CAUCUS/FINANCE MEETING
October 7, 2026

A REGULAR SCHEDULED CAUCUS/FINANCE MEETING of the Mayor and Council of the Borough of Carlstadt was held in the Caucus Room of the Borough Hall, 500 Madison Street, Carlstadt, New Jersey on Wednesday, October 7, 2026, at 7:00 P.M.

Council President Emerson asked Kimberly Koziel, Acting Borough Clerk to call the roll: Council members David Stoltz, James Lenoy, Joseph Emerson, and Suzanne Fonseca were present. Mayor Zimmermann and Council member Diane DeBiase were absent; Council member William Roseman arrived at 7:21 P.M.

Robert Ceberio, Borough Administrator, and Joseph Donahue, Borough Attorney, were present.

Council President Emerson led all present in the Pledge of Allegiance to the Flag.

Council President Emerson – This meeting has been called pursuant to the open public meetings law and in compliance with the Open Public Meetings Act, notice of this meeting was posted on the Borough website, meeting the requirements of P.L. 2025, c,72 (C:35:3-1 et al) and N.J.S.A. 10:4-6 and the updated 2026 guidelines. The notice included the location, time, and date, which was also sent to the official newspapers and posted on the municipal building bulletin board.

PROFESSIONAL REPORTS

Gregory Polyniak, Neglia Engineering Group, read his report for the month of September regarding projects that are being done in the Borough of Carlstadt. A copy of his report is on file in the Borough Clerk's office.

Robert Ceberio of RCM Ceberio, LLC Management Consultants, read his report for the month of September regarding projects that are being done in the Borough of Carlstadt. A copy of his report is on file in the Borough Clerk's office.

CAUCUS DISCUSSION

Bruce Young, Code Enforcement Officer, reported on a dead tree at 438 Washington Street. Mr. Young also mentioned he would like to discuss the purchase order process with the CFO regarding vendor invoice payments. Borough Administrator Robert Ceberio stated that the standard operating procedure may need to be revised.

Council President Emerson raised questions regarding the Little League dugouts with Borough Engineer Gregory Polyniak, who provided clarification.

Borough Administrator Robert Ceberio provided information on cold storage facilities and senior housing. He explained the current zoning ordinance to the Council and how it affects the Hackensack Street improvements. He also discussed the property located behind the Washington Avenue Firehouse.

APPROVAL OF MINUTES

Council President Emerson entertained a motion to accept the minutes of the September 16, 2026 Caucus Meeting (open & closed sessions) and the September 16, 2026 Council Meeting (open & closed sessions. On motion by Fonseca, seconded by Roseman, the minutes were approved. Council member Lenoy abstained. Council members Stoltz, Emerson, Roseman and Fonseca voted in the affirmative.

CONSENT AGENDA

Council president announced that **Resolution No. 2026-263** was removed from the Consent Agenda to be considered separately at the next meeting to be held on October 21, 2026, and **Resolution Nos. 2026-264, and 2026-265** were removed to be considered separately later in the meeting.

RESOLUTION NO. 2026-246

WHEREAS, Next Limo, LLC operating from 321 Tenth Street, Carlstadt, NJ 07072 has made application to the Borough of Carlstadt to renew two (2) limousine licenses; and

WHEREAS, the application has been filed together with the requisite fee and proof of insurance and Power of Attorney as required under N.J.S.A. 48:16-14 and 16 and vehicle and driver information as required by the ordinance to the satisfaction of the Borough Clerk.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, County of Bergen, State of New Jersey that the application of Next Limo LLC to operate two (2) limousines at 321 Tenth Street, Carlstadt, NJ 07072 be and hereby is approved for VIN # 05860 and Vin # 03372 nunc pro tunc.

AND, BE IT FURTHER RESOLVED that the Borough Clerk is hereby authorized and directed to issue the license to operate two (2) limousines at the above referenced location for the period of one year, commencing September 4, 2026 and ending on September 4, 2027 and a Certificate of Compliance with the requirements of N.J.S.A. 48:16-14 and 16, through the period indicated on the proof of insurance as submitted with the application.

