



MAYOR AND COUNCIL  
BOROUGH OF CLOSTER

REGULAR MEETING MINUTES: WEDNESDAY - APRIL 22, 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](http://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 **8:35 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.

**2. ROLL CALL**

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

**3. ORDINANCES**

**ADOPTION:**

**a. ORDINANCE NO. 2026:1387**

**BOND ORDINANCE PROVIDING AN APPROPRIATION OF \$250,000 FOR VARIOUS ROAD IMPROVEMENTS FOR AND BY THE BOROUGH OF CLOSTER IN THE COUNTY OF BERGEN, NEW JERSEY AND, AUTHORIZING THE ISSUANCE OF \$250,000 BONDS OR NOTES OF THE BOROUGH FOR FINANCING PART OF THE APPROPRIATION**

BE IT ORDAINED, BY THE BOROUGH COUNCIL OF THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

**SECTION 1:**

The improvements described in Section 3 of this bond ordinance (the “Improvements”) are hereby authorized to be undertaken by the Borough of Closter, New Jersey (the “Borough”) as general improvements. For the said Improvement there is hereby appropriated the amount of \$250,000, such sum includes the sum of \$250,000 expected to be received as a grant from the New Jersey Department of Transportation in connection with the road improvements of Walker Avenue. No down payment is required by the Local Bond Law of the State of New Jersey, constituting Chapter 2 of Title 40A of the New Jersey Statutes, as amended and supplemented (the “Local Bond Law”) as the purpose authorized herein involve a project funded by a State grant from the New Jersey Department of Transportation as permitted under N.J.S.A. 40A:2-11c.

**SECTION 2:**

In order to finance the cost of the Improvements, negotiable bonds of the Borough are hereby authorized to

be issued in the principal amount of \$250,000 pursuant to the provisions of the Local Bond Law (the "Bonds"). In anticipation of the issuance of the Bonds and to temporarily finance said improvements or purposes, negotiable bond anticipation notes of the Borough are hereby authorized to be issued in the principal amount not exceeding \$250,000 pursuant to the provisions of the Local Bond Law (the "Bond Anticipation Notes" or "Notes").

SECTION 3:

(a) The Improvements authorized and the purpose for the financing of which said obligations are to be issued is for various road improvements, including but not limited to Walker Avenue, including curbing, milling, paving, drainage, sewer and other miscellaneous improvements, and including all work including all work and materials necessary therefor and incidental thereto, and as shown on and in accordance with the plans and specifications on file with the Borough Clerk.

(b) The estimated maximum amount of Bonds or Notes to be issued for the purpose of financing a portion of the cost of the Improvements is \$250,000.

(c) The estimated cost of the Improvements is \$250,000 which amount represents the initial appropriation made by the Borough.

SECTION 4:

All Bond Anticipation Notes issued hereunder shall mature at such times as may be determined by the chief financial officer of the Borough (the "Chief Financial Officer"); provided that no Note shall mature later than one year from its date. The Notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with Notes issued pursuant to this ordinance, and the signature of the Chief Financial Officer upon the Notes shall be conclusive evidence as to all such determinations. All Notes issued hereunder may be renewed from time to time subject to the provisions of Section 8(a) of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell part or all of the Notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the Borough Council of the Borough at the meeting next succeeding the date when any sale or delivery of the Notes pursuant to this ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the Notes sold, the price obtained and the name of the purchaser.

SECTION 5:

The capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, Department of Community Affairs, State of New Jersey is on file with the Borough Clerk and is available for public inspection.

SECTION 6:

The following additional matters are hereby determined, declared, recited and stated:

(a) The Improvements described in Section 3 of this bond ordinance are not current expenses, and are capital improvements or properties that the Borough may lawfully make or acquire as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The period of usefulness of the Improvements, within the limitations of the Local Bond Law, and according to the reasonable life thereof computed from the date of the Bonds authorized by this bond ordinance, is 20 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Borough Clerk and a complete executed duplicate thereof has been filed in the office of the Director, Division of Local Government Services, Department of Community Affairs, State of New Jersey. Such statement shows that the gross debt of the Borough, as defined in the Local Bond Law, is increased by the authorization of the Bonds and Notes provided in this bond ordinance by \$250,000 and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$75,000 for items of expense listed in and permitted under Section 20 of the Local Bond Law is included in the estimated cost of the Improvements, as indicated herein.

