



MAYOR AND COUNCIL
BOROUGH OF CLOSTER

REGULAR MEETING MINUTES: WEDNESDAY ~ DECEMBER 10, 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**

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 **8:01 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.

2. ROLL CALL

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

3. ORDINANCES

ADOPTION:

a. ORDINANCE NO. 2025:1376

AN ORDINANCE APPROPRIATING A SUM NOT TO EXCEED \$75,000 FROM OPEN SPACE, RECREATION, FARMLAND, AND HISTORIC PRESERVATION TRUST FUND FOR PARK, FARMLAND, AND HISTORIC PRESERVATION IMPROVEMENTS FOR MACBAIN FARM

WHEREAS, at the public meeting held on November 23, 2023, the Governing Body of the Borough of Closter adopted Ordinance 2023-1326, appropriating a sum not to exceed \$880,000 from Open Space, Recreation, Farmland and Historic Preservation Trust Fund for Park, Farmland and Historic Preservation Improvements; and

WHEREAS, that sum included an appropriation of \$75,000 for various repairs to MacBain Farm; and

WHEREAS, under New Jersey law, Ordinance 2023-1326 and the appropriations therein shall expire on November 23, 2025 and the funds for items not completed shall be returned to the Open Space, Recreation, Farmland, and Historic Preservation Trust on that date; and

WHEREAS, the repairs to MacBain Farm have not yet been completed, therefore, the Governing Body does hereby appropriate the sum of \$75,000 from the Open Space, Recreation, Farmland, and Historic Preservation Trust Fund for park, farmland, and historic preservation improvements for various improvements to MacBain Farm.

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

SECTION 1. The Borough of Closter does hereby appropriate the sum of \$75,000.00 from the Open Space, Recreation, Farmland, and Historic Preservation Trust Fund for park, farmland, and historic preservation improvements for various improvements to MacBain Farm. This appropriation shall expire after 24 months from the date of adoption of this Ordinance. Thereafter, the funds for items that are not complete shall be returned to the Open Space, Recreation, Farmland, and Historic Preservation Trust.

SECTION 2. The Capital Budget is amended to conform with the provisions of this Ordinance to the extent of any inconsistency therewith and resolutions promulgated by the Local Finance Board showing full detail of the amended budget and capital programs as approved by the Director, Division of Local Government Services on file with the Borough Clerk and is available for public inspection.

SECTION 3. The following matters are hereby determined, declared, recite and stated:

- A. The same purpose described in Section 1 is not a current expense, but is an improvement which the Borough may lawfully make;
- B. The average period of usefulness for the purposes described in Section 1 is hereby determined to be a period of more than five years;
- C. All expenses related to the purchases described in Section 1 are charged as part of the cost of the purpose to be financed.

SECTION 4. This Ordinance shall take effect upon final passage and publication in accordance with law.

At this time, Mayor Glidden opened the meeting to the public for any questions, comments, or concerns regarding Ordinance No. 2025:1376.

The meeting was opened to the public for comment. Steve Isaacson (97 Columbus) reminded everyone that the house was in disrepair and the farm needed attention.

Hearing no further, Mayor Glidden closed the meeting to the public regarding Ordinance No. 2025:1376.

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

B. ORDINANCE NO. 2025:1377
ORDINANCE AMENDING CHAPTER 183 OF THE ORDINANCES OF THE BOROUGH OF CLOSTER ENTITLED: VEHICLES AND TRAFFIC, SPECIFICALLY, §181-1; §181-13; §181-22, §183-45 AND §183-46

WHEREAS, the Chief of Police of the Borough of Closter has recommended certain changes be made to the Borough’s Code, Chapter 183, Vehicles and Traffic, in order to protect the public health, safety, convenience, and general welfare of the residents; and

WHEREAS, the Ordinance Committee has reviewed the proposed changes and recommends they be adopted; and

WHEREAS, the Borough Attorney has reviewed the proposed changes and deems them to be in order.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Borough of Closter, Bergen County, New Jersey, that Chapter 183 of the Borough’s Code is amended as follows.

SECTION 1.

§ 183-1 Definitions shall be amended to include the following text:

Safety Zone within the Borough of Closter Business District – shall be created to enforce parking regulations already existing, such as crosswalks, fire hydrants, and no parking on corners, with the assistance of electronic devices. This zone will be on Closter Dock Road and all intersecting streets between Lewis Street and Harrington Avenue.

SECTION 2.

§ 183-13 Parking prohibited in areas, use of marked spaces, and idling of commercial vehicles shall be amended to add paragraph D, with the following text:

D. Parking violations within the Safety Zone using the aid of electronic devices shall be punishable by a fine of \$50.00 per violation.

SECTION 3.

§ 183-22 Violations and Penalties shall be amended as follows:

Delete the current text and replace it with the paragraph below.

Any person violating any provision of this Part 1 shall, upon conviction thereof, be punished by a fine as set forth in Chapter 1 General Provisions, Article II, Violations and Penalties, of this Code, except that Violations in the Safety Zone within the Borough of Closter Business District shall be punishable by a fine of \$50.00.

