

**COUNCIL MEETING  
December 15, 2021**

**A REGULAR SCHEDULED COUNCIL MEETING** of the Mayor and Council of the Borough of Carlstadt was held in the Council Chambers of the Borough Hall, 500 Madison Street, Carlstadt, New Jersey on Wednesday, December 15, 2021 at 8:38 P.M.

Mayor Robert Zimmermann asked Claire Foy, Borough Clerk to call the roll: Council members David Stoltz, James Lenoy, Joseph Emerson, William Roseman, Suzanne Fonseca and Diane DeBiase were present.

Joseph Crifasi, Borough Administrator and Joseph Donahue, Borough Attorney were also present.

Mayor Zimmermann led all present in the Pledge of Allegiance to the Flag.

Mayor Zimmermann – This meeting has been called pursuant to the Open Public Meetings Law and in accordance with Section 5 of the Open Public Meetings Act, adequate notice of this meeting having been provided in the annual notice schedule which contained the time, date and location of the meeting, copies of which were sent and advertised in the following official newspapers of Carlstadt: The Record on January 7, 2021 and the Herald News on January 7, 2021 a copy of which is on the Bulletin Board in the Borough Hall and a copy on file in the office of the Borough Clerk.

**APPROVAL OF MINUTES**

Mayor Zimmermann entertained a motion to accept the minutes of 10/20/2021 Caucus and Council Meetings (Open and Closed Sessions).

On motion by Emerson, seconded by Lenoy, unanimous on call of roll.

**CORRESPONDENCE**

A letter was received from the Carlstadt Board of Officers with the resignation of David Hollenbeck II from Bergen Company One. It was also mentioned that Robert Recanati has been suspended thirty days for insubordination.

Mayor Zimmermann entertained a motion to accept the resignation of David Hollenbeck with regrets. On motion by DeBiase, seconded by Stoltz, unanimous on call of roll.

Mayor Zimmermann said that Domenick Giancaspro and Margo Brislin would like to sell back two weeks of their remaining vacation.

On motion by Emerson, seconded by Fonseca unanimous on call of roll.

Mayor Zimmermann said a letter from the Carlstadt Public School from Allison Evans, Superintendent of Schools is selling boosters for their 2022 yearbook.

Mayor Zimmermann entertained a motion to purchase a booster in the amount of \$200.00 for a half page.

On motion by Roseman, seconded by Fonseca, unanimous on call of roll.

**SPECIAL REPORTS**

The Construction Official's report was read for the month of November. This report will be filed.

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The Borough Clerk's report was read for the month of November. This report will be filed.  
The Tax Collector's report was read for the month of November. This report will be filed.

**STANDING COMMITTEES**

**FINANCE** – Councilman Emerson said we have resolutions.

**CONSENT AGENDA**

**RESOLUTION NO. 2021-232 (as amended)**

**WHEREAS**, the Borough of Carlstadt is authorized and does accept funding in the amount specified and permitted with no match under the SFY21 Body-Worn Camera Grant Program, State Account No. BYF21-100-066-1020-495, Award Number 21-BWC – 084. Subaward Period: January 1, 2021 - December 31, 2025; and

**WHEREAS**, the Borough of Carlstadt has reviewed the accompanying application and has approved said requests; and

**WHEREAS**, this project is a joint effort between the Department of Law and Public Safety, Office of the Attorney General and the Carlstadt Police Department for the purpose described in the application.

