



MAYOR AND COUNCIL
BOROUGH OF CLOSTER

REGULAR MEETING MINUTES: WEDNESDAY -AUGUST 13, 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

Council President Yammarino opened the meeting at 7:43 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		✓
Council President Cho	✓	
Councilwoman Chung	✓	
Councilwoman Latner	✓	
Councilwoman Maroules	✓	
Councilman Yammarino	✓	

3. ORDINANCES:

INTRODUCTION:

a. ORDINANCE NO. 2025:1370
AN ORDINANCE ESTABLISHING CERTAIN SALARIES AMENDING ORD NO 2024:1340

WHEREAS, the Borough of Closter passed Ordinance No. 2024:1340 on June 12, 2024. An Ordinance 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 2024 and 2025 or as otherwise noted; and

WHEREAS, the Borough of Closter wishes to amend this ordinance.

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:

<u>Office or Position</u>	<u>Minimum</u>	<u>Maximum</u>
Public Works		
Recycling Coordinator Stipend	\$2,500.00	\$2,500.00
Assistant Recycling Coordinator Stipend	\$1,000.00	\$1,000.00
Clean Communities Coordinator Stipend	\$1,500.00	\$1,500.00

SECTION 2.

All Ordinances and Resolutions, or part thereof, which are inconsistent with the provisions of this Ordinance are hereby repealed as to such inconsistencies.

SECTION 3.

This Ordinance shall take effect after final passage and publication according to law and shall be retroactive to January 1 of each of the years hereinabove mentioned upon adoption of a Resolution for each of those years for those employees in the employ of the Borough as of the effective date of each Resolution.

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

Final Adoption and Open Public Hearing will be held on September 10, 2025 or as soon thereafter.

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

**b. ORDINANCE NO. 2025:1371
AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 178, TELEVISION AND
MOVIE FILMING**

Final Adoption and Open Public Hearing will be held on September 10, 2025 or as soon thereafter.

WHEREAS, the Governing Body has determined there is a need to revise Chapter 178, Television and Movie Filming, of the Code of the Borough of Closter, County of Bergen, State of New Jersey; and

WHEREAS, specifically, there is a need to revise Section 178-1, Definitions to update the definition of “Filming” to more closely mirror the definition recommended by New Jersey Film Commission and to better reflect the realities of today’s society; and

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

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

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

SECTION 1.

§178-1. Definitions, shall be revised accordingly:

Delete the current definition of “Filming” and replace it with the following text.

FILMING - The taking of still or motion or video pictures either on film or videotape or similar recording mediums, for commercial or educational or for-profit social media purposes (for example, “Influencers” who are compensated) intended for viewing on television, in theaters, major linear broadcast network or streaming platforms, or social media platforms or for institutional or educational uses. The provisions of this chapter shall not be deemed to include the "filming" of news stories within the municipality.

SECTION 2.

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

SECTION 3.

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.

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

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

ADOPTION:

- a. **ORDINANCE NO. 2025:1366**
AN ORDINANCE AMENDING CHAPTER 183 OF THE ORDINANCES OF THE BOROUGH OF CLOSTER ENTITLED: VEHICLES AND TRAFFIC, SPECIFICALLY, §183-44. SCHEDULE 1: NO PARKING ANY TIME AND §183-57, SCHEDULE XIV: NO LEFT TURNS

WHEREAS, the Chief of Police of the Borough of Closter has recommended certain changes be made to the Borough’s Code, Chapter 183, Vehicles and Traffic, in order to protect the public health, safety, convenience, and general welfare of the residents; and

WHEREAS, the Ordinance Committee has reviewed the proposed changes and recommends they be adopted; and

WHEREAS, the Borough Attorney has reviewed the proposed changes and deems them to be in order.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Borough of Closter, Bergen County, New Jersey, that Chapter 183 of the Borough’s Code is amended to as follows.

SECTION 1.

§ 183-44, Schedule 1, No Parking at Any Time, shall be amended to include the following text:

Name of Street	Side	Location
Blanch Avenue	South	75 feet to the corner of Herbert Avenue

SECTION 2.

§ 183-57 Schedule XIV, No Left Turns, shall be amended to include the following text:

R. Palisades Day School to northbound onto Herbert Avenue.

SECTION 3.

