MAYOR AND COUNCIL
BOROUGH OF CLOSTER

WORK SESSION AGENDA: WEDNESDAY - JANUARY 14, 2026 at 7:00 P.M.

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:**
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 2026 Mayor and Council Meetings which was published in The Record on December 10, 2026 and sent to The Star-Ledger on December 15, 2025, is 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:**
Mayor Glidden
Councilwoman Amitai
Council President Cho
Councilwoman Chung
Councilwoman Latner
Councilwoman Maroules
Councilman Yammarino

4. **MAYORAL APPOINTMENTS:**

MacBain Farm

Member	Farhat Khalique	1 Year	Dec 31, 2026

5. **REVIEW AND DISCUSSION OF COMMUNICATION ITEMS:**
   a. Mail List of January 9, 2026

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

*26-054 AUTHORIZING CHANGE ORDER NO. 1 FINAL REVISED FOR WAINWRIGHT AVENUE AND KING PLACE IMPROVEMENTS, DEMAREST AVENUE IMPROVEMENTS, RUCKMAN PARK WALK PATH REPLACEMENT AND 2025 BOROUGH PAVING PROJECT

*26-055 AUTHORIZING REFUND OF REDEMPTION MONIES TO OUTSIDE LIENHOLDER

*26-056 CLOSED SESSION

7. **PROFESSIONAL REPORTS**
   a. BOROUGH CLERK
   b. BOROUGH ENGINEER
   c. BOROUGH ADMINISTRATOR
   d. CHIEF OF POLICE

8. **OLD BUSINESS**

9. **NEW BUSINESS**

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

11. **ADJOURNMENT**

AGENDA SUBJECT TO CHANGE

BOROUGH OF CLOSTER
RESOLUTION #2026-054
JANUARY 14, 2026

AUTHORIZING CHANGE ORDER NO. 1 FINAL REVISED FOR WAINWRIGHT AVENUE AND KING PLACE IMPROVEMENTS, DEMAREST AVENUE IMPROVEMENTS, RUCKMAN PARK WALKING PATH REPLACEMENT AND 2025 BOROUGH PAVING PROJECT

WHEREAS, the Borough of Closter, by Resolution dated April 23, 2025, Agenda No. 2025-127, approved a contract in the amount of **$867,678.28** (the "Contract Price") to 4 Clean-Up Inc. for a project known as the 2024 & 2025 Road Programs; and

WHEREAS, the Borough of Closter, by Resolution 2025-224 dated August 13, 2025, approved adding the "Paving of Police Pistol Range," for an additional cost of **$**37,500.00 to the scope of work for a new contract total of $905,178.28; and

WHEREAS, in a letter to the Borough dated January 5, 2026 Boswell Engineering advised the Borough of **Change Order No. 1 Final REVISED (Exhibit A attached),** inclusive of the additional cost for the Paving of Police Pistol Range as well as reflecting the reductions of $97,843.76**,** thereby **reducing the total contract** amount by **$11,443.53** to the final Amended Contract Price of **$856,234.75**; and

WHEREAS, 4-Clean Up, Inc. has submitted a 2- Year Maintenance Bond for the work performed; and

WHEREAS, Boswell Engineering takes no exception to the **final payment of $75,490.22** to **4-Clean Up Inc**. for work completed as outlined in Estimate No. 4 and Final Revised Payment dated January 5, 2026 (attached); and

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council do hereby authorize the execution by the Chief Financial Officer of Change Order No. 1 Final Revised pursuant to which the amended Contract Price will be decreased by **$11,443.53** to **$856,234.75** (the "Amended Contract Price") and the **final payment** of **$75,490.22** to **4-Clean Up Inc.**

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 2026 in accounts:

C-04-24-330-000-001 in the amount of $ 5,348.84
C-04-25-356-001-001 in the amount of $33,126.18
C-04-24-349-001-001 in the amount of $ 2,172.20
T-13-56-000-005-000 in the amount of $25,000.00
5-01-25-242-000-284 in the amount of $ 7,500.00
5-01-25-242-000-282 in the amount of $ 2,000.00
C-04-24-349-001-001 in the amount of $ 343.00

Base and Alternate Bid Spreadsheet (Exhibit B attached) for a total **final payment of $75,490.22** to 4-Clean Up, Inc.

Dated: January 14, 2026

_____
Frank Elenio, CFO

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

Adopted: January 14, 2026

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 January 14, 2026.

_____
Mari J. Margiotta, Borough Clerk

JW:lw

Exhibit A

Boswell Engineering Letter dated January 5, 2026
RE: Wainwright Avenue and King Place Improvements, Demarest Avenue Improvements, Ruckman Park Walking Path Replacement, and 2025 Borough Paving Project
Boswell File No. CL-1525

Exhibit A

BOSWELL
EST 1924

RECEIVED
JAN 05 2025
BOROUGH of C
ADMINISTRAT

Headquarters
330 Phillips Avenue
South Hackensack, NJ 07606

O 201 641 0770
info@boswellengineering.com
boswellengineering.com

January 5, 2026

Honorable Mayor and Council
Borough of Closter
295 Closter Dock Road
Closter, New Jersey 07624

Attn.: Mr. James Winters

RE: Wainwright Avenue and King Place Improvements,
Demarest Avenue Improvements, Ruckman Park Walking Path Replacement,
and 2025 Borough Paving Project
Borough of Closter
Bergen County, New Jersey
Our File No. CL-1525

Dear Mayor Glidden and Members of the Council:

Enclosed please find the following items as they relate to the above referenced project:

1. One (1) completed Closter voucher in the amount of $75,490.22 for the work performed by the contractor 4-Clean Up, Inc.
2. One (1) Estimate Certificate No. 4 Final Revised dated January 5, 2026.
3. One (1) Change Order No. 1 Final Revised reducing the contract amount by $11,443.53 from $867,678.28 to $856,234.75.
4. One (1) 2-year Maintenance Bond for the work performed by 4-Clean Up, Inc.