**NOW, THEREFORE BE IT RESOLVED** by the Carlstadt Governing Body that:

1. As a matter of public policy, the Carlstadt Police Department wishes to participate to the fullest extent possible with the Department of Law and Public Safety, Office of the Attorney General;
2. The Attorney General will receive funds on behalf of the applicant;
3. The Office of the Attorney General will be responsible for the receipt and review of the application of said funds;
4. The Office of the Attorney General will initiate allocations to each applicant as authorized;
5. The Borough of Carlstadt is accepting the specific grant funds for the purposes described in the application;
6. As this program may constitute an unfunded State mandate, the Borough reserves its right to raise this issue in the future.
7. Grant Amount: \$71,330.00

**RESOLUTION NO. 2021-297**  
**AGREEMENT FOR PROFESSIONAL SERVICES**

**WHEREAS**, Neglia Engineering Associates has provided the Borough with an Agreement for Professional Services for the Garden Orchard Recreation Complex – Phase II & III Development (Soccer Complex) project; and

**WHEREAS**, the Agreement for Professional Services includes a lump sum cost of \$58,915.00 representing Surveying and Geotechnical Engineering Services Costs; and

**WHEREAS**, the CFO has certified that these funds have been appropriately budgeted for; and

**BE IT FURTHER RESOLVED**, that the Mayor and Borough Clerk are hereby authorized to execute the agreement of services for the project for Neglia Engineering Associates, 34 Park Avenue, Lyndhurst, New Jersey.

**RESOLUTION NO. 2021-298**

**BE IT RESOLVED** by the Mayor and Council that the proper Borough Officials are hereby authorized and directed to make the following disbursements:

Carlstadt Board of Education	\$ 1,063,866.41
Regional Board of Education	611,012.42

**RESOLUTION NO. 2021-299**

**BE IT RESOLVED** that the following payments made by the Chief Financial Officer from Valley Bank during the month of November, 2021 be ratified:

<b><u>Date</u></b>	<b><u>Ck#</u></b>	<b><u>Account</u></b>	<b><u>Payee</u></b>	<b><u>Amount</u></b>
11/19/2021	502719	Current	Comcast	\$ 45.19
11/19/2021	502720	Current	Suez Water	1,048.50
11/19/2021	502721	Current	Verizon	139.00
11/19/2021	502722	Current	AT&T Mobility	381.64
11/19/2021	502723	Current	Claire Foy	743.64
11/28/2021	502725	Current	PSE&G	29.74
11/28/2021	502726	Current	Great America	425.00
11/28/2021	502727	Current	Suez Water	594.53
11/28/2021	502728	Current	Comcast	27.02
11/29/2021	502729	Current	Payroll	142,514.31
11/29/2021	502730	Current	Payroll	19,180.42
11/29/2021	502731	Current	Payroll	422,696.06
11/30/2021	502732	Current	Payroll	1,020.36
11/30/2021	502733	Current	Payroll	836.56

**RESOLUTION NO. 2021-300**

**WHEREAS**, pursuant to the Opinion and Award of the Public Employment Relations Commission, PERC Docket No. AR 2009-98 reimbursements for Medicare Part B Premiums and prescriptions consistent with the Carlstadt SOA Contract and the Carlstadt PBA Local #312 contract are to be paid to eligible members; and

**WHEREAS**, Janet Higgins, spouse of former Deputy Chief Brian Higgins, deceased, has filed a request for reimbursement for Medicare Part B premiums and prescriptions on behalf of herself consistent with the Carlstadt SOA Contract and the Carlstadt PBA Local #312.

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Carlstadt that the Chief Financial Officer is hereby authorized to make payment representing reimbursement to Janet Higgins for the year 2021 in the amount of \$5,488.95. Subsequent payment for future reimbursements shall be made upon request and proof of deductions submitted by Janet Higgins.

**RESOLUTION NO. 2021-301**

**WHEREAS**, John Occhiuzzo Jr. Retired Police Chief has filed a request for reimbursement for Medicare Part B premiums on behalf of himself for the year 2021 consistent with the Carlstadt SOA Contract and the Carlstadt PBA Local #312 following the filing of a formal grievance and the matter having proceeded to Arbitration with a finding in favor of the Carlstadt PBA Local #312; and

**WHEREAS**, the Opinion and Award of the Public Employment Relations Commission, PERC Docket No. AR 2009-98 provides for a reimbursement to be made from the date of the Opinion and thereafter.

