

CAUCUS/FINANCE MEETING
May 7, 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, May 7, 2025 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 and Joseph Emerson were present. Council member Diane DiBiase arrived at 7:08 P.M. Council members William Roseman and Suzanne Fonseca 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 April 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 April 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.

HEARING OF CITIZENS

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

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

Mayor Zimmermann asked if any citizen wished to be heard.

Mike Stevens, 404 Center Street – he understands a person has come forward and complained to Wood-Ridge to put a stop sign on Center Street at Fifth Street. There is a resolution that is being passed tonight by the Borough of Wood-Ridge and wanted to get ahead of this. If the resolution is passed here tonight, the Borough of Wood-Ridge is planning to put the stop sign up tomorrow. That is not the way to do it. Mr. Stevens said regarding this complaint we have talked to the people in the neighborhood. The person cannot get out of her driveway. This is probably because she pulls into the driveway. If she would back in, she would not have this problem. It is being written as pedestrian safety. Due to this I spend a lot of my afternoons sitting on the wall of my driveway. I get to see who is coming up and down the street. There is not a lot of traffic on that street.

CAUCUS/FINANCE MEETING

May 7, 2025

Page 2

He does not see this as a pedestrian safety problem. This is a Wood-Ridge problem, but it is leaning over into Carlstadt because it has to be both sides of the street. Mr. Stevens mentioned that his one neighbor has a large truck and if a stop sign is put up there, he would have to park further away from his house and he will not be able to park his truck in front of his house. There was a lengthy discussion on this matter with the Mayor and Council.

Mayor Zimmermann said we will table this tonight and pull it off the Consent Agenda and follow up.

Police Chief Tom Cox read a report from January 24, 2024 from one of his traffic officers. It was a summary of the motor vehicle crashes that occurred on Center Street within the Borough of Carlstadt. There was a total of nine crashes that took place from 2011 to 2023. Only one that occurred at the intersection of Center and Fifth Street was caused by a driver’s vision being obstructed by a dumpster. Four crashes involved a vehicle hitting a parked vehicle, three for drivers backing out of the driveway and one striking a fixed object. None of the crashes were due to excessive speeding or failing to stop at the stop sign.

Mayor Zimmermann asked if any other citizen wished to speak.

Don Molzon, 530 Madison Street – he said the light at the Sixth Street Firehouse has been fixed.

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

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

CONSENT AGENDA

RESOLUTION NO. 2025-128

**RESOLUTION AUTHORIZING CHANGE ORDER N^o 1 FOR
Additional work due to changes in the scope of the project**

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: 2nd Street Park Improvements (BCOS Funded)

CONTRACTOR: B. Puntasecca, Inc.

CHANGE ORDER No.: 1

AMOUNT OF CHANGE THIS RESOLUTION: \$64,600.00 Increase: 7.15%

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

RESOLUTION NO. 2025-129

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) currently completed by Smith-Sondy Asphalt Construction Co., Inc., is in accordance with the Plans and Specifications, as directed by the Project Engineer. The said core sampling and testing performed by **KeyTech, 210 Maple Place, P.O. Box 48, Keyport, NJ 07735** is hereby accepted for Payment No. 1 in the amount of **Two Thousand, Ten Dollars and Zero Cents (\$2,010.00)** is hereby approved.

RESOLUTION NO. 2025-130

AWARD OF CONTRACT

BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, Bergen County, New Jersey upon the recommendation of the Neglia Group that the Contract for:

**TOUCHLESS FIXTURES AT BOROUGH HALL
(CDBG – COVID FUNDED)**

be awarded to HM Company, LLC located at 3 Orlando Drive, Fairfield, NJ 07004 for the bid amount of **One Hundred Fourteen Thousand Nine Hundred Zero Cents (\$114,900.00)** which represents the Base Bid and being the lowest of two bids submitted. This Resolution to take effect upon certification of this Resolution by the Borough Treasurer that sufficient funds are available.

