



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

REGULAR MEETING MINUTES: WEDNESDAY – MAY 27, 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, Chief of Police James Buccola, IT Director Kevin Whitney, Borough Attorney William J. Bailey, and Borough Engineer Nick DeNicola.

4. ADOPTION OF THE 2026 MUNICIPAL BUDGET

OPEN MEETING FOR PUBLIC COMMENTS 2026 MUNICIPAL BUDGET (5 MINUTE LIMIT)

No members of the public wished to speak. The meeting was closed to the public.

***26-138 SELF EXAMINATION OF 2026 MUNICIPAL BUDGET**

WHEREAS, N.J.S.A. 40A:4-78b has authorized the Local Finance Board to adopt rules that permit municipalities in sound fiscal condition to assume the responsibility, normally granted to the Director of the Division of Local Government Services, of conducting the annual budget examination; and

WHEREAS, N.J.A.C. 5:30-7 was adopted by the Local Finance Board on February 11, 1997; and

WHEREAS, pursuant to N.J.A.C. 5:30-7.2 thru 7.5 the Borough of Closter has been declared eligible to participate in the program by the Division of Local Government Services, and the Chief Financial Officer has determined that the Borough meets the necessary conditions to participate in the program for the 2026 budget year.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Closter that the 2026 municipal budget be examined in accordance with N.J.A.C. 5:30-7.6a & b and based upon the Chief Financial Officer's certification. The Borough Council has found the budget has met the following requirements:

1. That with reference to the following items, if applicable, the amounts have been calculated pursuant to law and appropriated as such in the budget.

- a. Payment of interest and debt redemption charges
 - b. Deferred charges and statutory expenditures
 - c. Cash deficit of preceding year
 - d. Reserve for uncollected taxes
 - e. Other reserves and non-disbursement items
 - f. Any inclusions of amounts required for school purposes
2. That the provisions relating to limitation on increases of appropriations pursuant to N.J.S.A. 40A:4-45.2 and appropriations for exceptions to limits on appropriations found at N.J.S.A. 40A:4-45.3 et seq. are fully met.
 3. That the budget is in such form, arrangement, and content as required by the Local Budget Law and N.J.A.C. 5:30-4 and 5:30-5.
 4. That pursuant to the Local Budget Law:
 - a. All estimates of revenue are reasonable, accurate, and correctly stated.
 - b. Items of appropriations are properly set forth.
 - c. In itemization, form, arrangement, and content the budget will permit the exercise of the comptroller function within the municipality.
 5. The budget and associated amendments have been introduced, publicly advertised in accordance with the relevant provisions of the Local Budget Law, except that failure to meet the deadlines of N.J.S.A. 40A:4-5 shall not prevent such certification.
 6. That all other applicable statutory requirements have been fulfilled.

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Director of the Division of Local Government Services.

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

***26-140 ADOPTION OF THE 2026 MUNICIPAL BUDGET**

WHEREAS, pursuant to N.J.S.A. 40A:4-10 and N.J.A.C. 5:31-2.3(g), final adoption of the Municipal Budget shall be by resolution adopted by a majority of the full membership of the governing body, and may be by title where the procedures required by N.J.S.A. 40a4:8 and N.J.S.A. 40A:4.9, as applicable, have been followed; and

WHEREAS, on April 8, 2026, Resolution #2026-118 “Introduction to 2026 Budget” was introduced and approved by the Borough of Closter’s Governing Body.

NOW, THEREFORE, BE IT RESOLVED, that a majority of the full authorized membership of the Borough Council of the Borough of Closter, petitions the Director of the Division of Local Government Services that the 2026 Municipal Budget be adopted.

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

5. APPOINTMENT BY MAYOR

Recreation Commission
 Casey Jojic Member 1 Year Unexpired Term Ending 12/31/2026

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

6. APPROVAL OF MINUTES

- a. Work Session and Regular Meeting on April 8, 2026
- b. Work Session and Regular Meeting on April 22, 2026

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

7. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS

- c. Mail List of May 15, 2026: Council President Cho expressed support for Item #2, the request for lawn signs for the Closter Chinese Association’s Cultural Dance program for children. No one objected to the request. Councilman Yammarino shared that he would send Resolutions to the respective Councilmembers.
- d. Mail List of May 22, 2026: Councilwoman Amitai spoke about Item #1 and asked if anyone would participate in the Oradell Reservoir Challenge. Mayor Glidden will see if anyone is available.

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

Steve Blechman (5 Union Street) asked about parking for elections and said that a low turnout was expected. He also asked about the lot on Schraalenburgh Road and suggested it be used as a parking spot for buses. Finally, he said that people are still making an illegal left onto Union Street. Perhaps a one-way street would be better. Mayor Glidden asked Chief of Police James Buccola to look into this.

9. ORDINANCES

ADOPTION

- a. **ORDINANCE NO. 2026:1391**
ORDINANCE AMENDING ORDINANCE 2026:1385 TO REMOVE PARAGRAPH 6, “INTERPRETATION” PURSUANT TO THE REQUEST OF FAIR SHARE HOUSING CENTER

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, on March 11, 2026, the Governing Body Adopted the aforementioned Ordinance; and

WHEREAS, subsequently on March 12, 2026, this Ordinance was filed, along with other required documents, with the Affordable Housing Dispute Resolution Program, In the Matter of the Application of the Borough of Closter, County of Bergen Docket No.: BER-L-000549-2025, pursuant to the Conditional Compliance Order dated January 27, 2026; and

WHEREAS, on April 21, 2026, the Borough received correspondence from Counsel for the Fair Share Housing Center (FSHC) requesting additional documentation in order to prepare a Consent Order Granting Round 4 Affordable Housing Compliance Certification in this matter; and

WHEREAS, as a condition of obtaining Round 4 Affordable Housing Compliance Certification, Counsel for FSHC requested that Ordinance 2026:1385 be amended to remove Section 200-54.11A, Paragraph 6, entitled “Interpretation”.

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.

Delete Section 200-54.11A, Paragraph 6, “Interpretation” in its entirety from Ordinance 2026:1385 and the Closter Borough Code entitled Affordable Housing and Affirmative Marketing.

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. 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 4.

The Borough Clerk shall provide a copy of this Ordinance, following Introduction, to the Planning Board secretary and Planning Board Attorney for recommendation and report per the Municipal Land Use Act.

SECTION 5.

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

This Ordinance was introduced at the Regular Meeting held May 13, 2026, and was published on the Borough of Closter website (www.closterboro.com) on May 14, 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. 2026:1391.

