

**CAUCUS/FINANCE MEETING**  
**February 5, 2025**

**A REGULAR SCHEDULED CAUCUS/FINANCE MEETING** of the Mayor and Council of the Borough of Carlstadt was held in the Caucus Room of the Borough Hall, 500 Madison Street, Carlstadt, New Jersey on Wednesday, February 5, 2025 at 7:20 P.M.

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

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, 2025 and the Herald News on January 7, 2025 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 REPORTS**

Gregory Polyniak of Neglia Engineering read his report for the month of January on projects that were done and present projects in the Borough of Carlstadt. A copy of his report is on file in the Borough Clerk's office.

Robert Ceberio of RCM Ceberio, LLC Management Consultants read his report for the month of January regarding projects that are being done in the Borough of Carlstadt. A copy of his report is on file in the Borough Clerk's office.

**CONSENT AGENDA**

**RESOLUTION NO. 2025-45**  
**RESOLUTION TO ADVERTISE FOR BIDS**

**BE IT RESOLVED** by the Mayor and Council of the Borough of Carlstadt, Bergen County, New Jersey upon the recommendation of the Borough Engineer, Gregory J. Polyniak, Neglia Engineering Associates that the plans & specifications for:

**BID FOR GARBAGE DISPOSAL**  
**BOROUGH OF CARLSTADT**  
**BERGEN COUNTY, NEW JERSEY**

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are hereby approved and the Borough Clerk is hereby authorized to advertise for bids. This Resolution to take effect immediately.

**RESOLUTION NO. 2025-46**

**BE IT RESOLVED** by the Mayor and Council of the Borough of Carlstadt that the First Presbyterian Church, 457 Division Avenue, Carlstadt, NJ 07072 be granted permission to hold a raffle at 457 Division Avenue, Carlstadt, NJ 07072 on Sunday, April 13, 2025 for which the application, fee and findings and determination sheet shall be forwarded to the Legalized Games of Chance Control Commission.

**RESOLUTION NO. 2025-47**

**RESOLUTION AUTHORIZING CHANGE ORDER N° 2 AND FINAL FOR  
Additional work due to site conditions during construction.  
Reduction of contract quantities not utilized throughout 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:** Broad Street Roadway Improvements (NJDOT Funded)

**CONTRACTOR:** Smith-Sondy Asphalt Construction Company, Inc.

**CHANGE ORDER No.:** 2 AND FINAL

**AMOUNT OF CHANGE THIS RESOLUTION:** \$61,016.21, Decrease, 26.16%

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

**RESOLUTION NO. 2025-48**

**BE IT RESOLVED** by the Mayor and Council of the Borough of Carlstadt, Bergen County, New Jersey that the contract for the **Broad Street Roadway Improvements (NJDOT Funded)** has been completed by **Smith-Sondy Asphalt Construction Company Incorporated** in accordance with the Plans and Specifications, as directed by the Project Engineer. The said construction is hereby accepted for Payment No. 2 and Final in the amount of **Three Thousand, Four Hundred Forty-Three Dollars, and Ninety-Four Cents (\$3,443.94)** is hereby approved.

**RESOLUTION NO. 2025-49**

**BE IT RESOLVED** by the Mayor and Council of the Borough of Carlstadt, Bergen County, New Jersey that the contract for the **Broad Street Roadway Improvements (Washington Street to Monroe Street) (CDBG Funded)** has been completed by **Smith-Sondy Asphalt Construction Company Incorporated** in accordance with the Plans and Specifications, as directed by the Project

Engineer. The said construction is hereby accepted for Payment No. 2 and Final in the amount of Two Thousand, Eight Hundred Seventy-Two Dollars and Seventy-Six Cents (\$2,872.76) is hereby approved.

