



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

WORK SESSION MINUTES: WEDNESDAY - APRIL 9, 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 *At 7:04	✓	
Councilman Cho *Via Zoom	✓	
Councilwoman Chung	✓	
Councilwoman Latner	✓	
Councilwoman Maroules	✓	
Council President Yammarino	✓	

4. MINUTES APPROVAL

- a. Work Session and Regular Meeting Minutes of October 9, 2024
- b. Work Session and Regular Meeting Minutes of November 11, 2024

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

5. **REVIEW AND DISCUSSION OF COMMUNICATION ITEMS:**

- a. MAIL LIST of March 28, 2025, Councilwoman Latner spoke about Item #3 and asked that Closter support the listed resolutions. No one dissented. Councilwoman Latner thanked Ms. Martinez for sending the list in #4 and asked that a compiled list of poll workers be sent to her. Council President Yammarino spoke about #5, the Financial Disclosure Statement and reminded everyone to file. Council President Yammarino brought up #8, a new sidewalk waiver request. The engineer stated that the road in question is a County road so a waiver is not advisable. The Council agreed not to grant a waiver for the sidewalk but that perhaps the curb could be waived.
- b. MAIL LIST of April 4, 2025, Councilwoman Latner spoke about # 1, a stigma free symposium. Councilwoman Amitai spoke about #9, a fence request. It is for a 6-foot fence, which was already there, The rear fence is on Borough property and should be moved. Discussion. The applicant is in the public. This will be discussed in Open Public Session.

6. **ORDINANCES:**

ADOPTION:

- a. **ORDINANCE NO. 2025:1355**
AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 93, CONSTRUCTION AND REPAIR OF SIDEWALKS AND CURBS; CHAPTER 171, ARTICLE IV, SIDEWALK CONSTRUCTION, CHAPTER 171, ARTICLE V, SIDEWALK REPAIR; AND CHAPTER A301, FEES AND DEPOSITS
- b. **ORDINANCE NO. 2025:1358**
AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE BOROUGH OF CLOSTER AMENDING THE BOROUGH OF CLOSTER CODE OF ORDINANCES TO REPEAL CHAPTER 108 FLOOD DAMAGE PROTECTION, SECTIONS 1 THROUGH 17, ADOPTED MARCH 23, 1983 BY ORD. NO. 1983:446; TO ADOPT NEW FLOODPLAIN MANAGEMENT REGULATIONS CHAPTER 108, ARTICLE 1, GENERAL REGULATIONS, SECTIONS 108A.1 TO 108S.6; TO ADOPT FLOOD HAZARD MAPS; TO DESIGNATE A FLOODPLAIN ADMINISTRATOR; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE
- c. **ORDINANCE NO. 2025:1362**
AN ORDINANCE AUTHORIZING SALE OF LAND WITHOUT PUBLIC AUCTION PURSUANT TO N.J.S.A. 40A:12-13(b)(5)

Discussion of the clerical error on item c.

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

- | | |
|---------|-------------------------------------------------------------------------------------------------------|
| *25-114 | BILLS LIST |
| *25-115 | HIRING TEMPORARY DRIVER/LABORER FOR THE DEPARTMENT OF PUBLIC WORKS FOR THE YEAR 2025 – WILLIAM HOWARD |
| *25-116 | AWARDING A CONTRACT FOR COMPOSTING AND RELATED SERVICES TO SAVATREE, LLC |

- *25-117 AUTHORIZING THE APPOINTMENT OF MUNICIPAL REPRESENTATIVES TO THE BERGEN COUNTY COMMUNITY DEVELOPMENT REGIONAL COMMITTEE PERIOD JULY 1, 2025 THROUGH JUNE 30, 2026
- *25-118 ESCHEAT ESCROW FUNDS – 67 ALPINE DRIVE
- *25-119 AUTHORIZE REPRESENTATIVE TO BERGEN COUNTY COMMUNICATION ADVISORY BOARD – JAMES BUCCOLA
- *25-120 DECLARING SUPPORT FOR THE PRESERVATION OF THE FEDERAL TAX EXEMPTION OF MUNICIPAL BONDS

Administrator James Winters pointed out an error in a name in the body of 25-119 that needs to be and will be corrected. Councilwoman Amitai asked whether any other contractors came forth concerning composting. No one else did.

