



MAYOR AND COUNCIL
BOROUGH OF CLOSTER

REGULAR MEETING AGENDA: WEDNESDAY - OCTOBER 22, 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**

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**

3. **ORDINANCES:**

INTRODUCTION

a. **ORDINANCE NO. 2025:1374**

AN ORDINANCE AMENDING CHAPTER 56 OF THE ORDINANCES OF THE BOROUGH OF CLOSTER, ENTITLED: RECREATION COMMISSION, BOARD OF, TO REQUIRE BACKGROUND CHECKS FOR CERTAIN RECREATION EMPLOYEES, CONTRACTORS, AND VOLUNTEERS

Final Adoption and Open Public Hearing will be held on November 12, 2025 or as soon thereafter.

ORDINANCE NO. 2025:1375

AN ORDINANCE APPROPRIATING A SUM NOT TO EXCEED \$20,000.00 FROM OPEN SPACE, RECREATION, FARMLAND, AND HISTORIC PRESERVATION TRUST FUND FOR PARK, FARMLAND, AND HISTORIC PRESERVATION IMPROVEMENTS

Final Adoption and Open Public Hearing will be held on November 12, 2025 or as soon thereafter.

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:

- *25-256 AUTHORIZING THE HIRING OF AN ASSISTANT TO THE BOROUGH CLERK
- *25-257 APPROVING THE CLOSURE AND UTILIZATION OF HARRINGTON AVENUE FOR BOROUGH HALLOWEEN EVENTS ON OCTOBER 26, 2025
- *25-258 ESTABLISH A CURFEW WITHIN THE BOROUGH OF CLOSTER FOR OCTOBER 30TH AND OCTOBER 31ST ("CABBAGE NIGHT" AND HALLOWEEN)
- *25-259 AUTHORIZING THE BOROUGH OF CLOSTER POLICE DEPARTMENT TO PARTICIPATE IN THE ARRIVE TOGETHER PROGRAM AND THE EXECUTION OF THE MEMORANDUM OF UNDERSTANDING WITH CBH CARE OF HACKENSACK TO PROVIDE PROGRAM SERVICES
- *25-260 AMEND RESOLUTION #2025-175, WAIVING THE SIDEWALK REQUIREMENT OF THE CLOSTER CODE FOR THE PROPERTY AT 52 RYERSON PLACE
- *25-261 APPROVING RELEASE OF TREE BOND ESCROW – 145 HICKORY LANE

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

6. **CLOSED SESSION:**

*25-262 RESOLUTION CLOSED SESSION – OCTOBER 22, 2025

Docket#	Item Title of Description	Statutory Reference
2025-10-22-1	Contract Negotiations PBA	N.J.S.A. 10:4:12 (b) (7)

7. **ADJOURNMENT**

ALL BUSINESS WILL TERMINATE AT 11:00 P.M.

**BOROUGH OF CLOSTER
ORDINANCE NO. 2025:1374**

ORDINANCE AMENDING CHAPTER 56 OF THE ORDINANCES OF THE BOROUGH OF CLOSTER, ENTITLED: RECREATION COMMISSION, BOARD OF, TO REQUIRE BACKGROUND CHECKS FOR CERTAIN RECREATION EMPLOYEES, CONTRACTORS, AND VOLUNTEERS

WHEREAS, the Mayor and Council of the Borough of Closter desire to ensure that the Borough is providing the safest possible recreation programs for its youth; and

WHEREAS, the Recreation Commission has recommended that certain employees, contractors, and volunteers of the Recreation Commission who have regular supervised or unsupervised access to minors involved in such programs sponsored or co-sponsored by the Commission or the Borough, be required to submit to criminal history background checks at their own expense; and

WHEREAS, the Borough of Closter would like all programs that are funded or supported by the Borough or Recreation Commission, in whole or in part be required to perform criminal background checks as a condition of employment, contracting or volunteering for certain positions; and

WHEREAS, N.J.S.A.15A:3A-1 et seq. authorizes and provides for criminal history record background checks of employees, contractors and volunteers of non-profit youth serving organizations as defined in said statute; and

WHEREAS, N.J.S.A. 15A:3A-1 permits non-profit youth-serving organizations to request criminal background checks on current and prospective employees, contractors or volunteers, in order to check the criminal histories of those employees, contractors or volunteers who have direct contact with minors, in order to eliminate those with convictions for certain crimes and disqualify certain current or prospective employees, contractors and volunteers who have been convicted of certain offenses; and

WHEREAS, N.J.S.A 40A:48-1.4 provides that a Borough may enact an ordinance providing that an authorized municipal official or officer may request a criminal history record background check of any person for an official governmental purpose, including, but not limited to, employment, licensing, and the procurement of services; and

WHEREAS, the ordinance shall provide that the person shall submit to being fingerprinted in accordance with applicable State and Federal laws, rules, and regulations, and shall further provide that the official or officer is authorized to receive criminal history record information and that official or officer shall maintain the security and confidentiality of those records.

