

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

**A REGULAR SCHEDULED CAUCUS/FINANCE MEETING** of the Mayor and Council of the Borough of Carlstadt was held in the Caucus Room of the Borough Hall, 500 Madison Street, Carlstadt, New Jersey on Wednesday, November 5, 2025 at 7:00 P.M.

Mayor Robert Zimmermann asked Kimberly Koziel, Deputy Borough Clerk to call the roll: Mayor Robert Zimmermann, Council members David Stoltz, James Lenoy, Joseph Emerson, William Roseman, Suzanne Fonseca and Diane DeBiase were present.

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.

**PROFESSIONAL REPORTS**

Gregory Polyniak of Neglia Engineering read his report for the month of October 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 October 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.

**APPROVAL OF MINUTES**

Mayor Zimmermann entertained a motion to accept the minutes of 10/16/25 Caucus Meeting and 10/16/25 Council Meeting (Open & Closed Sessions).

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

**CONSENT AGENDA  
RESOLUTION NO. 2025-251**

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Carlstadt that a handicap parking space is hereby approved at the following location:

1. 418 Washington Street

all in accordance with the requirements as stated in Chapter 10-3.10 and with the recommendation of the Police Chief of the Carlstadt Police Department.

**BE IT FURTHER RESOLVED** that said location shall be added to the certified list of

designated handicap parking spaces.

**RESOLUTION NO. 2025-252**

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Carlstadt that a handicap parking space is hereby approved at the following location:

1. 407 Berry Avenue

all in accordance with the requirements as stated in Chapter 10-3.10 and with the recommendation of the Police Chief of the Carlstadt Police Department.

**BE IT FURTHER RESOLVED** that said location shall be added to the certified list of designated handicap parking spaces.

**RESOLUTION NO. 2025-253**

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Carlstadt that a handicap parking space is hereby approved at the following location:

1. 715 Fifth Street

all in accordance with the requirements as stated in Chapter 10-3.10 and with the recommendation of the Police Chief of the Carlstadt Police Department.

**BE IT FURTHER RESOLVED** that said location shall be added to the certified list of designated handicap parking spaces.

**RESOLUTION NO. 2025-254**

**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 \$1,120.00 from North Jersey Foundation for Safety, Inc., FY2024 AAA Pedestrian Safety Grant and wishes to amend its 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 \$1,120.00.

Which is now available as revenue from:

Miscellaneous Revenues:

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

Public and Private Revenues Off set with Appropriations:

FY2025 AAA Pedestrian Safet Grant

**AND, BE IT FURTHER RESOLVED** that the like sum of \$1,120.00 be and the same is hereby appropriated under the caption of:

General Appropriations:

(a) Operations Excluded from CAPS Public and Private Programs Off-Set by Revenues:

FY2025 AAA Pedestrian Safet Grant

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

**RESOLUTION NO. 2025-255**

**WHEREAS**, notification was received that the following handicap parking space is no longer needed and should be removed from this location:

1. 543 Jefferson Street

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Carlstadt that the Borough Clerk notify the DPW to remove the above-mentioned handicap parking space and that the Police Chief remove same from the certified list of handicap parking spaces.

**RESOLUTION NO. 2025-256**  
**BOROUGH OF CARLSTADT**  
**COUNTY OF BERGEN**

**RESOLUTION TO ADVERTISE FOR BIDS**

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

**BROAD STREET ROADWAY IMPROVEMENTS**  
**(NJDOT FUNDED)**

**BOROUGH OF CARLSTADT**

**BERGEN COUNTY, NEW JERSEY**

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

**RESOLUTION NO. 2025-258**

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Carlstadt that a handicap parking space is hereby approved at the following location:

1. 519 Central Avenue

all in accordance with the requirements as stated in Chapter 10-3.10 and with the recommendation of the Police Chief of the Carlstadt Police Department.

**BE IT FURTHER RESOLVED** that said location shall be added to the certified list of designated handicap parking spaces.

