



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

WORK SESSION MINUTES: WEDNESDAY, JANUARY 8, 2025

Mayor Glidden opened the meeting at 7:05 P.M. with the Open Public Meetings announcement: **THIS REGULARLY SCHEDULED MEETING OF THE CLOSTER MAYOR AND COUNCIL WILL BE HELD IN-PERSON, TELEPHONICALLY, and VIA ZOOM VIDEO.** You may join 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

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 (Via Zoom)	✓	
Councilwoman Chung		✓
Councilwoman Latner		✓
Councilwoman Maroules	✓	
Council President Yammarino	✓	

4. APPOINTMENT:

<u>OFFICE</u>	<u>MAYOR GLIDDEN’S RECOMMENDATION</u>	<u>TERM</u>	<u>EXPIRES</u>
Shade Tree Commission: Alternate No. 2	Bradley Burns	4 Years	12/31/2027

(unexpired)

5. PRESENTATION:

- a. Knickerbocker Hook & Ladder Co. – Swearing In Line Officers: Chief Nicholas Varni and then Deputy Chief Joseph Spina Jr., Captain Matthew Daly, First Lieutenant Robert Russenberger, and Second Lieutenant Ryan Lederman were sworn in by Mayor Glidden.
- b. Senior Center Policy: Linda Albelli and Delores Witko thanked the Mayor and Council and staff for their support and annual donation. She thanked Leslie Weatherly for her assistance in organizing the activities.

Delores Witko outlined some of the activities at the center. Both women invited people to join in. Ms. Albelli pointed out that the Senior Center is owned by the Seniors of Closter and that there are guidelines for applying for the use of the center. She asked that anyone asking about using the center contact her directly. Discussion.

6. **ORDINANCES:**

INTRODUCTION:

a. **ORDINANCE NO. 2025-1350**

AN ORDINANCE AMENDING ORDINANCE 2024-1349 AND APPROPRIATING A SUM NOT TO EXCEED \$546,500.00 FROM OPEN SPACE, RECREATION, FARMLAND, AND HISTORIC PRESERVATION TRUST FUND FOR PARK, FARMLAND, AND HISTORIC PRESERVATION IMPROVEMENTS

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

b. **ORDINANCE NO. 2025-1351**

“AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 21, “FIRE DEPARTMENT”, §21-7 CLOTHING ALLOWANCE”

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

7. **REVIEW AND DISCUSSION OF COMMUNICATION ITEMS:**

a. MAIL LIST of January 3, 2025

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

*25-053 AUTHORIZING A MAINTENANCE SURETY BOND TO BE RELEASED FOR BLOCK 1607 LOT 1 AND BLOCK 1310 LOT 2 – CLOSTER PLAZA 19 VER VALEN STREET

*25-054 REDEMPTION CALCULATIONS FEES

*25-055 AUTHORIZE AGREEMENT TO EXECUTE NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION – NJUCF GREEN COMMUNITIES 2024 GRANT INVENTORY AND PLAN DEVELOPMENT (COMMUNITY MANAGEMENT FORESTRY PLAN)

*25-056 APPROVAL OF VERVALEN REALTY LLC V CLOSTER BOROUGH TAX APPEAL SETTLEMENT

No Council members pulled any resolutions.

9. REPORTS

- a. BOROUGH ENGINEER FEMA has new Ordinances for New Jersey that need to be introduced and adopted before June. The Piermont Road project is still underway, as is the Swim Club. Word from EPA is still awaited. The 2024 Local Aid project is now combined with the 2025 project.
- b. BOROUGH ADMINISTRATOR A mandatory Affordable Housing Resolution must be passed before the end of the month. A special meeting will be called on 1/22 for this issue at 6:00 pm. Information will be distributed when it is available. The attorney gave a bit of background.

Councilwoman Amitai asked to have the information as soon as possible. The Bond Ordinance for the Village School will also be brought to the meeting on 1/22. Budget work will soon be underway. A meeting is set with HUD about the bridge over the Tenakill Brook. The pole barn bids are due mid-February.

- c. CHIEF OF POLICE The Administrator shared that the CALEA inspection is Monday, January 20, 2025.
- d. MAYOR - A Korean group would like to put a North Korean defectors monument near the border with Norwood and have both boroughs sponsor it. A description was distributed for consideration. Councilman Cho explained that a similar but larger monument was put up in Korea near the DMZ last summer. Locations are being discussed. The Borough must own the proposed property.

10. OLD BUSINESS

Councilwoman Amitai shared that the Planning Board would like to go in person but keep virtual aspects by the end of the first quarter.

11. NEW BUSINESS

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

The Mayor read the Public Comment policy into record. Part of the policy is that after the speakers are finished, representatives of the Borough may respond.

Steve Isaacson (97 Columbus Avenue) suggested that a visible timer be on display. He then asked where the MacBain farm stands in terms of renovations and should not be considered for Affordable Housing. Mr. Isaacson spoke about congestion pricing and said that the buses were horrible and asked the Council to contact NJ Transit. He supported the idea of having hybrid meetings for Boards/Commissions.

Natalia and Viorel Cozma asked for a reconsideration of the waiver for a sidewalk at 543 Closter Dock Road. Some reasons include that they would have to remove all of the greenery and that there is no crosswalk for pedestrian traffic. They stated that they applied for a waiver at the Planning Board meeting. Six trees would have to be taken down.

Joe Bianco spoke about 543 Closter Dock Road and stated that years ago the Planning Board had recommended

putting in curbs for drainage and suggested that this would suffice now. He said that there are no sidewalks on adjoining properties.

In response to the speakers' comments, the attorney spoke about the efforts being made to protect MacBain. The administrator said that the RFP for work on MacBain should be ready soon. The Mayor said that he will contact NJ Transit. Discussion about the sidewalk issue. The engineer supported putting in sidewalks for safety. Councilwoman Amitai supported putting in sidewalks one by one; at the moment the sidewalks will be islands, but in a few years there will be a full sidewalks. Council President Yammarino supported the waiver; Councilman Cho was torn. Councilwoman Maroules supported the waiver.

Council President Yammarino made a motion in support of the waiver, second Councilwoman Maroules.

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

The approved applicants for the waiver will be required to deposit certain amounts into the sidewalk fund.


13. ADJOURNMENT

Council President Yammarino moved to adjourn the Work Session and move to the Regular Meeting, second Councilwoman Maroules. All in favor. Meeting adjourned at **8:01 P.M.**

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

Work session adjourned at **8:01 P.M.**

Respectfully Submitted,


Mari J. Margiotta, RMC, CMR
Borough Clerk