

CAUCUS MEETING
May 21, 2025

A REGULAR SCHEDULED CAUCUS 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 21, 2025 at 7:04 P.M.

Council President David Stoltz asked Claire Foy, Borough Clerk to call the roll: Council members David Stoltz, James Lenoy, Joseph Emerson, Suzanne Fonseca and Diane DeBiase were present. Councilman William Roseman arrived at 7:40 P.M. and Mayor Robert Zimmermann was absent.

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

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

Council President David 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.

CORRESPONDENCE

Council President Stoltz entertained a motion to approve the amount of \$65.00 for the eighth-grade graduation awards buffet. On motion by Lenoy, seconded by DeBiase, unanimous on call of roll of those present.

Council President Stoltz entertained a motion for approval to purchase a plaque for John Ondrof for his 50 years on the Fire Department. On motion by DeBiase, seconded by Emerson, unanimous on call of roll of those present.

CONSIDERATION OF ORDINANCES

FIRST READING

Council President Stoltz said we need to reintroduce Ordinance No. 25-2 (Adopt the Flood Hazard Maps).

RESOLUTION NO. 2025-142-E

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.

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heretofore re-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 18th day of June, 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.

Council President Stoltz entertained a motion for approval. On motion by Emerson, seconded by Lenoy, unanimous on call of roll of those present.

FINAL READING

Council President Stoltz said we need to adopt Ordinance No. 25-7 vacating a part of Nineteenth Street.

Council President Stoltz entertained a motion to open the floor to a hearing of citizens.

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

Council President Stoltz said no citizen wished to be heard on this ordinance.

Council President Stoltz entertained a motion to close the floor to a hearing of citizens.

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

ORDINANCE NO. 25-7

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

RESOLUTION NO. 2025-142-F

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 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 this ordinance. On motion by Fonseca, seconded by Lenoy, unanimous on call of roll of those present.

Council President Stoltz entertained a motion to carry over Ordinance No.25-8 (Amending Ordinance No. 24-14 Fee Ordinance), Ordinance No. 25-9 (Fire Department Membership) and Ordinance No. 25-10 (Street Cleaning Ordinance).

This is due to the fact we did not get it into the newspaper in time.
Council President Stoltz entertained a motion to approve these carry overs.
On motion by Emerson, seconded by DeBiase, unanimous on call of roll of those present.

HEARING OF CITIZENS

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

Council President Stoltz said Police Chief Cox has a presentation to make regarding stop signs. At a previous meeting residents from Center Street wanted to know if Wood-Ridge proposed or passed to put up stop signs at Center and Fifth Street and Madison Street in Wood-Ridge and wanted to do the same. He further said we had a traffic study done and Officer Pangaro will explain the results of this study. He went into detail on what was found. The range was from May 10th to the 15th, showing the daily reading. In that time frame there was a total of 1,554 vehicles that traveled in that area. Another study from the 15th to the 20th, a total of 2,792 vehicles. Final results were 4,346 vehicles that were recorded. Average speed was 23.2 MPH and the fastest speed was 47 miles per hour. There were no crashes in the intersection during this study. He went into a lengthy discussion with other details. There is no real issue at this intersection and don't understand why Wood-Ridge is looking to put up a stop sign. Our data is showing there is no need for it. He gave details on the number of crashes over the past 14 years and it was only 9 crashes in the area of Center Street itself. That is the whole length of Center Street. There was further discussion on this matter.

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 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.

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Council President Stoltz entertained a motion to go into closed session at 7:20 P.M. On motion by Fonseca, seconded by Emerson, unanimous on call of roll of those present.

The meeting went back into open session at 7:50 P.M. with the following members in attendance: Council members Stoltz, Lenoy, Emerson, Roseman, Fonseca and DeBiase. On motion by Fonseca, seconded by DeBiase, unanimous on call of roll.