SECTION 4.

§ 183-45, Schedule 1I, No Parking Certain Hours, Paragraph A. shall be amended to include the following text:

Name of Street	Side	Hours	Location
Irving Avenue	South	9:00 a.m. to 4:00 p.m., school days only	Entire length of road

SECTION 5.

§ 183-46 Schedule III, No Stopping or Standing, shall be amended to include the following text:

Name of Street	Side	Hours	Location
Ruckman Road	West	Any time	500 feet west of the westerly curbline of Piermont Road

SECTION 6.

Except as amended by this Ordinance, all other provisions of Chapter 183 shall remain in full force and effect.

SECTION 7.

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistencies.

SECTION 8.

If any article, section, subsection, paragraph, phrase, or sentence is, for any reason, held to be unconstitutional or invalid, said article, section, subsection, paragraph, phrase, or sentence shall be deemed severable.

SECTION 9.

This Ordinance shall take effect immediately upon final publication as provided by law.

At this time, Mayor Glidden opened the meeting to the public for any questions, comments, or concerns regarding Ordinance No. 2025:1377.

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

Mayor Glidden closed the meeting to the public regarding Ordinance No. 2025:1377.

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

C. ORDINANCE NO. 2025:1378

ORDINANCE AMENDING CHAPTER 183 OF THE ORDINANCES OF THE BOROUGH OF CLOSTER ENTITLED: VEHICLES AND TRAFFIC, SPECIFICALLY, CREATING PART 9, ARTICLE XX, E-BIKES, SCOOTERS AND BICYCLES

WHEREAS, the Governing Body of the Borough of Closter has deemed it necessary to amend certain sections of the Borough's Code, Chapter 183, Vehicles and Traffic, in order to protect the public health, safety, convenience,

and general welfare of the residents; and

WHEREAS, the Ordinance Committee has reviewed the proposed changes and recommends they be adopted; and

WHEREAS, the Borough Attorney has reviewed the proposed changes and deems them to be in order.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Borough of Closter, Bergen County, New Jersey, that Chapter 183 of the Borough's Code is amended to as follows.

SECTION 1.

There is hereby created Chapter 183, Part 9, Article XX entitled E-Bikes, Scooters and Bicycles which shall contain the following provisions.

ARTICLE XX E-Bikes, Scooters and Bicycles

§ 183-96. Purpose and intent.

The purpose and intent of this Article is to establish regulations and guidelines for the operation of low-speed electric bicycles, low-speed electric scooters and bicycles within the Borough of Closter. It is not primarily intended to penalize individuals who operate these vehicles in violation of the provisions contained herein, but rather to educate both children and adults regarding proper and safe riding practices, to ensure their safety and welfare and the safety and welfare of motorists and pedestrians, and to make riding an enjoyable experience.

§ 183-97. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

BICYCLE — Any device having a wheel or wheels with solid or pneumatic tires 12 inches or more in diameter, connected by a frame and so constructed as to be propelled by human power, except that bicycles equipped with training wheels and tricycles when used by young children shall not be so included.

LOW-SPEED ELECTRIC BICYCLE — As defined in N.J.S.A. 39:1-1, includes a two- or three- wheeled vehicle with fully operable pedals and an electric motor of less than 750 watts, that meets the requirements of one of the following classifications: "class 1 low-speed electric bicycle," which means a low-speed electric bicycle equipped with a motor that provides assistance only when the rider is pedaling, and that ceases to provide assistance when the bicycle reaches the speed of 20 miles per hour; or "class 2 low-speed electric bicycle," which means a low-speed electric bicycle equipped with a motor that may be used exclusively to propel the bicycle, and that is not capable of providing assistance when the bicycle reaches the speed of 20 miles per hour.

LOW-SPEED ELECTRIC SCOOTER — Includes a scooter, as defined in N.J.S.A. 39:1-1, with a floorboard that can be stood upon by the operator, with handlebars, and with an electric motor that is capable of propelling the device with or without human propulsion at a maximum speed of less than 19 miles per hour. Shall also include a wheeled device that can be stood upon by the operator, with or without handlebars and with an electric motor that is capable of propelling the device with or without human propulsion.

§ 183-98. Low-speed electric bicycles or low-speed electric scooters.

Any use of low-speed electric bicycles or low-speed electric scooters shall be in accordance with applicable federal and state laws, including but not limited to N.J.S.A. 39:4-14.16 and any amendments to such.

§ 183-99. Safety rules and regulations for low-speed electric bicycles and low-speed electric scooters.

- A. It shall be unlawful for any person to ride or operate a low-speed electric bicycle or a low-speed electric scooter upon the public rights-of-way in the Borough of Closter unless such person rides or operates such low-speed electric bicycle or a low-speed electric scooter in accordance with the following rules and regulations:
 - (1) Lights and reflectors. Every low-speed electric bicycle or low-speed electric scooter when in use at nighttime shall be equipped with a lamp on the front which shall emit a white light visible from a distance of at least 500 feet to the front, and with a lamp on the rear which shall emit a red light visible from a distance of at least 500 feet to the rear.
 - (2) Audible signal device. No person shall operate a low-speed electric bicycle or a low-speed electric scooter with handlebars unless it is equipped with a device capable of giving a signal audible for a distance of at least 100 feet, except that such shall not be equipped with nor shall any person use upon such any siren or whistle.
 - (3) Positions of hands and feet. A person propelling or riding a low-speed electric bicycle or a low-speed electric scooter shall not ride other than upon or astride a permanent and regular seat attached thereto or in an upright position on a designated platform(s), nor shall any trick or fancy riding be performed.

