



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

REGULAR MEETING MINUTES: WEDNESDAY – JULY 22, 2026

THIS REGULARLY SCHEDULED MEETING OF THE CLOSTER MAYOR AND COUNCIL WILL BE HELD IN-PERSON, TELEPHONICALLY, and VIA ZOOM VIDEO. You may join the Zoom meeting including video by accessing the information posted in the Borough Calendar on the Borough website by visiting www.closterboro.com and clicking the link on the left sidebar for Calendars and Notice of Meetings and click on the corresponding date. To join via Telephone Audio Only: +1 301-715-8592; MEETING ID: 864 2063 3673; PASSWORD: 8675309

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

Mayor Glidden opened the meeting at 7:07 P.M. with the following announcement: This meeting is called pursuant to the provisions of the Open Public Meetings Act (OPMA) of the State of New Jersey, and the revised notice was posted May 8, 2026 on the Borough’s official website <https://www.closterboro.com/o/boc/page/public-notices>, and the New Jersey Department of State - Statewide Legal Notices Listings, and posted on the Municipal Clerk’s bulletin and has remained posted as the required notices under the Statute. In addition, a copy of the notice is and has been available to the public and is on file in the office of the Municipal Clerk.

3. **ROLL CALL**

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

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

4. **APPROVAL OF MINUTES**

- a. Regular Meeting on June 10, 2026
- b. Regular Meeting on June 24, 2026

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

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

- a. Mail List of July 10, 2026: Mayor Glidden spoke about the letter concerning Village School and the possibility of designating it as a historic site. This matter will continue to be under discussion.
- b. Mail List of July 17, 2026: Councilman Yammarino discussed the proposed updates the OPRA rules.

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

Steve Blechman (5 Union Street) spoke about parking and driving concerns near his house and on the intersection of Union Street and Schraalenburgh Road. He shared pictures to illustrate his concerns.

Jacqueline (175 High Street) thanked the Governing Body for adjusting the traffic light timing on the intersection of Knickerbocker Road and High Street, feeling that it has improved road conditions. However, she is concerned about traffic when school is letting out and during rush hour. She also asked about mitigation for the water runoff, dirt, and cobblestones at Village School, and wondered whether there is a committee to discuss crosswalks. Councilwoman Latner spoke about the Girl Scout project concerning safety at crosswalks.

Jayne Rubinfeld (20 Piermont Road), who is on the Historic Preservation Commission, discussed the letter from the Commission concerning the designation of Village School. She talked with Scott Jezequel from the Building Department who said that he would submit a letter. She also said that the brick on Village School must be washed in a different way.

Steve Spoto (265 Knickerbocker Road) spoke about the intersection of Ver Valen Street and Piermont Road. Borough Engineer Nick DeNicola stated that Piermont Road is a county road and that the Borough submitted a design several years ago and it has been with the County ever since. Mr. Spoto said that he works for the County and requested that someone send him an email so that he can follow up.

Todd Bradbury (292 West Street) had the feeling people thought he had crossed a line with his second OPRA request. He said that when he needs information for the Shade Tree Commission, he will keep working until he receives it. He said that he is very accessible and that if anyone has any concerns they can reach out to him. He thanked the Borough for information but wished it could be shared quicker.

Steve Isaacson (Delaware) asked why the television screen was dark and was told it was due to a lightning strike. He asked whether the Salary Ordinance has been amended and was told that a Resolution on the Agenda addresses it. He also spoke about the bus route he had requested many years ago and said that it would be great if Mr. Spoto could help move things along.

Leslie Brunell (2 Taylor Drive) respects the desire to designate Village School but feels that it is a bit late. Ms. Brunell stated that the pedestrian walkway on Piermont Road at the high point of Alpine Drive has not been put in and that the sidewalk construction that is going on at Alpine Drive and Walker Avenue is cutting into existing grading in low spots and will result in icing. Mayor Glidden asked her to send an email to Borough Engineer Nick DeNicola. She said that she had sent an email about one street and will send another.

7. ORDINANCES

ADOPTION:

a. ORDINANCE NO. 2026:1400

AN ORDINANCE PROVIDING FUNDING FOR PRELIMINARY COSTS IN CONNECTION WITH VARIOUS IMPROVEMENTS FOR THE BOROUGH OF CLOSTER AND APPROPRIATING \$200,000.00 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 funding for preliminary costs in connection with various improvements, including but not limited to (1) preparation of construction plans, specifications, engineering estimates, and providing construction inspection services for the 2027 road project; and (2) professional services for consultation, feasibility, and assessment of new police department headquarters., all to be funded from the sources specified in Section 2 of the Ordinance.

