

CAUCUS MEETING
July 16, 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, July 16, 2025 at 7:02 P.M.

Mayor Robert Zimmermann asked Claire Foy, Borough Clerk to call the roll: Mayor Robert Zimmermann, Council members Joseph Emerson, Suzanne Fonseca and Diane DeBiase were present. Councilman David Stoltz arrived at 7:10 P.M. and Councilman William Roseman arrived at 7:20 P.M. Councilman James Lenoy was 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.

BOROUGH OF CARLSTADT
RESCHEDULED MEETING NOTICE

The Wednesday, July 2, 2025 Caucus/Finance Meeting at 7:00 P.M. of the Mayor and Council of the Borough of Carlstadt, 500 Madison Street, Carlstadt, New Jersey 07072 has been combined with the Caucus Meeting to be held on Wednesday, July 16, 2025 at 7:00 P.M. and the Council Meeting at 8:00 P.M. This was published in the Record/Herald News on June 25, 2025.

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 June 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 June 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.

Richard Bartlett, 117 Carlyle Court – this has to do with the landscapers that were hired to take care of Borough property. Yesterday they were doing the property by the roller/hockey rink. They were

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doing a good job but they have a blower they ride on and it is a super blower. They were going up and down the roadway and it was blowing everything onto the back of my property and into my pool. Perhaps when they do that can they blow it in another direction? Another request is to look at the pathway that goes to Washington Street down to the court. In the area where the basketball courts are there are about 4 or 5 squares that are busted up and needs to be looked at.

Mayor Zimmermann asked if any other citizen wished to be heard.

Mayor Zimmermann said there are no other citizens that wish to be heard.

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.

CORRESPONDENCE

A letter was received from Richard Biemesderfer addressed to the Mayor and Council and the Director of Public Works. It is a letter of resignation from his position as Building and Grounds Foreman at the Department of Public Works. His resignation will be effective December 31, 2025. He is requesting nine (9) months terminal leave be issued as a one-time lump sum payment due January 2026. He further wrote it has been a privilege and he is grateful for the opportunities he has had here. Mayor Zimmermann entertained a motion with regrets to accept the resignation of Richard Biemesderfer. On motion by Stoltz, seconded by Emerson, unanimous on call of roll of those present.

Mayor Zimmermann entertained a motion to award his nine (9) months terminal leave as a one-time lump sum payment, On motion by Emerson, seconded by DeBiase, unanimous on call of roll of those present.

RESOLUTION NO. 2025-180-A

WHEREAS, Richard Biemesderfer has notified the Borough of Carlstadt of his intent to retire from the position of Buildings and Grounds Foreman in the Department of Public Works on December 31, 2025; and

WHEREAS, pursuant to the terms and conditions set forth in the DPW contract, he has been granted a one-time lump sum payment of nine (9) months total salary inclusive of all accumulated time off in recognition of his dedicated service to the Borough of Carlstadt.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, Bergen County, New Jersey that the retirement of Buildings and Grounds employee Richard Biemesderfer be effective December 31, 2025, be and hereby is accepted.

AND, BE IT FURTHER RESOLVED the Payroll Clerk and Chief Financial Officer are hereby directed and authorized to pay to Richard Biemesderfer, an amount equal to nine (9) months' salary in the first pay period of 2026, which includes all allotted time regardless of nature, together with any other amounts that may be due to him upon separation from service with the standard tax deductions as required and requested.

Mayor Zimmermann entertained a motion to ratify flowers for the father of William Torrez. On motion by DeBiase, seconded by Emerson, unanimous on call of roll of those present.

**CONSIDERATION OF ORDINANCES
FINAL READING**

ORDINANCE NO. 25-8

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.

Mayor Zimmermann entertained a motion to open the floor to a hearing of citizen on this ordinance. On motion by Stoltz, seconded by DeBiase, unanimous on call of roll of those present. Mayor Zimmermann asked if any citizen wished to be heard on this ordinance. Mayor Zimmermann said there was no citizen that wished to be heard on this ordinance. Mayor Zimmermann entertained a motion to close the floor to a hearing of citizens. On motion by Stoltz, seconded by DeBiase, unanimous on call of roll of those present.

