



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

REGULAR MEETING MINUTES WEDNESDAY - MARCH 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

If Closed Session is required, the Council will retire to a closed session at the conclusion of the Regular Meeting pursuant to N.J.S.A. 10:4-6 and follow the procedures provided in this statute.

1. OPEN PUBLIC MEETINGS ACT STATEMENT

Mayor Glidden opened the meeting at 8:20 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 10, 2025 and sent to The Star-Ledger on December 15, 2025, 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.

2. ROLL CALL

Governing Body	Present	Absent
Mayor Glidden	✓	
Councilwoman Amitai		✓
Council President Cho	✓	
Councilwoman Chung	✓	
Councilwoman Latner	✓	
Councilwoman Maroules		✓
Councilman Yammarino	✓	

3. ORDINANCES

ADOPTION:

a. ORDINANCE NO. 2026:1386

CALENDAR YEAR 2026 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and

WHEREAS, the Borough Council of the Borough of Closter in the County of Bergen finds it advisable and necessary to increase its CY 2026 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and

WHEREAS, the Borough Council hereby determines that a 1.5% increase in the budget for said year, amounting to \$228,592 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and

WHEREAS, the Borough Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Borough Council of the Borough of Closter, in the County of Bergen, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2026 budget year, the final appropriations of the Borough of Closter shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$533,382, and that the CY 2026 municipal budget for the Borough of Closter be approved and adopted in accordance with this ordinance; and

BE IT FURTHER ORDAINED, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

This Ordinance was introduced at the Regular Meeting held March 11, 2026, and was published on the Borough of Closter website (www.closterboro.com) on March 12, 2026 as stated in the Municipal Clerk’s affidavit of publication. Reprint of this Ordinance was posted on the Municipal Bulletin Board in accordance with statutory requirements, and copies have been made available to the general public.

At this time, Mayor Glidden opened the meeting to the public for any questions, comments, or concerns regarding Ordinance No. 2025:1386.

No members of the public wished to address the Mayor and Council.

Mayor Glidden closed the meeting to the public regarding Ordinance No. 2025:1386.

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

4. CONSENT AGENDA

The Mayor read all items below. All items with an asterisk (*) are considered to be non-controversial by the Council and will be approved by one motion. There may be further discussion prior to the vote upon request of a Council Member. Also, any item may be removed for further discussion or for Roll Call vote, in which case the item will be removed and considered in its normal sequence as part of the General Order of Business

RESOLUTIONS:

*26-107 2025 LOSAP APPROVED ELIGIBLE MEMBERS OF THE FIRE DEPARTMENT AND AMBULANCE CORPS

WHEREAS, the Mayor and Council of the Borough of Closter, Bergen County, New Jersey, adopted Ordinance No. 2023:1323 establishing and implementing Length of Service Awards Program (LOSAP) pursuant to P.L. 1997, c. 388; and

WHEREAS, in accordance with the LOSAP program, a list of eligible member has been presented to the Borough Clerk; and

WHEREAS, a list of 47 eligible member and proposed award has been reviewed and approved by the Borough Administrator.

NOW, THEREFORE, BE IT RESOLVED, that the Borough Administrator of the Borough of Closter approves the annexed list of 2025 eligible Fire Department and Ambulance Corps members.

*26-108 AUTHORIZING 2025 LOSAP CONTRIBUTIONS ON BEHALF OF THE CLOSTER FIRE DEPARTMENT AND VOLUNTEER AMBULANCE & RESCUE CORPS

WHEREAS, each year emergency service organizations participating in a Length of Service Award Program (LOSAP) must certify to the sponsoring agency an annual list of all volunteer members who have qualified for credit under the LOSAP for the prior year; and

WHEREAS, upon receipt of the certification, the sponsoring agency must review it and approve the final

certification; and

WHEREAS, the **Closter Fire Department** has provided a list of **22** members who have been certified by the President that are eligible to receive LOSAP awards for the 2025 Calendar Year; and

