



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

WORK SESSION MINUTES: WEDNESDAY – MARCH 25, 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 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 **7:02 P.M.** with the following announcement: This meeting is called pursuant to the provisions of the Open Public Meetings Act (OPMA) of the State of New Jersey, and the revised notice was posted May 8, 2026 on the Borough's official website <https://www.closterboro.com/o/boc/page/public-notices>, and the New Jersey Department of State - Statewide Legal Notices Listings, and posted on the Municipal Clerk's bulletin 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	✓	

Also present: Borough Administrator James Winters, Chief of Police James Buccola, Borough Clerk Mari J. Margiotta, IT Director Kevin Whitney, and Borough Attorney William J. Bailey

Mayor Glidden shared information for the following events in Closter:

- 7/15 REV 250
- Coffee with a Cop was successful
- Greek Independence Day is today
- There will be a Town Hall meeting on 4/20 Town Hall about the deer issue
- There was a tulip planting at the MacBain Farm
- 4/12 Belskie Opening of the Bergen Tech Exhibit
- 4/25 Closter Cleanup from 10AM-2PM

- 4/26 Lions Club Pancake Breakfast
- 4/26 Closter Nature Center Soup supper
- 4/4 Easter Egg Hunt at 11:00 AM at Tenakill field
- 4/26 Little League Opening Day and Parade
- 5/25 Memorial Day Parade

Councilman Yammarino shared information about the Tax Assessment Town Hall meeting that was held on March 19, 2026. Around 50-60 people attended. The company tried to explain the process, but a lot of questions remain unanswered because residents want to understand the math used to reach the value of the property. There were questions of rolling assessments vs. assessments every 5 or 10 years. Some residents felt that Closter is being penalized if neighboring towns revalue every 5 or 10 years and Closter is revaluing annually. However, the state conducts an equalized valuation. This remains a big question in residents' minds. Councilman Yammarino feels that a review of which approach was more advantageous to the Borough. Council President Cho believes that the company the Borough uses should be replaced and that the appraisal should be done at least every 5 years.

4. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS

- a. Mail List of March 13, 2026: Councilman Yammarino commented on Item #9, an email requesting that NJ Transit install a bus shelter.
- b. Mail List of March 20, 2026: Council President Cho has contacted NJ Transit to request expanded bus service and a bus shelter. He talked to the president and CEO who agreed to install shelters on Schraalenburgh Road, but only in a safe place and that Closter would be responsible for maintenance and upkeep. One per year could be installed. Sidewalks may need to be added, and it is a county road. Borough Administrator James Winters shared that he and the Police Department have looked into the issue of bus parking in the area. The County was open to the idea, but there are issues of where the shelter could go. Councilman Yammarino spoke about #8, concerning the ICE detention center in Newark. Councilman Yammarino asked that a delegation from Closter be able to visit. He received confirmation that the letter had been received but has not received an answer as of yet.

5. APPROVAL OF MINUTES

- a. Sine Die and Reorganization on January 5, 2026
- b. Work Session and Regular Meeting on January 14, 2026
Work Session and Regular Meeting on January 28, 2026

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

6. ORDINANCES

ADOPTION:

- a. ORDINANCE NO. 2026:1386 (to be addressed during the regular meeting)
**CALENDAR YEAR 2026 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET
APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)**