**RESOLUTION NO. 2025-50**

**RESOLUTION AUTHORIZING CHANGE ORDER N° 2 AND FINAL FOR Supplemental items for asphalt and fuel price escalation, and Broad Street / Madison Intersection – Hot Mix Asphalt 9.5M64 Surface Course. Reduction of contract quantities not utilized throughout 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:** Broad Street Roadway Improvements (Washington Street to Monroe Street)  
(CDBG Funded)

**CONTRACTOR:** Smith-Sondy Asphalt Construction Company, Inc.

**CHANGE ORDER No.:** 2 AND FINAL

**AMOUNT OF CHANGE THIS RESOLUTION:** \$3,841.12, Increase, 2.75%

**RESOLUTION NO. 2025-51**

**RESOLUTION TO ADVERTISE FOR BIDS**

**BE IT RESOLVED** by the Mayor and Council of the Borough of Carlstadt, Bergen County, New Jersey upon the recommendation of the Borough Engineer, Gregory J. Polyniak, Neglia Engineering Associates that the plans & specifications for:

**BID FOR GENERAL LANDSCAPING OF BOROUGH PROPERTIES  
BOROUGH OF CARLSTADT  
BERGEN COUNTY, NEW JERSEY**

are hereby approved and the Borough Clerk is hereby authorized to advertise for bids. This Resolution to take effect immediately.

**RESOLUTION NO. 2025-52**

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF CARLSTADT DESIGNATING A REDEVELOPER AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT FOR PROPERTY COMMONLY KNOWN AS 314 SIXTEENTH STREET (TAX BLOCK 114, LOT 4 and BLOCK 115, LOT 2) AND 300 SIXTEENTH STREET & FIFTEENTH STREET &**

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**PATERSON PLANK ROAD (TAX BLOCK 115, LOT 3 & BLOCK 115 LOTS 3 & 4)  
BOROUGH TAX MAP DESIGNATION, OWNED BY ORION IV SIXTEENTH  
STREET LOGISTICS CENTER URBAN RENEWAL LLC., FORMERLY KNOWN  
AS ORION IV 314 16<sup>TH</sup> STREET LLC.**

**WHEREAS, ORION IV SIXTEENTH STREET LOGISTICS CENTER URBAN RENEWAL LLC, formerly known as ORION IV 314 16<sup>TH</sup> STREET LLC.,** (the “Entity”) is a limited liability company formed under the laws of the State of Delaware and qualified as an urban renewal entity under the Long-Term Tax Exemption Law by the New Jersey Department of Community Affairs; and

**WHEREAS,** the Entity is qualified to do business in the State of New Jersey; and

**WHEREAS,** on September 29, 2003, the New Jersey Meadowlands Commission, predecessor agency to the New Jersey Sports and Exposition Authority (“NJSEA”), passed Resolution No. 03-66, later revised by Resolution 12-55 adopted on December 19, 2012, adopting the Paterson Plank Road Redevelopment Plan (the “Redevelopment Plan”) pursuant to N.J.S.A. 13:17-21 applicable to certain properties, including properties located in the Borough of Carlstadt (the “Redevelopment Area”); and

**WHEREAS,** consistent with the Redevelopment Plan, the Entity intends to redevelop property commonly known as **314 SIXTEENTH STREET (TAX BLOCK 114, LOT 4 and BLOCK 115, LOT 2) AND 300 SIXTEENTH STREET & FIFTEENTH STREET & PATERSON PLANK ROAD (TAX BLOCK 115, LOT 3 & BLOCK 115 LOTS 3 & 4) BOROUGH TAX MAP DESIGNATION, BOROUGH OF CARLSTADT, STATE ON N.J., AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A-1 ATTACHED** (“the Project Area”), located within the Paterson Plank Road Redevelopment Area, into an industrial distribution warehouse and/or light manufacturing facility consisting of approximately 44,148 square feet rentable building area in size (“Project”); and

**WHEREAS,** the Borough of Carlstadt (the “Borough”) has by Ordinance 20-6, adopted October 7, 2020, adopted the NJSEA master plan, zoning ordinances, codes and redevelopment plans, including the Redevelopment Plan and assumed jurisdiction over all zoning and redevelopment in the Borough except where specifically excluded as set forth in the Ordinance; and

**WHEREAS,** to effectuate the terms of the Redevelopment Plan and the redevelopment of the Project Area, the Borough desires to designate the Entity as the redeveloper of the Project Area and to authorize the execution of a redevelopment agreement with the Entity in a form substantially as attached hereto as Exhibit A (the “Redevelopment Agreement”); and

**WHEREAS,** the Entity has been approved by the State of New Jersey as an Urban Renewal Entity and has filed an application with the Borough pursuant to the Long-Term Tax

Exemption Law, N.J.S.A. 40A:20-1 et seq. for a tax exemption pursuant to that law.