SECTION 7:

Any funds received from time to time as contributions in aid of financing the purposes described in Section 3 of this Ordinance (including \$250,000 expected to be received from the New Jersey Department of Transportation for Walker Avenue) shall be used for financing said Improvements by application thereof either to direct payment

of the cost of said Improvements or to the payment or reduction of the authorization of the obligations of the Borough authorized therefor by this Bond Ordinance. Any such funds received may, and all such funds so received which are not required for direct payment of the cost of said Improvements shall, be held and applied by the Borough as funds applicable only to the payment of obligations of the Borough authorized by this Bond Ordinance.

**SECTION 8:**

The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy ad valorem taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

**SECTION 9:**

The Chief Financial Officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The Chief Financial Officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

**SECTION 10:**

This Bond Ordinance constitutes a declaration of official intent under Treasury Regulation Section 1.150-2. The Borough reasonably expects to pay expenditures with respect to the Improvements prior to the date that Borough incurs debt obligations under this Bond Ordinance. The Borough reasonably expects to reimburse such expenditures with the proceeds of debt to be incurred by the Borough under this Bond Ordinance. The maximum principal amount of debt expected to be issued for payment of the costs of the Improvements is \$250,000.

**SECTION 11:**

This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

This Ordinance was introduced at the Regular Meeting held April 8, 2026, was published on the Borough of Closter official website ([www.closterboro.com](http://www.closterboro.com)) on April 9, 2026 as stated in the Municipal Clerk's affidavit of publication. Reprint of this Ordinance was posted on the Municipal Bulletin Board in accordance with statutory requirements, and copies have been made available to the general public.

At this time, Mayor Glidden opened the meeting to the public for any questions, comments, or concerns regarding Ordinance No. 2026:1387.

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

Mayor Glidden closed the meeting to the public regarding Ordinance No. 2026:1387.

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

**b. ORDINANCE NO. 2026:1388  
AN ORDINANCE AMENDING ORDINANCE 2026:1385 TO REVISE THE DEFINITION OF ACCESSORY APARTMENT - **TABLED****

**WHEREAS**, on February 25, 2026, the Governing Body of the Borough of Closter Introduced Ordinance 2026-1385 (the "Ordinance"), which proposes to amend Article XIX (Section 200-54.11-200.54.35) of the Borough Code entitled Affordable Housing and Affirmative Marketing; and

**WHEREAS**, pursuant to N.J.S.A. 40:55D-26 and 40:55D-64, said Ordinance was referred to the Borough's Planning Board for review and recommendation; and

**WHEREAS**, the Planning Board held a hearing on February 26, 2026 and forwarded a report to the Governing Body which stated, in part, that the definition of “accessory apartments” in Ordinance 2026:1385 appears to be inconsistent with the existing definition in the Borough’s ordinance in that it appears to permit accessory apartments that are detached from the principal building, while the Borough’s existing definition requires such units to be attached; and

**WHEREAS**, the Board asked that the Council consider amending the definition in this ordinance to make it consistent with the existing definition by requiring such units be attached to the principal structure; and

**WHEREAS**, the Ordinance Committee has reviewed this proposed change and recommends adoption; and

**WHEREAS**, the Borough Attorney has reviewed the proposed change and deems it to be in order.

**NOW, THEREFORE, BE IT ORDAINED** by the Governing Body of the Borough of Closter, Bergen County, New Jersey, that Chapter 200, Article XID of the Borough’s Code is amended as follows.

**SECTION 1.**

**Ordinance 2026:1385 is hereby amended as follows:**

Remove the definition of “Accessory Apartments” that currently appears in Section 200-54.11 B. Definitions and replace it with the text below.