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

- *26-107 2025 LOSAP APPROVED ELIGIBLE MEMBERS OF THE FIRE DEPARTMENT AND AMBULANCE CORPS
- *26-108 AUTHORIZING 2025 LOSAP CONTRIBUTIONS ON BEHALF OF THE CLOSTER FIRE DEPARTMENT AND VOLUNTEER AMBULANCE & RESCUE CORPS
- *26-109 SETTING THE 2026 FEE FOR SEWER SERVICE TO ALPINE PROPERTIES
- *26-110 RENEWAL OF MEMBERSHIP IN THE BERGEN COUNTY MUNICIPAL JOINT INSURANCE FUND
- *26-111 REAPPOINTMENT PART-TIME FIRE INSPECTOR FOR 2026 – ANTHONY PADILLA
- *26-112 AUTHORIZING THE EXECUTION OF THE 2026 SHARED SERVICES AGREEMENT FOR THE PROVISION OF 911 COMMUNICATIONS AND PUBLIC SAFETY DISPATCH SERVICES
- *26-113 APPROVING RELEASE OF PERFORMANCE BOND – 18 WILLIAMS STREET, LLC
- *26-114 GRANTING PERMISSION TO BERGEN COUNTY MOSQUITO CONTROL DIVISION TO PERFORM AERIAL SPRAYING DURING THE 2026 MOSQUITO BREEDING SEASON
- *26-115 AUTHORIZING PURCHASE OF POLICE DEPARTMENT PATROL BIKES FROM SPECIAL LAW ENFORCEMENT TRUST
- *26-116 EXPRESSING CLOSTER'S COMMITMENT TO EQUAL, RESPECTFUL AND DIGNIFIED TREATMENT OF ALL PEOPLE, REGARDLESS OF THEIR IMMIGRATION STATUS - **TABLED**
- *26-117 AMEND RESOLUTION #2025-269 APPROVING CLOSURE OF ESCROW AND BOND ACCOUNTS

Councilwoman Latner asked that, when known, the mosquito date be widely shared. Mayor Glidden asked the public whether anyone in the public was here specifically to speak about Item #26-116.

Thomasina Schwartz (16 Robinhood Lane) said that as far as she remembered the resolution had been pulled at the last meeting. Mayor Glidden stated that the resolution had been pulled so that it could be reworked. As it seems that people had not had a chance to review the revised resolution, Mayor pulled #26-116 to give the public a chance to review it. It will be on the agenda for the next meeting. Councilman Yammarino spoke about #26-108 and the astounding number of volunteer hours people give, as well as Item #109, the sewer service agreement.

8. COMMITTEE REPORTS

- a. FINANCE AND TECHNOLOGY – YAMMARINO (Cho/Maroules) Committees - Finance & Technology
Liaison - Recreation, Shade Tree, Food & Assistance

The Financial Disclosure Statements can be filed as of March 27. The Finance Committee met today. The budget work is underway, and highlights were shared. Due to the cooperation of the employees, health insurance costs are decreasing. Both the Borough and employees are saving money. Pension costs are also decreasing. More details will follow. The Fifth Grade girls will be recognized on April 8th for winning their championship. The Arbor Day contest winners will be recognized at the April 22nd meeting. The school ceremonies will be on April 28th. New Shade Tree members will receive their training shortly.

b. PUBLIC SAFETY - LATNER (Chung/Amitai) Committee - Public Safety Liaison - Closter Board of Education & Library Board of Trustees

The PTO dinner dance was last Friday. Children's programs are ongoing at the library. The Library Board asked about the procedures for groups using the library. The library is not supposed to have any partisan groups, notice should be given, and a hold harmless should be signed.

c. PUBLIC WORKS - CHUNG (Yammarino/Cho) Committee - Public Works Liaison - NVRHS Board of Education, Board of Health

No report because the groups have not met.

d. ORDINANCES - CHO (Amitai/Latner) Committee - Ordinance & Legislative Liaison - Zoning, Fire

There were 38 fire calls. Volunteers are needed.

e. HUMAN RESOURCES – MAROULES (Latner/Yammarino) Committee - Personnel Liaison-
Historic Preservation/Environmental

The raindate for the cleanup is 5/3. Sarah Ritter-Chung is organizing the day. Starting points are the Senior Center and the Nature Center. Marina Layvand is working on an art program for Green Hero of Closter. There are ongoing projects such as birdhouses and the environmental resources inventory. Grants have been received; more are being sought.

f. LAND USE AND CONSTRUCTION - AMITAI (Chung/Maroules) Building Liaison - Closter
Improvement, Planning Board Member, Senior Citizens

No report

g. MAYOR'S REPORT Ambulance Corps Northern Valley Mayor's Association

There were 60 ambulance calls last month. Volunteers are needed. The Northern Valley Mayor's Association meets next month.