Boswell Engineering takes no exception to the payment of $75,490.22 for work completed as outlined in Estimate No. 4 Final Revised. Please execute Change Order No. 1 Final Revised and return same to our office for processing with NJDOT.

Thank you for your kind attention to this matter. Should you have any questions or require anything further, please do not hesitate to contact me.

Very truly yours,

Nick DeNicola, P.E.
Borough Engineer

ND/amg
Enclosures
cc: 4-Clean Up, Inc.

260105AMGL-est. 4 and final-revised.doc

THE BOROUGH OF CLOSTER

BERGEN COUNTY, N.J.

TO: 4-CleanUp, Inc.

ADDRESS: P.O. Bos 5098, North Bergen, NJ 07047

Itemize fully and sign certification before presenting for payment.
This Voucher must be returned to the Borough Treasurer, Closter, NJ

Date	ITEM	Dollars	Cents
	For work performed and material furnished in the construction of:		
	Wainwright Avenue And King Place Improvements, Demarest Avenue		
	Improvements, Ruckman Park Walking Path Replacement,		
	and 2025 Borough Paving Project		
	Borough of Closter		
	Bergen County, New Jersey		
	Our File No. CL-1525		
	In accordance with Engineer's Estimate No. 4 Final Revised		
	Dated: October 10, 2025		
	Seventy-Five Thousand Four Hundred Ninety and .22/100 Dollars		
		$ 75,490	.22

CLAIMANT'S CERTIFICATION & DECLARATION

I do solemnly declare and certify under the penalties of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as therein stated is justly due and owing, and that the amount charged is a reasonable one. the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one.

President

Signature — Official Position

Date: 1/5/25

OFFICER'S CERTIFICATION

I, having knowledge of the facts, certify that the materials and supplies have been received or the services rendered; said certification being based on signed delivery slips or other reasonable procedures.

Administrator.

Title

Delivery slips received and checked

Date — Signature or Initials

The above claim is approved as correct.

For Finance Committee

ACCOUNT NUMBER	YEAR	ACCOUNT NAME	TOTAL

THIS VOUCHER NOT TO BE USED BY VENDORS

Form SA-1 11/2002

NEW JERSEY DEPARTMENT OF TRANSPORTATION

STATE AID PROJECTS

CHANGE ORDER NUMBER 1 (FINAL) REVISED

Division of Local Aid and Economic Development

Project	Wainwright Avenue And King Place Improvements, Demarest Avenue Improvements, Ruckman Park Walking Path Replacement, And 2025 Borough Paving Project
Municipality	Borough of Closter
County	Bergen County
Contractor	4 Clean-Up, Inc.

In accordance with the project Supplementary Specification, the following are changes in the contract.
Location and Reason for Change (Attach additional sheets if required).

Final Quantities Adjustment

Item No.	Description	Quantity (+/-)	Unit Price	Amount
BASE BID 1: 2024 MUNICIPAL AID (FUNDED BY NJDOT)				
1	Breakaway Barricade	-50	$0.01	-$0.50
2	Drum	-75	$0.01	-$0.75
3	Traffic Cone	-50	$1.00	-$50.00
4	Construction Signs	-150	$1.00	-$150.00
5	Asphalt Price Adjustment	-1	$500.00	-$500.00
6	Fuel Price Adjustment	-1	$200.00	-$200.00
7	Excavation, Test Pit	-5	$1.00	-$5.00
8	Inlet Filter, Type 1	-192	$0.01	-$1.92
9	HMA Milling, 3" or Less	47	$5.50	$258.50
10	Hot Mix Asphalt Pavement Repair	-150	$1.00	-$150.00
11	Hot Mix Asphalt 9.5M64 Surface Course	-219	$93.00	-$20,355.84
12	Tack Coat	-310	$0.01	-$3.10
13	Prime Coat	-45	$0.01	-$0.45
17	Reset Existing Casting	-13	$1.00	-$13.00
22	Concrete Sidewalk, 4" Thick	16	$110.00	$1,760.00
23	Hot Mix Asphalt Sidewalk, 7" Thick	-10	$35.00	-$350.00
24	Hot Mix Asphalt Driveway, 7" Thick	2	$35.00	$70.00
26	9" x 18" Concrete Vertical Curb	107	$44.00	$4,708.00
27	Traffic Markings Lines, 4"	100	$1.45	$145.00
28	Traffic Markings Lines, 6"	-86	$2.17	-$186.62
29	Traffic Markings Lines, 12"	142	$4.35	$617.70
31	Borrow Topsoil	-47	$1.00	-$47.00
35	Reset Gas Valve Box	-1	$1.00	-$1.00
36	Reset Water Valve Box	-9	$1.00	-$9.00
S-1	Fuel Price Adjustment	1	$179.84	$179.84
S-2	Asphalt Price Adjustment	1	$480.70	$480.70
BASE BID 2: 2025 MUNICIPAL AID (FUNDED BY NJDOT)				
38	Asphalt Price Adjustment	-1	$600.00	-$600.00
39	Fuel Price Adjustment	-1	$300.00	-$300.00
40	Inlet Filter, Type 1	-368	$0.01	-$3.68
41	HMA Milling, 3" or Less	-433	$5.50	-$2,381.50