RESOLUTION NO. 2026-247

RESOLUTION OF THE BOROUGH OF CARLSTADT, COUNTY OF BERGEN, STATE OF NEW JERSEY, AUTHORIZING THE PRIVATE SALE OF SURPLUS MUNICIPAL VEHICLE NOT NEEDED FOR PUBLIC USE PURSUANT TO N.J.S.A. 40A:11-36

WHEREAS, the Borough of Carlstadt is the owner of a certain surplus vehicle, specifically described as a 2006, Sterling Sewer Truck, Model #09054095, VIN #2FZHATDC06AU28592, which is no longer needed for public use; and

WHEREAS, pursuant to N.J.S.A. 40A:11-36, a contracting unit may sell property no longer needed for public use by private sale without advertisement for bids if the estimated fair market value of the property to be sold does not exceed 15% of the municipality's bid threshold; and

WHEREAS, the current public bidding threshold for the municipality, utilizing a Certified Qualified Purchasing Agent (QPA), is $53,000.00, resulting in a 15% private sale exception threshold of $7,950.00; and

WHEREAS, an offer has been received from Peirce-Eagle Equipment Co. to purchase said vehicle in the amount of $7,000.00, which amount represents the estimated fair market value of the vehicle; and

WHEREAS, because the purchase price and fair market value of $7,000.00 is below the 15% statutory threshold of $7,950.00, a public advertised auction is not required under N.J.S.A. 40A:11-36(6); and

WHEREAS, the Qualified Purchasing Agent and the Borough Administration recommend the acceptance of this offer and the private sale of this surplus vehicle.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Carlstadt, County of Bergen, State of New Jersey, as follows:

1. The sale of the surplus vehicle described as a 2006, Sterling Sewer Truck, Model #09054095, VIN #2FZHATDC06AU28592 to Peirce-Eagle Equipment Co. for the total sum of $7,000.00 is hereby authorized via private sale pursuant to N.J.S.A. 40A:11-36(6).

2. The vehicle is sold in an "as-is, where-is" condition, with no warranties expressed or implied.

3. The Mayor, Municipal Clerk, and Qualified Purchasing Agent are hereby authorized to execute a Bill of Sale and any other necessary transfer documentation to effectuate the transfer of ownership of said vehicle upon receipt of full payment in the form of a certified check or bank wire.

RESOLUTION NO. 2026-248

WHEREAS, the Tax Court of New Jersey, County: Bergen issued a Civil Action Judgment in the tax appeal of LIT Meadowlands, LLC, Owner for property located at 99 Amor Avenue, Carlstadt, New Jersey, for Block 123 Lot 12 Qualifier HM¸ as per Docket No 002757-2026 dated 04/14/2026, reducing the 2026 property tax assessment from $11,183,200 to $ 10,600,000.00, and,

WHEREAS, the reduction in the 2026 property tax assessment is $583,200.00 or $9,838.59 in 2026 property tax, and,

WHEREAS, the Governing Body approved an adjustment credit in the amount of $9,838.59 in Resolution Number 2026-225, and,

WHEREAS, the 2026 property tax assessment was increased to $11,320,700.00 or $137,500.00 in additional property tax assessment creating an additional credit in the amount of $2,319.62.

NOW THEREFORE BE IT RESOLVED by the Governing Body of the Borough of Carlstadt that a credit in the amount of $2,319.62 is authorized and the Tax Collector shall adjust his books accordingly. The total adjustment credit is $12,158.21.

It is noted that the Borough's Finance Office has reviewed this Tax Appeal Settlement and Certifies that the Appeal is genuine and that funds are available for payment. It is also noted that the Borough's Tax Appeal Attorney, Edna J. Jordan, Esq, has negotiated this Tax Appeal and has approved the settlement on behalf of the Borough of Carlstadt and that the Carlstadt Borough Attorney Joseph Donahue, Esq., has reviewed this Resolution and finds it to be satisfactory and legal. In addition, the Borough Auditor has reviewed said calculations and finds them to be satisfactory and true with the Judgments.

A copy of this Resolution shall be mailed to:
Zipp and Tannenbaum, LLC
Attn.: Joseph G. Buro, Esq.
280 Raritan Center Parkway
Edison, NJ 08837

RESOLUTION NO. 2026-249

RESOLUTION APPOINTING A PART-TIME FIRE INSPECTOR FOR THE BOROUGH OF CARLSTADT, COUNTY OF BERGEN, STATE OF NEW JERSEY

WHEREAS, there exists a need within the Bureau of Fire Prevention of the Borough of Carlstadt for a qualified individual to serve as a Part-Time Fire Inspector to ensure the safety, health, and welfare of the community through the enforcement of the New Jersey Uniform Fire Code; and

WHEREAS, the Board of Fire Officers has reviewed qualifications for this position and has recommended the appointment of James McGraw; and

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Carlstadt, County of Bergen, State of New Jersey, that James McGraw is hereby appointed to the position of Part-Time Fire Inspector for the Bureau of Fire Prevention, effective October 8, 2026.