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Carlstadt that **ORION IV SIXTEENTH LOGISTICS CENTER URBAN RENEWAL LLC., FORMERLY KNOWN AS ORION IV 314 16<sup>TH</sup> STREET LLC.** a Delaware limited liability, and a New Jersey Urban Renewal Entity company, is hereby designated as the redeveloper of property commonly known as **314 SIXTEENTH STREET (TAX BLOCK 114, LOT 4 and BLOCK 115, LOT 2) AND 300 SIXTEENTH STREET & FIFTEENTH STREET & PATERSON PLANK ROAD (TAX BLOCK 115, LOT 3 & BLOCK 115 LOTS 3 & 4) BOROUGH TAX MAP DESIGNATION, BOROUGH OF CARLSTADT, STATE ON N.J., AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A-1 ATTACHED** , which consists of an area of land located within the Paterson Plank Road Redevelopment Area; and

**BE IT FURTHER RESOLVED** that the Mayor and Borough Clerk are hereby authorized and directed to execute a Redevelopment Agreement substantially in the form attached hereto as Exhibit A; and

**BE IT FURTHER RESOLVED** that this Resolution shall take effect immediately.

**RESOLUTION NO. 2025-53**

**WHEREAS**, JoAnne Ramm, retired Senior Transportation Driver and Special Police Officer has filed a request for reimbursement for the purchase of a Medicare Supplement Part B; and

**WHEREAS**, pursuant to Resolution 2021-66-B, she and her spouse are entitled to the amount equal to the cost of a supplemental coverage plan to Medicare, the amount of said reimbursement for the year 2024 is \$9,359.20.

**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 \$ 9,359.20. representing reimbursement for her Medicare Supplement Part B for the year 2024, pursuant to Resolution 2021-66-B.

Certification as to the availability of funds:

The Chief Financial Officer/Treasurer hereby certifies that sufficient funds are available to pay the amount of Nine Thousand Three Hundred and Fifty-Nine Dollars and Twenty Cents (\$9,359.20) in accordance with the requirements of Resolution 2021-66-B.

**RESOLUTION NO. 2025-54**

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**WHEREAS**, Herbert Scheidewig retired Deputy Police Chief has filed a request for reimbursement for Medicare Part B premiums on behalf of himself for the year of 2024 consistent with the Carlstadt SOA Contract and the Carlstadt PBA Local #312 following the filing 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 Herbert Scheidewig for the year 2024 in the amount of \$2,096.40 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 Herbert Scheidewig

**RESOLUTION NO. 2025-55**

**WHEREAS**, David Ferrell, retired Police Captain has filed a request for reimbursement for Medicare Part B premiums on behalf of himself and his spouse for the year 2024 consistent with the Carlstadt SOA Contract and the Carlstadt PBA Local #312 thereafter filing 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 David Ferrell for the year 2024 as set forth in the Opinion and Award in PERC Docket No. AR 2009-98, attached hereto, in the amount of \$5,937.60 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 David and Diana Ferrell.

**RESOLUTION NO. 2025-56**

**WHEREAS**, Anthony Ventura, retired employee of the Carlstadt Department of Public Works has filed a request for reimbursement for the purchase of a Medicare supplement for his spouse, Antoinette; and

**WHEREAS**, pursuant to the CDPWBA Contract Article XVII D 1 the amount of said reimbursement for the year 2024 is \$2,090.28.

**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 \$2,090.28 representing reimbursement for Antoinette Ventura's Medicare supplement for the year 2024, pursuant to Article XVII D 1 of the Contract between the Borough of Carlstadt and the CDPWBA.

**RESOLUTION NO. 2025-57**

**WHEREAS**, Robert W. Korsen, retired employee of the Carlstadt Department of 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 2025 is \$7,042.89.

**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 \$7,042.89 representing reimbursement for his and his spouse's Medicare supplement for the year 2025, pursuant to Article XVII D 1. of the Contract between the Borough of Carlstadt and the CDPWBA.

**RESOLUTION NO. 2025-58**

**WHEREAS**, the Local Finance Board has authorized revisions to the statutory budget deadlines as per Local Finance Notice LFN 2024-20 dated December 18, 2024; and

**WHEREAS**, these revisions permit municipalities to extend the deadlines for the submission of the Municipal Annual Financial Statement, as well as the introduction and adoption of the budget; and

**WHEREAS**, to avail itself of these revised dates, the governing body must adopt a resolution by no later than March 31, 2025.