“Accessory apartments” means a residential dwelling unit that provides complete independent living facilities with a private entrance for one or more persons, consisting of provisions for living, sleeping, eating, sanitation, and cooking, including a stove and refrigerator, and is located within a proposed preexisting primary dwelling, within an existing or proposed structure that is an accessory to a dwelling on the same lot, constructed in whole or part as an extension to a proposed or existing primary dwelling. Accessory apartments are also referred to as “accessory dwelling units”.

**NOTE TO ORDINANCE COMMITTEE:** The text in green will be removed from the version that is Introduced.

**SECTION 2.**

Except as amended by this Ordinance, all other provisions of Chapter 200 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.

This Ordinance was introduced at the Regular Meeting held April 8, 2026, was published on the Borough of Closter official website ([www.closterboro.com](http://www.closterboro.com)) on April 9, 2026 as stated in the Municipal Clerk’s affidavit of publication. Reprint of this Ordinance was posted on the Municipal Bulletin Board in accordance with statutory requirements, and copies have been made available to the general public.

- c. **ORDINANCE NO. 2026:1390**  
**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 50, POLICE DEPARTMENT, SPECIFICALLY ARTICLE VIII, QUASI-PUBLIC AND PRIVATE DUTY WORK AND A301, FEES AND DEPOSITS**

**WHEREAS**, the Governing Body has determined there is a need to revise Chapter 50, Police Department and A301 Fees and Deposits, of the Code of the Borough of Closter, County of Bergen, State of New Jersey; and

**WHEREAS**, specifically, there is a need to revise Article VIII, §50-30 Quasi-Public and Private Duty Work and A301 G. Police Department; and

**WHEREAS**, the Chief of Police and the Borough’s auditors have recommended the foregoing amendments to §50-30 and A301; and

**WHEREAS**, the Ordinance Committee has reviewed this ordinance and recommends its adoption; and

**WHEREAS**, the Borough Attorney has reviewed this ordinance and deemed it to be in order.

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor Council of the Borough of Closter as follows.

**SECTION 1.**

Article VIII, §50-30. Quasi-Public and Private Duty Work shall be revised accordingly:

Delete Paragraph A and replace it with the following text.

- A. The Closter Police Department agrees to provide the services of an off-duty police officer to any person, business, or firm requesting uniformed police presence and/or traffic control. This may include, but not limited to, construction sites, houses of worship, retail establishments, financial institutions, school events, fundraisers, private parties, etc.
1. Members of the Closter Police Department shall be permitted to accept police-related employment from private employers or school districts only during off-duty hours and at such time as will not interfere with the efficient performance of regularly scheduled or emergency duty of the Borough.
  2. Any person or entity wishing to employ off-duty police shall first obtain the approval of the Chief of Police or his or her designee, which approval shall be granted, if, in the opinion of the Chief or his or her designee, such employment would not be inconsistent with the efficient functioning and good reputation of the Police Department and would not unreasonably endanger or threaten the safety of the officer or officers who are to perform the work.

**SECTION 2.**

Add Paragraph's C, D & E, as follows.

**C. Requests for Services**

1. Each Entity must complete the application process in full and submit all supporting documentation before services will be provided. All permits required from the Borough of Closter, Bergen County or other agencies must be secured prior to submitting your request to the Closter Police Department.
2. All requests to the Borough for services of all off-duty law enforcement officers in the Closter Police Department shall be forwarded to the Chief of Police or his or her designee for posting at least 24 hours before such services are required.
3. The Entity will be charged a minimum of four (4) hours per officer assigned to the detail plus the administrative fee. Religious institutions are subject to a two (2) hour minimum plus the administrative fee.
4. In emergency situations, request to the Borough for the services of off-duty law enforcement officers in the Closter Police Department shall be made as necessary to the Chief of Police or his designee, who shall make every effort to accommodate such request in a reasonable manner in his or her discretion.
5. The Chief of Police or their designee shall be the final authority in determining the minimum staffing level for each detail. Certain factors such as location, attendance, or type of detail may be considered.

