



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

WORK SESSION MINUTES: WEDNESDAY – APRIL 22, 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 **7:00 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 Yammario		✓

4. PROCLAMATION

Arbor Day

Mayor Glidden read the proclamation into the record.

5. PRESENTATIONS

POLICE DEPARTMENT:

APPOINTMENTS:

- a. Crista L. Booth
- b. Nicholas DiIorgi

Councilwoman Latner read the biography of Nicholas Dilorgi. Mayor Glidden swore Patrolman Dilorgi into office, effective May 1, 2026

Councilwoman Latner read the biography of Christa L. Booth. Mayor Glidden swore Police Officer Booth into office, effective May 1, 2026.

Chief of Police James Buccola welcomed his two new officers and thanked the Mayor and Council for their support of his work and his vision.

SHADE TREE COMMISSION:

Arbor Day Poster Winners were presented by TJ McCaffrey and Councilman Yammarino. The theme this year was "Why Are Trees Important?" More than 70 entries were received. The winners were announced by class and applauded. Mr. McCaffrey thanked all of the participants and shared that all winners are eligible to have a tree planted at their homes.

6. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS

Mail List of April 10, 2026: No discussion

Mail List of April 17, 2026: Councilwoman Latner followed up on the possibility of donating to the Tenakill Science Olympiad. The Lions Club will donate \$2,000. Borough Attorney William J. Bailey will consult with the auditor about the possibility of the Borough donating \$2,500. Councilwoman Latner will send the information to Mr. Bailey. Councilwoman Latner discussed item 4 about the Bergen Tech Go Kart exhibit at the Belskie Museum. Councilwoman Amitai thanked William Dahle for his many years of service on the occasion of his resignation/retirement. She also spoke about the Belskie Museum and the Bergen Tech exhibit, including work by Councilman Cho's daughter. Councilman Cho discussed Item #7, the Elks Club is wondering if they can join in on the Borough's pricing for the repaving of their parking lot. The Borough will work with them. It may be less expensive for the Elks Club to do it separately.

7. APPROVAL OF MINUTES

- a. Work Session and Regular Meeting on February 11, 2026
- b. Work Session and Regular Meeting on February 25, 2026
- c. Work Session and Regular Meeting on March 11, 2026
- d. Special Meeting on March 19, 2026
- e. Work Session and Regular Meeting on March 25, 2026

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

8. ORDINANCES

ADOPTION:

- a. **ORDINANCE NO. 2026:1387**
BOND ORDINANCE PROVIDING AN APPROPRIATION OF \$250,000 FOR VARIOUS ROAD IMPROVEMENTS FOR AND BY THE BOROUGH OF CLOSTER IN THE COUNTY OF BERGEN, NEW JERSEY AND, AUTHORIZING THE ISSUANCE OF \$250,000 BONDS OR NOTES OF THE BOROUGH FOR FINANCING PART OF THE APPROPRIATION
- b. **ORDINANCE NO. 2026:1388**
AN ORDINANCE AMENDING ORDINANCE 2026:1385 TO REVISE THE DEFINITION OF ACCESSORY APARTMENT – **TABLED**
- c. **ORDINANCE NO. 2026:1390**
AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 50, POLICE DEPARTMENT, SPECIFICALLY ARTICLE VIII, QUASI-PUBLIC AND PRIVATE DUTY WORK AND A301, FEES AND DEPOSITS

INTRODUCTION:

- a. **ORDINANCE NO. 2026:1389**
AN ORDINANCE AMENDING CHAPTER 200 OF THE ORDINANCES OF THE BOROUGH OF CLOSTER ENTITLED: ZONING, SPECIFICALLY 200-5, DEFINITIONS – **TABLED**