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Carlstadt that the Chief Financial Officer is hereby authorized to make payment representing reimbursement to John Occhiuzzo Jr. for the year 2021 in the amount of \$3,872.00 as evidenced by the documents submitted as proof thereof. Subsequent payment for future reimbursements shall be made upon request and proof of deductions submitted by John Occhiuzzo Jr.

**RESOLUTION NO. 2021-302**

**WHEREAS**, Douglas Faist, retired employee of the Carlstadt Department of Public Works has filed a request for reimbursement for the purchase of a Medicare supplement; and

**WHEREAS**, pursuant to the CDPWBA Contract Article XVII D 1.the amount of said reimbursement for the year 2021 is \$1,125.00.

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Carlstadt that the Chief Financial Officer is hereby authorized to make payment in the amount of \$1,125.00 representing reimbursement for his Medicare supplement for the year 2021, pursuant to Article XVII D 1. of the Contract between the Borough of Carlstadt and the CDPWBA.

**RESOLUTION NO. 2021-303**

**WHEREAS**, a Shared Services Agreement exists between the Carlstadt Sewerage Authority and the Borough of Carlstadt.

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and Council of the Borough of Carlstadt, Bergen County, State of New Jersey approve the continuation of the Shared Services Agreement and that Mayor, Robert J. Zimmermann, be authorized to execute said Agreement which term shall be January 1, 2022 to December 31, 2022.

**RESOLUTION NO. 2021-304**

**A RESOLUTION AUTHORIZING SETTLEMENT  
FOR THE BOROUGH OF CARLSTADT**

**WHEREAS**, it is upon the advice and recommendation of the Borough Counsel, Tax Assessor, Special Tax Appeal Counsel, Appraisal and Financial Consultants to seek formal approval of the here within settlement as follows:

The Property is located as follows:

**Block 126, Lot 60 707 Commercial Ave.**

- As noted on the Borough Tax Map and owned by Plaintiff, Eagle Realty of NJ, LLC.
- The within Resolution relates to the settlement of the pending tax appeal matter entitled Eagle Realty of NJ, LLC v. Borough of Carlstadt, filed in the Tax Court of New Jersey under Docket Nos .002544-2021.
- The proposed settlement terms and conditions related to this matter are noted on the attached Settlement Recommendation Correspondence.

**WHEREAS**, it is in the best interest of the Borough to approve the proposed settlement to avoid the cost and uncertainty of litigation.

**NOW, THEREFORE BE IT RESOLVED** by the Mayor & Council of the Borough of Carlstadt, County of Bergen, State of New Jersey that the Borough Tax Counsel is hereby authorized and directed to further prepare, execute any and all documents necessary in order to facilitate the further processing for the above stated tax appeal settlement, with copies of same to the Borough Clerk, Borough Attorney, Borough Tax Collector and Borough Tax Assessor.

**RESOLUTION NO. 2021-305**

**A RESOLUTION AUTHORIZING SETTLEMENT  
FOR THE BOROUGH OF CARLSTADT**

**WHEREAS**, it is upon the advice and recommendation of the Borough Counsel, Tax Assessor, Special Tax Appeal Counsel, Appraisal and Financial Consultants to seek formal approval of the here within settlement as follows:

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The Property is located as follows:

**Block 127, Lot 18 & 19 Moonachie & Eastern Ave.**

- As noted on the Borough Tax Map and owned by Plaintiff, Con-Way Central Express.
- The within Resolution relates to the settlement of the pending tax appeal matter entitled Con-Way Central Express v. Borough of Carlstadt, filed in the Tax Court of New Jersey under Docket Nos. 005502-2017 & 002286-2018, 002916-2019 & 003552-2020.
- The proposed settlement terms and conditions related to this matter are noted on the attached Settlement Recommendation Correspondence.

**WHEREAS**, it is in the best interest of the Borough to approve the proposed settlement to avoid the cost and uncertainty of litigation.