RESOLUTION NO. 2025-142-G

WHEREAS, Lieutenant Denise Kimak having advised the Borough of Carlstadt of her retirement from the Carlstadt Police Department effective December 1, 2024; and

WHEREAS, Lieutenant Kimak was hired by the Borough on January 1, 1997; and

WHEREAS, the pension laws of the Police and Firemen Retirement System state that a party is eligible for retirement after serving twenty-five years in the system; and

WHEREAS, Lieutenant Kimak having failed to respond to the Borough's January 2, 2025 request to confirm the terms of her retirement in writing, which included, among other things, the retention of her service weapon; and

WHEREAS, Lieutenant Kimak having recently requested permission to retain her service weapon;

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, Bergen County, New Jersey that the retirement of Lieutenant Denise Kimak is hereby accepted, effective December 1, 2024; and

BE IT FURTHER RESOLVED that in recognition of the past service of Lieutenant Denise Kimak, she will be permitted to retain her service weapon, a Glock Model 19 Pistol, Serial Number BSPE632 with RMR sight, Serial Number 668857, TLR light, Serial Number 160134 and three magazines.

Council President Stoltz entertained a motion to grant Denise Kimak her service revolver. On motion by Roseman, seconded by DeBiase, unanimous on call of roll.

Council President Stoltz entertained a motion to adjourn the meeting at 7:58 P.M. On Motion by Fonseca, seconded by DeBiase, unanimous on call of roll.

APPROVED: _____
DAVID STOLTZ, COUNCIL PRESIDENT

ATTEST: _____
CLAIRE FOY, BOROUGH CLERK

COUNCIL MEETING

May 21, 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, May 21, 2025 at 8:01 P.M.

Council President David Stoltz asked Claire Foy, Borough Clerk to call the roll: Council members David Stoltz, James Lenoy, Joseph Emerson, William Roseman, Suzanne Fonseca and Diane DeBiase were present. Mayor Robert Zimmermann was 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 2/5/2025 Caucus/Finance Meeting, 4/23/2025 Caucus Meeting and 4/23/2025 Council Meeting (Open and Closed Sessions). On motion by Emerson, seconded by DeBiase, unanimous on call of roll.

CORRESPONDENCE

None

SPECIAL REPORTS

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

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

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

CONSENT AGENDA

RESOLUTION NO. 2025-143

WHEREAS, N.J.S. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount; and

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WHEREAS, the Borough of Carlstadt has received notice of an award of \$104,000.00 from Bergen County Community Development Block Grant for ADA Restroom Improvements and wishes to amend it's 2025 Budget to include this amount as a revenue.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, in the County of Bergen, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2025 in the sum of \$104,000.00.

Which is now available as a revenue from:

Miscellaneous Revenues:

Special Items of General Revenue Anticipated with Prior Written Consent of the Director of the Division of Local Government Services:

State and Federal Revenues Off-set with Appropriations:

CDBG ADA Restroom Improvements; and

BE IT FURTHER RESOLVED that the like sum of \$104,000.00 be and the same is hereby appropriated under the caption of:

General Appropriations:

- a) Operations Excluded from CAPS State and Federal Programs Off-Set by Revenues.

CDBG ADA Restroom Improvements; and

BE IT FURTHER RESOLVED that the Chief Financial Officer submit a certified copy of this resolution to the Director of Local Government Services for approval via FAST

RESOLUTION NO. 2025-144

WHEREAS, N.J.S. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount; and

WHEREAS, the Borough of Carlstadt has received notice of an award of \$47,400.00 from Bergen County Community Development Block Grant COVID-19 for ADA Restroom Improvements Touchless Fixtures and wishes to amend it's 2025 Budget to include this amount as a revenue.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, in the County of Bergen, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2025 in the sum of \$47,400.00.

Which is now available as a revenue from:

Miscellaneous Revenues:

Special Items of General Revenue Anticipated with Prior Written Consent of the Director of the Division of Local Government Services:

State and Federal Revenues Off-set with Appropriations:

CDBG-CV ADA Restroom Improvements Touchless Fixtures; and

BE IT FURTHER RESOLVED that the like sum of \$47,400.00 be and the same is hereby appropriated under the caption of:

General Appropriations:

- a) Operations Excluded from CAPS State and Federal Programs Off-Set by Revenues:
CDBG-CV ADA Restroom Improvements Touchless Fixtures; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer submit a certified copy of this resolution to the Director of Local Government Services for approval via FAST.

