



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

WORK SESSION MINUTES: WEDNESDAY – May 14, 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	✓	

Mayor Glidden made a change to the Agenda and moved the Public portion of the meeting to the beginning of the meeting.

Al Fanessa (100 Blanch Avenue) spoke about his concern about the change in the traffic patterns on Blanch Avenue where Victoria's is now located. He spoke about the increase in traffic and speed of the traffic. He said that he has tried to work with the new owners. He suggested speed bumps. He asked for help. The Mayor responded that this issue has gotten the attention of the Borough and that he and several other officials have visited the site to try to address the issues. He also pointed out that the site is currently under construction. He outlined some steps that are being taken.

Paul Chun (84 Blanch Avenue) said that he had met with Bret, the son of the owner. Bret had offered to pay for street sweeping, using the Borough street sweeper but that he had been told that was not possible. The administrator said that the owner had represented that he was purchasing equipment to clean the street but that this has not happened. If the owner does not clean the street, the Borough will do that and fine the owner. Mr. Chun also spoke about where trucks could possibly wait until they are able to deliver. The Police Chief said that options were made

clear to the owner last Tuesday. He asked about a speed limit sign and speed bump. He also wondered if there could be a sign about delivery hours at the entrance to Blanch Avenue. Discussion.

Michael Laudenback (60 Blanch Avenue) spoke about his concern for the safety of the children and that business is being conducted 7 days a week. He said that Lupardi's was able to conduct business without these issues. He said that Victoria's is a wholesale business. He also said that there is now a barn at the end of the block filled with chemicals and voiced concern.

Steve Isaacson (97 Columbus) said that Victoria's is creating a compound not open to the public. He said that it is a wholesale business not a farm.

Asaf Moshe (124 Durie) spoke about his request for a waiver from the underground electricity requirement. He requested a waiver based on hardship due to the cost of burying the electric lines. Councilwoman Amitai explained that she felt the waived should be granted in this case. Discussion. The Council agreed. A resolution will be drafted to be addressed at the next meeting. A verbal motion was made with all approving.

The Public session was closed; the agenda was continued.

4. MINUTES APPROVAL

- a. Work Session and Regular Meeting Minutes of December 11, 2024 Councilman Cho moved to approve the minutes, second Councilwoman Latner. All in favor. Carried.

5. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS:

- a. Mail List of April 25, 2025 no comments
- b. Mail List of May 2, 2025 Councilwoman Amitai spoke about Item #4: Tree City USA. Council President Yammarino spoke about #3, The Nature Center's request to put up signs for their Pond Celebration event (there is a resolution on the Agenda) and #5 concerning a school grant opportunity for violence prevention.
- c. Mail List of May 9, 2025 Councilwoman Chung spoke about #1 from a resident who noticed a lot of unleashed dogs at Ruckman and Memorial Field. Discussion. Perhaps signage can be used, as well as reminders in the Newsletter and on social media. A resident sent an email about the food truck on Ruckman that is causing traffic; discussion of where else the truck could be. The food truck and homeowner are not causing the problem. The patrons are causing an issue. Perhaps the food truck could move to the other end of the property. Councilwoman Amita and Mayor Glidden will speak to the owner of the property.

6. ORDINANCES:

INTRODUCTION:

- a. **ORDINANCE NO. 2025:1364**
**AMEND CHAPTER 59 OF THE ORDINANCES OF THE BOROUGH OF CLOSTER,
ENTITLED: SHADE TREE COMMISSION**

ADOPTION:

- a. **ORDINANCE NO. 2025:1363**
**AN ORDINANCE AMENDING ORDINANCE NUMBER 2023-1321 TO EXTEND THE
EXPIRATION DATE ON THE DRAINAGE AND POND STABILIZATION PROJECT AT THE
NATURE CENTER FOR A SUM NOT TO EXCEED \$50,000 FROM OPEN SPACE,**

**RECREATION, FARMLAND, AND HISTORIC PRESERVATION TRUST FUND FOR PARK,
FARMLAND, AND HISTORIC PRESERVATION IMPROVEMENTS**

No one wished to pull an Ordinance for discussion.