**D. Cancellation**

1. Cancellations by the Entity should be made at least 24 hours prior to the start of the scheduled work. If the cancellation is made within two hours of the assigned start time, the assigned officer(s) will be compensated for four (4) hours and the invoice will include the administrative fee of 25%. The Chief of Police or their designee reserves the right to waive these charges under certain circumstances.
2. It is the responsibility of the Entity to notify the Closter Police Department that the scheduled police services are canceled.

**E. Public Emergency**

1. The Chief of Police or his or her designee shall have the authority to order any police officer engaged in off-duty employment within the Borough to respond to an emergency situation within the Borough of Closter. The Chief of Police or his designee shall also have the right to order an off-duty assignment to be terminated whenever said assignment creates an unacceptable risk to the health, safety and

welfare of the off-duty officer and/or the citizens of the Borough of Closter. In the event that a police officer is assigned to an emergency situation, the Police Chief or his designee shall make note of said off-duty assignment.

2. In any situation where an off-duty police officer is called to an emergency situation, said person or entity shall not be responsible for the payment of the officer's hourly rate, administrative fee or any other fees to the Borough of Closter until such time as said police officer and/or equipment returns to the assignment with the off-duty employer.

**SECTION 3.**

Amend Chapter A301, G. Police Department as follows.

Delete paragraph (13) Private Duty Police Work and replace same with the following text

(13) Private Duty Police Employment

- (a) The rate for off-duty law enforcement officers charged to a third-party vendor shall be the officer's hourly overtime rate.
- (b) Commercial retail establishments, nonprofit organizations, and public boards of education may be charged a flat hourly overtime rate or the officer's hourly overtime rate, whichever is higher. The flat hourly overtime rate shall be established annually by Resolution.
- (c) An administrative fee of 25% for third-party vendors and 15% for nonprofit organizations for operational costs shall be applied. These fees shall be applied to administrative costs, equipment and supplies, and vehicle maintenance or acquisition.

**SECTION 4.**

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

**SECTION 5.**

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 6.**

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

This Ordinance was introduced at the Regular Meeting held April 8, 2026, was published on the Borough of Closter official website ([www.closterboro.com](http://www.closterboro.com)) on April 9, 2026 as stated in the Municipal Clerk's affidavit of publication. Reprint of this Ordinance was posted on the Municipal Bulletin Board in accordance with statutory requirements, and copies have been made available to the general public.

At this time, Mayor Glidden opened the meeting to the public for any questions, comments, or concerns regarding Ordinance No. 2026:1390.

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

Mayor Glidden closed the meeting to the public regarding Ordinance No. 2026:1390.

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

**INTRODUCTION:**

- a. **ORDINANCE NO. 2026:1389**  
**AN ORDINANCE AMENDING CHAPTER 200 OF THE ORDINANCES OF THE BOROUGH OF CLOSTER ENTITLED: ZONING, SPECIFICALLY 200-5, DEFINITIONS – TABLED**

**WHEREAS**, the Zoning Board of Adjustment issued a report to the Mayor and Council of the Borough of Closter

dated December 18, 2025, in which the Board recommended changes to certain sections of the Borough's Code; and

**WHEREAS**, the report recommended that the Code be amended to include a definition of "Building Coverage"; 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 200 of the Borough's Code is amended as follows.

**SECTION 1.**

**§ 200-5. Definitions; shall be amended to include the following Definition:**

**Building Coverage**

**That percentage of a lot covered by a building or structure, including decks attached to a building, as well as sheds, window wells, pergolas, gazebos or other similar structures above or below ground.**

**SECTION 2.**

Except as amended by this Ordinance, all other provisions of Chapter 200 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.

**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.

**RESOLUTIONS:**

**\*26-128      AUTHORIZING AN AMENDMENT TO THE CONTRACT WITH BOSWELL ENGINEERING TO PROVIDE ENGINEERING SERVICES FOR THE WATERSHED IMPROVEMENT PLAN (WIP) PHASE I**

**WHEREAS**, the Borough of Closter, by resolution dated January 5, 2026 entered into an annual contract with Boswell Engineering for the provision of professional engineering services; and

**WHEREAS**, Boswell Engineering, in a proposal dated June 17, 2025 (attached as Exhibit A), has outlined the professional engineering services required for **the Watershed Improvement Plan (WIP) Phase 1**; 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 June 17, 2025 Boswell Engineering proposal for an **amount not to exceed \$21,500.00** 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 Watershed Improvement Plan (WIP) Phase 1, *not to exceed \$21,500.00*; 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 in account C-04-26-379-001-001.