Section 2. The amount of \$200,000 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.

This Ordinance was introduced at the Regular Meeting held July 8, 2026, and was published on the Borough of Closter website (www.closterboro.com) on July 9, 2026 as stated in the Municipal Clerk’s affidavit of publication. Reprint of this Ordinance was posted on the Municipal Bulletin Board in accordance with statutory requirements, and copies have been made available to the general public.

At this time, Mayor Glidden opened the meeting to the public for any questions, comments, or concerns regarding Ordinance No. 2026:1400.

No members of the public wished to address the Mayor and Council.

Mayor Glidden closed the meeting to the public regarding Ordinance No. 2026:1400.

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

INTRODUCTION:

- a. **ORDINANCE NO. 2026:1401**
ORDINANCE AMENDING ORDINANCE 2026:1399 TO DETERMINE THE BASE RATE, AMOUNT, SALARIES, WAGES, COMPENSATION, AND THE METHOD OF PAYMENT THEREOF TO PERSONS HOLDING CERTAIN OFFICES AND POSITIONS OF EMPLOYMENT IN THE BOROUGH OF CLOSTER FOR THE YEARS 2026 AND 2027 OR AS OTHERWISE NOTED

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

SECTION 1.

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

Public Works		
Waste Water License Holder – For Borough	3,000.00	6,300.00
ACRT Line Clearance Arborist	2,000.00	3,500.00
Pesticide Operator	500.00	800.00
Recreation & Leisure Services		
Vehicle Allowance	100.00	1,000.00
Construction, Planning & Zoning		
Construction Code Official F/T	75,000.00	120,000.00
Assistant to the Zoning Officer	7,000.00	12,000.00

Final Adoption and Open Public Hearing will be held on August 12, 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		✓	✓			

8. CONSENT AGENDA

Mayor Glidden read the following into the record.

***26-191 AUTHORIZING INCLUSION IN THE BERGEN COUNTY COMMUNITY DEVELOPMENT PROGRAM FOR MUNICIPAL COOPERATIVE AGREEMENT RENEWAL FISCAL YEARS 2027, 2028, AND 2029**

WHEREAS, certain Federal funds are potentially available to the County of Bergen under Title I of the Housing and Community Development Act of 1974, as amended; the HOME Investment Partnership Act of 19990, as amended; and the Emergency Solutions Grant of 2012; and

WHEREAS, the current Interlocal Services Cooperative Agreement contains an automatic renewal clause to expedite the notification of the inclusion process; and

WHEREAS, each Municipality must notify the Bergen County Division of Community Development of its intent to continue as a participant in the Urban County entitlement programs noted above; and

WHEREAS, it is in the best interest of the Municipality of the Borough of Closter and its residents to participate in said Programs.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, hereby notifies the Bergen County Division of Community Development of its decision to be included as a participant Municipality in the Urban County entitlement programs being the Community Development Block Grant Program (CDBG), the HOME Investment Partnership Program (HOME), and the Emergency Solutions Grant Program (ESG) for the **Fiscal Years 2027, 2028, and 2029 covering the period July 1, 2027 – June 30, 2030; and**

BE IT FURTHER RESOLVED that an original copy of this resolution be made available to the Director of the Bergen County Division of Community Development as soon as possible and later than MONDAY, July 20, 2026.

***26-192 AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH THE COUNTY OF BERGEN TO SUPERSEDE THE COOPERATIVE AGREEMENT DATED JULY 1, 2024, AND AMENDMENTS THERETO ESTABLISHING THE BERGEN COUNTY DEVELOPMENT PROGRAM MUNICIPAL COOPERATIVE AGREEMENT RENEWAL RESOLUTION FOR FISCAL YEARS 2027, 2028, AND 2029**

WHEREAS, certain Federal funds are potentially available to the County of Bergen under Title I of the Housing and Community Development Act of 1974, as amended; the HOME Investment Partnership Act of 19990, as amended; and the Emergency Solutions Grant of 2012; and

WHEREAS, it is necessary to supersede an existing Interlocal Services Cooperative Agreement for the County and its people to benefit from these Programs; and

WHEREAS, an Agreement has been proposed under which the Municipality of the Borough of Closter and the County of Bergen in cooperation with other Municipalities, will modify an Interlocal Services Program pursuant to N.J.S.A. 40A65-1 et seq.; and

WHEREAS, it is in the best interest of the Municipality of the Borough of Closter to enter into such an Agreement.