- (4) Hitching on vehicles prohibited. No person riding upon any low-speed electric bicycle or a low-speed electric scooter shall attach to any vehicle or moving device, and no operator of any vehicle or moving device shall knowingly allow any person riding upon a low-speed electric bicycle or a low-speed electric scooter to attach the same or themselves to such.
- (5) Keeping to the right; passing; paths.
 - (a) Every person operating a low-speed electric bicycle or a low-speed electric scooter upon a roadway shall ride as near to the right side of the roadway as practicable, exercising due care when passing a standing vehicle or one proceeding in the same direction.
 - (b) Persons riding on a low-speed electric bicycle or a low-speed electric scooter shall ride in single file, except on paths or parts of roadways set aside for the use of such.
 - (c) Wherever a usable path for a bicycle has been provided adjacent to a roadway, low-speed electric bicycle or low-speed electric scooter riders can use such path.
- (6) Rights and duties of persons on low-speed electric bicycles or low-speed electric scooters. Every person riding a low-speed electric bicycle or a low-speed electric scooter upon a roadway shall be granted all the rights and shall be subject to all the duties applicable to the driver of a vehicle by Chapter 4 of Title 39 of the New Jersey Revised Statutes, and all supplements thereto, except as to those provisions thereof which by their nature can have no application. In particular, any person operating a low-speed electric bicycle or a low-speed electric scooter shall obey the instructions of official traffic control signals, signs and other control devices applicable to vehicles, unless otherwise directed by a police officer.
- (7) Riding on sidewalks.
 - (a) No person shall ride a low-speed electric bicycle or a low-speed electric scooter upon a sidewalk within the Borough of Closter, or where signs prohibit the same. Whenever such person is riding a low-speed electric bicycle or a low-speed electric scooter upon a sidewalk or pedestrian right-of-way, such person shall ride in single file only, yield the right-of-way to any pedestrian and give an audible signal before overtaking and passing any pedestrian.
 - (b) No person shall ride a low-speed electric bicycle or a low-speed electric scooter upon a sidewalk in a business district between the hours of 9:00 a.m. and 9:00 p.m. within the Borough of Closter, or where signs prohibit the same.
 - (c) The Police Department is hereby authorized to erect signs on any roadway or sidewalk within the Borough of Closter where it is deemed necessary to prohibit the riding of low-speed electric bicycles or low-speed electric scooters thereon by any person; and when such signs are in place no person shall disobey the same.
- (8) Carrying articles. No person operating a low-speed electric bicycle or a low-speed electric scooter shall carry any package, bundle or article which prevents the rider from keeping both hands upon the handlebars.
- (9) Parking. No person shall park a low-speed electric bicycle or a low-speed electric scooter upon a street except where an appropriate rack or spots are provided. All low-speed electric bicycles or low-speed electric scooters, when parked on sidewalks, shall be parked only in such manner as not to obstruct or impede the normal movement of pedestrian or other traffic or access to adjacent buildings.
- (10) Speed. No person shall operate a low-speed electric bicycle or a low-speed electric scooter at speeds faster than are reasonable or proper, which in no case shall be in excess of legal speed limits, unless participating in an officially sponsored or sanctioned rally or road race.
- (11) Reckless or careless riding. No person shall ride a low-speed electric bicycle or a low-speed electric scooter in a reckless or careless manner which endangers or is likely to endanger the safety or welfare of other persons or property.
- (12) Carrying passengers. No person operating a low-speed electric bicycle or a low-speed electric scooter shall allow another person to ride as a passenger unless the passenger is carried in a proper bike seat, trailer or other accessory that complies with current regulations and contains adequate provision for retaining the passenger in place and for protecting the passenger; and the passenger is wearing a properly fitted and fastened helmet meeting the standards set forth in N.J.S.A. 39:4- 10.1.

- B. The Police Department is hereby authorized to promulgate, with the approval of the Mayor and Borough Council, such further rules and regulations concerning registration, operation, equipment and safety of low-speed electric bicycles and low-speed electric scooters as deemed necessary from time to time.

§ 183-100. Safety rules and regulations for bicycles.