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

Councilwoman Amitai asked Borough Attorney William J. Bailey whether this was an amendment the courts wanted Closter to make, and he confirmed that it was. Mr. Bailey will look into where the Accessory Apartment Ordinance stands.

Mayor Glidden closed the meeting to the public regarding Ordinance No. 2026:1391.

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

**b. ORDINANCE NO. 2026:1392
AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 95, DUMPSTERS**

WHEREAS, the Governing Body has determined there is a need to revise Chapter 95, Dumpsters, of the Code of the Borough of Closter, County of Bergen, State of New Jersey; and

WHEREAS, the Chief of Police has recommended the foregoing amendments; 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 that Chapter 95 of the Borough’s Code shall be amended as follows.

SECTION 1.

Add the following text to §95-2, Definitions:

C&D DUMPSTER - Any bulk storage container constructed of metal or approved materials for the collection of construction and landscape debris stored on premises and dumped or collected by mechanical means, having an open top.

SECTION 2.

Delete §95-9, Enforcement and replace it with the following text:

§ 95-9. Enforcement.

The provisions of this chapter shall be enforced by the Borough of Closter Health Department and Health Officer except that § 95-10 shall be enforced by the Police Department.

SECTION 3.

Add § 95-10 as follows.

§ 95-10. Placement of C&D Dumpsters.

All C&D dumpsters shall be placed off the public roadway and the public right of way on private property. Exceptions:

- (1) A C&D dumpster may be placed in the public roadway for up to 10 minutes for drop off or pick up at a site.
- (2) The Borough of Closter and/or its contractors may place C&D dumpster in the public roadway for the purpose of maintenance of the roadway and public right of way.

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 May 13, 2026, and was published on the Borough of Closter website (www.closterboro.com) on May 14, 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. 2026:1392.

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

Mayor Glidden closed the meeting to the public regarding Ordinance No. 2026:1392.

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

c. ORDINANCE NO. 2026:1394

ORDINANCE AMENDING CHAPTER 183 OF THE ORDINANCES OF THE BOROUGH OF CLOSTER ENTITLED: VEHICLES AND TRAFFIC, SPECIFICALLY, PART 9, ARTICLE XX, E-BIKES, SCOOTERS AND BICYCLES

WHEREAS, the Governing Body of the Borough of Closter has deemed it necessary to amend certain sections of the Borough's Code, Chapter 183, Vehicles and Traffic, pursuant to new legislation governing e-bikes, scooters and bicycles enacted by the State of New Jersey (S4834/A6235) on January 19, 2026; and

WHEREAS, this legislation shall be effective on July 1, 2026 and adds new requirements for e-bike owners, including new licensing and registration requirements; and

WHEREAS, members of the Closter Police Department have reviewed the proposed changes to Chapter 183 and recommend that they be adopted; and

WHEREAS, the Ordinance Committee has also reviewed the proposed changes to Chapter 183 and recommends that they be adopted; and

WHEREAS, the Borough Attorney has reviewed this proposed Ordinance 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 183 Part 9, Article XX entitled E-Bikes, Scooters and Bicycles of the Borough's Code is amended as follows.

SECTION 1.

Delete § 183-96. Purpose and intent, and replace it with the following text:

§ 183-96. Purpose and intent.

The purpose and intent of this Article is to establish regulations and guidelines for the operation of low-speed electric bicycles, motorized bicycles, low-speed electric scooters and bicycles within the Borough of Closter. It is not primarily intended to penalize individuals who operate these vehicles in violation of the provisions contained herein, but rather to educate both children and adults regarding proper and safe riding practices, to ensure their safety and welfare and the safety and welfare of motorists and pedestrians, and to make riding an enjoyable experience.

SECTION 2.

Revise § 183-97. Definitions, as follows:

1. Add the following definitions of "Electric Motorized Bicycle," "Motorized Bicycle" and "Operator".

ELECTRIC MOTORIZED BICYCLE means any two-wheeled vehicle with fully operable pedals and an electric motor capable of greater than 750 watts that is capable of reaching a speed greater than 28 miles per hour. These vehicles are no longer classified as E-bikes and are prohibited as unsafe or unclassified vehicles.

MOTORIZED BICYCLE means a pedal bicycle that is equipped with: (1) a helper motor characterized in that either the maximum piston displacement is less than 50 cubic centimeters or the helper motor is rated at no more than 1.5 brake horsepower ; (2) an electric motor that can provide assistance when the rider is pedaling or that, through the use of a throttle, can be used to exclusively propel the bicycle to a speed of not more than 15 miles per hour; (3) a helper motor that is powered by an electric drive motor that provides assistance when the rider is pedaling and has a maximum speed between 21 miles per hour and 28 miles per hour on a flat surface; or (4) an electric motor that is capable of propelling the bicycle in excess of 15 miles per hour through the use of a throttle with a maximum motor-powered speed of no more than 28 miles per hour on a flat surface. This term shall not include a low-speed electric bicycle or low-speed electric scooter, as those terms are defined in this section.

OPERATOR means, for the purposes of this chapter, a person who is in actual physical control of a low-speed electric bicycle, motorized bicycle or low-speed electric scooter.

2. Delete the definition of "LOW-SPEED ELECTRIC BICYCLE" in its entirety and replace it with the following text.

LOW-SPEED ELECTRIC BICYCLE means a two-wheeled vehicle with fully operable pedals and an electric motor that provides assistance only when the rider is pedaling, and that ceases to provide assistance when the bicycle reaches the speed of 20 miles per hour.

SECTION 3.

Add Section § 183-98A. Licensing, Registration and Insurance Requirements; Age Restrictions as follows.

Section § 183-98A. Licensing, Registration and Insurance Requirements; Age Restrictions.

(1) Licensing Requirements for low-speed electric scooters, low-speed electric bicycles and motorized bicycles

(a) A license is not required for low-speed electric scooters.

(b) Licensing of low-speed electric bicycle and motorized bicycles:

(1) Riders **17 and older** must have a valid standard driver's license.

(2) Riders aged **15–16** must obtain a specific "motorized bicycle license" (moped license), which requires passing knowledge, vision, and road tests.

(2) Registration Requirements for low-speed electric scooters, low-speed electric bicycles and motorized bicycles

(a) The operator of a low-speed electric scooter shall not be required to register the low-speed electric scooter.

(b) The operator of a low-speed electric bicycle or motorized bicycle shall be required to register the vehicle.

(3) Insurance Requirements

The operator of a low-speed electric bicycle or motorized bicycle shall be required to carry liability insurance on the vehicle.