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Carlstadt, County of Bergen, State of New Jersey, that the Borough of Carlstadt hereby avails itself of the revised budget introduction and adoption dates for the calendar year 2025 budget as follows: Submission of the Municipal Annual Financial Statement (AFS): Extended from February 10 to March 7, 2025

Budget Introduction Date: Extended to March 31, 2025

Budget Adoption Date: Extended to April 30, 2025

**BE IT FURTHER RESOLVED** that the temporary budget appropriations are hereby

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extended as may be necessary to accommodate this extension of the budget introduction and adoption dates; and

**BE IT FURTHER RESOLVED** that the Chief Financial Officer is directed to submit a certified copy of this resolution to the Director of the Division of Local Government Services using the Financial Automation Submission Tracking (FAST) system, as required by Local Finance Notice LFN 2024-20.

**RESOLUTION NO. 2025-59**

**WHEREAS**, the Tax Court of New Jersey, County of Bergen issued a Civil Action Judgment in the tax appeal of Eagle Realty of NJ, LLC 707 Commercial Avenue, Carlstadt, New Jersey Block 126 Lot 60 as per Docket No. 002544-2021 dated 12/12/2024 reducing the 2021 property tax assessment from \$3,224,400.00 to \$2,533,000.00; and

**WHEREAS**, the reduction in 2021 property tax assessment is \$691,400.00 or \$12,535.01 in 2021 property taxes.

**NOW, THEREFORE BE IT RESOLVED** by the Governing Body of the Borough of Carlstadt that a refund is approved in the amount of \$12,535.01 and the Tax Collector shall adjust his books accordingly. (2021: \$12,535.01).

It is noted that the Borough's Finance Officer has reviewed this Tax Appeal Settlement and certifies that the Appeal is genuine and that funds are available for payment. It is also noted that Tax Appeal Attorney Ken Porro, Esq. and Edna J. Jordan, Esq. have negotiated this Tax Appeal and has approved the settlement on behalf of the Borough of Carlstadt and that Carlstadt Borough Attorney Joseph Donahue, Esq. has reviewed the Resolution and finds it to be satisfactory and legal.

The refund payment shall be made payable to:  
"Eagle Realty of NJ, LLC"

The payment shall be mailed to:  
Zipp and Tannenbaum, LLC  
Attn.: Peter Zipp, Esq.  
280 Raritan Center Parkway  
Edison, New Jersey 08837

**RESOLUTION NO. 2025-60**

**BE IT RESOLVED** by the Mayor and Council of the Borough of Carlstadt, Bergen County, New Jersey that the contract for the **2nd Street Park Improvements (BCOS Funded)** currently in construction by **B. Puntasecca Incorporated** in accordance with the Plans and Specifications, as

directed by the Project Engineer. The said construction is hereby accepted for Payment No. 2 in the amount of **Fifty Thousand, Eight Hundred Nine Dollars and Fifty-Seven Cents (\$50,809.57)** is hereby approved.

**RESOLUTION NO. 2025-61**

**WHEREAS**, Police Chief Thomas Berta, retired employee of the Carlstadt Department of Police, has filed a request for reimbursement for the purchase of a Medicare supplement for his spouse, JoAnn; and

**WHEREAS**, pursuant to the Chief of Police contract, the amount of said reimbursement for the year 2024 is \$2,096.40.

**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 \$2,096.40 representing reimbursement for JoAnn Berta's Medicare supplement for the year 2024, pursuant to retired Police Chief Thomas Berta's Contract with the Borough of Carlstadt.

**RESOLUTION NO. 2025-62**

**WHEREAS**, John Brislin, widow of retired DPW Administrative Assistant Margaret Brislin, has filed a request for reimbursement for the purchase of a Medicare Supplement Part B; and

**WHEREAS**, pursuant to the Resolution on November 15, 2023, he is entitled to the amount equal to the cost of a supplemental coverage plan to Medicare, the amount of said reimbursement for the year 2024 is \$2,489.37.

**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 \$2,489.37 representing reimbursement for John Brislin's Medicare Supplement Part B for the year 2024, pursuant to the Resolution on November 15, 2023.