(Submit two (2) copies to the Division of Local Aid and Economic Development District Office)

Item No.	Description	Quantity (+/-)	Unit Price	Amount
42	Hot Mix Asphalt Pavement Repair	-270	$1.00	-$270.00
43	Hot Mix Asphalt 9.5M64 Surface Course	-397	$93.00	-$36,882.87
44	Tack Coat	-465	$0.01	-$4.65
45	Prime Coat	-75	$0.01	-$0.75
47	Reset Existing Casting	-14	$1.00	-$14.00
50	Reconstructed Manhole, Using New Casting	-4	$800.00	-$3,200.00
51	Reconstructed Manhole, Sanitary Sewer, Using New Casting	-3	$800.00	-$2,400.00
53	Concrete Sidewalk, 4" Thick	24	$110.00	$2,640.00
54	Hot Mix Asphalt Sidewalk, 7" Thick	-13	$35.00	-$455.00
56	9" x 18" Concrete Vertical Curb	-20	$44.00	-$880.00
57	Traffic Markings Lines, 4"	3984	$0.95	$3,784.80
58	Traffic Markings Lines, 6"	1235	$1.42	$1,753.70
59	Traffic Markings Lines, 12"	407	$2.85	$1,159.95
60	Traffic Markings Symbols	874	$10.00	$8,740.00
62	Borrow Topsoil	-46	$1.00	-$46.00
66	Reset Gas Valve Box	-6	$1.00	-$6.00
67	Reset Water Valve Box	-23	$1.00	-$23.00
S-3	Fuel Price Adjustment	1	$182.17	$182.17
S-4	Asphalt Price Adjustment	1	$469.34	$469.34
S-9	Core & Testing Penalty (2%)	1	-$1,745.44	-$1,745.44
BASE BID 3: FUNDED BY THE BOROUGH				
68	Silt Fence	-900	$0.01	-$9.00
69	Caution Fence	-1950	$0.01	-$19.50
70	Hot Mix Asphalt Sidewalk, 7" Thick	-49	$50.00	-$2,450.00
71	9" x 18" Concrete Vertical Curb	-20	$44.00	-$880.00
72	Borrow Topsoil	-9	$1.00	-$9.00
73	Topsoil Spreading, 5" Thick	327	$3.00	$981.00
74	Fertilizing and Seeding, Type A-3	327	$1.00	$327.00
75	Straw Mulching	327	$1.00	$327.00
BASE BID 4: FUNDED BY THE BOROUGH (2025 BOROUGH PAVING PROJECT)				
77	Asphalt Price Adjustment	-1	$400.00	-$400.00
78	Fuel Price Adjustment	-1	$200.00	-$200.00
79	Excavation, Test Pit	-10	$1.00	-$10.00
80	Inlet Filter, Type 1	-208	$0.01	-$2.08
81	HMA Milling, 3" or Less	235	$5.50	$1,292.50
82	Hot Mix Asphalt Pavement Repair	-100	$1.00	-$100.00
83	Hot Mix Asphalt 9.5M64 Surface Course	12	$93.00	$1,130.88
84	Tack Coat	-30	$0.01	-$0.30
85	Prime Coat	-25	$0.01	-$0.25
87	12" Reinforced Concrete Pipe	4	$90.00	$360.00
88	15" Reinforced Concrete Pipe	-3	$90.00	-$270.00
89	Underdrain, Type F	4	$90.00	$360.00
90	Reset Existing Casting	-4	$1.00	-$4.00
93	Reconstructed Inlet, Type B, Using New Casting	2	$1,500.00	$3,000.00
94	Reconstructed Manhole, Sanitary Sewer, Using New Casting	-1	$800.00	-$800.00

Item No.	Description	Quantity (+/-)	Unit Price	Amount
95	Concrete Sidewalk, 4" Thick	-15	$110.00	-$1,650.00
96	Brick Paver Sidewalk	-1	$125.00	-$75.00
97	Hot Mix Asphalt Sidewalk, 7" Thick	-8	$35.00	-$280.00
98	Hot Mix Asphalt Driveway, 7" Thick	-55	$35.00	-$1,925.00
99	Detectable Warning Surface	2	$400.00	$720.00
100	9" x 18" Concrete Vertical Curb	118	$44.00	$5,192.00
101	9" x 6" Hot Mix Asphalt Curb	-44	$23.00	-$1,012.00
102	Traffic Markings Lines, 4"	1613	$1.80	$2,903.40
103	Traffic Markings Lines, 6"	-250	$2.70	-$675.00
104	Traffic Markings Lines, 12"	-50	$5.40	-$270.00
105	Traffic Markings Symbols	-100	$10.00	-$1,000.00
106	Borrow Topsoil	-45	$1.00	-$45.00
110	Reset Gas Valve Box	-8	$1.00	-$8.00
111	Reset Water Valve Box	-8	$1.00	-$8.00
S-5	Pave Lot Gun Range	1	$37,500.00	$37,500.00
S-6	Conduit High Street	1	$3,900.00	$3,900.00
S-7	Fuel Price Adjustment	1	$111.01	$111.01
S-8	Asphalt Price Adjustment	1	$316.18	$316.18
	ALTERNATE BID B			
95B	Concrete Sidewalk, 4" Thick	20	$110.00	$2,200.00
112B	Concrete Sidewalk, Reinforced, 6" Thick	5	$115.00	$575.00
	ALTERNATE BID C			
113C	Sealing of Cracks in Hot Mix Asphalt Surface Course	-25000	$0.65	-$16,250.00