**NOW, THEREFORE BE IT RESOLVED** by the Mayor & Council of the Borough of Carlstadt, County of Bergen, State of New Jersey that the Borough Tax Counsel is hereby authorized and directed to further prepare, execute any and all documents necessary in order to facilitate the further processing for the above stated tax appeal settlement, with copies of same to the Borough Clerk, Borough Attorney, Borough Tax Collector and Borough Tax Assessor.

**RESOLUTION NO. 2021-306**  
**RESOLUTION AUTHORIZING CHANGE ORDER N<sup>o</sup> 1 FOR**  
**Additional work due to site conditions during 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:** Various Sidewalk Repairs

**CONTRACTOR:** Cifelli & Son General Contracting, LLC

**CHANGE ORDER No.:** 1

**AMOUNT OF CHANGE THIS RESOLUTION:** \$2,080.00 Increase: 5.78%

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

**RESOLUTION NO. 2021-307**

**WHEREAS**, the Borough of Carlstadt is in need of public health services; and

**WHEREAS**, Mid-Bergen Regional Health Commission has proposed a Uniform Shared Services Agreement whereby they will provide a public health program in accordance with N.J.S.A. 40:8A-1 et seq. and N.J.S.A. 26:3A2-1 et seq and any other applicable administrative rules and/or statutes promulgated by the State of New Jersey to the Borough for a one (1) year period January 1, 2022 to December 31, 2022 for an annual fee of \$29,160.00.

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Carlstadt, Bergen County, New Jersey, that:

1. The contract between Mid-Bergen Regional Health Commission and the Borough of Carlstadt for provisions of a public health program for the period January 1, 2022 to December 31, 2022 for the amount of Twenty-Nine Thousand, One Hundred and Sixty (29,160.00) Dollars be and hereby is approved and authorized.
2. The Mayor and Borough Clerk are hereby authorized and directed to execute the Agreement as proposed, a copy of which is attached hereto.

Certification as to the availability of funds:

The CFO/Treasurer hereby certifies that sufficient funds are available to pay the amount of \$29,160.00 in accordance with the terms of the contract.

**RESOLUTION NO. 2021-308**

**BE IT RESOLVED** by the Mayor and Council of the Borough of Carlstadt, Bergen County, New Jersey that the contract for the **Various Sidewalk Repairs** has been completed by **Cifelli & Son General Contracting, LLC 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 & Final in the amount of **Thirty-Eight Thousand Eighty Dollars and Zero Cents (\$38,080.00)** is hereby approved.

This Resolution to take effect immediately.

**RESOLUTION NO. 2021-309**

**BE IT RESOLVED** by the Mayor and Council of the Borough of Carlstadt that the following music/entertainment permit applications are hereby approved by the Carlstadt Police Department as the applicant's premises and use thereof, complies with the Carlstadt Zoning Ordinance and all other rules, regulations, ordinances and laws:

1. American Legion  
412 Third Street

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Mayor Zimmermann entertained a motion to approve the Consent Agenda.

On motion by Emerson, seconded by Stoltz, unanimous on call of roll. Councilwoman DeBiase abstained on Resolution No. 2021-298.

**STANDING COMMITTEES**

**POLICE** – Councilman Emerson read his report. This report will be filed.

**FIRE/OEM** – Councilman Roseman read his reports. These reports will be filed.

**PUBLIC WORKS/PUBLIC PROPERTY** – Councilman Lenoy reported progress.

**PLANNING/BUILDING** – No report.

**ZONING** – Councilman Lenoy reported progress.

**HEALTH** – Councilwoman Fonseca read her report. This report will be filed.

**RECREATION** – Councilman Emerson read his report. This report will be filed.

**BOROUGH EQUIPMENT** – Councilwoman DeBiase read her report. This report will be filed.

**RECYCLING** – Councilman Stoltz reported progress.

**PROJECTS** – Councilwoman DeBiase read her report. This report will be filed.

**HUMAN RESOURCES** – Councilwoman Fonseca reported progress.

**REPORTS OF SPECIAL COMMITTEES**

None.

