

**COUNCIL MEETING**  
**February 19, 2025**

**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, February 19, 2025 at 8:08 P.M.

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

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

Council President Stoltz led all present in the Pledge of Allegiance to the Flag.

Council President Stoltz – 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.

**APPROVAL OF MINUTES**

Council President Stoltz entertained a motion to accept the minutes of the 1/1/2025 Adjourned Meeting, 1/1/2025 Reorganization Meeting, 1/3/2025 Special Meeting, 1/3/2025 Caucus/Finance Meeting (Open and Closed Sessions). On motion by Emerson, seconded by Fonseca, unanimous on call of roll of those present.

**CORRESPONDENCE**

None

**SPECIAL REPORTS**

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

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

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

**CONSENT AGENDA**

**RESOLUTION NO. 2025-67**

**RESOLUTION DESIGNATING COMMUNITY ASSET PRESERVATION  
CORPORATION PART OF NEW JERSEY COMMUNITY CORPORATION AS THE  
REDEVELOPER OF A PORTION OF PROPERTY IDENTIFIED AS BLOCK 18 LOT 2  
IN THE BOROUGH OF CARLSTADT**

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**WHEREAS**, the Borough of Carlstadt (the "Borough"), in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law") has designated Block 18, Lots 2,3,4 an area in need of redevelopment dated November 2024, to effectuate the redevelopment of the property identified therein (as amended and supplemented from time to time, the "Area in Need for Redevelopment"); and

**WHEREAS**, the Borough of Carlstadt designated Block 18 Lots 2,3,4 as the site to satisfy their Affordable Housing obligations with 21 affordable senior citizen units and

**WHEREAS**, Community Asset Preservation Corporation, part of the New Jersey Community Corporation (the "Redeveloper"), a not-for-profit organization, proposes to redevelop that certain property within the Redevelopment Area identified in the Redevelopment Plan as a portion of development Block 18, Lot 2, (the "Property"); and

**WHEREAS**, the Redeveloper proposes to develop, finance, and construct 21 senior citizen apartment building with parking (the "Project"), and

**WHEREAS**, the Borough of Carlstadt (the "Borough") and the Redeveloper intend to pursue pre-development activities, including negotiation of a redevelopment agreement and other related actions (the "Pre-Development Activities"); and

**WHEREAS**, the Borough chooses to designate the Redeveloper as the sole redeveloper of the Project

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of North Arlington as follows:

1. The Mayor is hereby authorized to execute a Funding Agreement with the Redeveloper in a form acceptable to the Borough in consultation with counsel.
2. Community Asset Preservation Corporation is hereby designated as the Redeveloper of the Property for a period commencing upon the adoption of this resolution.
3. Community Asset Preservation Corporation shall prepare the Redevelopment Plan to be presented to the Borough Governing body and the Planning Board
4. The Mayor, Borough Attorney, and Borough Administrator are authorized to take all actions and execute any documents necessary to effectuate this Resolution.
5. This Resolution shall take effect immediately.

**RESOLUTION NO. 2025-68**  
**AGREEMENT FOR PROFESSIONAL SERVICES**

**WHEREAS**, Borough of Carlstadt is required to prepare a Watershed Inventory Report as required by the NJDEP Municipal Stormwater Management Program by January 1, 2026; and

**WHEREAS**, Neglia Group has provided the Borough with an Agreement for Professional Services for this project; and

**WHEREAS**, the Agreement for Professional Services includes a lump sum cost of \$38,780.00 representing Engineering Costs and on a material basis (schedule in contract) not to exceed \$750.00 representing Reimbursable Expenses; and

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

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

**RESOLUTION NO. 2025-69**

**A RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER FOR ACCUMULATED ABSENCES LIABILITY TRUST FUND BY NJAC 5:30-15**

**WHEREAS**, permission is required of the Director of the Division of Local Government Services for approval as a dedication by rider of revenues received by a municipality when the revenue is not subject to reasonable accurate estimates in advance; and

**WHEREAS**, N.J.A.C. 5:30-15 permits municipalities to receive amounts for costs incurred for Accumulated Absences; and

**WHEREAS**, N.J.S.A. 40A:4-39 provides the dedicated revenues anticipated for Accumulated Absences are hereby authorized as revenue and are hereby appropriated for the purpose to which said revenue is dedicated by statute or another legal requirement.