**RESOLUTION NO. 2025-259**

**BE IT RESOLVED** by the Mayor and Council of the Borough of Carlstadt that the Sean Moran Summer Slam Foundation, 280 Santiago Avenue, Rutherford, NJ 07070 be granted permission to hold two raffles on Saturday, December 13, 2025 from 7:00 P.M. to 10:00 P.M. at 651 Route 17, Carlstadt, NJ 07072 for which the applications, fees and findings and determination sheet shall be forwarded to the Legalized Games of Chance Control Commission.

**RESOLUTION NO. 2025-260**

**RESOLUTION  
TO ENTER A GRANT AGREEMENT**

**BE IT RESOLVED**, that the Mayor and Council of Carlstadt wish to enter into a grant agreement with the County of Bergen for the purpose of using \$103,988.00 in 2025-2026 Community Development Block Grant funds for:

**Sidewalk Improvements**

**Berry Avenue, Division Avenue and Broad Street**

**BE IT FURTHER RESOLVED** that the Mayor and Council hereby authorize Joseph Crifasi, Borough Administrator to be a signatory for the aforesaid grant agreement; and

**BE IT FURTHER RESOLVED** that the Mayor and Council hereby authorize Ashley Marrone, CFO to sign all County vouchers submitted in connection with the aforesaid project; and

**BE IT FURTHER RESOLVED** that the Mayor and Council recognize that the Borough of Carlstadt is liable for any funds not spent in accordance with the Grant Agreement; and that liability of the Mayor and Council is in accordance with HUD requirements.

This resolution was adopted by the Mayor and Council of the Borough of Carlstadt at a meeting on November 5, 2025.

**RESOLUTION NO. 2025-261**

RESOLUTION OF THE BOROUGH OF CARLSTADT AUTHORIZING THE DISSOLUTION OF THE JOINT MEETING, RUTHERFORD, EAST RUTHERFORD AND CARLSTADT, BERGEN COUNTY, NEW JERSEY, BY THE TERMINATION OF THE JOINT CONTRACT, PURSUANT TO N.J.S.A. 40A:65-23, AND DETERMINING VARIOUS MATTERS IN CONNECTION THEREWITH.

**WHEREAS**, the Boroughs of Rutherford, East Rutherford and Carlstadt (the "Member Municipalities") have heretofore organized and formed the governmental entity known as "Joint Meeting, Rutherford, East Rutherford and Carlstadt, Bergen County, New Jersey (the "Joint Meeting")", pursuant to an agreement dated October 17, 1938, as amended on May 25, 1966 (the "Joint Contract"), for the purposes of jointly operating and maintaining certain sewer lines and facilities; and

**WHEREAS**, due to the relatively limited system currently operated by the Joint Meeting and the administrative burden and costs of maintaining the Joint Meeting's existence, which would increase significantly under proposed State regulations concerning joint meetings, the Joint Meeting, by a unanimous vote by representatives of its Member Municipalities, adopted a resolution on October 21, 2025 requesting the Member Municipalities adopt resolutions, pursuant to N.J.S.A. 40A:65-23, dissolving the Joint Meeting by terminating the Joint Contract;

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Carlstadt, in the County of Bergen, New Jersey (the "Borough"), as follows:

**Section 1.** Pursuant to N.J.S.A. 40A:65-23, the Borough hereby authorizes the dissolution of the Joint Meeting by the termination of the Joint Contract. The termination shall take effect at the end of the fiscal year next succeeding the fiscal year in which the last governing body of a Member Municipality adopts its termination resolution (if all termination resolutions are adopted in 2025, termination shall be effective on December 31, 2026). Termination of the Joint Contract shall require adoption of an identical termination resolution by all the Member Municipalities.

**Section 2.** Upon termination of the Joint Meeting, (A) the physical assets of the Joint Meeting located in each Member Municipality shall be distributed to and become the property of the particular Member Municipality in which such property is located and (B) all moneys held by the Joint Meeting shall be distributed in equal amounts to the Member Municipalities. All physical

assets distributed by the Joint Meeting to the Member Municipalities shall be taken in "as is" condition without any representations or warranties, express or implied, by the Joint Meeting or any of the Member Municipalities.