Certification as to the availability of funds:

The Chief Financial Officer/Treasurer hereby certifies that sufficient funds are available to pay the amount of \$2,489.37 in accordance with the requirements of the Resolution on November 15, 2023.

**RESOLUTION NO. 2025-63**

**RESOLUTION TO ADVERTISE FOR BIDS**

**BE IT RESOLVED** by the Mayor and Council of the Borough of Carlstadt, Bergen County, New Jersey upon the recommendation of the Borough Engineer, the Neglia Group, that the plans & specifications for:

**TOUCHLESS FIXTURES AT BOROUGH HALL**  
**(BERGEN COUNTY CDBG FUNDED)**

**BOROUGH OF CARLSTADT**  
**BERGEN COUNTY, NEW JERSEY**

Are hereby approved and the Borough Clerk is hereby authorized to advertise for bids. This Resolution to take effect immediately.

Mayor Zimmermann entertained a motion to adopt the Consent Agenda. On motion by Emerson, seconded by Roseman, unanimous on call of roll of those present.

**CONSIDERATION OF ORDINANCES**  
**FIRST READING**

**ORDINANCE NO. 25-1**

**BOROUGH OF CARLSTADT**  
**COUNTY OF BERGEN**

**ORDINANCE AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT FOR AN INDUSTRIAL DISTRIBUTION WAREHOUSE AND OR LIGHT MANUFACTURING FACILITY TO BE CONSTRUCTED UPON REAL PROPERTY COMMONLY KNOWN AS 314 SIXTEENTH STREET (TAX BLOCK 114, LOT 4 and BLOCK 115, LOT 2) AND 300 SIXTEENTH STREET & FIFTEENTH STREET & PATERSON PLANK ROAD (TAX BLOCK 115, LOT 3 & BLOCK 115 LOTs 3 & 4) BOROUGH TAX MAP DESIGNATION OWNED BY ORION IV SIXTEENTH STREET LOGISTICS CENTER URBAN RENEWAL LLC., FORMERLY KNOWN AS ORION IV 314 16<sup>TH</sup> STREET LLC PURSUANT TO THE LONG-TERM TAX EXEMPTION LAW, N.J.S.A. 40A: 20-1 ET SEQ.**

**WHEREAS**, ORION IV SIXTEENTH STREET LOGISTICS CENTER URBAN RENEWAL LLC., formerly known as **ORION IV 314 16<sup>TH</sup> STREET LLC.**, (the “Entity”), is a limited liability company formed under the laws of the State of Delaware and is qualified as an urban renewal entity under the Long-Term Tax Exemption Law and qualified to do business in the State of New Jersey; and

**WHEREAS**, on September 29, 2003, the New Jersey Meadowlands Commission, predecessor agency to the New Jersey Sports and Exposition Authority (“NJSEA”), passed Resolution No. 03-66,

later revised by Resolution 12-55 adopted on December 19, 2012, adopting the Paterson Plank Road

Redevelopment Plan (the “Redevelopment Plan”) pursuant to N.J.S.A. 13:17-21; and

**WHEREAS**, consistent with the Redevelopment Plan, the Entity intends to redevelop property **COMMONLY KNOWN AS 314 SIXTEENTH STREET (TAX BLOCK 114, LOT 4 and BLOCK 115, LOT 2) AND 300 SIXTEENTH STREET & FIFTEENTH STREET & PATERSON PLANK ROAD (TAX BLOCK 115, LOT 3 & BLOCK 115 LOTs 3 & 4) BOROUGH TAX MAP DESIGNATION** (“the Project Area”) into an industrial distribution warehouse and / or light manufacturing facility covering approximately 2.8228 acres of land consisting of approximately 44,148 square feet of rentable building area in size with off-site improvements (“Project”); and

**WHEREAS**, the Project was approved by the NJSEA by a Conditional Zoning Certificate issued on January 6<sup>th</sup>, 2023; and

**WHEREAS**, the Borough of Carlstadt (the “Borough”) has by Ordinance 20-6, on October 7, 2020, adopted the NJSEA master plan, zoning ordinances, codes and redevelopment plans, including the Redevelopment Plan and assumed jurisdiction over all zoning and redevelopment in the Borough except where specifically excluded as set forth in the Ordinance; and