BE IT FURTHER RESOLVED that this appointment is subject to compliance with all applicable municipal ordinances and personnel policies.

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BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Fire Official, the Chief Financial Officer, the Personnel Department, and the Appointee.

RESOLUTION NO. 2026-250

RESOLUTION REGARDING PROPERTY MAINTENANCE ENFORCEMENT

WHEREAS, the Borough of Carlstadt has adopted a Property Maintenance Ordinance to provide the property owners of the Borough of Carlstadt the best value for their tax dollars and to provide a minimum standard of maintaining their property, and

WHEREAS, the Carlstadt Zoning Department is charged with the responsibility to regulate and inspect properties as per the Property Maintenance Ordinance, and

WHEREAS, inspections were made at the following property for sanitation violations, and overgrowth of weeds and grass, etc., and the property owner was notified to correct the violations and did not respond in the prescribed time frame, and

WHEREAS, the Zoning Department contracted with a vendor to correct said violations.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Carlstadt that all charges paid by the Borough of Carlstadt to clean up and landscape the following properties shall be passed onto the property owners as a Municipal Charge and added to their property tax accounts. The property and charges are listed below:

409 Sixth Street	Watch Us Grow Landscape Design	$1,735

The Carlstadt Tax Collector shall adjust his books accordingly. The Payment for the tree removal shall be made to Watch Us Grow Landscape Design, LLC.

RESOLUTION NO. 2026-251

RESOLUTION AUTHORIZING THE BOROUGH CLERK TO ADVERTISE AND SOLICIT REQUESTS FOR QUALIFICATIONS (RFQs) FOR PROFESSIONAL SERVICES FOR THE CALENDAR YEAR 2027

WHEREAS, the Borough of Carlstadt, County of Bergen, State of New Jersey, requires the services of various qualified professionals and consultants for the upcoming calendar year 2027; and

WHEREAS, the Borough of Carlstadt adheres to the New Jersey Local Unit Pay-to-Play Law pursuant to **N.J.S.A. 19:44A-20.5 et seq.**, which defines and governs a "Fair and Open Process" for awarding municipal contracts; and

WHEREAS, under a Fair and Open Process, professional service contracts must be publicly advertised and solicited through a Request for Qualifications (RFQ) to ensure transparency, competition, and merit-based criteria; and

WHEREAS, the Governing Body of the Borough of Carlstadt wishes to authorize the advertisement and solicitation of RFQs for the following professional services:

1. One-Year Term Contracts (Calendar Year 2027)

- Borough Attorney
- Bond Counsel
- Labor Counsel
- Tax Court Attorney
- Zoning Board Attorney
- Zoning Board Engineer
- Municipal Court Prosecutor
- Alternate Prosecutor
- Public Defender
- Alternate Public Defender
- Appraiser
- Auditor
- Insurance Risk Manager
- Planner
- Board of Health Attorney
- Planning Board Attorney
- Planning Board Engineer
- Affordable Housing Agent
- Economic Development Consultant / Business Administration & Zoning
- Grant Consultant
- Special Assignment Counsel

2. Three- Year Term Contract (January 1, 2027 – December 31, 2029)

- Borough Engineer

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Carlstadt, County of Bergen, State of New Jersey, that the Municipal Clerk and Business Administrator are hereby authorized and directed to publish, advertise, and post the Request for Qualifications (RFQs) for the professional services listed above; and

BE IT FURTHER RESOLVED that the public notice of solicitation shall be published on the official municipal website and bulletin board located in the office of the Municipal Clerk in compliance with statutory timeframes; and

BE IT FURTHER RESOLVED that all submission packages and qualification criteria shall be maintained on file in the Office of the Municipal Clerk for public inspection.

