

MAIL LIST
May 8, 2026

	Date	From	Pertains to:	Agenda/Committee/ Liaison
1.	5/4/2026	Closter Public Library	Library news May 4, 2026	Mayor and Council Borough Administrator
2.	5/4/2026	Councilwoman Latner	Tenakill Middle School Science Olympiad Team	Mayor and Council Borough Administrator
3.	5/5/2026	A Closter resident	Amendola Park's Dead Vines and Trees	Mayor and Council Borough Administrator
4.	5/5/2026	A Closter resident	Repair of the Stream Running Through Amendola Park	Mayor and Council Borough Administrator
5.	5/5/2026	Lerch, Vinci & Bliss, LLP	Report of Audit	Mayor and Council Borough Administrator
6.	5/5/2026	Lerch, Vinci & Bliss, LLP	Length of Service Awards Program Financial Statements	Mayor and Council Borough Administrator
7.	5/6/2026	County of Bergen	Commissioners: Thanks/Resolutions/Recognition/Advertising	Mayor and Council Borough Administrator
8.	5/6/2026	Closter resident Jeanne Stella	Pride Flag Raising June 9	Mayor and Council Borough Administrator
9.	5/7/2026	Closter resident Paul Chun	Request for Immediate Enforcement Review Regarding Victoria's Nursery Operations and Commercial Traffic Impact on Blanch Avenue	Mayor and Council Borough Administrator

10.	5/6/2026	NJLM	<p>Weekly Roundup</p> <p><u>State Issues</u></p> <ul style="list-style-type: none"> • Governor Announces Online Application for Permitting Dashboard Pilot • State FY2027 Budget: Department of Environmental Protection • DEP Launches “Operation FAST” to Streamline Permitting Processes <p><u>Federal Issues</u></p> <ul style="list-style-type: none"> • DHS Funding Lapse Ends • Railroad Crossing Elimination Grant Programs Open • Safe Streets and Roads for All Grant Opportunity Closes Soon • NLC & SBA Hosts Website Accessibility Rule Listening Session <p><u>Also of Interest</u></p> <ul style="list-style-type: none"> • A Park is Born: Paterson’s Vista State Park Opens • Save the Date: Governor’s Housing Conference • LGLC Webinar – 2026 Elections: Local Government Roles and Responsibilities 	Mayor and Council Borough Administrator
-----	----------	------	---	--



1 ML 5-8-2026

Laura Rametta <lrametta@closternj.us>

Library news May 4, 2026

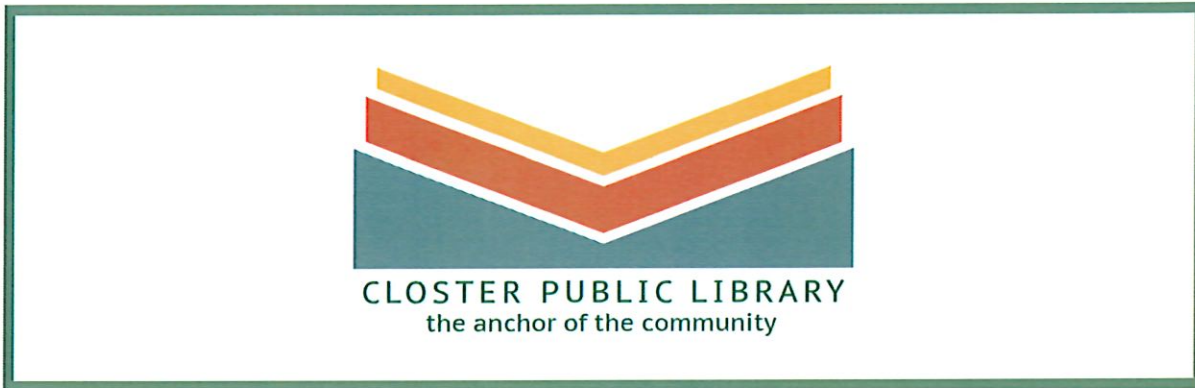
1 message

Closter Public Library <circulation@closter.bccls.org>

Mon, May 4, 2026 at 8:01 AM

Reply-To: cltrcirc@bccls.org


To: lrametta@closternj.us



May 4, 2026

COMING NEXT WEEK

New Program




Chair Yoga

Tuesdays May 12 to June 30 (no class June 2)
 Chair yoga is a modified form of yoga designed to be done while seated and standing with the support of a chair. Anyone that needs gentle controlled modified movements, gentle stretching, guided breathing, managing arthritis, recovery, or limited mobility. Standing poses with the support of a chair and easy modified balance poses also supported by a chair. No registration required.

About the instructor
 Arlene Minoyan is a many-years yoga instructor/practitioner. In addition to private & group various yoga classes, she has traveled to major cities, (sponsored) to bring health and awareness to many people with physical and health related issues.

RESOURCES

Museum Passes

Fashion at the Frick



Ruffles & Ribbons: Fashion Plates from the Time of Marie Antoinette

Organized in conjunction with *Gainsborough: The Fashion of Portraiture*, this Cabinet installation presents twenty-four hand-colored engravings that depict French fashion in the late eighteenth century. These engravings, known as fashion plates, are selected from *Gallerie des modes et costumes français (1778–87)*, the largest and most influential series of such plates at the time.

