



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

WORK SESSION MINUTES: WEDNESDAY - DECEMBER 10, 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**

If Closed Session is required, the Council will retire to a closed session at the conclusion of the Regular Meeting pursuant to N.J.S.A. 10:4-6 and follow the procedures provided in this statute.

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	✓	

* Arrived at 7:08

4. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS:

Mail List of November 28, 2025
Mail List of December 5, 2025

5. ORDINANCES:

ADOPTION:

- a. **ORDINANCE NO. 2025:1376**
AN ORDINANCE APPROPRIATING A SUM NOT TO EXCEED \$75,000 FROM OPEN SPACE, RECREATION, FARMLAND, AND HISTORIC PRESERVATION TRUST FUND FOR PARK, FARMLAND, AND HISTORIC PRESERVATION IMPROVEMENTS FOR MACBAIN FARM
- b. **ORDINANCE NO. 2025:1377**
ORDINANCE AMENDING CHAPTER 183 OF THE ORDINANCES OF THE BOROUGH OF CLOSTER ENTITLED: VEHICLES AND TRAFFIC, SPECIFICALLY, §181-1; §181-13; §181-22, §183-45 AND §183-46
- c. **ORDINANCE NO. 2025:1378**
ORDINANCE AMENDING CHAPTER 183 OF THE ORDINANCES OF THE BOROUGH OF CLOSTER ENTITLED: VEHICLES AND TRAFFIC, SPECIFICALLY, CREATING PART 9, ARTICLE XX, E-BIKES, SCOOTERS AND BICYCLES

Governing Body had no comments.

6. CONSENT AGENDA

All items with an asterisk (*) are considered to be non-controversial by the Council and will be approved by one motion. There may be further discussion prior to the vote upon request of a Council Member. Also, any item may be removed for further discussion or for Roll Call vote, in which case the item will be removed and considered in its normal sequence as part of the General Order of Business.

REVIEW AND DISCUSSION OF CONSENT AGENDA ITEMS FOR REGULAR MEETING

- *25-296 BILLS LIST
- *25-297 CONSENTING TO BERGEN COUNTY CHANGING SPEED LIMIT ON SCHRAALENBURGH ROAD
- *25-298 HIRING DRIVER/COLLECTOR FULL-TIME FOR THE DEPARTMENT OF PUBLIC WORKS – MATTHEW MENDEZ
- *25-299 AUTHORIZING THE USE OF COOPERATIVE PURCHASING PROGRAM – BERGEN COUNTY CO-OP
- *25-300 SUPPORT OPPOSING S-4736 CONTROL LOCAL ZONING
- *25-301 AUTHORIZING AN AMENDMENT TO THE CONTRACT WITH BOSWELL ENGINEERING TO PROVIDE ENGINEERING SERVICES FOR THE 2026 MUNICIPAL AID GRANT PROJECT: IMPROVEMENTS TO WALKER AVENUE
- *25-302 MUNICIPAL ENDORSEMENT OF 2025 COMMUNITY DEVELOPMENT APPLICATION – SPECTRUM FOR LIVING DEVELOPMENT, INC
- *25-303 ENDORSING BERGEN COUNTY COMMUNITY DEVELOPMENT 2025-2026 PROJECT – FISHING PIER
- *25-304 AUTHORIZING THE PLACEMENT OF A MENORAH IN FRONT OF THE BOROUGH HALL FROM DECEMBER 14, 2025 THROUGH DECEMBER 22, 2025 AND FOR A MENORAH

LIGHTING EVENT TO TAKE PLACE IN FRONT OF THE CLOSTER SENIOR CENTER ON
 DECEMBER 16, 2025

*25-305 AUTHORIZING THE USE OF A COOPERATIVE PURCHASING PROGRAM –
 SOURCEWELL

Councilman Yammarino asked for details on Item 25-300. Mayor Glidden and the Borough Attorney explained.
 Discussion.

7. PROFESSIONAL REPORTS

BOROUGH ENGINEER: The status report is on file. Discussion about the traffic light at Piermont and VerValen.