**NOW, THEREFORE BE IT RESOLVED** by the Governing Body of the Borough of Carlstadt, County of Bergen, New Jersey as follows:

1. The Governing Body hereby request permission of the Director of the Division of Local Government Services to pay expenditures of the Accumulated Absences Liability Trust Fund
2. The Chief Financial Officer submit a certified copy of this resolution to the Director of Local Government Services for the approval via FAST.

**RESOLUTION NO. 2025-70**

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**WHEREAS**, the Borough of Carlstadt had previously entered into a Shared Services Agreement with the Bergen County Utilities Authority (BCUA) for the use of the BCUA's Certified Recycling Professional (CRP); and

**WHEREAS**, the Borough of Carlstadt is satisfied with the Shared Services Agreement and the cost savings realized by the citizens of the Borough of Carlstadt under the Agreement; and

**WHEREAS**, the BCUA has prepared a Renewal Shared Services Agreement and has submitted the Renewal Shared Services Agreement to the Borough of Carlstadt for its approval.

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

The Renewal Shared Services Agreement prepared by the BCUA is hereby approved by the Borough of Carlstadt.

**AND, FURTHER RESOLVED** that Carlstadt Mayor Robert J. Zimmermann is hereby authorized to sign the Renewal Shared Services Agreement on behalf of the Borough of Carlstadt.

**AND, FURTHER RESOLVED** that this Renewal Shared Services Agreement shall supplement and replace the existing Shared Services Agreement.

**RESOLUTION NO. 2025-71**

**WHEREAS**, the Governor's Council on Substance Use Disorder (GCSUD) established the Municipal Alliances for the Prevention of Substance Use Disorder in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent substance use disorder in communities throughout New Jersey; and

**WHEREAS**, the Mayor and Council of the Borough of Carlstadt, County of Bergen, State of New Jersey recognizes that substance use disorder is a serious problem in our society amongst persons of all ages; and therefore, has an established Municipal Alliance Committee; and

**WHEREAS**, the Mayor and Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent substance use disorder in our community; and

**WHEREAS**, the Mayor and Council has applied for funding to the Governor's Council on Substance Use Disorder through the County of Bergen.

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

1. The Mayor and Council does hereby authorize submission of a strategic plan for the Carlstadt Municipal Alliance grant for fiscal year 2026 in the amount of:

<b>GCSUD GRANT FUND</b>	<b>\$ 3,836.33</b>
<b>Cash Match</b>	<b>959.08</b>
<b>In-Kind</b>	<b>2,877.25</b>

2. The Mayor and Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

**RESOLUTION NO. 2025-72**

**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, 2025 to December 31, 2025 for an annual fee of \$29,236.00.

**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, 2025 to December 31, 2025 for the amount of Twenty-Nine Thousand Two Hundred-Thirty-Six (\$29,236.00) 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 \$29,236.00 in accordance with the terms of the contract.

**RESOLUTION NO. 2025-73**

**WHEREAS**, the Governing Body had previously authorized the Borough Clerk to advertise for bids for the purchase of Equipment for Recreation Purposes for the year 2025; and

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**WHEREAS**, a notice for bids was advertised and one bid was received on February 11, 2025 from Stan's Sport Center, Inc. 528 Washington Street, Hoboken, NJ 07030; and

**WHEREAS**, the bid received from Stan's Sport Center was a completely responsive bid in the total amount of \$78,397.20; and

**WHEREAS**, the Chief Financial Officer/Treasurer has determined that sufficient funds will be available in the 2025 Budget for Recreation in the amount of \$78,397.20 for purchases made under this contract.