**WHEREAS**, the Entity has filed a long-term tax exemption application with the Borough (the “Application”); and

**WHEREAS**, the Borough finds the Project will have the following benefits:

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- A. The Project involves the construction of an approximately 44,148 square foot rentable state of the art industrial distribution warehouse and/or light manufacturing space along with associated onsite and offsite improvements.
- B. The Project will revitalize this property, currently in poor, unattractive and unsafe condition and return it to productive use in accordance with the goals and objectives of the Paterson Plank Road Redevelopment Plan.
- C. The area is currently undergoing extensive redevelopment, and this Project will be in keeping with that progress.
- D. The Project will create approximately 75 local jobs during the construction phase of the Project, and it is estimated to provide approximately 20 permanent jobs thereafter.
- E. The Project conforms to the applicable zoning requirements of the Paterson Plank Road Redevelopment Plan and has received approval from the NJSEA.
- F. The Project will not place any demand on school services and will have a low demand for municipal services in general.
- G. The Project is estimated to be a low user of water and sewer services but will pay fees levied for such use and pay permit fees and water and sewer connection fees.
- H. The employment created will benefit local businesses and provide potential employment opportunities for local residents.
- I. The Project will be a positive improvement on the aesthetics of the area by eliminating an unattractive site and the Project will provide an attractive, well landscaped appearance for the public.

The Project will increase the amount of revenue paid to the Borough. The current real estate yearly tax collected on the Project's property is slightly more than \$29,000.00 per year. The Project's annual service charge upon completion would be approximately \$133,000.00 in the

- A. first full year of operation. The amount collected over the 30-year life of the tax exemption would be more than \$5.5 million dollars.
- B. The relative stability and predictability of the service charges will allow the owner to stabilize its operating budget, and allow the Entity to redevelop an environmentally challenged site into a useful and job-creating project and provide a high level of maintenance to the Project over its life, which will help ensure the success of the Project and thus help ensure a positive impact on the surrounding area; and
- C. The Long-Term Tax Exemption (LTTE) is an integral part of the development and is required so the Project can compete on an equitable footing with comparable industrial properties within the Meadowlands Region.
- D. The LTTE is necessary to allow the Project to be economically viable given the high costs of environmental remediation, site preparation, construction costs and the required infrastructure improvements consisting, in part, of the construction of sewer improvements that will service Borough residents as well as the Project.
- E. The relative stability and predictability of the annual service charges will make the Project more attractive to investors and lenders needed to finance the Project; and
- F. The project will improve the environmental condition of the Project's land.
- G. The Municipal Services associated with the Project will be minimal compared to the significant benefits generated by the Project's increased revenue to the Municipality, and the creation of jobs and other benefits derived from the Project when it is completed.

**NOW, THEREFORE BE IT ORDAINED** by the governing body of the Borough of Carlstadt, County of Bergen, State of New Jersey that:

The Application of **ORION IV SIXTEENTH STREET LOGISTICS CENTER URBAN RENEWAL LLC., FORMERLY KNOWN AS ORION IV 314 16<sup>TH</sup> STREET LLC.**, a New Jersey approved Urban Renewal Entity, for **REAL PROPERTY COMMONLY KNOWN AS 314 SIXTEENTH STREET (TAX BLOCK 114, LOT 4 and BLOCK 115, LOT 2) AND 300 SIXTEENTH STREET & FIFTEENTH STREET & PATERSON PLANK ROAD (TAX BLOCK 115, LOT 3 & BLOCK 115 LOTS 3 & 4) BOROUGH TAX MAP DESIGNATION** is hereby accepted and approved.

1. The Mayor and Borough Clerk are hereby authorized and directed to execute the Financial Agreement substantially in the form attached hereto as Attachment A and made a part hereof, for an exemption term of 30 years upon the Project's substantial completion pursuant to the Annual Service Charges, plus any administrative or other fees as provided for in the Financial Agreement attached.
2. The Mayor, in consultation with counsel to the Borough, is further authorized to prepare, amend or execute the Financial Agreement and any other agreements necessary to effectuate this ordinance, subject to modification or revisions, as deemed necessary and appropriate. All ordinances, or parts of ordinances inconsistent herewith, are hereby repealed to the extent of such inconsistencies.

