



MAYOR AND COUNCIL
BOROUGH OF CLOSTER

REGULAR MEETING MINUTES: WEDNESDAY – JULY 8, 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

- 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 (OPMA) of the State of New Jersey, and the revised notice was posted May 8, 2026 on the Borough’s official website <https://www.closterboro.com/o/boc/page/public-notice>, and the New Jersey Department of State - Statewide Legal Notices Listings, and posted on the Municipal Clerk’s bulletin 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	✓	
Council President Cho	✓	
Councilwoman Chung	✓	
Councilwoman Latner	✓	
Councilwoman Maroules	✓	
Councilman Yammarino	✓	

Also present: Borough Administrator James Winters, Borough Clerk Mari J. Margiotta, Borough Chief of Police James Buccola, Borough IT Director Kevin Whitney, Borough Attorney William J. Bailey (Via Zoom), and Borough Engineer Nick DeNicola

4. PRESENTATION

Closter Celebrates America250 – Event Sponsors

Mayor Glidden presented and read into the record a certificate of appreciation to the event organizers and volunteers.

5. APPROVAL OF MINUTES:

- a. Regular Meeting on May 27, 2026
- b. Closed Session Minutes from September 25, 2024 to June 10, 2026

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

6. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS

- a. Mail List of June 26, 2026
- b. Mail List of July 3, 2026: Mayor Glidden and Councilwoman Amitai congratulated Council President Cho for having received \$2,000 in a Sustainable Jersey Award for the Borough (Item #2).

7. OPEN MEETING FOR PUBLIC COMMENTS (5-MINUTE LIMIT)

Brian Pfeiffer (158 Demarest Avenue) asked about the salary ordinance that was passed at the last meeting and whether the Mayor and Council payments are salaries or stipends. Mayor Glidden explained that stipends were voted into being at a referendum. Councilman Yammarino explained the particulars.

Steven Blechman (5 Union Street) stated that people are still driving the wrong way on his street.

Steve Isaacson (Delaware) said that an ordinance was passed stating the payments to Mayor and Council are salaries not stipends. Mayor Glidden disagreed. Mr. Isaacson asked that Resolution 2026-180 be rescinded, the amount changed from \$7500 to \$7000, and for the resolution to be adopted at the next meeting. Borough Administrator James Winters stated that the ordinance passed is for the monetary range and the resolution states the exact amount.

8. ORDINANCES

INTRODUCTION:

- a. ORDINANCE NO. 2026:1400
AN ORDINANCE PROVIDING FUNDING FOR PRELIMINARY COSTS IN CONNECTION WITH VARIOUS IMPROVEMENTS FOR THE BOROUGH OF CLOSTER AND APPROPRIATING \$200,000.00 FOR SUCH PURPOSE

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN AND STATE OF NEW JERSEY, AS FOLLOWS:

Section 1. The Borough of Closter, in the County of Bergen, New Jersey, authorizes funding for preliminary costs in connection with various improvements, including but not limited to (1) preparation of construction plans, specifications, engineering estimates, and providing construction inspection services for the 2027 road project; and (2) professional services for consultation, feasibility, and assessment of new police department headquarters., all to be funded from the sources specified in Section 2 of the Ordinance.

Section 2. The amount of \$200,000 is hereby appropriated for the purposes stated in Section 1 of the Ordinance and which amount was funded from the Borough's General Capital Surplus.

Section 3. In connection with the purpose and the amount authorized in Sections 1 and 2 hereof, the Borough determines the purpose described in Section 1 hereof is not a Current Expense and is an improvement which the Borough of Closter may lawfully make as a general improvement.

Section 4. All ordinances or parts of ordinances which are inconsistent with the terms of this Ordinance be and the same are hereby repealed to the extent of their inconsistency.

Section 5. This Ordinance shall take effect immediately upon due passage and publication according to law.

Final Adoption and Open Public Hearing will be held on July 22, 2026 or as soon thereafter.

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

9. CONSENT AGENDA

Mayor Glidden read all items into the record. Councilwoman Chung thanked Michael Pisano for willing to continue as caretaker (Resolution 26-188), and Councilman Yammarino commented on the fact that Resolution 26-189 does not involve taxpayer money.