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

1. The Contract for Equipment for Recreation Purposes for the year 2025 be awarded to Stan's Sport Center, 528 Washington Street, Hoboken, N.J. 07030, for the amount of seventy-eight thousand, three hundred ninety-seven dollars and twenty cents (\$78,397.20).
2. The Mayor and Clerk are hereby authorized to execute the necessary contract with Stan's Sport Center in an amount not to exceed \$78,397.20 in the form attached hereto.

Certification as to the availability of funds:

The Chief Financial Officer/Treasurer hereby certifies that sufficient funds will be available in the 2025 Recreation Budget to pay the amount of \$78,397.20 in accordance with the terms of the contract.

**RESOLUTION NO. 2025-74**

**WHEREAS**, the Borough Clerk solicited four quotes for the 2026 Fire Department Testimonial Dinner; and

**WHEREAS**, only one acceptable response was received which was from The Graycliff, 122 Moonachie Avenue, Moonachie, NJ 07074.

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Carlstadt that the 2026 Fire Department Testimonial Dinner be awarded to The Graycliff, 122 Moonachie Avenue, Moonachie, NJ 07074.

**RESOLUTION NO. 2025-75**

**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	\$ 1,126,390.75
Regional Board of Education	677,007.58

**RESOLUTION NO. 2025-76**

**WHEREAS**, Domenick Giancaspro, retired employee of the Borough of Carlstadt has filed a request for reimbursement for the purchase of a Medicare supplement.

**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 \$4,192.80 representing reimbursement for his and his spouse's Medicare supplement for the year 2024.

**RESOLUTION NO. 2025-77**

**AUTHORIZE BUDGET TRANSFERS BETWEEN APPROPRIATION RESERVES  
ACCOUNTS PURSUANT TO N.J.S.A 40a:4-59**

**WHEREAS**, various 2024 bills have been presented for payment this year, which bills represent obligations of the prior fiscal year and were not covered by order number and/or recorded at the time of transfers between the 2024 Budget in the last two months of 2024; and

**WHEREAS**, N.J.S. 40A:4-59 provides that all unexpended balances carried forward after the close of the fiscal year are available, until lapsed at the closed of the succeeding year, to meet specific claims, commitments or contracts incurred during the preceding fiscal year, and allow transfers to be made from unexpended balances to those which are expected to be insufficient during the first three months of the succeeding year.

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Carlstadt, in the County of Bergen, State of New Jersey, that the transfers in the amount of \$77,400.98 be made between the 2024 Budget Appropriation Reserves as follows:

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<u>DESCRIPTION</u>	<u>ACCOUNT NUMBER</u>	<u>TRANSER FROM</u>	<u>TRANSFER TO</u>
CONSTRUCTION OFFICAL: OTHER EXPENSES	4-01-22-209-248		400.00
ASSESSMENT OF TAXES: OTHER EXPENSES	4-01-20-150-248	5,110.00	
LEGAL SERVICES: OTHER EXPENSES	4-01-20-155-248	1,811.92	
TAX APPEALS (PROF FEES): OTHER EXPENSES	4-01-20-156-248		8,019.00
ENGINEERING: OTHER EXPENSES	4-01-20-165-248	3,613.86	
POLICE DEPARTMENT: SALARY AND WAGES	4-01-25-240-111		15,000.00
POLICE DEPARTMENT: OTHER EXPENSES	4-01-25-240-248		2,400.00
CONSTRUCTION OFFICAL: SALARY & WAGES	4-01-22-209-111	1,053.09	
STREETS & ROADS: SALARY & WAGES	4-01-26-290-111	48,051.91	
STREETS & ROADS: OTHER EXPENSES	4-01-26-290-248	7,401.52	
BUILDINGS & GROUNDS: SALARY & WAGES	4-01-26-310-111	4,158.68	
BUILDINGS & GROUNDS: OTHER EXPENSES	4-01-26-310-248	6,200.00	
TAX APPEALS: OTHER EXPENSES	4-01-30-426-248		51,581.98
		77,400.98	77,400.98

**RESOLUTION NO. 2025-78**

**BE IT RESOLVED** by the Mayor and Council of the Borough of Carlstadt that permission is granted to the following for the use of facilities on the specified date:

**Community Center:**

1. Office of Emergency Management – Fridays, February 21, 2025, March 21, 2025, April 4, 2025, June 20, 2025, July 18, 2025 and August 8, 2025 from 7:00 A.M. to 7:00 P.M. to have a Blood Drive.