RESOLUTION NO. 2025-180-B

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

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

Mayor Zimmermann entertained a motion to carry over Ordinance No. 25-9 (Amending the Fire Department Membership) and No. 25-10 (Amending Street Cleaning Ordinance) to August 6, 2025. On motion by Roseman, seconded by DeBiase, unanimous on call of roll of those present.

**EXECUTIVE SESSION MEETING ACT
RECESS INTO CLOSED SESSION**

WHEREAS, it is necessary for the Governing Body of the Borough of Carlstadt to conduct an executive session closed to the public in order to discuss one or more of the following subjects: personnel and property.

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of

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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 7:28 P.M. On motion by Roseman, seconded Emerson, unanimous on call of roll of those present.

APPROVED: _____
ROBERT J. ZIMMERMANN, MAYOR

ATTEST: _____
CLAIRE FOY, BOROUGH CLERK

COUNCIL MEETING

July 16, 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, July 16, 2025 at 8:22 P.M.

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

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

Mayor Zimmermann read the following notice which was published in the Record-Herald News on June 25, 2025:

The Wednesday, July 2, 2025 Caucus/Finance Meeting at 7:00 P.M. of the Mayor and Council of the Borough of Carlstadt, 500 Madison Street, Carlstadt, NJ 07072 has been combined with the Caucus Meeting to be held on Wednesday, July 16, 2025 at 7:00 P.M. and the Council Meeting at 8:00 P.M.

Mayor Zimmermann entertained a motion to suspend the regular order of business to discuss the renewal and transfer of Shaker's liquor license.

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

Anthony S. Bocchi, Esq., attorney for Origin Entertainment LLC and Albert Perez, owner of Origin Entertainment LLC and Police Chief Thomas Cox Jr., were in attendance and provided testimony with regards to the renewal and transfer of the liquor license.

RESOLUTION NO. 2025-195-A

WHEREAS, the Borough Council of the Borough of Carlstadt (the "Borough") previously denied Wil-Dam's renewal of its liquor license by resolution dated October 2, 2024 for the 2023-2024 and 2024-2025 terms; and

WHEREAS, Wil-Dam filed an appeal of the Borough's denial of the 2022-2023, 2023-2024, 2024-2025 licensing terms to the State of New Jersey, Department of Law and Public Safety, Division of Alcoholic Beverage Control (the "Division") and Origin Entertainment, LLC ("Origin") also appealed the Borough's failure to act on the transfer of Wil-Dam's liquor license to Origin; and

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WHEREAS, the Division having issued an Opinion and Order dated May 6, 2025 which Ordered the Borough, in conformity with N.J.S.A. 33:1-38, to take the necessary actions to renew Wil-Dam's License No. 0205-33-006-005 (the "Liquor License") forthwith for the 2022-2023, 2023-2024 and 2024-2025 terms; and

WHEREAS, the Division's Order to renew Wil-Dam's Liquor License for the 2022-2023, 2023-2024 and 2024-2025 license terms having self-executed ten days after the May 6, 2025 Order, pursuant to statute; and

WHEREAS, the Division having further Ordered that the pending transfer of the Liquor license to Origin be approved by the Borough subject to any conditions that the issuing authority determines are "necessary and proper" in accordance with N.J.S.A. 33:1-32; and

WHEREAS, Wil-Dam having made application to renew the Liquor License for the 2025-2026 licensing term on or about June 11, 2025; and

WHEREAS, pursuant to the Division's May 6, 2025 Opinion and Order the Borough having held hearings on Wil-Dam's application to renew as well as Origin's application to transfer the Liquor License on June 16, 2025 and July 16, 2025; and

WHEREAS, the Borough called Chief Thomas Cox and the Owner of Origin, Alfredo Perez, Jr., to testify under oath; and

WHEREAS, Origin, who was represented by Counsel, and Wil-Dam declined to call any witnesses; and

WHEREAS, the Borough having filed a timely appeal of the Division's May 6, 2025 Opinion and Order to the Superior Court of New Jersey, Appellate Division that is currently pending and any decision rendered herein is subject to and without waiver of any of the Borough's appellate rights;

Mayor Zimmermann entertained a motion to approve the renewal and transfer of the 2025-2026 Shaker's liquor license. Council members Stoltz, Emerson, Fonseca, and DeBiase, voted yes. Councilman Roseman voted no. Councilman Lenoy was absent.