RESOLUTION NO. 2025-131

WHEREAS, the Borough of Carlstadt has adopted a Length of Service Award Program ordinance for their volunteer firefighters and ambulance corps. members; and

WHEREAS, the Borough of Carlstadt LOSAP provides Annual Contributions to Qualified Members who meet the criteria stated in the Borough ordinance; and

WHEREAS, Qualified Members on the attached list have been certified by their respective departments to have the said amounts deposited into their LOSAP Accounts.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Carlstadt that the individuals on the attached list have been certified by their respective departments to have fulfilled all the requirements and qualifications of a Length of Service Award Program by the Borough of Carlstadt for the year 2024.

BE IT FURTHER RESOLVED that Qualified Members shall have said amounts deposited into their Length of Service Award Program accounts.

RESOLUTION NO. 2025-132

WHEREAS, notification has been received from the Borough of Carlstadt Building Department that a refund is requested in the amount of \$339.00 for permit number 20240197 issued to Trinity Solar for the installation of a roof solar system at 740 Eighth Street; and

WHEREAS, the project was cancelled and Trinity Solar is requesting the permit fee to be refunded.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, that a refund in the amount of \$339.00 for permit number 20240197 issued to Trinity Solar is hereby approved.

RESOLUTION NO. 2025-133

WHEREAS, notification has been received from the Borough of Carlstadt Building Department that a refund is requested in the amount of \$238.00 for permit number 20240008 issued to Sunrun Installation Services, Inc., for the installation of a roof solar system at 533 Washington Street; and

WHEREAS, the project was cancelled and Sunrun Installation Services, Inc. is requesting the permit fee to be refunded.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, that a refund in the amount of \$238.00 for permit number 20240008 issued to Sunrun Installation Services, Inc. is hereby approved.

RESOLUTION NO. 2025-134

WHEREAS, Police Officer Richard Castiglione, retired employee of the Carlstadt Department of Police, has filed a request for reimbursement for the purchase of a Medicare supplement; and

WHEREAS, pursuant to his contract, the amount of said reimbursement for the partial year 2024 is \$748.20.

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 \$748.20 representing reimbursement for Richard Castiglione's Medicare supplement for the partial year 2024, pursuant to retired Police Officer Richard Castiglione's Contract with the Borough of Carlstadt.

RESOLUTION NO. 2025-135

WHEREAS, Pegasus Transport Service, Inc. has made application to the Borough of Carlstadt for the renewal of one (1) limousine license; and

WHEREAS, the renewal application has been filed together with the requisite fee, and proof of insurance and Power of Attorney as required under N.J.S.A. 48:16-14 and 16 and vehicle and driver information as required by the ordinance to the satisfaction of the Borough Clerk.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, County of Bergen, State of New Jersey that the application of Pegasus Transport Service, Inc. to renew one (1) limousine license at 800 Central Boulevard, Carlstadt, NJ 07072 be and hereby is approved for Vin # 187910.

AND, BE IT FURTHER RESOLVED that the Borough Clerk is hereby authorized and directed to issue the renewal of one (1) limousine license at the above referenced location for the period of one year, commencing May 6, 2025 and ending on May 6, 2026 and a Certificate of Compliance with the requirements of N.J.S.A. 48:16-14 and 16, through the period indicated on the proof of insurance as submitted with the application.

RESOLUTION NO. 2025-136

WHEREAS, Pegasus Transport Service, Inc. has made application to the Borough of Carlstadt for one additional limousine license; and

WHEREAS, the application has been filed together with the requisite fee, and proof of insurance and Power of Attorney as required under N.J.S.A. 48:16-14 and 16 and vehicle and driver information as required by the ordinance to the satisfaction of the Borough Clerk.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, County of Bergen, State of New Jersey that the application of Pegasus Transport Service, Inc. to operate one additional limousine license at 800 D Central Boulevard, Carlstadt, NJ 07072 be and hereby is approved for VIN # 25795.