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

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 July 23, 2025, and was published in The Record issue of July 29, 2025, 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. 2025:1366.

No members of the public addressed the Mayor and Council.

Mayor Glidden closed the meeting to the public regarding Ordinance No. 2025:1366.

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

b. ORDINANCE NO. 2025:1367
AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER A301, FEES AND DEPOSITS SPECIFICALLY, 301-1 SCHEDULE OF FEES TO ESTABLISH AN NO-CASH POLICY

WHEREAS, the Mayor and Council of the Borough of Closter with the advice of legal counsel and recommendations from the Borough Administrator and Chief Financial Officer has deemed it necessary to establish a no-cash policy for the payment of all Borough fees and taxes (including property tax and tax sale payments); and

WHEREAS, it is in the best interest and safety of the general public and municipal staff as well as for the fiscal security of the Borough itself that cash will no longer be accepted for the payment of Borough fees and taxes (including property tax and tax sale payments); and

WHEREAS, the Governing Body has determined there is a need to update Chapter A301 of the Code of the Borough of Closter, County of Bergen, State of New Jersey to establish a no-cash policy; and

WHEREAS, the proposed change was reviewed by the Ordinance Committee which recommends adoption and by the Borough Attorney who deems it to be in order.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Borough of Closter as follows:

SECTION 1.

Revise the title and text of §A301-1, Schedule of Fees as follows:

§A301-1 Schedule of Fees; No-Cash Policy.

1. The following is a fee schedule for the payment of fees, permits and licenses of the Borough of Closter, and said fee schedule shall replace all similar applicable fees in various existing ordinances of the Borough of Closter. Said fees shall be an annual amount, except where otherwise noted in said schedule or in the originating ordinance of the Borough of Closter. Additional provisions regarding fees and deposits may be found in the applicable originating ordinances.

2. The Borough hereby establishes a no-cash policy for all Borough fees and tax payments (including property tax and tax sale payments). Acceptable payment methods are personal checks, bank checks, certified checks, e-checks (for payments made via the Borough of Closter on-line tax payment system), money orders or credit cards only.

All other provisions of this section of the Code remain the same.

SECTION 2.

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

SECTION 3.

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.

This Ordinance shall take effect as of September 1, 2025 following final publication as provided by law.

This Ordinance was introduced at the Regular Meeting held July 23, 2025, and was published in The Record issue of July 29, 2025, 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. 2025:1367.

No members of the public addressed the Mayor and Council.

Mayor Glidden closed the meeting to the public regarding Ordinance No. 2025:1367.

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

- c. **ORDINANCE NO. 2025:1368**
BOND ORDINANCE PROVIDING AN APPROPRIATION OF \$450,000, PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND FOR THE BOROUGH OF CLOSTER, IN THE COUNTY OF BERGEN, NEW JERSEY AND AUTHORIZING THE ISSUANCE OF \$427,500 BONDS OR NOTES OF THE BOROUGH FOR FINANCING PART OF THE APPROPRIATION.

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

SECTION 1:

The improvements described in Section 3 of this bond ordinance (the “Improvements”) are hereby authorized to be undertaken by the Borough of Closter, New Jersey (the “Borough”) as general improvements. For the said Improvements there is hereby appropriated the amount of \$450,000, such sum includes the sum of \$22,500 as the down payment (the “Down Payment”) required by the Local Bond Law of the State of New Jersey, constituting Chapter 2 of Title 40A of the New Jersey Statutes, as amended and supplemented (the “Local Bond Law”). The Down Payment is now available by virtue of a provision in one or more previously adopted budgets for down payments for capital improvement purposes.

SECTION 2:

In order to finance the additional cost of the Improvements not covered by the application of the Down Payment, negotiable bonds of the Borough are hereby authorized to be issued in the principal amount of \$427,500 pursuant to the provisions of the Local Bond Law (the “Bonds”). In anticipation of the issuance of the Bonds and to temporarily finance said Improvements, negotiable bond anticipation notes of the Borough are hereby authorized to be issued in the principal amount not exceeding \$427,500 pursuant to the provisions of the Local Bond Law (the “Bond Anticipation Notes” or “Notes”).