WHEREAS, the **Closter Volunteer Ambulance & Rescue Corps** has provided a list of **25** members who have been certified by the President that are eligible to receive LOSAP awards for the 2025 Calendar Year; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter that Exhibit A (attached) lists the eligible members of the Closter Fire Department and the Closter Volunteer Ambulance & Rescue Corps members for the year 2025 and is hereby approved; and

BE IT FURTHER RESOLVED that the Borough Finance Clerk is authorized to make the **2025 LOSAP** contributions in LOSAP Accounts as follows:

LOSAP Account CR32663 in the amount of **\$41,003.07**

CERTIFICATE OF AVAILABILITY OF FUNDS

I, Frank Elenio, Certified Financial Officer of the Borough of Closter, hereby certify, pursuant to N.J.S.A. 40A:9-140.1, et seq. and N.J.A.C. 5:30-5.4, the funds are available to the Borough of Closter for calendar year 2026 in **Account No. 5-01-25-261-000-100**.

Dated: March 25, 2026



Frank Elenio, CFO

*26-109 **SETTING THE 2026 FEE FOR SEWER SERVICE TO ALPINE PROPERTIES**

WHEREAS, the Borough of Closter has an Agreement with the Borough of Alpine to provide sewer service to certain homes located near or on Anderson Avenue; and

WHEREAS, this Agreement provides for an annual rate adjustment to meet sewage treatment costs; and

WHEREAS, the fee for calendar year **2025** was set at **\$1,126.93**; and

WHEREAS, Bergen County Utilities Authority *decreased* Closter's charge for calendar year **2026** by **-0.6%** (*minus six point zero percent*) (Exhibit A); and

WHEREAS, pursuant to the Closter/Alpine Sewer Agreement dated July 26, 1994 and Closter Code Section A301.I. Tax Collector, paragraph 6, the Borough Council may set the rate annually via Resolution.

NOW THEREFORE, BE IT RESOLVED, by the Closter Mayor and Council to set an annual rate of **\$1,120.16** (**one thousand, one hundred twenty dollars and sixteen cents**) for the year **2026** for each Alpine sewer connection.

NOW THEREFORE BE IT FURTHER RESOLVED, a copy of this Resolution shall be provided to the Finance Office.

*26-110 **RENEWAL OF MEMBERSHIP IN THE BERGEN COUNTY MUNICIPAL JOINT INSURANCE FUND**

WHEREAS, the Borough of Closter is a member of the Bergen County Municipal Joint Insurance Fund; and

WHEREAS, said renewed membership terminates as of December 31, 2025 unless earlier renewed by agreement between the Borough and the Fund; and

WHEREAS, the Borough desires to renew said membership.

NOW THEREFORE, be it resolved as follows:

1. The Borough of Closter agrees to renew its membership in the Bergen County Municipal Joint Insurance Fund and to be subject to the Bylaws, Rules and Regulations, coverages, and operating procedures thereof as presently existing or as modified from time to time by lawful act of the Fund.
2. The Mayor and Clerk shall be and hereby are authorized to execute the agreement to renew membership annexed hereto and made a part hereof and to deliver same to the Bergen County Municipal Joint Insurance Fund evidencing the Municipality's intention to renew its membership.

*26-111 REAPPOINTMENT PART-TIME FIRE INSPECTOR FOR 2026 – ANTHONY PADILLA

WHEREAS, Anthony Padilla was appointed Part-time Fire Inspector on June 1, 2025, within the Office of Fire Prevention, and

WHEREAS, Anthony Padilla was left off the re-appoint list at the Reorganization Meeting on January 5, 2026, and

WHEREAS, the Borough would like to reappoint Anthony Padilla to the position of Part-Time Fire Inspector, and

NOW THEREFORE BE IT RESOLVED, by the Mayor & Council that **Anthony Padilla** is hereby reappointed to the position of Part-Time Fire Inspector in the Office of Fire Prevention, January 1, 2026, through December 31, 2026.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Clerk shall provide a certified copy of this Resolution to the Finance Office.