APPROVAL OF MINUTES

Mayor Zimmermann entertained a motion to accept the minutes of 5/21/2025 Caucus Meeting, 5/21/2025 Council Meeting and 6/16/2025 Caucus Meeting (Open and Closed Sessions). On motion by DeBiase, seconded by Fonseca, unanimous on call of roll.

CORRESPONDENCE

None

SPECIAL REPORTS

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

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

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

CONSENT AGENDA

RESOLUTION NO. 2025-181

**CREATING AND IMPLEMENTING A LONG-RANGE PLAN TO ADDRESS
DRAINAGE ISSUES**

WHEREAS, The Governing Body declares that it is in the best interests of the community to address drainage problems in a comprehensive and orderly fashion that aligns with N.J.S.A 59:1.1, et seq.; and

WHEREAS, New Jersey Statute Section 59:1-1, et seq., provides limitations on liability for public entities for conditions of public property where the public entity exercises appropriate discretion in the allocation of funds of public improvements. The limitation of liability is commonly known as "scarce resource immunity"; and

WHEREAS, The Legislature in NJSA 59: 1-2 quoted Chief Justice Joseph Weintraub by declaring that:

"The Legislature recognizes the inherently unfair and inequitable results which occur in the strict application of traditional doctrine of sovereign immunity. On the other hand, the Legislature recognizes that while a private entrepreneur may readily be held liable for negligence within the chosen ambit of his activity, the area within which government has the power to act for the public good is almost without limit and therefore government should not have the duty to do everything that might be done; and

WHEREAS, NJSA 59:2-3 (c) provides:

"A public entity is not liable for the exercise of discretion in determining whether to seek or whether to provide the resources necessary for the purchase of equipment, the construction or maintenance of facilities, the hiring of personnel, and in general, the provision of adequate services;"; and

WHEREAS, NJSA 59:2-3 (d) provides:

"A public entity is not liable for the exercise of discretion when, in the fact of competing demands, it determines whether or not to utilize or apply existing resources, including those allocated for

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equipment, facilities and personnel unless a court concludes that the determination of the public entity was palpably unreasonable"; and

WHEREAS, this resolution is narrowly limited to outlining the application of scarce resources for the purpose of addressing the overall health, safety, and welfare of the general community; and

WHEREAS, The Governing Body hereby determines that the appropriate way to continue to address this wide-ranging community wide issue is as follows.

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

1. The Borough Administrator, shall direct that the Borough Engineer to prepare a Watershed Assessment by developing an electronic infrastructure map that delineates the location of the stormwater features that are owned or operated by the municipality including easements and features owned by others in the community.
2. The Borough Administrator shall direct the Borough Engineer to prepare a Watershed Improvement Plan Report including:
 - a. A summary of proposed flood prevention improvement projects, both public and private.
 - b. The proposed implementation schedule.
 - c. Costs, broken down by project and year.
 - d. Funding opportunities.
3. Each year, as part of the annual budget process, the Borough Administrator may include in the long-term capital plan sufficient funds to implement this Watershed Improvement Plan over a reasonable period considering other demands on municipal scarce resources.
4. Each year, as part of the annual budget process, the Borough Administrator may include current year operating budget and capital budget sufficient funds to implement this Watershed Improvement Plan over a reasonable period considering other demands on municipal scarce resources.
5. Each year, if limited resources require allocation as part of the annual process, the Borough Administrator, may identify the work that can be completed and the work that cannot be completed or addressed.

6. Failure to appropriate funds or failure to spend an appropriation shall be deemed as exercise of governmental discretion in the face of competing demands.
7. Every two years, the Borough Administrator may direct the Borough Engineer to update the Watershed Assessment and the Watershed Improvement Plan as appropriate.