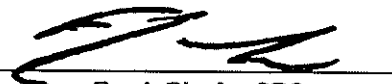
***26-184 BILLS LIST**

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	\$ 0.00
Closter Board of Education	\$ 1,969,491.00
2025 Budget Appropriations	\$ 99.98
2026 Budget Appropriations - Operating Expenses	\$ 564,247.52
Payroll 06/11/2026	\$ 353,290.69
Payroll 06/26/2026	\$ 351,403.27
Current Treasury Account May 14 , 2026 to June 10, 2026	\$ 3,238,532.46

Capital and Trust	Amount
Capital	\$ 54,018.71
Escrow & Trust	\$ 10,439.10
Recreation	\$ 53,279.14
Animal	\$ 25.20
Housing Trust	\$ 497.50
Food Locker	\$ 0.00
Open Space	\$ 0.00
HRA Insurance	\$ 20,000.00


Frank Elenio, CFO

***26-185 APPROVAL FOR TILANI V. CLOSTER BOROUGH TAX APPEAL SETTLEMENT – 1
BLACKLEDGE COURT**

WHEREAS, the taxpayers, Mohan & Sunita Tilani, appealed the assessments levied on Block 2402, Lot 31 for the tax years 2024 and 2025; and

WHEREAS, the subject property is located at 1 Blackledge Ct; and

WHEREAS, the Plaintiff was represented by an Attorney in this matter; and

WHEREAS, the Borough’s Tax Assessor and Borough’s Residential Real Estate Appraiser have approved and recommend that the appeal be settled as follows:

Reduce the 2024 Assessed Value from \$1,647,300 to \$1,597,300; and

Reduce the 2025 Assessed Value from \$1,809,400 to \$1,759,400; and

WHEREAS, the assessor is of the opinion that the valuation of the subject property is consistent with the true value of the property.

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

1) The proposed settlement for the tax appeal encaptioned Mohan & Sunita Tilani v. Closter Borough as set forth above is approved and the Borough Attorney or a member of his firm is authorized to execute all documents necessary to effectuate its terms.

2) The Borough Clerk shall provide a certified copy of this resolution to the Borough's Tax Collector upon adoption of same.

***26-186 PROFESSIONAL SERVICES APPOINTMENT OF PUBLIC DEFENDER – ROBERT C. METZDORF**

WHEREAS, there exists a need for professional legal services of a Public Defender for remainder of 2026; and

WHEREAS, funds are available for said purpose; and

WHEREAS, Robert C. Metzdorf, is qualified to provide professional legal services as a Public Defender; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that the resolution authorizing the award of contracts for "Professional Services" without competitive bidding be publicly advertised; and

WHEREAS, Robert C. Metzdorf, position as Public Defender will begin on July 1, 2026, at an annual salary amount of \$3,500.00.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter as follows:

1. The Mayor and Borough Clerk are hereby authorized and directed to execute an agreement with:
Robert C. Metzdorf
244 Grand Avenue
Englewood, New Jersey 07631
2. This contract is being awarded without competitive bidding pursuant to N.J.S.A. 40A:11-5, as a professional service.
3. This contract is being awarded through a Fair and Open process, pursuant to N.J.S.A. 19:44A-20.4 et seq.
4. The Borough Clerk is hereby authorized and directed (in accordance with the publication of notice provisions of N.J.S.A. 40A:11-5(1)(a)(i) to publish a notice of this action once in the official newspaper of the Borough of Closter.
5. That the award of this contract be in accordance with and subject to compliance with the Affirmative Action Regulations of the State of New Jersey and the requirements of Public Law 1975, Chapter 127.