(4) License, Insurance and Registration Cards Must be in Possession of Operator

The valid driver's license, the insurance identification card, and the registration certificate shall be in the possession of the operator at all times when operating a motorized bicycle or low-speed electric bicycle.

(5) Age Restriction

Operation of low-speed electric bicycles or motorized bicycles by anyone **under 15** is strictly prohibited.

SECTION 4.

Delete § 183-98 and § 183-99 in their entirety and replace those sections with the following text.

§ 183-98. Low-speed electric bicycles, motorized bicycles or low-speed electric scooters.

Any use of low-speed electric bicycles or low-speed electric scooters shall be in accordance with applicable federal and state laws, including but not limited to N.J.S.A. 39:4-14.16 and any amendments to such.

§ 183-99. Safety rules and regulations for low-speed electric bicycles, motorized bicycles and low-speed electric scooters.

A. It shall be unlawful for any person to ride or operate a low-speed electric bicycle, motorized bicycle or a low-speed electric scooter upon the public rights-of-way in the Borough of Closter unless such person rides or operates such low-speed electric bicycle or a low-speed electric scooter in accordance with the following rules and regulations:

(1) Lights and reflectors. Every low-speed electric bicycle, motorized bicycle or low-speed electric scooter when in use at nighttime shall be equipped with a lamp on the front which shall emit a white light visible from a distance of at least 500 feet to the front, and with a lamp on the rear which shall emit a red light visible from a distance of at least 500 feet to the rear. No person shall operate a low-speed electric bicycle from dusk to dawn without a reflector installed on the low-speed electric bicycle.

(2) Audible signal device. No person shall operate a low-speed electric bicycle, motorized bicycle or a low-speed electric scooter with handlebars unless it is equipped with a device capable of giving a signal audible for a distance of at least 100 feet, except that such shall not be equipped with nor shall any person use upon such any siren or whistle.

(3) Positions of hands and feet. A person propelling or riding a low-speed electric bicycle, motorized bicycle or a low-speed electric scooter shall not ride other than upon or astride a permanent and regular seat attached thereto or in an upright position on a designated platform(s), nor shall any trick or fancy riding be performed.

- (4) Hitching on vehicles prohibited. No person riding upon any low-speed electric bicycle, motorized bicycle or a low-speed electric scooter shall attach to any vehicle or moving device, and no operator of any vehicle or moving device shall knowingly allow any person riding upon a low-speed electric bicycle or a low-speed electric scooter to attach the same or themselves to such.
- (5) Keeping to the right; passing; paths.
 - (a) Every person operating a low-speed electric bicycle, motorized bicycle or a low-speed electric scooter upon a roadway shall ride as near to the right side of the roadway as practicable, exercising due care when passing a standing vehicle or one proceeding in the same direction.
 - (b) Persons riding on a low-speed electric bicycle, motorized bicycle or a low-speed electric scooter shall ride in single file, except on paths or parts of roadways set aside for the use of such.
 - (c) Wherever a usable path for a bicycle has been provided adjacent to a roadway, low-speed electric bicycle, motorized bicycle or low-speed electric scooter riders can use such path.
- (6) Rights and duties of persons on low-speed electric bicycles, motorized bicycle or low-speed electric scooters. Every person riding a low-speed electric bicycle or a low-speed electric scooter upon a roadway shall be granted all the rights and shall be subject to all the duties applicable to the driver of a vehicle by Chapter 4 of Title 39 of the New Jersey Revised Statutes, and all supplements thereto, except as to those provisions thereof which by their nature can have no application. In particular, any person operating a low-speed electric bicycle or a low-speed electric scooter shall obey the instructions of official traffic control signals, signs and other control devices applicable to vehicles, unless otherwise directed by a police officer.
- (7) Riding on sidewalks.
 - (a) No person shall ride a low-speed electric bicycle, motorized bicycle or a low-speed electric scooter upon a sidewalk within the Borough of Closter, or where signs prohibit the same. Whenever such person is riding a low-speed electric bicycle or a low-speed electric scooter upon a sidewalk or pedestrian right-of-way, such person shall ride in single file only, yield the right-of-way to any pedestrian and give an audible signal before overtaking and passing any pedestrian.
 - (b) No person shall ride a low-speed electric bicycle, motorized bicycle or a low-speed electric scooter upon a sidewalk in a business district between the hours of 9:00 a.m. and 9:00 p.m. within the Borough of Closter, or where signs prohibit the same.
 - (c) The Police Department is hereby authorized to erect signs on any roadway or sidewalk within the Borough of Closter where it is deemed necessary to prohibit the riding of low-speed electric bicycles, motorized bicycle or low-speed electric scooters thereon by any person; and when such signs are in place no person shall disobey the same.
- (8) Carrying articles. No person operating a low-speed electric bicycle, motorized bicycle or a low-speed electric scooter shall carry any package, bundle or article which prevents the rider from keeping both hands upon the handlebars.
- (9) Parking. No person shall park a low-speed electric bicycle, motorized bicycle or a low-speed electric scooter upon a street except where an appropriate rack or spots are provided. All low-speed electric bicycles or low-speed electric scooters, when parked on sidewalks, shall be parked only in such manner as not to obstruct or impede the normal movement of pedestrian or other traffic or access to adjacent buildings.
- (10) Speed. No person shall operate a low-speed electric bicycle, motorized bicycle or a low-speed electric scooter at speeds faster than are reasonable or proper, which in no case shall be in excess of legal speed limits, unless participating in an officially sponsored or sanctioned rally or road race.
- (11) Reckless or careless riding. No person shall ride a low-speed electric bicycle, motorized bicycle or a low-speed electric scooter in a reckless or careless manner which endangers or is likely to endanger the safety or welfare of other persons or property.
- (12) Carrying passengers. No person operating a low-speed electric bicycle, motorized bicycle or a low-speed electric scooter shall allow another person to ride as a passenger unless the passenger is carried in a proper bike seat, trailer or other accessory that complies with current regulations and contains adequate provision for retaining the passenger in place and for protecting the passenger; and the passenger is wearing a properly fitted and fastened helmet meeting the standards set forth in N.J.S.A. 39:4- 10.1.
- (13) All operators of low-speed electric bicycles or motorized bicycles must wear a properly fitted and fastened helmet which meets the requirements set forth in N.J.S.A. 39:4-10.1, specifically the standards of the

American National Standards Institute (ANSI Z 90.4 bicycle helmet standard) or subsequently issued standards or supplements.