RESOLUTION NO. 2025-145

WHEREAS, N.J.S. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount; and

WHEREAS, the Borough of Carlstadt has received notice of an award of \$17,952.07 from the State of New Jersey for Drinking Driving Enforcement Fund (DDEF) and wishes to amend it's 2025 budget to include this amount as revenue.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, in the County of Bergen, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2025 in the sum of \$17,952.07.

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Which is now available as a revenue from:

Miscellaneous Revenues:

Special Items of General Revenue Anticipated with Prior Written Consent of the Director of the Division of Local Government Services:

State and Federal Revenues Off-set with Appropriations:

Drinking Driving Enforcement Fund (DDEF)

BE IT FURTHER RESOLVED that the like sum of \$17,952.07 and the same is hereby appropriated under the caption of:

General Appropriations:

(a) Operations Excluded from CAPS State and Federal Programs Off-Set by Revenues:

Drinking Driving Enforcement Fund (DDEF)

BE IT FURTHER RESOLVED, that the Chief Financial Officer submit a certified copy of this resolution to the Director of Local Government Services for approval via FAST.

RESOLUTION NO. 2025-146

WHEREAS, N.J.S. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount; and

WHEREAS, the Borough of Carlstadt has received notice of an award of \$71,581.18 from the State of New Jersey for 2022 Recycling Tonnage Grant and wishes to amend it's 2025 budget to include this amount as revenue.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, in the County of Bergen, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2025 in the sum of \$71,581.18.

Which is now available as a revenue from:

Miscellaneous Revenues:

Special Items of General Revenue Anticipated with Prior Written Consent of the Director of the Division of Local Government Services:

State and Federal Revenues Off-set with Appropriations:

Recycling Tonnage Grant

BE IT FURTHER RESOLVED that the like sum of \$71,581.18 and the same is hereby appropriated under the caption of:

General Appropriations:

(a) Operations Excluded from CAPS State and Federal Programs Off-Set by Revenues:

Recycling Tonnage Grant

BE IT FURTHER RESOLVED, that the Chief Financial Officer submit a certified copy of this resolution to the Director of Local Government Services for approval via FAST.

RESOLUTION NO. 2025-147

WHEREAS, CoreLogic paid the second (May) quarter 2025 property taxes on 607 Sixth Street, Carlstadt, New Jersey 07072 Block 46 Lot 10; and

WHEREAS, Karalus, Reece and Squeo, Juliana the property owners of 610 Sixth Street, Carlstadt, New Jersey 07072 Block 46 Lot 10 also paid the second (May) quarter 2025 property taxes creating a double payment for the second (May) quarter 2025; and

WHEREAS, Karalus, Reece and Squeo, Juliana have requested a refund of the overpayment.

NOW, THEREFORE BE IT RESOLVED by the Governing Body of the Borough of Carlstadt that a refund in the amount of \$ 1,776.44 is hereby approved and the Tax Collector shall adjust his books accordingly.

The check shall be made payable to:
Juliana Squeo

The payment shall be mailed to:

Karalus, Reece & Squeo, Juliana
607 Sixth Street
Carlstadt, New Jersey 07072

RESOLUTION NO. 2025-148

WHEREAS, the Tax Court of New Jersey, County of Bergen issued a Civil Action Judgment in the tax appeal of Barell Avenue III, LLC 485 Barell Avenue, Carlstadt, New Jersey, Block 128 Lot 24 as per Docket No. 001689-2024 dated 3/21/2025 reducing the 2024 property tax assessment from \$3,676,500.00 to \$3,200,000.00; and

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WHEREAS, the reduction in the 2024 property tax assessment is \$476,500.00 or \$7,914.66 in 2024 property taxes.