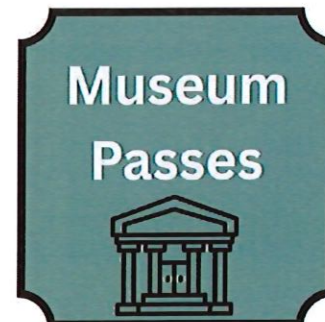
Gainsborough: The Fashion of Portraiture explores the relationship between works by period-defining English artist Thomas Gainsborough and fashion, a concept and industry that touched nearly every aspect of British society in the eighteenth century.

The museum's first special exhibition dedicated to the artist—and the first devoted to Gainsborough's portraiture ever held in New York—this show brings together over two dozen of Gainsborough's most spectacular portraits from across North America and the United Kingdom, representing each stage of his four-decade career.

[Visit the museum website for more information. Contact the library to reserve the Frick pass](#)

We have a wide range of museum passes that you can borrow with your Closter library card, including the Children's Museum of Manhattan, MoMA, and the Yogi Berra Museum.

[Visit our website for more information about our museum pass program.](#)



Primary Voting Information

Key Primary Information:

Election Day: **June 2, 2026**
Voter Registration Deadline: **May 12**
Vote by Mail Application Deadline: **May 26**
Early Voting Period: **May 26 through May 31**



Vote by Mail Updates:

[Online Application to Request a Vote by Mail Ballot](#)

[Updated Vote by Mail Materials – New Vote by Mail Instructional Video](#)

Regular Program

SHORT STORY CLUB

SEA OAK

BY GEORGE SAUNDERS

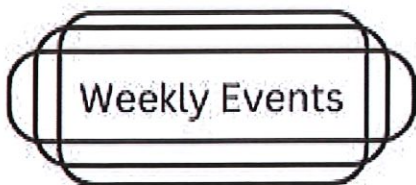
MAY 5 7:30 on ZOOM

CLOSTER PUBLIC LIBRARY
the anchor of the community

Short Story Club

Tuesday May 5 7:30 pm on Zoom

Contact [Julia](#) for more information and the Zoom link.



Monday

10-11:30am- Advanced ESL

Conversation

7-8pm - Tech Help

Wednesday

1-2:30pm- Advanced ESL Conversation

6-7 pm Yoga/Meditation

Thursday

12:30-2pm - Knitting and Craft

4:30pm - Zumba on Zoom

Saturday

1:30-2:30 - **Intermediate ESL** *This class is full. Contact the library to get on the waiting list*
2-3pm - **Tech Help**

Download the BCCLS App

Always have your library card with you; check your account and request books from your phone. Scan the QRcode or visit the [App store](#) or the [Google Play store](#).



THE LIBRARY IS ALWAYS OPEN ONLINE

As ever, please contact the library:

Ruth and **Deborah** for general questions

Vida for Kids N Young Adults question

Tim for Reference questions and issues with electronic media

Julia for the short story club

ClosterPublicLibrary.org



Closter Public Library | [280 High Street](#) | Closter, NJ 07624 US

[Unsubscribe](#) | [Update Profile](#) | [Constant Contact Data Notice](#)



Try email marketing for free today!

2 ML 5-8-2026

On Tue, May 5, 2026 at 8:53 AM Mari Margiotta <mmargiotta@closternj.us> wrote:

Good Morning Alissa,

Mail List?

Mari J. Margiotta, RMC, CMR

Borough Clerk
Borough of Closter
295 Closter Dock Road
Closter, New Jersey 07624
(201) 784-0600 ext. 488
(201) 784-9721



On Mon, May 4, 2026 at 6:20 PM Alissa Latner <alatner@closternj.us> wrote:

At last week's Closter School Board's meeting, I informed them that we cannot make a donation through the borough. However, anyone can donate if they wish. Below is the team's synopsis and the link to donate:

The Tenakill Middle School Science Olympiad team has done something truly remarkable—they won first place at States and will be representing New Jersey at the National Science Olympiad Tournament at the University of Southern California. This is a huge achievement, especially since it's their second year in a row making it to Nationals. Their hard work and dedication have paid off, and now they need our support to make this experience possible for all team members.

The costs for transportation, meals, and lodging add up quickly, and we want to ensure that every student can participate without financial barriers. Your contribution, no matter the size, will help cover these essential expenses and allow the team to focus on competing and showcasing their talents.

Thank you for considering a donation to help these students reach their goals. Together, we can make a difference and support their journey to Nationals.

Best regards,

<https://gofund.me/008db3f0e>

Alissa Latner



Closter Councilwoman
295 Closter Dock Road
Closter, NJ 07624
Tel.: 201 784-0600 Ext. 432
cell: 201 970-0352

3 ML 5.8.2026

[REDACTED]
28 Willow Rd.

Closter, NJ

5/4/2026

To the Mayor and Council of the Borough of Closter,

We live in a wonderful town where everyone is trying to make this town the best place to live. My husband [REDACTED] is a lifelong resident of Closter, and we have been living at 28 Willow Rd for 42 years. We raised three children who enjoyed playing in Amendola Park across our street. We enjoyed the willow trees planted in the park and the stream that runs through it. Unfortunately, this beautiful stream that has been a place of refuge for many animals has been overtaken by vines killing the trees. These dead trees and vines are falling into the stream and now are blocking the flow of water in the stream. This is causing terrible flooding that we never had in years past.

What is genuinely concerning is that the easement on Willow Rd is part of the town's drainage system. There is a 3 ft. pipe that runs under Willow Road between 12 Willow and 22 Willow.

