



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

WORK SESSION MINUTES: WEDNESDAY, JANUARY 22, 2025

Mayor Glidden opened the meeting at 7:00 P.M. with the Open Public Meetings announcement: **THIS REGULARLY SCHEDULED MEETING OF THE CLOSTER MAYOR AND COUNCIL WILL BE HELD IN-PERSON, TELEPHONICALLY, and VIA ZOOM VIDEO.** You may join Zoom meeting including video by accessing the information posted in the **Borough Calendar** on the Borough website by visiting www.closterboro.com and clicking the link on the left sidebar for **Calendars and Notice of Meetings** and click on the corresponding date. To join via Telephone Audio Only: +1 301-715-8592; **MEETING ID: 864 2063 3673; PASSWORD: 8675309**

1. PLEDGE OF ALLEGIANCE

2. OPEN PUBLIC MEETINGS ACT STATEMENT

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	✓	
Councilman Cho	✓	
Councilwoman Chung	✓	
Councilwoman Latner	✓	
Councilwoman Maroules	✓	
Council President Yammarino	✓	

4. PROCLAMATIONS:

Mayor Glidden presented and read proclamations to the following individuals for their contributions to the Borough of Closter:

- a) Nils Abate, for the Shade Tree Commission
- b) Elaine Lim, for the Zoning Board of Adjustment
- c) Mitchell Monaco, for Zoning Board of Adjustment and Improvement Commission

5. PRESENTATION:

- a) Environmental Commission

6. ORDINANCES:

INTRODUCTION:

- a. **ORDINANCE NO. 2025-1352**
BOND ORDINANCE PROVIDING AN APPROPRIATION OF \$2,000,000 FOR THE MAKING OF A GRANT TO THE DEVELOPER OF THE CLOSTER VILLAGE SCHOOL PROJECT FOR 35 AFFORDABLE HOUSING UNITS FOR AND BY THE BOROUGH OF CLOSTER IN THE COUNTY OF BERGEN, NEW JERSEY AND, AUTHORIZING THE ISSUANCE OF \$400,000 BONDS OR NOTES OF THE BOROUGH FOR FINANCING PART OF THE APPROPRIATION
- b. **ORDINANCE NO. 2025-1353**
AN ORDINANCE REPEALING ORDINANCE NO. 2024-1347 AND AMENDING AND SUPPLEMENTING CHAPTER 200, ZONING. ARTICLE III, DEFINITIONS AND WORD USAGE AND ARTICLE XIC, DISTRICT NO. 3A, BUSINESS AREA
- c. **ORDINANCE NO. 2025-1354**
AN ORDINANCE AMENDING CHAPTER 170A OF THE CODE ENTITLED "STORMWATER CONTROL" PURSUANT TO RECOMMENDATIONS MADE BY THE BERGEN COUNTY DEPARTMENT OF PLANNING AND ENGINEERING

ADOPTION:

- a. **ORDINANCE NO. 2025-1350**
AN ORDINANCE AMENDING ORDINANCE 2024-1349 AND APPROPRIATING A SUM NOT TO EXCEED \$546,500.00 FROM OPEN SPACE, RECREATION, FARMLAND, AND HISTORIC PRESERVATION TRUST FUND FOR PARK, FARMLAND, AND HISTORIC PRESERVATION IMPROVEMENTS
- b. **ORDINANCE NO. 2025-1351**
"AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 21, "FIRE DEPARTMENT", §21-7 CLOTHING ALLOWANCE"

Council members were asked for comments on the 4 ordinances to be addressed. Hearing none, the Mayor moved on to the Communication Items.

7. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS:

- a. MAIL LIST of January 10, 2025 Council President asked for clarification on Item #1.
- b. MAIL LIST of January 17, 2025 No comments were made.

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

- *25-057 PROFESSIONAL SERVICES APPOINTMENT PUBLIC DEFENDER – SALVADOR H. SCLAFANI
- *25-058 AUTHORIZING A REQUEST FOR PROPOSALS FOR A CONTRACTOR FOR RESTORATION OF THE MACBAIN FARM HOUSE
- *25-059 APPROVAL OF SHYONG REALTY CORP V CLOSTER BOROUGH TAX APPEAL SETTLEMENT
- 25-060 APPROVAL OF MAKLEFF V CLOSTER BOROUGH TAX APPEAL SETTLEMENT

- *25-061 AUTHORIZING THE MAYOR TO EXECUTE THE MUTUAL AID AND ASSISTANCE AGREEMENT BETWEEN BOROUGH OF CLOSTER AND SPARKILL-PALISADES FIRE DISTRICT, NY
- *25-062 AMENDING CHANGE ORDER NO. 2 (FINAL) DWARSKILL STABILIZATION COLGATE STREET – D.T.S. TRUCKING, LLC
- *25-063 ESCHEAT FUNDS
- *25-064 HIRING TEMPORARY CLERK FOR FINANCE DEPARTMENT

No items were pulled from the Consent Agenda.