***26-187 AUTHORIZING PLACEMENT OF TEMPORARY LAWN SIGNS BY JOEY'S CHARITY FUND ORGANIZATION**

WHEREAS, the Governing Body received correspondence from Naureen Hussain, Charity Event Coordinator, Joey's Fund Inc., a 501c3 organization, requesting permission to post a maximum of 20 lawn signs for a Charity Car Show; and

WHEREAS, the 12th Annual Joey's Fund Charity Car Show will be held in Closter Plaza, Vervalen Street, Closter, NJ on Sunday, September 20, 2026 with a rain date of October 12, 2025, from 10:00 am – 3:00 pm, for the benefit of raising donations as described on their website, www.joeyshcharityfund.org; and

WHEREAS, Closter Code 173-83 (c) regulates temporary signs; and

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey authorizes Joey's Fund, Inc. to place a maximum of 20 lawn signs for its Charity Car Show, beginning September 1st and said signs being removed within 24 hours of the event.

NOW BE IT FURTHER RESOLVED by the Borough Clerk will provide a copy of this resolution to the Construction Code Official, Zoning Officer, DPW Superintendent and Naureen Hussain, Charity Event Coordinator, Joey's Fund, Inc.

***26-188 AWARDING LUSTRON HOUSE CARETAKER SERVICES AGREEMENT TO PERFORM BASIC MAINTENANCE FOR A PERIOD OF THREE YEARS**

WHEREAS, at a Public Meeting the Governing Body of the Borough of Closter authorized the advertisement for a Request for Proposals ("RFP") for Caretaker Services for the Harold Hess Lustron House Property pursuant to New Jersey's Fair and Open process; and

WHEREAS, thereafter, an RFP was prepared and advertised on April 8, 2026; and

WHEREAS, the RFP stipulates that the caretaker services shall be provided through an agreement providing for no financial compensation; and

WHEREAS, one person responded, Michael Pisano d/b/a Key Business Associates, 44 Columbus Avenue, Closter, New Jersey 07624, and submitted a timely proposal to provide the services; and

WHEREAS, during the regularly scheduled meeting held on June 22, 2026, the Closter Historic Commission discussed and recommended the award of the agreement for a term of three years, to Michael Pisano, the sole respondent; and

WHEREAS, the Borough's Risk Manager reviewed and found the Certificate of Insurance and Hold Harmless Agreement to be acceptable; and

WHEREAS, the Borough Attorney reviewed the aforementioned proposal and found it to be in order; and

WHEREAS, the Mayor and Council has determined it to be in the best interest of the Borough to award the agreement, which is exempt from New Jersey's bidding law, to Michael Pisano d/b/a Key Business Associates.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Closter that:
A three-year contract beginning retroactively on May 1, 2026 and ending on April 30, 2029, for Caretaker Services for the Harold Hess Lustron House Property is hereby awarded to Michael Pisano d/b/a Key Business Associates, subject to the Borough's receipt of an annual certificate of insurance and hold harmless agreement.

1. The contract requires no financial compensation.
2. The Borough Attorney is hereby authorized to prepare the contract and/or any other documents necessary pursuant to this award.
3. The Mayor and Clerk are hereby authorized to execute the contract and/or any other documents necessary pursuant to this award.
4. The Clerk shall advertise the terms of the agreement as required by law and shall keep a copy of the agreement on file for public inspection.

***26-189 AUTHORIZING THE PURCHASES OF VARIOUS POLICE DEPARTMENT EQUIPMENT USING THE ADMINISTRATIVE FEES TRUST**

WHEREAS, the Chief of Police has determined that there is a need to purchase various equipment for the efficient operation of the Police Department; and

WHEREAS, the funds from the Administrative Fees Trust are available for this purchase; and

WHEREAS, the specific vendors, equipment descriptions, and exact purchase amounts have been reviewed and recommended for approval by the Chief of Police as follows:

Plugout LLC – Vehicular Detection Cameras - \$22,916.65
East Coast Emergency Lighting – Police Vehicle Emergency Equipment - \$16,291.14
10-75 Emergency Vehicles – Police Vehicle Emergency Equipment and Installation - \$19,161.63
Graphix Shoppe – Vehicle Graphics - \$535.00
Glenco Supply Inc. – Traffic Safety Equipment and Supplies - \$8,220.00

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council do hereby authorize and approve the itemized purchases listed above, funded by the Administrative Fees 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 in account: 6-01-25-241-000-171 for \$67,124.42.


