

CAUCUS MEETING

July 15, 2026

7:00 P.M.

AGENDA

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. OPEN PUBLIC MEETINGS ACT

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 IN THE BOROUGH HALL AND A COPY ON FILE IN THE OFFICE OF THE BOROUGH CLERK

4. CORRESPONDENCE

5. HEARING OF CITIZENS/PUBLIC COMMENT

6. CLOSED SESSION

7. ADJOURNMENT

COUNCIL MEETING

JULY 15, 2026

8:00 P.M.

AGENDA

1. ROLL CALL

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3. OPEN PUBLIC MEETINGS ACT

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4. APPROVAL OF MINUTES: Open & Executive Caucus/Finance Meeting July 1, 2026

5. CORRESPONDENCE

6. REPORT OF THE MAYOR

7. SPECIAL REPORTS – C.O., B.C., T.C.

8. STANDING COMMITTEES – CONSENT AGENDA

**No. 2026-182 Approving a Tax Refund for a Tax Appeal Settlement for Prologis
118 Moonachie ave Block 127 Lot 24 in the amount of \$16,244.00**

**No. 2026-183 Approving Removal of a Handicap Parking space at 345 Hoboken
Road**

**No. 2026-188 Approving Designation of Relocation Assistance Program
Administrator**

9. REPORT OF SPECIAL COMMITTEES

10. READING OF BILLS – RESOLUTION NO. XXX

11. ORDINANCE(S) FOR FIRST READING

- 1) **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 (Resolution No. 2026-184)
- 2) **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 (Resolution No. 2026-185)

- 3) **Ordinance 26-15** AN ORDINANCE ESTABLISHING A FIVE-YEAR TAX EXEMPTION AND ABATEMENT PROGRAM FOR THE REHABILITATION OF PROPERTIES AND NEW MIXED-USE CONSTRUCTION WITHIN THE HACKENSACK STREET DOWNTOWN AREA, PURSUANT TO N.J.S.A. 40A:21-1 ES SEQ. (Resolution No. 2026-187)
12. **RESOLUTION(S)**
 - 1) Resolution No. 2026-186 A Resolution Referring Proposed Amendments To Chapter 21 (Zoning) Regarding Downtown Mixed Commercial Zone (MCZ) Regulations And Design Standards To The Carlstadt Planning Board For Master Plan Consistency Review Pursuant To N.J.S.A. 40:55D-26 And N.J.S.A. 40:55D-64
13. **UNFINISHED BUSINESS**
 - 1) **Ordinance 26-12** An Ordinance regulating and limiting the number of data centers within the geographic boundaries of the Borough of Carlstadt. This “Carry Over” ordinance is currently being finalized and was not advertised for first reading
14. **HEARING OF CITIZENS**
15. **MISCELLANEOUS/NEW BUSINESS**
16. **CLOSED SESSION**
17. **ADJOURNMENT**

AGENDA SUBJECT TO CHANGE