**RESOLUTION NO. 2025-79**

**BE IT RESOLVED** by the Mayor and Council of the Borough of Carlstadt that the Carlstadt PTA, 550 Washington Street, Carlstadt, NJ 07072 be granted permission to have a raffle at 550 Washington Street, Carlstadt, NJ 07072 on Friday, March 14, 2025 for which the application, fee and findings and determination sheet shall be forwarded to the Legalized Games of Chance Control Commission.

**RESOLUTION NO. 2025-80**

**BE IT RESOLVED** by the Mayor and Council of the Borough of Carlstadt that the Rutherford Public Library Foundation, 150 Park Avenue, Rutherford, NJ 07070 be granted permission to have a raffle at IL Villaggio, Route 17 North, Carlstadt, NJ 07072 on Saturday, May 3, 2025 for which the application, fee and findings and determination sheet shall be forwarded to the Legalized Games of Chance Control Commission.

Council President Stoltz entertained a motion to approve the Consent Agenda.

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

**REPORTS OF SPECIAL COMMITTEES**

None

**FINANCE/LEGISLATION/INSURANCE** – Councilman Emerson read his report. This report will be filed.

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

**FIRE/WATER/OEM/AMBULANCE** - Councilman Stoltz read his reports. These reports will be filed.

**PUBLIC WORKS/PUBLIC PROPERTY** – In the absence of Councilman Lenoy, Councilwoman DeBiase read the report. This report will be filed.

**PLANNING/BUILDING** – Councilwoman DeBiase read her report. This report will be filed.

**ZONING** – In the absence of Councilman Lenoy, Councilwoman DeBiase read the report. This report will be filed.

**HEALTH/SOCIAL SERVICES** – 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 Fonseca read her report. This report will be filed.

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

**READING OF BILLS**

**RESOLUTION NO. 2025-81**

PAYROLL ACCOUNT	894.83
PAYROLL ACCOUNT	598,797.49
MEDICAL BENEFITS ACCT	61,444.58
MEDICAL BENEFITS ACCT	41,503.75
MEDICAL BENEFITS ACCT	98,833.61
MEDICAL BENEFITS ACCT	142,714.43
MEDICAL BENEFITS ACCT	40,454.46
BORO OF CARLSTADT - CURRENT FD	41,313.37

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DPW UNION DUES	640.00
FLEXIBLE SPENDING ACCOUNT	658.38
MICHAEL H. NORLING	854.57
PBA UNION DUES	1,960.00
AGGRESSIVE ENERGY LLC	9,193.69
FEDEX	12.25
HOLY NAME MEDICAL CENTER	2,205.75
JANET HIGGINS	250.00
NEW JERSEY MOTOR VEHICLE	150.00
NORTH JERSEY MEDIA GROUP INC	1,134.63
PRESTI, ROSARIO JR., ESQ.	1,000.00
RCM CEBERIO LLC	5,837.50
STAPLES ADVANTAGE	204.21
AT&T MOBILITY	470.16
CHEEMA OIL CORPORATION	51.43
COMCAST	670.19
COMMERCIAL RECREATION	2,665.00
DIEGO BRAVO	150.00
GARBARINI & CO.	5,000.00
GENSERVE, LLC	1,155.00
I.D.A.	67,988.05
JUSTIN REILLY	150.00
LINDE GAS & EQUIPMENT INC	351.78
LOWE'S BUSINESS ACCT/GEMB	33.67
MCNERNEY & ASSOCIATES, INC	2,650.00
PSE&G	26,319.79
SECURITAS TECHNOLOGY CORP.	3,228.75
THE STANDARD INSURANCE CO.	6,629.48
VEOLIA WATER NEW JERSEY	920.60
VERIZON	149.00
ZECHARIAH CASTAGNA	150.00
EAGLE REALTY OF NJ LLC	12,535.01
ELITE EQUIPMENT SERVICES, INC.	14,095.69
LEXIPOL, LLC.	16,409.82
MCI COMM SERVICE	410.67
NEW JERSEY MOTOR VEHICLE	85.00
PSE&G	81.21
US POSTAL SERVICE (CMRS-FP)	4,067.49
VERIZON	1,849.71
COMCAST	46.67

