CAUCUS/FINANCE MEETING
SEPTEMBER 2, 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 August 19, 2026 and Open & Closed Council Meeting August 19, 2026
7. **CHARLES FREUND III - HOMELAND SECURITY TASK FORCE**
8. **CONSENT AGENDA**

No. 2026-218 **Approving the Carlstadt Woman's Club, 457 Division Ave., Three Raffle Licenses as per application to be held on October 27th, November 24th and December 29th.**

No. 2026-219 **Approving Change Order No. 2 to D&L Paving for Dell Road Reconstruction (NJDOT Funded) in the amount of $1,000.00 for (Carlstadt Roller Rink Striping Credit)**

No. 2026-220 **Authorizing Refund for Block 126 Lot 43 Tax Sale Certificate No. 20260006 overpayment in the amount of $40,058.76.**

No. 2026-221 **Authorizing Refund for Block 136 Lot 14 200 Outwater Lane in the amount of $7.898.91 for an overpayment on 3rd quarter taxes**

No. 2026-222 **Approving Copay Assist RX LLC as vendor for Specialty Drugs for the Borough's Prescription Benefits Program**

No. 2026-223 **Authorizing Refund for Block 122 Lot 3 Tax Sale Certificate No 20260004 in the amount of $2,298.16 for overpayment**

No. 2026-224 **Authorizing Refund for Block 122 Lot 2 Tax Sale Certificate No. 20260003 in the amount of $2,527.97 for overpayment**

No. 2026-225 **Approving Tax Appeal Judgment for Block 123 Lot 12 LIT Meadowlands 99 Kero Rd. in the amount of $9,838.59 for 2026 property taxes**

No. 2026-226 **Approving Award of Contract to Marturano Recreation Company Inc., 2130 Route 35 Bldg. B Sea Girt, NJ in the amount of 6,229.00 for the Outdoor Basketball Improvements**

No. 2026-227 **Approving Award of Contract to Sporstfield Specialties 41155 Highway 10, Delhi, NY in the amount of $10,000.00 for Garden Orchard Recreation Complex Soccer netting**

No. 2026-228 **Approving Budget Amendment to include an award of $38,000.00 from the NY/NJ 2026 World Cup Committee**

No. 2026-229 **Approving a handicap parking space at 443 Second St.**

No. 2026-230 **Approving transfer of personnel for Compliance Liaison position**

No. 2026-231 **Approving amendment to Chapter 17 "Land Use Development" for Planning Board review of consistency with master plan**

No. 2026-232 **Authorizing demand for compliance of the NJSEA to fulfill its obligations regarding the Municipal Assistance Program (MAP)**

No. 2026-233 **Authorizing Business Administrator to enter into agreement with Civic Six for Parking structure at Block 63 Lot 6**

9. CORRESPONDENCE

- Request from Vision Federal Credit Union to hold a second presentation for Borough Employees on September 9th

- Letter from Jose Figueroa requesting approval for $6,000.00 payable to Carlstadt Soccer for referee fees (request fee no later than Friday, September 4th)

10. ORDINANCE(S)

FINAL READING

1) **Ordinance 26-16** An ordinance to amend and supplement section 24 of the code of the Borough of Carlstadt to specifically adopt the regulations of the New Jersey Sports and Exposition Authority found in N. J. A. C. 19:4-4.21 as part of the code of the Borough of Carlstadt. (**Resolution 2026-215-A**)
2) **Ordinance 26-17** An ordinance amending section 10-3.3 traffic/parking/schedule ii of the code of the revised general ordinances of the Borough of Carlstadt, 2002, entitled schedule ii, parking prohibited during certain hours on certain days**. (Resolution 2026-216-A)**

FIRST READING

1) **Ordinance 26-18** An ordinance amending chapter 17, "land use and development," of the revised general ordinances of the Borough of Carlstadt to prohibit data centers in all zoning districts (Resolution 2026-234)

2) **Ordinance 26-19** An ordinance adopting redevelopment area zoning standards for an affordable senior citizen housing project within the Borough of Carlstadt (Resolution 2026-235)

11. 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.

12. HEARING OF CITIZENS

13. MISCELLANEOUS/NEW BUSINESS

14. CLOSED SESSION

- Discussion with Planning Board representative regarding Master Plan

15. ADJOURNMENT

AGENDA SUBJECT TO CHANGE