The water that enters the storm drains from Leonard Ave. and possibly Piermont Road is directed through that 3ft. pipe and exits into the stream in Amendola Park.

During heavy rains the park experiences extensive flooding, which did not happen in earlier years and now is getting worse every year.

We would appreciate the town doing something to solve this problem we are having with the vines killing the trees, the dead trees falling into the stream and blocking the drainage system of the town.

Thank you for your attention to this matter,
[REDACTED]

BOROUGH CLERK

MAY 05 2026

BOROUGH OF CLOSTER

4 ML 5.8.2026

Mayor and Council

My wife and I would like to call your attention to the sad state of repair of the stream running through Amendola park. Trees down, vines choking the undergrowth, water flooding during rainstorms

Children currently playing in the park and stream daily.

We have consulted with Jim Oettinger about possible courses of action, to include cutting invasive vines, dredging stream bed, removing dead trees, etc.

We are asking for your help with this dire situation

Thank you and best regards.



40 Willow Road

Closter NJ



LERCH, VINCI & BLISS, LLP

CERTIFIED PUBLIC ACCOUNTANTS
REGISTERED MUNICIPAL ACCOUNTANTS

DIETER P. LERCH, CPA, RMA, PSA
GARY J. VINCI, CPA, RMA, PSA
JEFFREY C. BLISS, CPA, RMA, PSA
PAUL J. LERCH, CPA, RMA, PSA
JULIUS B. CONSONI, CPA, PSA
ANDREW D. PARENTE, CPA, RMA, PSA
ELIZABETH A. SHICK, CPA, RMA, PSA
ROBERT W. HAAG, CPA, RMA, PSA

DEBRA GOLLE, CPA
MARK SACO, CPA
ROBERT LERCH, CPA, PSA
CHRISTOPHER M. VINCI, CPA, PSA
CHRISTINA CUIFFO, CPA, PSA
JOHN CUIFFO, CPA, PSA

May 5, 2026

Honorable Mayor and
Borough Council
Borough of Closter
295 Closter Dock Rd.
Closter, NJ 07624

Dear Governing Body:

We have submitted this day to the Borough of Closter for distribution to the Governing Body and other officials, six (6) copies of the Report of Audit for the year ended December 31, 2025.

The Municipal Clerk is requested, in accordance with N.J.S 40A:5-7, to publish in the official newspaper of the local unit, a synopsis of this audit together with our recommendations. We will submit to the Municipal Clerk the synopsis that is to be published within the thirty-day period commencing this day.

We respectfully request that the Municipal Clerk acknowledge the receipt of the Audit Report and that the recommendations contained herein will be reviewed by Governing Body.

Very truly yours,
LERCH, VINCI & BLISS, LLP

Gary J. Vinci

Gary J. Vinci
Registered Municipal Accountant
RMA Number CR000411

6 ML 5-8-2026



LERCH, VINCI & BLISS, LLP

CERTIFIED PUBLIC ACCOUNTANTS
REGISTERED MUNICIPAL ACCOUNTANTS

DIETER P. LERCH, CPA, RMA, PSA
GARY J. VINCI, CPA, RMA, PSA
JEFFREY C. BLISS, CPA, RMA, PSA
PAUL J. LERCH, CPA, RMA, PSA
JULIUS B. CONSONI, CPA, PSA
ANDREW D. PARENTE, CPA, RMA, PSA
ELIZABETH A. SHICK, CPA, RMA, PSA
ROBERT W. HAAG, CPA, RMA, PSA

DEBRA GOLLE, CPA
MARK SACO, CPA
ROBERT LERCH, CPA, PSA
CHRISTOPHER M. VINCI, CPA, PSA
CHRISTINA CUIFFO, CPA, PSA
JOHN CUIFFO, CPA, PSA

May 5, 2026

Mari Margiotta, Borough Clerk
Borough of Closter
295 Closter Dock Road
Closter, NJ 07624

Dear Ms. Margiotta:

Enclosed please find six (6) copies of the Length of Service Awards Program Financial Statements for the year ended December 31, 2025. An electronic copy is also being sent.

Very truly yours,
LERCH, VINCI & HIGGINS, LLP

Gary J. Vinci

Gary J. Vinci
Certified Public Accountant

Enclosures



7 ML 5-8-2026

Mari Margiotta <mmargiotta@closternj.us>

COMMISSIONERS: THANKS/RESOLUTIONS/RECOGNITION/ADVERTISING

1 message

Pollitt, Lara <LPollitt@bergencountynj.gov>
To: "Pollitt, Lara" <LPollitt@bergencountynj.gov>

Wed, May 6, 2026 at 3:38 PM

MAY 3 – 9 DESIGNATED AS PROFESSIONAL MUNICIPAL CLERKS WEEK



During Professional Municipal Clerks Week, we want to acknowledge and thank the 70 municipal clerks across Bergen County for their hard work and dedication. Your attention to detail, commitment to transparency, and service to the public do not go unnoticed. Our communities are stronger because of you.

RESOLUTIONS – ATTACHED

- 587-26 Jewish American Heritage Month – Commissioner Zur/ Body as a whole
- 588-26 Mental Health Awareness Month – Body as a whole
- 589-26 Historic Preservation Month – Commissioner Amoroso/ Body as a whole
- 590-26 Asian-American/Pacific Islander Heritage Month – Body as a whole
- 591-26 Older Americans Month – Body as a whole
- 592-26 National Teacher Appreciation Week – Chair Pro Tempore Voss/ Body as a whole
- 594-26 ALS Awareness Month – Body as a whole
- 595-26 Municipal Clerks Week - Body as a whole**



If you require a non pdf document for your own purposes, please let me know.