3. This Ordinance shall take effect immediately upon final passage and publication pursuant to law

**RESOLUTION NO. 2025-64**

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

**BOROUGH OF CARLSTADT**

**COUNTY OF BERGEN**

**ORDINANCE AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT FOR AN INDUSTRIAL DISTRIBUTION WAREHOUSE AND OR LIGHT MANUFACTURING FACILITY TO BE CONSTRUCTED UPON REAL PROPERTY COMMONLY KNOWN AS 314 SIXTEENTH STREET (TAX BLOCK 114, LOT 4 and BLOCK 115, LOT 2) AND 300 SIXTEENTH STREET & FIFTEENTH STREET & PATERSON PLANK ROAD (TAX BLOCK 115, LOT 3 & BLOCK 115 LOTS 3 & 4) BOROUGH TAX MAP DESIGNATION OWNED BY ORION IV SIXTEENTH STREET LOGISTICS CENTER URBAN RENEWAL LLC., FORMERLY KNOWN AS ORION IV 314 16<sup>TH</sup> STREET LLC PURSUANT TO THE LONG-TERM TAX EXEMPTION LAW, N.J.S.A. 40A: 20-1 ET SEQ.**

heretofore introduced, does now pass on first reading, and that said ordinance be further considered for final passage at a meeting to be held on the 19<sup>th</sup> day of February, 2025 at 7:00 o'clock P.M. or as soon thereafter as the matter can be reached, at the regular meeting place of the Carlstadt Borough Council, and that at such time and place all persons interested be given an opportunity to be heard concerning said ordinance, and that the Borough Clerk be, and she hereby is, authorized and directed to publish said ordinance according to law with a notice of its introduction and passage on first reading and of the time and place when and where said ordinance will be further considered for final passage.

Mayor Zimmermann entertained a motion to introduce this ordinance. On motion Stoltz, seconded by Emerson, unanimous on call of roll of those present.

**FIRST READING**

**ORDINANCE NO. 25-2**

**AN ORDINANCE BY THE MAYOR AND COUNCIL AMENDING THE BOROUGH OF CARLSTADT CODE OF ORDINANCES TO ADOPT FLOOD HAZARD MAPS; TO DESIGNATE A FLOODPLAIN ADMINISTRATOR; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**RESOLUTION NO. 2025-65**

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

**AN ORDINANCE BY THE MAYOR AND COUNCIL AMENDING THE BOROUGH OF CARLSTADT CODE OF ORDINANCES TO ADOPT FLOOD HAZARD MAPS; TO DESIGNATE A FLOODPLAIN ADMINISTRATOR; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

heretofore introduced, does now pass on first reading, and that said ordinance be further considered for final passage at a meeting to be held on the 19<sup>th</sup> day of February, 2025 at 7:00 o'clock P.M. or as soon thereafter as the matter can be reached, at the regular meeting place of the Carlstadt Borough Council, and that at such time and place all persons interested be given an opportunity to be heard concerning said ordinance, and that the Borough Clerk be, and she hereby is, authorized and directed to publish said ordinance according to law with a notice of its introduction and passage on first reading and of the time and place when and where said ordinance will be further considered for final passage.

Mayor Zimmermann entertained a motion to introduce this ordinance. On motion by Fonseca, seconded by Emerson, unanimous on call of roll of those present.

**ORDINANCE NO. 25-3**

**BOROUGH OF CARLSTADT  
CALENDAR YEAR 2025**

**MODEL ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION  
LIMITS AND TO ESTABLISH A CAP BANK  
(N.J.S.A. 40A: 4-45.14)**

**WHEREAS**, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and

**WHEREAS**, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and

**WHEREAS**, the Mayor and Council of the Borough of Carlstadt (the "Borough") in the County of Bergen finds it advisable and necessary to increase its CY 2025 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and

**WHEREAS**, the Mayor and Council hereby determines that a 1% increase in the budget for said year, amounting to **\$227,586** in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and

**WHEREAS**, the Mayor and Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

**NOW, THEREFORE BE IT ORDAINED** by the Mayor and Council of the Borough in the County of Bergen, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2025 budget year, the final appropriations of the Borough shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to **\$796,552**, and that the CY 2025 municipal budget for the Borough be approved and adopted in accordance with this ordinance; and