Amount of Original Contract	$867,678.28
Adjusted Amount Based on Change Order No. 1	$856,234.75
% Change in Contract [(+) Increase or (-) Decrease]	**-1.34%**

Extra	$45,006.43
Supplemental	$41,393.80
Reduction	-$97,843.76
Total Change	($11,443.53)

(Engineer) 1/5/26 (Date)

(Presiding Officer) 1/6/26 (Date)

(Contractor) 1/5/26 (Date)

Approved: _____

(District Manager) **(Date)**
(Division of Local Aid and Economic Development)

Change Order Form SA-1.xls

(Submit two (2) copies to the Division of Local Aid and Economic Development District Office)

BOSWELL
EST 1924

ESTIMATE CERTIFICATE
FOR WORK PERFORMED AND MATERIAL FURNISHED IN THE CONSTRUCTION OF:
WAINWRIGHT AVENUE AND KING PLACE IMPROVEMENTS, DEMAREST AVENUE IMPROVEMENTS, RUCKMAN PARK WALKING PATH REPLACEMENT, AND 2025 BOROUGH PAVING PROJECT
BOROUGH OF CLOSTER
BERGEN COUNTY, NEW JERSEY
OUR FILE NO. CL-1525

Estimate Number: 4 Final Revised

Period Ending: October 10, 2025

Contractor: 4 Clean Up, Inc.
P.O. Box 5098
North Bergen, NJ 07047

Base Contract Amount:	$867,678.28	**Total Amount Estimated:**	$856,234.75
Less Reductions:		**Less 2% Retainage:**	
Plus Increases:	-$11,443.53	**Total Net Amount Estimated:**	$856,234.75
Amended Contract Amount:	$856,234.75	**Less Amount Previously Paid:**	$780,744.53
Contract Starting Date:		**Amount Due This Estimate:**	$75,490.22
Actual Starting Date:			
Contract Completion Date:			
Extensions:			

Amended Completion Date:
Time Used:
Percent Complete: 100%

Estimated By: Brenna Collins

Approved By: Derek Hughes

FOR USE BY THE BOROUGH OF CLOSTER

Verified by:
(Business Administrator)
(Project Engineer)

Audited by:
(Chief Financial Officer)

ESTIMATE CERTIFICATE

FOR WORK PERFORMED AND MATERIAL FURNISHED IN THE CONSTRUCTION OF:

WAINWRIGHT AVENUE AND KING PLACE IMPROVEMENTS, DEMAREST AVENUE IMPROVEMENTS, RUCKMAN PARK WALKING PATH REPLACEMENT, AND 2025 BOROUGH PAVING PROJECT