VETERAN OF THE MONTH: ANTONIO ALHO, OF NORTH ARLINGTON



**Bergen County's
Veteran of the Month
May 2026**

Antonio Ahlo
Borough of North Arlington
Recognized by Commissioner Steve Tanelli

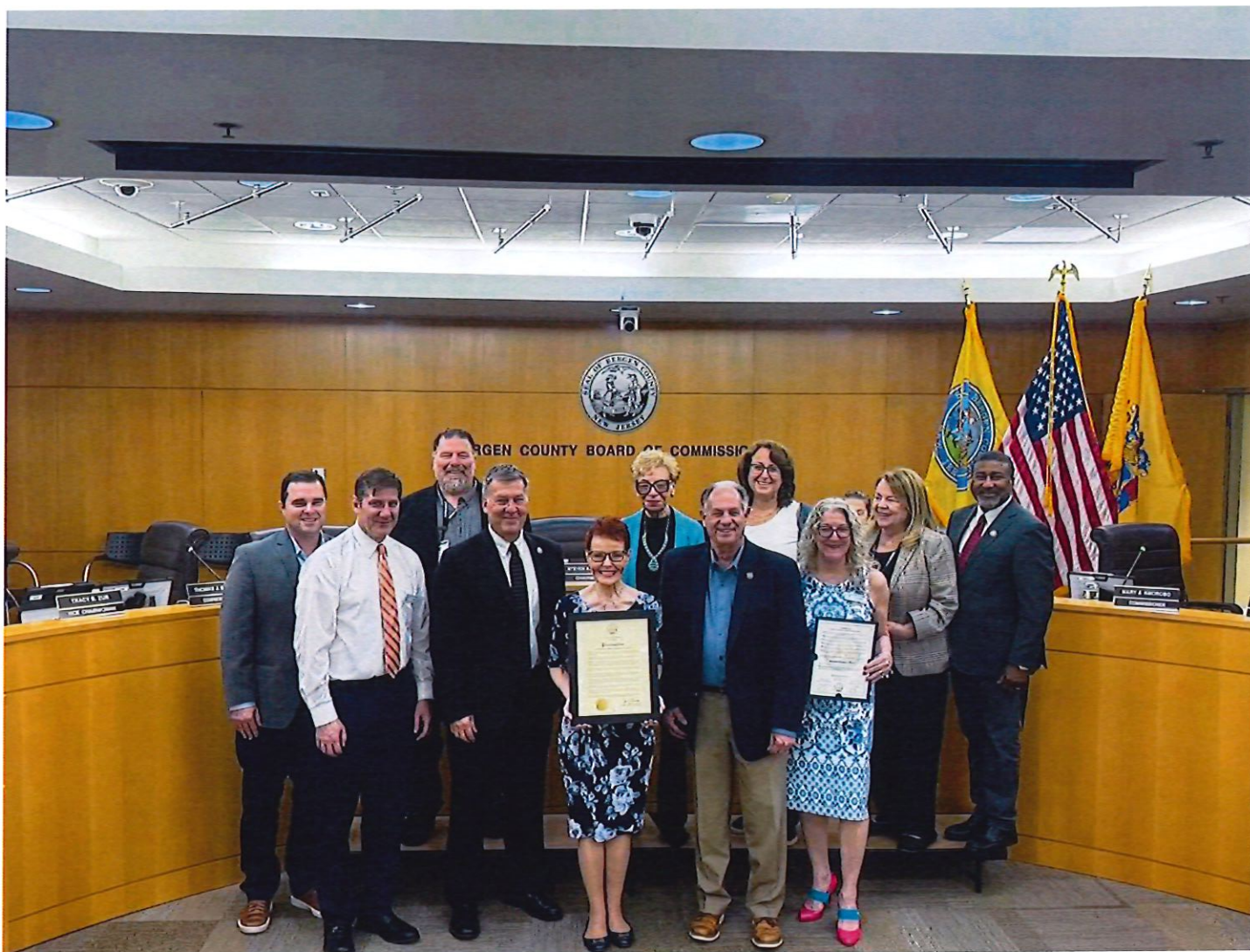



We were honored Tuesday to recognize our Veteran of the Month, **Antonio Ahlo**, of **North Arlington**. Antonio served our country during the Vietnam War—a time that called upon extraordinary courage, resilience, and sacrifice. Like so many who answered the call, he stepped forward without hesitation, putting service above self. That didn't end when he came home. A beacon in the North Arlington community, Antonio spent several years volunteering as a little league coach and as the Commander of American Legion Post 37, in North Arlington. It's important we take moments like these—not only to say thank you, but to ensure that the service and sacrifice of our Vietnam Veterans are never forgotten and always honored with the respect they deserve. For more on our veteran of the month, please visit Commissioner Tanelli's Instagram or Facebook page @stevetanelli. That being said, we are very proud to recognize Antonio Ahlo as our Veteran of the Month.

Welcome home, Antonio.



RECOGNITION: NATIONAL TEACHERS APPRECIATION WEEK: Bergen County Education Association



At Tuesday's meeting we were proud to be joined by **Sue McBride**, President of The Bergen County Education Association and members of her team. We presented them with a proclamation recognizing **National Teachers Week**, observed in Bergen County from May 3 through May 9, 2026. The proclamation and Resolution 592-26, serve as an expression of our gratitude for the teachers who dedicate their lives to shaping, guiding, and inspiring our students every day.