RESOLUTION NO. 2026-252

Be it resolved by the Mayor and Council of the Borough of Carlstadt, Bergen County, New Jersey that the contract for the **Broad Street Concrete Improvements (CDBG Funded)** is currently under construction by **Cifelli & Son General Contracting, Inc., 81 Franklin Avenue Nutley, New Jersey 07110** in accordance with the Plans and Specifications, as directed by the Project Engineer. The said construction is hereby accepted for Payment No. 1 in the amount of **Two Hundred Twenty-Seven Thousand, Five Hundred Thirty-One Dollars and Fifty Cents ($227,531.50)** is hereby approved.

This Resolution to take effect immediately.

RESOLUTION NO. 2026-253

Be it resolved by the Mayor and Council of the Borough of Carlstadt of Bergen County, New Jersey upon the recommendation of the Borough Engineer that the Change Order for the Contract listed below be and is hereby approved.

TITLE OF JOB: Broad Street Concrete Improvements (CDBG Funded)

CONTRACTOR: Cifelli & Son General Contracting, Inc. (81 Franklin Avenue Nutley, New Jersey 07110)

CHANGE ORDER N°: 1

AMOUNT OF CHANGE THIS RESOLUTION: $9,560.00 (4.14% Increase)

AMOUNT OF CHANGE TO DATE: $9,560.00 (4.14% Increase)

This Resolution to take effect upon certification by the Borough Treasurer that sufficient funds are available.

RESOLUTION NO. 2026-254

WHEREAS, Pegasus Transport Service, Inc. has made application to the Borough of Carlstadt for the renewal of eight (8) limousine licenses; and

WHEREAS, the renewal application has been filed together with the requisite fee, and proof of insurance and Power of Attorney as required under N.J.S.A. 48:16-14 and 16 and vehicle and driver information as required by the ordinance to the satisfaction of the Borough Clerk.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, County of Bergen, State of New Jersey that the application of Pegasus Transport Service, Inc. to renew eight (8) limousine licenses at 800 Central Boulevard, Carlstadt, NJ 07072 be and hereby is approved for Vin # 77360, # 138333, # 132026, # 140010, # 131153, # 223185, # 224551, and # 67882 nunc pro tunc.

AND, BE IT FURTHER RESOLVED that the Borough Clerk is hereby authorized and directed to issue the renewal of eight (8) limousine licenses at the above referenced location for the period of one year, commencing September 28, 2026 and ending on September 28, 2027 and a Certificate of Compliance with the requirements of N.J.S.A. 48:16-14 and 16, through the period indicated on the proof of insurance as submitted with the application.

RESOLUTION NO. 2026-255

BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt that the following Music/Entertainment Permit application is hereby approved by the Carlstadt Police, Fire, Building and Health Departments for a period beginning July 1, 2026 – June 30, 2027 as the applicants' premises and use thereof complies with the Carlstadt Zoning Ordinance and all other rules, regulations, ordinances and laws:

1. Carlstadt Turnverein

RESOLUTION NO. 2026-256

A RESOLUTION AUTHORIZING THE APPOINTMENT OF MUNICIPAL REPRESENTATIVES TO THE BERGEN COUNTY COMMUNITY DEVELOPMENT REGIONAL COMMITTEE

WHEREAS the Municipality of Carlstadt has entered into a three-year Cooperative Agreement with the County of Bergen as provided under the Interlocal Services Act N.J.S.A. 40A:65-1 et seq. and Title 1 of the Housing and Community Development Act of 1974; and

WHEREAS, said Agreement requires the Municipal Council to appoint a representative and an alternate, and the Mayor to appoint a representative and an alternate, for the PY 2026-2027 term, starting July 1, 2026, and ending June 30, 2027.

NOW, THEREFORE, BE IT RESOLVED that the Municipal Council hereby appoints David Stoltz as its representative and Gregory Polyniak as its alternate and that the Mayor hereby appoints David Stoltz as his/her representative and Gregory Polyniak as his/her alternate to serve on the Community Development Regional Committee for PY 2026-2027; and

BE IT FURTHER RESOLVED that an original, certified copy of this resolution be immediately emailed to Robert G. Esposito, Director, Bergen County Division of Community Development, One Bergen County Plaza, Fourth Floor, Hackensack, New Jersey 07601 | resposito@co.bergen.nj.us **as soon as possible and no later than FRIDAY, OCTOBER 23, 2026.**

RESOLUTION NO. 2026-257

RESOLUTION TO ADVERTISE FOR BIDS

BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, Bergen County, New Jersey upon the recommendation of the Borough Engineer, the Neglia Group, that the plans & specifications for:

SOLID WASTE, RECYCABLES AND VEGETATIVE WASTE COLLECTION SERVICE 2027-2031

BOROUGH OF CARLSTADT
BERGEN COUNTY, NEW JERSEY

Are hereby approved and the Borough Clerk is hereby authorized to advertise for bids. This Resolution to take effect immediately.