NOW, THEREFORE BE IT RESOLVED by the Governing Body of the Borough of Carlstadt that a refund in the amount of \$7,914.66 is approved and the Tax Collector shall adjust his books accordingly. (2024: \$7,914.66).

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:
"Barell Avenue III 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. 2025-149

WHEREAS, the Tax Court of New Jersey, County of Bergen issued a Civil Action Judgment in the tax appeal of Barell Avenue II, LLC 551 Barell Avenue, Carlstadt, New Jersey, Block 128 Lot 23 as per Docket No. 004027-2023 dated 3/20/2025 reducing the 2023 property tax assessment from \$3,028,400.00 to \$2,900,000.00 and as per Docket No.001682-2024 dated 3/26/2025 reducing the 2024 property tax assessment from \$3,395,900.00 to \$3,000,000.00; and

WHEREAS, the reduction in the 2023 property tax assessment is \$128,400.00 or \$2,112.18 in 2024 property taxes and the reduction in the 2024 property tax assessment is \$395,900.00 or \$6,575.89 in 2024 property taxes.

NOW, THEREFORE BE IT RESOLVED by the Governing Body of the Borough of Carlstadt that a refund in the amount of \$8,688.07 is approved and the Tax Collector shall adjust his books accordingly. (2023: \$2,112.18; 2024: \$6,575.89).

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:
“Barell Avenue II 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. 2025-150

WHEREAS, the Tax Court of New Jersey, County of Bergen issued a Civil Action Judgment in the tax appeal of Barell Avenue I, LLC 472 Barell Avenue, Carlstadt, New Jersey, Block 129 Lot 4 as per Docket No. 004014-2023 dated 3/20/2025 reducing the 2023 property tax assessment from \$5,251,900.00 to \$4,985,000.00 and as per Docket No.001684-2024 dated 3/20/2025 reducing the 2024 property tax assessment from \$5,889,100.00 to \$5,184,500.00; and

WHEREAS, the reduction in the 2023 property tax assessment is \$266,900.00 or \$4,390.50 in 2023 property taxes and the reduction in the 2024 property tax assessment is \$704,600.00 or \$11,703.41 in 2024 property taxes.

NOW, THEREFORE BE IT RESOLVED by the Governing Body of the Borough of Carlstadt that a refund in the amount of \$16,093.91 is approved and the Tax Collector shall adjust his books accordingly. (2023: \$4,390.50; 2024: \$11,703.41).

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:
“Barell Avenue I 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. 2025-151

WHEREAS, the Tax Court of New Jersey, County of Bergen issued a Civil Action Judgment in the tax appeal of 479-485 Hoboken Road Associates, LLC 485 Hoboken Road, Carlstadt, New Jersey, Block 71 Lot 7 as per Docket No. 007664-2017 dated 4/7/2025 reducing the 2017 property tax assessment from \$753,000.00 to \$635,600.00 and for Block 71 lot 8 reducing the 2017 property tax assessment from \$1,505,900 to \$1,271,100.00 and for Block 71 Lot 7 as per Docket No. 007961-2018 dated 4/8/2025 reducing the 2018 property tax assessment from \$769,300.00 to \$633,400.00 and for Block 71 Lot 8 reducing the 2018 property tax assessment from \$1,538,600.00 to \$1,266,900.00 and for Block 71 Lot 7 as per Docket No. 008705-2019 dated 4/7/2025 reducing the 2019 property tax assessment from \$777,300.00 to \$631,700.00 and for Block 71 Lot 8 reducing the 2019 property tax assessment from \$1,554,500.00 to \$1,263,400.00 and for Block 71 Lot 7 as per Docket No. 005840-2020 dated 4/7/2025 reducing the 2020 property tax assessment from \$803,800.00 to \$626,400.00 and for Block 71 Lot 8 reducing the 2020 property tax assessment from \$1,607,700.00 to \$1,252,900.00; and