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

- *25-131 APPROVING RELEASE OF TREE BOND ESCROW – 27 FOURTH STREET
- *25-132 BILLS LIST – MAY 14, 2025
- *25-133 AUTHORIZING AMENDMENT TO PROPOSAL BY DMR ARCHITECTS P.C., INC. TO PROVIDE ARCHITECTURAL ENGINEERING SERVICES TO THE POLE BARN BUILDINGS PROJECTS
- *25-134 AUTHORIZING CHANGE ORDER NO. 1 FOR DPW POLE BARN BUILDING BY DUTCHMAN CONTRACTING, LLC – DECREASING BY \$17,280.00
- *25-135 OPPOSING LEGISLATION THAT PERMITS ACCESSORY DWELLING UNITS
- *25-136 CALLING FOR THE RESTORATION OF ENERGY TAXES TO MUNICIPALITIES
- *25-137 AUTHORIZING THE TAX COLLECTOR TO PREPARE AND MAIL ESTIMATED TAX BILLS
- *25-138 HIRING TEMPORARY DRIVER/LABORER DEPARTMENT OF PUBLIC WORKS FOR 2025 – JOHN MCTIGUE
- *25-139 AWARDED CONTRACT FOR RUCKMAN POND RESTORATION – CLOSTER NATURE CENTER TO DOWNES TREE SERVICES
- *25-140 REFUND OF OVERPAYMENT OF TAXES – 98 CEDAR COURT
- *25-141 REFUND OF BUILDING APPLICATION FEE – 186 HICKORY LANE
- *25-142 APPROVING THE CLOSURE AND UTILIZATION OF DURIE AVENUE FOR SADHU VASWANI CENTER’S WELLNESS FAIR & STREET CARNIVAL
- *25-143 AUTHORIZING PLACEMENT OF TEMPORARY LAWN SIGNS BY THE CLOSTER NATURE CENTER
- *25-144 AUTHORIZING RENEWAL OF A 2024-2025 PLENARY RETAIL CONSUMPTION LICENSE – SILK ROAD RESTAURANTS, LLC

No one wished to pull a resolution for discussion.

8. PROFESSIONAL REPORTS

- a. BOROUGH ENGINEER No update on the Piermont/Vervalen project. There is no update from the EPA concerning the Swim Club. 2024/2025 Local Aid: The job should start mid-June. The Nature Center project is on the Agenda for award of contract to Downes Tree Service.

b. BOROUGH ADMINISTRATOR Residents are complaining about the condition of streets from utility work. The DPW has had visits from PEOSHA and DEP. The Recycling Center containers have to be covered (roof or closed containers).

c. CHIEF OF POLICE The distracted driving program was successful. New Jersey is concerned about the potential rail strike. The Police Chief, Mayor, Engineer, and Administrator wrote to the County about the upcoming Schraalenburgh bridge repair. The Police and DPW met about illegal dumping. An Orange and Rockland project is upcoming on Herbert Avenue. New street lights were installed on Maple Avenue.

9. OLD BUSINESS

None

10. NEW BUSINESS

Councilwoman Latner spoke about TH Experiences.com, which she learned about at the Chamber of Commerce event. Perhaps some events would be of interest. Perhaps someone can look at one of the events (7/16 Englewood Night Market maybe). Councilwoman Latner spoke about the possibility of a Pride Flag raising this year. Discussion of where and when it could be. In the future there may be a standard spot for flag raising. This year it will be held Monday June 2 with a raindate of June 3 at 6:00 at Schauble Park. Perhaps the flag can be left up for a while.

Councilwoman Amitai spoke about the "welcome to Closter" signs she would like to have at all entrances to town and wondered where the money could come from. Twelve to 15 may be needed. Discussion. She also suggested purchasing a digital sign, perhaps at Piermont and Vervalen. Discussion. Perhaps the police electronic sign can be used sometimes. She brought up the issue of the large birds. The osprey cannot be dealt with until after nesting season (September). Deer management: there is a management grant available. The Mayor will discuss it at Thursday's Mayor's meeting

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

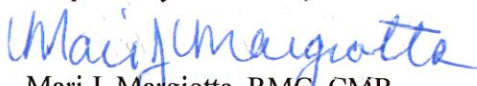
Was moved to the early part of the meeting

12. ADJOURNMENT

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

Work Session Adjourned at 8:19 P.M.

Respectfully Submitted,


Mari J. Margiotta, RMO, CMR
Borough Clerk