RESOLUTION NO. 2026-258

WHEREAS, N.J.S. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount, and

WHEREAS, the Borough of has received notice of an additional award of $2,000.00 from the NY/NJ 2026 World Cup Host Committee for FY26 FIFA World Cup Grant Program and wishes to amend its 2026 Budget to include this amount as a revenue.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Carlstadt, in the County of Bergen, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2026 in the sum of $2,000.00. Which is now available as a revenue from:

Miscellaneous Revenues:

Special Items of General Revenue Anticipated with Prior Written Consent of the Director of the Division of Local Government Services:
State and Federal Revenues Off-set with Appropriations:
FFY26 FIFA World Cup Grant Program

BE IT FURTHER RESOLVED that the like sum $2,000.00 be and the same is hereby appropriated under the caption of:

General Appropriations:
(a) Operations Excluded from CAPS State and Federal Programs Off-Set by Revenues:
FFY26 FIFA World Cup Grant Program

BE IT FURTHER RESOLVED, that the Chief Financial Officer submit a certified copy of this resolution to the Director of Local Government Services for approval via FAST.

RESOLUTION NO. 2026-259

BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, Bergen County, New Jersey that the contract for the **Broad Street Drainage and Roadway Improvements (NJDOT Funded)**currently in construction by **D.S. Meyer Enterprises** in accordance with the Plans and Specifications, as directed by the Project Engineer. The said construction is hereby accepted for Payment No. 1 in the amount of **Nine Hundred Fourteen Thousand Seven Hundred Twenty-Two Dollars and Twenty Cents ($914,722.20)** is hereby approved.

This Resolution to take effect immediately

RESOLUTION NO. 2026-260

WHEREAS, BERF, LLC operating from 800 Central Boulevard, Carlstadt, NJ 07072 has made application to the Borough of Carlstadt for the renewal of one (1) limousine license; and

WHEREAS, the application has been filed together with the requisite fee and proof of insurance and Power of Attorney as required under N.J.S.A. 48:16-14 and 16 and vehicle and driver information as required by the ordinance to the satisfaction of the Borough Clerk.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, County of Bergen, State of New Jersey that the application of BERF, LLC to renew one (1) limousine at 800 Central Boulevard, Carlstadt, NJ 07072 be and hereby is approved for VIN # 67953 nunc pro tunc.

AND, BE IT FURTHER RESOLVED that the Borough Clerk is hereby authorized and directed to renew the license to operate one (1) limousine at the above referenced location for the period of one year, commencing October 5, 2026 and ending on October 5, 2027 and a Certificate of Compliance with the requirements of N.J.S.A. 48:16-14 and 16, through the period indicated on the proof of insurance as submitted with the application.

RESOLUTION NO. 2026-261

RESOLUTION AUTHORIZING CHANGE ORDER Nº 1 AND FINAL FOR REDUCTION OF CONTRACT QUANTITIES NOT UTILIZED THROUGHOUT CONSTRUCTION

BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, Bergen County, New Jersey upon the recommendation of the Borough Capital Improvements Engineer that the Change Order for the Contract listed below be and is hereby approved.

TITLE OF JOB: Carlstadt Culvert Flap Gate Improvements

CONTRACTOR: J. Fletcher Creamer & Son, Inc.

CHANGE ORDER No.: 1 AND FINAL

AMOUNT OF CHANGE THIS RESOLUTION: $516.09, Decrease, 0.06%

This Resolution to take effect upon certification of this Resolution by the Borough Treasurer that sufficient funds are available.

RESOLUTION NO. 2026-262

BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, Bergen County, New Jersey that the contract for the **Carlstadt Culvert Flap Gate Improvements** has been completed by **J. Fletcher Creamer & Son, Incorporated** in accordance with the Plans and Specifications, as directed by the Project Engineer. The said construction is hereby accepted for Payment No. 2 and Final in the amount of **Forty-One Thousand, Ninety-Three Dollars and Eleven Cents ($41,093.11)** is hereby approved.

This Resolution to take effect immediately.