- A. It shall be unlawful for any person to ride a bicycle upon the public rights-of-way in the Borough of Closter unless such person rides or operates such bicycle in accordance with the following rules and regulations:
- (1) Lights and reflectors on bicycles. Every bicycle when in use at nighttime shall be equipped with a lamp on the front which shall emit a white light visible from a distance of at least 500 feet to the front, and with a lamp on the rear which shall emit a red light visible from a distance of at least 500 feet to the rear. In addition to the red lamp, a red reflector may be mounted on the rear, of a type approved by the New Jersey Motor Vehicle Commission, which shall be visible from all distances from 50 feet to 300 feet to the rear when directly in front of the lawful upper beams of the headlamps on a motor vehicle.
 - (2) Audible signal device. No person shall operate a bicycle unless it is equipped with a bell or other device capable of giving a signal audible for a distance of at least 100 feet, except that a bicycle shall not be equipped with nor shall any person use upon a bicycle any siren or whistle.
 - (3) Positions of hands and feet. A person propelling or riding a bicycle shall not ride other than upon or astride a permanent and regular seat attached thereto, nor shall ride with feet removed from the pedals or with both hands removed from the handlebars, nor shall there be any trick or fancy riding.
 - (4) Brakes. Every bicycle shall be equipped with a brake which will enable the operator to make the braked wheels skid on dry, level, clean pavement.
 - (5) Hitching on vehicles prohibited. No person riding upon any bicycle shall attach to any vehicle or moving device upon a roadway, and no operator of any vehicle shall knowingly allow any person riding upon a bicycle to attach to any vehicle or moving device.
 - (6) Keeping to the right; passing; paths.
 - (a) Every person operating a bicycle upon a roadway, unless upon a one-way street, shall ride as near to the right side of the roadway as practicable, exercising due care when passing a standing vehicle or one proceeding in the same direction.
 - (b) Persons riding bicycles shall ride in single file, except on paths or parts of roadways set aside for the exclusive use of bicycles.
 - (c) Wherever a usable path for bicycles has been provided adjacent to a roadway, bicycle riders shall use such path and shall not use the roadway or sidewalk.
 - (7) Rights and duties of persons on bicycles. Every person riding a bicycle upon a roadway shall be granted all the rights and shall be subject to all the duties applicable to the driver of a vehicle by Chapter 4 of Title 39 of the New Jersey Revised Statutes, and all supplements thereto, except as to those provisions thereof which by their nature can have no application. In particular, any person operating a bicycle shall obey the instructions of official traffic control signals, signs and other control devices applicable to vehicles, unless otherwise directed by a police officer.
 - (8) Riding on sidewalks.
 - (a) No person shall ride a bicycle upon a sidewalk in a business district between the hours of 9:00 a.m. and 9:00 p.m. within the Borough of Closter, or where signs prohibit the same.
 - (b) The Police Department is hereby authorized to erect signs on any roadway or sidewalk within the Borough of Closter where it is deemed necessary to prohibit the riding of bicycles thereon by any person; and when such signs are in place no person shall disobey the same.
 - (c) Whenever any person is riding a bicycle upon a sidewalk or pedestrian right-of-way, such person shall ride in single file only, yield the right-of-way to any pedestrian and give an audible signal before overtaking and passing any pedestrian.
 - (9) Carrying articles. No person operating a bicycle shall carry any package, bundle or article which prevents the rider from keeping both hands upon the handlebars.
 - (10) Parking. No person shall park a bicycle upon a street except where a bicycle rack is so provided. All bicycles, when parked on sidewalks, shall be parked only in such manner as not to obstruct pedestrian traffic or access to adjacent buildings.
 - (11) Speed. No person shall operate a bicycle at speeds faster than are reasonable or proper, which in no case shall be in excess of legal speed limits, unless participating in an officially sponsored or sanctioned rally

or road race.

(12) Reckless or careless riding. No person shall ride a bicycle in a reckless or careless manner which endangers or is likely to endanger the safety or welfare of other persons or property.

(13) Carrying passengers. No person operating a bicycle shall allow another person to ride as a passenger on a bicycle unless the passenger is carried in a proper bike seat, trailer or other bicycle accessory that complies with the Snell Memorial Foundation, the Safety Equipment Institute, or the United States Consumer Product Safety Commission, and contains adequate provision for retaining the passenger in place and for protecting the passenger from moving parts of the bicycle; and such bike seat, trailer or other bicycle accessory is used in accordance with manufacturer's age and weight requirements and limitations; and the passenger is wearing a properly fitted and fastened helmet meeting the standards set forth in N.J.S.A. 39:4-10.1.

B. No one under 17 years of age may operate or ride upon a bicycle without wearing a properly fitted and fastened helmet which meets the requirements set forth in N.J.S.A. 39:4-10.1, specifically the standards of the American National Standards Institute (ANSI Z 90.4 bicycle helmet standard) or subsequently issued standards or supplements.

C. The Police Department is hereby authorized to promulgate, with the approval of the Mayor and Borough Council, such further rules and regulations concerning registration, operation, equipment and safety of bicycles as deemed necessary from time to time.

§ 183-101. Renting, hiring or leasing of bicycles, low-speed electric bicycles or low-speed electric scooters to the public.

All persons who rent, hire or lease bicycles, low-speed electric bicycles or low-speed electric scooters in the Borough of Closter shall maintain proper registration tags and licenses for each bicycle, low-speed electric bicycle or low-speed scooter and keep each bicycle, low-speed electric bicycle or low-speed electric scooter in a safe operating condition, and shall advise the persons using said bicycles, low-speed electric bicycles or low-speed electric scooters of the regulations for use in the Borough of Closter by posting a copy of this chapter in a conspicuous place where said bicycles are rented, hired or leased.