BOROUGH ADMINISTRATOR: The developer of the Village School is hoping to close on the loan next Tuesday.
 Councilwoman Amitai asked whether there is any way to ensure that construction begins quickly. The response was
 that there will be performance bonds, and the developer is anxious to begin. Budget season is beginning. Budget
 meetings are underway. Rockland Electric will begin their project burying a feeder line on Homans Avenue. It will
 be ongoing through March. Councilwoman Amitai and the administrator met with a sign company about a possible
 sign to be placed in front of the Borough Hall.

CHIEF OF POLICE: There were a large water main break at Knickerbocker and Main Street. It is hoped that the
 repair will be completed soon. Officers will be in the Plaza during the holidays and also have a presence in malls as
 part of a countywide group. The Prosecutor’s office has created something like a crime-suppression unit featuring
 officers in plain cloths alongside officers from other jurisdiction. The Toy drive is 12/18. The e-bike bill was
 introduced in the Senate and has already received pushback as being too broad. Councilwoman Chung asked for
 details about the toy drive. The Chief explained that they are brought from many locations to the Fire House and
 picked up by agencies that have been identified. Items also go to hospitals and inventory is saved for emergencies
 throughout the year. Closter is the main collection site for the county.

8. HAWKERS AND PEDDLERS LICENSE

- HP 2025-10 Power Direct Energy – Goderdzi Gogoladze
- HP 2025-11 Power Direct Energy – James Gautieri
- HP 2025-12 Power Direct Energy – Roydel R. Cossou
- HP 2025-13 Power Direct Energy – Neil B. Huff
- HP 2025-14 Power Direct Energy – Greer C. Hunter
- HP 2025-15 Power Direct Energy – Melissa K. Schank
- HP 2025-16 Power Direct Energy – Justin T. Smith

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

9. OLD BUSINESS

Councilwoman Latner thanked the Mayor for participating in the BCCLS Zoom call. Vita has retired.

10. NEW BUSINESS

A Girl Scout representative presented at yesterday’s Mayors’ Breakfast. A new venter is opening in Spring 2026. Also, the deer situation was discussed. Councilwoman Amita suggested having the presented come to a Council meeting. Dr. Andrew Baron was chosen by Congressman Gottheimer as the Hometown Hero.

11. OPEN MEETING TO PUBLIC FOR ANY MATTER (5-Minute Limit)

Sayed Hussain (Fifth Street) spoke about gas-powered blowers and quoted the Borough Code about nuisance noises and stated that gas-powered blowers are a nuisance.

Joel Zelnick (65 Chestnut) said that misinformation is being spread about him and his candidate Ancilar. He urged everyone to seek truth and examine sources.

Tamer Ancilar (112 Alpine Drive) stated that he had told Mr. Zelnick originally to let the situation pass but then decided that the Mayor and Council should know about the ugliness of elections. He stated that there is an information vacuum in Closter and that residents don’t have a way to find out what is happening in Closter. Mayor Glidden spoke about the newsletter as a manner of disseminating information and said that he included he phone number in the newsletter to allow people to call him.

Brian Pfeiffer (158 Demarest Avenue) about the corner of Knickerbocker and Demarest. Discussion of the water main break and the PSE&G work. He said that there was an accident today. He asked about the change of speed limit on Schraalenburgh. He asked about the “no parking” signs near the church and asked who put them up. The Chief of Police stated that the police will sometimes put up temporary signs. The Chief will look into this particular situation.

Steve Isaacson (97 Columbus Avenue) asked where New Jersey Transit’s reinstatement of the bus route stands. The Mayor stated that the Borough’s pleas have fallen on deaf ears. He asked about the work on MacBain Farm. The Administrator said that he is meeting soon with the individual who will do the work. Mr. Isaacson suggested that Buzzoni Farms be dedicated to Bobbi Bouton-Goldberg who recently passed away. He also said that electric blowers should be banned for landscapers but not for residents. He asked whether new houses are having deeper basements being dug. He asked for clarification on the water main and PSE&G work on Herbert Avenue.

Todd Bradbury (292 West Street) stated that the Ruckman Field lighting of the pickleball and tennis courts is really good. He said that he wished standards could be set in town; the park is an example of excellent standards.

12. CLOSED SESSION

*25-306 CLOSED SESSION – DECEMBER 10, 2025

13. ADJOURNMENT FROM WORK SESSION

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

Work Session adjourned at 7:59 P.M.

Respectfully submitted,



Mari J. Margiotta

Mari J. Margiotta
Borough Clerk