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GREATAMERICA FINANCIAL SVCS.	440.00
PSE&G	15.12
VEOLIA WATER NEW JERSEY	259.13
VERIZON	1,564.77
VERIZON	2,087.48
VERIZON	149.00
INTERSTATE WASTE SERVICES INC	27,162.30
PSE&G	2,556.86
TRANSUNION RISK & ALTERNATIVE	1,034.50
VEOLIA WATER NEW JERSEY	27.96
UNUM LIFE INS. CO. OF AMERICA	1,202.24
VERIZON BUSINESS	45.47
LEXISNEXIS RISK DATA MGMT.LLC.	504.00
AIRPOWER INTERNATIONAL, INC	167.40
ALPHADOG SOLUTIONS, INC.	1,095.00
A.N.D. SERVICE	2,244.90
ANIMAL HOSPITAL OF HASBROUCK	900.00
ANTOINETTE VENTURA	2,090.28
ARROW ELEVATOR INC.	250.00
ATLANTIC COAST RECYCLING LLC	2,698.32
ATLANTIC SALT INC	37,023.18
AVS INC	750.00
BELLAQUA INC	107.10
BERGEN TRAVEL BASKETBALL	1,100.00
BERGEN COUNTY LEAGUE OF MUN.	150.00
BERGEN COUNTY FIRE	625.00
PREVENTION	
BERGEN MUNICIPAL EMPLOYEE	36,445.00
BERGEN CO. UTILITIES AUTHORITY	240,606.55
BERGEN COUNTY PROSECUTOR'S	8,000.00
OFF	
BILL O'SHEA'S	379.65
BIS INC.	210.11
BLUE STAR OF NEW JERSEY INC.	795.00
BOROUGH OF RUTHERFORD	9,648.55
BOROUGH OF E. RUTHERFORD	19,536.76
B. PUNTA SECCA, INC.	50,809.57
BRADY INDUSTRIES	418.52
BRUNO ASSOCIATES INC	3,250.00
CARLSTADT BOARD OF ED.	1,126,390.75

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CARLSTADT FIRE DEPARTMENT	814.31
CARLSTADT PTA	600.00
CARLSTADT DPW/BA	2,129.68
C. ELSTON & ASSOCIATES	45.00
CER WILDCATS COMPETITION	1,500.00
CHEER	
CLIFFSIDE BODY CORP	4,381.18
COMPLETE SAW & GARDEN EQUIP.	286.65
CROSS COUNTRY BERGEN LLC	2,348.69
CROSS COUNTRY CYCLE, INC.	356.16
DAVID FERRELL	5,937.60
DAVID WEBER OIL CO.	988.36
DELGADO INTERPRETING SERVICES	435.00
DENISE MURRAY	100.00
DOLAN CONSULTING GROUP LLC	900.00
DON DIORIO	230.90
EXTECH BUILDING MATERIALS	981.75
FAIRLEIGH DICKINSON UNIVERSITY	1,400.00
FIRE & SAFETY SERVICES	6,132.15
FOREMOST PROMOTIONS	1,372.59
GABRIEL GUERRA	100.00
GADALETA HEATING & COOLING LLC	28,900.00
GARBARINI & CO.	35,000.00
GEARGRID CORPORATION	3,017.00
GIANCASPRO, DOMENICK D.	2,096.40
GOLD TYPE BUSINESS MACHINES	2,277.15
GOLD TYPE BUSINESS MACHINES	1,857.10
GPH INC	6,454.44
GRAINGER, INC.	307.26
DOOR WORKS INC	4,591.00
G.T.B.M. INC	2,754.50
HACKENSACK AUTO SPRING CO INC	760.00
HADDAD ELECTRIC LLC	1,062.00
HARRIS UNIFORMS INC	920.00
BOROUGH OF HASBROUCK HEIGHTS	3,462.00
HOMETOWN AUTO PARTS	0.00
HOMETOWN AUTO PARTS	2,837.21