ADVERTISING REMINDER

In accordance with New Jersey **Senate Bill 4654**, signed into law on June 30, 2025 by Governor Phil Murphy, the County of Bergen posts its public and legal notices on their official county website.

- Hyperlink to the County Site - [Bergen County Public Notices](#)
- Hyperlink to the State Site - <https://www.nj.gov/state/statewide-legal-notices-list.shtml>



[Lara Pollitt \(she/her/hers\)](#)

Clerk to the Board

Bergen County

Board of Commissioners

Phone: 201-336-6536

[One Bergen County Plaza](#)

[Hackensack, NJ 07601](#)

Please note that effective October 3rd my e-mail address has changed from:
lrodriguez@co.bergen.nj.us and
lpollitt@co.bergen.nj.us to
lpollitt@bergencountynj.gov

Our website is now:
www.bergencountynj.gov

NOTICE: This email communication (including any attachments) from the County of Bergen may contain personal or confidential information which is protected from disclosure by the attorney-client privilege or other privilege or legal doctrine. If the reader of this communication is not the intended recipient, you are hereby notified that you have received this communication in error and that your review, dissemination, distribution, or copying of the communication is strictly prohibited.

8 attachments

-  [587 - 2026.pdf](#)
189K
-  [588 - 2026.pdf](#)
198K
-  [589 - 2026.pdf](#)
191K
-  [590 - 2026.pdf](#)
195K
-  [591 - 2026.pdf](#)
195K
-  [592 - 2026.pdf](#)
189K
-  [594 - 2026.pdf](#)
194K
-  [595 - 2026.pdf](#)
193K



8 ML 5.8.2026

Mari Margiotta <mmargiotta@closternj.us>

Re: Pride Flag Raising June 9

1 message

Alissa Latner <alatner@closternj.us>

Wed, May 6, 2026 at 9:54 PM

To: Jeanne Stella <[REDACTED]>, Mari Margiotta <mmargiotta@closternj.us>, Mayor & Council <mayorcouncil@closternj.us>, James Winters <jwinters@closternj.us>, "William J. Bailey" <wjb@huntingtonbailey.com>
Cc: Linda Albelli <[REDACTED]>

Dear Jeanne,

I have received your request and am forwarding it to the Mayor and Council.

Mari-can you please put this on the Mail List for next week's Council meeting?

Thank you.

Alissa Latner



Closter Councilwoman
295 Closter Dock Road
Closter, NJ 07624
Tel.: 201 784-0600 Ext. 432
cell: 201 970-0352

On Wed, May 6, 2026 at 7:22 PM Jeanne Stella <[REDACTED]> wrote:

I'm emailing you to notify the mayor & council that the Closter Senior Center has approved a pride flag raising ceremony on Tuesday June 9, 2026 at 6 pm at the Closter Senior Center. I am a resident of Closter and am so proud that Closter shows support of the LGBTQ+ community. I believe showing support for our LGBTQ+ community can have a huge impact on LGBTQ+ youth. Displaying the pride flag will make visible that Closter is a vibrant, welcoming, forward thinking and stigma free municipality.

I am happy to volunteer with organizing the ceremony.

Thank you
Jeanne Stella

[REDACTED]
479 High Street

Jeanne Stella
@stella_jeanne

Jeanne
Jeanne Stella
@stella_jeanne



9 ML 5.8.2026

Mari Margiotta <mmargiotta@closternj.us>

Request for Immediate Enforcement Review Regarding Victoria's Nursery Operations and Commercial Traffic Impact on Blanch Avenue

1 message

Paul Chun <[REDACTED]>

Thu, May 7, 2026 at 10:47 PM

To: jglidden@closternj.us, jchung@closternj.us, ccho@closternj.us, Amitai Victoria <vamitai@closternj.us>, alatner@closternj.us, jyammario@closternj.us, amaroules@closternj.us, boroadmin@closternj.us, lweatherly@closternj.us, mmargiotta@closternj.us, boroclerk@closternj.us, pdemarest@closternj.us

Dear Mayor, Council Members, Zoning Officer, and Borough Officials,

We are writing as Paul Chun and neighboring residents of Blanch Avenue regarding the ongoing impacts caused by the operations and traffic associated with Victoria's Nursery.

Since the business began operating last year, the character and safety of our quiet residential street has changed dramatically. The Borough's decision to allow a high-volume commercial operation to utilize this narrow residential roadway has significantly affected the quality of life of multiple tax-paying residents.

The impacts have become severe enough that:

- One neighbor sold their home below nearby comparable values
- Another neighbor is actively considering leaving the town
- Children can no longer safely enjoy long bike rides or play freely without constantly stopping for commercial traffic and parents worrying about speeding commercial traffic
- Traffic and truck activity have noticeably increased this year as the business has expanded its inventory and operations
- The street is constantly covered by dust, gravel and mud often blowing over to neighboring properties
- Vehicles parked outside homes are routinely covered in dust and debris from truck activity

We want to make clear that we understand businesses have a right to operate. However, that operation should not come at the expense of the safety, peace, and wellbeing of the residents who live here.

Importantly, we have been informed by Kenneth Aloisio of the Bergen County Agriculture Development Board that this business (note: the email thread between Kenneth and Paul Chun is attached):

- Is not a preserved farm
- Has not been certified as a commercial farm
- Is not currently protected under the New Jersey Right to Farm Act

As such, we respectfully request that the Borough fully enforce all applicable municipal ordinances and review whether the current operations comply with local zoning, site plan approvals, traffic regulations, and noise ordinances.