*26-112 AUTHORIZING THE EXECUTION OF THE 2026 SHARED SERVICES AGREEMENT FOR THE PROVISION OF 911 COMMUNICATIONS AND PUBLIC SAFETY DISPATCH SERVICES

WHEREAS, currently, the Borough of Closter participates in a Shared Services Agreement between the County of Bergen and the Interboro Regional Police Communications Network (consisting of the Boroughs of Alpine, Closter, Harrington Park, Haworth, Northvale, Norwood and Rockleigh) for the provision of 911 Communications and Public Safety Dispatch Services; and

WHEREAS, the current Shared Services Agreement will expire on December 31, 2025; and

WHEREAS, the Borough seeks to renew its participation in the aforementioned Shared Services Agreement for a period of five years beginning on January 1, 2026 and ending on December 31, 2030; and

WHEREAS, the Borough Attorney has reviewed the 2026 Shared Services Agreement and deemed it to be in order.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that the Mayor and Clerk are hereby authorized to execute the aforementioned 2026 Shared Services Agreement for the provision of 911 Communications and Public Safety Dispatch Services.

*26-113 APPROVING RELEASE OF PERFORMANCE BOND – 18 WILLIAMS STREET, LLC

WHEREAS, on February 26, 2025, principal was granted approval by the Borough of Closter for a Maintenance Bond for a 18 Williams Street, LLC Project; and

WHEREAS, the Bond shall remain in full force and effective until released by necessary officials of the Borough of Closter; and

WHEREAS, that the Construction Code Official Scott Jezequel and Boswell and Borough Engineer Nick DeNicola have approved the release of all prerequisite site improvements as required in the Developer's Agreement; and

THEREFORE, BE IT RESOLVED, the Performance Bond CLES-1537 in the amount of \$37,717.20 be released.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, New Jersey that the release of the Performance Bond, 18 Williams Street, LLC – Block 1201; Lot 12 be released.

*26-114 GRANTING PERMISSION TO BERGEN COUNTY MOSQUITO CONTROL DIVISION TO PERFORM AERIAL SPRAYING DURING THE 2026 MOSQUITO BREEDING SEASON

WHEREAS, the Director of the Bergen County Mosquito Control Division sent correspondence to the Borough of Closter wherein he requested written permission to perform aerial spraying for mosquito larvae in the Borough during the 2026 mosquito breeding season; and

WHEREAS, the Governing Body has determined that it is in the best interest of the health, safety and welfare of the residents of the Borough to grant said permission.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey as follows:

1. Permission for the Bergen County Mosquito Control Division to perform aerial spraying for mosquito larvae in the Borough during the 2026 mosquito breeding season is hereby granted; and

2. The Borough Administrator is hereby authorized to send a letter to the Division Director indicating the aforementioned permission has been granted.

*26-115 AUTHORIZING PURCHASE OF POLICE DEPARTMENT PATROL BIKES FROM SPECIAL LAW ENFORCEMENT TRUST

WHEREAS, the Borough of Closter's Police Department needs to purchase law enforcement patrol bikes; and

WHEREAS, the funds from the Law Enforcement Trust are available for this purchase; and

WHEREAS, the Police Department would like to purchase law enforcement patrol bikes from Jamis Bikes for \$8,984.34; and

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council do hereby authorize the Police Department to purchase law enforcement patrol bikes from Jamis Bikes for \$8,984.34, funded by the Special Law Enforcement Trust.

CERTIFICATE OF AVAILABILITY OF FUNDS

I, Francis Elenio, Chief Financial Officer of the Borough of Closter, hereby certify, pursuant to N.J.S.A. 40A:9-140.1 et seq. and NJAC 5:30.4, that the funds are available to the Borough of Closter for the calendar year 2026 in account: T-13-56-000-005-000 for \$8,984.34.