8. PROFESSIONAL REPORTS

a. BOROUGH ENGINEER: Piermont and Ver Valen: the Borough has secured the easement. Now the Borough has to wait for the County. Mayor Glidden will call the County for an update. The EPA is still reviewing the Swim Club situation. The 2024/2025 Road programs are out to bid (2024 delayed due to PSE&G work). The project for the leaking pond is out to bid. Traffic simulations have been run on Knickerbocker and High. Reduced queuing should alleviate the blocking of the intersection. The next step is for the traffic signal worker and electrician to verify the results and then for rewiring to be done. Councilwoman Amitai asked about the bridge in Harrington Park.

b. BOROUGH ADMINISTRATOR: Met with Orange and Rockland and asked about the streetlights. He was told that New Jersey BPU did not allow what the company that presented to the Council was proposing. Orange and Rockland is replacing 2% of the lights with LEDs every year. There have not been any responses to the MacBain RFP. The administrator has met with a contractor who is creating a proposal of projects to be done. At that point the projects will go out to bid. The budget process is slower than hoped. The Borough is well over the cap, and cuts must be made. Every operating budget will be cut by 5%. The Budget will be introduced at the next meeting.

c. CHIEF OF POLICE: The annual active shooter training was completed at the end of March. A house that was slated to be demolished was donated for this effort, and the neighboring residents were alerted. De-escalation training and communication skills are included in this training. April is Distracted Driver month; a grant was secured for about \$8,000. Officers will be in town addressing distracted drivers. The Police have begun meeting with summer camps about their plans and traffic plans. The lightning detectors are reaching their life expectancy; plans are being discussed. Closter Plaza will have officers present—primarily weekends. The managing company has been cooperative. The chief has a draft letter to the County about the traffic light on Knickerbocker and High Street for review. Perhaps Piermont/Ver Valen can be pushed at the same time.

d. MAYOR: The annual soup supper is April 27 at the Closter Nature Center. Memorial Day weekend is turning out to be a well-planned event: USA Patriots softball games Saturday and Sunday. A Beefsteak dinner/comedy event 5/23, a pig roast on 5/25, and parade, town day, fireworks on Monday 5/26. Several other events are outlined in the newsletter. The Lions Club pancake breakfast was very successful. The proceeds go to Fire and Ambulance. The Duck Derby will be June 7 at 11:00 A.M. The Easter Egg Hunt is coming up.

9. OLD BUSINESS

Fundraising for the students attending the science Olympics received generous donations from the Elks and Lions

clubs. They are still in need of funds. Information is in the newsletter.

10. NEW BUSINESS

Councilwoman Maroules spoke about high school security and the possibility of people posing as students.

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

Jaqueline Aloof (252 Knickerbocker) came to speak about the crosswalk at the intersection of High and Knickerbocker. She asked for help and spoke about measures other towns are taking. A pedestrian sign is obscured by a defunct bus stop sign. The administrator will have the bus stop sign taken down. She is concerned because many people do not yield for pedestrians. She thanked the Police for the measures they are taking. She outlined the steps she is taking. Mayor Glidden stated that the Borough will continue to push to make it better.

Cecille Ocasio (6 Willow) had submitted the fence paperwork discussed above requested that the back fence be allowed to stay in its location. Ms. Ocasio reviewed the timeline of the fence. No change to the existing fence is currently proposed. The Zoning Board has asked that they obtain formal permission for the fence to remain in order to receive a patio/pool variance. The calculations for the pool/patio do not involve the fence's placement. Discussion of the fence being on Borough property. The fence has been in that spot for a long time (before these owners were in possession of the property). Councilwoman Maroules pointed out that legally the fence on Borough property cannot count as enclosing the pool. Discussion. Now that the Borough is aware of the situation it needs to be rectified. It cannot stay as it stands. The fence has to be moved. The residents can move it onto their property and use it again or the town can move it, but then it will be lost.

Steve Isaacson (97 Columbus) asked about Route 14K, New Jersey Transit. The Mayor reported on a NJ Transit presentation that revealed that the company is amenable to moving the service closer to town if that is where the business is. He will provide Mr. Isaacson with contact information. Mr. Isaacson continued the previous discussion about high school safety. He then spoke about the resolution concerning Savatree and was told that it is a barter agreement—mulching in exchange for the use of the land and that Savatree was the only bidder. He then spoke about MacBain Farm and that no money has been given to the farm and asked why. He asked who owns the Senior Center building and was told that it is a Borough building. He said that there is political activity going on in the building. He suggested that the Library's list of regulations be adopted for the Senior Center.

Delores Witko stated that she believes the Senior Center is owned by the Senior Club and believes that anyone can use it with proper insurance. She asked how the Mayor and Council feel about the use of the building. Councilwoman Maroules said that she would like to verify who actually owns the Center and then proceed with who can use it. The Mayor spoke about the fact that non-profit groups have been using it, coordinated by the director of the Center. Discussion.

Carol Isaacson (97 Columbus) continued the above conversation.

12. ADJOURNMENT

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

**Borough of Closter
Mayor and Council Work Session Minutes**

**April 9, 2025
Page 5 of 5**

Meeting adjourned at 8:30 P.M.

Respectfully Submitted,



Mari J. Margiotta, RMC, CMR
Borough Clerk