- B. The Police Department is hereby authorized to promulgate, with the approval of the Mayor and Borough Council, such further rules and regulations concerning registration, operation, equipment and safety of low-speed electric bicycles, motorized bicycle and low-speed electric scooters as deemed necessary from time to time.

SECTION 5.

Delete §183-101, §183-102 and §183-103 in their entirety and replace those sections with the following text.

§ 183-101. Renting, hiring or leasing of bicycles, low-speed electric bicycles, motorized bicycle or low-speed electric scooters to the public.

All persons who rent, hire or lease bicycles, low-speed electric bicycles, motorized bicycle or low-speed electric scooters in the Borough of Closter shall maintain proper registration tags and licenses for each bicycle, low-speed electric bicycle, motorized bicycle or low-speed scooter and keep each bicycle, low-speed electric bicycle or low-speed electric scooter in a safe operating condition, and shall advise the persons using said bicycles, low-speed electric bicycles or low-speed electric scooters of the regulations for use in the Borough of Closter by posting a copy of this chapter in a conspicuous place where said bicycles are rented, hired or leased.

§ 183-102. Safety programs.

The Police Department is hereby authorized to provide within the Borough of Closter a bicycle, low-speed electric bicycle, motorized bicycle and low-speed electric scooter program, individually or in concert with the Board of Education of the Borough, the Motor Vehicle Commission, the County of Bergen or any other governmental, volunteer or service organization. Such programs may include lectures, courses in traffic safety, inspection programs and distribution of informational material relating to bicycle, low-speed electric bicycle, motorized bicycle or low-speed electric scooter safety.

§ 183-103. Riding prohibited in parks.

The riding of bicycles, low-speed electric bicycles, motorized bicycle or low-speed scooters shall be prohibited in public parks in the interest of safety. Designated bicycle paths and public pathways shall be excluded from this prohibition.

SECTION 6.

Delete Paragraph C in §183-104 Violations and penalties and replace it with the following text.

- C. Any person or business association engaged in renting, hiring or leasing bicycles, low-speed electric bicycles, motorized bicycle or low-speed electric scooters in the Borough of Closter found to be in violation of §183-101 of this chapter may be issued a summons and may be subject to a fine not to exceed \$500, at the discretion of the Judge before whom such person is convicted.

SECTION 7.

Except as amended by this Ordinance all other provisions of Chapter 183 shall remain in full force and effect.

SECTION 8.

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

SECTION 9.

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 10.

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

This Ordinance was introduced at the Regular Meeting held May 13, 2026, and was published on the Borough of Closter website (www.closterboro.com) on May 14, 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. 2026:1394.

No members of the public wished to address the Mayor and Council. Councilwoman Latner asked that information be published in the Mayor’s Newsletter.

Mayor Glidden closed the meeting to the public regarding Ordinance No. 2026:1394.

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

10. CONSENT AGENDA

Councilwoman Amitai asked for an explanation of Item 26-152, which was given by Borough Attorney William J. Bailey. Mayor Glidden read all items into the record.

***26-152 OPPOSING S-1836 DENYING LOCAL AUTONOMY IN LAND USE PLANNING**

WHEREAS, municipalities are required to establish a Municipal Master Plan with a combination of mandatory and optional elements including Goals and Objectives, Land Use, Circulation, Housing, Community Facilities, Downtown Economic Development, Historic Preservation, and Sustainability; and

WHEREAS, municipalities are also required to reexamine the Municipal Master Plan every 10 years to ensure that the master plan meets the community needs and is relevant as communities, evolve, grow, and change; and

WHEREAS, municipalities complete this effort at great cost and community input to ensure their community has a roadmap for growth; and

WHEREAS, a municipality is best suited to plan for and understand their community’s needs, the existing infrastructure to address the municipality’s public safety, health, traffic, and character and the ability to expand such infrastructure for desired growth; and

WHEREAS, there are many mechanisms for exceptions and variances to the local planning process; and

WHEREAS, municipalities have been diligently working to comply with the changes outlined in the passage of A-4/S-50 in 2024 that made substantial changes to the 4th Round of Affordable Housing obligations; and

WHEREAS, affordable housing construction has generally comprised between 10 – 20% of a total development, but municipalities will end up constructing far more units during this current round of affordable housing; and

WHEREAS, recent legislative proposals that preempt the planning process by permitting the conversion of underutilized properties into mixed used developments, reducing the number of parking spaces required for new developments near transit, making Accessory Dwelling Units permissible, and most recently, legislation that enhances the ability of religious and nonprofit organizations to convert certain property to inclusionary developments with affordable housing undermine the careful planning process outlined in the Municipal Land Use Law; and

WHEREAS, proposed S-1836 is particularly egregious because the required percentage of affordable housing units is only 20% with the remaining 80% at market rate as more than 400 municipalities have adopted plans to fulfill their 4th Round Affordable Housing obligations far in advance of previous rounds; and

WHEREAS, this legislation bypasses local planning for increased density and height, regardless of a municipality’s ability to ensure safety; and

WHEREAS, a worthy project could, and should participate in the local planning and zoning process to engage with the public; and

WHEREAS, S-1836 permits the bypassing of the local planning process which is an egregious assault on municipal autonomy and local decision making.

NOW, THEREFORE, BE IT RESOLVED by the Borough of Closter urges the legislature to defeat S-1836 and similar legislation that denies local autonomy in land use planning and ignores the well thought out master plan; and

***26-153 AUTHORIZING THE APPOINTMENT OF MUNICIPAL REPRESENTATIVES TO THE BERGEN COUNTY COMMUNITY DEVELOPMENT REGIONAL COMMITTEE PERIOD JULY 1, 2026 THROUGH JUNE 30, 2027**

WHEREAS, the Borough of Closter has entered into a three-year Cooperative Agreement with the County of Bergen as provided under the Interlocal Services Act N.J.S.A. 40A:65-1 et seq. and Title 1 of the Housing and Community Development Act of 1974; and

WHEREAS, said Agreement requires that the Municipal Council appoint a representative and alternate and that the Mayor appoint a representative and alternate for the FY 2026-2027 term starting July 1, 2026 and ending on June 30, 2027; and

NOW, THEREFORE, BE IT RESOLVED that the Municipal Council hereby appoints Joseph Yammarino as its representative and Christopher Cho as its alternate and that the Mayor hereby appoints James B. Winters as his/her representative and Erik Lenander as his/her alternate to serve on the Community Development Regional Committee for FY 2026-2027; and

BE IT FURTHER RESOLVED that an original, certified copy of this resolution be immediately emailed to Robert G. Esposito, Director; Bergen County Division of Community Development on or before June 15, 2026.