Frank Elenio, CFO

Dated: March 25, 2026

*26-116 EXPRESSING CLOSTER'S COMMITMENT TO EQUAL, RESPECTFUL AND DIGNIFIED TREATMENT OF ALL PEOPLE, REGARDLESS OF THEIR IMMIGRATION STATUS –
TABLED

WHEREAS, Closter has long embraced and welcomed individuals of diverse racial, ethnic, religious and national backgrounds; and

WHEREAS, fostering a relationship of trust, respect, and open communication between Borough officials and residents is essential to delivering effective public services and maintaining a high quality of life; and

WHEREAS, mutual respect and trust between the community and the Closter Police Department are critical to promoting public safety, since the Police depend on the cooperation of individuals, whether documented or not, who are victims of or witnesses to crimes; and

WHEREAS, the Closter Police Department is committed to preserving and enhancing relationships with all people within the community while performing its mission to keep the community safe and to enforce the law; and

WHEREAS, the Borough of Closter and the Closter Police Department is committed to acting consistently with the United States and New Jersey Constitutions, applicable federal and state nondiscrimination laws, and the Attorney General's Law Enforcement Directive No. 2018-6 v2.0 (Immigrant Trust Directive), as revised; and

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Closter, County of Bergen, State of New Jersey, that:

1. The Borough of Closter condemns the use of excessive or unjustified force in civil immigration enforcement and opposes tactics that terrorize or destabilize communities.
2. Borough employees and officials should monitor any efforts by the federal government to withhold or withdraw federal funding as a result of the Borough's policies to protect and defend the rights and liberties of all its residents.
3. No department, employee or official of the Borough of Closter will condition the provision of Borough services or benefits on matters related to citizenship or immigration status, unless required to do so by statute, federal regulation or court decision.
4. No department, employee or official of the Borough of Closter will take part in the registration or reporting of individuals based on religion, race, ethnicity, national origin or immigration status, unless required to do so by statute, federal regulation or court decision.
5. The Closter Police Department shall adhere to the directives and guidelines of the New Jersey Attorney General and the Bergen County Prosecutor with respect to the manner in which local law enforcement agencies interact with federal immigration authorities.
6. The Borough of Closter shall not expend Borough funds or resources to enforce federal civil immigration laws unless required by federal or state statute, regulation, court decision, or directives and guidelines of the New Jersey Attorney General.

7. Nothing in this Resolution shall be construed or implemented to conflict with any obligation imposed by Federal Law or New Jersey State law, all applicable regulations, and Directives of the New Jersey Attorney General and the Bergen County Prosecutor, including 8 U.S.C. § 1373.

*26-117 AMEND RESOLUTION #2025-269 APPROVING CLOSURE OF ESCROW AND BOND ACCOUNTS

WHEREAS, the Borough of Closter’s Finance Department and Building Construction Official, Scott Jezequel, requested an amendment to Resolution #2025-269; and

WHEREAS, all applicable Borough professionals have finalized inspections on improvements made and approve the release of bond and/or escrow funds to the depositor of monies as shown below:

Account #	Project Name	Depositor	Amount
030-690102	19 Ver Valen St	Closter Plaza	\$ 23,876.05
		TOTAL	\$ 23,876.05

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter that the Finance Clerk is and hereby authorized to release the bond and escrow monies to the depositor as indicated report totaling in the amount of \$23,876.05.

Item 26-116 was pulled to allow residents to review. The resolution will be put on the agenda for the following meeting.

Consent Agenda Items 26-107 to 26-117 (omitting #26-116)

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

5. OPEN MEETING TO PUBLIC FOR ANY MATTER (5-MINUTE LIMIT)

Thomasina Schwartz (16 Robinhood Avenue) restated that she likes the annual assessment, but she would like to know whether Closter is actually contributing more than other towns to the regional high school because we assess yearly and other Boroughs do not. She suggested that the towns come together and discuss the issue. Borough Administrator James Winters stated that the high school uses an equalized assessment.

Al Fanessa (100 Blanche Avenue) stated that this year a club baseball team was created for 8U baseball. He said that the fee for Closter fields is high. He asked for some reduction in fees. He also said that a rim was created when the Memorial basketball court was resealed. He said that it is dangerous and asked that it be fixed and/or lights be put in for the basketball court at Ruckman.

6. ADJOURNMENT

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

The Regular Meeting adjourned at **8:33 P.M.**

Respectfully submitted,

Mari J. Margiotta, RMC, CMR
Borough Clerk

Date of Minutes approval: April 22, 2026