**Section 3.** Each Member Municipality shall continue to defend, indemnify and hold harmless the Joint Meeting and each Member Municipality, their officers, representatives, employees, agents or contractors, from any civil action, claim, or proceeding ("Claims") brought against the Joint Meeting and/or each Member Municipality, their officers, representatives, employees, agents or contractors, arising from any act of omission relating to the operations, property or otherwise of the Joint Meeting which occurs prior to the effective date of the dissolution. Such indemnification shall cover all losses, damages, claims, liabilities, costs and expenses, including, but not limited to, reasonable attorneys' fees, defense costs and the cost of reasonable settlements or judgments ("Losses") incurred by the Joint Meeting and/or the Member Municipality, their officers, representatives, employees, agents or contractors, provided, however, that such losses did not result from the Joint Meeting or Member Municipality's actual fraud, malice or willful misconduct.

**Section 4.** Each Member Municipality hereby knowingly and voluntarily covenants and agrees it will not now or in the future institute any litigation, claim, and/or legal or administrative proceeding against any other Member Municipality and/or the Joint Meeting, their officers, representatives, employees, agents or contractors, with respect to any Claims relating to the operations, property or otherwise of the Joint Meeting, including, but not limited to, the property conveyed to each Member Municipality, arising after the effective date of the dissolution of the Joint Meeting.

**Section 5.** This resolution shall take effect immediately upon its adoption.

**RESOLUTION NO. 2025-262**

**ACCOUNTS PURSUANT TO N.J.S.A. 40a:40-1**

**WHEREAS**, certain transfers of funds for various 2025 budget appropriations are necessary to cover anticipated expenditures; and

**WHEREAS**, N.J.S.A. 40a:4-58 provides for transfer of appropriations with an excess over and above the amount deemed necessary to fulfil their purposes to those appropriations deemed to be insufficient; and

**WHEREAS, AUTHORIZE BUDGET TRANSFERS BETWEEN APPROPRIATION**

the appropriations subject to fund transfers hereby are not within those restricted by N.J.S.A. 40a:4-58 for transfer purposes.

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Carlstadt that the Chief Financial Officer shall and is hereby authorized to make transfers between appropriations accounts of the 2025 Municipal Budget as follows:

<u>DESCRIPTION</u>	<u>ACCOUNT NUMBER</u>	<u>TRANSER FROM</u>	<u>TRANSFER TO</u>
FINANCE: SALARY AND WAGES	5-01-20-130-111	10,000.00	
DATA PROCESSING (TECH & SUPPORT): MISC	5-01-20-140-248	15,000.00	
ENGINEERING: MISC	5-01-20-165-248		17,000.00
ZONING OFFICIAL: SALARY AND WAGES	5-01-22-195-111		19,800.00
CONSTRUCTION CODE OFFICIAL: SALARY & WAGES	5-01-22-209-111		17,560.00
WORKMAN'S COMPENSATION: INSURANCE	5-01-23-215-290	30,397.00	
HEALTH BENEFIT WAIVER: OTHER EXPENSES	5-01-23-222-248		57.49
POLICE DEPARTMENT: OTHER EXPENSES	5-01-25-240-248		25,000.00
SPECIAL POLICE: SALARY AND WAGES	5-01-25-241-112	35,000.00	
FIRST AID AMBULANCE: SALARY AND WAGE	5-01-25-260-112		20,000.00
STREETS AND ROADS: OTHER EXPENSES	5-01-26-290-248	25,000.00	
BUILDINGS AND GROUNDS: OTHER EXPENSES	5-01-26-310-248		25,000.00
BORO MECHANIC: SALARY AND WAGES	5-01-26-315-111		6,000.00
BORO MECHANIC: OTHER EXPENSES	5-01-26-315-248		20,000.00
RECREATION SALARY & WAGES	5-01-28-370-112	31,520.49	
PERS - PUBLIC EMPLOYEE RETIREMENT SYSTEM	5-01-36-471-248	10,500.00	
DEFINED CONTRIBUTION RETIREMENT PLAN	5-01-36-477-248		7,000.00
MUNICIPAL COURT: SALARY & WAGES	5-01-43-490-111	5,500.00	
MUNICIPAL COURT: OTHER EXPENSES	5-01-43-490-248		5,500.00
		162,917.49	162,917.49