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HUDSON TIRE EXCHANGE	457.62
IAFC LOCKBOX #791544	160.00
I.D.A.	67,685.63
IMPRESSIVE PRINTING INC	12,292.84
INSTITUTE FOR PROFESSIONAL	100.00
INTERACTION INSIGHT CORP.	2,785.00
INTERSTATE WASTE SERVICES INC	21,669.64
JERSEY MAIL SYSTEMS LLC	482.70
JOANNE RAMM	9,359.20
JOHN P. BRISLIN	2,489.37
JOINT MEETING	5,000.00
JORDAN GILL	100.00
JOSEPH R. DONAHUE LLC	9,018.33
JPMONZO MUNICIPAL CONSULTING	50.00
JUSTIN REILLY	100.00
KORSEN'S CARPET CLEANING	3,740.00
ROBERT W. KORSEN	7,042.89
KYLE TORRES	1,200.00
LAW SOFT INC	8,700.00
LINDA E. DORIS	2,096.40
LINDE GAS & EQUIPMENT INC	271.43
LOWE'S BUSINESS ACCT/GEMB	352.87
LYNN DIXON	100.00
MAGLOCLLEN, INC	400.00
MASTERMAN'S LLP	500.10
MAZZER PORTA POTTYS	300.00
MEADOWLANDS HARDWARE	334.46
MEADOWLANDS AREA YMCA	560.00
MERCHANTS ALARM SYSTEMS INC	241.80
MICROSYSTEMS-NJ.COM, LLC	1,723.00
MSI TECHNOLOGIES LLC	1,631.43
MUNICIPAL EMERGENCY SRVS, INC.	3,319.20
MY OFFICE ACCOUNTING SERVICES	500.00
POWER-FLO TECHNOLOGIES, INC	289.16
NATIONAL ASSN. OF LOCAL BOARDS	250.00
NATURE'S CHOICE CORP.	190.00
NATIONAL HIGHWAY PRODUCTS	4,128.20
NEGLIA ENGINEERING ASSOCIATES	0.00
NEGLIA ENGINEERING ASSOCIATES	34,553.21

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NICK'S TOWING SERVICE, INC.	537.65
NJ ASSO OF SCHOOL RESOURCE OFF	150.00
NJAPZA TREASURER	120.00
NJ FIRE EQUIPMENT CO., INC.	2,565.00
NJNEOA	90.00
NJ STATE LEAGUE OF	710.00
NJ STATE ASSN. OF CHIEFS OF	5,625.00
NORTH JERSEY MEDIA GROUP INC	729.52
OSLER MEDICAL GROUP & HEIGHTS	135.00
PASQUALE & DELEASA LLC	1,945.00
PASQUALINO RAGOZZINO, JR ESS, INC	100.00
POLICE TRAFFIC OFFICERS ASSOC.	8,737.80
POWERDMS INC.	350.00
PRESTI, ROSARIO JR., ESQ.	7,528.66
PROGRESSIVE BRICK CO.	1,000.26
PYE-BARKER FIRE AND SAFETY LLC	345.80
RCM CEBERIO LLC	917.00
REGAL STAMP CO	9,120.00
REGIONAL BOARD OF EDUCATION	65.00
RELIABLE EQUIPMENT & ROBERTS AND SON	677,007.58
ROGUT MCCARTHY TROY LLC	1,639.43
46 TINTS INC	10.61
ROYAL TOUCH HAND CAR WASH CORP	1,007.10
RUTGERS CENTER FOR GOV'T SERV.	650.00
SANITATION EQUIP. CORP.	408.00
SCHEIDWEIG, HERBERT	575.00
SCOTT TRONZIGER	141.01
SEBASTIAAN CASTILLO	2,096.40
SECURITAS TECHNOLOGY CORP.	1,200.00
SHERWIN WILLIAMS, INC.	100.00
SMITH-SONDY	1,267.50
SOME'S UNIFORMS INC.	452.08
STAPLES ADVANTAGE	6,316.70
STAPLES ADVANTAGE	90.00
TARGET SOLUTIONS LEARNING	0.00
TCTA OF BERGEN COUNTY C/O	2,497.89
	81.24
	150.00