***26-154 REFUND OF REAL ESTATE TAX OVERPAYMENTS – 52 HARVARD STREET**

WHEREAS, there exists a tax overpayment in **Second Quarter 2026** tax account for which the home owner has requested a refund,

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 **Rhodes, Kingston** for the following account(s):

Block 2003 Lot 3	52 Harvard Street	\$4,783.21
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***26-155 AUTHORIZING RENEWAL OF 2026-2027 LIQUOR LICENSES – PART 1**

WHEREAS, applications have been filed for the renewal of certain liquor licenses for the sales and consumption of alcoholic beverages pursuant N.J.S.A 33:1-1 et seq. for the term of one (1) year commencing July 1, 2026 and ending June 30, 2027; and

WHEREAS, the following licenses for the sale and consumption of alcohol beverages are hereby approved and authorized:

PLENARY RETAIL DISTRIBUTION LICENSES

0207-44-008-006	CLOSTER WINE & SPIRITS, INC. t/a Gary's Wine 67 Ver Valen Street	\$2,500.00
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PLENARY RETAIL CONSUMPTION LICENSE

0207-33-003-007	GJEVUKAJ RESTAURANT CORP. t/a Sear House 411 Piermont Rd	\$2,500.00
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0207-33-007-010	S and R Liquor – Closter LLC t/aThe Hill 252 Schraalenburgh Road	\$2,500.00
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***26-156 JEWISH AMERICAN HERITAGE MONTH**

WHEREAS, Jewish American Heritage Month is an annual celebration of the achievements and contributions of Jewish Americans to the United States of American; and

WHEREAS, individuals of Jewish heritage have been part of the fabric of our nation since before colonial times; and

WHEREAS, since President George W. Bush first proclaimed this month in 2006, annual proclamation have been made for Jewish American heritage every year by the President of United States; and

WHEREAS, Jewish Americans have overcome countless hardships, and man have broken new ground in the arts and sciences, government, and armed forces; and

WHEREAS, some of the largest philanthropic networks in the nation have been established by Jewish Americans, often providing humanitarian aid and social services where it is needed most; and

NOW, THEREFORE, BE IT RESOLVED that the Municipal Council hereby recognizes May 2026 as Jewish American Month in the Borough of Closter.

***26-157 MENTAL HEALTH AWARENESS MONTH**

WHEREAS, currently one in five Americans will experience a mental illness in a given year and one in twenty-five Americans live with serious mental struggles, including schizophrenia, bipolar disorder, or major depression. These experiences are not limited to specific age groups and can be devastating for individuals and families with little knowledge of, or access to, mental health services; and

WHEREAS, since 1949 the month of May has been nationally recognized as Mental Health Awareness Month and the first week of May is recognized as Children’s Mental Health Week; and

WHEREAS, the County of Bergen through its Department of Health Services, Division of Mental Health, supports and promotes awareness of the disease of mental illness and the elimination of the stigma associated therewith; and

WHEREAS, the County of Bergen provides Mental Health First Aid Training to municipalities, law enforcement agencies, educational institutions, and other agencies to teach skills to identify, understand, and respond to the signs of mental illness and substance use disorders; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council does hereby declare May 2026 as “Mental Health Month” in the Borough of Closter.

***26-158 HISTORIC PRESERVATION MONTH**

WHEREAS, it is important to celebrate the role of history in our lives and the contributions of dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as people, fostering local pride and created community character; and

WHEREAS, the Borough of Closter is home to an abundance of historic treasures in all forms, whether they are building, photographs, documentations, or natural landscapes; and

WHEREAS, it is important that we are reminded of our past to help us understand our present and provide insight to our future, recognizing that it is the dedication of historians, community members, and engaged youth that our historic sites are preserved; and

WHEREAS, our cultural and natural resources are essential to our heritage and many of our historical sites continue to be threatened, and that it is only with assistance and leadership of a dedicated public that the sites have been carefully restored to continue to flourish for future generations to see and use; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council does hereby declare May 2026 as Historical Preservation Month in the Borough of Closter.

***26-159 ASIAN AMERICAN PACIFIC ISLANDER HERITAGE MONTH**

WHEREAS, to honor the achievements and contributions of Asian Americans and Pacific Islanders, the United States Congress has designated the month of May each year as “Asian American Pacific Heritage Month”; and

WHEREAS, during Asian American and Pacific Islander Heritage Month, we celebrate the accomplishments of Asian Americans, Native Hawaiians, and Pacific Islanders, and we reflect on the many ways they have enriched our nation and our borough; and

WHEREAS, Asian/Pacific Americans speak many languages, honor countless traditions, and practice different faiths, but they are bound by a shared commitment of freedom and liberty; and

WHEREAS, Asian/Pacific Americans have enriched the Borough of Closter by excelling in many fields, including education, business, science, technology, government, sports, and the arts; and

WHEREAS, the Borough's Korean American population has grown to over 35.01% according to the 2020 census, requiring Bergen County to print all ballots and elections materials in Korean in addition to English and Spanish; and

WHEREAS, according to statistics, among Bergen County's top ten languages spoken at home, four are Asian and Pacific Island languages: Korean (3rd), Chinese (4th), Tagalog (5th), and Arabic (6th), with many more in the top 50; and

WHEREAS, we especially honor those Asian/Pacific Americans who serve and have served in our Armed Forces where these brave men and women set a powerful example; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council does hereby declare May 2026 as Asian American/Pacific Islander Heritage Month in the Borough of Closter.

***26-160 OLDER AMERICAN APPRECIATION MONTH**

WHEREAS, Older American Month was established in 1963 by members of the National Council of Senior Citizens under President John F. Kennedy; and

WHEREAS, on July 14, 1965, President Lyndon B. Johnson signed the Older Americans into law leading the way for Bergen County to establish the first Office on Aging in the country in 1966; and

WHEREAS, the Borough of Closter's population consists of nearly 16% older adults aged sixty-five years and above; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council does hereby declare May 2026 as Older American Month in the Borough of Closter. We urge every resident to recognize the contributions of our older citizens, help to create an inclusive society, and join efforts to support older Americans' choices about how they in their communities.