BOROUGH OF CLOSTER

BERGEN COUNTY, NEW JERSEY

OUR FILE NO. CL-1525

Estimate Number: 4 Final Revised

ITEM	DESCRIPTION	UNIT	UNIT PRICE	ORIGINAL CONTRACT QUANTITY	AMENDED CONTRACT QUANTITY	QUANTITY PREV. ALLOWED	QUANTITY ALLOWED THIS ESTIMATE	QUANTITY ALLOWED TO DATE	TOTAL AMT. ALLOWED TO DATE	AMOUNT DUE THIS ESTIMATE
	BASE BID 1: 2024 MUNICIPAL AID (FUNDED BY NJDOT)									
1	Breakaway Barricade	UNIT	$ 0.01	50		0.00	0.00	0.00	$ -	$ -
2	Drum	UNIT	$ 0.01	75		0.00	0.00	0.00	$ -	$ -
3	Traffic Cone	UNIT	$ 1.00	100		50.00	0.00	50.00	$ 50.00	$ -
4	Construction Signs	SF	$ 1.00	200		50.00	0.00	50.00	$ 50.00	$ -
5	Asphalt Price Adjustment	Dollar	$ 500.00	1		0.00	0.00	0.00	$ -	$ -
6	Fuel Price Adjustment	Dollar	$ 200.00	1.00		0.00	0.00	0.00	$ -	$ -
7	Excavation, Test Pit	C.Y.	$ 1.00	5.00		0.00	0.00	0.00	$ -	$ -
8	Inlet Filter, Type 1	S.F.	$ 0.01	192		0.00	0.00	0.00	$ -	$ -
9	HMA Milling, 3" or Less	S.Y.	$ 5.50	8,020		8,067.00	0.00	8,067.00	$ 44,368.50	$ -
10	Hot Mix Asphalt Pavement Repair	S.Y.	$ 1.00	150		0.00	0.00	0.00	$ -	$ -
11	Hot Mix Asphalt 9.5M64 Surface Course	Ton	$ 93.00	1,180		961.12	0.00	961.12	$ 89,384.16	$ -
12	Tack Coat	Gallon	$ 0.01	1,210		900.00	0.00	900.00	$ 9.00	$ -
13	Prime Coat	Gallon	$ 0.01	45		0.00	0.00	0.00	$ -	$ -
14	Polymerized Joint Adhesive	L.F.	$ 0.01	4,800		4,800.00	0.00	4,800.00	$ 48.00	$ -
15	15" Reinforced Concrete Pipe	L.F.	$ 200.00	36		36.00	0.00	36.00	$ 7,200.00	$ -
16	Reset Brick Paver	S.Y.	$ 125.00	25		25.00	0.00	25.00	$ 3,125.00	$ -
17	Reset Existing Casting	UNIT	$ 1.00	13		0.00	0.00	0.00	$ -	$ -
18	Reconstructed Inlet, Type B, Using Existing Casting	UNIT	$ 400.00	7		7.00	0.00	7.00	$ 2,800.00	$ -
19	Inlet, Type D	UNIT	$ 7,300.00	1		1.00	0.00	1.00	$ 7,300.00	$ -
20	Manhole, 4" Doghouse	UNIT	$ 8,000.00	1		1.00	0.00	1.00	$ 8,000.00	$ -
21	Reconstructed Manhole, Sanitary Sewer Using New Casting	UNIT	$ 800.00	5		5.00	0.00	5.00	$ 4,000.00	$ -
22	Concrete Sidewalk, 4" Thick	S.Y.	$ 110.00	145		161.00	0.00	161.00	$ 17,710.00	$ -
23	Hot Mix Asphalt Sidewalk, 7" Thick	S.Y.	$ 35.00	10		0.00	0.00	0.00	$ -	$ -
24	Hot Mix Asphalt Driveway, 7" Thick	S.Y.	$ 35.00	20		22.00	0.00	22.00	$ 770.00	$ -
25	Detectable Warning Surface	S.Y.	$ 500.00	9.0		9.00	0.00	9.00	$ 4,500.00	$ -
26	9" x 18" Concrete Vertical Curb	L.F.	$ 44.00	795.0		902.00	0.00	902.00	$ 39,688.00	$ -
27	Traffic Markings Lines, 4"	L.F.	$ 1.450	300.00		400.00	0.00	400.00	$ 580.00	$ -
28	Traffic Markings Lines, 6"	L.F.	$ 2.17	555.0		469.00	0.00	469.00	$ 1,017.73	$ -
29	Traffic Markings Lines, 12"	L.F.	$ 4.35	120		262.00	0.00	262.00	$ 1,139.70	$ -
30	Traffic Markings Symbols	S.F.	$ 10.00	150		150.00	0.00	150.00	$ 1,500.00	$ -
31	Borrow Topsoil	C.Y.	$ 1.00	47		0.00	0.00	0.00	$ -	$ -
32	Topsoil Spreading, 5" Thick	S.Y.	$ 3.00	235		235.00	0.00	235.00	$ 705.00	$ -
33	Fertilizing and Seeding, Type A-3	S.Y.	$ 1.00	235		235.00	0.00	235.00	$ 235.00	$ -
34	Straw Mulching	S.Y.	$ 1.00	235		235.00	0.00	235.00	$ 235.00	$ -
35	Reset Gas Valve Box	UNIT	$ 1.00	1		0.00	0.00	0.00	$ -	$ -
36	Reset Water Valve Box	UNIT	$ 1.00	9		0.00	0.00	0.00	$ -	$ -
37	NO ITEM								$ -	$ -
S-1	Fuel Price Adjustment	LS	$ 179.84		1	0.00	1.00	1.00	$ 179.84	$ 179.84
S-2	Asphalt Price Adjustment	LS	$ 480.70		1	0.00	1.00	1.00	$ 480.70	$ 480.70
						TOTAL BASE BID 1			$ 235,075.63	$ 660.54

ESTIMATE CERTIFICATE

FOR WORK PERFORMED AND MATERIAL FURNISHED IN THE CONSTRUCTION OF:

WAINWRIGHT AVENUE AND KING PLACE IMPROVEMENTS, DEMAREST AVENUE IMPROVEMENTS, RUCKMAN PARK WALKING PATH REPLACEMENT, AND 2025 BOROUGH PAVING PROJECT