**READING OF BILLS**

**RESOLUTION NO. 2021-310**

**BE IT RESOLVED** by the Mayor and Council of the Borough of Carlstadt that the following bills having been approved by the Finance Committee are approved herewith for payment:

<b><u>CAPITAL ACCOUNT</u></b>	
Depository Trust Co.	\$ 129,175.00
A Family Tree Wholesale	32,500.00
AAA Emergency supply Co., Inc.	14,343.40
Cifelli & Son General Contracting	38,080.00
Neglia Engineering Associates	4,007.19

**TRUST ACCOUNT**

MRC	4,013.03
Current Account	92,996.03
Kuiken Brothers Co. Inc.	1,284.75
Neglia Engineering Associates	

**DOG WARDEN TRUST**

NJ Dept. of Health & Senior Services	2.40
Neal Beeber DVM	318.45
Tyco Animal Control Services	816.66

**CURRENT ACCOUNT**

AGGRESSIVE ENERGY LLC	3,641.92
AHOLD FINANCIAL SERVICES	204.32
AMAZON CAPITAL SERVICES	238.95
AMERICAN HOSE & HYDRAULICS	242.11
A.N.D SERVICE	509.45
ARAMARK UNIFORM SERVICES	240.24
ARROW ELEVATOR INC.	223.00
ASSENHEIMER, CHRISTOPHER	458.29
BALCO INDUSTRIES	1,303.00
BERGEN COUNTY DEPT. HEALTH SER	20.00
BEYER BROTHERS CORP.	1,094.73
BEYER FLEET SALES/SERVICE	129.76
BILL O'SHEA'S	213.90
BOROUGH OF RUTHERFORD	9,304.76
CAROUSEL INDUSTRIES OF NORTH	365.40
CARLSTADT FIRE DEPARTMENT	100.00
CARLSTADT ROLLER/HOCKEY	1,000.00
C&C TIRE	1,701.00
CHASEN, LAMPARELLO, MALLON	10,697.10
CHOCOLATE DREAMS	724.50
CINTAS	9.76
CLIFFSIDE BODY CORP.	488.14
CLIFFHANGER PRODUCTIONS INC.	8,400.00
COMPLETE SAW& GARDEN EQUIP.	40.00
COMPREHENSIVE BEHAVORIAL	6,500.00
DIRECT ENERGY BUSINESS	946.54
DOSCH KING CO INC	1,148.00
DOUGLAS FAIST	1,125.00
DOWNES TREE SERVICE INC.	965.00
DROWN THE CLOWN	1,000.00
D S MEYER ENTERPRISES LLC	8,800.00

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DUNKIN DONUTS	164.26
E&M AUTO REPAIRS INC	1,315.00
ENVIRONMENTAL RENEWAL L.L.C.	3,230.00
EXPERT SEWER & DRAIN LLC	250.00
THE CHOI LAW GROUP LLC	4,675.00
FEDEX	484.00
FELDMAN BROTHERS ELRCTRICAL	131.42
NFIP DIRECT SERVICING AGENT	11,543.00
FIESTA	5,253.16
FIRE & SAFETY SERVICES	1,425.59
GARBARINI & CO.	5,500.00
GPH INC	1,500.00
GRAINGER	192.51
HADDAD ELECTRIC LLC	751.00
HOMETOWN AUTO PARTS	504.08
HUDSON TIRE EXCHANGE	1,410.35
I.D.A.	68,911.36
ILONA DOVIK	238.56
IMPRESSIVE PRINTING INC	354.80
INST. FOR PROFESS. DEVEL.	50.00
INTERSTATE WASTE SERVICES INC	19,851.44
JANET HIGGINS	5,488.95
JAXX HOME IMPROVEMENTS LLC	2,115.00
JESCO INC	1,107.50
JOSEPH R. DONAHUE LLC	9,989.16
KIPP & ALLEN L.L.P.	7,221.50
KYLE MCMANUS ASSOCIATES LLC	527.50
LEVITT'S LLC	792.00
LEXISNEXIS RISK SOLUTIONS	84.00
LINDE GAS & EQUIPMENT INC	215.88
MARIO'S LOCKSMITH	163.00
MASTERMAN'S LLP	178.44
MATERA'S NURSEY	763.75
MEADOWLANDS HARDWARE	259.43
METRO FIRE & SAFETY EQUIP	159.00
METRO DONUTS LLC	451.79
MOTOROLA SOLUTION INC	395.00
MSI TECHNOLOGIES LLC	3,473.95
MUNICIPAL EMERGENCY SERVICES	358.41
NASSOR ELECTRICAL SUPPLY	216.46
NATALE MACHINE & TOOL CO. INC	22.00
NEGLIA ENGINEERING ASSOCIATES	4,242.50
NEW JERSEY MOTOR VEHICLE	150.00