Frank Elenio, CFO

***26-190 AUTHORIZING CONTRACTS WITH CERTAIN APPROVED STATE CONTRACT PRICING SYSTEM VENDORS PURSUANT TO N.J.S.A. 40A:11-11 ALL AMERICAN FORD OF PARAMUS CLOSTER POLICE DEPARTMENT PATROL VEHICLES**

WHEREAS, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System (“CPS”) and to enter into Cooperative Pricing Agreements for its administration; and

WHEREAS, the Borough of Closter, pursuant to N.J.S.A. 40A:11-11(5) and N.J.A.C. 5:34-7.11(c), may by resolution and without advertising for bids, purchase any goods or services for any contracts under the CPS and entered into by the Lead Agency; and

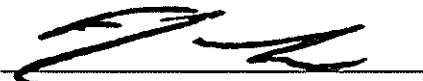
WHEREAS, the Borough of Closter has the need on a timely basis to purchase goods or services utilizing such contracts from All American Ford of Paramus for use by the Closter Police Department; and

NOW, THEREFORE, BE IT RESOLVED, that the Borough of Closter authorizes the purchase of certain goods or services from **All American Ford of Paramus, 375 Route 17 South, Paramus, NJ 07652, NJCPA BID#: BC-BID-24-43/CO-OP#:CK04, valid through June 18, 2027** pursuant to all conditions of the individual contracts; and

BE IT FURTHER RESOLVED, that the governing body of the Borough of Closter, pursuant to N.J.A.C. 5:30-5.5(b), the certification of available funds, shall either certify the full maximum amount against the budget at the time the contract is awarded, or no contract amount shall be chargeable or certified until such time as the goods or services are ordered or otherwise called for prior to placing the order, and a certification of availability of funds is made by the Chief Financial Officer.

CERTIFICATE OF AVAILABILITY OF FUNDS

I, Frank Elenio, Chief 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. 5:30.4, that the funds will be available to the Borough of Closter for calendar year 2026, Account: 6-01-25-241-000-171 in the **Grand Total Purchase Amount** of \$85,658.51.


Frank Elenio, CFO

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

Mayor Glidden shared that Rev250 was really special and thanked Councilwoman Maroules for her work. He also spoke about upcoming concerts on July 17, 2026. He encouraged everyone to collect their vegetables now that MacBain Farm is open. The Library has an upcoming Betsy Ross event on July 21, 2026 from 6 p.m. to 7:30 p.m.

10. PROFESSIONAL REPORTS

- a. **BOROUGH ENGINEER:** The Piermont Road and Vervalen Street project is still with the County. The Closter Swim Club project is still in the hands of the Environmental Protection Agency. The 2024 and 2025 Local Aid projects have been uploaded for review and reimbursement. The Walker Avenue project began this week. The 2027 Local Aid application has been submitted.

BOROUGH ADMINISTRATOR: Closter fared fairly well relatively in the recent storm. The Fire Department worked almost continuously overnight and then quite a lot over the following days. PSE&G will start their road restoration project soon. Mayor Glidden, Chief of Police James Buccola, and Borough Administrator James Winters met with residents of Blanch Avenue to discuss solutions. The meeting went well.

- b. CHIEF OF POLICE: The Girl Scouts’ safe crossing project will start soon. There is a fairly significant water main project underway that is causing detours. All businesses are accessible. Announcements and signboards are being utilized. Hawkers and Peddlers are becoming an issue again. Residents are encouraged to join the Do Not Knock list. Bergen County did a traffic study on High Street and results will be available at the next meeting. The jail inspection resulted in a passing grade, but waivers that are in place expire at the end of this period. Councilwoman Amitai asked what to do when someone rings your doorbell and you do not want to answer. She also asked about the resident who complained about a flag being put on his property.

11. OLD BUSINESS

None

12. NEW BUSINESS

Councilwoman Amitai said that the Buster Boxes are under discussion.

13. 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 7:38 P.M.

Respectfully submitted,

Mari J. Margiotta, RMC, CMR
Borough Clerk

Date of Minutes approval: August 12, 2026