SECTION 3:

- (a) The Improvements authorized and the purposes for which obligations are to be issued, the estimated cost of each Improvement and the appropriation therefor, the estimated maximum amount of bonds or notes to be issued for each Improvement, and the period of usefulness of each Improvement are as follows:

Improvements	Appropriation and Estimated Cost	Estimated Maximum Amount of Bonds or Notes	Period of Usefulness
(1) Acquisition of a sanitation truck and accessories for the Department of Public Works.	\$325,000	\$308,750	10 Years

Improvements	Appropriation and Estimated Cost	Estimated Maximum Amount of Bonds or Notes	Period of Usefulness
(2) Engineering design and construction inspection services for the 2026 Road program, including but not limited to Walker Avenue and Birch Street, and including all work including all work and materials necessary therefor and incidental thereto.	\$125,000	118,750	10 Years
TOTAL	\$450,000	\$427,500	

(b) The estimated maximum amount of Bonds or Notes to be issued for the purpose of financing a portion of the cost of the Improvements is \$427,500.

(c) The estimated cost of the Improvements is \$450,000, which amount represents the initial appropriation made by the Borough. The excess of the appropriations made for each of the Improvements over the estimated maximum amount of Bonds or Notes authorized to be issued therefor, as stated above, is the amount of the Down Payment.

SECTION 4.

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

SECTION 5:

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

SECTION 6:

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

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

(b) The average period of usefulness of the Improvements, within the limitations of the Local Bond Law, taking into consideration the respective amounts of all obligations authorized for the several purposes, according to the reasonable life thereof computed from the date of the Bonds authorized by this bond ordinance, is 10 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Borough Clerk, and a complete executed duplicate thereof has been filed in the office of the Director, Division of Local Government Services, Department of Community Affairs, State of New Jersey. Such a statement shows that the gross debt of the Borough, as defined in the Local Bond Law, is increased by the authorization of the Bonds and Notes provided in this bond ordinance by \$427,500, and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$150,000 for items of expense listed in and permitted under Section 20 of the Local Bond Law is included in the estimated cost of the Improvements, as indicated herein.

SECTION 7:

Any funds received from time to time by the Borough as contributions in aid of financing the purposes described in Section 3 of this Ordinance shall be used for financing said Improvements by application thereof either to direct payment of the cost of said Improvements or to the payment or reduction of the authorization of the obligations of

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

SECTION 8:

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

SECTION 9:

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

SECTION 10:

This Bond Ordinance constitutes a declaration of official intent under Treasury Regulation Section 1.150-2. The Borough reasonably expects to pay expenditures with respect to the Improvements prior to the date that the Borough incurs debt obligations under this Bond Ordinance. The Borough reasonably expects to reimburse such expenditures with the proceeds of debt to be incurred by the Borough under this Bond Ordinance. The maximum principal amount of debt expected to be issued for payment of the costs of the Improvements is \$427,500.

SECTION 11:

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

This Ordinance was introduced at the Regular Meeting held July 23, 2025, and was published in The Record issue of July 29, 2025, 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. 2025:1368.

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

Mayor Glidden closed the meeting to the public regarding Ordinance No. 2025:1368.

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

- d. **ORDINANCE NO. 2025:1369**
AN ORDINANCE APPROPRIATING A SUM NOT TO EXCEED \$350,000.00 FROM OPEN SPACE, RECREATION, FARMLAND, AND HISTORIC PRESERVATION TRUST FUND FOR PARK, FARMLAND, AND HISTORIC PRESERVATION IMPROVEMENTS

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

SECTION 1. The Borough of Closter does hereby appropriate the sum of **\$350,000.00** from the Open Space, Recreation, Farmland, and Historic Preservation Trust Fund for park, farmland, and historic preservation

improvements. A list of the authorized improvements is attached to this Ordinance as Exhibit A. The authorization to pay for the items on Exhibit A shall expire after 24 months from the date of adoption of this Ordinance. Thereafter, the funds for items that are not complete shall be returned to the Open Space, Recreation, Farmland, and Historic Preservation Trust.

SECTION 2. The Capital Budget is amended to conform with the provisions of this Ordinance to the extent of any inconsistency therewith, and resolutions promulgated by the Local Finance Board showing full detail of the amended budget and capital programs as approved by the Director, Division of Local Government Services on file with the Borough Clerk and is available for public inspection.