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NEW JERSEY STRIDERS INC	248.00
NFPA	175.00
NICK'S TOWING SERVICE	430.00
NJ FIRE EQUIPMENT CO.	387.67
NORTH JERSEY MEDIA GROUP INC.	263.35
NORTHEAST SWEEPERS INC	3,174.42
OCCHIUZZO, JOHN	3,872.00
OLYMPIC GLOVES & SAFETY CO. INC	479.70
PAC TOOL & SUPPLY CO	115.96
PAYROLL ACCOUNT	800.81
P.I.A.	3,843.00
PRESTI, ROSARIO JR., ESQ.	3,633.36
PROGRESSIVE BRICK CO.	421.60
PSE&G	18,359.91
RCM CEBERIO LLC	3,000.00
REMINGTON AND VERNICK	800.00
RICHARD MILLER ELECTRICAL CONT	985.00
ENER-G RUDOX INC.	1,002.57
SALOMONE REDI MIX LLC INC	1,170.00
SANITATION EQUIP. CORP.	116.98
SBI MATERIALS LLC INC	187.63
SENIOR FRIENDSHIP CLUB	2,369.89
S&G OIL INC.	240.63
SHERWIN WILLIAMS, INC.	1,791.94
STAPLES ADVANTAGE	1,660.25
TECHNICAL FIRE SERVICES INC.	1,300.00
TMDE CALIBRATION LABS INC	380.00
T&R ALARM SYSTEMS INC.	270.00
TRAFFIC SAFETY & EQUIPMENT INC.	2,093.75
TREASURER, STATE OF NJ	178.00
ULINE	256.23
UNITED SITE SERVICES	308.00
SUEZ WATER NEW JERSEY	110.47
USCOMPUTECH	150.00
US POSTAL SERVICE	2,600.00
ADPP ENTERPRISES INC	660.81
VERIELLA'S BAKERY	75.00
V.E. RALPH & SON	23.80
VERIZON BUSINESS	44.58
VIP CAR WASH & LUBE LLC	90.00
WESTERN PEST SERVICES	250.00
WIDMER TIME RECORDER CO INC	790.85
WOOD, LAWRENCE	363.39

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SUEZ WATER NEW JERSEY	10,653.44
TRANSUNION RISK & ALTERNATIVE	300.00
DKG ASSET MANAGEMENT LLC	44,823.16
ADPP ENTERPTISES INC	1,392.94
COMCAST	717.80
PSE&G	43.21
MCI COMM SERVICE	465.71
VERIZON	24.19
VERIZON	129.99
LOWE'S BUSINESS ACCT/GEMB	1,563.93
VERIZON	3,043.29
PAYROLL	32,422.57
GIANNAS RESTAURANT	546.79
VFIS	6,149.00
VERIZON	86.78
PSE&G	1,439.50
SUEZ WATER NEW JERSEY	10,653.44
SUEZ WATER NEW JERSEY	26.92
VERIZON	889.74
VERIZON	965.36
SOUTH BERGEN TRAVEL BASKETBALL	470.00
PAYROLL ACCOUNT	19,787.11
PAYROLL ACCOUNT	422,652.78
REGIONAL BOARD OF EDUCATION	611,012.42
CARLSTADT BOARD OF EDUCATION	1,063,866.41

