



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

WORK SESSION MINUTES: WEDNESDAY – DECEMBER 11, 2024

THIS REGULARLY SCHEDULED MEETING OF THE CLOSTER MAYOR AND COUNCIL WILL BE HELD IN-PERSON, TELEPHONICALLY, and VIA ZOOM VIDEO. You may join 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: TOLL FREE: +1 646-558-8656; 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 open public meetings 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 2024 Mayor and Council Meetings which was published in The Record and The Star Ledger on December 29, 2023, 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	✓	
Council President Chung	✓	
Councilwoman Latner	✓	
Councilwoman Maroules	✓	
Councilman Yammarino	✓	

Also Present: Borough Administrator James Winters, Chief of Police James Buccola, Borough Clerk Mari J. Margiotta, Borough Attorney William J. Bailey, and Borough Engineer Nick DeNicola

4. **PRESENTATION**

Tanko Lighting – Streetlight Analysis and Proposal

Neil Tolley from Tanko Lighting gave a presentation via Zoom. Borough Engineer Nick DeNicola asked about the company's history in New Jersey. Tanko Lighting has not sold complete systems in New Jersey but have in New York. Councilwoman Amitai asked about the difference in the wattage between traditional bulbs and LED and whether LED has options for type of lightbulbs. Tanko Lighting would be able to help the Borough choose the lighting. The Councilwoman also asked whether Tanko Lighting would provide the poles and was told that the existing poles would remain.

5. **ORDINANCES**

ADOPTION:

- a. **ORDINANCE NO. 2024-1346** “AN ORDINANCE TO RELEASE, VACATE AND EXTINGUISH ANY AND ALL PUBLIC RIGHTS IN AND TO A PORTION OF WILSON PLACE”
- b. **ORDINANCE NO. 2024-1347**, “AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 200, “ZONING”, ARTICLE III, DEFINITIONS AND WORD USAGE AND ARTICLE VI, DISTRICT NO. 3, BUSINESS AREA”

Mayor Glidden asked whether there were comments on the ordinances. No Councilmembers had comments.

6. **REVIEW AND DISCUSSION OF COMMUNICATION ITEMS**

- a. MAIL LIST of November 29, 2024
- b. MAIL LIST of December 6, 2024: Councilwoman Latner commented on Item #1. Borough Engineer Nick DeNicola asked about the sidewalk waiver as it is a busy road. A sidewalk would require removing the screening. Mr. DeNicola recommended denying the waiver. The Council agreed. Councilwoman Maroules asked about the Affordable Housing amendment. Borough Attorney William J. Bailey confirmed debate that is underway. December 20, 2024 is the injunction hearing at 10:00 AM. A Zoom link or livestream link will be circulated. More than 25 municipalities have joined the lawsuit. Councilwoman Amitai spoke about an improperly painted curb. Borough Administrator James Winters is looking into this situation.

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

- *24-292 CANCEL BALANCE FOR OPEN SPACE, RECREATION, FARMLAND AND HISTORIC PRESERVATION TRUST FUND FOR PARK, FARMLAND AND HISTORIC PRESERVATION IMPROVEMENTS ORDINANCE
- *24-293 REQUESTING APPROVAL OF ITEM REVENUE AND APPROPRIATION UNDER N.J.S.A. 40A: 4-87 FOR “STORMWATER ASSISTANCE GRANT”
- *24-294 AUTHORIZING RE-BIDS FOR CLOSTER DPW POLE BARN PROJECT
- *24-295 AUTHORIZING REFUND OF REDEMPTION MONIES TO OUTSIDE LIENHOLDER
- *24-296 APPROVING REFUND OF TREE BOND – 1 PIERMONT ROAD
- *24-297 AUTHORIZING THE PLACEMENT OF A NATIVITY CRECHE IN FRONT OF BOROUGH HALL
- *24-298 APPROVAL OF RODRIGUEZ V CLOSTER BOROUGH TAX APPEAL SETTLEMENT
- *24-299 APPROVAL OF PALANCE V CLOSTER BOROUGH TAX APPEAL SETTLEMENT
- *24-300 APPROVAL OF MOCHKAROV V CLOSTER BOROUGH TAX APPEAL SETTLEMENT
- *24-301 APPROVAL OF IVANIUK V CLOSTER BOROUGH TAX APPEAL SETTLEMENT
- *24-302 CONFIRM ENDORSEMENT OF SPECTRUM FOR LIVING DEVELOPMENT, INC. GRANT APPLICATION 2025 TO BERGEN COUNTY COMMUNITY DEVELOPMENT GRANT:

