



MAYOR AND COUNCIL
BOROUGH OF CLOSTER

REGULAR MEETING MINUTES: WEDNESDAY -NOVEMBER 24, 2025

THIS REGULARLY SCHEDULED MEETING OF THE CLOSTER MAYOR AND COUNCIL WILL BE HELD IN-PERSON, TELEPHONICALLY, and VIA ZOOM VIDEO. You may join the Zoom meeting, including video, by accessing the information posted in the **Borough Calendar** on the Borough website by visiting www.closterboro.com and clicking the link on the left sidebar for **Calendars and Notice of Meetings** and click on the corresponding date. **To join via Telephone Audio Only: +1 301-715-8592; MEETING ID: 864 2063 3673; PASSWORD: 8675309**

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 **7:45 P.M.** with the following announcement: This meeting is called pursuant to the provisions of the Open Public Meetings Act of the State of New Jersey, was included in the Notice of 2025 Mayor and Council Meetings which was published in The Record on December 29, 2024 and The Star-Ledger on December 30, 2024, was posted on the Municipal Clerk's bulletin board and on the Borough website, and has remained posted as the required notices under the Statute. In addition, a copy of the notice is and has been available to the public and is on file in the office of the Municipal Clerk.

2. ROLL CALL

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

3. 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.

***25-285 MEMORIALIZING THE AUTHORIZATION TO SIGN THE MEMORANDUM OF LEASE FOR THE VILLAGE SCHOOL PROJECT**

WHEREAS, at the Public Meeting held on November 12, 2025, the Governing Body of the Borough of Closter discussed the Memorandum of Lease that was forwarded to the town from the attorney for the Developers of the Village School project; and

WHEREAS, this document was forwarded for execution by the Borough and the Developers of Village School and is required as part of the Developers application for financing the project; and

WHEREAS, the Borough Attorney reviewed the Memorandum of Lease and determined that it comports with the Ground Lease executed by the parties on January 14, 2025, and therefore, recommended execution of this document; and

WHEREAS, the Governing Body authorized the execution of this document via voice vote on November 12, 2025.

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Closter that this memorializes the decision of the Council to authorize the Mayor and Clerk to execute the Memorandum of Lease attached hereto as Exhibit A.

***25-286 AUTHORIZING PAYMENT OF VEHICLE ALLOWANCE**

WHEREAS, the Mayor and Council of the Borough of Closter are aware of the need of Borough Employees to use private vehicles to conduct Borough business; and

WHEREAS, the Borough of Closter's Ordinance No. 2024:1340 allows vehicle allowance, and

WHEREAS, Borough of Closter's Resolution #2025-165 sets the 2025 allowance at \$770.00: and

WHEREAS, the following employees are authorized to receive the vehicle allowance in 2025:

- Giuseppe LaMastra, Plumbing Subcode
- James Hoffmann, Electrical Subcode
- Jin Bae, Health Director
- Joseph Zavardino, Fire Protection Subcode Official

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council are hereby authorizing the payment of vehicle allowance for 2025

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

*25-287 CANCEL TAXES RECEIVABLE – THE TROKHAN LAND GROUP, LLC

WHEREAS, certain 3rd and 4th Quarters **2025** Taxes in the amount of **\$4,221.84** and the **2026** Preliminary Tax totaling **4,175.08** on Block **1302**; Lot **13** assessed to **The Trokhan Land Group, LLC**, and;

WHEREAS, the Borough of Closter has entered into a **reciprocal easement agreement** (Section 13C) formulated in September, 1994 which stipulated proportional tax abatements for property to be used by the Borough; and

WHEREAS, the size of the property has been calculated to be 117 feet by a variable amount with an assessed value of that portion to be \$271,200.00; and

WHEREAS, the Borough is utilizing the total property;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, New Jersey that the **Tax Collector** is hereby authorized to **cancel these amounts from the tax records for the year 2025/2026**.

