



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

WORK SESSION MINUTES: WEDNESDAY - FEBRUARY 25, 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 of the State of New Jersey, was included in the Notice of 2026 Mayor and Council Meetings which was published in The Record on December 10, 2025 and sent to The Star-Ledger on December 15, 2025, is 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 *	✓	
Council President Cho	✓	
Councilwoman Chung	✓	
Councilwoman Latner		✓
Councilwoman Maroules	✓	
Councilman Yammarino	✓	

* At 7:09 P.M.

4. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS

- a. Mail List of February 13, 2026: Mayor Glidden discussed Item #2 and stated that there is a fascinating discussion by Historic Preservation Commission Chair Tim Adriance about the history of Closter. Everyone is encouraged to read it.
- b. Mail List of February 20, 2026: Councilman Yammarino talked about Item #3 and said that he attended the Zoom meeting but that local governments are prohibited from applying for this specific grant.

Mayor Glidden read into the record a Certificate of Appreciation to the Department of Public Works for their work clearing the roads during the blizzard of 2026.

5. **APPROVAL OF MINUTES**

- a. Work Session and Regular Meeting on September 10, 2025
- b. Work Session and Regular Meeting on September 24, 2025
- c. Work Session and Regular Meeting on October 8, 2025
- d. Work Session and Regular Meeting on October 22, 2025
- e. Work Session and Regular Meeting on November 12, 2025
- f. Work Session and Regular Meeting on November 24, 2025
- g. Work Session and Regular Meeting on December 10, 2025

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

6. **ORDINANCES** (No Council member wished to pull or discuss any Ordinances)

ADOPTION: (to be addressed at the Regular Meeting)

- a. **ORDINANCE NO. 2026:1379**
BOND ORDINANCE PROVIDING AN APPROPRIATION OF \$42,000 FOR VARIOUS IMPROVEMENTS FOR AND BY THE BOROUGH OF CLOSTER IN THE COUNTY OF BERGEN, NEW JERSEY AND, AUTHORIZING THE ISSUANCE OF \$39,900 BONDS OR NOTES OF THE BOROUGH FOR FINANCING PART OF THE APPROPRIATION
- b. **ORDINANCE NO. 2026:1380**
AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 50, POLICE DEPARTMENT
- c. **ORDINANCE NO. 2026:1381**
AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 65 ALARM SYSTEMS
- d. **ORDINANCE NO. 2026:1382**
AN ORDINANCE AMENDING CHAPTER 179 OF THE ORDINANCES OF THE BOROUGH OF CLOSTER ENTITLED: TOWING AND STORAGE

INTRODUCTION: (to be addressed at the Regular Meeting)

- a. **ORDINANCE NO. 2026:1383**
AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 200 OF THE BOROUGH OF CLOSTER TO IMPLEMENT THE HOUSING ELEMENT AND FAIR SHARE PLAN
- b. **ORDINANCE NO. 2026:1384**
AN ORDINANCE AMENDING CHAPTER A301 "FEES" "DEVELOPMENT FEES" OF THE CODE OF THE BOROUGH OF CLOSTER TO PROVIDE FOR THE COLLECTION OF DEVELOPMENT FEES IN SUPPORT OF AFFORDABLE HOUSING AS PERMITTED BY THE

NEW JERSEY FAIR HOUSING ACT

c. ORDINANCE NO. 2026:1385

AN ORDINANCE TO AMEND THE BOROUGH CODE TO INCLUDE A NEW AFFORDABLE HOUSING ORDINANCE

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

- *26-080 TRANSFER RESOLUTION NO. 1 AUTHORIZING THE TRANSFER OF 2025 BUDGET APPROPRIATIONS
- *26-081 PROFESSIONAL SERVICES APPOINTMENT OF RESIDENTIAL APPRAISER DARREN RAYMOND OF APPRAISAL SYSTEMS, INC
- *26-082 APPROVING CONTRACT WITH DEPUTY DPW SUPERINTENDENT – CODY WATKINS
- *26-083 REFUND REDEMPTION MONIES TO OUTSIDE LIENHOLDER – 126 KINCKERBOCKER ROAD
- *26-084 ADOPTING THE BERGEN COUNTY AND THE BOROUGH OF CLOSTER MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN
- *26-085 APPROVAL TO SUBMIT 2026 FUNDING ROUND DECLARATION OF INTENT TO APPLY TO THE BERGEN COUNTY TRUST FUND MUNICIPAL PROGRAM FOR PARK IMPROVEMENTS BERGEN COUNTY OPEN SPACE, RECREATION, FLOODPLAIN PROTECTION, FARMLAND & HISTORIC PRESERVATION TRUST FUND: MUNICIPAL PROGRAM FOR PARK IMPROVEMENT FOR VARIOUS PROJECTS INCLUDING MEMORIAL PARK, SCHAUBLE PARK, AND RUCKMAN PARK
- *26-086 EXECUTE A CONTRACT WITH THE BERGEN COUNTY DIVISION OF CULTURAL & HISTORIC AFFAIRS, DEPARTMENT OF PARKS, DIVISION OF CULTURAL AND HISTORIC AFFAIRS FOR THE 2026 BERGEN COUNTY HISTORY GRANT PROGRAM SPECIAL PROJECTS (SP)
- *26-087 APPROVING CLOSTER ENVIRONMENTAL COMMISSION TOWN WIDE CLEAN UP DAY ON SATURDAY, APRIL 25, 2026 (RAINDATE SUNDAY, MAY 3, 2026)
- *26-088 REFUND OF REAL ESTATE TAX OVERPAYMENT – 11 NAUGLE STREET
- *26-089 ADOPT THE “AFFIRMATIVE MARKETING PLAN” FOR THE BOROUGH OF CLOSTER
- *26-090 APPROVAL TO ACCEPT A GRANT FROM THE STATE OF NEW JERSEY, DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR LEAF COMPOSTING 2025 WOOD WASTER RECYCLING & LEAF COMPOSTING
- *26-091 SUPPORT FROM LOCAL GOVERNING BODY AUTHORIZING THE SUSTAINABLE JERSEY GRANT APPLICATION