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

### **CORRESPONDENCE**

Mayor Zimmermann entertained a motion to approve the Becton Project Graduation donation.  
On motion by DeBiase, seconded by Fonseca, unanimous on call of roll

Mayor Zimmermann entertained a motion to approve the Toy Drive for Tomorrows Children Fund.  
On motion by Fonseca, seconded by DeBiase, unanimous on call of roll.

Mayor Zimmermann entertained a motion to approve advertisement for Becton Tea Leaf yearbook.  
On motion by Fonseca, seconded by Lenoy, unanimous on call of roll.

Mayor Zimmermann entertained a motion to approve \$1,000.00 reimbursement of deductible to Nicholas Romano.  
On motion by Fonseca, seconded by Emerson, unanimous on call of roll.

Mayor Zimmermann entertained a motion to approve selling back vacation days for various employees in Borough Hall.  
On motion by Fonseca, seconded by DeBiase, unanimous on call of roll.

Mayor Zimmermann entertained a motion to ratify approval for two Special Officers on election day.  
On motion by Fonseca, seconded by Stoltz, unanimous on call of roll.

**CONSIDERATION OF ORDINANCES  
FIRST READING**

**ORDINANCE NO. 25-13  
BOROUGH OF CARLSTADT  
NOTICE**

**NOTICE IS HEREBY GIVEN** that the following proposed ordinance was introduced and passed on first reading at a regular meeting of the Mayor and Council of the Borough of Carlstadt held on the 5<sup>th</sup> day of November, 2025 and that said ordinance will be taken up for further consideration for final passage at a meeting of said Borough Council to be held on the 20<sup>th</sup> day of November, 2025 at 7:00 P.M., or as soon thereafter as said matter can be reached, at the Borough Hall, Carlstadt, New Jersey, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning the same.

**AN ORDINANCE AUTHORIZING THE ACQUISITION BY NEGOTIATED  
PURCHASE OF PROPERTY IDENTIFIED ON THE TAX MAP OF THE BOROUGH OF  
CARLSTADT AS BLOCK 18, LOT 5, LOCATED AT 440 ORCHARD STREET,  
CARLSTADT, PURSUANT TO N.J.S.A. 40A:12-1SC**

**WHEREAS**, N.J.S.A.-48:12-5 empowers municipalities to acquire real property by direct negotiation leading to the purchase of that real property provided that such acquisition is authorized by a duly adopted ordinance; and

**WHEREAS**, Carlstadt has established an Affordable Housing Trust fund; and

**WHEREAS**, monies from the trust fund shall be used for, among other things, the acquisition of land for Affordable housing; and

**WHEREAS**, Carlstadt has determined that the acquisition of certain real property in Carlstadt commonly known as 440 Orchard St. (Block 18 Lot 5 on the tax map of Carlstadt) (the "Property") will further the aforesaid purpose by providing land for the construction of affordable housing; and

**WHEREAS**, the purchase price of \$450,000 for the property has been negotiated by and between Carlstadt and the seller, and both Carlstadt and the seller is satisfied that such purchase price is not less than the fair market value of the property; and

**WHEREAS**, Carlstadt and the seller shall enter into a contract for the sale of the property from the seller to Carlstadt for the purchase price in substantially the form attached hereto; and

**WHEREAS**, it is anticipated that the cost of acquiring the property will be funded by Carlstadt's Affordable Housing Trust fund; and

**WHEREAS**, Carlstadt is authorized to undertake the acquisition of the property from seller pursuant to the local land and buildings law; and

**WHEREAS**, Carlstadt, by adoption of this ordinance, appropriates funds from the Affordable Housing Trust Fund to make the purchase and authorizes and approves the acquisition of the property for the purchase price.