Our neighbors have gathered photo and video evidence of their violations.

[VIEW PHOTO AND VIDEO EVIDENCE](#)

Our primary concerns include:

1. **Unsafe Commercial Traffic on a Residential Street**

Large delivery trucks, trailers, landscaping vehicles, and customer traffic regularly travel through a narrow residential section of Blanch Avenue where families and children live and play. The current traffic volume and vehicle size create serious safety concerns and appear inconsistent with the residential nature of the neighborhood.

2. **Off-Hour Truck Activity and Overnight Truck/driver Presence**

Residents are routinely woken up by truck activity during early morning and overnight hours. Neighbors should be able to reasonably expect quiet hours during the night and early morning.

Several residents have also observed truck drivers spending the night in parked vehicles only a few feet away from family homes and bedroom windows. This has caused understandable safety concerns among nearby residents and families. This is a residential neighborhood, not a truck stop.

I recognize that the police department and the mayor's office established Closter Plaza as the dedicated resting area for off hour delivery trucks but the restrictions and strict delivery window isn't being enforced at all. The farm also has put up a sign saying "no delivery before 7am" but hasn't stopped early deliveries.

There is no apparent operational need for overnight truck staging on this block when alternative commercial areas are located only minutes away.

3. Dust, Debris, and Lack of Mitigation Measures

Heavy vehicle activity has substantially increased dust and debris along the roadway and surrounding homes. We also request review of whether proper landscaping and curb improvements are being implemented to reduce vehicles driving onto dirt areas and contributing to dust conditions.

4. Potential Zoning and Site Plan Compliance Issues

The current business operations appear substantially more intensive than the prior nursery use historically operating at this location. We respectfully request clarification regarding:

- The approved use classification for the property
- Whether amended site plan approvals were obtained
- Whether increased retail and commercial vehicle activity was reviewed and approved
- Whether current operations comply with Borough zoning and land use approvals


We respectfully request:

- Immediate review and enforcement of applicable ordinances
- Evaluation of truck routing and access restrictions
- Enforcement of noise and operational hour regulations
- Review of zoning and site plan compliance
- Consideration of mitigation measures to protect nearby residents and children
- Permit the farm to landscape the front so that the landscape can create a barrier between the farm parking lot and the street. (The farm informed us that they are waiting for permit from the town to do so)

We appreciate the Borough's attention to these concerns and look forward to working collaboratively toward a lawful and reasonable solution that protects the residents of this neighborhood.

I plan on attending the next Mayor and council meeting on May 13, 2026 at 7pm. I hope to discuss further then.

Sincerely,
Paul Chun and neighboring residents of Blanch Avenue

 **Gmail - Complaint about Victoria's Nursery in Closter, NJ.pdf**
214K



Paul Chun [REDACTED]

Complaint about Victoria's Nursery in Closter, NJ

5 messages

Paul Chun <[REDACTED]>

Wed, May 7, 2025 at 1:23 PM

To: kaloisio@bergencountynj.gov, n.witkowski@bergencountynj.gov

Cc: Aimee <[REDACTED]>, Brian Chang <[REDACTED]>, [REDACTED]

Dear Ken Aloisio and Nancy Witkowski at Bergen County Agriculture Development Board,

This complaint is about Victoria's Nursery (<https://victoriasnj.com/>) at 75 Blanch Avenue, Closter, NJ.

We hope this message finds you well. We, the residents of Blanch Avenue, are writing to bring to your attention several pressing issues affecting our community. Our neighborhood is facing significant challenges due to the operations of a large-scale flower center that recently relocated from Paramus, NJ.

Key concerns include:

All-hours deliveries: The farm's deliveries are occurring at all hours, disregarding the town code of hours of operation. According to Closter Borough Code § 181-3, deliveries should be restricted to specific hours to minimize disturbances. The constant noise of early delivery trucks arriving before business hours and idling with loud engines is particularly disruptive.

Unclean streets: The streets are not being cleaned regularly, resulting in undriveable conditions. Children are unable to ride their scooters safely due to debris and uneven surfaces. This violates Closter Borough Code § 181-4, which mandates regular street cleaning to ensure safe and clean roadways. The dust from the unclean streets is not only polluting the air, making it unsafe for children to breathe, but it is also settling on our homes and cars. We often find dust collected inside car doors, raising concerns about how much of it is getting into our homes. We cannot open our windows due to trucks idling in front of our houses, emitting dirt, dust, and fumes.

Health hazards: Gravel and dirt from the unclean streets create sandstorms during landscaping activities, which our children are breathing in, posing serious health risks. This is a concern under Closter Borough Code § 181-5, which addresses environmental health hazards.

Speeding trucks: Large trucks are speeding down our small residential block, creating dangerous conditions for pedestrians and residents. This violates Closter Borough Code § 181-6, which sets speed limits and traffic regulations for residential areas.

Excessive traffic: The amount of heavy traffic brought into our small block is excessive. Cars and trucks from clients and landscapers are coming in and out nonstop. This is not a fully commercial block, but it is now acting like one, which is inappropriate for our residential area. Additionally, the farm does not have enough parking and is using street parking, sometimes blocking driveways of residential homes.