BOROUGH OF CLOSTER

BERGEN COUNTY, NEW JERSEY

OUR FILE NO. CL-1525

Estimate Number: 4 Final Revised

	BASE BID 2: 2025 MUNICIPAL AID (FUNDED BY NJDOT)									
38	Asphalt Price Adjustment	Dollar	$ 600.00	1		0.00	0.00	0.00	$ -	$ -
39	Fuel Price Adjustment	Dollar	$ 300.00	1		0.00	0.00	0.00	$ -	$ -
40	Inlet Filter, Type 1	S.F.	$ 0.01	368		0.00	0.00	0.00	$ -	$ -
41	HMA Milling, 3" or Less	S.Y.	$ 5.50	9,075		8,642.00	0.00	8,642.00	$ 47,531.00	$ -
42	Hot Mix Asphalt Pavement Repair	S.Y.	$ 1.00	270		0.00	0.00	0.00	$ -	$ -
43	Hot Mix Asphalt 9.5M64 Surface Course	Ton	$ 93.00	1,335.00		938.41	0.00	938.41	$ 87,272.13	$ -
44	Tack Coat	Gallon	$ 0.01	1,365.00		900.00	0.00	900.00	$ 9.00	$ -
45	Prime Coat	Gallon	$ 0.01	75		0.00	0.00	0.00	$ -	$ -
46	Polymerized Joint Adhesive	L.F.	$ 0.01	5,090		5,090.00	0.00	5,090.00	$ 50.90	$ -
47	Reset Existing Casting	UNIT	$ 1.00	14		0.00	0.00	0.00	$ -	$ -
48	Reconstructed Inlet, Type B, Using Existing Casting	UNIT	$ 400.00	5		5.00	0.00	5.00	$ 2,000.00	$ -
49	Reconstructed Inlet, Type B, Using New Casting	UNIT	$ 1,500.00	1		1.00	0.00	1.00	$ 1,500.00	$ -
50	Reconstructed Manhole, Using New Casting	UNIT	$ 800.00	4		0.00	0.00	0.00	$ -	$ -
51	Reconstructed Manhole, Sanitary Sewer, Using New Casting	UNIT	$ 800.00	6		3.00	0.00	3.00	$ 2,400.00	$ -
52	Curb Piece	UNIT	$ 350.00	11		11.00	0.00	11.00	$ 3,850.00	$ -
53	Concrete Sidewalk, 4" Thick	S.Y.	$ 110.00	80		104.00	0.00	104.00	$ 11,440.00	$ -
54	Hot Mix Asphalt Sidewalk, 7" Thick	S.Y.	$ 35.00	13		0.00	0.00	0.00	$ -	$ -
55	Detectable Warning Surface	S.Y.	$ 400.00	6		6.30	0.00	6.30	$ 2,520.00	$ -
56	9" x 18" Concrete Vertical Curb	L.F.	$ 44.00	565		545.00	0.00	545.00	$ 23,980.00	$ -
57	Traffic Markings Lines, 4"	L.F.	$ 0.95	4,280		4,188.00	4,076.00	8,264.00	$ 7,850.80	$ 3,872.20
58	Traffic Markings Lines, 6"	L.F.	$ 1.42	220		127.00	1,328.00	1,455.00	$ 2,066.10	$ 1,885.76
59	Traffic Markings Lines, 12"	L.F.	$ 2.85	180		257.00	330.00	587.00	$ 1,672.95	$ 940.50
60	Traffic Markings Symbols	S.F.	$ 10.00	510		694.00	690.00	1,384.00	$ 13,840.00	$ 6,900.00
61	Regulatory and Warning Sign	S.F.	$ 45.00	18.75		18.75	0.00	18.75	$ 843.75	$ -
62	Borrow Topsoil	C.Y.	$ 1.00	46		0.00	0.00	0.00	$ -	$ -
63	Topsoil Spreading, 5" Thick	S.Y.	$ 3.00	230		230.00	0.00	230.00	$ 690.00	$ -
64	Fertilizing and Seeding, Type A-3	S.Y.	$ 1.00	230.00		230.00	0.00	230.00	$ 230.00	$ -
65	Straw Mulching	S.Y.	$ 1.00	230		230.00	0.00	230.00	$ 230.00	$ -
66	Reset Gas Valve Box	UNIT	$ 1.00	6		0.00	0.00	0.00	$ -	$ -
67	Reset Water Valve Box	UNIT	$ 1.00	23		0.00	0.00	0.00	$ -	$ -
S-3	Fuel Price Adjustment	LS	$ 182.17		1	0.00	1.00	1.00	$ 182.17	$ 182.17
S-4	Asphalt Price Adjustment	LS	$ 469.34		1	0.00	1.00	1.00	$ 469.34	$ 469.34
S-9	Core & Testing Penalty (2%)	LS	$ (1,745.44)		1	0.00	1.00	1.00	$ (1,745.44)	$ (1,745.44)
								TOTAL BASE BID 2	$ 208,882.70	$ 12,504.53
	BASE BID 3: FUNDED BY THE BOROUGH									
68	Silt Fence	L.F.	$ 0.01	900		0.00	0.00	0.00	$ -	$ -
69	Caution Fence	L.F.	$ 0.01	1,950		0.00	0.00	0.00	$ -	$ -
70	Hot Mix Asphalt Sidewalk, 7" Thick	S.Y.	$ 50.00	2,160		2,111.00	0.00	2,111.00	$ 105,550.00	$ -
71	9" x 18" Concrete Vertical Curb	L.F.	$ 44.00	20		0.00	0.00	0.00	$ -	$ -
72	Borrow Topsoil	C.Y.	$ 1.00	9		0.00	0.00	0.00	$ -	$ -
73	Topsoil Spreading, 5" Thick	S.Y.	$ 3.00	45		372.00	0.00	372.00	$ 1,116.00	$ -

ESTIMATE CERTIFICATE

FOR WORK PERFORMED AND MATERIAL FURNISHED IN THE CONSTRUCTION OF:

WAINWRIGHT AVENUE AND KING PLACE IMPROVEMENTS, DEMAREST AVENUE IMPROVEMENTS, RUCKMAN PARK WALKING PATH REPLACEMENT, AND 2025 BOROUGH PAVING PROJECT

BOROUGH OF CLOSTER

BERGEN COUNTY, NEW JERSEY

OUR FILE NO. CL-1525

Estimate Number: 4 Final Revised

74	Fertilizing and Seeding, Type A-3	S.Y.	$ 1.00	45		372.00	0.00	372.00	$ 372.00	$ -

ESTIMATE CERTIFICATE

FOR WORK PERFORMED AND MATERIAL FURNISHED IN THE CONSTRUCTION OF:

WAINWRIGHT AVENUE AND KING PLACE IMPROVEMENTS, DEMAREST AVENUE IMPROVEMENTS, RUCKMAN PARK WALKING PATH REPLACEMENT, AND 2025 BOROUGH PAVING PROJECT

