this Resolution and Exhibit A to the Borough Administrator, Assistant CFO and Finance office.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Mayor and Council that it does hereby approve the continuation of the contract with DMR Architects P.C., Inc. to provide architectural engineering services for the construction of two new Pole Barn buildings *not to exceed an amended contract price of \$3,000.00* for a total contract price of **\$96,500.00**.

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 for the additional \$3,000.00 are available to the Borough of Closter for calendar year 2025 in capital account C-04-22-300-000-009.

Dated: September 10, 2025

Frank Elenio, CFO

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

Adopted: September 10, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held September 10, 2025.

Mari J. Margiotta, Borough Clerk

EXHIBIT A

**DMR Architects P.C., Inc. Proposal Dated September 29, 2023
Department of Public Works Pole Barns**

**BOROUGH OF CLOSTER
RESOLUTION #2025-237
SEPTEMBER 10, 2025**

**APPOINTING ALTERNATE SUB CODE INSPECTOR FOR BUILDING DEPARTMENT
RICHARD HESS**

WHEREAS, there is a need to appoint an additional Alternate Sub Code Inspector for the Building Department;
and

WHEREAS, Richard Hess has the official state qualifications for the positions and is available to work upon
request; and

WHEREAS, the need for this position was identified starting August 16, 2025 with the hourly rate of \$40.00.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council that Richard Hess be appointed to the
position of Alternate Sub Code Inspector for the Building Department effective August 16, 2025, to December 31,
2025 with an hourly rate of \$40.00.

NOW THEREFORE BE IT FURTHER RESOLVED that the Clerk shall provide a certified copy of this
Resolution to the Finance Office.

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

Adopted: September 10, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the
Regular Meeting held September 10, 2025.

Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION #2025-238
SEPTEMBER 10, 2025**

CANCEL OUTSTANDING CHECKS

WHEREAS, certain checks have remained outstanding for an extended period of time; and

WHEREAS, the Borough's Finance Clerk has exhausted all alternatives in contacting the respective payees; and

WHEREAS, the Deputy Treasurer is recommending that the checks be cleared of record;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter, that the following outstanding checks be cleared of record:

<u>CHECK NO.</u>	<u>AMOUNT</u>
3554	\$286.41
3599	\$ 24.80
3608	\$508.52
3614	\$775.13

BE IT FURTHER RESOLVED, that the funds be deposited to the Borough's Current Treasury Account.

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

Adopted: September 10, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held September 10, 2025.

Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION NO. 2025-239
SEPTEMBER 10, 2025**

CLOSED SESSION

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances will or presently exist.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closed, County of Bergen, State of New Jersey, as follow:

1. That the public shall be excluded from the June 11, 2025 Closed Session and discussion of the hereinafter specified subject matter:

Closed Session Docket#	Item Title of Description	Statutory Reference
2025-09-10-1	Tactics and Techniques Affordable Housing	N.J.S.A. 10:4:12 (b) (6)

2. Formal action may/may not be taken.
3. Minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.

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

Adopted: September 10, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held September 10, 2025.

Mari J. Margiotta, Borough Clerk