



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

WORK SESSION MINUTES: WEDNESDAY– FEBRUARY 12, 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**

1. PLEDGE OF ALLEGIANCE

2. OPEN PUBLIC MEETINGS ACT STATEMENT

Mayor Glidden opened the meeting at 7:00 P.M. with the following announcement: This meeting is called pursuant to the provisions of the Open Public Meetings Act of the State of New Jersey, was included in the Notice of 2025 Mayor and Council Meetings which was published in The Record on December 29, 2024 and The Star-Ledger on December 30, 2024, was posted on the Municipal Clerk's bulletin board and on the Borough website, and has remained posted as the required notices under the Statute. In addition, a copy of the notice is and has been available to the public and is on file in the office of the Municipal Clerk.

3. ROLL CALL

| GOVERNING BODY | PRESENT | ABSENT |
|-----------------------------|---------|--------|
| Mayor Glidden | ✓ | |
| Councilwoman Amitai | ✓ | |
| Councilman Cho | ✓ | |
| Councilwoman Chung | ✓ | |
| Councilwoman Latner | ✓ | |
| Councilwoman Maroules | ✓ | |
| Council President Yammarino | ✓ | |

4. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS:

- a. MAIL LIST of January 24, 2025 The Borough Administrator spoke about Item #2, the need to appoint someone to Bergen County Community Development. One meeting's attendance is required. Council President Yammarino will take on this responsibility.
- b. MAIL LIST of January 31, 2025 Council President Yammarino spoke about Item #1, the OPRA Technology Survey. The information was more involved than he could provide. Discussion. The Mayor briefly discussed Item #1 (Senate bill preempting municipal zoning).
- c. MAIL LIST of February 7, 2025 Councilwoman Amitai spoke about Item #3 from a resident with an application in front of the Zoning Board. The resident is interested in purchasing the adjacent easement to allow for construction of a garage. The resident has been advised that if this were to happen the stormwater pipe would have to remain accessible to the Borough. A resolution allowing the Tax Assessor to assess it can be brought to the Regular Meeting. Councilwoman Latner spoke about Item #4 (the Stigma Free

contest). She would like to have the link. Councilman Yammarino spoke about Items 5 (Senate bill concerning PILOT reporting; the attorney explained) and 6 (115 Oak Street requesting sidewalk waiver). Robert Kasperek was at the meeting and spoke on his behalf. He explained the situation. The engineer explained that this is a dead end and that dead ends are usually the only streets for which this is granted. A resolution can come to the Regular Meeting. The administrator spoke about Items 2 (possible event space at Memorial Field and resulting possible application for Open Space Funding), 9 (application by Lions Club for clothing collection box at Ruckman Field; there was some concern about the location at Ruckman. It will be at Memorial Field in the parking lot), 11 (request for approval for Ramadan event and placement of the crescent. The insurance has been approved. There were no objections. A resolution can be brought to the meeting). The Mayor spoke about Item #8 (2025 NJCM Winter Summit on public safety). The Mayor will attend and report back. Councilwoman Amitai spoke about Item #10. Leslie Weatherly is willing to write the AARP Community Challenge Grant application, if a good project can be located. Perhaps the Veterans Park is a good venue for sprucing up, although no changes are desired.

5. **ORDINANCES:**

INTRODUCTION:

a. **ORDINANCE NO. 2025:1355**

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 93, CONSTRUCTION AND REPAIR OF SIDEWALKS AND CURBS; CHAPTER 171, ARTICLE IV, SIDEWALK CONSTRUCTION, CHAPTER 171, ARTICLE V, SIDEWALK REPAIR; AND CHAPTER A301, FEES AND DEPOSITS

ADOPTION:

a. **ORDINANCE NO. 2025:1352**

BOND ORDINANCE PROVIDING AN APPROPRIATION OF \$2,000,000 FOR THE MAKING OF A GRANT TO THE DEVELOPER OF THE CLOSTER VILLAGE SCHOOL PROJECT FOR 35 AFFORDABLE HOUSING UNITS FOR AND BY THE BOROUGH OF CLOSTER IN THE COUNTY OF BERGEN, NEW JERSEY AND, AUTHORIZING THE ISSUANCE OF \$400,000 BONDS OR NOTES OF THE BOROUGH FOR FINANCING PART OF THE APPROPRIATION

b. **ORDINANCE NO. 2025:1354**

AN ORDINANCE AMENDING CHAPTER 170A OF THE CODE ENTITLED "STORMWATER CONTROL" PURSUANT TO RECOMMENDATIONS MADE BY THE BERGEN COUNTY DEPARTMENT OF PLANNING AND ENGINEERING

Councilman Cho moved to pull 2025:1355 for wording adjustments to be brought back at the next meeting, second Councilwoman Latner. All in favor. Carried.