WHEREAS, for Block 71 Lot 7 the reduction in 2017 property tax assessment is \$117,400.00 or \$2,237.64 in 2017 property taxes for 2018 the reduction in property tax assessment is \$135,900.00 or \$2,612.00 for 2019 the reduction in property tax assessment is \$145,600.00 or \$2,671.76 for 2020 the reduction in property tax assessment is \$174,400.00 or \$3,148.85 in 2020 property tax. The total refund for all years for Block 71 Lot 7 is \$10,670.25; and

WHEREAS, for Block 71 Lot 8 the reduction in 2017 property tax assessment is \$234,800.00 or \$4,475.29 in 2017 property tax for 2018 the reduction in property tax assessment is \$271,700.00 or \$5,222.07 in 2018 property tax for 2019 the reduction in property tax assessment is \$291,100.00 or \$5,341.69 in 2019 property tax for 2020 the reduction in property tax assessment is \$354,800.00 or \$6,297.70 in 2020 property tax. The total refund for Block 71 Lot 8 is \$21,336.75.

NOW, THEREFORE BE IT RESOLVED by the Governing Body of the Borough of Carlstadt that a refund in the amount of \$32,007.00 is approved and the Tax Collector shall adjust his books accordingly. (Block 71 Lot 7: \$10,670.25; Block 71 Lot 8: \$21,336.75).

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:

“Brach Eichler L.L.C. and 479-485 Hoboken Road Associates, LLC”

The payment shall be mailed to:
Brach Eichler, L.L.C.
Attn.: Daniel J. Pollak
101 Eisenhower Parkway
Roseland, New Jersey 07068

RESOLUTION NO. 2025-152
**RESOLUTION CORRECTING SETTLEMENT RECOMMENDATION FOR TAX
APPEAL 240-248 PATERSON PLANK RD. ASSOCIATES (BLOCK 121 LOT 1.02)
APPROVED ON APRIL 10, 2024 FOR THE 2017-2021 TAX YEARS**

WHEREAS, on April 10, 2024, the Governing Body passed a resolution authorizing the tax appeal settlement concerning the property known as 240-248 Paterson Plank Rd. Associates (Block 121 Lot 1.02); and

WHEREAS, the section authorizing the signing of the settlement documents in the resolution for the 2017-2021 tax years references the reduction of the 2021 assessment from \$1,918,100 to \$1,800,000 with the withdrawals of all other years under appeal; and

WHEREAS, the global settlement included the 2022 and 2023 assessments that were to be set at \$1,800,000 and were inadvertently omitted from the settlement recommendation in this matter; and

WHEREAS, the amended settlement recommendation will result in the global settlement of all pending tax years, with an approximate additional amount of refunds of \$2,470 for the 2022 tax year and \$3,885 for the 2023 tax year.

NOW, THEREFORE BE IT RESOLVED:

1. The above recitals are incorporated herein.
2. The Resolution adopted on April 10, 2024 is hereby amended to reflect the settlement of the 2022 and 2023 tax years setting the assessments for each of those tax years at \$1,800,000.
3. The Borough's Tax Appeal Attorneys, the Borough's Appraiser and the Borough's Tax Assessor are in agreement with the terms of said correction to the settlement and are authorized to take any action necessary to effectuate this resolution and the settlement referenced herein.
4. The Borough's Tax Appeal Attorneys, Chasan Lamparello Mallon & Cappuzzo PC are authorized to execute a Stipulations of Settlement to reflect the global settlement for the withdrawals of the 2017-2020 appeals and the 2021, 2022 & 2023 tax years set at an assessment of \$1,800,000.

RESOLUTION NO. 2025-153

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
Carlstadt Veteran's Fund	11,500.00

RESOLUTION NO. 2025-154

WHEREAS, Thomas Brock, retired Police Officer has filed a request for reimbursement for Medicare Insurance for the year 2024 consistent with the Carlstadt PBA Local #312 contract 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 Thomas Brock for the year 2024 in the amount of \$2,116.00 as evidenced by the documents submitted as proof thereof. Subsequent payment for future reimbursements shall be made upon request and proof of deductions submitted by Thomas Brock.