SECTION 3. The following matters are hereby determined, declared, recited, and stated:

- A. The same purpose described in Section 1 is not a current expense, but is an improvement which the Borough may lawfully make;
- B. The average period of usefulness for the purposes described in Section 1 is hereby determined to be a period of more than five years;
- C. All expenses related to the purchases described in Section 1 are charged as part of the cost of the purpose to be financed.

SECTION 4. This Ordinance shall take effect upon final passage and publication in accordance with law.

This Ordinance was introduced at the Regular Meeting held July 23, 2025, and was published in The Record issue of July 29, 2025, 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. 2025:1369.

No members of the public addressed the Mayor and Council. Councilwoman Maroules asked how much is set aside for Historic Preservation.

Mayor Glidden closed the meeting to the public regarding Ordinance No. 2025:1369.

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

4. **CONSENT AGENDA:**

All items with an asterisk (*) are considered to be non-controversial by the Council and will be approved by one motion. There may be further discussion prior to the vote upon request of a Council Member. Also, any item may be removed for further discussion or for Roll Call vote, in which case the item will be removed and considered in its normal sequence as part of the General Order of Business.

RESOLUTIONS:

*25-220 **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	\$ 0.00
County Open Space Tax	\$ 0.00
Northern Valley High School	\$ 1,476,484.20
Closter Board of Education	\$ 2,200,806.00
2024 Budget Appropriations	\$ 12,524.80
2025 Budget Appropriations – Operating Expenses	\$ 763,323.46
Payroll 07/15/2025	\$ 321,254.49

Payroll 07/30/2025	\$ 379,129.67
Current Treasury Account July 10, 2025 to August 13, 2025	\$ 5,153,522.62

Capital and Trust	Amount
Capital	\$ 378,222.03
Escrow & Trust	\$ 58,460.91
Recreation	\$ 47,315.20
Animal	\$ 28.20
Housing Trust	\$ 0.00
Food Locker	\$ 0.00
Open Space	\$ 0.00
HRA Insurance	\$ 10,000.00

*25-221 AUTHORIZING THE USE OF A COOPERATIVE PURCHASING PROGRAM SOURCEWELL

WHEREAS, under certain circumstances, the award of a contract without public bidding is permitted pursuant to N.J.S.A 52:34-6,2; and

WHEREAS, the Borough of Closter is a member of the Sourcewell and

WHEREAS, Sourcewell has awarded Contract 032824-KTC to Gabrielli Truck Sales; and

WHEREAS, the Borough of Closter wishes to purchase a 2026 Model Year Kenworth tandem Chassis with McNeilus 25 Yard rear loader packer body; and

WHEREAS, prior to the award of this contract, a Notice of Intention to Award a Contract must be published in the official newspaper; and

WHEREAS, the maximum amount of the purchase is \$298,805.78 and funding for this purchase is available through the Capital Ordinance 2025:1368, which will be available 20 days after the first publication thereof after final adoption and account created by the Finance Department; and

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Mayor and Council of the Borough of Closter that they approve the following:

1. Borough Clerk is hereby authorized to publish a Notice of Intention to Award a Contract to **Gabrielli Truck Sales**, pursuant to the **Sourcewell** for the purchase of a **2026 Model Year Kenworth tandem Chassis with McNeilus 25 Yard rear loader packer body** at a cost of **\$298,805.78**.
2. Any objections to this award of the contract should be directed to the Borough Clerk, 295 Closter Dock Road, Closter, New Jersey 07624, within ten (10) days of the publication of the Notice of Intention.
3. The awarded contract to **Gabrielli Truck Sales** is contingent upon no objections being received.
4. Instruct the Deputy Treasurer to create an encumbrance from the Administrative Fees Trust account to purchase said vehicle.

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 through Capital Ordinance 2025:1368, which will be available 20 days after the first publication thereof after final adoption and account created by the Finance Department.

*25-222 AUTHORIZING THE HIRING OF FULL TIME FINANCE CLERK – JENNIFER D. MARTINEZ

WHEREAS, the Mayor and Council of the Borough of Closter are aware of the need for a Full Time Finance Clerk in the Borough’s Tax/Finance Department; and

WHEREAS, the Borough of Closter’s Borough Administrator and Tax Collector has reviewed the qualifications and recommended the hiring of an individual to the following position effective **September 1, 2025**; and **Jennifer D. Martinez – Full-Time Finance Clerk**

WHEREAS, **Jennifer Martinez** will start at a salary of **\$63,336.44** plus conditions awarded in Closter’s Personnel Manual; and

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council are hereby authorizing the hiring of **Jennifer Martinez**, a full-time Finance Clerk. The hire will be effective on **September 1, 2025**; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Clerk shall provide a certified copy of this

Resolution to the Finance Office.