AND, BE IT FURTHER RESOLVED that the Borough Clerk is hereby authorized and directed to issue the license to operate one additional limousine at the above referenced location for the period of one year, commencing May 6, 2025 and ending on May 6, 2026 and a Certificate of Compliance with the requirements of N.J.S.A. 48:16-14 and 16, through the period indicated on the proof of insurance as submitted with the application.

RESOLUTION NO. 2025-137

BOROUGH OF CARLSTADT

COUNTY OF BERGEN, NEW JERSEY

**RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR THE
NEW JERSEY DEPARTMENT OF TRANSPORTATION'S FY26 MUNICIPAL AID
PROGRAM**

WHEREAS, the New Jersey Department of Transportation has funds available for road projects through its FY26 Municipal Aid Program; and

CAUCUS/FINANCE MEETING

May 7, 2025

Page 6

WHEREAS, this application would provide funding for improvements to Dell Road within the Borough of Carlstadt.

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Carlstadt formally approves the grant application for the above-stated project; and

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk are hereby authorized to submit an electronic grant application identified as “MA-2026-Dell Road Reconstruction-00011” to the New Jersey Department of Transportation on behalf of the Borough of Carlstadt; and

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Carlstadt and that their signature constitute acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

RESOLUTION NO. 2025-138

WHEREAS, Resolution No. 2024-137 states that the address of the Local Pub LLC is 446 Hackensack Street, Carlstadt, NJ 07072; and

WHEREAS, the correct address of the Local Pub LLC is 442 Hackensack Street, Carlstadt, NJ 07072.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt that the records shall reflect the correct address of the Local Pub LLC as being 442 Hackensack Street, Carlstadt, NJ 07072.

RESOLUTION NO. 2025-139 (REMOVED FROM CONSENT AGENDA)
RESOLUTION TO MEMORIALIZE AGREEMENT WITH BOROUGH OF WOOD-RIDGE ON TRAFFIC CONTROL MEASURES ON CENTER STREET.

RESOLUTION NO. 2025-140

AGREEMENT FOR PROFESSIONAL SERVICES

WHEREAS, the Borough of Carlstadt publicly solicited RFQ’s for the Hackensack Street Downtown Area Vision and Rehabilitation Plan and received (4) qualified proposals; and

WHEREAS, interviews of all (4) professional firms were conducted and thoroughly researched; and

WHEREAS, the Agreement for Professional Services is hereby awarded to RSC Architects, 3 University Plaza Drive, Suite 600, Hackensack, NJ 07601 for a lump sum cost of \$108,025.00 representing deliverables noted in the proposal; 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 Hackensack Street Downtown Area Vision and Rehabilitation Plan to RSC Architects, 3 University Drive, Suite 600, Hackensack, NJ 07601.

Mayor Zimmermann entertained a motion to approve the Consent Agenda excluding No. 2025-139 to memorialize an agreement with the Borough of Wood-Ridge on Traffic Control Measures on Center Street which we will table at this time. On motion by Stoltz, seconded by DeBiase, unanimous on call of roll of those present.

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.

Mayor Zimmermann entertained a motion to carry over Ordinance No. 25-2 to May 21, 2025. On motion by Emerson, seconded by Stoltz, unanimous on call of roll of those present.

FINAL READING

ORDINANCE NO. 25-6

CAPITAL ORDINANCE OF THE BOROUGH OF CARLSTADT, IN THE COUNTY OF BERGEN, NEW JERSEY, AUTHORIZING THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND ACQUISITIONS IN, BY AND FOR THE BOROUGH, APPROPRIATING THEREFOR THE SUM OF \$188,000.00 AND PROVIDING THAT SUCH SUM SO APPROPRIATED SHALL BE RAISED FROM THE BOROUGH'S CAPITAL IMPROVEMENT FUND.

Mayor Zimmermann entertained a motion to open the floor to a hearing of citizens on Ordinance No. 25-6 (Capital Ordinance).

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

Mayor Zimmermann asked if any citizen wished to be heard on this ordinance.

Mayor Zimmermann said to let the record note there are no citizens to speak on this ordinance.