§ 183-102. Safety programs.

The Police Department is hereby authorized to provide within the Borough of Closter a bicycle, low-speed electric bicycle and low-speed electric scooter program, individually or in concert with the Board of Education of the Borough, the Motor Vehicle Commission, the County of Bergen or any other governmental, volunteer or service organization. Such programs may include lectures, courses in traffic safety, inspection programs and distribution of informational material relating to bicycle, low-speed electric bicycle or low-speed electric scooter safety.

§ 183-103. Incorporation of legislative provisions herein.

This chapter incorporates the provisions of New Jersey Revised Statutes 39:4-10 through 39:4-14.16, and further supplements said provisions.

§ 183-103. Riding prohibited in parks.

The riding of bicycles, low-speed electric bicycles or low-speed scooters shall be prohibited in public parks in the interest of safety. Designated bicycle paths and public pathways shall be excluded from this prohibition.

§ 183-104. Violations and penalties.

A. Juvenile operators.

(1) Upon failure to comply with or violation of any of the provisions of this chapter, or with any other safety regulation promulgated by the Police Department, except for violations of §183-100A(13) and 183-100B, a juvenile operator shall be issued a verbal warning by the enforcing officer of the nature of the violation and a notation of such may be made in the Department's files. If deemed warranted, the juvenile's parent or legal guardian may also be notified. Upon second and subsequent offenses, the juvenile's parents or guardian shall be notified of the violations, and the notifying officer shall advise the parent or guardian of the importance and need for safe bicycling and riding practices. The juvenile and the parent or legal guardian may be liable for a fine not to exceed \$100 and/or a period of community service.

(2) For any violations of §183-100A(13) and 183-100B involving the lack of a proper safety helmet, the juvenile may be warned of the violation by the enforcing official. The parent or legal guardian of that juvenile may also be fined a maximum of \$25 for the juvenile's first offense and a maximum of \$100 for a subsequent offense if it can be shown that the parent or guardian failed to exercise reasonable supervision or control over the juvenile's conduct. Penalties for failure to wear a safety helmet may be waived if the juvenile or their parent or legal guardian presents suitable proof that an approved helmet was owned at the time of the violation or subsequently purchased.

- B. Adult operators. Any person 18 years of age or older found in violation of any provision of this chapter or any safety regulation promulgated by the Police Department shall be subject to a fine not to exceed \$500 at the discretion of the Judge before whom such person is convicted.
- C. Any person or business association engaged in renting, hiring or leasing bicycles, low-speed electric bicycles or low-speed electric scooters in the Borough of Closter found to be in violation of §183-101 of this chapter may be issued a summons and may be subject to a fine not to exceed \$500, at the discretion of the Judge before whom such person is convicted.
- D. Enforcement of this chapter may be completed by the Closter Police Department.

SECTION 2.

Except as amended by this Ordinance all other provisions of Chapter 183 shall remain in full force and effect.

SECTION 3.

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistencies.

SECTION 4.

If any article, section, subsection, paragraph, phrase or sentence is, for any reason, held to be unconstitutional or invalid, said article, section, subsection, paragraph, phrase or sentence shall be deemed severable.

SECTION 5.

This Ordinance shall take effect immediately upon final publication as provided by law.

At this time, Mayor Glidden opened the meeting to the public for any questions, comments, or concerns regarding Ordinance No. 2025:1378.

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

Mayor Glidden closed the meeting to the public regarding Ordinance No. 2025:1378.

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

4. CONSENT AGENDA

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.

REVIEW AND DISCUSSION OF CONSENT AGENDA ITEMS FOR REGULAR MEETING

***25-296 BILLS LIST**

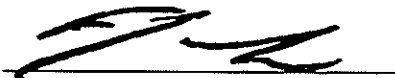
WHEREAS, the claims listed below have been authorized and approved by the Chairman of the Committee, examined by the Finance Committee, and found correct.

THEREFORE, BE IT RESOLVED, that the Mayor and Council hereby authorize the payment of these claims, and that warrants be drawn therefore when funds are available.

Budgeted	Amount
Bergen County Tax	\$ 0.00
County Open Space Tax	\$ 0.00
Northern Valley High School	\$ 1,476,484.20
Closter Board of Education	\$ 1,969,493.00
2024 Budget Appropriations	\$ 2,980.00

2025 Budget Appropriations - Operating Expenses	\$ 195,932.57
11/15/2025 Payroll	\$ 346,274.54
11/30/2025 Payroll	\$ 318,616.16
Current Treasury Account November 13, 2025 to December 12, 2025	\$ 4,309,780.47

Capital and Trust	Amount
Capital	\$ 321,214.50
Escrow & Trust	\$ 183,672.28
Recreation	\$ 45,096.56
Animal	\$ 9.00
Housing Trust	\$ 1,275.00
Food Locker	\$ 0.00
Open Space	\$ 20,000.00
HRA Insurance	\$ 10,000.00


