



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

WORK SESSION AGENDA: WEDNESDAY – MARCH 26, 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	✓	
Councilman Cho	✓	
Councilwoman Chung	✓	
Councilwoman Latner	✓	
Councilwoman Maroules	✓	
Council President Yammarino	✓	

4. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS:

- a. MAIL LIST of March 14, 2025 Councilwoman Latner spoke about #6. She passed along the information about the poster contest to the Tenakill School. Councilwoman Amitai spoke about #7, about a group claiming that they will help with the 4th round of affordable housing. She suggested inviting them to the Planning Board or Council. The administrator explained that they can give credits but that only so many credits in a certain area of housing are allowed. She also spoke about #9, a letter that a resident wrote about wanting a waiver—having to do with underground electricity wires. He will speak at the Public Session. She also mentioned #4, live support for people filing their taxes. Council President Yammarino spoke about #8, money that is available for planting trees. The Mayor asked him to pass this along to the Shade Tree Commission.

- b. MAIL LIST of March 21, 2025 Councilwoman Spoke about #2, having to do with mixed-use development and whether it is something to be worried about. Then #4, lines crossing on Taylor Drive, and whether they could be put up higher. #5: The Environmental Commission's cleanup day; she suggested giving them permission to clean up again, and Councilman Cho suggested allowing them to place signs on Borough property. No one had an issue with giving permission. #6 4/25 a Dark Sky lecture at the Nature Center, #9, the driveway at 31 Maple—permission to move the driveway is sought. The sidewalk is also under question. The attorney and engineer would like more time to investigate. To be discussed at the next meeting.

5. ORDINANCES

INTRODUCTION:

- a. 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
- b. ORDINANCE NO. 2025:1362
AN ORDINANCE AUTHORIZING SALE OF LAND WITHOUT PUBLIC AUCTION PURSUANT TO N.J.S.A. 40A:12-13(b)(5)

ADOPTION:

- a. ORDINANCE NO. 2025:1357
AN ORDINANCE AMENDING ORDINANCE NUMBER 2024-1348 FINALLY ADOPTED BY THE BOROUGH COUNCIL OF THE BOROUGH OF CLOSTER, NEW JERSEY ON NOVEMBER 25, 2024
- b. ORDINANCE NO. 2025:1359
CALENDAR YEAR 2025 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)
- c. ORDINANCE NO. 2025:1360
AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER A301, FEES AND DEPOSITS SPECIFICALLY, 301-1 A. BOROUGH CLERK
- d. ORDINANCE NO. 2025:1361
AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 160 SEWERS AND STABLISHING ARTICLE V, MAINTENANCE OF SEWER LATERALS

Council President Yammarino asked for a synopsis of 1358. It is a change being required by FEMA and NJDEP. If it is not adopted, the Borough would not be eligible for FEMA assistance.

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

- *25-101 AUTHORIZING THE EXECUTION OF A PERMANENT ROAD WIDENING EASEMENT – PIERMONT ROAD AND VER VALEN STREET

- *25-102 GRANTING PERMISSION TO BERGEN COUNTY MOSQUITO CONTROL DIVISION TO PERFORM AERIAL SPRAYING DURING THE 2025 MOSQUITO BREEDING SEASON
- *25-103 WAIVING THE SIDEWALK REQUIREMENT OF THE CLOSTER CODE FOR THE PROPERTY AT 543 CLOSTER DOCK ROAD
- *25-104 APPROVING RELEASE OF ESCROW FUNDS - DOWNES TREE SERVICE
- *25-105 APPROVING RELEASE OF ESCROW FUNDS SANZARI SERVICES LLC
- *25-106 AUTHORIZING THE TRANSFER OF 2024 BUDGET APPROPRIATIONS
- *25-107 WAIVING THE SIDEWALK REQUIREMENT OF THE CLOSTER CODE FOR THE PROPERTY AT 67 HICKORY LANE
- *25-108 RECOGNIZING MARCH 2025 AS WOMEN'S HISTORY MONTH IN THE BOROUGH OF CLOSTER
- *25-109 CELEBRATING 204TH ANNIVERSARY OF GREEK INDEPENDENCE DAY
- *25-110 PROCLAIMING MARCH 2025 IRISH-AMERICAN HERITAGE MONTH
- *25-111 APPROVING RELEASE OF TREE BOND ESCROW – 178 ALPINE DRIVE
- *25-113 COMMITTING TO ROUND 4 PRESENT AND PROSPECTIVE NEEDS FOR AFFORDABLE HOUSING OBLIGATIONS IN AGREEMENT WITH THE NEW JERSEY BUILDERS ASSOCIATION

Councilwoman Latner reminded everyone that mosquito spraying (25-102) needs to be widely advertised.

The Mayor asked for a motion to approve the minutes for the Work Session and Regular Meeting of September 25, 2024. Councilwoman Latner made the motion, second Councilman Cho. All in favor. Carried.