RESOLUTION NO. 2025-155

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. 3 in the amount of **Forty-Three Thousand Twenty-Nine Dollars and Twenty Cents (\$43,029.20)** is hereby approved.

RSOLUTION NO. 2025-156
AWARD OF CONTRACT

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

GARBAGE DISPOSAL FOR BOROUGH OF CARLSTADT

be awarded to Interstate Waste Services, Inc. for the bid amount as follows:

Year 1 – July 01, 2025 to June 30, 2026	\$95.89 per ton
Year 2 – July 01, 2026 to June 30, 2027	\$98.71 per ton
Year 3 – July 01, 2027 to June 30, 2028	\$101.61 per ton

being the lowest responsible bid submitted. This Resolution to take effect upon certification of this Resolution by the Borough Treasurer that sufficient funds are available.

RESOLUTION NO. 2025-157

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, September 5, 2025 and November 7, 2025 from 7:00 A.M. to 7:00 P.M. to have a Blood Drive.

Council President Stoltz entertained a motion to approve the Consent Agenda.
On motion by Emerson, seconded by Roseman, unanimous on call of roll.

REPORTS OF SPECIAL COMMITTEES

None

FINANCE/LEGISLATION/INSURANCE – Councilman Emerson reported progress.

POLICE - Councilman Emerson reported progress.

FIRE/WATER/OEM/AMBULANCE - Councilman Stoltz reported progress.

PUBLIC WORKS/PUBLIC PROPERTY – Councilman Lenoy reported progress.

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

ZONING – Councilman Lenoy read his report. This report will be filed.

HEALTH/SOCIAL SERVICES – Councilwoman Fonseca reported progress.

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

BOROUGH EQUIPMENT – Councilwoman DeBiase reported progress.

RECYCLING – Councilman Stoltz reported progress.

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PROJECTS – Councilwoman Fonseca reported progress.

HUMAN RESOURCES – Councilwoman Fonseca reported progress.

READING OF BILLS

RESOLUTION NO. 2025-158

CAPITAL ACCOUNT	\$3,553,285.00
MEDICAL BENEFITS ACCT	122,102.36
OPEN SPACE TRUST ACCOUNT	325,390.00
MEDICAL BENEFITS ACCT	137,157.89
PAYROLL ACCOUNT	1,746.75
PAYROLL ACCOUNT	620,888.95
MEDICAL BENEFITS ACCT	196,008.38
MEDICAL BENEFITS ACCT	92,575.47
PAYROLL ACCOUNT	448,046.41
COUNTY OF BERGEN	1,830,659.00
COUNTY OPEN SPACE TRUST FUND	82,593.00
CAPITAL ACCOUNT	2,000,000.00
CAPITAL ACCOUNT	124,986.00
DPW UNION DUES	640.00
BORO OF CARLSTADT - CURRENT FD	48,315.36
FLEXIBLE SPENDING ACCOUNT	675.04
PBA UNION DUES	2,100.00
FIRE & SAFETY SERVICES	1.00
COMCAST	682.11
MCI COMM SERVICE	771.15
PSE&G	77.62
CARMINE MANDATO	1,300.00
FACE PAINTING BY SHELLY	600.00
GENSERVE, LLC	20.00
GREATAMERICA FINANCIAL SVCS.	440.00
LINCOLN NATIONAL LIFE INSURANC	69,852.72
LINDE GAS & EQUIPMENT INC	270.55
MASTER PIZZA	937.50
PSE&G	446.23
REGAL STAMP CO	257.50
SEA BREEZE	316.32
VEOLIA WATER NEW JERSEY	12,268.11
VERIZON	1,564.71
WORLD INSURANCE ASSO. LLC	12,796.92