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

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

RESOLUTION NO. 2025-141

CAPITAL ORDINANCE OF THE BOROUGH OF CARLSTADT, IN THE COUNTY OF BERGEN, NEW JERSEY, AUTHORIZING THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND ACQUISITIONS IN, BY AND FOR THE BOROUGH, APPROPRIATING THEREFOR THE SUM OF \$188,000.00 AND PROVIDING THAT SUCH SUM SO APPROPRIATED SHALL BE RAISED FROM THE BOROUGH'S CAPITAL IMPROVEMENT FUND.

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

Mayor Zimmermann entertained a motion to adopt Ordinance No. 25-6. On motion by DeBiase, seconded by Emerson, unanimous on call of roll of those present.

FIRST READING

ORDINANCE NO. 25-7

**AN ORDINANCE VACATING A PART OF NINETEENTH STREET
LOCATED IN THE BOROUGH OF CARLSTADT**

WHEREAS, an unimproved paper street known as 19th Street, connecting to Paterson Plank Road, is located in the Borough of Carlstadt, Bergen County, New Jersey; and

WHEREAS, 125 Paterson Plank, LLC is the owner of property adjacent to a portion of the undeveloped paper street on the sides of that paper street known as Block 118, Lot 5 and Block 118, Lot 10 and Block 119, Lot 2, on the Official Map of the Borough of Carlstadt; and

WHEREAS, the property owner has requested that the Borough of Carlstadt vacate the entire right of way of the paper street adjoining its property known as 19th Street; and

WHEREAS, N.J.S.A. 40:67-1(b) authorizes the governing body of every municipality to adopt an ordinance to vacate any public street or any part thereof; and

WHEREAS, pursuant to N.J.S.A. 40:67-19, a municipality may vacate a public street where there has been a dedication of lands as a public street and same has not been accepted by the municipality and it shall appear to the governing body of the municipality that the public interest will be better served by releasing those lands or a part thereof from such dedication and the lands or part thereof released from the dedication shall be effectively discharged therefrom as though the dedication had not taken place; and

WHEREAS, pursuant to N.J.S.A. 40:49-6, a municipality must publish an ordinance authorizing vacations or dedications of land in the manner required by N.J.S.A. 40:49-2, except that every such ordinance, after being introduced and having passed a first reading, shall be published at least once not less than ten (10) days instead of one week prior to the time fixed for further consideration for final passage, and, at least one week prior to the time fixed for final passage, a copy of such ordinance, together with a notice of the introduction thereof and the time and place when and where the ordinance shall be considered for final passage shall be mailed to every person whose lands may be affected by the ordinance; and

WHEREAS, the Mayor and Council of the Borough of Carlstadt has determined that it would fulfill a public purpose to vacate a portion of the unimproved, paper street known as 19th Street located in the Borough of Carlstadt connecting to Paterson Plank Road as same is not needed nor used as a public street, and to convey the vacated lands to the adjacent property owner in accordance with law.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Borough of Carlstadt as follows:

1. That portion of the unimproved paper street known as 19th Street running from Paterson Plank Road by only where such paper street is bounded by the property currently owned by 125 Paterson Plank, LLC be and is hereby vacated; and

2. That portion of the former paper street known at 19th Street as described in Paragraph 1 above shall be vacated and shall be conveyed to the adjacent property owner 125 Paterson Plank, LLC, in accordance with law, and shall merge, consolidate with, and made part of the respective properties identified as Block 118, Lot 10, and Block 118, Lot 5 on the Official Tax Map of the Borough of Carlstadt; and

3. That the Mayor and Borough Clerk are hereby authorized and directed to execute any documents which may be required to convey the aforesaid vacated land; and

4. Pursuant to the provisions of N.J.S.A. 40:67(b) the Borough of Carlstadt hereby expressly reserves and excepts from vacation all rights and privileges currently possessed by public utilities (as defined in N.J.S.A. 48:2-13) and by any cable television company (as defined in the Cable Television Act, N.J.S.A. 48:5-1 et seq.), to maintain, repair and replace their existing facilities in, adjacent to, over or under the street, or any part thereof, to be vacated; and