RESOLUTION NO. 2025-182
AGREEMENT FOR PROFESSIONAL SERVICES

WHEREAS, Neglia Group has provided the Borough with an Agreement for Professional Services for Broad Street (NJDOT Local Freight Impact Grant Funded); and

WHEREAS, the Agreement for Professional Services includes a lump sum cost of \$140,980.00 representing Surveying and Engineering Services; and includes a not to exceed cost to be invoiced on a time basis (schedule in contract) of \$139,960.00 representing Construction Management Services; 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. 2025-183

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. 6 in the amount of **Two Hundred Sixty-Eight Thousand Nine Hundred Forty-Three Dollars and Fifty-One Cents (\$268,943.51)** is hereby approved.

RESOLUTION NO. 2025-184

WHEREAS, the Tax Court of New Jersey, County of Bergen issued a Civil Action Judgment in the tax appeal of Empire SRG, LLC for property located at 5 Empire Boulevard, Carlstadt, New Jersey for Block 131.01 Lot 7 as per Docket No. 006873-2013 dated 6/26/2025 reducing the 2013 property tax assessment from \$5,975,500.00 to \$5,500,000.00; and

WHEREAS, the reduction in the 2013 property tax assessment is \$475,500.00 or \$9,424.41 in 2013 property tax.

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NOW, THEREFORE BE IT RESOLVED that the Governing Body of the Borough of Carlstadt authorize the refund of \$9,424.41 and the Tax Collector shall adjust his books accordingly. (2013: \$9,424.41).

It is noted that the Borough’s Finance Office 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 the Borough’s Tax Appeal Attorney, Edna Jordan, Esq. has negotiated this Tax Appeal and has approved the settlement on behalf of the Borough of Carlstadt and that the Carlstadt Borough Attorney Joseph Donahue, Esq. has reviewed this Resolution and finds it to be satisfactory and legal. In addition, the Borough Auditor has reviewed said calculations and finds them to be satisfactory and true with the Judgments.

The refund shall be made payable to:
Empire SRG, LLC

The refund shall be sent to:
Zipp & Tannenbaum, LLC
Attn.: Peter Zipp, Esq.
280 Raritan Center Parkway
Edison, New Jersey 08837

RESOLUTION NO. 2025-185

BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, Bergen County, New Jersey upon the recommendation for the Borough Engineer and Project Architect that the Change Order for the Contract listed below be and is hereby approved.

TITLE OF JOB: Carlstadt Touchless Fixture Replacement Project (CDBG COVID & CDBG Funded)
CONTRACTOR: HM Company, LLC 3 Orlando Drive Fairfield, NJ 07004
CHANGE ORDER N°: 1

AMOUNT OF CHANGE THIS RESOLUTION: Increase 8.25 %; \$ 9,473.58

AMOUNT OF CHANGE TO DATE: Increase 8.25 %; \$ 9,473.58

REASON FOR CHANGE: Supplemental – Additional Work as Requested by the Borough.
Extra – None.
Reduction – None.

RESOLUTION NO. 2025-186

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	\$ 1,166,558.58
Regional Board of Education	711,575.66
South Bergen Municipal Joint Insurance Fund 2 nd Half 2025	402,757.00

RESOLUTION NO. 2025-187

BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt that the Immaculate Conception Church, 1219 Paterson Plank Road, Secaucus, NJ 07094 be granted permission to hold a raffle on Sunday, October 26, 2025 at 6:00 P.M. at 651 Route 17, Carlstadt, NJ 07072 for which the application, fee and findings and determination sheet shall be forwarded to the Legalized Games of Chance Control Commission.

RESOLUTION NO. 2025-188

WHEREAS, the Tax Court of New Jersey, County of Bergen issued a Civil Action Judgment in the tax appeal of 240-248 Paterson Plank Rd Associates, for property located at 248 Paterson Plank Road, Carlstadt, New Jersey for Block 121 Lot 1.02 as per Docket No. 004551-2021 dated 6/26/2025 reducing the 2021 property tax assessment from \$1,918,100.00 to \$1,800,000.00; and

WHEREAS, the reduction in the 2021 property tax assessment is \$118,100.00 or \$2,141.15 in 2021 property tax.

