

**CAUCUS/FINANCE MEETING**

**July 6, 2022**

**A REGULAR SCHEDULED CAUCUS / FINANCE 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, July 6, 2022 at 7:08 P.M.

Mayor Robert Zimmermann asked Claire Foy, Borough Clerk to call the roll: Mayor Robert Zimmermann, Council members David Stoltz, Suzanne Fonseca and Diane DeBiase were present. Councilmen Joseph Emerson and William Roseman were absent. Councilman James Lenoy attended the meeting telephonically at 7:12 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 6, 2022 and the Herald News on January 6, 2022 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.

**PROFESSIONAL REPORT**

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

**CONSENT AGENDA**  
**RESOLUTION NO. 2022-179**

**BE IT RESOLVED** that the following payments made by the Chief Financial Officer from Valley Bank during the month of June, 2022 be ratified:

<u>Date</u>	<u>Ck#</u>	<u>Account</u>	<u>Payee</u>	<u>Amount</u>
6/16/22	502942	Current	Carlstadt Rec. Basketball	\$ 525.00
6/16/22	502943	Current	Library Payroll	19,015.02
6/16/22	502945	Current	Medical Benefits	157,000.00
6/16/22	502946	Current	Great Am. Financial	425.00
6/16/22	502947	Current	Payroll	382,242.61
6/17/22	502948	Current	Wildcat Sideline Club	300.00
6/17/22	502949	Current	AT&T Mobility	380.53
6/21/22	502950	Current	Veolia Water NJ	1,693.95
6/21/22	502951	Current	Comcast	42.10
6/21/22	502952	Current	Verizon	139.00
6/23/22	502953	Current	Medical	265,000.00
6/23/22	502954	Current	Lowe’s	1,803.83
6/23/22	502955	Current	Comcast	38.14
6/22/22	502956	Current	Ashley Brown	305.53

CAUCUS/FINANCE MEETING

July 6, 2022

Page 2

6/23/22	502957	Current	BC Zoological Park	1,020.00
6/27/22	502958	Current	Comcast	401.24
6/27/22	502960	Current	MCI	499.87
6/27/22	502961	Current	PSE&G	113.87
6/27/22	502962	Current	Wallington Deli	660.00
6/29/22	502963	Current	Library Payroll	19,505.26
6/29/22	502964	Current	Payroll	415,150.36

**RESOLUTION NO. 2022-180**

**BE IT RESOLVED** that the following payments made by the Chief Financial Officer from Valley Bank during the month of June, 2022 be ratified:

**Hand Drawn Checks** – Carlstadt School Picnic

<u>Date</u>	<u>Ck#</u>	<u>Account</u>	<u>Payee</u>	<u>Amount</u>
6/14/22	1147	Trust	Content Party Rentals	\$ 1,759.10
6/17/22	1148	Trust	Carlstadt Ice NJ Corp.	60.00
6/17/22	1149	Trust	Jose Agudelo DJ	450.00
6/14/22	1146	Trust	Master Pizza	1,087.50
6/21/22	1150	Trust	Hernan Lopez	265.97
6/21/22	1151	Trust	Chris Assenheimer	129.46
6/22/22	1152	Trust	Domenick Giancaspro	200.00

**RESOLUTION NO. 2022-181**

**WHEREAS**, notification was received that the following handicapped parking spaces are no longer needed and should be removed from these locations:

1. 603 Tenth Street (Including Deaf Child Sign)
2. 337 Eighth Street

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Carlstadt that the Borough Clerk notify the DPW to remove the above-mentioned handicapped parking spaces and that the Deputy Police Chief remove same from the certified list of handicapped parking spaces.

**RESOLUTION NO. 2022-182**

**WHEREAS**, a fee of \$50.00 was paid to the Carlstadt Bureau of Fire Safety for a Certificate of Compliance Log Number 22-031 for premises owned by Colleen D'Anna, 330 Hackensack Street, Unit 1, Block 74, lot 10, Carlstadt, NJ 07072; and

**WHEREAS**, it was not necessary for this Certificate of Compliance to be issued and the owner, Colleen D'Anna is due a \$50.00 refund.

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Carlstadt that a refund of \$50.00 be made to Colleen D’Anna, 330 Hackensack Street Unit 1, Carlstadt, NJ 07072.

