



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

WORK SESSION MINUTES WEDNESDAY – JULY 23, 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. **REVIEW AND DISCUSSION OF COMMUNICATION ITEMS:**
 - a. MAIL LIST of July 11, 2025 Councilwoman Amitai made note of the car show on October 5, 2025. Mayor Glidden noted Item #9 concerning the State Benefit Plan and a bill in the Assembly that is intended to rework the plan.
 - b. MAIL LIST of July 18, 2025 Councilwoman Amitai commented on Items 2 and 3, a complimentary note from a resident for work done by Boswell Engineering regarding the sidewalk at a Borough residence.

5. **MINUTES APPROVAL**

- a. Work Session and Regular Meeting Minutes of April 23, 2025
- b. Work Session and Regular Meeting Minutes of May 14, 2025
- c. Work Session and Regular Meeting Minutes of May 28, 2025
- d. Work Session and Regular Meeting Minutes of June 11, 2025

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

6. ORDINANCES:

ADOPTION:

a. ORDINANCE NO. 2025:1365

AN ORDINANCE AUTHORIZING THE EXECUTION OF A DEED OF EASEMENT FOR ROADWAY PURPOSES ON BLOCK 1316, LOT 9, COMMONLY KNOWN AS 511 DURIE AVENUE, BETWEEN THE BOROUGH OF CLOSTER AND COUNTY OF BERGEN

There was no comment. The hearing will be held in the Regular Meeting.

INTRODUCTION:

a. ORDINANCE NO. 2025:1366

AN ORDINANCE AMENDING CHAPTER 183 OF THE ORDINANCES OF THE BOROUGH OF CLOSTER ENTITLED: VEHICLES AND TRAFFIC, SPECIFICALLY, §183-44. SCHEDULE 1: NO PARKING ANY TIME AND §183-57, SCHEDULE XIV: NO LEFT TURNS

b. ORDINANCE NO. 2025:1367

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER A301, FEES. AND DEPOSITS SPECIFICALLY, 301-1 SCHEDULE OF FEES TO ESTABLISH AN NO-CASH POLICY

c. ORDINANCE NO. 2025:1368

BOND ORDINANCE PROVIDING AN APPROPRIATION OF \$450,000, PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND FOR THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN, NEW JERSEY AND AUTHORIZING THE ISSUANCE OF \$427,500 BONDS OR NOTES OF THE BOROUGH FOR FINANCING PART OF THE APPROPRIATION.

d. ORDINANCE NO. 2025:1369

AN ORDINANCE APPROPRIATING A SUM NOT TO EXCEED \$350,000.00 FROM OPEN SPACE, RECREATION, FARMLAND, AND HISTORIC PRESERVATION TRUST FUND FOR PARK, FARMLAND, AND HISTORIC PRESERVATION IMPROVEMENTS

There were no comments. The Introductions will take place in the Regular Meeting.

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

*25-196 AUTHORIZING USING A COOPERATIVE PURCHASING PROGRAM, NEW JERSEY COOPERATIVE PURCHASING ALLIANCE – PARAMUS FORD INC

*25-197 AUTHORIZING PURCHASE OF POLICE VEHICLE EMERGENCY EQUIPMENT FROM ADMINISTRATIVE FEES TRUST – 10-75 EMERGENCY VEHICLES