***26-161 TEACHERS APPRECIATION MONTH**

WHEREAS, teachers are our nation's heroes who motivate and inspire young minds and enable students to achieve extraordinary things; and

WHEREAS, teachers keep American democracy alive by laying the foundation for good citizenship and mold future citizens through guidance and education; and

WHEREAS, teachers fill many roles, as listeners, explores, role models, motivators, and mentors and open student's minds to ideas, knowledge, and dreams, continuing to influence us long after our school days are over; and

WHEREAS, New Jersey in particular, the Borough of Closter, is honored to have some of the best teaches in the county who care about each student's education and upbringing, teaching them skills that will help them make our communities better; and

WHEREAS, teachers spend countless hours preparing lessons, evaluating progress, counseling and coaching students, and performing community service.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council recognizes and commends all the Borough of Closter's teachers and educators with appreciation for their devoted contributions to the lives of our students, and encourages all residents of Bergen County to personally express their appreciation.

***26-162 AMYOTROPHIC LATERAL SCLEROSIS (ALS) AWARENESS MONTH**

WHEREAS, amyotrophic lateral sclerosis (ALS), commonly known as Lou Gehrig's disease, is a progressive and fatal neurodegenerative disease that causes the brain to lose its ability to control muscle movement, gradually impacting a person's ability to walk, talk, eat and ultimately breathe; and

WHEREAS, thousands of new cases of ALS are diagnosed each year, and on average, every 90 minutes someone is diagnosed with ALS and someone passes away from the disease; and

WHEREAS, individuals diagnosed with ALS typically face a life expectancy of only two to five years from the time of diagnosis; and

WHEREAS, the causes of ALS remain unknown, and there is currently no cure for this devastating disease; and

WHEREAS, military veterans are disproportionately affected by ALS, with a higher likelihood of both developing and dying from the disease compared to those with no history of military service; and

WHEREAS, ensuring access to emerging therapies, durable medical equipment, and assistive communication technologies is critical to improving the quality of life for individuals living with ALS; and

WHEREAS, clinical trials are essential in advancing research evaluating potential treatments, and developing innovative technologies that support those impacted by ALS; and

WHEREAS, organizations such as the ALS Association have played a leading role in funding research and providing support to individuals and families affected by ALS, contributing significant resources toward the search for effective treatments and a cure; and

WHEREAS, Amyotrophic Lateral Sclerosis Awareness Month serves as an important opportunity to raise awareness, honor those affected, and promote continued research and advocacy efforts to combat this disease.

NOW, THEREFORE, BE IT PROCLAIMED, that the Mayor and Council of the Borough of Closter hereby designates the month of May 2026 as “ALS Awareness Month” and urges all residents to support efforts to advance research, improve care, and stand in solidarity with individuals and families affected by ALS.

***26-163 MUNICIPAL CLERKS APPRECIATION MONTH**

WHEREAS, the professional of Municipal Clerks is fundamental to the effective functioning of local government, ensuring transparency, accountability, and the efficient administration of public services; and

WHEREAS, the Office of the Municipal Clerk is among the oldest in public service, with a longstanding tradition of professionalism and dedication to the preservation of democratic processes; and

WHEREAS, Municipal Clerks serve as the official custodians of records, administrators of election, and trusted liaisons between government officials and the public, all while maintaining the high standards of neutrality and integrity; and

WHEREAS, Municipal Clerks play a critical role in ensuring compliance with local, state, and federal laws, safeguarding public documents, and facilitating the smooth operation of municipal governments throughout Bergen County; and

WHEREAS, Municipal Clerks consistently demonstrate exceptional commitment to their communities, often going above and beyond their duties to support residents, elected officials and the democratic process; and

WHEREAS, Municipal Clerks Month provides an important opportunity to recognize and celebrate the vital contributions of Municipal Clerks and to express appreciation for their unwavering service to the people of the Borough of Closter ; and

NOW, THEREFORE, BE IT PROCLAIMED, that the Mayor and Council of the Borough of Closter hereby designates the month of May 2026 as Municipal Clerks Appreciation Month.

***26-164 AMEND RESOLUTION #2026-076 AND APPROVING REFUND OF TREE BOND – 614 CLOSTER DOCK ROAD**

WHEREAS, Meenakshi and Deepak Khanna has escrow funds deposited with the Borough of Closter for the development of 614 Closter Dock Road; and

WHEREAS, the Borough’s Licensed Tree Expert, William Fuchs, has determined that tree planting project, at 614 Closter Dock Road, has been mitigated and the tree bond should be returned to the depositor, Meenakshi and Deepak Khanna; and

WHEREAS, the Finance Office wishes to clear this account from their records.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter that the Finance Clerk is and hereby authorized the Borough to close out the (3) Three Year Tree Bond account, 2010057494, in the amount of \$13,021.94 due to the mitigation of project and refund noted amount below.

Account #: 2010057494

Amount: \$13,021.94

***26-165 APPROVING CLOSURE OF ESCROW AND BOND ACCOUNTS – TABLED**

WHEREAS, all applicable Borough professionals have finalized inspections on improvements made and approve the release of bond and/or escrow funds to the depositor of monies as indicated in the attached Project Listing and Project Detail Inquiry reports and the below information:

Project ID	Project Name	Bond/Escrow Type	Depositor	Amount (\$)
2010038541	11 Roden Way	Engineering Escrow	11 Roden Way LLC	\$ 388.84
2010048524	45 Walker Ave	Engineering Escrow	Ryazanova, Tatyana	\$ 300.36
2010056105	40 Pine Street	Legal Escrow	Roal Construction INC	\$ 1,835.00
2010057025	40 Pine Street	Engineering Escrow	Markja, Alfred	\$ 98.00
2010057001	116 Cedar Lane	Engineering Escrow	Kim, Min Kyong	\$ 26.42
2010057015	116 Cedar Lane	Engineering Escrow	Kim, Min Kyong	\$ 76.47
2010057147	5 Reuten Drive	Legal Escrow	David Watkins	\$ 28.90
2010057148	5 Reuten Drive	Engineering Escrow	David Watkins	\$ 116.39
2010057165	65 Colgate St	Tree Bond	Kohn, Eugene	\$ 1,300.00
2010057177	14 Venus Drive	Tree Bond	Omer, Yael & Offir	\$ 1,950.00
2010057193	2 Johnson Court	Legal Escrow	Everclear Pools and Spas LLC	\$ 222.50
2010057292	2 Johnson Court	Engineering Escrow	Everclear Pools and Spas LLC	\$ 259.02
2010057212	67 Alpine Drive	Tree Bond	Capitalx 17 LLC	\$ 2,600.00
2010057239	8 Sherman Avenue	Tree Bond	Diamond Engineers & Developers	\$ 3,900.00
2010057326	8 Sherman Avenue	Tree Bond	Diamond Engineers & Developers	\$ 4,550.00
2010057276	11 Wendy Lane	Legal Escrow	Sameer & Nazreen Jamal	\$ 345.00
2010057316	58 Fairview Avenue	Tree Bond	Sharon Adoni	\$ 1,300.00
2010057338	20 Arnold Avenue	Tree Bond	Steven & Natasha Ladew	\$ 3,900.00
2010057359	27 Fourth Street	Tree Bond	Yun Kang	\$ 1,950.00
2010057442	27 Fourth Street	Engineering Escrow	Yun Kang	\$ 600.00
2010057362	32 Laurence Court	Tree Bond	Carlos Dominguez	\$ 1,950.00
2010057380	55 Columbus Avenue	Engineering Escrow	WBBB NYC Universal Corporation	\$ 156.00
2010057397	145 Hickory Lane	Engineering Escrow	Avushia Raviv	\$ 243.50
2010057508	145 Hickory Lane	Engineering Escrow	Avushia Raviv	\$ 249.02
2010057418	728 Closter Dock Road	Engineering Escrow	734 CD LLC	\$ 367.52
2010057433	728 Closter Dock Road	Legal Escrow	734 CD LLC	\$ 25.00
2010057521	728 Closter Dock Road	Legal Escrow	734 CD LLC	\$ 317.50
2010057432	279 Demarest Ave	Tree Bond	Redco Construction Corporation	\$ 650.00
2010057467	25 Halsey Lane	Engineering Escrow	MATKAL Realty LLC	\$ 8.52
2010057481	408 Knickerbocker Road	Engineering Escrow	Robert & Malgorzata Kasperek	\$ 12.52
2010057503	41 First Street	Engineering Escrow	Young & Myung Kim	\$ 249.02

2010057509	527 High Street	Engineering Escrow	New Start Development INC.	\$ 362.52
2010057522	67 Hickory Lane	Engineering Escrow	154 E Clinton, LLC	\$ 48.82
2010057538	19 Parsells Court	Engineering Escrow	Allison Imaniyerobo	\$ 239.78
2010057541	42 Harvey Street	Tree Bond	DCNY INC.	\$ 1,300.00
2010057546	37 Sherman Avenue	Engineering Escrow	Ramis & Lulzime Duraku	\$ 908.95
2010057549	37 Sherman Avenue	Tree Bond	91 Hillside, LLC	\$ 5,200.00
2010057547	68 Wilson Place	Tree Bond	Randi & Alex Chung	\$ 1,300.00
2010057548	52 Ryerson Place	Engineering Escrow	Sharhar & Miri Greenberg	\$ 382.00
2010057551	25 Carlson Court	Legal Escrow	Donna J. Vellekamp, ESQ.	\$ 42.50
2010057565	136 Oakland Avenue	Engineering Escrow	Brian Sokolov	\$ 173.78
2010057566	136 Oakland Avenue	Legal Escrow	Brian Sokolov	\$ 475.00
2010057587	44 Halsey Lane	Legal Escrow	Jason and Michelle Deck	\$ 500.00
2010057588	44 Halsey Lane	Engineering Escrow	Jason and Michelle Deck	\$ 315.03
2010057601	44 Halsey Lane	Engineering Escrow	Jason and Michelle Deck	\$ 443.02
2010057606	14 Goodwin Court	Engineering Escrow	Erika Shen Cabri	\$ 178.50
2010057700	14 Westervelt Ave	Legal Escrow	Lili Meloul	\$ 1,440.00
TOTAL				\$ 39,928.90

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter that the Finance Clerk is and hereby authorized to release the bond and escrow monies to the depositor as indicated in the attached Project Listing and Project Detail Inquiry report totaling in the amount of \$39,928.90.

***26-166 AMEND RESOLUTION #2026-102 – AUTHORIZING A “CHANGE FUND” FOR USE BY THE MUNICIPAL COURT**

WHEREAS, the Judiciary has advised that a “Change Fund” is necessary for the purpose of making change for cash payments of Tickets, Borough Ordinances, and Criminal Complaints and to adhere to the Courts Core Values by providing and treating the public with Fairness, Independence, Integrity, and Quality Customer Service; and

WHEREAS, the said Change Fund will be used for the sole purpose of making change and not for the purpose of paying bills.

WHEREAS, the Court Administrator discovered an unidentified \$50.00 that was in the cash drawer of the Court.

NOW, THEREFORE IT BE RESOLVED by the Borough Council of the Borough of Closter, County of Bergen, State of New Jersey, that a Change Fund is hereby amended to \$150.00 and the said Change Fund is to be used for the sole purpose of making change and not for the purpose of paying any bills and said Change Fund to have a constant balance in the amount of \$150.00.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Judge of Closter Municipal Court shall make the appropriate adjustments and notations on his/her records for the purpose of establishing such Change Funds for the Municipal Court.

***26-167 APPROVING THE CLOSTER TOWN WIDE CELEBRATION OF AMERICA’S 250TH ANNIVERSARY, SATURDAY, JUNE 13, 2026 (RAIN DATE SUNDAY, JUNE 14, 2026) AND THE CONSUMPTION OF ALCOHOLIC BEVERAGES PURSUANT TO THE CHAPTER 67 OF THE BOROUGH OF CLOSTER CODE**

WHEREAS, during the February 25th Meeting of the Closter Mayor and Council, the Borough of Closter established Saturday, June 13, 2026 with a rain date of Sunday, June 14, 2026 as the date for the *Closter Celebrates America’s 250th Anniversary Parade and Town Day* to recognize our Country’s semiquincentennial; and

WHEREAS, the scheduled events, (Exhibit A attached), were planned during Borough’s Rev 250 Celebration Committee meetings, inclusive of naming Jim Oettinger as the Committee Chairman; and

WHEREAS, the Chairman received a confirmation of approval to use the Social Permit of the Closter Coaches Association for this event; and

WHEREAS, the Chairman is requesting permission from the Governing Body to allow alcoholic beverages to be consumed by adults of legal age at the *Closter Town Wide Celebration of America's 250th Anniversary Event* on June 13, 2026 with a rain date of June 14, 2026; and

WHEREAS, pursuant to Chapter 67 of the Borough Code, the Mayor and Council may by Resolution permit the possession or consumption of alcoholic beverages in a designated park or quasi-public place in connection with specific events or series of events which have been authorized by the Governing Body; and

WHEREAS, pursuant to Chapter 67, the Borough Administrator is authorized to grant a permit allowing the possession or consumption of alcoholic beverages only between the hours of 12:00 noon and 10:00 p.m. in connection with said specific event; and

WHEREAS, the Governing Body expressly authorizes the approval of this event and the provision of alcoholic beverages under the Closter Coaches Association Social Permit; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey that the *Closter Town Wide Celebration of America's 250th Anniversary* as outlined by the Borough's Rev 250 Celebration Committee is hereby authorized and the legal consumption of alcoholic beverages pursuant to the provisions of Chapter 67 of the Code is hereby permitted at the Borough's authorized event taking place on June 13, 2026 with a rain date of June 14, 2026; and

BE IT FURTHER RESOLVED that the Borough Administrator is authorized to issue a permit for same pursuant to the provisions of Chapter 67 of the Code.