**TOTAL** \$ 2,521,546.65

**TOTAL BILLS FOR THE MONTH** \$ 2,839,053.56

The Chief Financial Officer certified there are sufficient funds available for payment of the aforementioned bills.

Mayor Zimmermann entertained a motion to approve the bills. On motion by Stoltz, seconded by Emerson, unanimous on call of roll.

**UNFINISHED BUSINESS**

Mayor Zimmermann said that there was an abandoned vehicle auction held on November 30, 2021 and there were no bidders.

**HEARING OF CITIZENS**

None to be heard.

**CONSIDERATION OF ORDINANCES**

None

**MISCELLANEOUS AND NEW BUSINESS**

Mayor Zimmermann entertained a motion to approve expenses for New Year's Day.  
On motion by Emerson, seconded by Stoltz, unanimous on call of roll.

**EXECUTIVE SESSION 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 in order 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.A. 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 and minutes of the closed session shall be disclosed to the public when the reason for confidentiality no longer exists.

Mayor Zimmermann entertained a motion to go into closed session at 8:58 P.M. On motion by Stoltz, seconded by Emerson, unanimous on call of roll.

Mayor Zimmermann entertained a motion to go back to open session at 11:00 P.M. On motion by Fonseca, seconded by DeBiase, unanimous on call of roll.

Mayor Zimmermann entertained a motion to adjust the policy manual for no Borough salary continuation for long term disability, short term, workers comp or family leave. It will be effective January 1, 2022. On motion by Roseman, seconded by Emerson, unanimous on call of roll.

Mayor Zimmermann entertained a motion for him to sign the DPW contract as per the review of the Borough Attorney. On motion by Roseman, seconded by Emerson, unanimous on call of roll.

Mayor Zimmermann entertained a motion to approve the intern in the court office from January 17 to February 1, 2022 at 29 ½ hours. On motion by Stoltz, seconded by Fonseca, unanimous on call of roll.

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Mayor Zimmermann entertained a motion to authorize a Memorandum of Understanding for the Deputy Police Chief. On motion by Emerson, seconded by Lenoy, unanimous on call of roll.

Mayor Zimmermann entertained a motion to adjourn the meeting at 11:04 P.M. Sine Die until January 1, 2022 at 12:30 P.M. On motion by DeBiase, seconded by Fonseca unanimous on call of roll.

APPROVED: \_\_\_\_\_  
ROBERT J. ZIMMERMANN, MAYOR

ATTEST: \_\_\_\_\_  
CLAIRE FOY, BOROUGH CLERK

**CAUCUS MEETING**  
**December 15, 2021**

**A REGULAR SCHEDULED CAUCUS MEETING** of the Mayor and Council of the Borough of Carlstadt was held in the Council Chambers of the Borough Hall, 500 Madison Street, Carlstadt, New Jersey on Wednesday, December 15, 2021 at 7:00 P.M.

Mayor Robert Zimmermann asked Claire Foy, Borough Clerk to call the roll: Mayor Robert Zimmermann, Council members David Stoltz, James Lenoy, Joseph Emerson, Suzanne Fonseca and Diane DeBiase were present. Councilman William Roseman arrived at 7:16 P.M. Joseph Crifasi, Borough Administrator and Joseph Donahue, Borough Attorney were also present.

Mayor Zimmermann led all present in the Pledge of Allegiance to the Flag.