- *25-198 AUTHORIZING PURCHASE OF POLICE VEHICLE GRAPHICS FROM ADMINISTRATIVE FEES TRUST
- *25-199 AUTHORIZING PURCHASE OF POLICE VEHICLE EMERGENCY LIGHTING FROM SPECIAL LAW ENFORCEMENT TRUST (1) – EAST COAST EMERGENCY LIGHTING
- *25-200 AUTHORIZING PURCHASE OF POLICE VEHICLE EMERGENCY LIGHTING FROM SPECIAL LAW ENFORCEMENT TRUST (1) – EAST COAST EMERGENCY LIGHTING
- *25-201 AUTHORIZING PURCHASE OF TRAFFIC SAFETY EQUIPMENT FROM SPECIAL LAW ENFORCEMENT TRUST – NATIONAL HIGHWAY PRODUCTS
- *25-202 AUTHORIZING PURCHASE OF MEDICAL CLAIMS EXPERIENCE DATA FROM SPECIAL LAW ENFORCEMENT TRUST
- *25-203 AUTHORIZING PURCHASE OF POLICE VEHICLE TRUNK EQUIPMENT FROM SPECIAL LAW ENFORCEMENT TRUST – SPECTRUM COMMUNICATIONS
- *25-204 AUTHORIZING PURCHASE OF BERGEN COUNTY RDF EQUIPMENT ASSESSMENT FROM SPECIAL LAW ENFORCEMENT TRUST
- *25-205 AUTHORIZING PURCHASE OF COMPUTER EQUIPMENT FROM SPECIAL LAW ENFORCEMENT TRUST – CDW GOVERNMENT LLC
- *25-206 AUTHORIZING STIPEND FOR ACTING ZONING OFFICER – JOSEPH SCOTT JEZEQUEL
- *25-207 APPOINTING A TECHNICAL ASSISTANT TO THE ACTING ZONING OFFICER – ROSE MITCHELL
- *25-208 APPOINTING TECHNICAL ASSISTANT TO ACTING ZONING OFFICER – PAUL DEMAREST
- *25-209 APPROVING RELEASE OF TREE BOND ESCROW – 51 HIGH STREET
- *25-210 AUTHORIZING THE EXECUTION OF AN AMENDMENT TO SAVATREE CONTRACT FOR COMPOSTING AND RELATED SERVICES
- *25-211 RECOGNIZING CARIBBEAN AMERICAN HERITAGE MONTH
- *25-212 RECOGNIZING PTSD AWARENESS MONTH
- *25-213 RECOGNIZING JUNETEENTH DAY
- *25-214 AUTHORIZING PLACEMENT OF TEMPORARY LAWN SIGNS BY JOEY’S CHARITY FUND ORGANIZATION
- *25-215 HIRING TEMPORARY DRIVER/LABORER FOR THE DEPARTMENT OF PUBLIC WORKS FOR 2025 – MATTHEW DYLAN MENDEZ
- *25-216 REQUESTING APPROVAL OF ITEM OF REVENUE AND APPROPRIATION UNDER N.J.S.A. 40A: 4-87 FOR “ANFEC/BERGEN COUNTY AUDUBON SOCIETY”

- *25-217 REQUESTING APPROVAL OF ITEM OF REVENUE AND APPROPRIATION UNDER N.J.S.A. 40A: 4-87 FOR “BODY WORN CAMERAS”
- *25-218 APPROVING RELEASE OF TREE BOND ESCROW – 15 CARR PLACE
- *25-219 APPROVING RELEASE OF TREE BOND ESCROW – 19 WILSON PLACE

There were no comments.

8. COMMITTEE REPORTS

- a. FINANCE AND TECHNOLOGY – YAMMARINO (Cho/Maroules)
Committees - Finance & Technology Commission Liaison - Recreation, Shade Tree, Food & Assistance
The Baseball/softball dinner will be held on 9/12/25 at 6:00 pm at the Elks Club. Evelyn Ricci’s Scout award will be held on September 27.
- b. PUBLIC SAFETY - LATNER (Chung/Amitai) Councilwoman Chung for Councilwoman Latner
Committee - Public Safety Liaison - NVRHS Board of Education & Library Board of Trustees
The Mobile MVC had many appointments. All appointments were full. The Englewood Night Market was well run. A discussion ensued about something similar in Closter, or perhaps a restaurant week. NVD was one few high schools to earn two prestigious sports awards.

7:10 P.M. Borough Attorney William Bailey entered the Work Session.

