



MAYOR AND COUNCIL
BOROUGH OF CLOSTER

REGULAR MEETING MINUTES: WEDNESDAY - SEPTEMBER 24, 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

Mayor Glidden opened the meeting at **8:20 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.

2. ROLL CALL

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

3. ORDINANCES:

ADOPTION:

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

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.

This Ordinance was introduced at the Regular Meeting held September 10, 2025, and was published in The Record issue of September 16, 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.

At this time, Mayor Glidden opened the meeting to the public for any questions, comments, or concerns regarding Ordinance No. 2025:1372.

Steve Isaacson (97 Columbus Avenue) asked whether the old 4-wheel drive vehicle could be donated to the MacBain Farm, as a new one is being purchased. Administrator James Winters will keep this in mind but does not believe there are any available at this time.

Mayor Glidden closed the meeting to the public regarding Ordinance No. 2025:1372.

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

INTRODUCTION:

a. **ORDINANCE NO. 2025:1373**
AN ORDINANCE TO AMEND ORDINANCE 2024:1340 SALARIES

WHEREAS, the Borough of Closter passed Ordinance Number 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>
Finance		
Tax Collector/Tax Search Officer	55,000.00	110,000.00
Administration		
Assistant to the Clerk	50,000.00	60,000.00

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 Resolution to the Finance Office.

Final Adoption and Open Public Hearing will be held on October 8, 2025 or as soon thereafter.

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

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:

*25-239 APPROVING DOO SAM LEE V. CLOSTER BOROUGH TAX APPEAL SETTLEMENT

WHEREAS, the taxpayers, Lee, Doo Sam & Yong Ock, appealed the assessment levied on Block 2407, Lot 11 for the tax year 2021; and

WHEREAS, the subject property is located at 13 Pine Hill Road; 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: for the 2021 tax year the Assessed Value shall be reduced from \$1,366,400 to \$1,300,000; and

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

WHEREAS, the Tax 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 **Lee, Doo Sam & Yong Ock 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.

*25-240 APPROVING KONTSEVOY V. CLOSTER BOROUGH TAX APPEAL SETTLEMENT

WHEREAS, the taxpayer, Yura Kontsevoy, appealed the assessment levied on Block 2302, Lot 32 for the tax year 2025; and

WHEREAS, the subject property is located at 92 Mac Arthur Ave.; and

WHEREAS, the Plaintiff appeared Pro Se in this matter but retained an expert appraiser who provided a report to the town; 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: for the 2025 tax year the Assessed Value shall be reduced from \$2,638,000 to \$2,500,000; and

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 **Yura Kontsevov 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.

*25-241 AMEND APPROVED RESOLUTION #2025-234 MEWANI V. CLOSTER BOROUGH TAX APPEAL SETTLEMENT

WHEREAS, the taxpayers, Mewani, Mona & Ricky & Naveen, appealed the assessments levied on Block 1405, 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.

*25-242 AUTHORIZING PURCHASE OF POLICE VEHICLE GRAPHICS INSTALLATION FROM ADMINISTRATIVE FEES TRUST

WHEREAS, the Borough of Closter's Police Department has a need to purchase police vehicle graphics installation; and

WHEREAS, the funds from the Administrative Fees Trust are available for this purchase; and

WHEREAS, the Police Department would like to purchase police vehicle graphics installation from Haworth Service Center, Inc. for \$1,800.00; and

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council do hereby authorize the Police Department to purchase police vehicle graphics installation from Haworth Service Center, Inc. for \$1,800.00, funded by the Administrative Fees Trust.

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 to the Borough of Closter for the calendar year 2025 in account: **T-13-56-000-096-999 for \$1,800.00.**

Dated: September 24, 2025

*25-243 AUTHORIZING PURCHASE OF POLICE DEPARTMENT INVESTIGATIVE SOFTWARE FROM SPECIAL LAW ENFORCEMENT TRUST

WHEREAS, the Borough of Closter's Police Department has a need to purchase law enforcement investigative software; and

WHEREAS, the funds from the Law Enforcement Trust are available for this purchase; and

WHEREAS, the Police Department would like to purchase law enforcement investigative software from Whooster, Inc. for \$2,000.00; and

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council do hereby authorize the Police Department to purchase law enforcement investigative software from Whooster, Inc. for \$2,000.00, funded by the Special Law Enforcement Trust.

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 N.J.A.C. 5:30.4, that the funds are available to the Borough of Closter for the calendar year 2025 in account: T-13-56-000-005-000 for \$2,000.00.

Dated: September 24, 2025

*25-244 APPROVING COMPENSATORY TIME BANK FOR LESLIE WEATHERLY

WHEREAS, Leslie Weatherly is employed as a non-exempt Borough employee, and

WHEREAS, Leslie Weatherly was instructed to attend the Shade Tree Commission meeting in 2015 and 2016 by the Mayor, and

WHEREAS, Leslie Weatherly was never compensated for this work time, and

WHEREAS, the HR Committee of the Mayor and Council has reviewed this matter and recommends that Leslie Weatherly be given a compensatory time bank of 31.25 hours, and

WHEREAS, this bank can be used for PTO time and not be paid out on a cash basis, and

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council approve a Compensatory time bank for Leslie Weatherly in the amount of 31.25 hours to be used as PTO time.

*25-245 APPROVING TO APPLY FOR 2026 BERGEN COUNTY HISTORY SPECIAL PROJECTS GRANT PROGRAMS

NOW, THEREFORE BE IT RESOLVED, the Governing Body of the Borough of Closter formally approves the 2026 Declaration of Intent to Apply to the Bergen County Department of Parks, Division of Cultural and Historic Affairs Special Projects History Grant Program; (Exhibit A) attached; and

BE IT FURTHER RESOLVED that the Governing Body authorizes the Mayor to sign the Declaration of Intent to Apply; and

BE IT FURTHER RESOLVED the Borough Clerk will provide two (2) original, signed and sealed copies of this resolution to the Borough Administrator.

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

Motion allowing Mayor Glidden to sign the Developers Agreement for the Village School.

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

Motion permitting the MacBain Farm to hold their Fall Festival October 25 (Rain date October 26).

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

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

None

6. **CLOSED SESSION:**

*25-246 RESOLUTION CLOSED SESSION – SEPTEMBER 24, 2025

Docket#	Item Title of Description	Statutory Reference
2025-09-24-1	Tactics and Techniques Shade Tree	N.J.S.A. 10:4:12 (b) (6)
2025-09-24-2	Personnel Borough Handbook	N.J.S.A. 10:4:12 (b) (8)
2025-09-24-3	Contract Negotiations MacBain Farm	N.J.S.A. 10:4:12 (b) (7)

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

7. **ADJOURNMENT**

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

The Regular Meeting adjourned at 8:27 P.M.

Respectfully submitted,



Mari J. Margiotta, RMC, CMR
Borough Clerk