Historic preservation: Blanch Avenue was designated as a historic street (as indicated by the plaque on Piermont and Blanch) years ago. The weight of the delivery trucks is turning our historic road into a highway for delivery trucks. This raises concerns about maintaining the integrity and preservation of our historic road, as outlined in the Historic Preservation Ordinance of the Borough of Closter.

We are deeply worried that the farm's operations are changing the dynamic and integrity of our residential block. Given the scale of the farm's activities, which were previously situated in a larger town like Paramus, it is clear that such operations are not suitable for a small residential street in Closter. We urge you to take immediate action to address these issues and ensure the safety and well-being of our community.

Thank you for your attention to this matter. We look forward to your prompt response and action.

Sincerely,
The Concerned Residents of Blanch Avenue

 **Complaint-CADB-Blanch Avenue.pdf**
1482K

Aloisio, Kenneth <kaloisio@bergencountynj.gov>
To: Paul Chun <[REDACTED]>

Thu, May 8, 2025 at 3:26 PM

Hello Mr. Chun,

Thank you for your email and voicemail.

First and foremost – regarding matters of excessive vehicles speeds – this should immediately be brought to the attention of your local police department and governing body. There is nothing in the Right To Farm Act or any other agricultural law, policy, or procedure that would exempt anyone from obeying the posted speed limit and any other traffic laws.

As complainant, you have the option to follow the formal complaint process (<https://www.nj.gov/agriculture/sadc/rtfprogram/conflictres/formal/index.html>) or request free agricultural mediation from the State of New Jersey (<https://www.nj.gov/agriculture/sadc/rtfprogram/conflictres/agmediation/>). The formal complaint process would begin with the Bergen County Agriculture Development Board or CADB collecting information on this farm property.

If you could, please fill out the attached complaint form. It does not bind you to anything; we merely need your contact information to being the process. This information will only be shared with the CADB and staff. Your attached narrative can be used for the third section, you could either copy & paste it in or attach it (or I may do this if you are unable).

Best regards,

Ken Aloisio

From: Paul Chun <[REDACTED]>
Sent: Wednesday, May 07, 2025 1:24 PM
To: Aloisio, Kenneth <kaloisio@BergenCountyNJ.gov>; Witkowski, Nancy <NWitkowski@BergenCountyNJ.gov>
Cc: Aimee <[REDACTED]>; Brian Chang <[REDACTED]>;
Subject: Complaint about Victoria's Nursery in Closter, NJ

[Quoted text hidden]

 **BCADB RTF Complaint Form.doc**
36K

5/7/26, 9:45 PM

Gmail - Complaint about Victoria's Nursery in Closter, NJ

Paul Chun <[REDACTED]>

Thu, May 8, 2025 at 6:29 PM

To: "Aloisio, Kenneth" <kaloisio@bergencountynj.gov>

Hi Kenneth,

The residents are contacting our police department every time we see traffic, speeding, parking and operational hour violations. They are going to help us in putting up a speed limit sign and a speed bump. Even with that our concern is the increased volume of commercial truck traffic (18 wheelers) on a tiny residential street. We'd like to ask the town to explore an alternative delivery entrance.

I'd like to formally kick off the complaint and review process. The completed form is attached. Even Though the form I filled out only represents myself, there are other neighbors that would be willing to participate in this process. Would it be helpful for others to file the same complaint?

Feel free to contact me if you need any other information.

Best regards,
Paul

[Quoted text hidden]

 **BCADB RTF Complaint Form.docx.pdf**
164K

Aloisio, Kenneth <kaloisio@bergencountynj.gov>
To: Paul Chun <[REDACTED]>

Wed, May 14, 2025 at 12:33 PM

Hello Paul,

After doing a little research, the farm property in question, Victoria's Nursey, is neither a preserved farm nor has been certified as a commercial farm. As such, it is not entitled to any protections under either the Farmland Preservation Program or Right to Farm Act. While the Right to Farm Act allows commercial farms, under certain circumstances, to operate free from municipal ordinances that unreasonably interfere with agricultural operations, the owners would first need to apply to the County Agriculture Development Board to become certified as a commercial farm. To the best of my knowledge, they have not done so. Therefore, the Borough would be able to fully enforce their local ordinances at this time. I have left a message for Borough Administrator James Winters saying the same.

I would also note that many of your complaints concern vehicles in the public right-of-way and not operations on the farm property itself. Even if this property applied to the Bergen CADB and received commercial farm designation, the NJ Right to Farm Act would offer no protection to them for issues such as vehicles speeding and scattering debris.

Best regards,

Ken Aloisio

From: Paul Chun <[REDACTED]>
Sent: Thursday, May 08, 2025 6:29 PM

To: Aloisio, Kenneth <kaloisio@BergenCountyNJ.gov>
Subject: Re: Complaint about Victoria's Nursery in Closter, NJ

[Quoted text hidden]

Paul Chun <[REDACTED]>
To: vamitai@closternj.us

Mon, Jun 2, 2025 at 9:38 AM

Victoria, See the thread below.

Paul

[Quoted text hidden]



10 ML 5-8-2026

Mari Margiotta <mmargiotta@closternj.us>

DEP Budget; Operation FAST; Online Permitting Pilot

1 message

NJLM Weekly Roundup <noreply@civicplus.com>

Wed, May 6, 2026 at 3:49 PM

Reply-To: noreply@civicplus.com

To: mmargiotta@closternj.us



Weekly Roundup

View a Featured Ad at the End of this Email

May 6, 2026

State Issues

Governor Announces Online Application for Permitting Dashboard Pilot

Governor Sherrill marked her 100th day in office by announcing an online application for the permitting dashboard pilot.