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AGGRESSIVE ENERGY LLC	6,932.37
CARLSTADT PUBLIC SCHOOL	65.00
COUNTY OF BERGEN	9,977.10
NORTH JERSEY MEDIA GROUP INC	1,942.19
PSE&G	23,947.67
THE VETERANS MEMORIAL FUND	11,500.00
VEOLIA WATER NEW JERSEY	1,439.98
VERIZON	5,165.17
ALPHADOG SOLUTIONS, INC.	1,095.00
ARROW ELEVATOR INC.	250.00
ATLANTIC COAST RECYCLING LLC	1,827.79
AT&T MOBILITY	470.16
BARELL AVENUE I LLC	16,093.96
BARELL AVENUE II LLC	8,688.07
BARELL AVENUE III LLC	7,914.66
BCMCAA	330.00
BELLAQUA INC	297.00
BERGEN MUNICIPAL EMPLOYEE	18,442.00
BERGEN CNTY MUNI CLERK ASSOC.	200.00
BLUE 360 MEDIA LLC	538.05
BLUE STAR OF NEW JERSEY INC.	4,263.00
BOROUGH OF RUTHERFORD	12,646.85
B. PUNTA SECCA, INC.	43,029.20
BRAEN STONE INDUSTRIES INC	817.60
BRACH EICHLER LLC AND 479-485	32,007.00
BRADY INDUSTRIES	459.74
BREAKING NEWS NETWORK INC	479.40
BRUNO ASSOCIATES INC	3,250.00
CARLSTADT BOARD OF ED.	1,126,390.75
CARLSTADT FIRE DEPARTMENT	5,750.00
CARLSTADT AMBULANCE CORP.	12,500.00
C. ELSTON & ASSOCIATES	3,945.00
CERTIFIED LABORATORIES	388.90
CHASAN, LAMPARELLO, MALLON AND	4,972.30
CHEEMA OIL CORPORATION	136.15
CIRKIEL ACTUARIAL CONSULTING	6,750.00
CLEAN AIR COMPANY INC	1,209.70
COMPLETE SAW & GARDEN EQUIP.	537.00
COUNTRY CREEK MASONRY, LLC	8,490.00
CROSS COUNTRY BERGEN LLC	857.45

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DELGADO INTERPRETING SERVICES	440.00
DOMAIN LISTINGS	288.00
DUNKIN DONUTS	184.40
EDDIE GALLON	360.00
EDMUNDS GOVTECH, INC	4,375.00
EXTECH BUILDING MATERIALS	40.00
THE CHOI LAW GROUP LLC	37.50
IIA FIRE DEPT TESTING INC	5,025.22
GARBARINI & CO.	9,250.00
GATES FLAGS AND BANNER INC	590.55
GLASS WELD OF NEW JERSEY	250.00
HARRIS UNIFORMS INC	9,929.85
HOMETOWN AUTO PARTS	847.78
HUDSON TIRE EXCHANGE	925.66
HUDSON COUNTY MOTORS INC	1,455.60
I.D.A.	68,357.49
IMPRESSIVE PRINTING INC	1,617.25
INTERSTATE BATTERY SYSTEM	67.50
IN THYME FOOD SERVICE, LLC.	977.00
IPREO LLC	1,599.38
INTERSTATE WASTE SERVICES INC	26,860.57
J. KEANE ELECTRIC COMPANY INC	430.25
JOSEPH R. DONAHUE LLC	8,403.33
JPMONZO MUNICIPAL CONSULTING	100.00
JULIANA SQUEO	1,776.44
KIMBALL MIDWEST	1,113.18
KK TROPHY AND APPAREL	432.00
LOWE'S BUSINESS ACCT/GEMB	200.15
MASTER PIZZA	238.60
MATERA'S NURSERY, INC	838.00
MAZZER PORTA POTTYS	737.50
MEADOWLANDS HARDWARE	263.33
MEADOWLANDS AREA YMCA	595.00
MERCHANTS ALARM SYSTEMS INC	78.00
MSI TECHNOLOGIES LLC	2,022.50
M.T.E. HYDRAULICS LLC	680.00
MY OFFICE ACCOUNTING SERVICES	500.00
POWER-FLO TECHNOLOGIES, INC	44.00
NATURE'S CHOICE CORP.	532.00
NEGLIA ENGINEERING ASSOCIATES	0.00