Frank Elenio, CFO

***25-297 CONSENTING TO BERGEN COUNTY CHANGING SPEED LIMIT ON SCHRAALENBURGH ROAD**

WHEREAS, Bergen County has placed a speed limit on Schraalenburgh Road at 45 mph; and

WHEREAS, due to recent accidents and other motor vehicle issues, the Closter Police Department asked the Bergen County Department of Planning and Engineering to re-evaluate the safety conditions on Schraalenburgh Road within Closter; and

WHEREAS, the Bergen County Department of Planning and Engineering conducted a survey of the conditions in September 2025; and

WHEREAS, the Bergen County Department of Planning and Engineering is recommending to the Bergen County Board of Commissioners that the speed limit on Schraalenburgh Road from Haworth Border to Old Hook Road be changed to 35 MPH, and from Old Hook Road to the Harrington Park Border be changed to 40 MPH.

NOW, THEREFORE, BE IT RESOLVED by the Borough of Closter that the governing body hereby consents to the speed limit on Schraalenburgh Road from Haworth Border to Old Hook Road be changed to 35 MPH, and from Old Hook Road to the Harrington Park Border be changed to 40 MPH.

***25-298 HIRING DRIVER/COLLECTOR FULL-TIME FOR THE DEPARTMENT OF PUBLIC WORKS – MATTHEW MENDEZ**

WHEREAS, there exists a need for a Driver Collector Full-time within the Department of Public Works due to a vacancy, and

WHEREAS, the Borough of Closter’s DPW Director, Closter’s DPW Superintendent, the Borough Administrator, and the DPW Committee of the Council have reviewed the qualifications and recommended the below listed for that position; and

WHEREAS, Matthew Mendez, Driver Collector, Full-Time, at \$54,362.00 annually, as per union agreement Teamster 125 and the Borough of Closter.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council that Matthew Mendez is hereby appointed to the position of Driver Collector Full-Time in the Department of Public Works, Sanitation Division, beginning January 1, 2026, at \$54,362.00 per year.

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

***25-299 AUTHORIZING THE USE OF COOPERATIVE PURCHASING PROGRAM – BERGEN COUNTY CO-OP**

WHEREAS, under certain circumstances, the award of a contract without public bidding is permitted pursuant to N.J.S.A 52:34-6,2; and

WHEREAS, the Borough of Closter is a member of the Bergen County CO-OP; and

WHEREAS, Bergen County CO-OP has awarded Contract RFB-BC-BID-24-43 to All American Ford; and

WHEREAS, the Borough of Closter wishes to purchase a 2026 Model Year Expedition Max 4dr 4x4 XL; and

WHEREAS, prior to the award of this contract, a Notice of Intention to Award a Contract must be published in the official newspaper; and

WHEREAS, the maximum amount of the purchase is \$56,325.52 and funding for this purchase is available through the Capital Ordinance 2025:1372, in Account C-04-25-372-001-001; and

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Mayor and Council of the Borough of Closter that they approve the following:

1. The Borough Clerk is hereby authorized to publish a Notice of Intention to Award a Contract to All American Ford pursuant to the Bergen County CO-OP for the purchase of a 2026 Model Year Expedition Max 4dr 4x4 XL for \$56,325.52.
2. Any objections to this award of the contract should be directed to the Borough Clerk, 295 Closter Dock Road, Closter, New Jersey 07624, within ten (10) days of the publication of the Notice of Intention.
3. The awarded contract to All American Ford. is contingent upon no objections being received.
4. Instruct the Deputy Treasurer to create an encumbrance from the Administrative Fees Trust account to purchase said vehicle.

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 2025 through Capital Ordinance 2025:1372, in Account C-04-25-372-001-001; and


Frank Elenio, CFO

***25-300 SUPPORT OPPOSING S-4736 CONTROL LOCAL ZONING**

WHEREAS, municipalities are required to establish a Municipal Master Plan with a combination of mandatory and optional elements including Goals and Objectives, Land Use, Circulation, Housing, Community Facilities, Downtown Economic Development, Historic Preservation, and Sustainability; and

WHEREAS, municipalities are also required to reexamine the Municipal Master Plan every 10 years to ensure that the master plan meets the community needs and is relevant as communities, evolve, grow, and change; and

WHEREAS, municipalities complete this effort at great cost and community input to ensure their community has a roadmap for growth; and

WHEREAS, a municipality is best suited to plan for and understand their community's needs, the existing infrastructure to address the municipality's public safety, health, traffic, and character and the ability to expand such infrastructure for desired growth; and

WHEREAS, there are many mechanisms for exceptions and variances to the local planning process; and

WHEREAS, municipalities have been diligently working to comply with the changes outlined in the passage of A-4/S-50 in 2024 that made substantial changes to the 4th Round of Affordable Housing obligations; and

WHEREAS, affordable housing construction has generally comprised between 10 – 20 % of a total development, but municipalities will end up constructing far more units during this current round of affordable housing; and