5. Pursuant to N.J.S.A. 40:49-6, the Borough Clerk shall publish this Ordinance in the manner required by N.J.S.A. 40:49-2, except that after same has been introduced and passed a first reading, this Ordinance shall be published at least once not less than ten (10) days prior to the time fixed for further consideration for final passage, and the Clerk shall, at least one week prior to the time fixed for final passage, mail a copy of this Ordinance, together with a notice of the introduction thereof and the time and place when and this Ordinance shall be considered for final passage to every person whose lands may be affected by this Ordinance; and

CAUCUS/FINANCE MEETING

May 7, 2025

Page 10

6. That within sixty (60) days after this Ordinance becomes effective, the Borough Clerk shall file a copy thereof, certified by her, under the seal of the Borough of Carlstadt to be a true copy of such Ordinance, together with a proof of publication thereof, in the office of the Bergen County Clerk to be recorded in a book with proper index to be provided for this purpose entitled "vacations", in accordance with the provisions of N.J.S.A. 40:67-21; and

7. If any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective; and

8. Any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict; and

9. This Ordinance shall take effect upon passage and publication in accordance with applicable law.

RESOLUTION NO. 2025-142

BE IT RESOLVED that the ordinance entitled:

**AN ORDINANCE VACATING A PART OF NINETEENTH STREET LOCATED IN THE
BOROUGH OF CARLSTADT**

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 21st day of May, 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.

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

RESOLUTION NO. 2025-142-A-1

BE IT RESOLVED that the ordinance entitled:

**AN ORDINANCE AMENDING ORDINANCE 24-14: CHAPTER IV SCHEDULE OF
FEES, CHAPTER X PARKING, SECTION 12 PENALTIES AND CHAPTER XII FIRE
PREVENTION OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF
CARLSTADT 2002.**

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 21st day of May, 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.

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

Mayor Zimmermann entertained a motion to amend Ordinance No. 24-14 the fee ordinance. On motion by Stoltz, seconded by DeBiase, unanimous on call of roll of those present.

CORRESPONDENCE

None

Mayor Zimmermann entertained a motion to approve two Special Police Officers for the Primary Election, one for the School Picnic and one for the Summer Concerts.

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

The Carlstadt Fire Chief, James Schmidt mentioned that the Inspection and Memorial Service will be May 17, 2025 at 5:00 P.M. at Memorial Park and if it is raining it will be here at the firehouse.

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 7:30 P.M. On motion by Emerson, seconded by DeBiase, unanimous on call of roll of those present.

Mayor Zimmermann entertained a motion to go into open session at 9:41 P.M. On motion by Stoltz, seconded by Emerson, unanimous on call of roll of those present.

RESOLUTION NO. 2025-142-A
**A RESOLUTION OF THE BOROUGH OF CARLSTADT, COUNTY OF BERGEN,
STATE OF NEW JERSEY SUPPORTING TOKEN ENTERPRISES, LLC'S
APPLICATION TO THE CANNABIS REGULATORY COMMISSION FOR A CLASS 5
CANNABIS RETAILER LICENSE**

WHEREAS, the State of New Jersey legalized the cultivation, manufacturing, sale and distribution of recreational cannabis pursuant to the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act; and

WHEREAS, the legalization of cannabis for recreational use will likely spawn a significant industry throughout the State of New Jersey; and

WHEREAS, the new industry can provide substantial financial and social benefits to the Borough of Carlstadt (the "Borough"); and

WHEREAS, this new industry will create employment opportunities through its four sectors of growers, processors, wholesalers and retailers; and

WHEREAS, the Borough is in position to benefit from all four sectors of the industry; and

WHEREAS the Borough passed Ordinance No.: 23-5 which, in part, permits a limited number of licensed Cannabis businesses to operate in specific zones within the Borough; and

WHEREAS, Token Enterprises, LLC ("Token Enterprises") submitted its business plan to the Borough's governing body and demonstrated proof that it has secured a location for its proposed operations at 711 Route 17 North, Carlstadt, NJ (the "Location"); and