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

1. Pursuant to the Local Land and Buildings Law, the acquisition of the Property in furtherance of the above stated purpose for the payment of \$450,000 is hereby authorized. In addition, the expenditure of up to \$15,000 for transaction costs, including an environmental assessment, survey, title insurance, searches and recording fees is hereby authorized.

2. The sum of \$465,000 is hereby appropriated from the Affordable Housing Trust fund to make the payments described in this ordinance.

3. Any funds received from private parties or other government agencies in aid of this transaction be applied to and repaid to the Affordable Housing Trust fund.

4. To the extent required by law, the capital budget of Carlstadt is hereby amended to conform to the provisions of this ordinance.

5. The Mayor, Deputy Borough Clerk, Borough Administrator and the Borough's Attorneys, and all other proper staff of Carlstadt, are hereby authorized and directed to take all steps necessary to enter into and execute all agreements, documents, certificates and acts as may be reasonably necessary to effectuate the intent and purpose of this ordinance. This grant of authority shall include the authority to make nonmaterial changes to the terms described herein, as may be reasonably appropriate to close and transfer title to the property to Carlstadt.

6. All ordinances and resolutions or parts thereof, inconsistent with this ordinance, are hereby repealed.

7. If any section, paragraph, subsection, clause or provision of this ordinance shall be judged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and the remainder of this ordinance will be valid and enforceable.

8. This ordinance shall take effect upon final passage, approval and publication as required by law.

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

**ORDINANCE NO. 25-14**  
**BOROUGH OF CARLSTADT**  
**NOTICE**

**NOTICE IS HEREBY GIVEN** that the following proposed ordinance was introduced and passed on first reading at a regular meeting of the Mayor and Council of the Borough of Carlstadt held on the 5<sup>th</sup> day of November, 2025 and that said ordinance will be taken up for further consideration for final passage at a meeting of said Borough Council to be held on the 20<sup>th</sup> day of November, 2025 at 7:00 P.M., or as soon thereafter as said matter can be reached, at the Borough Hall, Carlstadt, New Jersey, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning the same.

**ORDINANCE NO. 25-14**

**AN ORDINANCE AMENDING ORDINANCE 22-11 IN SECTION 2-38.3 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF CARLSTADT, 2002 AND ORDINANCE 21-13, ENTITLED LENGTH OF SERVICE AWARDS PROGRAM (LOSAP), CRITERIA**

**2-38.3 Criteria.** The LOSAP shall provide for annual contributions commencing January 1, 2001, to each eligible volunteer member who meets the following criteria:

c. The proposed maximum contribution for each active, eligible volunteer member for 2025 is \$1,705.58.

d. The estimated cost of this program has been calculated at approximately \$96,000.00 per year.

e. Without amending this ordinance further, each year the proposed maximum contribution MAY increase by the published Annual Consumer Price Index adjustment.

f. The proposed maximum contribution for each active, eligible volunteer member will be published in the annual Borough Salary Ordinance.

g. The proposed maximum contribution MAY continue to increase annually and will stop increasing in the year that it reaches \$2,500.00.

Mayor Zimmermann entertained a motion to approve this ordinance. On motion by DeBiase, seconded by Fonseca, unanimous on call of roll.

**ORDINANCE NO. 25-15**  
**ORDINANCE BOROUGH OF CARLSTADT**  
**NOTICE**

**NOTICE IS HEREBY GIVEN** that the following proposed ordinance was introduced and passed on first reading at a regular meeting of the Mayor and Council of the Borough of Carlstadt held on the 5<sup>th</sup> day of November, 2025 and that said ordinance will be taken up for further consideration for final passage at a meeting of said Borough Council to be held on the 20<sup>th</sup> day of November, 2025 at 7:00 P.M., or as soon thereafter as said matter can be reached, at the Borough Hall, Carlstadt, New Jersey, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning the same.