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NEGLIA ENGINEERING ASSOCIATES	57,448.79
NJ DEPT. TREASURY	2,000.00
NJ DEPT OF HEALTH & SENIOR SRV	18.60
NJ PLANNING OFFICIALS	145.00
NJ STATE ASSN. OF CHIEFS OF	1,334.00
NORTHEAST SWEEPERS INC	1,985.90
PANORAMA TOURS INC	1,250.00
PARTAC PEAT CORP.	108.07
PASSAIC COUNTY POLICE ACADEMY	280.00
PENGUIN MANAGEMENT INC.	1,086.00
PRESTI, ROSARIO JR., ESQ.	1,000.26
QUICKIE CAR WASH OF	465.00
RCM CEBERIO LLC	9,532.50
REDICARE LLC	479.80
REGAL STAMP CO	820.00
REGIONAL BOARD OF EDUCATION	677,007.58
REMINGTON AND VERNICK	4,510.00
RICCIARDI BROTHERS	263.96
RICHARD J. CASTIGLIONE	748.20
RICHARD S. CEDZIDLO	1,745.00
RIEDEL SIGN CO., INC.	65.00
ROGUT MCCARTHY TROY LLC	17,147.18
ROYAL TOUCH HAND CAR WASH CORP	576.00
RUTGERS YSRC	285.00
SEVERINO CONSTRUCTION CO., INC	6,350.00
STAN'S SPORT CENTER, INC	10,305.54
QUALITY AUTO MALL	2,289.78
STAPLES ADVANTAGE	0.00
STAPLES ADVANTAGE	3,290.05
SUNRUN INSTALLATION SERVICES	238.00
TARGET SOLUTIONS LEARNING	1,963.65
TCTANJ	325.00
CHILDREN'S AID & FAMILY	990.09
THE STANDARD INSURANCE CO.	6,425.48
THOMAS BROCK	2,116.00
TRAFFIC SAFETY & EQUIPMENT INC	131.88
TRINITY SOLAR	339.00
ULINE, INC.	69.60
US POSTAL SERVICE (CMRS-FP)	3,803.14
VAN DINES INC.	590.82

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VESTIS	499.80
VICTOR FONSECA	234.96
VIP CAR WASH & LUBE LLC	527.00
WATCH US GROW LANDSCAPE DESIGN	16,275.75
WESTERN PEST SERVICES	900.00
WITMER ASSOCIATES INC.	6,544.00
CAPITAL ACCOUNT	3,553,285.00
MEDICAL BENEFITS ACCT	122,102.36
OPEN SPACE TRUST ACCOUNT	325,390.00
MEDICAL BENEFITS ACCT	137,157.89
PAYROLL ACCOUNT	1,746.75
TOTAL	\$ 12,067,096.34

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

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

HEARING OF CITIZENS

Council President Stoltz asked if anyone wished to speak.

Chris Nowell from Fort Lee, NJ – he is a volunteer with Food and Water Watch and Empower NJ and he mentioned that there is a bill titled the NJ Climate Superfund Act (S3545/A4696) that could help bring billions of dollars per year to New Jersey to help municipalities, school districts, and residents mitigate and adapt to the impacts of climate change like flooding, heat, and wildfires without relying on taxpayers' money or the Federal Government. He said that he has been working hard to get governing bodies and elected representatives to express formal support for this bill. So far, at least 30 municipalities, including Ridgefield, Lyndhurst, Fort Lee, and Teaneck, have passed resolutions declaring their support for the bill.

Council President Stoltz entertained a motion to close the floor to a hearing of citizens.
On motion by DeBiase, seconded by Roseman, unanimous on call of roll.

CONSIDERATION OF ORDINANCES

None

MISCELLANEOUS/NEW BUSINESS

None

Council President Stoltz entertained a motion to adjourn the meeting at 8:22 P.M. On motion by Fonseca, seconded by DeBiase, unanimous on call of roll.

APPROVED: _____
DAVID STOLTZ, COUNCIL PRESIDENT

ATTEST: _____
CLAIRE FOY, BOROUGH CLERK