Mayor Zimmermann – This meeting has been called pursuant to the Open Public Meetings Law and in accordance with Section 5 of the Open Public Meetings Act, adequate notice of this meeting having been provided in the annual notice schedule which contained the time, date and location of the meeting, copies of which were sent and advertised in the following official newspapers of Carlstadt: The Record on January 7, 2021 and the Herald News on January 7, 2021 a copy of which is on the Bulletin Board in the Borough Hall and a copy on file in the office of the Borough Clerk.

**SPECIAL REPORT**

Fire Chief Dennis Kronyak, Jr. reported everything is going well. He thinks he will have one more Council Meeting before his term is up on January 7, 2022. He mentioned on Saturday, December 11, 2021 there were about fifty families that attended the town Christmas party to see Santa. In the evening they had the Christmas party for the Fire Department members and their families. He also mentioned this Saturday, December 18, 2021 they will be riding through town with Santa. He wished everyone to have a safe and happy holiday.

**PROFESSIONAL REPORT**

Robert Ceberio of RCM Ceberio, LLC Management Consultants read his report on Carlstadt Economic Development. A copy is on file in the Borough Clerk's office.

Councilman Emerson brought up The American Dream Complex and asked questions with regard to the status on money returns to both East Rutherford and Carlstadt. This went into a lengthy discussion.

Councilman Zimmermann entertained a motion to open the floor to a hearing of citizens.

On motion by Fonseca, seconded by DeBiase, unanimous on call of roll.

Mayor Zimmermann asked if any citizen wished to be heard.

Don Molzon, 530 Madison Street – he wanted to thank the Mayor and Council and the DPW with regards to removing leaves from the cemetery. He asked about a tract of land down in the Meadowlands on the Hackensack River. It is the old Lawrence Taylor golf driving range. He was hearing back many years ago there was an entertainment developer that wanted to put in 800 units. He is understanding it is rearing up again. This is what he has heard. If that happens, it will have an impact on the town; you are talking Police and Fire Departments as well as the school system.

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It would shake the town up immensely. He doesn't know if the project is moving forward now but has heard something is going on and he doesn't know what it is.

Robert Ceberio checked with some of the owners on that site. They have been in the process of selling 40 acres. They don't have 40 acres but maybe 5 or 6 acres. He checked and there was someone that was putting a warehouse on that site which require sanitary sewers. He doesn't know how they will be able to build a warehouse on that site because it is just so narrow. It is a total lie that they have 40 acres to sell and they were selling it not too long ago for 34 - 35 million dollars. The response he got from the owner was somebody expressed some interest on putting up a small warehouse. What you need to know is today because of Hurricane Sandy there is no way that they could get a flood hazard permit to put up housing. Mr. Ceberio went into further detail on this.

Gunter Kuprat, 507 Washington Street – he just wanted to say thank you to the Mayor and Council for what they have done for the Legion for the veterans with all of the banner pictures they have put up. This is especially for all the men who never came back. The ones who are still here appreciate what you have done. He is a member of the Legion and the VFW. The DPW had their party last week at the Turn Hall.

Mayor Zimmermann asked if any other citizen wished to be heard.

No other citizen wished to be heard.

Mayor Zimmerman closed the floor to a hearing of citizens.

On motion by Emerson, seconded by Stoltz, unanimous on call of roll.

Mayor Zimmerman entertained a motion to go into closed session at 7:40 P.M.

On motion by Emerson, seconded by Fonseca, unanimous on call of roll.

**EXECUTIVE SESSION 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 in order 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.A. 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 and minutes of the closed session shall be disclosed to the public when the reason for confidentiality no longer exists.

Mayor Zimmermann entertained a motion to open and adjourn the meeting at 8:37 P.M.  
On motion by DeBiase, seconded by Emerson, unanimous on call of roll.

APPROVED: \_\_\_\_\_  
ROBERT J. ZIMMERMANN, MAYOR

ATTEST: \_\_\_\_\_  
CLAIRE FOY, BOROUGH CLERK