Councilman Yammarino explained the two grants to be applied for (26-091). Borough Engineer Nick DeNicola asked for a resolution authorizing bids for Walker Avenue Improvement. This will be added to the Consent Agenda in the Regular Meeting.

7. COMMITTEE REPORTS

a. FINANCE AND TECHNOLOGY – YAMMARINO (Cho/Maroules)

Committees - Finance & Technology Liaison - Recreation, Shade Tree, Food & Assistance
No report

b. PUBLIC SAFETY - LATNER (Chung/Amitai) Committee - Public Safety Liaison - Closter Board of Education & Library Board of Trustees Councilwoman Chung for Councilwoman Latner

For the library, museum passes may be borrowed. For the 250th anniversary of the United States, there will be a Betsy Ross presentation. Also, the library is trying to get Closter's history onto the BCCLS website. The Children's winter programs have begun, and other programs are underway. The Used Book Sale will be held March 21, 2026 from 9:00 A.M. to 4:00 P.M. As for the Closter Board of Education, there is a writing project in the works. Additionally, Art in the Park will focus on America's 250th Anniversary.

c. PUBLIC WORKS - CHUNG (Yammarino/Cho) Committee - Public Works Liaison - NVRHS Board of Education, Board of Health

The Department of Public Works did an incredible job. Board of Health: the recent history of communicable diseases was outlined. NVD: the Teens and Tots program is currently taking applications. Fiddler on the Roof is this week. 274 Northern Valley seniors (from both schools) have received an official seal of bi-literacy showing that they are proficient in two languages.

d. ORDINANCES - CHO (Amitai/Latner) Committee - Ordinance & Legislative Liaison - Zoning, Fire
There were 35 Fire calls.

e. HUMAN RESOURCES – MAROULES (Latner/Yammarino) Committee - Personnel Liaison- Historic Preservation/Environmental

The Environmental Commission is discussing projects for this year. The Cleanup will be April 25, 2026 with a rain date of May 3, 2026.

f. LAND USE AND CONSTRUCTION - AMITAI (Chung/Maroules) Building Liaison - Closter Improvement, Planning Board Member, Senior Citizens

Tim Adriance will give a presentation at the Senior Center on October 3. The Zoning Ordinance needs to be reviewed and updated. There was a mishap at the Village School today that resulted in a fracture of a contractor's leg. Otherwise, construction is going well. The Lions Club Pancake Breakfast is coming up on April 26, 2026. March 19, 2026 is a Town Hall meeting on appraisals; individual assessments will not be addressed at the meeting. An updated price has been received for the digital sign. Concerts are coming up in the Library. A deer management meeting will be handled on May 20, 2026.

g. MAYOR'S REPORT Ambulance Corps Northern Valley Mayor's Association

Ramadan was celebrated with the lighting of the crescent. There was also a Lunar New Year Celebration. These celebrations are a testament to the varied and diverse nature of Closter. April 4, 2026 is the Easter Egg Hunt at 11:00 A.M. April 26, 2026 is Baseball and Softball Opening Day. May 25, 2026 is the Memorial Day celebration. Closter's America 250th Day is June 13, 2026.

8. HAWKERS AND PEDDLERS LICENSE (Moved to the Regular Meeting)

HP 2026-04 Landmark Trading USA – Jun Zhang

9. FIRE DEPARTMENT (Moved to the Regular Meeting)

New Regular Member - Oz Hardoon

10. OLD BUSINESS

None

11. NEW BUSINESS

Text blasts will be added to the Closter Borough app. Instructions will be sent out. Councilwoman Chung suggested collecting funds for a breakfast or other meal for First Responders and other Borough Personnel who are going above and beyond.

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

Jeanne Stella (479 High Street) stated the difficulty of clearing the frozen snow at the base of driveways. Ms. Stella spoke about a machine that chops it off. She asked that the resolution concerning ICE and immigration not be watered down. Ms. Stella said that she continues to call the legislators, and spoke about people profiting off detention. She said that it is our responsibility to do what we can to eliminate the suffering of other people.

Steve Isaacson (97 Columbus Avenue) suggested that the ICE's guns be removed. Mr. Isaacson asked how many of the bi-literacy students live in homes where two languages are already spoken and suggested having a catered affair at the Senior Center for the appreciation event. Concerning the Tax Assessor Meeting, he asked for clarification. Mr. Isaacson spoke about Tim Adriance's history essay, and asked whether Sav-a-Tree's land is being considered for Affordable Housing. He was told that it is not in any of the Ordinances.

Tamer Avcilar re-emphasized Ms. Stella's points.

13. 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 7:39 P.M.

Respectfully submitted,



Mari J. Margiotta, RMC, CMR
Borough Clerk

Date of Minutes approval: April 22, 2026