*25-223 AUTHORIZING CHANGE ORDER NO. 2 & 3 – DPW POLE BARN BUILDINGS – DUTCHMAN CONTRACTING, LLC

WHEREAS, the Borough of Closter, by Resolution dated February 12, 2025, Agenda No. 2025-070, approved a contract in the amount of **\$1,285,168.00** (the “Contract Price”) to Dutchman Contracting LLC for a project known as the Department of Public Works (DPW) Pole Barns; and

WHEREAS, the Borough of Closter, by Resolution dated May 12, 2025, Agenda No. 2025-134, amended the contract in the amount of **\$1,267,888.00** known as Change Order # 1 (the “Contract Price”) to Dutchman Contracting LLC for a project known as the DPW Pole Barns; and

WHEREAS, in a letter dated July 9, 2025, to The Borough of Closter from **Dutchman Contracting, LLC** advised the Borough of the requested Change Order # 2 to add “Prep building for future lean-to on both buildings” adding cost of **15,792.00** and Change Order # 3 to add “interior electric wiring” at a cost of **\$36,700.00** adding to the adjusted bid of **\$1,285,168.00** for a new contract total of **\$1,320,380.00**; and

WHEREAS, DMR Architects has reviewed this change order and has issued the AIA Document approving this change order; and

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council do hereby authorize the execution by the Chief Financial Officer of Change Order Nos. 2 & 3 pursuant to which the amended Contract Price will be increased by **\$52,492.00** to **\$1,320,380.00** (the “Amended Contract Price”).

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 accounts: **C-04-24-341-001-001 \$17,128.44** (Ord. 2024-1341) and **C-04-20-271-000-009 \$35,363.56** (Ord. 2020-1271).

*25-224 AUTHORIZING CHANGE ORDER NO. 1 – WAINWRIGHT AVENUE AND KING IMPROVEMENTS, DEMAREST AVENUE IMPROVEMENTS, RUCKMAN PARK WALKING PATH REPLACEMENT AND 2025 BOROUGH PAVING PROJECT

WHEREAS, the Borough of Closter, by Resolution dated April 23, 2025, Agenda No. 2025-127, approved a contract in the amount of **\$867,678.28** (the “Contract Price”) to 4 Clean-up Inc for a project known as the 2024 & 2025 Road Programs; and

WHEREAS, in a letter dated July 22, 2025, to The Borough of Closter from **4 Clean-Up Inc** advised the Borough of the requested Change Order # 1 to add “Paving of Police Pistol Range,” adding cost of **\$37,500.00**, adding to the adjusted bid of **\$867,678.28** for a new contract total of **\$905,178.28**; and

WHEREAS, **Boswell Engineering** has reviewed this change order and has approved this change order; and

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council do hereby authorize the execution by the Chief Financial Officer of Change Order No. 1 pursuant to which the amended Contract Price will be increased by **\$37,500.00** to **\$905,178.28** (the “Amended Contract Price”).

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 accounts **5-01-25-242-000-284 \$7,5000.00**, **5-01-25-242-000-282-\$2000.00**, **T-13-56-000-005-000 \$25,000.00**, and **C-04-25-356-001-001 \$3000.00**

*25-225 DESIGNATING AUGUST OF EACH YEAR AS “OVERDOSE AWARENESS MONTH”

WHEREAS, substance use disorder is a chronic disease characterized by the problematic, compulsive, or difficult-to-control use of drugs and other substances, despite harmful consequences; and

WHEREAS, substance use disorder, particularly when it involves opioid drugs, is seen by both the federal Centers for Disease Control and Prevention and the World Health Organization as a fast-growing epidemic that can all too easily lead to overdose and death; and

WHEREAS, in 2024, 80,391 individuals died from drug overdoses in the United States; and

WHEREAS, in New Jersey alone, 2,547 people died from drug overdoses in 2024; and

WHEREAS, furthermore, for every drug overdose that results in death, there are many more nonfatal overdoses, each taking an emotional and economic toll on individuals, their families, and the community at large; and