RESOLUTION NO. 2026-266

WHEREAS, the Tax Court of New Jersey, County: Bergen issued a Civil Action Judgment in the tax appeal of SUN CHEMICAL CORP. for property located at 631 Central Avenue, Block 8 Lot 2 as per Docket No. 003079-2026 dated 06/26/2026, reducing the 2026

property tax assessment from $19,229,900.00 to $ 15,891,600.00, and,

WHEREAS, the reduction in the 2026 property tax assessment on Block 8 Lot 2 is $3,338,300.00, or $56,317.12 in 2026 property tax.

NOW THEREFORE BE IT RESOLVED by the Governing Body of the Borough of Carlstadt to authorize a credit issued as per the Settlement Stipulation in the amount of $56,317.12 on the fourth, (November), 2026 tax installment and the Tax Collector shall adjust his books accordingly.

It is noted that the Borough's Finance Officer has reviewed this Tax Appeal Settlement and Certifies that the Appeal is genuine and that funds are available for payment. It is also noted that Tax Appeal Attorney Edna J. Joran, Esq, has negotiated this Tax Appeal and has approved the settlement on behalf of the Borough of Carlstadt and that the Carlstadt Borough Attorney Joseph Donahue, Esq. has reviewed this Resolution and finds it to be satisfactory and legal.

A copy of this Resolution shall be forwarded to:

The Law Firm of J. F. Janata
6 Arrow Road, Sute 100A
Ramsey, NJ 07446

Council President Emerson entertained a motion to approve the remaining items on the Consent Agenda. On motion by Roseman, seconded by Stoltz, unanimous on call of roll of those present.

CORRESPONDENCE
Carol D'Alessandro of the Woman's Club requested permission to make ornaments and decorate the Holiday Tree at the Village Green.

Council President Emerson entertained a motion to approve the request. On motion by Fonseca, seconded by Stoltz, unanimous on call of roll of those present.

Lieutenant Scott Tronziger requested approval to hire two additional crossing guards for the current school year.

Council President Emerson entertained a motion to approve the hiring of additional crossing guards. On motion by Fonseca, seconded by Roseman, unanimous on call of roll of those present.

ORDINANCE(S)
SECOND READING AND FINAL PASSAGE

ORDINANCE NO. 26-20

BOND ORDINANCE TO AUTHORIZE THE UNDERTAKING OF VARIOUS IMPROVEMENTS TO ZIMMERMANN PARK IN, BY AND FOR THE BOROUGH OF CARLSTADT, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF $1,400,000 TO PAY THE COST THEREOF, TO APPROPRIATE MUNICIPAL OPEN SPACE TRUST FUND MONEYS, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

Council President Emerson entertained a motion to open the floor to a hearing of citizens. On motion by Roseman, seconded by Fonseca, unanimous on call of roll of those present.

Council President Emerson asked if any citizens wished to speak on this ordinance.
Council President Emerson noted for the record that no citizens wished to speak.

Council President Emerson entertained a motion to close the floor to a hearing of citizens. On motion by Roseman, seconded by Fonseca, unanimous on call of roll of those present.

RESOLUTION NO. 2026-242-A

BE IT RESOLVED that the ordinance entitled:

BOND ORDINANCE TO AUTHORIZE THE UNDERTAKING OF VARIOUS IMPROVEMENTS TO ZIMMERMANN PARK IN, BY AND FOR THE BOROUGH OF CARLSTADT, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF $1,400,000 TO PAY THE COST THEREOF, TO APPROPRIATE MUNICIPAL OPEN SPACE TRUST FUND MONEYS, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

heretofore introduced, does now pass on final reading and the Borough Clerk is hereby authorized and directed to publish said ordinance according to law.

Council President Emerson entertained a motion to adopt Ordinance 26-20 on final reading. On motion by Roseman, seconded by Fonseca, unanimous on call of roll of those present.

UNFINISHED BUSINESS
Ordinance 26-12 An ordinance to regulate and limit the number of data centers within the geographic boundaries of the Borough of Carlstadt. This “Carry Over” is currently being finalized and was not advertised for first reading.

Ordinance 26-13 An ordinance amending and supplementing chapter 21 (zoning) of the revised

general ordinances of the Borough of Carlstadt to revise the Mixed Commercial Zone (MCZ) regulations and home occupation standards for the Hackensack Street corridor. This ordinance is being carried over to a future meeting pending the Planning Board's statutory review.