**BE IT FURTHER ORDAINED** that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and

**BE IT FURTHER ORDAINED** that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and

**BE IT FURTHER ORDAINED** that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

**RESOLUTION NO. 2025-66**

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

**BOROUGH OF CARLSADT  
CALENDAR YEAR 2025**

**MODEL ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION  
LIMITS AND TO ESTABLISH A CAP BANK  
(N.J.S.A 40A: 4-45.14)**

heretofore introduced, does now pass on first reading, and that said ordinance be further considered for final passage at a meeting to be held on the 19<sup>th</sup> day of February, 2025 at 7:00 o'clock P.M. or as soon thereafter as the matter can be reached, at the regular meeting place of the Carlstadt Borough Council, and that at such time and place all persons interested be given an opportunity to be heard concerning said ordinance, and that the Borough Clerk be, and she hereby is, authorized and directed to publish said ordinance according to law with a notice of its introduction and passage on first

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February 5, 2025

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reading and of the time and place when and where said ordinance will be further considered for final passage.

Mayor Zimmermann entertained a motion to introduce this ordinance. On motion Emerson, seconded by Fonseca, unanimous on call of roll of those present.

Mayor Zimmermann entertained a motion to approve flowers for the families of Helen Beese and Anna Presti. On motion by Fonseca, seconded by Stoltz, unanimous on call of roll of those present.

Mayor Zimmermann entertained a motion to ratify a phone poll taken on 1/16/25 for approval to continue the background checks for Police applicants. On motion by Emerson, seconded by Fonseca, unanimous on call of roll of those present.

## CORRESPONDENCE

Mayor Zimmermann said we received a letter from the Carlstadt PTA 8<sup>th</sup> Grade Dance Committee. They are in the process of organizing their students' 8<sup>th</sup> Grade Graduation Dance to be held on June 3, 2025. They are looking for a donation. The amount of \$600.00 was approved to donate for the graduation dance. On motion by Fonseca, seconded by Emerson, unanimous on call of roll of those present.

Mayor Zimmermann said we received correspondence from the Carlstadt Volunteer Ambulance Corps. They are requesting that John Riordan and Kyle Adely be added as part-time EMT's for the Borough of Carlstadt, pending background check for Kyle Adely.

Mayor Zimmermann entertained a motion by diam to approve this request. On motion by Fonseca, seconded by Emerson, unanimous on call of roll of those present.

Mayor Zimmermann said we have a letter from Claire Foy, Borough Clerk. It is her official notification that her last day of work at the Borough of Carlstadt will be August 31, 2025. She is requesting the customary retirement package that includes six month's paid leave, September 1, 2025 to February 28, 2026, reimbursement for Medicare Supplement Part B of her choice as well as prescription and eye glass and dental benefits. She is also expressing her gratitude and the opportunity to serve the Borough of Carlstadt for over forty years. She does look forward to enjoying her retirement but will genuinely miss all her co-workers at Borough Hall.

Mayor Zimmermann entertained a motion to accept this letter from Claire. On motion by Roseman, who has worked with Claire for over forty years, seconded by Fonseca, unanimous on call of roll of those present.

The Police Chief, Thomas Cox, said he offered her a walk out like we do for the Police. Claire said she does not think she could handle that.

## HEARING OF CITIZENS

Mayor Zimmermann entertained a motion to open the floor to a hearing of citizens.  
On motion by Fonseca, seconded by Emerson, unanimous on call of roll of those present.  
Mayor Zimmermann asked if any citizen wished to be heard.  
Mayor Zimmermann said no citizen wished to be heard.  
Mayor Zimmermann entertained a motion to close the floor to a hearing of citizens.  
On motion by Fonseca, seconded by Stoltz, 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 7:44 P.M. On motion by Emerson, seconded Fonseca, unanimous on call of roll of those present.

Mayor Zimmermann entertained a motion to go back into open session at 8:43 P.M. On motion by Fonseca, seconded by Emerson, unanimous on call of roll of those present.

Joseph Crifasi, Borough Administrator said we need to approve reimbursement of a college stipend for Kyle Torres and Scott Tronziger. On motion by Emerson, seconded by Fonseca, unanimous on call of roll of those present.

Mayor Zimmermann entertained a motion to adjourn the meeting at 8:49 P.M. On motion by Fonseca, seconded by Emerson, unanimous on call of roll of those present.

**APPROVED:** \_\_\_\_\_

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**ROBERT J. ZIMMERMANN, MAYOR**

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