- c. PUBLIC WORKS - CHUNG (Yammarino/Cho)
Committee - Public Works Liaison - Closter Board of Education, Board of Health
Some Shade Tree questions: trees planted on borough property at residences—when trees have to be removed, who is responsible for the removal? Also, who is responsible for trimming the branches? A brief discussion began. A set policy is needed. There are many trees in need of removal in the 10-15 foot setback. This can be discussed at the Shade Tree meeting and report back. Board of Education: Discussion at Board of Education meeting about the several effects of the “Big Beautiful Bill” as well as Governor Murphy’s proposal concerning kindergarten and preschool. Concerning the Department of Public Works: The temporary hire on the Consent Agenda is to replace someone out on medical leave.
- d. ORDINANCES - CHO (Amitai/Latner)
Committee - Ordinance & Legislative Commission Liaison-Environmental, Zoning, Fire
There were 32 calls for the Fire Department last month. There are two volunteers, but more are needed. Two applications were approved for the Zoning Board. Thank you to NVD for organizing the cleanup crew. The Environmental Commission has been studying creating birdhouses, especially for wood ducks and tree swallows. They are looking for sites. Ms. Rege received a grant for this. They are also looking into installing cameras. Note: There is a scam concerning the MVC. Please be careful.
- e. HUMAN RESOURCES – MAROULES (Latner/Yammarino)
Committee - Personnel Liaison - Historic Preservation no report for this meeting
- f. LAND USE AND CONSTRUCTION - AMITAI (Chung/Maroules)
Building Liaison - Closter Improvement, Planning Board, Senior Citizens Councilwoman Amitai had to exit the meeting so Councilwoman Chung reported for her. A request to post flags for overdose awareness month has been made. The Council did not have a problem with allowing this. The Planning Board will meet 7/31. The boards for art in the park have all been recycled. The Lions Club Bark in the Borough has been cancelled, but the Charles Dickens event will take place. There will be a musical performance 8/1. Joe Bianco has been honored by being named a “hometown hero.” The Mayor attended the award ceremony.

g. MAYOR'S REPORT

Ambulance Corps Northern Valley Mayor's Association The MacBain Farm is open and producing. Closter Town Day will be September 6th. All of the rides are paid for by a fund sponsored by Closter businesses. A new memorial was put up at the corner of Harrington and Knickerbocker in honor of North Korean refugees. It is on Veolia property and was nicely done. Some complaints have been received about a flag at 80 Harrington Avenue that had a different flag hanging above the American flag. After extensive research resulting in the knowledge that it is not allowed to hang anything above the American flag, the Mayor wrote to the residents. The American flag has now been removed.

9. OLD BUSINESS

None

10. NEW BUSINESS

The Road Program milling and paving will begin soon. PSE&G has started to restore some of streets, starting with the "college" streets. Councilwoman Chung spoke of a resident who mentioned cars are not respecting a yield sign at a dangerous intersection at Closter Dock Road and suggested a flashing stop sign. It is a County road. There was brief discussion. Councilwoman Maroules spoke about grant money available for paving over old railroad tracks, if interested. The Mayor suggested speaking with the Greenway Committee representative. CSX would also have to be willing to part with the property.

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

John McCaffrey (203 Hickory Lane) thanked the Council for the repair at the MacBain Farm. Mr. McCaffrey asked that the electrical work be expedited for safety reasons. He also asked that Resolution 25- 210 be amended and rebid. He asked if the Borough really needed a new garbage truck. He said that the farm is robust.

Brian Pfeiffer (Demarest Avenue) asked about garbage and recycling pickup in light of milling and paving. A short discussion followed.

Steve Isaacson (97 Columbus Road) spoke about the railroad tracks and making a trail out of it. There are many trees overhanging the sidewalks. Someone should be trimming them. The low-income housing will bring in a lot of students needing free preschool. He spoke about Swimply (an AirBnb for swimming pools) and regulating or taxing that to allow the municipality to benefit. A house was bought on Durie and Tenakill that was jacked up and a basement put in. Thank you to the Mayor and Council for putting money toward the upkeep of the farm. He asked for clarification on specific categories.

Joe Bianco (7 MacArthur Avenue) thanked everyone for making the MVC come to town, especially Linda Albelli and Leslie Weatherly.

12. ADJOURNMENT

Work Session adjourned at 7:54 P.M.

Respectfully Submitted,



Mari J. Margiotta, RMC, CMR
Borough Clerk

