



MAYOR AND COUNCIL
BOROUGH OF CLOSTER

REGULAR MEETING MINUTES: WEDNESDAY – AUGUST 12, 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 called the meeting to order at 7:01 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-notices>, 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 Chief of Police James Buccola, Borough IT Director Kevin Whitney, Borough Attorney William J. Bailey, Borough Engineer Nick DeNicola, and Assistant to the Borough Clerk Laura Rametta

Mayor Glidden read into the record a proclamation in honor of Harriet E. Fraser.

Councilman Yammarino introduced two young artists who participated in the Congressional Art Competition and won awards. Councilman Yammarino read a statement thanking them for representing the Borough of Closter so well.

4. APPROVAL OF MINUTES

- a. Regular Meeting on July 8, 2026

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

5. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS

- a. Mail List of July 24, 2026: Councilwoman Latner spoke about Item #3 concerning the wish of a resident for more signage and enforcement on West Street. The resident will come to a meeting in September. Borough Administrator James Winters said that he and the Department of Public Works had visited the area of concern and tried to resolve some of the issues. Mr. Winters said that wooded areas are intentionally left alone in Closter. There is a trailer on the other side of the brook, partially on private property. Another letter from the resident concerns policy and issues relating to the industrial part of town.
- b. Mail List of July 31, 2026: Councilwoman Latner announced that Thomas Colwell was recognized as a Hometown Hero. Councilwoman Amitai stated Temple Emanu-El requested permission to hold services at the Closter Nature Center. There will be a voice vote under New Business. Councilman Yammarino discussed Item #4, the Food Pantry’s school supply drive, as well as the short timelines for grant applications.
- c. Mail List of August 7, 2026: Councilman Cho verbalized the Korean and Indian Independence Days celebrated on August 15, 2026.

6. OPEN MEETING TO THE PUBLIC (5-MINUTE LIMIT)

Steve Blechman (5 Union Street) articulated that Union Street should be one way and that there should be signs. There was a police car there today. Police Chief James Buccola and Borough Administrator James Winters are working together on this matter.

Steve Isaacson (Delaware) asked what the \$50,000 for the Closter Nature Center is for and was told it was for the Open Space Ordinance. Mr. Isaacson asked what is happening with the MacBain Farm and was told that the Borough of Closter is still negotiating with the family.

7. ORDINANCES

ADOPTION:

- a. ORDINANCE NO. 2026:1401
ORDINANCE AMENDING ORDINANCE 2026:1399 TO DETERMINE THE BASE RATE, AMOUNT, SALARIES, WAGES, COMPENSATION, 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 AS OTHERWISE NOTED

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

SECTION 1.

- A. The base rate of compensation of the persons holding any of the hereinafter-named offices and positions of employment, (1) whose compensation shall be on an annual or hourly basis, and which compensation shall be payable bi-monthly, monthly, or (2) whose compensation shall be on such other basis and which compensation shall be payable as hereinafter provided or as determined by resolution of the Mayor and Council of the Borough of Closter, is hereby fixed and determined to be set opposite the title of each of the hereinafter-named offices and positions of employment; provided, however, that whenever there shall be set forth a minimum and maximum rate of compensation, or a range for the payment of compensation, and persons holding such offices or positions of employment shall be compensated at such base annual or hourly or other rate, within such minimum and maximum range, as the Mayor and Council hereinafter by resolution determined.
- B. Salary Schedule, per annum unless otherwise noted:

Public Works		
Waste Water License Holder – For Borough	3,000.00	6,300.00
ACRT Line Clearance Arborist	2,000.00	3,500.00
Pesticide Operator	500.00	800.00
Recreation & Leisure Services		
Vehicle Allowance	100.00	1,000.00
Construction, Planning & Zoning		
Construction Code Official F/T	75,000.00	120,000.00
Assistant to the Zoning Officer	7,000.00	12,000.00

This Ordinance was introduced at the Regular Meeting held July 22, 2026, and was published on the Borough of Closter website (www.closterboro.com) on July 23, 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. 2026:1401.

