



**MAYOR AND COUNCIL
BOROUGH OF CLOSTER**

REGULAR MEETING AGENDA: WEDNESDAY - SEPTEMBER 23, 2026 at 7:00 P.M.

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:**

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:**

Mayor Glidden
Councilwoman Amitai
Council President Cho
Councilwoman Chung
Councilwoman Latner
Councilwoman Maroules
Councilman Yammarino

4. **PRESENTATIONS:**

Lions Club – Karen Seagaard
Fire Department and Ambulance Corp Checks

5. **APPROVAL OF MINUTES:**

- a. Regular Meeting on August 12, 2026
- b. Closed Session on September 9, 2026

6. **REVIEW AND DISCUSSION OF COMMUNICATION ITEMS:**

- a. Mail List of September 11, 2026
- b. Mail List of September 18, 2026

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

8. **ORDINANCES:**

ADOPTION:

a. **ORDINANCE NO. 2026:1403**

AN ORDINANCE AMENDING ORDINANCE NO. 2026:1401 TO DETERMINE THE BASE RATE, AMOUNT, SALARIES, WAGES, COMPENSATIONS, AND THE METHOD OF PAYMENT THEREOF TO PERSONS HOLDING CERTAIN OFFICES AND POSITIONS OF EMPLOYMENT IN THE BOROUGH OF CLOSTER FOR THE YEARS 2026 AND 2027 OR OTHERWISE NOTED

This Ordinance was introduced at the Regular Meeting held September 9, 2026, and was published on the Borough of Closter website (www.closterboro.com) on September 10, 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 opens the meeting to the public for any questions, comments, or concerns regarding Ordinance No. 2026:1403.

Mayor Glidden closes the meeting to the public regarding Ordinance No. 2026:1403.

9. **CONSENT AGENDA:**

- *26-211 AUTHORIZING THE TOWN-WIDE GARAGE SALE ORGANIZED BY CLOSTER TOGETHER FO THE BENEFIT OF THE CLOSTER FOOD & ASSISTANCE BOARD AND WAIVING PERMIT FEES FOR PARTICIPANTS
- *26-212 EXPRESSING SUPPORT FOR LAW ENFORCEMENT OFFICERS
- *26-213 APPROVING THE APPOINTMENT OF MEMBER OF CLOSTER VOLUNTEER FIRE DEPARTMENT – MICHAEL R. FLAHERTY
- *26-214 APPROVING THE APPOINTMENT OF MEMBER OF CLOSTER VOLUNTEER FIRE DEPARTMENT – MINYONG CHOI
- *26-215 APPROVAL TO ADOPT THE CLOSTER COMMUNITY ENERGY PLAN AWARDED THROUGH THE NEW JERSEY BOARD OF PUBLIC UTILITIES COMMUNITY ENERGY PLAN GRANT PROGRAM
- *26-216 AMENDING RESOLUTION #2026-180 AND #2026-201, FIXING BASE SALARIES FOR 2026
- *26-217 AUTHORIZING SALARY FOR THE ZONING OFFICER – JOSEPH SCOTT JEZEQUEL
- *26-218 APPOINTING ASSISTANT TO THE ZONING OFFICER – PAUL DEMAREST
- *26-219 APPOINTING ASSISTANT TO THE ZONING OFFICER – ROSE MITCHELL
- *26-220 AUTHORIZING PAYMENT OF STIPENDS – DEPARTMENT OF PUBLIC WORKS
- *26-221 AUTHORIZING PERSON-TO-PERSON TRANSFER OF PLENARY RETAIL DISTRIBUTION LICENSE NO. 0207-44-008-006 – CLOSTER CELLARS LLC
- *26-222 REFUND OF OVERPAYMENT OF TAXES – 11 LOCKWOOD, LLC
- *26-223 AUTHORIZE THE HOLDING OF A TREE LIGHTING CEREMONY ON DECEMBER 6, 2026
- *26-224 ADOPTING AN AMENDMENT TO THE “AFFIRMATIVE MARKETING PLAN” FOR THE BOROUGH OF CLOSTER

10. **COMMITTEE REPORTS**

- a. FINANCE AND TECHNOLOGY – YAMMARINO (Cho/Maroules)
Committees - Finance & Technology Liaison - Recreation, Shade Tree, Food & Assistance
- b. PUBLIC SAFETY - LATNER (Chung/Amitai)
Committee - Public Safety Liaison - Closter Board of Education & Library Board of Trustees
- c. PUBLIC WORKS - CHUNG (Yammarino/Cho)
Committee - Public Works Liaison - NVRHS Board of Education, Board of Health
- d. ORDINANCES - CHO (Amitai/Latner)
Committee - Ordinance & Legislative Liaison - Zoning, Fire
- e. HUMAN RESOURCES – MAROULES (Latner/Yammarino)
Committee - Personnel Liaison- Historic Preservation/Environmental
- f. LAND USE AND CONSTRUCTION - AMITAI (Chung/Maroules)
Building Liaison - Closter Improvement, Planning Board Member, Senior Citizens
- g. MAYOR’S REPORT
Ambulance Corps Northern Valley Mayor’s Association

11. **OLD BUSINESS**

12. **NEW BUSINESS**

13. **ADJOURNMENT**