WHEREAS, recent legislative proposals that preempt the planning process by permitting the conversion of underutilized properties into mixed used developments, reducing the number of parking spaces required for new developments near transit, making Accessory Dwelling Units permissible, and most recently, legislation that enhances the ability of religious and nonprofit organizations to convert certain property to inclusionary developments with affordable housing undermine the careful planning process outlined in the Municipal Land Use Law; and

WHEREAS, this proposal, S-4736 is particularly egregious because the required percentage of affordable housing units is only 20% with the remaining 80% at market rate making it more challenging for municipalities to meet their 4th Round Affordable Housing obligations; and

WHEREAS, this legislation bypasses local planning for increased density and height, regardless of a municipality's ability to ensure safety; and

WHEREAS, a worthy project could, and should participate in the local planning and zoning process to engage with the public; and

WHEREAS, S-4736 permits the bypassing of the local planning process which is an egregious assault on municipal autonomy and local decision making.

NOW, THEREFORE, BE IT RESOLVED by the Borough of Closter urges the legislature to defeat S-4736 and similar legislation that denies local autonomy in land use planning and ignores the well thought out master plan; and

BE IT FURTHER RESOLVED, that a copy of this resolution is forwarded to the Senator Holly T. Schepisi, Assemblyman Robert Auth, Assemblyman John V. Azzariti, Jr., Governor Phil Murphy, Governor-Elect Mikie Sherrill, and the New Jersey State League of Municipalities.

*25-301 **AUTHORIZING AN AMENDMENT TO THE CONTRACT WITH BOSWELL ENGINEERING TO PROVIDE ENGINEERING SERVICES FOR THE 2026 MUNICIPAL AID GRANT PROJECT: IMPROVEMENTS TO WALKER AVENUE**

WHEREAS, the Borough of Closter, by resolution dated January 2, 2025 entered into an annual contract with Boswell Engineering for the provision of professional engineering services; and

WHEREAS, Boswell Engineering, in a proposal dated November 21, 2025 (attached as Exhibit A), has outlined the professional engineering services required for the 2026 Municipal Aid Grant Project: **Improvements to Walker Avenue**; and

WHEREAS, it is deemed to be in the best interests of the Borough of Closter for the Mayor and Council to authorize the proposed engineering services as outlined in the November 21, 2025 Boswell Engineering proposal for an amount not to exceed \$45,000.00 and

WHEREAS, that said contract amendment is being awarded without competitive bidding, since the services covered are "professional services," pursuant to N.J.S.A. 40A:11-5(1)(a)(i) of the Local Public Contracts Law, which are services performed by persons authorized by law to practice a recognized profession; and

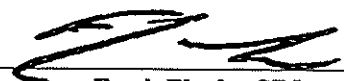
WHEREAS, that the award of the contract continuation shall be in accordance with and subject to compliance with the Affirmative Action Regulations of the State of New Jersey, N.J.A.C. 17:27-1.1, et seq., and the requirements of Public Laws 1975 Chapter 127, N.J.S.A. 10:5-31 to 38 and N.J.S.A. 19:44A-20.1, et seq.,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council that it does hereby approve the amendment of the contract with Boswell Engineering to provide additional engineering services for the High Street & Knickerbocker Road Signal **not to exceed \$45,000.00**; and.

NOW, THEREFORE, BE IT RESOLVED that the Borough Clerk shall provide a copy of this Resolution and Exhibit A to the Borough Administrator and to the Assistant CFO.

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 2025 in account C-04-25-368-002-100.


Frank Elenio, CFO

*25-302 **MUNICIPAL ENDORSEMENT OF 2025 COMMUNITY DEVELOPMENT APPLICATION – SPECTRUM FOR LIVING DEVELOPMENT, INC**

WHEREAS, a Bergen County Community Development Grant of \$40,000.00 has been proposed by Spectrum for Living Development, Inc., for Spectrum for Living Northern Valley Path to Independence Program in the municipality of Closter; and

WHEREAS, pursuant to the State Interlocal Services Act Community Development Funds may not be spent in a municipality without authorization by the Mayor and Council; and

WHEREAS, the aforesaid projects is in the best interest of the people at Closter; and

WHEREAS, the Resolution does not obligate the financial resources of the Municipality and is intended solely to expedite expenditure of the aforesaid CD funds.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of Closter hereby confirm endorsement of the aforesaid project; and

NOW, THEREFORE, BE IT RESOLVED, that a copy of this Resolution shall be sent to the Director of the Bergen County Community Development Program so that implementation of the aforesaid project be expedited.

*25-303 **ENDORISING BERGEN COUNTY COMMUNITY DEVELOPMENT 2025-2026 PROJECT – FISHING PIER**

WHEREAS, a Bergen County Community Development grant of \$120,000 has been proposed by the Hudson River Fisherman's Association (a New Jersey not-for-profit 501(C)(3)) for the replacement of a handicapped accessible fishing pier to be located on property authorized by Veolia New Jersey, and advancing the organization's mission to bring the joy of fishing to disadvantaged youth, America's veterans, and individuals with developmental disabilities in the municipality of Closter, and

WHEREAS, pursuant to the State Interlocal Services Act, Community Development funds may not be spent in a municipality without authorization by the Governing Body, and

WHEREAS, the aforesaid project is in the best interest of the people of Closter, and

WHEREAS, this resolution does not obligate the financial resources of the municipality and is intended solely to expedite expenditure of the aforesaid CD funds.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Closter hereby confirms endorsement of the aforesaid project, and

BE IT FURTHER RESOLVED that a copy of this resolution shall be sent to the Director of the Bergen County Community Development Program so that implementation of the aforesaid project may be expedited.