BOROUGH OF CLOSTER

BERGEN COUNTY, NEW JERSEY

OUR FILE NO. CL-1525

Estimate Number: 4 Final Revised

75	Straw Mulching	S.Y.	$ 1.00	45		372.00	0.00	372.00	$ 372.00	$ -
76	Tree Removal, Over 18" to 24" Diameter	UNIT	$ 1,200.00	1		1.00	0.00	1.00	$ 1,200.00	$ -
								TOTAL BASE BID 3	$ 108,610.00	$ -
BASE BID 4: FUNDED BY THE BOROUGH (2025 BOROUGH PAVING PROJECT)										
77	Asphalt Price Adjustment	Dollar	$ 400.00	1		0.00	0.00	0.00	$ -	$ -
78	Fuel Price Adjustment	Dollar	$ 200.00	1		0.00	0.00	0.00	$ -	$ -
79	Excavation, Test Pit	C.Y.	$ 1.00	10		0.00	0.00	0.00	$ -	$ -
80	Inlet Filter, Type 1	S.F.	$ 0.01	208		0.00	0.00	0.00	$ -	$ -
81	HMA Milling, 3" or Less	S.Y.	$ 5.50	4,210		4,445.00	0.00	4,445.00	$ 24,447.50	$ -
82	Hot Mix Asphalt Pavement Repair	S.Y.	$ 1.00	100		0.00	0.00	0.00	$ -	$ -
83	Hot Mix Asphalt 9.5M64 Surface Course	Ton	$ 93.00	620		632.16	0.00	632.16	$ 58,790.88	$ -
84	Tack Coat	Gallon	$ 0.01	630		600.00	0.00	600.00	$ 6.00	$ -
85	Prime Coat	Gallon	$ 0.01	25		0.00	0.00	0.00	$ -	$ -
86	Polymerized Joint Adhesive	L.F.	$ 0.01	2,545		2,545.00	0.00	2,545.00	$ 25.45	$ -
87	12" Reinforced Concrete Pipe	L.F.	$ 90.00	20		24.00	0.00	24.00	$ 2,160.00	$ -
88	15" Reinforced Concrete Pipe	L.F.	$ 90.00	400		397.00	0.00	397.00	$ 35,730.00	$ -
89	Underdrain, Type F	L.F.	$ 90.00	8		12.00	0.00	12.00	$ 1,080.00	$ -
90	Reset Existing Casting	UNIT	$ 1.00	4		0.00	0.00	0.00	$ -	$ -
91	Inlet, Type B	UNIT	$ 4,400.00	7		7.00	0.00	7.00	$ 30,800.00	$ -
92	Reconstructed Inlet, Type B, Using Existing Casting	UNIT	$ 400.00	2		2.00	0.00	2.00	$ 800.00	$ -
93	Reconstructed Inlet, Type B, Using New Casting	UNIT	$ 1,500.00	1		3.00	0.00	3.00	$ 4,500.00	$ -
94	Reconstructed Manhole, Sanitary Sewer, Using New Casting	UNIT	$ 800.00	1.00		0.00	0.00	0.00	$ -	$ -
95	Concrete Sidewalk, 4" Thick	S.Y.	$ 110.00	170.00		155.00	0.00	155.00	$ 17,050.00	$ -
96	Brick Paver Sidewalk	S.Y.	$ 125.00	5.00		4.40	0.00	4.40	$ 550.00	$ -
97	Hot Mix Asphalt Sidewalk, 7" Thick	S.Y.	$ 35.00	15.00		7.00	0.00	7.00	$ 245.00	$ -
98	Hot Mix Asphalt Driveway, 7" Thick	S.Y.	$ 35.00	110.00		55.00	0.00	55.00	$ 1,925.00	$ -
99	Detectable Warning Surface	S.Y.	$ 400.00	6.30		8.10	0.00	8.10	$ 3,240.00	$ -
100	9" x 18" Concrete Vertical Curb	L.F.	$ 44.00	1,005.00		1,123.00	0.00	1,123.00	$ 49,412.00	$ -
101	9" x 6" Hot Mix Asphalt Curb	L.F.	$ 23.00	375.00		331.00	0.00	331.00	$ 7,613.00	$ -
102	Traffic Markings Lines, 4"	L.F.	$ 1.80	300.00		0.00	1,913.00	1,913.00	$ 3,443.40	$ 3,443.40
103	Traffic Markings Lines, 6"	L.F.	$ 2.70	450.00		0.00	200.00	200.00	$ 540.00	$ 540.00
104	Traffic Markings Lines, 12"	L.F.	$ 5.40	65.00		0.00	15.00	15.00	$ 81.00	$ 81.00
105	Traffic Markings Symbols	S.F.	$ 10.00	150.00		0.00	50.00	50.00	$ 500.00	$ 500.00
106	Borrow Topsoil	C.Y.	$ 1.00	45.00		0.00	0.00	0.00	$ -	$ -
107	Topsoil Spreading, 5" Thick	S.Y.	$ 3.00	350.00		350.00	0.00	350.00	$ 1,050.00	$ -
108	Fertilizing and Seeding, Type A-3	S.Y.	$ 1.00	350.00		350.00	0.00	350.00	$ 350.00	$ -
109	Straw Mulching	S.Y.	$ 1.00	350.00		350.00	0.00	350.00	$ 350.00	$ -
110	Reset Gas Valve Box	UNIT	$ 1.00	8.00		0.00	0.00	0.00	$ -	$ -
111	Reset Water Valve Box	UNIT	$ 1.00	8.00		0.00	0.00	0.00	$ -	$ -
S-5	Pave Lot Gun Range	LS	$ 37,500.00		1	0.00	1.00	1.00	$ 37,500.00	$ 37,500.00
S-6	Conduit High Street	LS	$ 3,900.00		1	0.00	1.00	1.00	$ 3,900.00	$ 3,900.00
S-7	Fuel Price Adjustment	LS	$ 111.01		1	0.00	1.00	1.00	$ 111.01	$ 111.01
S-8	Asphalt Price Adjustment	LS	$ 316.18		1	0.00	1.00	1.00	$ 316.18	$ 316.18
								TOTAL BASE BID 4	$ 286,516.42	$ 46,391.59