*25-288 AUTHORIZING THE PLACEMENT OF A NATIVITY CRECHE IN FRONT OF BOROUGH HALL FROM DECEMBER 1, 2025 TO JANUARY 7, 2026 AND WAIVING INSURANCE REQUIREMENTS

WHEREAS, at the public meeting held on November 12, 2025, the Governing Body reviewed a request made on behalf of the Friends of the Creche, dated November 11, 2025; and,

WHEREAS, the request seeks permission for the placement of a Nativity Creche in front of the Closter Borough Hall for the period beginning December 1, 2025, to be removed the January 7, 2026, and for a waiver of the Borough's insurance requirements; and,

WHEREAS, the Governing Body discussed the request and determined that the request should be authorized, subject to receipt of a hold harmless agreement approved by the Borough's risk manager.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey, that the request of The Friends of the Creche listed above is hereby granted and approved by the Governing Body for the placement of a Nativity Creche in front of Closter Borough Hall for the period beginning December 1, 2025 through January 7, 2026.

*25-289 AUTHORIZING SHADE TREE COMMISSION TO PURCHASE TREES FOR THE PLANTING PROJECT FROM THE SHADE TREE DONATIONS TRUST

WHEREAS, the Borough of Closter's Shade Tree Commission needs to purchase trees for planting; and

WHEREAS, the funds from the Shade Tree Donations Trust are available for this purchase; and

WHEREAS, the Shade Tree Commission would like to purchase trees from Clarke Moynihan Landscaping & Construction of which **\$17,252.90** will be funded by the Shade Tree Donations Trust.

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 2025 in account. **T-13-56-000-081-000**.

Dated: November 24, 2025

Frank Elenio, CFO

***25-290 APPROVING ADDITIONAL HOURS FOR FIRE SUBCODE OFFICIAL – JOSEPH ZAVARDINO**

WHEREAS, Joseph Zavardino has been appointed Fire Subcode Official, and

WHEREAS, there is a need to increase the hours of the Fire Subcode Official due to increased workload, due to the Village School affordable housing project, and

NOW THEREFORE BE IT RESOLVED, by the Mayor & Council, to approve 20 additional hours for 2026 as needed to be paid by voucher, and

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

***25-291 AUTHORIZING PURCHASE OF FORD MAVERICK POLICE VEHICLE FROM ADMINISTRATIVE FEES TRUST**

WHEREAS, the Borough of Closter’s Police Department needs to purchase a Ford Maverick police vehicle; and

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

WHEREAS, the Police Department would like to purchase a Ford Maverick police vehicle from All American Ford of Paramus for \$37,520.09 the Bergen County Co-Op BC-BID-24-43; and

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council do hereby authorize the Police Department to purchase a Ford Maverick police vehicle from All American Ford of Paramus for \$37,520.09 the Bergen County Co-Op BC-BID-24-43, funded by the Administrative Fees Trust.

CERTIFICATE OF AVAILABILITY OF FUNDS

I, Francis Elenio, Chief Financial Officer of the Borough of Closter, hereby certify, pursuant to N.J.S.A. 40A:9-140.1 et seq. and NJAC 5:30.4, that the funds are available to the Borough of Closter for the calendar year 2025 in account: **T-13-56-000-096-999 for \$37,520.09**.

Dated: November 24, 2025

Frank Elenio, CFO

***25-292 REFUND OF REAL ESTATE TAX OVERPAYMENTS**

WHEREAS, there exists tax overpayment(s) resulted by an over payments for the parcels listed below in the total amount of \$15,149.16 for 4th Quarter 2025.

WHEREAS, the Tax Collector is desirous to clear the overpayments of record and requests a certified copy of this resolution;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, New Jersey, that the Finance Clerk is herewith authorized to issue a refund check to in the total amount of **\$15,149.16** for the following tax accounts to **Core Logic**:

<u>Block</u>	<u>Lot</u>	<u>Name</u>	<u>Amount</u>
1002	24	Nerikzian	\$3,369.60
1709	8	Hardoon	\$6,845.30
1714	10	Luo/Xue	\$4,934.26
			<u>\$15,149.16</u>

***25-293 AUTHORIZING A HEALTH REIMBURSEMENT ACCOUNT (HRA) FOR EMPLOYEES USING NJD 2035 PLAN**

WHEREAS Employees and their eligible dependents will be entitled to enroll in any of the medical plans offered under the SHBP. Prescription drug coverage will be offered to all employees and eligible dependents through the SHBP, and

WHEREAS, the Borough agrees to provide employees enrolling in the NJ Direct 2035 #056 plan with a health reimbursement program for 2026; and

WHEREAS, the Borough will fund an HRA account for each employee up to \$16,960 for maximum out-of-pocket expenses with the NJ Direct 2035, their level of coverage (single, member/spouse, parent/child, or family). This account can be used by the employee to pay the out-of-pocket expenses under the NJ Direct 2035.