**RESOLUTION 2022-183**

**WHEREAS**, liquor license E2J LLC #0205-33-007-010, a pocket license ceased activity on June 16, 2008 and has been inactive since that time; and

**WHEREAS**, the licensee did not renew the license for the 2019-2020, 2020-2021 and 2021-2022 license terms; and

**WHEREAS**, the Borough Clerk has made several attempts to contact the license holder in regard to this license and fact that it will cease to exist and sent certified letters as to the renewal.

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Carlstadt that liquor license E2J LLC #0205-33-007-010, a pocket license therefore ceases to exist. Mayor Zimmermann entertained a motion to approve the Consent Agenda. On motion by Fonseca, seconded by Stoltz, unanimous on call of roll of those present.

**CONSIDERATION OF ORDINANCES  
FINAL READING**

**ORDINANCE NO. 22-6**

**AN ORDINANCE AMENDING SECTION 21-24.1a OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF CARLSTADT, 2002, ENTITLED “MEADOWLANDS OVERLAY DISTRICT” AS AMENDED BY ORDINANCE NO. 21-3**

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

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

Mayor Zimmermann asked if there is any citizen who wished to speak on Ordinance No. 22-6.

Mayor Zimmermann said to let the record show there is no citizen here to speak on this ordinance.

Mayor Zimmermann entertained a motion to close this ordinance to a hearing of citizens.

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

**RESOLUTION NO. 2022-184**

**BE IT RESOLVED** that the ordinance entitled:

**AN ORDINANCE AMENDING SECTION 21-24.1a OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF CARLSTADT 2002, ENTITLED “MEADOWLANDS OVERLAY DISTRICT” AS AMENDED BY ORDINANCE NO. 21-3**

heretofore introduced, does now pass on final reading and the Borough Clerk is hereby authorized and directed to publish said ordinance according to law.

## CAUCUS/FINANCE MEETING

July 6, 2022

Page 4

On motion by DeBiase, seconded by Stoltz, unanimous on call of roll of those present.

### **CORRESPONDENCE**

Mayor Zimmermann said we received a letter from Thomas Cox, Deputy Chief of Police. It is a letter of resignation from Special Police Officer Brandon Lopez. Deputy Chief Cox thanked him for his service to the Borough of Carlstadt and the Carlstadt Police Department.

Mayor Zimmermann entertained a motion to accept the resignation of Brandon Lopez as a Special Police Officer with regrets.

On motion by Fonseca, seconded by Stoltz, unanimous on call of roll of those present.

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

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

Mayor Zimmermann asked if any citizen wished to be heard.

Don Molzon, 530 Madison Street – he had a question with regards to Resolution 2022-179 for a check made out to the BC Zoological Park for \$1,020.00. Mr. Molzon asked if that was for Van Saun Park and Councilwoman Fonseca replied yes. It was a day trip for recreation. He also asked if the Council considered having a registration fee for landscapers because they are blowing grass clippings and leaves into the street. Mr. Molzon also wanted to know who is responsible to do the street paving due to the work PSE&G has done. Mayor Zimmermann replied it is PSE&G's responsibility. His last issue is with his neighbor next door to him with his landscaping. He said you cannot see his house and now there are vines on Mr. Molzon's house and growing onto the street pole. Mayor Zimmermann said he will have zoning look into this matter.

Gunter Kuprat, 507 Washington Street – he said he always came to the meetings and talked about the parades but now he has resigned from office. There is a new VFW commander and he will handle it.

Abhishake Shah, 311 Lilac Lane – he was there as he had spoken to the Mayor to hold a peaceful march on reproductive rights and wanted to know if there were any updates. Mayor Zimmermann said he received his e-mail last night and thought of possibly having it at the Village Green but Mr. Shah and his organizers were looking to do a march on Hackensack Street and Hoboken Road. Mayor Zimmermann said he needed to see the Deputy Police Chief and get his thoughts on this. Mr. Shah thanked the Mayor and to advise him as soon as he finds out the status of his request.

Mayor Zimmermann asked if there was any other citizen that wished to speak.

Mayor Zimmermann entertained a motion to close the floor to a hearing of citizens.

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

**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 7:34 P.M. On motion by Fonseca, seconded by DeBiase, unanimous on call of roll of those present.