WHEREAS, the Borough has authorized the type of cannabis business license being sought by Token Enterprises within its jurisdiction, namely a Class 5 Cannabis Retailer License; and

WHEREAS, the Borough has imposed a limit on the number of licensed cannabis businesses, and the issuance of a license to Token Enterprises by the State of New Jersey Cannabis Regulatory Commission ("CRC") would not exceed that limit; and

WHEREAS, the Council is satisfied that Token Enterprises will have a positive impact on the Borough's community and subject to Token Enterprises's receipt of a Class 5 Cannabis Retailer License from the CRC, Planning Board site plan approval and its receipt of a municipal permit from the Borough in accordance with all applicable Borough Ordinances, will satisfy all applicable requirements to operate cannabis retailing in the Borough.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, in the County of Bergen and State of New Jersey, that the Borough supports Token Enterprises's Class 5 Cannabis Retailer License application to the CRC, and is satisfied that Token Enterprises's Location is suitable for its proposed cannabis retailing activities, subject to its compliance with the Ordinance and obtaining all necessary state, municipal and zoning approvals to conduct operations; and

BE IT FURTHER RESOLVED by the Mayor and Council of the Borough of Carlstadt, in the County of Bergen and State of New Jersey, that the Borough authorizes the issuance of a Zoning Permit as required by N.J. Admin. Code § 17:30-7.8(a)4 indicating that the location will conform to municipal zoning requirements allowing for activities related to the operations of the proposed cannabis retailer, as will be conducted at the proposed cannabis business premises; and

BE IT FURTHER RESOLVED that Token Enterprises's ability to operate its proposed cannabis retail business in Carlstadt is subject to: (1) Token Enterprises's receipt of a Class 5 Cannabis Retailer License from the CRC; and (2) Token Enterprises's compliance with all local Ordinances and receipt of all necessary state, municipal and zoning approvals to conduct operations.

Mayor Zimmermann entertained a motion to approve Resolution No. 2025-142-A. On motion by Emerson, seconded by Lenoy, unanimous on call of roll of those present.

Mayor Zimmermann entertained a motion to allow the Police Chief to rescind the retired members training for the range pursuant to reaching out to the JIF and receiving information from them on the liability concerns. On motion by Emerson, seconded by Lenoy, unanimous on call of roll of those present.

Mayor Zimmermann asked if there was anything else to discuss. Joseph Crifasi, Borough Administrator said we did discuss this and he has an official letter from Frank Recanati, who is our Construction Code official and is officially retiring December 31, 2025.

Mayor Zimmermann entertained a motion to accept his resignation with regrets. On motion by Stoltz, seconded by Lenoy, unanimous on call of roll of those present.

Mr. Crifasi said for Memorial Day he has the annual proposal from Herb Scheidewig. He asked for approval for a check made payable to the Veterans' Memorial fund for \$11,500.00. On motion by Stoltz, seconded by DeBiase, unanimous on call of roll of those present.

Mr. Crifasi said we have an emergency on Veterans Boulevard where we have dangerous flooding. There is no outlet for the water to get out into the marshland. Neglia came in and met with a contractor who specializes in that type of work. The emergency contract needs approval for Montana Construction, to do the emergency drainage work at 305 Veterans Boulevard. The cost is not to exceed \$92,000.00 for labor and materials.

RESOLUTION NO. 2025-142-B

WHEREAS, the Borough of Carlstadt has declared an emergency for Drainage Ditch Improvements near 305 Veterans Boulevard to address safety concerns caused by a severe flooding event; and

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

WHEREAS, the quote of Montana Construction, 80 Contant Avenue, Lodi, NJ 07644, in the amount of \$92,000.00 was determined to be 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 Emergency Drainage Ditch Improvements shall be made to Montana Construction, 80 Contant Ave, Lodi, NJ 07644, in the quote amount of \$92,000.00; and
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 this. On motion by Lenoy, seconded by DeBiase, unanimous on call of roll of those present.