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

- *26-128 AUTHORIZING AN AMENDMENT TO THE CONTRACT WITH BOSWELL ENGINEERING TO PROVIDE ENGINEERING SERVICES FOR THE WATERSHED IMPROVEMENT PLAN (WIP) PHASE I
- *26-129 AUTHORIZING AN AMENDMENT TO THE CONTRACT WITH BOSWELL ENGINEERING TO PROVIDE ENGINEERING SERVICES FOR PREPARATION OF A STORM WATER POLLUTION PREVENTION PLAN (SPPP) AND A DRAINAGE CONTROL PLAN (DCP) FOR THE BOROUGH'S LEAF COMPOST FACILITY-CLOSTER LEAF COMPOST SITE
- *26-130 ACCEPTING RESIGNATION OF WILLIAM DAHLE AS DEPUTY EMERGENCY MANAGEMENT COORDINATOR
- *26-131 AWARDING CONTRACT FOR IMPROVEMENT TO WALKER AVENUE
- *26-132 REFUND OF REAL ESTATE TAX OVERPAYMENTS – 99 COLUMBUS AVENUE
- *26-133 ACCEPTING PROPOSAL FOR PROFESSIONAL PLANNING SERVICES: SCATTERED SITE REDEVELOPMENT STUDY AND PRELIMINARY INVESTIGATION REPORT – **TABLED**
- *26-134 REAPPOINTING JOSEPH SCOTT JEZEQUEL AS CONSTRUCTION OFFICIAL AND BUILDING SUB CODE OFFICIAL – **TABLED**
- *26-135 AUTHORIZING AND DIRECTING THE PLANNING BOARD OF THE BOROUGH OF CLOSTER TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE

WHETHER THE PROPERTIES KNOWN AS BLOCK 1608, LOTS 3 & 4 AND BLOCK 1501, LOTS 5 & 6 MEET THE STATUTORY CRITERIA FOR A "NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT" PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET. SEQ. – **TABLED**

*26-136 CLOSED SESSION – APRIL 22, 2026

10. COMMITTEE REPORTS

- a. FINANCE AND TECHNOLOGY – YAMMARINO (Cho/Maroules) Committees - Finance & Technology Liaison - Recreation, Shade Tree, Food & Assistance
Not present; no report.
- b. PUBLIC SAFETY - LATNER (Chung/Amitai) Committee - Public Safety Liaison - Closter Board of Education & Library Board of Trustees
The Closter School budget will be presented at the end of April. The total number of students is 1183; the budget is to maintain, not to grow. All phones in the Northern Valley are being upgraded. There is a 4-year plan for the infrastructure upgrade. The library is receiving bids for painting. Easter Seals has approached the library to be part of their senior program.
- c. PUBLIC WORKS - CHUNG (Yammarino/Cho) Committee - Public Works Liaison - NVRHS Board of Education, Board of Health
Compost deliveries will start this week. Cleanup Day is 4/24, starting at either the Senior Center or the Nature Center with a rain date of May 3. Coffee and donuts have been secured.
- d. ORDINANCES - CHO (Amitai/Latner) Committee - Ordinance & Legislative Liaison - Zoning, Fire
The Zoning Board heard three applications at the last meeting. The Fire Department had 30 calls last month. The Lions Club pancake breakfast is this Saturday.
- e. HUMAN RESOURCES – MAROULES (Latner/Yammarino) Committee - Personnel Liaison- Historic Preservation/Environmental
Birdhouses are being built by Environmental Commission members and NVD students. Health Walks began April 5 led by Marina Layvand. Councilman Cho applied for two grants for the Environmental Commission. The Environmental Commission would appreciate the DPW to attend the Environmental Commission meetings on a quarterly basis. For the Historic Preservation Commission, the Commission invites residents to attend the May 18 meeting to discuss a proposed High Street Historic District. Mayor Glidden will include it in his newsletter as Councilwoman Maroules forwards information to Ms. Weatherly.
- f. LAND USE AND CONSTRUCTION - AMITAI (Chung/Maroules) Building Liaison - Closter Improvement, Planning Board Member, Senior Citizens
The Building Department is very busy. New stores are coming into Closter. Downtown signage is being improved. The North parking lot is being spruced up. The Code Enforcement Officer would like to move the garbage cans to the other side of the parking lot. Work is underway for the Rev250 event.
- g. MAYOR'S REPORT Ambulance Corps Northern Valley Mayor's Association
The Ambulance Corps has done well recruiting High School students. The Clean Up is Saturday, and the Pancake Breakfast, Little League Opening Pitch, as well as the Closter Nature Center Soup Supper are on Sunday. Memorial Day festivities are on May 25, while Rev250 is on June 13.