NOW, THEREFORE, BE IT ORDAINED by the governing body of the Borough of Closter, in the County of Bergen, State of New Jersey, as follows:

SECTION 1.

Add the following text to § 56-4 Powers and Duties:

(6) To determine the current and prospective employees, contractors and volunteers who are required to undergo background checks pursuant to § 56-7 of this chapter and to notify those individuals of this requirement.

SECTION 2.

Add new § 56-7, as follows:

§ 56-7 Criminal History Background Checks Required for Certain Employees, Contractors and Volunteers.

(1) Definitions.

As used in this section, the following terms shall have the meanings indicated:

“Criminal History Record Background Check” means a determination of whether a person has a criminal record by cross-referencing that person's name and fingerprints with those on file with the Federal Bureau of Investigation, Identification Division and/or the New Jersey State Bureau of Identification in the Division of State Police.

"Borough" means the Borough of Closter.

"Recreation Commission" means the Closter Recreation Commission.

"Recreation Commission Sponsored or Co-sponsored Youth Programs" means any program sponsored or co-sponsored by the Recreation Commission and/or the Borough, including all leagues, boards, committees, and commissions affiliated with, falling within the purview of, or acting for or on behalf of the Borough or the Recreation Commission and having contact with persons under the age of 18 years. This includes, but is not limited to, the following sporting activities: baseball; softball; soccer; football; basketball; wrestling; tennis; and golf.

"Youth Program " means any program that allows for participation in activities by those persons under 18 years of age. Activities may include, but are not limited to, sporting or athletic activities, passive recreation groups, clubs or camps, and trips or other activities whereby some control and responsibility for children is assigned to some person acting for or on behalf of a Borough or Recreation Commission sponsored or co-sponsored youth program other than a parent or caregiver.

(2) Individuals Subject to Background Checks.

As determined by the Board of the Recreation Commission, certain adults, those persons 18 years of age or older, including but not limited to current and perspective employees, contractors, coaches, assistant coaches, or similar positions involved in educating, directing or supervising youth, and in any way assisting in a municipal-sponsored or co-sponsored function participated in by children, shall submit to a Criminal History Background Check when notified by the Board that they are required to do so. At the discretion of the Board of the Recreation Commission, parent chaperones for certain events shall not be required to undergo criminal background checks.

(3) Completed Background Checks Required to be Submitted to the Recreation Director and Borough Administrator.

The completed Criminal Background Check must be provided to and approved by the Recreation Director and the Borough Administrator before the employee, contractor or volunteer may participate in any Borough or Recreation Commission sponsored or co-sponsored Youth Programs. Upon receipt of the completed background check, the Recreation Director or the Borough Administrator shall review the affirmative or negative results. Details in the background check that result in a negative determination by the State Police are not afforded to the Recreation Director or Borough Administrator and are only available to the applicant upon making a formal request to the State Bureau of Investigation.

(4) Disqualification.

A. In the event the criminal background check reveals any prior convictions for crimes or offenses which negatively impact the health, safety, and welfare of children, said person shall not be qualified to participate in any official capacity in any function for persons under the age of 18 years held at any Borough-owned facilities. Such offenses shall include, but are not be limited to:

1. Crimes of a 3rd degree or higher, such as crimes involving violence, assault, reckless endangerment, threats, stalking, sexual assault, or kidnapping, and crimes involving the distribution and sale of large quantities of illegal drugs.
2. Crimes against the family, children, or incompetents, such as endangering the welfare of a child.

B. The list of crimes and violations contained in this section is for illustrative purposes only and shall not be construed as a limitation on those criminal activities or violations that would be grounds to disqualify a person from assisting with youth-related activities as indicated herein.

C. Refusal by individuals required to submit to background checks will result in an immediate dismissal of the individual from any municipal-sponsored activities requiring background checks.