NOW, THEREFORE BE IT RESOLVED that the Governing Body of the Borough of Carlstadt authorize the refund of \$2,141.15 and the Tax Collector shall adjust his books accordingly. (2021: \$2,141.15).

It is noted that the Borough's Finance Office 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 the Borough's Tax Appeal Attorney, Edna Jordan, Esq. has negotiated this Tax Appeal and has approved the settlement on behalf of the Borough of Carlstadt and that the Carlstadt Borough Attorney Joseph Donahue, Esq. has reviewed this Resolution and finds it to be satisfactory and legal. In addition, the Borough Auditor has reviewed said calculations and finds them to be satisfactory and true with the Judgments.

The refund shall be made payable to:
'Michael I. Schneck, Esq., Attorney for 240-248 Paterson Plank Rd Associates''

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The refund shall be sent to:
Michael I. Schneck, Esq.
23 Vreeland Road
Florham Park, New Jersey 07932

RESOLUTION NO. 2025-189

WHEREAS, Neglia Group has provided the Borough with an Agreement for Professional Services for the Hoboken Road – Pedestrian Safety Improvements (NJDOT Local Transportation Projects Fund Funded); and

WHEREAS, the Agreement for Professional Services includes a lump sum cost of \$48,930.00 representing Surveying and Engineering Services; and includes a not to exceed cost to be invoiced on a time basis (schedule in contract) of \$47,140.00 representing Construction Management Services; and

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

BE 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 the Consent Agenda.
On motion by Roseman, seconded by DeBiase, unanimous on call of roll of those present.

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. These reports will be filed.

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

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

ZONING – Councilman Roseman read the report in the absence of Councilman Lenoy. This report will be filed.

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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. This report will be filed.

PROJECTS – Councilwoman Fonseca read her report. This report will be filed.

HUMAN RESOURCES – Councilwoman Fonseca reported progress.

READING OF BILLS

RESOLUTION NO. 2025-194

MEDICAL BENEFITS ACCT	\$	224,557.20
MEDICAL BENEFITS ACCT		1,319.69
PAYROLL ACCOUNT		458,538.69
MEDICAL BENEFITS ACCT		75,271.82
PAYROLL ACCOUNT		1,119.00
MEDICAL BENEFITS ACCT		128,141.42
MEDICAL BENEFITS ACCT		111,088.06
BORO OF CARLSTADT - CURRENT FD		45,321.30
DPW UNION DUES		760.00
FLEXIBLE SPENDING ACCOUNT		675.04
PBA UNION DUES		2,100.00
AT&T MOBILITY		470.16
LINDE GAS & EQUIPMENT INC		271.48
LOWE'S BUSINESS ACCT/GEMB		139.38
NEGLIA ENGINEERING ASSOCIATES		13,286.67
PSE&G		21,195.17
THE STANDARD INSURANCE CO.		6,297.10
VEOLIA WATER NEW JERSEY		643.25
UNUM LIFE INS. CO. OF AMERICA		1,175.49
VERIZON		4,261.61
COMCAST		687.06
COUNTY OF BERGEN		507.70
MCI COMM SERVICE		678.58
PSE&G		109.19
TUCKER,ALBIN & ASSOCIATES		1,500.00