11. OLD BUSINESS

Councilwoman Amitai shared there was a good crowd to discuss the subject of deer. A woman from an animal protection group asked that she be allowed to hold a meeting. The Councilwoman will set up a meeting with Borough Clerk Mari J. Margiotta and Borough Administrator James Winters. Mayor Glidden stated that the only town in Bergen County that has held a hunt is Saddle River. The residents felt that it was successful. However, the deer came back in from neighboring towns. If something like this is to be done it needs to be on a regional basis. Bergen County does not want any involvement. Discussion followed of putting the question on the ballot and exploring the question with mayors and the public from other towns. The Elks event for the Wounded Warriors is approaching and the Borough has been asked for a donation. Councilwoman Latner asked about raising the Turkish flag. This can be discussed at the Ordinance Committee. Councilwoman Amitai asked that the backup alarm on garbage trucks early in the morning be added to the committee agenda.

12. NEW BUSINESS

Councilman Cho shared that NVD is having its Fashion Show this Sunday from 2pm to 4pm to benefit Project Graduation. Councilwoman Chung shared that Zendiggi Kebab House has started a GoFundMe.

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

Steve Isaacson (97 Columbus Avenue) asked about the tabling of an Ordinance. He shared that he attended Bobbie Goldberg's memorial, which was very nicely done. He suggested renaming Buzzoni Farm Park for her.

Steve Blechman (5 Newman Avenue) suggested completing mail-in ballots early. He also suggested utilizing the ballot boxes. He asked whether the cameras would catch people driving the wrong way. He was told the cameras only capture the cars illegally parked. Mr. Blechman spoke about people driving the wrong way on Union Street and that he has told the police. He will be participating in the Walk-a-Thon on April 25.

Libby Choron (40 Union Street) reminded everyone about the Closter PTO Fair on May 2. She read a letter concerning the opposition to the letters that were read at the previous meeting. She thanked the police for implementing the cameras to keep pedestrians safe.

Jeanne Stella (479 High Street) said that the reason the County does not want to get involved with the deer population is the intensity of the opposition. Ms. Stella is still afraid the parking camera and said that she trusts the town but does not trust these big companies. Borough Administrator James Winters said that the only thing being shared is the photo.

Councilman Cho shared that the Hackensack Riverkeeper did a cleanup last Saturday. Ray Cywinski is spearheading a Spectrum for Living Fishing Pier. There is a QR code for fundraising.

Dolores Witko asked who owns the property on the corner of High Street and Schraalenburgh Road. She was told that Daibes owns it. She suggested someone ask them to clean it up. She also said that IWS seems to try to be extra noisy early in the morning. Finally, she said there needs to be an AED at the Senior Center. Administrator James Winters said that there has been no official request. Ms. Witko said the Council will receive a letter.

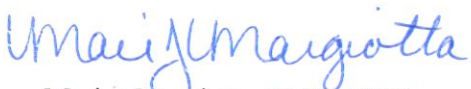
Leslie Brunnell (2 Taylor Drive) said that the cameras are great but the microphone is not consistent. She voiced her concern about redevelopment because it opens up other issues within the 200 feet. She encouraged people to come to the Soup Supper. She believes that something has to be done about the deer population.

14. ADJOURNMENT

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

The Work Session was adjourned at **8:34 P.M.**

Respectfully submitted,



Mari J. Margiotta, RMC, CMR
Borough Clerk

Date of Minutes approval: May 27, 2026