CAUCUS/FINANCE MEETING
AUGUST 5, 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. **GREG POLYNIAK – NEGLIA ENGINEERING**
5. **ROBERT CEBERIO – RCM CEBERIO, LLC**
6. **APPROVAL OF MINUTES:** Open & Closed Caucus Meeting July 15, 2026 and Open & Closed Council Meeting July 15, 2026
7. **CONSENT AGENDA**

No. 2026-193 **Authorizing Change Order No. 1 for Carlstadt Roller Rink Improvements (NJDOT Funded) in the amount of $9,000.00**

No. 2026-194 **Approving Tax Appeal for Prologis 525 Dell Road Block 123.01 Lot 24 in the amount of $2,746.53**

No. 2026-195 **Approving Cancellation of Unexpended, Unencumbered Funded Balance of Ordinance 25-6 in the amount of $5,672.10**

No. 2026-196 **Authorizing Tax Appeal Settlement for 401 Washington Ave Block 128 Lot 34 and Block 132 Lot 9 Washington Ave to GMA Group II and GMA Group III in the amount of $75,930 for years 2019 through 2026 tax years for Block 132 Lot 9**

No. 2026-197 **Authorizing Tax Appeal Settlement for Paterson Plk and Sixteenth Streets Block 116 Lot 5 Meadowlands Hotel LLC in the amount of $110,600 for 2021 through 2025**

No. 2026-198 **Approving Payment No. 1 and Final in the amount of $180,525.31 to Montana Construction 80 Contant Ave., Lodi, NJ for 16th Street Emergency Storm Drainage Repair**

No. 2026-199 **Authorizing Sale of Surplus Property Through Municibid.com for Auction of Nine Surplus Vehicles**

No. 2026-200 **Authorizing Change Order No. 1 and Final for DPW Roof Repair in the amount of $5,000 to 6 Brothers Construction**

No. 2026-201 **Authorizing Payment No. 1 and Final for DPW Roof Repair to 6 Brothers Construction in the amount of $32,450.00**

No. 2026-203 **Approving Award of Contract to Marturano Recreation Company for Carlstadt School Outdoor Basketball Improvements in the amount of $24,115.00**

No. 2026-204 **Approving Payment No. 2 and final in the amount of $501.00 to D & L Paving for Concrete Sidewalk Solicitation Improvements**

No. 2026-205 **Approving Payment No. 2 and final in the amount of $154.99 to D & L Paving for Concrete Payment Improvements**

No. 2026-206 **Approving Payment No. 1 in the amount of $25,725.00 to D & L Paving for 2026 Various Sidewalk Improvements**

No. 2026-207 **Authorizing Municipal Charge to Property Taxes for Landscape Clean Up at 326 Union Street in the amount of $120.00 and 538 Jefferson Street in the amount of $325.00 fees to be paid to S&B Landscaping**

No. 2026-208 **Authorizing Municipal Charge to Property Taxes for Tree Removal at 554 Hackensack Street in the amount of $4,250.00 to be paid to Aspen Tree Removal**

8. CORRESPONDENCE

9. ORDINANCE(S) FOR FINAL READING

1) **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 et seq.(Resolution 2026-187-A)

10. 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.
2) **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 'Carry Over" ordinance for second reading is pending the Planning Boards's statutory review
3) **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 'Carry Over" ordinance for second reading is pending the Planning Boards's statutory review.

11. MISCELLANEOUS/NEW BUSINESS

12. CLOSED SESSION

13. ADJOURNMENT

AGENDA SUBJECT TO CHANGE