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TCTANJ	100.00
TETERBORO CHYRSLER JEEP	150.90
THE BADGE COMPANY OF NJ INC	2,675.78
TMDE CALIBRATION LABS INC	595.00
TMF CORP/T.M. FITZGERALD ASSO	4,250.00
TRAFFIC SAFETY & EQUIPMENT INC	875.00
TRACER DRONE TECHNOLOGIES LLC	8,548.57
TREASURER, STATE OF NJ	575.00
TRI-MY-BAGS LLC	290.00
V.E. RALPH & SON, INC	505.80
VESTIS	624.75
VIP CAR WASH & LUBE LLC	117.00
WESTERN PEST SERVICES	1,300.00
BECTON WILDCATS DIAMOND CLUB	250.00
WORLD INSURANCE ASSO. LLC	12,796.92
ZECHARIAH CASTAGNA	100.00
TOTAL	\$ 3,902,839.65

Council President Stoltz entertained a motion to approve the payments of bills.  
On motion by Emerson, seconded by Fonseca, unanimous on call of roll of those present.

Council President Stoltz entertained a motion to open the floor to a hearing of citizens  
On motion by Fonseca, seconded by DeBiase, unanimous on call of roll of those present.

**HEARING OF CITIZENS**

Council President Stoltz asked if anyone wished to speak.  
Council President Stoltz said to let the record note there is no one to speak.  
Council President Stoltz 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.

**CONSIDERATION OF ORDINANCES**

**FINAL READING**

**ORDINANCE NO. 2025-1**

**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**

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**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.**

Council President Stoltz entertained a motion to open this ordinance to a hearing of citizens. On motion by Fonseca, seconded by Emerson, unanimous on call of roll of those present.

Council President Stoltz asked if any citizen wished to be heard on this ordinance. Council President Stoltz said to let the record note there are no citizens to speak on this ordinance. Council President Stoltz entertained a motion to close this ordinance to a hearing of citizens. On motion by Stoltz, seconded by Emerson, unanimous on call of roll of those present.

**RESOLUTION NO. 2024-82**

**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 final reading and the Borough Clerk is hereby authorized and directed to publish said ordinance according to law.

Council President Stoltz entertained a motion to approve Ordinance No. 25-1 on final reading. On motion by Emerson, seconded by Fonseca, unanimous on call of roll of those present.

**ORDINANCE NO. 2025-2 (Carry Over)**

**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.**

Council President Stoltz entertained a motion to carry over Ordinance No. 25-2 to the March 5, 2025 meeting.

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

**FINAL READING**

**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)**

Council President Stoltz entertained a motion to open this ordinance to a hearing of citizens.

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

Council President Stoltz asked if any citizen wished to be heard on this ordinance.

Council President Stoltz said to let the record note there are no citizens to speak on this ordinance.

Council President Stoltz entertained a motion to close this ordinance to a hearing of citizens.

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

**RESOLUTION NO. 2024-83**

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

**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)**

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

Council President Stoltz entertained a motion to approve Ordinance No. 25-3 on final reading.

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

**MISCELLANEOUS/NEW BUSINESS**

None

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Council President Stoltz entertained a motion to adjourn the meeting at 8:30 P.M. On motion by Emerson, seconded by DeBiase, unanimous on call of roll of those present.

APPROVED: \_\_\_\_\_  
DAVID STOLTZ, COUNCIL PRESIDENT

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