*25-304 **AUTHORIZING THE PLACEMENT OF A MENORAH IN FRONT OF THE BOROUGH HALL FROM DECEMBER 14, 2025 THROUGH DECEMBER 22, 2025 AND FOR A MENORAH LIGHTING EVENT TO TAKE PLACE IN FRONT OF THE CLOSTER SENIOR CENTER ON DECEMBER 16, 2025**

WHEREAS, at the public meeting held on November 12, 2025, the Governing Body reviewed a letter from Rabbi Yosef Gluckowsky, Executive Director of Chabad of Closter; and

WHEREAS, the letter requested permission to set up a Menorah in front of the Closter Borough Hall from December 14, 2025 through December 22, 2025 and to conduct a Menorah Lighting Event to take place in front of the Closter Senior Center on December 16, 2025, at 6:00 p.m.; and

WHEREAS, permission was further requested for the December 16, 2025 lighting event to include music and refreshments; and

WHEREAS, the Certificate of Insurance and Hold Harmless Agreement was reviewed and approved by the Borough's Risk Manager on November 25, 2025; and

WHEREAS, the Governing Body considered the request and determined that the lighting ceremony should be authorized, and also hereby authorizes the placement of a Menorah in front of Closter Borough Hall for the period from December 14 through December 22, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey, that Chabad of Closter may place a Menorah in front of Borough Hall from December 14, 2022 through December 22, 2025, and may conduct a Menorah Lighting Event in front of the Closter Senior Center on December 16, 2025 at 6:00 p.m., which event may include music and refreshments.

*25-305 **AUTHORIZING THE USE OF A COOPERATIVE PURCHASING PROGRAM – SOURCEWELL**

WHEREAS, under certain circumstances, the award of a contract without public bidding is permitted pursuant to N.J.S.A 52:34-6,2; and

WHEREAS, the Borough of Closter is a member of the **Sourcewell**; and

WHEREAS, **Sourcewell** has awarded Contract **010925-VRM to Vermeer North Atlantic Sales**; and

WHEREAS, the Borough of Closter wishes to purchase a **2024 VE SC48TX Stump Grinder**; and

WHEREAS, prior to the award of this contract, a Notice of Intention to Award a Contract must be published in the official newspaper; and

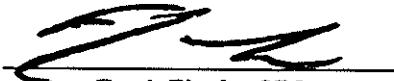
WHEREAS, the maximum amount of the purchase is **\$62,694.49** and funding for this purchase is available through the 2025 Municipal Budget, in **Accounts 5-01-26-290-000-235 and 5-01-26-315-000-053**; and

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Mayor and Council of the Borough of Closter that they approve the following:

1. The Borough Clerk is hereby authorized to publish a Notice of Intention to Award a Contract to **Vermeer North Atlantic Sales**. pursuant to the **Sourcewell** for the purchase of a **2024 VE SC48TX Stump Grinder** for **\$62,694.49**
2. Any objections to this award of the contract should be directed to the Borough Clerk, 295 Closter Dock Road, Closter, New Jersey 07624, within ten (10) days of the publication of the Notice of Intention.
3. The awarded contract to **Vermeer North Atlantic Sales** is contingent upon no objections being received.
4. Instruct the Deputy Treasurer to create an encumbrance from the Administrative Fees Trust account to purchase said vehicle.

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 through the 2025 Municipal Budget, in Accounts 5-01-26-290-000-235 and 5-01-26-315-000-053.


Frank Elenio, CFO

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

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

Steve Isaacson (97 Columbus Avenue) asked who Power Direct Energy is (regarding the Hawkers and Peddlers licenses). He then spoke about the fact that he has been in town since 1989. He stated that no one comes to the meetings and that people should know the facts. He said that people who want to know the facts could come to the meeting. Councilwoman Amitai stated that there is an app and a website and social media. Mr. Isaacson said that young parents are too busy being parents to volunteer and that the volunteers are getting older. He said that he is happy to spread the news.

6. CLOSED SESSION

*25-306 **CLOSED SESSION – DECEMBER 10, 2025**

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances will or presently exist.

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

1. That the public shall be excluded from the December 10, 2025 Closed Session and discussion of the hereinafter specified subject matter:

Closed Session Docket#	Item Title of Description	Statutory Reference
2025-12-10-1	Tactics & Techniques	N.J.S.A. 10:4:12 (b) (6)

2. Formal action may/may not be taken.
3. Minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.

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

7. ADJOURNMENT

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

The Regular Meeting adjourned at 8:10 P.M.

Respectfully submitted,



Mari J. Margiotta, RMC, CMR
Borough Clerk

Date of Minutes approval: February 25, 2026