CAUCUS/FINANCE MEETING
OCTOBER 7, 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. **RICHARD ALLEN – ROUND 4 CONSENT ORDER DISCUSSION**
7. **APPROVAL OF MINUTES:** Open & Closed Caucus Meeting September 16, 2026 and Open & Closed Council Meeting September 16, 2026
8. **CONSENT AGENDA**

No. 2026-246 **Approving Renewal of Two (2) Limo Licenses to Next Limo LLC located at 321 Tenth Street**

No. 2026-247 **Authorizing Private Surplus Sale for 2006 Sterling Sewer Truck needed at 456 Broad Street and 318 Madison Street**

No. 2026-248 **Approving Tax Credit for LIT Meadowlands LLC located at 99 Amor Avenue in the amount of $2,319.62**

No. 2026-249 **Approving Appointment of James McGraw as a Part-Time Fire Inspector in the Bureau of Fire Safety**

No. 2026-250 **Authorizing Municipal Charge Against Taxes For Property Maintenance Violations at 409 Sixth Street in the amount of $1,735.00 to be paid to Watch Us Grow Landscape for services provided for cleanup of property**

No. 2026-251 **Authorizing the Clerk to Advertise and Solicit RFQs for Calendar Year 2027**

No. 2026-252 **Approving Payment No. 1 in the amount of $227,531.50 to Cifelli & Son General Contracting, Inc., 81 Franklin Ave., Nutley, NJ for Broad Street Concrete Improvements (CDBG Funded)**

No. 2026-253 **Approving Change Order No. 1 in the amount of $9,560.00 to Cifelli & Son & Son General Contracting, Inc., 81 Franklin Ave., Nutley, NJ for Broad Street Concrete Improvements (CDBG Funded)**

No. 2026-254 **Approving Renewal of Eight (8) Limo Licenses to Pegasus Transport Service**

No. 2026-255 **Approving Music/Entertainment permit to Carlstadt Turnverein**

No. 2026-256 **Authorizing the Appointment of Municipal Representatives to the Bergen County Community Development Regional Committee**

No. 2026-257 **Authorizing Neglia Engineering to Advertise for Bids for Solid Waste, Recyclables and Vegetative Waste Collection**

No. 2026-258 **Authorizing Special Item of Revenue of an additional award of $2,000.00 from the NY/NJ World Cup Grant Program be added to General Appropriations**

No. 2026-259 **Authorizing Payment No. 1 in the amount of $914,722.20 to D.S. Meyer Enterprises for the Broad Street Drainage and Roadway Improvements (NJDOT Funded)**

No. 2026-260 **Approving one (1) renewal for Limo Permit to BERF LLC**

No. 2026-261 **Authorizing Change Order No. 1 and Final in the amount of $516.09 to J. Fletcher Creamer & Son, Inc. for the Culvert Flap Gate Improvements**

No. 2026-262 **Authorizing Payment No. 2 and final in the amount of $41,093.11 to J. Fletcher Creamer & Son, Inc. for Carlstadt Culvert Flap Gate Improvements**

No. 2026-263 **Authorizing Renewal of Liquor License with Conditions for the 2026-2027 License Term to Origin Entertainment LLC trading as Shaker's**

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

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

No. 2026-266 **Approving Tax Appeal settlement for Block 8 Lot 2 to Sun Chemical 631 Central Ave Docket #003079-2026 in the amount of $56,317.12**

9. CORRESPONDENCE

10. ORDINANCE(S) FOR FINAL READING

Ordinance 26-20 A 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 (Resolution No. 2026-242-A)

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

15. ADJOURNMENT

AGENDA SUBJECT TO CHANGE