9. OLD BUSINESS

Councilwoman Chung said that she received a phone call from the Bergen County Engineering Department about whether she had heard about next steps about the traffic light at Piermont Road and VerValen Street. She responded that she had not heard anything but that she understood that Demarest had received a new light. Borough Administrator James Winters shared that bids were received for the 2026 Road Program. The winning bid is low enough that the grant will cover the cost of the program. Money will be bonded for the program at the next meeting to cover the upfront costs.

10. NEW BUSINESS

None

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

Steve Blechman stated that there will be a No Kings protest on Saturday.

Hellen Burnet Cruz (76 Columbus Avenue) shared that she is pleased that two councilmembers are in favor of changing back to the 5-10 appraisal. She said that a letter has been submitted and feels more support is needed.

Thomasina Schwarz (16 Robinhood Avenue) said that she had done a quick read of the resolution and said that it looks very good, and that she is happy the Borough plans to visit the detention center. She also recognized young people in the audience who were there as part of their history curriculum. She feels that the issues with tax assessment are mostly that there needs to be full disclosure about what the numbers mean. She said that she is not completely sold on doing assessments every 5 years. She feels that several issues are being conflated.

Alex said that having a contractor for assessments saves money for the Borough, but that this company used to be better. He restated that the information should all be available so that residents can do their own math and compare to neighbors.

Tamer Avcilar (112 Alpine Drive) asked about the mosquito spraying and was told that it is aerial. He asked why it is not done over residential areas and was told that some people do and some people do not want it. Wetlands can be sprayed with ground spray. Mr. Avcilar felt that perhaps it should be town wide. He thanked the Mayor and Council for the revised resolution and for hearing the residents.

Al Fonesa (100 Blanch Avenue) said that issues with Victoria Landscaping are starting again. He said that the Police Department did put up No Idling and speed limit signs but that the farm is not keeping up with street cleaning. He also asked that hours of service be instituted. He understands that Sundays may be needed but the hours should be more reasonable. He also said that trucks idle on the property and that they should not be allowed to. The trucks idle for a long time, and people come in very early, open the gate, and then sleep in the truck. He would like a reasonable solution to be reached. Borough Administrator James Winters said that he visited the farm today and that the street is a mess. Mayor Glidden said that the Borough will look into the situation.

Borough Clerk Mari J. Margiotta read an email into the record from Steve and Hellen Cruz concerning the assessment cycle. The email asked that a 5-year cycle be reinstated. The email will be put on the mail list for review as there is a lot of data. Councilwoman Chung asked whether assessment companies are required by law to disclose the methods they use. She also asked whether there are laws that could be used to force more transparency. There do not seem to be a lot of companies doing this work in this area. Mayor Glidden asked Borough Administrator James Winters to find out the difference in cost between annual and 5-year assessments.

12. ADJOURNMENT

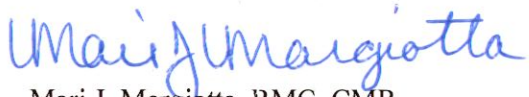
COUNCILMEMBER	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilwoman Amitai					✓	
Council President Cho			✓			
Councilwoman Chung			✓			
Councilwoman Latner	✓		✓			
Councilwoman Maroules					✓	
Councilman Yammarino		✓	✓			

The Work Session adjourned at 8:20 P.M.

**Borough of Closter
Mayor and Council Work Session Minutes**

**March 25, 2026
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Respectfully submitted,



Mari J. Margiotta, RMC, CMR
Borough Clerk

Date of Minutes approval: April 22, 2026