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

Mayor Glidden closed the meeting to the public regarding Ordinance No. 2026:1401.

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

8. CONSENT AGENDA

*26-198 **BILLS LIST**

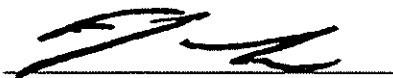
WHEREAS, the claims listed below have been authorized and approved by the Chairman of the Committee, examined by the Finance Committee, and found correct.

THEREFORE, BE IT RESOLVED, that the Mayor and Council hereby authorize the payment of these claims, and that warrants be drawn therefore when funds are available.

Budgeted	Amount
Bergen County Tax	\$ 1,989,644.94
County Open Space Tax	\$ 93,368.26
Northern Valley High School	\$ 1,619,956.20
Closter Board of Education	\$ 2,156,976.00
2025 Budget Appropriations	\$ 13,788.46
2026 Budget Appropriations - Operating Expenses	\$ 771,736.32
07/14/2026 Payroll	\$ 353,290.69
07/28/2026 Payroll	\$ 351,403.27
Current Treasury Account July 9, 2026 to Aug 8, 2026	\$ 7,360,914.05

Capital and Trust	Amount
Capital	\$ 183,137.98
Escrow & Trust	\$ 41,973.66
Recreation	\$ 121,203.81
Animal	\$ 363.80

Housing Trust	\$ 0.00
Food Locker	\$ 0.00
Open Space	\$ 290,000.00
HRA Insurance	\$ 34,150.19


Frank Elenio, CFO

***26-199 REFUND OF REAL ESTATE TAX OVERPAYMENT**

WHEREAS, there exists tax overpayment(s) resulted by an over payments for the parcels listed below in the total amount of \$84,842.55 for Second & Third Quarters 2026

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 **\$84,842.55** for the following tax accounts to **Core Logic**:

603	3	Cemenja	\$3,623.61
603	7	Yoo	\$4,600.26
702	14	Park	\$3,217.21
1309	6	273 CDR	\$15,432.25
1402	6	Chang/Liao	\$4,228.47
1704	16	Cho	\$3,206.32
1806	17	Yang	\$4,284.75
2101	8	Dekaj	\$24,336.76
2102	32	Alster	\$6,445.30
2211	11	Chun	\$10,106.93
2407	2	Telem-Goud	<u>\$5,360.70</u>
			\$84,842.56

***26-200 REAPPOINTING CONSTRUCTION OFFICIAL AND BUILDING SUBCODE OFFICIAL
– JOSEPH SCOTT JEZEQUEL**

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 \$114,712.81 and \$12,285.37 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.

***26-201 AMENDING RESOLUTION #2026-180, FIXING BASE SALARIES FOR 2026**

WHEREAS, the Mayor and Council of the Borough of Closter have adopted an Ordinance providing for base salaries and compensation for Borough Employees not covered by bargaining unit contracts; and

WHEREAS, the Ordinance provides ranges of minimum and maximum base salaries for the various departments and positions specified therein; and

WHEREAS, the Mayor and Council do desire to amend resolution # 2026-180; and

WHEREAS, said base salary amounts will be prorated in the event that an employee only serves a portion of the year in a covered position; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter that the base salaries for the employees mentioned below, retroactive to January 1, 2026, be and are hereby set as follows:

Construction, Zoning & Land Use

Construction Code Official	114,712.81
Code Enforcement Official	6,714.03
Building Sub-Code Official	12,285.37
Assistant to the Zoning Officer	7,200.00

Public Works

Waste Water License Holder for Borough	3,500.00
Assistant Recycling Coordinator	2,000.00
Clean Communities Coordinator	1,500.00
ACRT Line Clearance Arborist	2,600.00

Recreation & Leisure Services

Vehicle Allowance	770.00
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***26-202 AUTHORIZING THE APPOINTMENT OF PROBATIONARY CROSSING GUARD – ROSEMARY M. TEDESCO**

WHEREAS, the Borough of Closter employs crossing guards to assist pedestrians in safely crossing the street on their way to and from school or events held with the Borough; and

WHEREAS, the Chief of Police of the Closter Police Department appoints crossing guards as he may deem necessary and within the limits of the funds that are available in the budgetary appropriation for the Police Department; and

WHEREAS, the Chief of Police has expressed that there exists a need within the Police Department to appoint a probationary crossing guard to fill a vacancy in manpower; and

WHEREAS, the Closter Police Department has completed a background check and interviewed the applicant, Rosemary M. Tedesco; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, that Rosemary M. Tedesco is hereby appointed to the position of Probationary Crossing Guard, effective September 1, 2026 and shall be paid an hourly rate as established by the current salary ordinance.