(5) Frequency of Background Checks.

Following the initial Background Check, thereafter, every three (3) years, a new background check shall be submitted to the Recreation Director or Borough Administrator.

(6) Appeals of Disqualification.

A. Any person whose criminal history background check disqualifies that person from employment, from contracting or from volunteering may appeal his or her disqualification.

1. Appeal re: Accuracy of Record. A person may challenge the accuracy of the criminal history record.

(a) A challenge to the accuracy of the report shall be filed with the Recreation Director or Borough Administrator, who shall coordinate the challenge with the New Jersey State Police.

2. Appeal Alleging Rehabilitation. A person may claim to be rehabilitated.

(a) No person may appeal a disqualification on the grounds of rehabilitation if the person has been disqualified because that person has been convicted, adjudicated delinquent or acquitted by reason of insanity of aggravated sexual assault; sexual assault; aggravated criminal sexual contact; kidnapping; endangering the welfare of a child by engaging in sexual conduct which would impair or debauch the morals of the child; endangering the welfare of a child; luring or enticing; criminal sexual contact; false imprisonment, if the victim is a minor and the offender is not the parent of the victim; knowingly promoting prostitution of a child; or an attempt to commit any of these offenses.

(b) Appeals Committee. An appeal based on rehabilitation shall be made to an Appeals Committee, which shall consist of the Chief of Police, the Council liaison to the Recreation Commission, and a designee of the Closter Police Department. Any such appeal must be made within thirty (30) days of receipt of the notice of disqualification.

(c) Rehabilitation Criteria. In determining whether a person has affirmatively demonstrated rehabilitation, the Appeals Committee shall consider the following factors:

1. The nature and responsibility of the position which the convicted person would hold or has held, as the case may be;
2. The nature and seriousness of the offense;
3. The circumstances under which the offense occurred;
4. The date of the offense;
5. The age of the person when the offense was committed;
6. Whether the offenses were an isolated or repeated incident;
7. Any social conditions which may have contributed to the offense; and,
8. Any other evidence of rehabilitation, including good conduct in prison or the community, counseling or psychiatric treatment received, acquisition of additional academic or vocational schooling, successful participation in correctional work release programs, or the recommendation of those who have had the person under their supervision.

(d) If the Appeals Committee determines that the disqualified person has been successfully rehabilitated, it shall enter that person's name on the list of qualified employees, contractors and volunteers maintained by the Recreation Commission.

(7) Privacy and Confidentiality.

A. All criminal background checks supplied to the Recreation Director and Borough Administrator shall be filed and maintained in a secure and locked cabinet or room within the personnel department and shall not be available to the public. The Recreation Director and Borough Administrator shall take appropriate steps to safeguard such records. The records shall be exempt from public disclosure under the common law or the New Jersey Right to Know Law, or the Open Public Records Act (OPRA). The records shall only be retained for such period of time as is necessary to serve their intended and authorized purpose, and thereafter shall be destroyed.

B. This information shall be limited solely to the authorized purpose for which it was given, and it shall not be disseminated to any unauthorized persons. Any person violating federal or state regulations governing access to criminal history records information may be subject to criminal and/or civil penalties.

(8) Penalties

- A. Any individual who has been advised, verbally or in writing of his/her disqualification to participate and continues to participate upon conviction thereof in a proceeding before a court of competent jurisdiction shall be subject to the following fines:
1. A fine of not less than two hundred fifty dollars (\$250.00) and not more than one thousand two hundred dollars (\$2,500.00).
 2. Each continuing violation of this chapter shall constitute a separate offense.

SECTION 3.

Except as amended by this Ordinance, all other provisions of Chapter 56 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.

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

Adopted: October 22, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held October 22, 2025.

Mari J. Margiotta, Borough Clerk

BOROUGH OF CLOSTER
ORDINANCE NO. 2025:1375

AN ORDINANCE APPROPRIATING A SUM NOT TO EXCEED \$20,000.00 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 **\$20,000.00** 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.