SPECTRUM FOR LIVING'S NORTHERN VALLEY ADVOCACY AND SUPPORTS PROGRAM IN THE MUNICIPALITY OF CLOSTER

- *24-303 APPROVING RELEASE OF ENGINEERING ESCROWS – 19 VER VALEN STREET
- *24-304 APPROVING RELEASE OF TREE BOND ESCROW – 43 CEDAR LANE
- *24-305 AMENDMENT TO THE CERTIFICATE OF AVAILABILITY OF FUNDS, RESOLUTION No. 24-286, FOR AUTHORIZING BOSWELL ENGINEERING TO PROVIDE ENGINEERING SERVICES FOR THE 2025 MUNICIPAL AID GRANT AND BOROUGH PAVING PROJECT
- *24-306 BILLS LIST – DECEMBER 11, 2024
- *24-307 AMENDMENT TO THE CERTIFICATE OF AVAILABILITY OF FUNDS, RESOLUTION No. 24-288, AUTHORIZING BOSWELL ENGINEERING TO PROVIDE ENGINEERING SERVICES FOR THE CLOSTER NATURE CENTER RUCKMAN POND RESTORATION PROJECT
- *24-308 AMENDMENT TO THE CERTIFICATE OF AVAILABILITY OF FUND RESOLUTION No. 24-287, BOSWELL ENGINEERING TO PROVIDE ENGINEERING SERVICES FOR THE REPLACEMENT OF THE RUCKMAN PARK WALKING PATH

8. **HAWKERS AND PEDDLERS**

WEICHERT REALTORS ROBERT McBAY #2024-31

9. **PROFESSIONAL REPORTS** No Reports Given

- a. BOROUGH ENGINEER
- b. BOROUGH ADMINISTRATOR
- c. CHIEF OF POLICE

10. **OLD BUSINESS**

None

11. **NEW BUSINESS**

None

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

Steve Isaacson (97 Columbus Avenue) spoke about his previous suggestion of taking new residents on a Welcome Wagon bus tour. He asked what the Mayor's Committee does for the farm. Mayor Glidden said the objective is to choose and manage the volunteers and the picking season. It does not relate to management of the farm. Mr. Isaacson asked why the Closter Nature Center is receiving \$20,000 for the pond when nothing is being done at the farm. He questioned the pole barns and why the Department of Public Works does not come to the meetings. He asked why people cannot see the plans for the pole barn. Borough Attorney William J. Bailey said that once the specifications are authorized they are an open public record. Mr. Isaacson asked who said that pole barns are needed instead of covers. Councilwoman Chung said there needs to be a foundation. Mr. Isaacson also asked what the inventory of trucks is for the Department of Public Works.

Cosma/Natalia Minzararu of 543 Closter Dock Road spoke about the request to receive a sidewalk waiver because bushes would have to be removed and the neighbors down the street do not have sidewalks. Mayor Glidden stated that Borough Clerk Mari J. Margiotta will respond about the waiver and asked Borough Engineer Nick DeNicola to

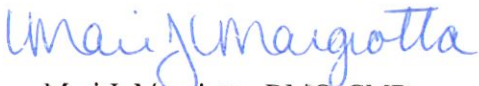
Speak with the Shade Tree Commission.

11. ADJOURNMENT

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

The Work Session was adjourned at **7:29 P.M.**

Respectfully submitted,



Mari J. Margiotta, RMC, CMR
Borough Clerk

Date of Minutes approval: April 9, 2025