Dated: April 22, 2026

  
Frank Elenio, CFO

**\*26-129 AUTHORIZING AN AMENDMENT TO THE CONTRACT WITH BOSWELL ENGINEERING TO PROVIDE ENGINEERING SERVICES FOR PREPARATION OF A STORM WATER POLLUTION PREVENTION PLAN (SPPP) AND A DRAINAGE CONTROL PLAN (DCP) FOR THE BOROUGH'S LEAF COMPOST FACILITY- CLOSTER LEAF COMPOST SITE**

**WHEREAS**, the Borough of Closter, by resolution dated January 5, 2026 entered into an annual contract with Boswell Engineering for the provision of professional engineering services; and

**WHEREAS**, Boswell Engineering, in a proposal dated September 10, 2025 (attached as Exhibit A), has outlined the professional engineering services required for a **Storm Water Pollution Prevention Plan and Drainage Control Plan For Wood Waste Recycling and Leaf Compost Facility – Closter Leaf Compost Site**; 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 September 10, 2025 Boswell Engineering proposal for an **amount not to exceed \$20,500.00** 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 a Storm Water Pollution Prevention Plan and Drainage Control Plan For Wood Waste Recycling and Leaf Compost Facility- Closter Leaf Compost Site **not to exceed \$20,500.00**; 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 in account C-04-26-379-001-002.

Dated: April 22, 2026

  
Frank Elenio, CFO

**\*26-130 ACCEPTING RESIGNATION OF WILLIAM DAHLE AS DEPUTY EMERGENCY MANAGEMENT COORDINATOR**

**WHEREAS**, William Dahle was appointed as Deputy Emergency Management Coordinator on January 5, 2026, for a 1-year term, January 1, 2026 to December 31, 2026.

**WHEREAS**, William Dahle has submitted his resignation from this position effective April 30, 2026.

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council have accepted the resignation of William Dahle as Deputy EMC effective April 30, 2026.

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

**\*26-131 AWARDING CONTRACT FOR IMPROVEMENT TO WALKER AVENUE**

WHEREAS, at a Public Meeting, the Governing Body of the Borough of Closter, County of Bergen, State of New Jersey, authorized a public bidding process for a contract for Walker Ave, and the 2026 Borough Improvement Project pursuant to the provisions of Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.; and

WHEREAS, thereafter, a bid package and specifications were prepared by the Borough Engineer for Walker Ave, and the 2026 Borough Improvement Project; and

WHEREAS, sealed bids were requested to be submitted on March 19, 2026, through advertisement as required by New Jersey law; and

WHEREAS, on March 19, 2026, nine bids were received; and

WHEREAS, the Borough Engineer reviewed the bids and recommended that the contract be awarded to the low bidder, LaForza Construction LLC, 53 Wadsworth Street, Wallington, New Jersey 07057, for the Total Base Bid of a total amount of \$164,950.05; and

WHEREAS, the Borough Engineer found the bid from LaForza Construction, LLC to be complete and orderly; and

WHEREAS, the Borough Attorney reviewed the bid from LaForza Construction, LLC and deemed it to be in order; and

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

1. The contract for Walker Ave and the 2026 Borough Improvement Project is hereby awarded to LaForza Construction LLC, for the total base amount of \$164,950.05
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.