Mr. Crifasi said at previous meetings we talked about some properties that are not useful to the Borough. One of them is Berry Avenue that is on the north side of the stairs. He would like to put this out for a bid for someone to purchase. The second one is Washington Avenue Firehouse where they have the whole backyard that they don't use. We are going to subdivide and give it enough space for it to be a regular piece of property for the firehouse. Behind that we will put that out for bid. The third one is in the meadows on Broad Street, the dead end of 20th Street there is a paper street called 20th that connects to Broad around the back and it is overgrown with weeds, and it is not even a street. We want to get it surveyed and staked so that when we get the bid to give to Dick Allen, he can give it a block and lot number. Mr. Crifasi said one of the prices is for \$8,355.00. Another is for \$5,540.00 and one of them is for \$5,825.00.

RESOLUTION NO. 2025-142-C
AGREEMENT FOR PROFESSIONAL SERVICES

WHEREAS, Neglia Group has provided the Borough with an Agreement for Professional Services for Berry Avenue survey and Right-of-Way Vacation.

WHEREAS, the Agreement for Professional Services includes a lump sum cost of \$5,825 representing Surveying Services; and includes a not to exceed cost to be invoiced on a time basis of \$750.00 representing Reimbursable Expenses for research and reproduction of title documents; 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 Group, 34 Park Avenue, Lyndhurst, New Jersey.

RESOLUTION NO. 2025-142-D
AGREEMENT FOR PROFESSIONAL SERVICES

WHEREAS, Neglia Group has provided the Borough with an Agreement for Professional Services for Washington Ave Firehouse Survey and Minor Subdivision.

WHEREAS, the Agreement for Professional Services includes a lump sum cost of \$5,540.00 representing Surveying Services for preparation of a Boundary and Topographic Survey; a lump sum cost of \$2,805.00 representing Surveying Services for preparation of a Minor Subdivision Plan; includes a lump sum cost of \$1,500.00 representing Surveying Services to set corner markers; and includes a not to exceed cost to be invoiced on a time and material basis of \$1,500.00 representing Reimbursable Expenses for research and reproduction of title documents; 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 Group, 34 Park Avenue, Lyndhurst, New Jersey.

RESOLUTION NO. 2025-142-E
AGREEMENT FOR PROFESSIONAL SERVICES

WHEREAS, Neglia Group has provided the Borough with an Agreement for Professional Services for Broad Street (Block 120.01 Lot 7) survey and Right-of-Way Vacation; and

WHEREAS, the Agreement for Professional Services includes a lump sum cost of \$8,355.00 representing Surveying Services; and includes a lump sum cost of \$750.00 to set two corner markers; and includes a not to exceed cost to be invoiced on a time and material basis of \$1,500.00 representing Reimbursable Expenses for research and reproduction of title documents; and

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

CAUCUS/FINANCE MEETING

May 7, 2025

Page 16

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

Mayor Zimmermann entertained a motion to approve Resolutions No. 2025-142-C, 2025-142-D and 2025-142-E. On motion by Emerson, seconded by Stoltz, unanimous on call of roll of those present.

Mr. Crifasi said the last two items are ordinances that he discussed with Claire Foy. One of them is the Fire Department. If you remember, Councilman Stoltz as well as the Fire Department said their membership is lacking because it is Carlstadt residents only. They don't want to change any rules or offer anything special. They want to open volunteerism to specific surrounding towns. They just want it to be amended into the ordinance that it says the Carlstadt Fire Department under normal application process would accept volunteer members from Wallington, Passaic, Garfield, Lodi, Secaucus, East Rutherford, Rutherford, Moonachie, Wood-Ridge, Hasbrouck Heights, Little Ferry, Ridgefield, South Hackensack and Teterboro. They would still have to go through the regular processes. He thinks the ordinance calls for 100 members in the Fire Department. Right now, we are at 65. Whether or not this picks up 2 or 3 or 15 extra people, it is not to exceed the 100.