***26-203 AUTHORIZING THE PURCHASES OF VARIOUS POLICE DEPARTMENT EQUIPMENT USING THE ADMINISTRATIVE FEES TRUST**

WHEREAS, the Chief of Police has determined that there is a need to purchase various equipment for the efficient operation of the Police Department; and

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

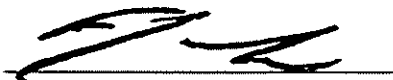
WHEREAS, the specific vendors, equipment descriptions, and exact purchase amounts have been reviewed and recommended for approval by the Chief of Police as follows:

Goosetown Communications – Equipment / New Vehicle Installations - \$199.16
Premium Digital Office – Traffic Safety Equipment and Supplies - \$350.00
Stalker Radar – Equipment / New Vehicle Installations - \$768.00
Glenco Supply Inc. – Traffic Safety Equipment and Supplies - \$2,915.00
Connection – Technology / Computer Replacement - \$2,329.02

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council hereby authorize the payment of these claims, and that warrants be drawn therefore when funds are available.

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 in account: 6-01-25-241-000-171 for \$6,561.18.


Frank Elenio, CFO

Borough Administrator James Winters explained that Resolutions 26-200 and 26-201 originally contained typos that have since been corrected.

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

9. PROFESSIONAL REPORTS

- a. BOROUGH ENGINEER: There has been no change to the Piermont Road and Ver Valen Street intersection. The Swim Club is being worked on by Environmental Protection Agency; the wetland portion remains to be approved. The other portions could be started but would not make financial sense. The 2024 and 2025 Local Aid projects have been closed out. The 2026 Local Aid project still has cleanup left. This year’s Local Aid project has been submitted to the Department of Transportation. The drainage control plans for the compost facility and the Borough of Closter have been authorized. A grant has been awarded for one. The 2026 Bergen County ADA ramp project plans have been submitted to the County.
- b. BOROUGH ADMINISTRATOR: PSE&G is well into their paving project. The Department of Public Works and Teamsters are negotiating. Borough offices have been busy with tax season. Many people are looking for information on the Village School; a company has been hired to handle the applications and manage the property. The Marketing Plan approval process is lengthier than anticipated, but should be finished soon. Borough Attorney William J. Bailey shared some information on the Housing and Mortgage Finance Agency approval.
- c. CHIEF OF POLICE: Chief of Police James Buccola reached out to Orange & Rockland concerning the Girl Scout safety program. An agreement will be tailored to the project, and Orange & Rockland has been responsive. The repaving is 44 streets in a short amount of time; the streets are on the website, but the schedule is not set. The County striped Durie Avenue. The safety camera situation is about 3 months in. As about 300 vehicles have been validated, the cameras are proving to be effective.

10. OLD BUSINESS

Councilwoman Amitai asked whether the situation where 13 families remained anonymous while making complaints. Councilman Yammarino responded to each point and suggested that the residents come to a meeting to discuss the issues.

11. NEW BUSINESS

Vote to allow Temple Emanu-El to hold services at The Nature Center.

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

Councilwoman Amitai asked about the Department of Public Works pruning trees until a firm decision can be made. Borough Administrator James Winters affirmed that the Department of Public Works and Shade Tree Commission have been debating the issue. The Department of Public Works is currently facing injuries, illness, and vacation. The matter is being handled.

12. 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 7:38 P.M.

Respectfully submitted,



Mari J. Margiotta, RMC, CMR
Borough Clerk

Date of Minutes approval: September 23, 2026