***26-168 APPROVING THE CLOSTER TOWN WIDE CELEBRATION OF AMERICA'S 250TH FIREWORKS DISPLAY - INTERNATIONAL FIREWORKS MFG., CO.**

WHEREAS, during the February 25, 2026 meeting of the Mayor & Council, the governing body established Saturday, June 13, 2026 with a rain date of Sunday, June 14, 2026 as the date for the Closter Celebrates America's 250th Anniversary Parade and Town Day to recognize our Country's semiquincentennial; and

WHEREAS, the Rev 250 Celebration Committee chairman, Jim Oettinger, requested quotes for the annual fireworks display. Three (3) vendors submitted replies to the aforementioned services; and

WHEREAS, the lowest responsible quote was obtained from International Fireworks Mfg. Co., P.O. Box 6, Sycamore Rd., Douglassville, PA 19518, in the amount of twenty-one thousand dollars (\$21,000.00), (copy attached hereto as EXHIBIT A); and

WHEREAS, this purchase is in conformance with the requirements promulgated pursuant to Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., and which satisfies the best interests of the Borough; and

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

The purchase of the fireworks display as outline in the attached quote is hereby awarded to International Fireworks Mfg. Co., P.O. Box 6 Sycamore Rd., Douglassville, PA 19518.

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 will be available to the Borough of Closter for calendar year in account 6-01-30-420-000-020.

Dated: May 27, 2026


Frank Elenio, CFO

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

11. COMMITTEE REPORTS

- a. FINANCE AND TECHNOLOGY – YAMMARINO (Cho/Maroules) Committees - Finance & Technology Liaison - Recreation, Shade Tree, Food & Assistance
 The Auditor’s Reports only questioned the over-expenditure of one account. There were limited corrective actions. Henry Greenberg raised \$400 for his Bar Mitzvah and used it to buy helmets for Challenger Baseball. Two Closter girls participated in Congressman Gottheimer’s Congressional Art Commission Showcase, and they will be recognized at a future Mayor and Council meeting.
- b. PUBLIC SAFETY - LATNER (Chung/Amitai) Committee - Public Safety Liaison - Closter Board of Education & Library Board of Trustees
 The School budget was presented. Tenakill Middle School will have its Art Show tomorrow. Hillside Elementary School will hold its own on June 1, 2026. The Science Olympiad was this past weekend. Tenakill Middle School completed May’s security drill. Graduation will be June 17, 2026. Hillside Elementary School’s Moving On Ceremony will also be June 17, 2026. Last Day of School is June 24, 2026. The Library is reviewing bids for painting services. The summer session and 250th Celebration are being prepared, and Chair Yoga is being offered.
- c. PUBLIC WORKS - CHUNG (Yammarino/Cho) Committee - Public Works Liaison - NVRHS Board of Education, Board of Health
 The Department of Public Work’s Ride a Truck to School will be held June 3, 2026 tentatively. Some trucks will be brought to the Pre-K class as well. There will be a rabies clinic at the Senior Center on June 6, 2026. A cyber-attack affected many schools, including the Northern Valley High Schools. It was resolved quickly, but a ransom was paid.
- d. ORDINANCES - CHO (Amitai/Latner) Committee - Ordinance & Legislative Liaison - Zoning, Fire
 The Blanch Avenue Ordinance needs more time for discussion. There are still safety concerns on Blanch Avenue. Councilwoman Amitai asked how to go about adding speed humps and signs and suggested that they could be added for the summer. Borough Engineer Nick DeNicola will look into temporary speed tables. The Fire Department will assist the Duck Derby being held at the Closter Nature Center. Councilman Yammarino will sell hotdogs. The Fire Department has been busy. A bulk variance was passed in the Zoning Department.
- e. HUMAN RESOURCES – MAROULES (Latner/Yammarino) Committee - Personnel Liaison- Historic Preservation/Environmental
 The Environmental Commission’s Cleanup Day was successful. The Commission had a table at the Spring Fair and plan to have a table at Rev 250.
- f. LAND USE AND CONSTRUCTION - AMITAI (Chung/Maroules) Building Liaison - Closter Improvement, Planning Board Member, Senior Citizens
 There are many new houses being built. Nonna Clementina’s Gourmet Deli was sold. A status update for Affordable Housing work was discussed. The autobody shop on Homans Avenue is gone. Borough Administrator James Winters in in process of meeting with shop owners concerning the South parking lot. Most of the Closter Commons stores are full. The Planning Board is receiving subdivision applications. The Closter Improvement Commission is encouraging store to decorate for REV 250. There may also be bunting on the buildings. There will be crafts and activities at REV 250. Upcoming performances include the music school, winds, and bluegrass. The interior of the Senior Center received a facelift, thanks to the Department of Public Works. There are many activities underway. All of the ducks have been sold for the derby.
- g. MAYOR’S REPORT Ambulance Corps Northern Valley Mayor’s Association
 The Ambulance Corps is doing well but is always looking for new members. Memorial Day went extremely well. Thanks to all involved. Rev 250 is coming up in two weeks and will host many activities. Costumes have been secured for Councilmembers to wear. The Duck Derby and Riverkeeper Challenge are on June 6, 2026.

12. OLD BUSINESS

Councilman Yammarino spoke about the request from a resident concerning the contract with the Tax Appraisal contract. There are not a lot of companies in this business. Mayor Glidden asked Borough Administrator James Winters to research and prepare a memo to the Council about this matter.

13. NEW BUSINESS

Councilwoman Amitai shared information about the Property Alert Service provided by the Bergen County Clerk, which alerts homeowners about activity on their deed or property.

14. 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 7:56 P.M.

Respectfully submitted,



Mari J. Margiotta, RMC, CMR
Borough Clerk

Date of Minutes approval: July 8, 2026