Mayor Zimmermann entertained a motion to approve the open membership for the Fire Department. On motion by Stoltz, seconded by DeBiase, unanimous on call of roll of those present.

ORDINANCE NO. 25-9

AN ORDINANCE AMENDING SECTION 2-24 ADMINISTRATION – FIRE DEPT OF THE CODE OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF CARLSTADT, 2002, ENTITLED ESTABLISHMENT; COMPOSITION; MEMBERSHIP.

ADD:

2-24.1. c. 3.

Member Residency. The membership of the Carlstadt Fire Department permits members to join the department that reside in Carlstadt, Wallington, Passaic, Garfield, Lodi, Secaucus, East Rutherford, Rutherford, Moonachie, Wood-Ridge, Hasbrouck Heights, Little Ferry, Ridgefield, South Hackensack and Teterboro. There will not be a minimum residency requirement in order to join the Carlstadt Fire Department.

RESOLUTION NO. 2025-142-E-1

BE IT RESOLVED that the ordinance entitled:

AN ORDINANCE AMENDING SECTION 2-24 ADMINISTRATION – FIRE DEPT OF THE CODE OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF CARLSTADT, 2002, ENTITLED ESTABLISHMENT; COMPOSITION; MEMBERSHIP.

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 20th day of August, 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.

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

The second ordinance amendment is Broad Street from Sixth Street to Route 17. Both sides have street sweepers from 11:00 A.M. to 1:30 P.M. This affects the lunch area. We want to change this where it is still the same day, but the sweeper will be from 9:00 A.M. to 11:00 A.M. before the lunch crowd.

ORDINANCE NO. 25-10

AN ORDINANCE AMENDING SECTION 10-3.3 TRAFFIC/PARKING/SCHEDULE II OF THE CODE OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF CARLSTADT, 2002, ENTITLED SCHEDULE II, PARKING PROHIBITED DURING CERTAIN HOURS ON CERTAIN DAYS.

10-3.3 SCHEDULE II PARKING PROHIBITED

FROM:

BROAD STREET, NORTH 11:30AM TO 1:30PM THURSDAY FROM SIXTH STREET TO ROUTE 17.

TO:

BROAD STREET, NORTH 9:00AM TO 11:00AM THURSDAY FROM SIXTH STREET TO ROUTE 17.

CAUCUS/FINANCE MEETING

May 7, 2025

Page 18

AND

FROM:

BROAD STREET, SOUTH 11:30AM TO 1:30PM FRIDAY FROM SIXTH STREET TO ROUTE 17.

TO:

BROAD STREET, SOUTH 9:00AM TO 11:00AM FRIDAY FROM SIXTH STREET TO ROUTE 17.

FROM:

BROAD STREET , NORTH 11:30AM TO 1:30PM THURSDAY FROM SIXTH STREET TO ROUTE 17.

TO:

BROAD STREET, NORTH 9:00AM TO 11:00AM THURSDAY FROM SIXTH STREET TO ROUTE 17.

AND

FROM:

BROAD STREET, SOUTH 11:30AM TO 1:30PM FRIDAY FROM SIXTH STREET TO ROUTE 17.

TO:

BROAD STREET, SOUTH 9:00AM TO 11:00AM FRIDAY FROM SIXTH STREET TO ROUTE 17.

RESOLUTION NO. 2025-142-E-2

BE IT RESOLVED that the ordinance entitled:

AN ORDINANCE AMENDING SECTION 10-3.3 TRAFFIC/PARKING/SCHEDULE II OF THE CODE OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF CARLSTADT, 2002, ENTITLED SCHEDULE II, PARKING PROHIBITED DURING CERTAIN HOURS ON CERTAIN DAYS.

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 20th day of August, 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.

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

Mayor Zimmermann entertained a motion to adjourn the meeting at 9:50 P.M. On motion by Emerson, seconded by DeBiasse, unanimous on call of roll of those present.

APPROVED: _____
ROBERT J. ZIMMERMANN, MAYOR

ATTEST: _____
CLAIRE FOY, BOROUGH CLERK