**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 will be available upon adoption of Ordinance No 2026:1387.



Frank Elenio, CFO

**\*26-132 REFUND OF REAL ESTATE TAX OVERPAYMENTS – 99 COLUMBUS AVENUE**

WHEREAS, there exists a tax overpayment in **Fourth Quarter 2025** and **First Quarter 2026** tax account due to duplicate payment from mortgage company,

WHEREAS, the Tax Collector is desirous to clear the overpayment of record,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, New Jersey, that the Deputy Treasurer is herewith authorized to issue a refund check to **Pennymac Loan Services** for the following account(s):

Block 1002; Lot 27      99 Columbus Avenue      \$4,202.04

**\*26-133 ACCEPTING PROPOSAL FOR PROFESSIONAL PLANNING SERVICES: SCATTERED SITE REDEVELOPMENT STUDY AND PRELIMINARY INVESTIGATION REPORT – TABLED**

WHEREAS, the Borough of Closter County of Bergen, State of New Jersey (the "Borough") desires to explore whether the real properties located at Block 1608, Lots 3 & 4 and Block 1501, Lots 5 & 6 on the Borough of Closter's Tax Map, inclusive of any and all streets, paper streets, private drives and right of ways (the "Study Area") may be an appropriate area for consideration for redevelopment; and

WHEREAS, to assist with this process, the Borough requested a proposal from T&M Associates, represented by

Caroline Reiter (the "Borough Planner"); and

**WHEREAS**, the Borough Planner submitted a proposal dated April 14, 2026, for a "Scattered Site Redevelopment Study and Preliminary Investigation Report" on the above captioned properties (attached hereto as EXHIBIT A); and

**WHEREAS**, the Borough Planner estimates the fees shall not exceed:

Initial analyses and site visits: \$3,500

**WHEREAS**, the Borough desires to accept the Initial analyses and site visits of this proposal.

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

1. The proposal dated April 14, 2026, for a "Scattered Site Redevelopment Study and Preliminary Investigation Report" on Block 1608, Lots 3 & 4, and Block 1501, Lots 5 & 6 on the Borough of Closter's Tax Map in an amount not to exceed \$3,500 for Initial analyses and site visits is hereby accepted.
2. The Borough Attorney is hereby authorized to prepare any other documents necessary pursuant to this matter.
3. The Mayor and Clerk are hereby authorized to execute any other documents necessary pursuant to this matter.
4. A certified copy of this Resolution shall be forwarded to the Chief Financial Officer, the Borough's Planner, Planning Board Attorney, and Planning Board Secretary.
5. A copy of this Resolution shall be made available in the Clerk's office in accordance with applicable law.

#### **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 for this contract in the following account(s) : C-04-18-241-005-001



Frank Elenio, CFO

#### **\*26-134 REAPPOINTING JOSEPH SCOTT JEZEQUEL AS CONSTRUCTION OFFICIAL AND BUILDING SUB CODE OFFICIAL**

**WHEREAS**, Joseph Scott Jezequel was appointed Construction official and Building Sub Code Official on January 4, 2022, for a 4-year term, and

**WHEREAS**, Joseph Scott Jezequel was left off the re-appoint list at the Reorganization Meeting on January 5, 2026, and

**WHEREAS**, the Borough would like to reappoint Joseph Scott Jezequel to the position of Construction Official and Building Sub Code Official, and

**NOW THEREFORE BE IT RESOLVED**, by the Mayor & Council that **Joseph Scott Jezequel** is hereby reappointed to the position of Construction official and Building Sub Code Official, January 1, 2026, through December 31, 2029, at a salary of \$92,908.76 and \$21,860.88 respectfully and be allowed 20 vacation days per year.

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

#### **\*26-135 AUTHORIZING AND DIRECTING THE PLANNING BOARD OF THE BOROUGH OF CLOSTER TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER THE PROPERTIES KNOWN AS BLOCK 1608, LOTS 3 & 4 AND BLOCK 1501, LOTS 5 & 6 MEET THE STATUTORY CRITERIA FOR A "NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT" PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET. SEQ. – **TABLED****

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1* et seq. ("LRHL"), provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

**WHEREAS**, the Borough of Closter (the "Borough") desires to explore whether the real properties located at Block 1608, Lots 3 & 4 and Block 1501, Lots 5 & 6 on the Borough of Closter's Tax Map, inclusive of any and all streets, paper streets, private drives and right of ways (the "Study Area") may be an appropriate area for consideration for redevelopment; and