NOW THEREFORE, BE IT RESOLVED by the Municipality of the Borough of Closter that the Agreement entitled “Three Year Cooperative Agreement” (an Agreement superseding the Cooperative Agreement dated July 1, 2024 – June 30, 2027) to clarify the planning and implementing procedures and to enable the Municipality to make a Three Year irrevocable commitment to participate in the Community Development Block Grant Program (CDBG), the HOME Investment Partnership Program (HOME), and the Emergency Solutions Grant Program (ESG) for the **Fiscal Years 2027, 2028, and 2029 covering the period July 1, 2027 – June 30, 2030, be executed** by the Mayor and Municipal Clerk in accordance with the provisions of law; and

BE IT FURTHER RESOLVED that this resolution shall take effect immediately in accordance with law and that an original copy be made available to the Director of the Bergen County Division of Community Development as soon as possible and later than MONDAY, July 20, 2026.

***26-193 AUTHORIZING THE REINSTATEMENT OF CROSSING GUARD – PATRICIA WILLIAMS**

WHEREAS, the Borough of Closter employs crossing guards to assist pedestrians in safely crossing the street on their way to and from school or events held with the Borough; and

WHEREAS, the Chief of Police of the Closter Police Department appoints crossing guards as he may deem necessary and within the limits of the funds that are available in the budgetary appropriation for the Police Department; and

WHEREAS, the Chief of Police has determined that there is a need to reinstate Patricia Williams to the position of Crossing Guard to meet the staffing needs of the Police Department; and

WHEREAS, Patricia Williams previously served the Borough of Closter as a Crossing Guard and the Chief of Police recommends her reinstatement to that position; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, that Patricia Williams is hereby reinstated to the position of Crossing Guard, effective August 01, 2026 and shall be compensated at the Crossing Guard – 3rd Year rate as established by the current Salary Ordinance.

***26-194 AUTHORIZING THE APPOINTMENT OF PROBATIONARY CROSSING GUARD – WILLIAM DEMARCO**

WHEREAS, the Borough of Closter employs crossing guards to assist pedestrians in safely crossing the street on their way to and from school or events held with the Borough; and

WHEREAS, the Chief of Police of the Closter Police Department appoints crossing guards as he may deem necessary and within the limits of the funds that are available in the budgetary appropriation for the Police Department; and

WHEREAS, the Chief of Police has expressed that there exists a need within the Police Department to appoint a probationary crossing guard to fill a vacancy in manpower; and

WHEREAS, the Closter Police Department has completed a background check and interviewed the applicant, William DeMarco; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, that William DeMarco is hereby appointed to the position of Probationary Crossing Guard, effective August 1st, 2026 and shall be paid an hourly rate as established by the current salary ordinance.

***26-195 REQUESTING APPROVAL OF ITEM OF REVENUE AND APPROPRIATION UNDER N.J.S.A. 40A:4-87 FOR THE “FY 2026 RECYCLING TONNAGE GRANT”**

WHEREAS, N.J.S.A. 40A: 4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of adoption of the budget; and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount.

NOW, THEREFORE, BE IT RESOLVED, that the Borough of Closter hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2026 in the sum of \$14,735.31 which item is now available as revenue from the FY 2026 Recycling Tonnage Grant.

BE IT FURTHER RESOLVED, that the total sum thereof of \$14,735.31 is and the same is hereby appropriated under the caption of: 2026 Recycling Tonnage Grant.

BE IT FURTHER RESOLVED, that the Assistant Chief Financial Officer will submit this certified resolution along with the form to the Division of Local Government Services through the NJ F.A.S.T.

***26-196 TRANSFERRING AIR BOTTLES TO THE BERGENFIELD FIRE DEPARTMENT**

WHEREAS, the Closter Fire Department operates a breathing air cascade system in conjunction with the Northern Valley Interboro Fire Mutual Aid Association, and

WHEREAS, this system was upgraded in 2026, and parts of the old system have become surplus, namely four (4) 6000psi air bottles, and

WHEREAS, Bergenfield Fire Department needs this equipment and would accept this equipment transfer in “as is” condition with no warranty from the Borough of Closter and

NOW, THEREFORE, BE IT RESOLVED by the Borough of Closter that the governing body hereby authorizes the transfer of four (4) 6000psi air bottles to the Borough of Bergenfield to be used by the Bergenfield Fire Department.