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VEOLIA WATER NEW JERSEY	357.21
BERGEN COUNTY ZOOLOGICAL PARK	557.00
GREATAMERICA FINANCIAL SVCS.	440.00
MASTER PIZZA	937.50
PSE&G	2,439.19
VEOLIA WATER NEW JERSEY	12,232.53
VERIZON	1,200.88
VERIZON	4,183.98
AGGRESSIVE ENERGY LLC	10,899.31
ALPHADOG SOLUTIONS, INC.	1,095.00
A.N.D. SERVICE	9,996.79
APPRAISAL SYSTEMS INC.	4,500.00
ARROW ELEVATOR INC.	1,397.50
ASSENHEIMER, CHRISTOPHER	153.95
ATLANTIC COAST RECYCLING LLC	1,454.12
BELLAQUA INC	256.25
BERGEN FENCE	7,448.00
BERGEN MUNICIPAL EMPLOYEE	17,657.00
BERGEN CO. UTILITIES AUTHORITY	240,606.00
BILL O'SHEA'S	216.95
BLAZE EMERGENCY EQUIP. CO.	9,086.44
BOB'S MOTORCYLCES	68.87
BOROUGH OF E. RUTHERFORD	19,536.76
B. PUNTASECCA, INC.	268,943.51
BRAEN STONE INDUSTRIES INC	239.79
BRADY INDUSTRIES	2,172.61
BRUNO ASSOCIATES INC	3,250.00
CAROUSEL INDUSTRIES OF NORTH	518.40
CARLSTADT BOARD OF ED.	1,166,558.58
CHASAN,LAMPARELLO,MALLON AND	3,253.00
CHEEMA OIL CORPORATION	239.56
CHRISTMAS SPECTACULAR INC	3,640.00
CIRCLE D LIGHTS	98.71
CIVICPLUS LLC	3,663.03
COUNTRY CREEK MASONRY, LLC	3,700.00
DAVID WEBER OIL CO.	1,612.61
DELGADO INTERPRETING SERVICES	2,896.90
DMK APPAREL	90.00
EMPIRE SRG, LLC	9,424.41
EXTECH BUILDING MATERIALS	86.20

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FELDMAN BROS ELECTRICAL SUPPLY	593.61
FIRE & SAFETY SERVICES	18,987.55
MARTIN J. FRONTIN	2,442.60
GARBARINI & CO.	22,000.00
GENERAL CODE, LLC	3,090.00
GOLD TYPE BUSINESS MACHINES	4,712.22
GOLD TYPE BUSINESS MACHINES	23,509.96
DOOR WORKS INC	2,975.00
HARRIS UNIFORMS INC	1,003.00
HOLY NAME MEDICAL CENTER	2,111.27
HOMETOWN AUTO PARTS	0.00
HOMETOWN AUTO PARTS	0.00
HOMETOWN AUTO PARTS	4,709.28
HUDSON TIRE EXCHANGE	7,211.33
HUDSON COUNTY MOTORS INC	267.61
I.D.A.	65,363.35
IMPRESSIVE PRINTING INC	9,068.80
INTERSTATE WASTE SERVICES INC	30,117.74
JAMES ROSS	313.90
JAN PROMOTIONS, INC.	7,136.87
JOSEPH R. DONAHUE LLC	12,528.33
KIMBALL MIDWEST	1,649.18
KIPP & ALLEN, LLC.	5,423.00
RUTHERFORD APPLIANCE CENTER	599.00
LIBERTY HARLEY-DAVIDSON	21,735.00
LINDE GAS & EQUIPMENT INC	279.50
LOWE'S BUSINESS ACCT/GEMB	146.01
MARIOLA MLEKICKI	200.00
MASTER PIZZA	339.99
MAZZER PORTA POTTYS	600.00
MCNERNEY & ASSOCIATES, INC	850.00
MEADOWLANDS HARDWARE	273.80
MGL PRINTING SOLUTIONS	411.00
MICHAEL I.SCHNECK,ESQ.ATTORNEY	2,141.15
MIDBERGEN REGIONAL HEALTH COMM	7,309.00
MONMOUTH TELECOM	4,580.33
MSI TECHNOLOGIES LLC	1,552.50
MY OFFICE ACCOUNTING SERVICES	500.00
NATURE'S CHOICE CORP.	2,432.00
NEGLIA ENGINEERING ASSOCIATES	0.00