WHEREAS, the LRHL sets forth a specific procedure for establishing an area in need of redevelopment; and

WHEREAS, pursuant to *N.J.S.A.* 40A:12A-6, prior to the Borough making a determination as to whether the Study Area qualifies as an area in need of redevelopment, the Governing Body must authorize the Borough Planning Board ("Planning Board"), by resolution, to undertake a preliminary investigation to determine whether the Study Area meets the criteria of an area in need of redevelopment set forth in *N.J.S.A.* 40A:12A-5; and

WHEREAS, the Governing Body wishes to direct the Planning Board to undertake such preliminary investigation to determine whether the Study Area meets the criteria for designation as an area in need of redevelopment pursuant to *N.J.S.A.* 40A:12A-5 and in accordance with the investigation and hearing process set forth at *N.J.S.A.* 40A:12A-6; and

WHEREAS, the Governing Body hereby states that any redevelopment area determination shall authorize the municipality to use all those powers provided by the LRHL for use in a redevelopment area, except the use of eminent domain (hereinafter referred to as a the "Non-Condensation Area in Need of Redevelopment"); and

WHEREAS, the notice of any hearing to be conducted by the Planning Board with regard to this Resolution shall specifically state that a Non-Condensation Redevelopment Area determination shall not authorize the municipality to exercise the power of eminent domain to acquire any property in the Study Area.

**NOW, THEREFORE, BE IT RESOLVED** that the Governing Body of the Borough of Closter hereby directs the Planning Board to conduct the necessary investigation and to hold a public hearing to determine whether the Study Area defined hereinabove qualifies for designation as an area in need of redevelopment under the criteria and pursuant to the public hearing process set forth in *N.J.S.A.* 40A:12A-1, *et seq.*; and

**BE IT FURTHER RESOLVED** that the Governing Body hereby states that any Non-Condensation Redevelopment Area determination shall authorize the municipality to use all those powers provided by the LRHL for use in a redevelopment area, except the use of eminent domain.

**BE IT FURTHER RESOLVED** that the notice of any hearing to be conducted by the Planning Board with regard to this Resolution shall specifically state that a Non-Condensation Redevelopment Area determination shall not authorize the municipality to exercise the power of eminent domain to acquire any property in the Study Area.

**BE IT FURTHER RESOLVED** that the Planning Board shall submit its findings and recommendations to the Governing Body in the form of a Resolution with supportive documentation.

**BE IT FURTHER RESOLVED** that a certified copy of this Resolution be forwarded to the Chief Financial Officer, the Borough's Planner, Planning Board Attorney and Planning Board Secretary.

**BE IT FURTHER RESOLVED** that a copy of this Resolution shall be made available in the Clerk's office in accordance with applicable law.

Items 26-133 through 26-135 were pulled. This vote is for 26-128 through 26-132.

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

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

Steve Blechman said that the corner of High Street and Schraalenburgh Road, as well as Union Street, is a problem.

**6. CLOSED SESSION**

**\*26-136 RESOLUTION CLOSED SESSION – APRIL 22, 2026**

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:

- That the public shall be excluded from the April 22, 2026 Closed Session and discussion of the hereinafter specified subject matter:

Closed Session	Item Title of Description	Statutory Reference
2026-04-22-2026-1	CONTRACT NEGOTIATIONS Village School	N.J.S.A. 10:4-12 (b) (7)
2026-04-22-2026-2	TACTICS AND TECHNIQUES Meeting Agendas	N.J.S.A. 10:4-12 (b) (6)
2026-04-22-2026-3	TACTICS AND TECHNIQUES Redevelopment	N.J.S.A. 10:4-12 (b) (6)

- Formal action may/may not be taken.
- 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	✓		✓			
Council President Cho			✓			
Councilwoman Chung			✓			
Councilwoman Latner		✓	✓			
Councilwoman Maroules			✓			
Councilman Yammarino					✓	

No formal action is expected.

**7. 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 **8:41 P.M.**

Respectfully submitted,

Mari J. Margiotta, RMC, CMR  
Borough Clerk

*Date of Minutes approval: May 27, 2026*