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

Introduced:
Adopted:

ATTEST:

APPROVED BY:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Open Space 2025 #2

Environmental Commission -	\$20,000.00
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Environmental Resource Inventory	
Contract with Rutgers	
Printing, display, and presentation of ERI	

DRAFT

**BOROUGH OF CLOSTER
RESOLUTION #2025-256
OCTOBER 22, 2025**

**AUTHORIZING THE HIRING OF AN ASSISTANT TO THE BOROUGH CLERK
LAURA RAMETTA**

WHEREAS, the Mayor and Council of the Borough of Closter are aware of the need for a Full-Time Assistant to the Borough Clerk in the Borough Clerk's office; and

WHEREAS, the Borough of Closter's Borough Administrator and Borough Clerk have reviewed the qualifications and recommended the hiring of an individual to the following position effective **November 10, 2025**; and

Laura Rametta – Assistant to the Borough Clerk

WHEREAS, **Laura Rametta** will start at a salary of **\$50,000.00. Upon completion of a six-month probationary period, an additional \$5,000.00. In compensation will be awarded**, 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 **Laura Rametta** as Assistant to Borough Clerk. The hire will be effective on **November 10, 2025**, and

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

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

Adopted: October 22, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held October 22, 2025.

Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION #2025-257
OCTOBER 22, 2025**

**APPROVING THE CLOSURE AND UTILIZATION OF HARRINGTON AVENUE
FOR BOROUGH HALLOWEEN EVENTS ON OCTOBER 26, 2025**

WHEREAS, ensuring the safety and security of Borough residents is a critical concern for the Closter Police Department, Chief of Police, and Governing Body of Closter; and

WHEREAS, the Closter Recreation Commission, Closter PTO, and William Barbieri (Ambassador for Tunnel to Towers Foundation) are requesting permission to close and utilize Harrington Avenue between West Street and Cedar Lane on Sunday, October 26th between the hours of 7:00am and 4:00pm; and

WHEREAS, Harrington Avenue will be closed to all vehicular traffic during this time for the safety of participants and to accommodate pedestrian and event activities; and

WHEREAS, the Chief of Police has reviewed the appropriate traffic plans and approved this road closure; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey, that approval has been given to the Closter Recreation Commission, Closter PTO, and William Barbieri (Ambassador for Tunnel to Towers Foundation) to close Harrington Avenue for the Borough's annual community Halloween events.

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

Adopted: October 22, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held October 22, 2025.

Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION #2025-258
OCTOBER 22, 2025**

**ESTABLISH A CURFEW WITHIN THE BOROUGH OF CLOSTER FOR
OCTOBER 30TH AND OCTOBER 31ST (“CABBAGE NIGHT” AND HALLOWEEN)**

WHEREAS, ensuring the safety and security of Borough residents is a critical concern for the Closter Police Department, Chief of Police, and Governing Body of Closter; and

WHEREAS, October 30th, commonly known as “Cabbage Night” or “Mischief Night” is the night when kids go out and engage in pranks or inappropriate behavior; and

WHEREAS, the Mayor and Council of the Borough of Closter believes it to be in the best interest of the health, safety, and welfare of the Borough’s residents to establish a curfew on this night and on Halloween; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, there is hereby established a curfew of 9:00 p.m. on Cabbage Night, October 30th and Halloween, October 31st. The curfew shall apply to each minor unaccompanied by his or her parent or guardian.

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

Adopted: October 22, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held October 22, 2025.

Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION #2025-259
OCTOBER 22, 2025**

**AUTHORIZING THE BOROUGH OF CLOSTER POLICE DEPARTMENT TO PARTICIPATE
IN THE ARRIVE TOGETHER PROGRAM AND THE EXECUTION OF THE
MEMORANDUM OF UNDERSTANDING WITH CBH CARE OF HACKENSACK
TO PROVIDE PROGRAM SERVICES**

WHEREAS, pursuant to N.J.S.A. 30:4-27.1, et. seq. (the “Screening Law”) and N.J.A.C. 10:31-1.1, et. seq. (“Screening Regulations”), it is the policy of the State of New Jersey to provide for a public mental health system that delivers treatment consistent with a person’s clinical condition and that screening services be developed as the public mental health system’s entry point in order to provide accessible crisis intervention, evaluation and referral services to persons with mental illness, to offer persons with mental illness clinically appropriate alternatives to inpatient care and, when necessary, to provide a means for involuntary commitment to treatment; and

WHEREAS, the Borough of Closter recognizes the importance of ensuring the safety of every person involved in civilian-law enforcement interactions and that many of the negative outcomes that have resulted from such interactions may stem from law enforcement officers responding to situations involving individuals experiencing behavioral health crises; and