WHEREAS, a substance use disorder can fuel feelings of shame, guilt, embarrassment, depression, and hopelessness, causing individuals to resist seeking treatment and support; and

WHEREAS, Overdose Awareness Month is a global event held in August of each year that aims to raise awareness of drug overdoses, reduce the stigma of a drug-related death, and acknowledge the grief felt by families and friends remembering those who died or were permanently injured as a result of a drug overdose; and

WHEREAS, recognizing Overdose Awareness Month in New Jersey sends a strong message to former and current substance users, namely, that they are valued, and that overdose death is preventable; now, therefore,

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council, Borough of Closter, to designate, August of each year shall be as "Overdose Awareness Month" to raise awareness of overdose and reduce the stigma of a drug-related death.

*25-226 AUTHORIZE TO AMEND THE CONTRACT WITH BOSWELL ENGINEERING TO PROVIDE SERVICES FOR WOOD WASTE RECYCLING & LEAF COMPOSTING STORMWATER GENERAL PERMIT (WRC) FOR THE BOROUGH'S LEAF COMPOST FACILITY

WHEREAS, the Borough of Closter, by resolution dated January 2, 2025 entered into an annual contract with Boswell Engineering for the provision of professional engineering services; and

WHEREAS, Boswell Engineering, in a proposal dated August 5, 2025, (attached as Exhibit A), has outlined the professional engineering services required for the preparation of a Wood Waste Recycling & Leaf Composting Stormwater General Permit (WRC) for the Borough's Leaf Compost Facility, Block 1806, Lot 1; and

WHEREAS, it is deemed to be in the best interests of the Borough of Closter for the Mayor and Council to authorize the proposed engineering services as outlined in the August 5, 2025 Boswell Engineering proposal for an amount not to exceed \$2,500.00 and

WHEREAS, that said contract amendment is being awarded without competitive bidding, since the services covered are "professional services," pursuant to N.J.S.A. 40A:11-5(1)(a)(i) of the Local Public Contracts Law, which are services performed by persons authorized by law to practice a recognized profession; and

WHEREAS, that the award of the contract continuation shall be in accordance with and subject to compliance with the Affirmative Action Regulations of the State of New Jersey, N.J.A.C. 17:27-1.1, et seq., and the requirements of Public Laws 1975 Chapter 127, N.J.S.A. 10:5-31 to 38 and N.J.S.A. 19:44A-20.1, et seq.,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council that it does hereby approve the amendment of the contract with Boswell Engineering to provide additional engineering services for the preparation of a Wood Waste Recycling & Leaf Composting Stormwater General Permit (WRC) for the Borough's Leaf Compost Facility, not to exceed \$2,500.00; and.

NOW, THEREFORE, BE IT RESOLVED that the Borough Clerk shall provide a copy of this Resolution and Exhibit A to the Borough Administrator and to the Assistant CFO.

CERTIFICATE OF AVAILABILITY OF FUNDS

I, Frank Elenio, Certified Financial Officer of the Borough of Closter, hereby certify, pursuant to N.J.S.A. 40A:9-140.1, et seq. and N.J.A.C. 5:30-5.4, the funds are available to the Borough of Closter for calendar year in account C-04-21-288-000-004.

*25-227 APPROVING THE APPOINTMENT OF PATROL OFFICER CHARLES CUMELLA

WHEREAS, Charles Cumella, Shield #46, was appointed to the position of Probationary Patrol Officer on August 1, 2024; and

WHEREAS, Charles Cumella has successfully completed his probationary period in accordance with the Closter Police Department Rules & Regulations; Chapter 1, Section 4.24; and

WHEREAS, the Public Safety Committee of the Mayor and Council and the Chief of the Police Department support and recommend the appointment of Charles Cumella to the permanent position of Patrol Officer; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey, that Charles Cumella is hereby appointed to the position of Patrol Officer in the

Closter Police Department, effective August 1, 2025 and at the contractual rate of salary.