[Read more: Governor Announces Online Application for Permitting Dashboard Pilot](#)

Contact: Erin Knoedler, Legislative Analyst, eknoedler@njlm.org, 609-695-3481, x116.

State FY2027 Budget: Department of Environmental Protection

Please read our recent blog post, "State FY2027 Budget: Department of Environmental Protection," for a detailed analysis of the DEP's annual fiscal plan.

[Read more: State FY2027 Budget: Department of Environmental Protection](#)

Contact: Paul Penna, Director of Government Affairs, ppenna@njlm.org, 609-695-3481, x110.

DEP Launches “Operation FAST” to Streamline Permitting Processes

On April 29, the New Jersey Department of Environmental Protection (DEP) announced Operation FAST (Facilitated Approvals for Sustainable Transformation), an initiative aimed at improving the efficiency and transparency of State permitting processes.

[Read more: DEP Launches “Operation FAST” to Streamline Permitting Processes](#)

Contact: Sadayah Q. DuRant-Brown, Legislative Counsel, sdurantbrown@njlm.org, 609-695-3481, x137.

Federal Issues

DHS Funding Lapse Ends

On April 28, the House approved a bipartisan Department of Homeland Security (DHS) appropriations bill. The Senate passed it, and the President signed the legislation the same week.

[Read more: DHS Funding Lapse Ends](#)

Contact: Paul Penna, Director of Government Affairs, ppenna@njlm.org, 609-695-3481, x110.

Railroad Crossing Elimination Grant Program Open

The U.S. Department of Transportation has opened applications for the FY25-26 Railroad Crossing Elimination Grant Program to improve safety and mobility at highway-rail grade crossings.

[Read more: Railroad Crossing Elimination Grant Program Open](#)

Contact: Ciara Bradley, Research Associate, cbradley@njlm.org, 609-695-3481, x128.

Safe Streets and Roads for All Grant Opportunity Closes Soon

The application window for the U.S. Department of Transportation Safe Streets and Roads for All grant program closes on May 26.

[Read more: Safe Streets and Roads for All Grant Opportunity Closes Soon](#)

Contact: Ciara Bradley, Research Associate, cbradley@njlm.org, 609-695-3481, x128.

NLC & SBA Hosts Website Accessibility Rule Listening Session

The League’s federal partner, the National League of Cities, with the Small Business Administration, is hosting a listening session on May 14 at 2 p.m. for ADA compliance in

municipalities with populations of less than 50,000.

[Read more: NLC & SBA Hosts Website Accessibility Rule Listening Session](#)

Contacts: Paul Penna, Director of Government Affairs, ppenna@njlm.org, 609-695-3481, x110, and Amy Spiezio, Editor, aspiezio@njlm.org, 609-695-3481, x123.

Also of Interest

A Park is Born: Paterson's Vista State Park Opens

The swing into summer just got a little more fun with a new state park for New Jersey's residents. Mayor Andre Sayegh and the City of Paterson marked the grand opening of Vista State Park the first weekend in May with an official ribbon-cutting, joined by DEP Acting Commissioner Ed Potosnak for the celebration. Read all about it in this [week's NJ Municipalities blog](#).

Want to share your local story in the blog or print magazine? [Please send](#) in your 300- to 1,200-word items and photos.

Contact: Amy Spiezio, Editor, aspiezio@njlm.org, 609-695-3481, x123.

Save the Date: Governor's Housing Conference

The Governor's Conference on Housing and Economic Development will be on September 29 and 30 at Harrah's Resort Atlantic City.

[Read more: Save the Date: Governor's Housing Conference](#)

Contact: Paul Penna, Director of Government Affairs, ppenna@njlm.org, 609-695-3481, x110.

LGLC Webinar - 2026 Elections: Local Government Roles and Responsibilities

The Local Government Legal Center (LGLC) is hosting a webinar to provide an overview of the new executive orders and federal policies impacting the upcoming 2026 elections.

[Read more: LGLC Webinar - 2026 Elections: Local Government Roles and Responsibilities](#)

Contact: Paul Penna, Director of Government Affairs, ppenna@njlm.org, 609-695-3481, x110.

Advertiser Spotlight

George **Ely** ASSOCIATES Athletic, Park, & Playground Equipment




PLAYWORLD
The world needs play.

Available on STATE CONTRACT

R | RUTGERS CAMDEN MANAGEMENT CAREER DEVELOPMENT OPPORTUNITIES
EXECUTIVE MPA - MPA - PROFESSIONAL CERTIFICATES

DON'T JUST MAKE A DIFFERENCE, MAKE AN IMPACT.




nj Health Insurance Funds
Powered by PERMA
PERMAHIF.COM


BUDGET FRIENDLY: Quality Health Benefits that Protect Your Bottom Line


LEARN MORE

[View Newsletter Archives](#)

Follow NJLM: [Facebook](#) - [Twitter](#) - [LinkedIn](#) - [YouTube](#)

 Share on Facebook

 Share on Twitter

 Share via Email

Copyright 2026 NJLM. All Rights Reserved.
222 West State Street, Trenton, NJ 08608

Powered by
CIVICSEND
A Product of Civipol

If you no longer wish to receive emails from us, you may [Unsubscribe](#).

Email not displaying correctly? [View it in your browser](#).

[Unsubscribe](#)