**NO. 25-15**

**BE IT ORDAINED** by the Mayor and Council of the Borough of Carlstadt, County of Bergen and State of New Jersey as follows:

**Section 1 Bi-Weekly**

Carlstadt Court Administrator	<b>From:</b> \$66,056.59 <b>To:</b> \$71,056.59
Deputy Court Administrator	<b>From:</b> \$57,684.01 <b>To:</b> \$62,684.01

<b>ADD:</b> Technical Assistant/Zoning Dept Clerk	<b>Range</b> \$70,000. (\$72,500.) \$80,000.
Payroll Clerk Part Time	<b>Range</b> \$50/per hr. (\$55/per hr.) \$60/per hr.
Finance Assistant	<b>Range</b> \$60,000. (\$65,000.) \$75,000.

<b>REMOVE: Assistant</b> CFO / Treasurer	\$50,000.-\$75,000.
Public Works Administrative Assistant	\$52,000.-\$62,000.
Assistant Certified Qualified Purchasing Agent	\$1.00-\$7,500.

**Section 2 Monthly**

<b>Section 2 E ADD:</b> Temporary Payroll Administrator	\$1,500.00 per pay period
Temporary Assistant Payroll Administrator	\$1,000.00 per pay period

**Section 6 Fire Safety Bureau**

Fire Official (Part Time)	<b>From:</b> \$65,563.62 <b>To:</b> \$70,563.62
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**Section 6 A Fire Department**

LOSAP

**From:** \$1,663.16 **To:** \$1,705.58

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

**HEARING OF CITIZENS**

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

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

Mayor Zimmermann asked if any citizen wished to be heard.

Christine and Walter Dotto, 310 Madison Street – discussed the issue of water getting in their basement during flash floods. Joseph Crifasi, Borough Administrator informed them he will meet at the location with Neglia Engineering to see if installation of a bubbler drain will alleviate the issue.

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

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

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

**MICELLANEOUS/NEW BUSINESS**

Mayor Zimmermann entertained a motion to approve a dish garden for the family of Denise Stoltz.

On motion by DeBiase, seconded by Fonseca, Councilmembers Lenoy, Emerson, Roseman, Fonseca and DeBiase voted yes. Councilman Stoltz abstained.

Mayor Zimmermann entertained a motion to approve a dish garden for Joyce Hardwick. On motion by Fonseca, seconded by DeBiase, unanimous on call of roll.

Mayor Zimmermann entertained a motion to approve Docket #BER-L-1071-25. On motion by Emerson, seconded by Fonseca, unanimous on call of roll.

Mayor Zimmermann entertained a motion to accept Joyce Hardwick's resignation letter with regrets. On motion by Fonseca, seconded by Stoltz, unanimous on call of roll.

Mayor Zimmermann entertained a motion for a road closure request for the Grand Opening of Secret Garden Restaurant. On motion by Fonseca, seconded by Emerson, unanimous on call of roll.

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

**WHEREAS**, it is necessary for the Governing Body of the Borough of Carlstadt to conduct

and 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 7:29 P.M. On motion by Lenoy seconded by DeBiase, unanimous on call of roll.  
The meeting went back into open session at 8:28 P.M.

The meeting went back into closed session at 8:38 P.M. On motion by Fonseca, seconded by Emerson, unanimous on call of roll.

The meeting went back into open session at 8:54 P.M.

Mayor Zimmermann entertained a motion to adjourn the meeting at 9:01 P.M. On motion by DeBiase, seconded by Fonseca, unanimous on call of roll.

APPROVED: \_\_\_\_\_  
ROBERT J. ZIMMERMANN, MAYOR

ATTEST: \_\_\_\_\_  
KIMBERLY KOZIEL, DEPUTY BOROUGH CLERK