



**MAYOR AND COUNCIL  
BOROUGH OF CLOSTER**

WORK SESSION MINUTES: WEDNESDAY – JANUARY 28, 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](http://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 2026 Mayor and Council Meetings which was published in The Record on December 10, 2025 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**

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

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

- a. Mail List of January 16, 2026: Councilwoman Latner discussed Item #2, a thank you note. Councilwoman Amitai asked about Item #1, a request from the Belskie Museum to serve wine at an opening. A resolution will be made at the next meeting. There were no objections. Councilwoman Amitai questioned Items #4, the municipal court judge re-appointment, and #5, the NJLM municipal Officials Orientation. Clerk Mari J. Margiotta offered to register her if she wishes to attend. Councilwoman Maroules spoke about Item #6, grants available.
- b. Mail List of January 23, 2026: Councilwoman Latner spoke of Item #3, High School Poll Workers. Councilman Yammarino talked about Item #4, specifically fines for late introduction of the Budget.

**5. APPROVAL OF MINUTES:**

- a. Work Session and Regular Meeting on April 23, 2025
- b. Work Session and Regular Meeting on May 14, 2025
- c. Work Session and Regular Meeting on May 28, 2025

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

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

- \*26-057 AFFIRMING CONTINUED SUPPORT THE NORTHERN VALLEY GREENWAY INITIATIVE AND INTERLOCAL NORTHERN VALLEY GREENWAY PLANNING COMMITTEE
- \*26-058 AMENDING RESOLUTION #2026-055 REFUND OF REDEMPTION MONIES TO OUTSIDE LIENHOLDERS
- \*26-059 AMENDING RESOLUTION #2026-010 AND RESCINDING RESOLUTION #2026-053, AUTHORIZING PETTY CASH FUNDS
- \*26-060 APPROVING FORFEITURE OF TREE BOND – 155 HICKORY LANE
- \*26-061 MANDATORY ONLINE PUBLICATIONS OF LEGAL NOTICES
- \*26-062 AUTHORIZING THE MAYOR TO EXECUTE THE MUTUAL AID AND ASSISTANCE AGREEMENT BETWEEN THE BOROUGH OF CLOSTER AND SPARKILL-PALISADES FIRE DISTRICT, NY

**7. COMMITTEE REPORTS**

- a. FINANCE AND TECHNOLOGY – YAMMARINO (Cho/Maroules)  
Committees - Finance & Technology Liaison - Recreation, Shade Tree, Food & Assistance (FAB)  
The 2026 Budget is underway. The Food and Assistance Board is working toward obtaining a 501C3.  
The Hackensack Meridian Community Health Outreach Van was in town, and was well received.  
The FAB received several sizeable donations. The Shade Tree Report included 44 tree removals and 41 Stump grindings as well as the planting of 50 trees.
- b. PUBLIC SAFETY - LATNER (Chung/Amitai)  
Committee - Public Safety Liaison - Closter Board of Education & Library Board of Trustees  
The renovations in the Library seating area are going well. There is a beautiful painting in the area on loan from the Museum. There is a wonderful display of Jeanne Stella's artwork on the Library wall. Shelving is being added in the children's area. There is space to display material for the 250<sup>th</sup> Anniversary Celebration. The NVD Girls Volleyball won the NJ Championship, and a Closter member of the team won athlete of the week. Several NVD teachers have been recognized by the Governor. A leadership application needs to be filled out by the school, followed by Mayor Glidden.

- c. PUBLIC WORKS - CHUNG (Yammarino/Cho)  
Committee - Public Works Liaison - NVRHS Board of Education, Board of Health  
Thank you to the crew for their work during the blizzard. On January 10 there was a rabies clinic. Governor Murphy mandated the implementation of cursive in grammar school and a cell phone law for High School (cell phones will not be allowed during school).
- d. ORDINANCES - CHO (Amitai/Latner)  
Committee - Ordinance & Legislative Liaison - Zoning, Fire  
For Zoning: The applications for 43 Dean Street and 296 Piermont Road were approved. Recently, there was a fire call on Walker Avenue. The Police and Fire Department handled the situation exceptionally well. Lunar New Year will be celebrated at Tenakill Middle School this Friday.
- e. HUMAN RESOURCES – MAROULES (Latner/Yammarino)  
Committee - Personnel Liaison- Historic Preservation/Environmental  
The Environmental Commission has 6 new members and has many events planned. The 2025 Year End report was submitted.
- f. LAND USE AND CONSTRUCTION - AMITAI (Chung/Maroules)  
Building Liaison - Closter Improvement, Planning Board Member, Senior Citizens  
The CIC will try in-person meetings. The Lions Club Pancake Breakfast will be on April 26 and the Duck Derby on June 6. They will make a donation to the blind hockey team and many other organizations. Property Maintenance has requested more paid working hours. The opportunity to host the traveling museum has been missed for 2026. The Fourth Round Affordable Housing Plan has been approved by the courts. A new specialty grocery store and several other businesses are coming to town.
- g. MAYOR'S REPORT  
Ambulance Corps Northern Valley Mayor's Association  
The speed limit on Knickerbocker Road is now officially 35 MPH. Alarm registrations are due March 1. The next performance for the Mayor's Committee for the Arts is this Saturday. There is a volunteer cookie party at the Senior Center on February 8. NVD will be performing Fiddler on the Roof February 27 through that Sunday. There were 70 Ambulance calls in December, 800 calls for the year.

## 8. HAWKERS AND PEDDLERS LICENSE

HP 2026-01 AMA Catering – Andrew Malafis  
HP 2026-02 Keller Williams Town – Aharon Cohen  
HP 2026-03 Food Truck – Ingrid Wright

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

## 9. OLD BUSINESS

None

**10. NEW BUSINESS**

None

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

Jeanne Stella (279 Demarest Avenue) shared that Jersey City passed a resolution about not interacting with ICE and hoped that Closter could pass a similar resolution. June 6 is D Day. John McCaffrey has passed away; Ms. Stella shared that she hopes his larger-than-life contributions will stay with us.

Steve Isaacson (97 Columbus Avenue) thanked Borough Clerk Mari J. Margiotta for the online agenda. He spoke about perhaps increasing tree escrow.

Todd Bradbury (292 West Street) thanked Police Officer Daniel Hargrave and the Ambulance Corps for their help during a family emergency. Thank you to the DPW for their snow removal work. He questioned whether moving the tree removal cost to the DPW is really a savings for taxpayers. It was explained that the line item would be decreasing, not just moved.

Joe Bianco (7 MacArthur Avenue) voiced his appreciation for his re-appointment to the Zoning Board. He spoke about the people who helped make the Village School project a reality. He asked whether there will be an open public portion in the Regular meeting.

Brian Pfeiffer (158 Demarest Avenue) stated that the light has been changed and that the traffic has been significantly reduced.

Rances Perez (395 High Street) congratulated everyone on the Village School project. His children attend Acton Academy; he shared that his daughter won an NPR Child Podcaster award.

**12. ADJOURNMENT FROM WORK SESSION**

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

Meeting adjourned at **7:55 P.M.**

Respectfully submitted,

Mari J. Margiotta, RMC, CMR  
Borough Clerk

*Date of Minutes approval: March 25, 2026*