Ordinance 26-14 An ordinance amending chapter 21 (zoning) of the revised general ordinances of the Borough of Carlstadt to establish downtown design standards for the Hackensack Street corridor. This ordinance is being carried over to a future meeting pending the Planning Board's statutory review.

The clerk read Ordinances No. 26-12, 26-13, and 26-14 by title. Council President Emerson entertained a motion to carry over Ordinance No.'s 26-12, 26-13, and 26-14. On motion by Stoltz, seconded by Lenoy, unanimous on call of roll of those present. The ordinances remain pending and will be placed on the next regular meeting agenda under Unfinished Business.

HEARING OF CITIZENS
Council President Emerson opened the meeting to public for comment. With no members of the public wishing to speak, Council President Emerson closed the public hearing portion of the meeting.

CLOSED SESSION

EXECUTIVE SESSSION MEETING ACT
RECESS INTO CLOSED SESSION

WHEREAS, it is necessary for the Governing Body of the Borough of Carlstadt to conduct an executive session closed to the public to discuss one or more of the following subjects: personnel and property.

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Carlstadt hereby moves to go into executive session in accordance with the provisions of the Open Public Meetings Act, N.J.S.S. 10:4.6 et Seq. for the purpose of discussing one or more of the following subjects: personnel and property.

AND, BE IT FURTHER RESOLVED that the public will be informed either later this evening after reconvening the public meeting or at a future public meeting said date is not predictable at the present time.

AND. BE IT FURTHER RESOLVED that the matters discussed in the minutes of the closed session shall be disclosed to the public when the reason for confidentiality no longer exists.

Council President Emerson entertained a motion to go into closed session at 7:49 P.M. On motion by Fonseca, seconded by Lenoy, unanimous on call of roll of those present.

Council President Emerson entertained a motion to return to open session at 9:33 P.M. On motion by

Fonseca, seconded by Lenoy, unanimous on call of roll of those present

ACTION ITEMS

Council President Emerson entertained a motion to permit Mr. Allen to move forward with the Consent Order for the Affordable Housing agreement approved in January. On motion by Roseman, seconded by Stoltz, unanimous on call of roll of those present.

Council President Emerson made a motion to approve the cameras at the Sports Complex to be installed by Better Solutions. On motion by Roseman, seconded by Fonseca, unanimous on call of roll of those present.

Council President Emerson made a motion to approve a flower arrangement and gift card for Councilwoman DeBiase. On motion by Fonseca, seconded by Lenoy, unanimous on call of roll of those present.

Borough Attorney Donahue presented a summary of the Borough Administrator's and the DPW Superintendent's recommendations to remove two part-time DPW positions due to cost and efficiency, and to offer them a severance package and an appropriate release.

Council President Emerson made a motion to accept the recommendations. On motion by Fonseca, seconded by Stoltz, unanimous on call of roll of those present.

MISCELLANEOUS/NEW BUSINESS

Resolution No. 2026-264: Approving the Annual Municipal Audit for year 2025

Council President Emerson brought forward Resolution 2026-264, which had been removed from the Consent Agenda earlier in the meeting for separate consideration. On motion by Emerson, seconded by Fonseca, the motion carried unanimously on a roll call vote of all Council members present.

Resolution No. 2026-265: Approving the Corrective Action Plan for the 2025 Municipal Audit

Council President Emerson brought forward Resolution 2026-265, which had been removed from the Consent Agenda earlier in the meeting for separate consideration. On motion by Emerson, seconded by Fonseca, the motion carried unanimously on a roll call vote of all Council members present.

Councilman Lenoy inquired about the annual assessment requirement imposed on the fourteen (14) constituent municipalities to fund the operational budget of the New Jersey Sports and Exposition Authority (NJSEA)**.** Borough Administrator Robert Ceberio explained the purpose of the assessment and noted that all letters and press releases regarding the unfulfilled Municipal Assistance Program have gone unanswered by the agency and state officials.

ADJOURNMENT

Council President Emerson entertained a motion to adjourn the meeting at 9:50 P.M. On motion by

Stoltz, seconded by Lenoy, unanimous on call of roll of those present.

APPROVED:_____
ROBERT J. ZIMMERMANN, MAYOR

ATTEST:_____
KIMBERLY KOZIEL, ACTING BOROUGH CLERK