WHEREAS, the New Jersey Department of Human Services (DHS) contracts annually with Mental Health Service Providers for the provision of screening services; and

WHEREAS, local Mental Health Service Providers have been designated by DHS to provide screening services to local police departments in Bergen County in accordance with the Screening Law and Screening Regulations; and

WHEREAS, the Screening Law provides officers and mental health specialists with the legal authority to transport or authorize transport of individuals who are experiencing a behavioral health crisis to an emergency department for a full assessment where appropriate; and

WHEREAS, law enforcement officers may also request the assistance of Mental Health Service Providers specialists when responding to emergency service calls that relate to behavioral health crises and mental health personnel may request assistance from officers when responding to requests for emergency screening; and

WHEREAS, to continue the effort to improve the outcomes in law response to emergency behavioral health crisis calls, to divert individuals in crisis from unnecessary entry into the criminal justice system, and to more efficiently employ the resources of the Closter Police Department, the Borough and the Department support the ARRIVE Together Program; and

WHEREAS, the Closter Police Department seeks to participate in the ARRIVE Together Program and the Chief of Police has selected CBH Care of Hackensack, a DHS approved provider, for the provision of Program services; and

WHEREAS, the Borough Attorney has reviewed the Memorandum of Understanding with CBH Care of Hackensack (attached hereto as Exhibit A) and deemed it to be in order.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Closter, County of Bergen, State of New Jersey that the Borough of Closter Police Department’s participation in the ARRIVE Together Program and the execution of the Memorandum of Understanding with CBH Care of Hackensack by the Chief of Police is hereby authorized.

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

Adopted: October 22, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held October 22, 2025.

Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION #2025-260
OCTOBER 22, 2025**

**AMEND RESOLUTION #2025-175, WAIVING THE SIDEWALK REQUIREMENT
OF THE CLOSTER CODE FOR THE PROPERTY AT 52 RYERSON PLACE**

WHEREAS, the owners of the property located at 52 Ryerson Place, Shahar and Miri Greenberg, requested a waiver of the Borough's sidewalk requirement pursuant to Closter Code Section 171- 29A(2); and

WHEREAS, the property owner forwarded documentation to the Mayor and Council stating that the neighboring properties on their side of Ryerson do not have sidewalks and their lot is corner lot which terminates at a wooded area; and

WHEREAS, the property owner appeared before the Governing Body at the Council meeting held on June 11, 2025; and

WHEREAS, in exchange for the waiver, the property owner shall be required to make a \$3,600.00 contribution to the Borough's sidewalk fund, pursuant to calculations made by the Borough Engineer; and

WHEREAS, the Borough Engineer reviewed the documentation in this matter and recommends that the sidewalk waiver be granted, subject to the \$3,600.00 contribution to the sidewalk fund, and further recommends that the property owner install full curb across the entire frontage of the property including the driveway.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter that the Borough's sidewalk requirement for the property located at 52 Ryerson Place is hereby waived subject to:

1. The property owner shall make a contribution of \$3,600.00 to the Borough's sidewalk fund; and
2. The property owner shall install full curb across the entire frontage of the property including the driveway.

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

Adopted: October 22, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held October 22, 2025.

Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION #2025-261
OCTOBER 22, 2025**

**APPROVING RELEASE OF TREE BOND ESCROW
145 HICKORY LANE**

WHEREAS, all applicable Borough professionals have finalized inspections on improvements made and approve the release of bond and/or escrow funds to the depositor of monies as indicated in the attached Project Detail Inquiry for 145 Hickory Lane.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter that the Finance Clerk is and hereby authorized to release the bond and escrow monies to the depositor as indicated in the attached Project Detail Inquiry in the amount of \$1,950.00.

Account #: 2010057515

Amount: \$1,950.00

Owner: Avishai Raviv

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

Adopted: October 22, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

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Mari J. Margiotta, Borough Clerk

**BOROUGH OF CLOSTER
RESOLUTION #2025-262
OCTOBER 22, 2025**

CLOSED SESSION

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 October 8, 2025 Closed Session and discussion of the hereinafter specified subject matter:

Closed Session Docket#	Item Title of Description	Statutory Reference
2025-10-22-1	Contract Negotiations PBA	N.J.S.A. 10:4:12 (b) (7)

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						
Council President Yammarino						

Adopted: October 22, 2025

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held October 22, 2025.

Mari J. Margiotta, Borough Clerk