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NEGLIA ENGINEERING ASSOCIATES	0.00
NEGLIA ENGINEERING ASSOCIATES	87,881.32
NICK'S TOWING SERVICE, INC.	840.00
NORTH JERSEY MEDIA GROUP INC	4,024.25
PANORAMA TOURS INC	1,450.00
PASQUALE & DELEASA LLC	1,925.00
PETE LAVAGNA	1,334.92
PRESTI, ROSARIO JR., ESQ.	1,000.26
PRIMEPOINT LLC	1,687.75
RCM CEBERIO LLC	9,395.00
REDICARE LLC	524.86
REGIONAL BOARD OF EDUCATION	711,575.66
REMINGTON AND VERNICK	8,082.50
RICHARD S. CEDZIDLO	1,100.00
RIEDEL SIGN CO., INC.	1,290.00
ROBERTS AND SON	205.99
ROOF4ROOF LLC	5,650.00
SECURITAS TECHNOLOGY CORP.	3,228.75
SO. BER. MUNC. JT. INS FD	402,757.00
SOME'S UNIFORMS INC.	1,050.00
STAN'S SPORT CENTER, INC	457.00
QUALITY AUTO MALL	3,359.46
STAPLES ADVANTAGE	0.00
STAPLES ADVANTAGE	2,283.17
STROEDECKE, WARREN	1,800.00
TRAFFIC SAFETY & EQUIPMENT INC	255.00
TREASURER, STATE OF NJ	18,315.00
ULTIMATE TRAINING MUNITIONS	3,551.92
VEOLIA WATER NEW JERSEY	2,662.02
V.E. RALPH & SON, INC	893.70
VIP CAR WASH & LUBE LLC	207.00
WALLINGTON PLUMBING SUPPLY INC	110.57
WATCH US GROW LANDSCAPE DESIGN	19,137.00
WESTERN PEST SERVICES	1,105.85
WILDCO PES	315.00
WORLD INSURANCE ASSO. LLC	12,796.92
TOTAL	\$ 4,498,640.35

Mayor Zimmermann entertained a motion to approve the payments of bills.

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

RESOLUTION NO. 2025-195
APPROVING THE CORRECTIVE ACTION PLAN FOR THE 2024
MUNICIPAL AUDIT

WHEREAS, the Borough of Carlstadt has received a report of audit for the year ending December 31, 2024; and

WHEREAS, Local Finance Notice No. 92-15 dated July 8, 1992 requires that the Chief Financial Officer submits a Corrective Action Plan for all findings in the audit within 60 days of receipt of the Report of Audit; and

WHEREAS, the Chief Financial Officer has prepared a Corrective Action Plan relating to the findings of the 2024 Audit.

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Carlstadt, in the County of Bergen, New Jersey does hereby approve the Corrective Action Plan for the year 2024 as submitted by the Chief Financial Officer.

AND, BE IT FURTHER RESOLVED that the Borough Clerk is hereby directed to forward a copy of this resolution and the Corrective Action Plan to the Director of the Division of Local Government Services.

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

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 anyone wished to speak.

Don Molzon, a resident at 530 Madison Street, spoke on behalf of the Carlstadt Historical Society. The discussion was in regard to the water fountain not in working order and the second-floor bathroom possibly being converted to a storage closet.

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

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

CONSIDERATION OF ORDINANCES

None

**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 close 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.

Mayor Zimmermann entertained a motion to go into closed session at 9:31 P.M. On motion by Roseman, seconded by DeBiase, unanimous on call of roll of those present.

The meeting went back into open session at 11:00 P.M. with the following members in attendance: Council members Stoltz, Emerson, Roseman, Fonseca and DeBiase. On motion by Fonseca, seconded by DeBiase, unanimous on call of roll of those present.

MISCELLANEOUS/NEW BUSINESS

Mayor Zimmermann entertained a motion to approve the purchase of the property at 440 Orchard Street. On motion by Roseman, seconded by Fonseca, unanimous on roll call of those present.

Mayor Zimmermann entertained a motion to approve Dominic Colaneri for part time DPW employment and Nathalie Cochancela for internship in the Municipal Court. On motion by DeBiase, seconded by Roseman, unanimous on roll call of those present.

COUNCIL MEETING

July 16, 2025

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Mayor Zimmermann entertained a motion to adjourn the meeting at 11:04 P.M. On motion by DeBiase, seconded by Fonseca, unanimous on call of roll of those present.

APPROVED: _____
ROBERT J. ZIMMERMANN, MAYOR

ATTEST: _____
CLAIRE FOY, BOROUGH CLERK