7. **COMMITTEE REPORTS** (given after the Open Public meeting):

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

Committees - Finance & Technology Commission Liaison - Recreation, Shade Tree, Food & Assistance Financial Disclosure Statement filing opens up on April 1. The Mayor asked that a reminder be sent. The 2025 budget is being worked on. The Recreation Commission will hold end-of season events for each season; for winter a pizza party with trophies.

b. **PUBLIC SAFETY - LATNER (Chung/Amitai)**

Committee - Public Safety Liaison - NVRHS Board of Education & Library Board of Trustees The Book Sale at the Library netted \$2006.00. The NVD Winter Guard and DECA did well this season.

c. **PUBLIC WORKS - CHUNG (Yammarino/Cho)**

Committee - Public Works Liaison - Closter Board of Education, Board of Health Compost deliveries start next week. Interested people can contact DPW. Tenakill School has a Science Olympiad. They had gotten first place in the state and now will compete nationally. The Board of Ed contributed \$600 per student for the expense of the trip to the competition in Nebraska. The KPG also contributed. The group is selling hoodies as a fundraiser and creating a GoFundMe page.

d. **ORDINANCES - CHO (Amitai/Latner)**

Committee - Ordinance & Legislative Commission Liaison-Environmental, Zoning, Fire
There were 34 calls last month for the Fire Department. There is a Senior and Social Security Disability application for tax relief: propertytaxrelief.nj.gov. RE: 31 Maple, there is a handicap ramp on the corner of Piermont; so maybe one would be good on Second Avenue. Sidewalks are warranted on Maple.

e. HUMAN RESOURCES – MAROULES (Latner/Yammarino)

Committee - Personnel Liaison- Historic Preservation

No report for HR. Historic Preservation wonders if they can use Open Space Funds for the historic plaque for Hickory Lane. The administrator thinks that would be possible. The attorney will verify but thinks that would work. Also, the Commission wonders if the NVD theater might be interested in a re-enactment for the 250th anniversary of the country. Councilwoman Latner will forward an email if Councilwoman Maroules writes one.

f. LAND USE AND CONSTRUCTION - AMITAI (Chung/Maroules)

Building Liaison - Closter Improvement, Planning Board, Senior Citizens

Building: Lots of construction; J Crew is coming to town. Warby Parker is also coming to town. Assemblyman Auth will have his office on Herbert Avenue. Planning Board will meet tomorrow night. Improvement Commission meets next week, as does the Downtown Improvement Commission.

g. MAYOR'S REPORT

Ambulance Corps Northern Valley Mayor's Association

The Ambulance Corps has roughly the same number of calls as last month. The Mayors Association has their meeting next week. Closter Cleanup Day is May 3rd. There is a soup supper April 27th at 5:00 at the Nature Center. The Mayor will make his chili. The Little League Opening Day Parade is 4/27 also.

8. OLD BUSINESS

The administrator shared that there was a case in front of the Government Records Council in which someone accused Closter of not providing records that were requested. The GRC found in favor of Closter.

Councilwoman Maroules asked about the previous discussion about saving money with streetlights and whether this should be pursued. The administrator will discuss with Orange and Rockland.

9. NEW BUSINESS

The Lions Club breakfast is April 6.

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

Mr. Moshe (260 Knickerbocker Road) said that they purchased a new home (145 Durie) to renovate to fit their family. He asked for a waiver from having to put the electric wires underground due to costs. The Building Department suggested he come to the Mayor and Council meeting. Councilwoman Amitai suggested that he could connect to the riser pole right in front of their house. Discussion. Councilwoman Amitai will discuss this with the Building Department.

Brian Pfeifer (158 Demarest Avenue) reported that there were two accidents in the Demarest intersection. yesterday. The administrator spoke about the changes that are being made to reduce people waiting at the intersection in an effort to reduce the main cause of accidents at that corner. The speed limit there will also be lowered to 35. Blinking stop signs have been installed. The Police Chief explained that this is a top priority.

A homeowner (31 Maple Avenue) explained that they were asked to move their driveway from the corner of Maple and Second. She said that moving it either way adds challenges. She is looking for permission to move it to a specific spot and to get a waiver from the sidewalk. The administrator explained that someone is looking into the

driveway question and will report back. Discussion of the sidewalk waiver. This will need to be looked into more before a recommendation is made to the Mayor and Council. Kirsten Oestercorn spoke on behalf of the resident. The Mayor and Council will meet again before the next Zoning Board meeting. She explained that their revised plans have to be in by April 4. The engineer standing in for Nick DeNicola (Eileen Boland) said that he took no exception to the waiver but it would mean a \$4,000 deposit into the sidewalk fund. He had said that a sidewalk would be less expensive. Ms. Oestercorn will contact Eileen Boland tomorrow. The administrator said that the attorney and engineer will also speak.

11. RESOLUTION *25-112 CLOSED SESSION

2025-03-26-1	Tactics & Techniques Tax Assessments	N.J.S.A. 10:4:12 (b) (6)
2025-03-26-2	Contract Negotiations Village School Development	N.J.S.A. 10:4-12 (b) (7)
2025-03-26-3	Anticipated Litigation Closter vs New Jersey Builders Association	N.J.S.A. 10:4-12 (b) (7)
2025-03-26-4	Anticipated Litigation Closter vs Reuten	N.J.S.A. 10:4-12 (b) (7)

12. ADJOURNMENT

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

Meeting adjourned at **8:04 P.M.**

Respectfully Submitted,

Mari J. Margiotta, RMC, CMR
Borough Clerk