ESTIMATE CERTIFICATE

FOR WORK PERFORMED AND MATERIAL FURNISHED IN THE CONSTRUCTION OF:

WAINWRIGHT AVENUE AND KING PLACE IMPROVEMENTS, DEMAREST AVENUE IMPROVEMENTS, RUCKMAN PARK WALKING PATH REPLACEMENT, AND 2025 BOROUGH PAVING PROJECT

BOROUGH OF CLOSTER

BERGEN COUNTY, NEW JERSEY

OUR FILE NO. CL-1525

Estimate Number: 4 Final Revised

	ALTERNATE BID B									
95B	Concrete Sidewalk, 4" Thick	S.Y.	$ 110.00	95.00		115.00	0.00	115.00	$ 12,650.00	$ -
97B	Hot Mix Asphalt Sidewalk, 7" Thick	S.Y.	$ 35.00	30.00		30.00	0.00	30.00	$ 1,050.00	$ -
112B	Concrete Sidewalk, Reinforced, 6" Thick	S.Y.	$ 115.00	25.00		30.00	0.00	30.00	$ 3,450.00	$ -
								TOTAL ALTERNATE BID B	$ 17,150.00	$ -
	ALTERNATE BID C									
113C	Sealing of Cracks in Hot Mix Asphalt Surface Course	L.F.	$ 0.65	25,000		0.00	0.00	0.00	$ -	$ -
								TOTAL ALTERNATE BID C	$ -	$ -
								TOTAL BASE BID 1, BASE BID 2, BASE BID 3, BASE BID 4, ALT. B AND ALT. C	**$ 856,234.75**	**$ 59,556.66**

HMA PENALTY CALCULATION SHEET

Project Name: WAINWRIGHT AVENUE AND KING PLACE IMPROVEMENTS, DEMAREST AVENUE IMPROVEMENTS, RUCKMAN PARK WALKING PATH REPLACEMENT, AND 2025 BOROUGH PAVING PROJECT

Project Number: CL-1525A

The Department will make a payment adjustment for HMA air void quality per lot by the following formula:

Pay Adjustment Per HMA Lot = - Q x BP x Reduction Per Lot (%)

Where:

BP =	Bid Price of HMA
Q =	Quantity of HMA in lot receiving payment adjustment
Reduction Per Lot (%) =	Air void Reduction (%) per lot as specified in 401.03.07.H.

Air void % =		-2%
Top Couse price=	$	93.00
Quantity=		938.41
Penalty amount =	$	(1,745.44)

Exhibit B

Base Bid # 1 2024 Road Wainwright (DOT Grant)		C-04-24-330-000-001				
This payment	$660.54					
		Payment 1	Payment 2	Payment 3		
2% retainnage payemnt	$4,688.30	$1,814.86	$847.01	$2,026.43		
Total this account	**$5,348.84**					
Base Bid #2 2025 Road Demarest Ave (DOT Grant)		C-04-25-356-001-001				
This Payment	$12,504.53					
2% Retainage	$3,927.56	$32.00	$1,732.42	$2,163.14		
Total this account	**$16,432.09**					
Base Bid # 3 Ruckman Field Walking Path		C-04-24-349-001-001				
2% ratianage	$2,172.20	$2,172.20				
Total this accounts	**$2,172.20**					
Base Bid # 4 2025 Borough Road Program					T-13-56-000-005-000	$25,000.00
					5-01-25-242-000-284	$7,500.00
This Payment	$46,391.59				5-01-25-242-000-282	$2,000.00
					C-04-25-356-001-001	$16,694.09
2% Retainage	$4,802.50	$1,766.70	$1,444.60	$1,591.20		$51,194.09
Total this accounts	**$51,194.09**					
Alternate Bid B Borough Road Program		C-04-24-349-001-001				
2 % retainage	$343.00					
Total this accounts	**$343.00**					
Estimate #4	$75,490.22					

BOROUGH OF CLOSTER
RESOLUTION #2026-055
JANUARY 14, 2026

AUTHORIZING REFUND OF REDEMPTION MONIES
TO OUTSIDE LIENHOLDER

WHEREAS, at the Municipal Tax Sale held on 22nd day of October 2025, a lien was sold on Block 2306; Lot 5, also known as 390 Homans Avenue in Closter, New Jersey for 2024 delinquent taxes, and

WHEREAS, this lien, known as Tax Sale Certificate #25-00002 was sold to ATCF II New Jersey LLC at $224,000.00 premium; and

WHEREAS, *the property owners affected* redemption of said property of TSC #25-00002 in the amount of $26,885.36 through January 30, 2026.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter, County of Bergen, New Jersey that the Finance Clerk is authorized to issue a check in the amount of $121,445.47 for redemption *as well as* a check in the amount of $224,000.00 for the Premium of said certificate to: ATCF II New Jersey LLC.

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

Adopted: January 14, 2026

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 January 14, 2026.

_____
Mari J. Margiotta, Borough Clerk

BOROUGH OF CLOSTER
RESOLUTION #2026-056
JANUARY 14, 2026

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 January 14, 2026 Closed Session and discussion of the hereinafter specified subject matter:

Closed Session Docket#	Item Title of Description	Statutory Reference
2026-01-14-1	TACTICS AND TECHNIQUES	N.J.S.A. 10:4:12 (b) (6)
2026-01-14-2	PERSONNEL	N.J.S.A. 10:4:12 (b) (8)

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						
Council President Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
CouncilmanYammarino						

Adopted: January 14, 2026

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 January 14, 2026.

_____
Mari J. Margiotta, Borough Clerk