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

*25-067 SUPPORT PUBLISHING LEGAL NOTICES ON OFFICIAL GOVERNMENT WEBSITES

*25-068 AUTHORIZE THE EXECUTION OF THE MEMORANDUM OF UNDERSTANDING BETWEEN CLOSTER MARKETPLACE (EBA), LLC AND CLOSTER POLICE DEPARTMENT

*25-069 APPROVAL RELEASE OF ENGINEERING ESCROWS – 174 DURIE AVENUE

- *25-070 AWARDING A CONTRACT FOR THE CONSTRUCTION OF THE POLE BARN BUILDINGS AT THE DEPARTMENT OF PUBLIC WORKS IN THE BOROUGH OF CLOSTER
- *25-071 AUTHORIZING BIDS FOR COMPOSTING AND RELATED SERVICES
- *25-072 APPROVAL OF DWL MONMOUTH INC. V CLOSTER BOROUGH TAX APPEAL SETTLEMENT
- *25-073 AMENDING CHANGE ORDER NO. 1 (FINAL) THE RUCKMAN PARK PICKLEBALL IMPROVEMENTS & 2024 BOROUGH ROAD PROGRAM – GREEN VALLEY GROUP INC.
- *25-074 BILLS LIST – FEBRUARY 12, 2025
- *25-075 APPROVAL OF 2025 TOWING LICENSE FOR DEMAURO TOWING, INC.
- *25-076 APPROVAL OF 2025 TOWING LICENSE FOR D.T.R. TOWING
- *25-077 APPROVAL OF 2025 TOWING LICENSE FOR D.T.R. AUTOMOTIVE
- *25-078 APPROVAL OF 563 PIERMONT ROAD V BOROUGH OF CLOSTER TAX APPEAL SETTLEMENT

There was no request to pull any items.

7. **PROFESSIONAL REPORTS**

- a. **BOROUGH ENGINEER** Some highlights from the report: The Borough is still in process of securing the easement needed for the Piermont and Ver Valen intersection. The Engineer encouraged the Borough to secure it soon so that if the County is ready the Borough can move ahead. The Swim Club project is still with the EPA. 2024 Local Aid is being combined with the 2025 project and will be bid March or April. The engineer suggested putting an authorization to bid on the next meeting agenda. The pickleball project is basically finished, engineering wise. The engineer suggested the condemnation process for the easement situation. The attorney stated that an exact description was necessary and outlined the process.
- b. **BOROUGH ADMINISTRATOR** At the next meeting a bond ordinance will be introduced for the 2025 Road Improvement project. The Finance Clerk resigned. A new hire is in the works to start March 1. For the Village School, two meetings have taken place with the developer. HMFA is questioning the developer's ability to complete the project. The developer has been convincing that they can do it. The hope is that shovels go in the ground in May. The attorney spoke to the developer's Land Use Attorney today, who wants High Street widened at the spot of the Village School. The Finance Committee will start meeting with departments in the next couple of weeks.
- c. **CHIEF OF POLICE** The accreditation in January went very well. The World Cup is scheduled for the northeast US in the summer of 2026 and is expected to be the largest sporting event in the world. The Boroughs are asked not to have events in July of 2026. In 2025 there will be a similar event for youth soccer. It is unknown how much the World Cup will actually affect Closter. Hotel accessibility is an issue, so Closter should look at their Airbnb policies. RE: Knickerbocker and High Street—the Police have reached out to the County, and they will meet with the Police. Data and options are being looked at. Perhaps the light sequence can positively affect the traffic flow. The flashing light at Knickerbocker and Cedar may be a distraction and perhaps could be changed. There is a large amount of requests for accident reports. The Police are using a third party to help. The Chief had a meeting with Veolia. The County is planning to replace the bridge on Schraalenburgh just before Harrington Park. PSE&G and Veolia will have to move service lines off the bridge. Would the County keep part of the bridge open? There will be a lot of disruption; the Borough needs to have an opinion/input in the plans. The Mayor and Council will write a letter when the Chief alerts them of the right time.

8. OLD BUSINESS

The Mayor reported that there was a successful Lunar New Year and Groundhog Day. Closter Chuckie did not see his shadow. The swing band performance has been postponed to March 1. There is another performance in April. April 29 is the Easter Egg Hunt. April 27 is Little League Day.

Councilwoman Latner shared that March 2 is Rise Against Hunger. February 28 to March 2 is the NVD musical. The Ambulance Casino Night is also February 28, and the Council is invited. The Librarian from Hillside invited everyone to join Read Across America. Councilwoman Latner and Mayor Glidden will join.

Council President Yammarino asked whether there is a version of Adobe with active links. Discussion.

9. NEW BUSINESS

The Council granted the Fire Department's use of vehicles for the Wildwood convention.

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

Steve Isaacson (97 Columbus) asked about the Welcome Bus (the committee did not have interest), about the RFP for MacBain (it has been made public), whether JIF has been alerted to the pole barn plans (discussion) because he was concerned. He asked if everyone did their appraisals and said his went up \$97,000. He asked whether there was a way to get a second opinion.

Jeanne Stella (479 High Street) asked whether there was anything that Closter could do to protect their immigrant neighbors. She shared that she is really worried about this and that people are afraid to go to the store and to work. She said that deportations are reported to rely on local Police officers. Ms. Stella spoke about following the Trust Directive. The Mayor said that if Closter is approached, it will be made public. She asked if information could be shared at the Food Bank.

Brian Pfeiffer (158 Demarest Avenue) spoke about the accidents on Demarest and Knickerbocker. His research showed that 3:00-6:00pm had the bulk of the accidents. Discussion.

Joe Corrado (2 Taylor Drive) said that the Borough was planning to award pole barn to low bidder. He spoke about the quality of the soil and spoke about several other hazards and issues. He also asked whether the DPW is doing the electrical work.

Eugene Tryde (Callahan Jewelers owner) spoke about the parking lot behind the building, where his employees and customers park. He voiced concern about the shape of the building. The Mayor stated the Borough does not own the majority of the parking lot. Most of it is owned by the owners of the buildings, and the Borough has tried to work with them. The Mayor suggested that the business owners band together and insist on improvements. The Mayor offered to have someone participate if there is a meeting.

11. ADJOURNMENT

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

Work Session adjourned at 8:24 P.M.

Respectfully Submitted,



Mari J. Margiotta, RMC, CMR
Borough Clerk