*25-228 SUPPORTING RevolutionNJ

WHEREAS, the Borough of Closter supports the creation of RevolutionNJ in 2018 to plan, encourage, develop, and coordinate the commemoration of the 250th anniversary of the founding of the United States, New Jersey’s pivotal role in the American Revolution, and the contributions of its diverse peoples to the nation’s past, present, and future; and

WHEREAS, the New Jersey Historical Commission established RevolutionNJ to advance the role that history plays in public discourse, community engagement, education, tourism, and scholarship in New Jersey; and

WHEREAS, RevolutionNJ will engage New Jerseyans in all 21 counties and 564 municipalities through its officially recognized programs, initiatives, and events over the next ten years; and

WHEREAS, it is fitting and desirable that we commemorate the beginning of the Nation and the role New Jersey played over the past 250 years as well as its present and future role as part of the United States, with particular focus on the individuals, ideas, and events that shaped our Country, State, and the Borough of Closter; and

WHEREAS, RevolutionNJ will highlight the role New Jerseyans played beyond the battlefield during the American Revolution when people of diverse backgrounds contributed to the development of the State and the Nation in various ways and fought for the right to life, liberty, and the pursuit of happiness; and

WHEREAS, preserving, studying, and enjoying state history strengthens communities and builds bonds between New Jersey residents as we work together toward the goals of justice and equality embedded in the United States Constitution;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the borough of Closter, hereby endorses RevolutionNJ and its mission to advance the role that history plays in public discourse, community engagement, education, tourism and scholarship in New Jersey.

IT IS FURTHER RESOLVED that:

1. The Borough of Closter commemorates the 250th anniversary of the establishment of the United States as an independent Nation.
2. The Mayor and Council authorizes the appointment of a committee to develop a plan for this commemoration that will promote the maximum involvement of our residents, neighborhoods, businesses, schools, civic organizations, and institutions in the commemorations.
3. The [Board/Council/Township Committee] further urges all its residents to reflect upon the significance of this event and the role that our State and its diverse people have played in the history and development of our Nation and to participate in this important commemoration, endeavoring to include the stories of all those whose lives are part of the history of what we now know as New Jersey, and understanding that the revolution continues today as we uphold the revolutionary ideals articulated in our founding documents.

*25-229 AUTHORIZING PLACEMENT OF TEMPORARY LAWN SIGNS & FLAGS BY MUNICIPAL ALLIANCE

WHEREAS, the Governing Body received a correspondence dated June 20, 2025, which was an email from Glynis Burke, Municipal Alliance member, requesting permission to post 2 lawn signs and 100 flags for the 2025 National Overdose Awareness Day; and

WHEREAS, Closter Code 173-83 (c) regulates temporary signs; and

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey authorizes the Municipal Alliance to place a maximum of 2 lawn signs and 100 flags for the recognition of the 2025 National Overdose Awareness Day, beginning August 14, 2025 through August 31, 2025 in front of the Borough of Closter Hall; and

NOW BE IT FURTHER RESOLVED by the Borough Clerk will provide a copy of this resolution to the Construction Code Official, Zoning Officer, Department of Public Works Superintendent and Glynis Burke, Municipal Alliance.

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

5. **MOTION:** AUTHORIZE TEMPLE EMANU-EL THE USE OF THE NATURE CENTER ON TUESDAY, SEPTEMBER 23, 2025 FROM 5:00 P.M. TO 6:30 P.M. IN OBSERVANCE OF ROSH HASHANA

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

6. **OPEN MEETING TO PUBLIC FOR ANY MATTER** (5 minute limit)

Steve Isaacson (97 Columbus Avenue) asked whether the money set aside for the MacBain house included in Historic Preservation and that the amount quoted earlier should include this. Council President Yammarino explained that the amount quoted was specifically for the Historic Preservation Commission.

Councilwoman Chung asked whether the Borough received fees for the filming in Closter. Discussion of the related fees.

7. **CLOSED SESSION:**

*25-230 RESOLUTION

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances will or presently exist.

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

1. That the public shall be excluded from the June 11, 2025 Closed Session and discussion of the hereinafter specified subject matter:

Closed Session Docket#	Item Title of Description	Statutory Reference
2025-08-13-1	Pending Litigation	N.J.S.A. 10:4:12 (b) (7)
2025-08-13-2	Personnel	N.J.S.A. 10:4:12 (b) (8)

2. Formal action may/may not be taken.

3. Minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.

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

8. **ADJOURNMENT**

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

Meeting adjourned at 8:26 P.M.

Respectfully submitted,



Mari J. Margiotta, RMC, CMR
Borough Clerk