***26-197 CLARIFYING RESOLUTION #2026-180 FIXING BASE SALARIES FOR 2026**

WHEREAS, at a Public Meeting held on June 24, 2026, the Mayor and Council of the Borough of Closter County of Bergen, State of New Jersey (the "Borough") adopted Resolution #2026-180 entitled, “Fixing base Salaries for 2026”; and

WHEREAS, the Resolution listed two line items under salaries that require clarification:
Mayor Annual Stipend - \$10,500
Councilperson Annual Stipend - \$7,500; and

WHEREAS, due to the State’s auditing requirements, these line items were listed under “salaries,” however, they are Stipends; and

WHEREAS, Stipend payments were approved by Referendum by the voters of the Borough in 2024; and

WHEREAS, the Stipends were not paid in 2024, therefore, the line items include retroactive payments of the Stipends to the Mayor and Council, which were made in budget years 2025 and 2026 and not an increase in the Stipends; and

WHEREAS, the stipends have been and remain at \$7,000 for the Office of the Mayor and \$5,000 for the Office of Councilperson.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter: that this Resolution clarifies Resolution #2026-180 and expressly states that the payments of \$10,500 to the Mayor and \$7,500 to the Council members included retroactive payments of Stipends that were approved by the voters, but not paid to the Mayor and Council in 2024. There has been no increase in the approved Stipends. The line items were listed as “salaries” in the Ordinance due to State auditing requirements but are Stipends.

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

9. COMMITTEE REPORTS

- a. FINANCE AND TECHNOLOGY – YAMMARINO (Cho/Maroules) Committees - Finance & Technology
Liaison - Recreation, Shade Tree, Food & Assistance
The Food Pantry is collecting school supplies. There is a QR code available for donating gift cards. The Shade Tree Commission has discussed the pruning of downtown trees, which the Department of Public Works will schedule. There are sidewalk grates without trees. Guidance is needed from the Closter Improvement Commission. There is a sidewalk being bumped up on Jane Street. The Department of Public Works will remove the tree, and the resident will fix the sidewalk and plant a new tree on the property. The Department of Public Works will also prune trees on County roads. In a similar situation on a different road, the resident will pay to have the tree removed and plant a tree on the property.
- b. PUBLIC SAFETY - LATNER (Chung/Amitai) Committee - Public Safety Liaison - Closter Board of Education & Library Board of Trustees
There are 536 K-4 students and 559 students at Tenakill Middle School. The School was asked to speak at the School Board Conference in Atlantic City due to its great work. Many improvements have been made at the school.

c. PUBLIC WORKS - CHUNG (Yammarino/Cho) Committee - Public Works Liaison - NVRHS Board of Education, Board of Health
The Department of Public Works will begin work soon to start Teamsters contract negotiations. The Board of Health had \$4,409 in revenue for May and \$4,080 for the month of June.

d. ORDINANCES - CHO (Amitai/Latner) Committee - Ordinance & Legislative Liaison - Zoning, Fire
No report

e. HUMAN RESOURCES – MAROULES (Latner/Yammarino) Committee - Personnel Liaison-
Historic Preservation/Environmental
No report

f. LAND USE AND CONSTRUCTION - AMITAI (Chung/Maroules) Building Liaison - Closter
Improvement, Planning Board Member, Senior Citizens
No report

g. MAYOR’S REPORT Ambulance Corps Northern Valley Mayor’s Association
MacBain Farm is open for business. There are concerts on July 24, 2026 and August 7, 2026. The Betsy Ross lecture has been rescheduled for September 29, 2026.

10. HAWKERS AND PEDDLERS LICENSE

HP 2026-13 HouseAccount Inc. – Hunter Cox

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

11. OLD BUSINESS

None

12. NEW BUSINESS

None

13. ADJOURNMENT

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

The Regular Meeting adjourned at 7:44 P.M.

Respectfully submitted,

Mari J. Margiotta

Mari J. Margiotta, RMC, CMR
Borough Clerk

Date of Minutes approval: September 9, 2026