



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

WORK SESSION MINUTES: WEDNESDAY – OCTOBER 22, 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. CLOSED SESSION

***25-262 RESOLUTION CLOSED SESSION – OCTOBER 22, 2025**

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 October 22, 2025 Closed Session and discussion of the hereinafter specified subject matter:

Closed Session Docket#	Item Title of Description	Statutory Reference
2025-10-22-1	Contract Negotiations PBA	N.J.S.A. 10:4:12 (b) (7)
2025-10-22-2	Contract Negotiations Village School	N.J.S.A. 10:4:12 (b) (7)

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		✓	✓			
Councilman Cho			✓			
Councilwoman Chung			✓			
Councilwoman Latner	✓		✓			
Councilwoman Maroules			✓			
Council President Yammarino			✓			

The Work Session went into Closed Session at 7:04 P.M.

Mayor Glidden left the Closed Session at 7:19 P.M.

5. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS

The Work Session resumed at 7:20 P.M.

- a. Mail List of October 10, 2025
- b. Mail List of October 17, 2025

5. ORDINANCES

INTRODUCTION: (to be addressed at the Regular Meeting)

- a. **ORDINANCE NO. 2025:1374**
AN ORDINANCE AMENDING CHAPTER 56 OF THE ORDINANCES OF THE BOROUGH OF CLOSTER, ENTITLED: RECREATION COMMISSION, BOARD OF, TO REQUIRE BACKGROUND CHECKS FOR CERTAIN RECREATION EMPLOYEES, CONTRACTORS, AND VOLUNTEERS
- b. **ORDINANCE NO. 2025:1375**
AN ORDINANCE APPROPRIATING A SUM NOT TO EXCEED \$20,000.00 FROM OPEN SPACE, RECREATION, FARMLAND, AND HISTORIC PRESERVATION TRUST FUND FOR PARK, FARMLAND, AND HISTORIC PRESERVATION IMPROVEMENTS

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

- *25-256 AUTHORIZING THE HIRING OF AN ASSISTANT TO THE BOROUGH CLERK
- *25-257 APPROVING THE CLOSURE AND UTILIZATION OF HARRINGTON AVENUE FOR BOROUGH HALLOWEEN EVENTS ON OCTOBER 26, 2025
- *25-258 ESTABLISH A CURFEW WITHIN THE BOROUGH OF CLOSTER FOR OCTOBER 30TH AND OCTOBER 31ST (“CABBAGE NIGHT” AND HALLOWEEN)
- *25-259 AUTHORIZING THE BOROUGH OF CLOSTER POLICE DEPARTMENT TO PARTICIPATE IN THE ARRIVE TOGETHER PROGRAM AND THE EXECUTION OF THE MEMORANDUM OF UNDERSTANDING WITH CBH CARE OF HACKENSACK TO PROVIDE PROGRAM SERVICES
- *25-260 AMEND RESOLUTION #2025-175, WAIVING THE SIDEWALK REQUIREMENT OF THE CLOSTER CODE FOR THE PROPERTY AT 52 RYERSON PLACE
- *25-261 APPROVING RELEASE OF TREE BOND ESCROW – 145 HICKORY LANE

7. COMMITTEE REPORTS

- a. FINANCE AND TECHNOLOGY – YAMMARINO (Cho/Maroules)
Committees - Finance & Technology Liaison - Recreation, Shade Tree, Food & Assistance
Halloween Weekend is coming up and then Veterans Day on November 11. Jim Oettinger is arranging a Veterans Day ceremony. As for Shade Tree, there is a right away problem with a sidewalk.
- b. PUBLIC SAFETY - LATNER (Chung/Amitai) Committee - Public Safety Liaison - Closter Board of Education & Library Board of Trustees Councilwoman Chung for Councilwoman Latner
The library has received a \$1,000 donation as well as \$2,800 from the used book sale. High School students will be working at the polling sites. The Police Department will be discussing e-bikes on Tuesday, October 28 at the Senior Center.
- c. PUBLIC WORKS - CHUNG (Yammarino/Cho) Committee - Public Works Liaison - NVRHS Board of Education, Board of Health
The DEP has private stormwater management education resources to educate the public. The Closter DPW has concerns about following regulations and is working with the Shade Tree Commission. The Board of Elections has announced one position on the ballot will be a write-in.
- d. ORDINANCES - CHO (Amitai/Latner) Committee - Ordinance & Legislative Liaison - Zoning, Fire
There have been accidents on Knickerbocker Road. Additionally, a “do not park to corner” sign is missing near the intersection of Ruckman Road and Homans Avenue.
- e. HUMAN RESOURCES – MAROULES (Latner/Yammarino) Committee - Personnel Liaison- Historic Preservation/Environmental
The Assistant to the Borough Clerk position has been filled. There will be a meeting on October 27th regarding the upcoming 250th United States Anniversary celebration.
- f. LAND USE AND CONSTRUCTION - AMITAI (Chung/Maroules) Building Liaison - Closter Improvement, Planning Board Member, Senior Citizens
The Building Department has been very busy. J. Crew and Warby Parker are both additions to Closter. The Closter Improvement Commission announced a Halloween Decorating Contest. The bushes near the clock tower are too tall. There has been no planning board meeting.

g. MAYOR’S REPORT Ambulance Corps Northern Valley Mayor’s Association
 The Ambulance Corp has won an award.

8. OLD BUSINESS

Councilwoman Maroules explained that PSE&G has placed two huge metal plates on the road and asked if they will be removed. Chief of Police James Buccola called these plates “kill pits.” Councilwoman Amitai expressed her concern over a large pothole near the intersection of Anderson Avenue and Closter Dock Road. These are issues relating to the County.

11. NEW BUSINESS

Borough Administrator James Winters discussed the rise in healthcare costs. One option to combat this is a high deductible plan to save money. He is aware of a localized flooding issue and assured that Borough easement is there to maintain the flow issue. Borough Engineer Nick DeNicola mentioned that rainfall and construction are contributing factors.

Councilwoman congratulated Councilman Maroules for the Women’s Club Closter chapter.

Recreation Director Jim Oettinger discussed a grant for the Ruckman Park walking path.

Council President Cho talked about the last day to pick up food at MacBain Farm as well as the upcoming Halloween parade and festival.

Councilwoman Chung asked if there have been any issues affecting the Borough due to the federal government shutdown. Borough Administrator James Winters said there have not been.

Chief of Police James Buccola requested a vote for an upcoming Block Party from Rose Court to Eastern Ave.

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

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

Steve Bleckman (5 Union Street) gave a reminder to vote early or vote on Election Day.

Syed (Fifth Street) complained about gas powered leaf blowers. The State is looking into banning them over concerns over their decibel levels. He asked about the possibilities of limiting their hours of usage and potentially involving the Public Health department.

Brian Pfeufer (158 Demarest Avenue) brought up a Saturday 9 A.M. noise ordinance. He also asked who paid for the Demarest Avenue paving project last year. The Lion’s Club is raising money for a sign board.

Steve Isaacson (97 Columbus Avenue) mentioned that there are no dogs at High Street Park yet someone recently


got bit. He also mentioned the postcards sent out by Councilwoman Amitai.

13. ADJOURNMENT

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

The Work Session adjourned at **8:14 P.M.**

Respectfully submitted,


Mari J. Margiotta, RMC, CMR
Borough Clerk

Date of Minutes approval: February 25, 2026