Mayor Zimmermann entertained a motion to go back into open session at 8:47 P.M. On motion by Fonseca, seconded by Stoltz, unanimous on call of roll of those present.

Mayor Zimmerman entertained a motion to approve \$600.00 for Becton girls' basketball for their Summer League.

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

Mayor Zimmermann entertained to approve \$450.00 for Becton boys' basketball for their Summer League.

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

Mayor Zimmermann entertained a motion to approve \$400.00 for Becton boys' soccer for their Red Bull ticket purchases.

On motion by Stoltz, seconded by Fonseca, unanimous on call of roll of those present.

**RESOLUTION NO. 2022-184-A**

**WHEREAS**, the Borough of Carlstadt has solicited quotes for the Roadway Repair / Patching of Triangle Blvd and 16<sup>th</sup> Street in the industrial area in the Borough of Carlstadt; and

**WHEREAS**, the money for said project has been appropriated; and

CAUCUS/FINANCE MEETING

July 6, 2022

Page 6

**WHEREAS**, of the three (3) received solicitations, the quote of Advanced Paving of 314 Ninth Street, Carlstadt, New Jersey 07072, in the amount of \$19,500.00 was the lowest responsible quote for the Base Bid and complete in all respects.

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

1. An award of contract for the Roadway Repair / Patching shall be made to Advanced Paving, 314 Ninth Street, Carlstadt, New Jersey 07072 in the quote amount of \$19,500.00.
2. This resolution to take effect upon certification of this resolution by the Chief Financial Officer that sufficient funds are available.

**Certification as to the availability of funds:**

The Chief Financial Officer/Treasurer hereby certifies that sufficient funds are available to pay the anticipated amount of the fees and disbursement for these services.

Mayor Zimmermann entertained a motion to approve \$19,500.00 to Advanced Paving for 16<sup>th</sup> Street and Triangle Boulevard.

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

**RESOLUTION NO. 2022-185**

**AUTHORIZING ROAD WORK TO BE PERFORMED**

**WHEREAS**, the entire nation is in a midst of an unprecedented supply chain and inflation;  
and

**WHEREAS**, the Borough of Carlstadt has heretofore permitted Public Service Electric & Gas (PSE&G) to undertake excavations in many of the Borough's roadways on condition that it bear the expense of repair, but only of the portion disturbed; and

**WHEREAS**, the partially completed condition of certain roads within the Borough creates a dangerous condition; and

**WHEREAS**, there is also an economic opportunity whereby the Borough saves many thousands of dollars and expedites the road repairs by arranging PSE&G to have its contractor undertake the road repairs within the Borough of Carlstadt on behalf of PSE&G, and that it accommodates the Borough of Carlstadt in the program saving a substantial amount of money and expediting completing the same; and

**WHEREAS**, Tilcon New York, Inc. is PSE&G's paving contractor and said corporation has agreed to perform the PSE&G repairs and the Carlstadt repaving in a manner that is advantageous to the Borough and that failure to do so would precipitate or exacerbate the current troublesome conditions; and

**WHEREAS**, the Borough has determined that an unprecedented situation exists such as to justify the arrangements herein above described; and

**WHEREAS**, the Chief Financial Officer has certified the availability of funds of the Borough of Carlstadt to perform its portion of the work.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Carlstadt that it shall expend funds in the approximate amount of \$176,700.00 which expenditure is to be coordinated with repairs by Tilcon New York, Inc. as described above; and

**BE IT FURTHER RESOLVED** that the CFO hereby certifies that funds are available.

Mayor Zimmermann entertained a motion to approve \$176,700.00 for paving to Tilcon for the change order to the road program.

On motion by DeBiase, seconded by Stoltz, unanimous on call of roll of those present. Councilman Stoltz would like the CFO to confirm there is money. Joseph Crifasi said the CFO has confirmed the availability of the funds and our engineer is giving us a letter of recommendation and legality to the cost savings.

Mayor Zimmermann entertained a motion to approve the appraisal of property by McNerney for full value of Block 122 Lot 2.

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

Mayor Zimmermann entertained a motion to adjourn the meeting at 8:50 P.M. On motion by Fonseca, seconded by DeBiase, unanimous on call of roll of those present.

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

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