WHEREAS, the HRA program shall be administered through a debit card provided by Difference Card for the Borough, and Employees shall not contribute towards the cost of the HRA program.

WHEREAS. The Difference Card will provide the benefit management of an HRA program for the 2026 benefit year.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter to fund an HRA account for those employees enrolled in a NJ Direct 2035 plan and to contract with The Difference Card to provide the management of this program. The implementation of this resolution is conditioned upon the Borough entering into a contract with The Difference Card.

*25-294 **AUTHORIZING A HEALTH REIMBURSEMENT ACCOUNT (HRA) FOR EMPLOYEES ON
A NJ DIRECT HDHigh PLAN**

WHEREAS Employees and their eligible dependents will be entitled to enroll in any of the medical plans offered under the SHBP. Prescription drug coverage will be offered to all employees and eligible dependents through the SHBP, and

WHEREAS, the Borough agrees to provide employees enrolling in HDHigh #090 plan with a health reimbursement program for 2026; and

WHEREAS, the Borough will fund an HRA account for each employee up to \$22,800 for their maximum out-of-pocket expenses with the HDHigh plan for their level of coverage (single, member/spouse, parent/child, or family). This account can be used by the employee to pay the out-of-pocket expenses under HDHigh plan.

WHEREAS, the HRA program shall be administered through a debit card provided by Difference Card for the Borough, and Employees shall not contribute towards the cost of the HRA program.

WHEREAS. The Difference Card will provide the benefit management of an HRA program for the 2026 benefit year.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter to fund an HRA account for those employees enrolled in an HDHigh plan and to contract with The Difference Card to provide the management of this program. The implementation of this resolution is conditioned upon the Borough entering into a contract with The Difference Card.

*25-295A **AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE GROUND LEASE FOR
THE VILLAGE SCHOOL PROJECT**

WHEREAS, the Developers of the Village School Project are in the process of finalizing their financing in order to begin construction on this important affordable housing project in the Borough of Closter; and

WHEREAS, the attorney for the Developers has forwarded comments from the Counsel for Fair Share Housing Center requesting certain changes to the Ground Lease between the parties that was executed on January 14, 2025; and

WHEREAS, the Borough Attorney has reviewed the changes requested by FSHC and found them to be in order and has requested that the attorney for the Developers prepare a formal Amendment to the Ground Lease; and

WHEREAS, upon receipt of the Amendment, the Borough Attorney shall review same to ensure that it is in order.

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Closter that the Mayor and Clerk are hereby authorized to execute the Amendment to the Ground Lease provided by the attorney for the Developers of the Village School, subject to the approval of the Borough Attorney.

*25-296 **AUTHORIZING THE EXECUTION OF THE LEASEHOLD AGREEMENT FOR THE
VILLAGE SCHOOL PROJECT**

WHEREAS, the Developers of the Village School Project are in the process of finalizing their financing in order to begin construction on this important affordable housing project in the Borough of Closter; and

WHEREAS, the attorney for the Developers has forwarded a document entitled: "Form of Agreement Ground Lessor and Leasehold Mortgage;"; and

WHEREAS, this document is required as part of the Developers’ application for financing the project; and

WHEREAS, the Borough Attorney is in the process of reviewing the aforementioned document.

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Closter that the Mayor and Clerk are hereby authorized to execute the “Form of Agreement Ground Lessor and Leasehold Mortgagee” subject to approval by the Borough Attorney.

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

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

Steve Isaacson (97 Columbus Avenue) reminded everyone that one of the MacBain neighbors caused the ban of bees. He suggested that education would be helpful. He stated that it would be very good for work to be done at the Farm.

5. ADJOURNMENT

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

The Regular Meeting adjourned at 7:52 P.M.

Respectfully submitted,


Mari J. Margiotta, RMC, CMR
Borough Clerk