9. COMMITTEE REPORTS

- a. FINANCE AND TECHNOLOGY – YAMMARINO (Cho/Maroules) Committees - Finance & Technology Commission Liaison- Recreation, Shade Tree, Food & Assistance The Finance Department is working on the 2025 Budget. The Shade Tree Commission welcomed new members and had the election. The Food Assistant Board thanks the Senior Center and Borough staff.
- b. PUBLIC SAFETY - LATNER (Chung/Amitai) Committee - Public Safety Liaison-NVRHS Board of Education & Library Board of Trustees The Library roof has been repaired. The AV area will be reconfigured thanks to two generous bequests. Walter Johnson will be the BCCLS representative. NVD will perform Anastasia 2/28 through 3/2. The Senior performance will be 2/27 at 6:00 pm. The flyer will be sent to the IT director. The Closter Education Association is doing a Rise Against Hunger program on Sunday 3/2 for students and their parents. Participants need to bring two items for the food pantry. Students will help pack food to be sent all over the world. The Mayor and Council is invited.
- c. PUBLIC WORKS - CHUNG (Yammarino/Cho) Committee - Public Works Liaison-Closter Board of Education, Board of Health A resident has complained about cardboard flying around. The DPW committee met about solutions. A letter will be put in mailboxes in areas where the problem is seen. The Mayor will put a reminder in the newsletter. The DPW will send a notice through the app when high wind is expected. About the walking path in Ruckman, perhaps the snow should not be cleared when there is ice underneath, for safety. The KPG is presenting a Lunar New Year presentation at the schools on 1/24 and the Senior Center on 2/8 at 12:00. Everyone is invited. The School Board is starting the year with 4 new members, including a 19 year old.
- d. ORDINANCES - CHO (Amitai/Latner) Committee - Ordinance & Legislative Commission Liaison-Environmental, Zoning, Fire Paul Yarin sent a letter outlining the achievements of the Environmental Commission in 2024. It was read into record. Thanks to the outgoing members of the Zoning Board. The Fire Department had 37 calls in the last month.
- e. HUMAN RESOURCES – MAROULES (Latner/Yammarino) Committee - Personnel Liaison- Historic Preservation The administrator shared that interviews will start very soon for a new finance clerk. Someone has been hired on a temporary basis with the possibility of becoming permanent. Some changes are being made in the financial processes. One potential change is creating a “central cashier.”
- f. LAND USE AND CONSTRUCTION - AMITAI (Chung/Maroules) Building Liaison - Closter Improvement, Planning Board, Senior Citizens Planning Board committees have been formed. There will be a musical offering at the Senior Center on February 8 at 7:00 pm. The Lions Club will host a pancake breakfast in May and a duck derby in June. Councilman Cho reminded those gathered that the Environmental Commission needs a Planning Board member.
- g. MAYOR’S REPORT Ambulance Corps Borough Engineer Northern Valley Mayor’s Association

Everyone is invited to the Ambulance Installation Dinner on February 28th. It will be a casino night.

10. OLD BUSINESS

None

11. NEW BUSINESS

None

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

Brian Pfeiffer (158 Demarest Avenue) spoke about the accident that happened last night and felt that it was a sight issue. He said that he felt that the administrator was a little bit dismissive of the dangerousness of the intersection of Demarest and Knickerbocker.

Joe Bianco asked whether there was a flashing light at that intersection and wondered whether that would help. He asked for an update on the special meeting at 6:00 and was told that a resolution was adopted to accept the 228-unit obligation for Affordable Housing.

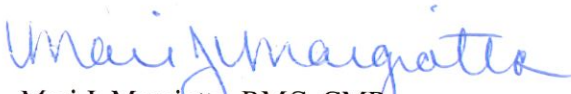
Rich Straporava (263 Harrington Avenue) said that there are flashing stop signs at the intersection. He also said that he has applied to put clothing donation boxes at Ruckman Park. He said that Jim Oettinger agrees to it but wants the box to be decorated attractively. The administrator will speak to the Recreation Director and the DPW. The Council had no objections.

13. ADJOURNMENT

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

Meeting adjourned at 7:44 P.M.

Respectfully Submitted,


Mari J. Margiotta, RMC, CMR
Borough Clerk