

**CAUCUS MEETING
November 20, 2025**

A RESCHEDULED 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 Thursday, November 20, 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, William Roseman, Suzanne Fonseca and Diane DeBiase were present. Councilman Joseph Emerson 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 November 12, 2025:

The Wednesday, November 19, 2025 Caucus Meeting at 7:00 P.M. of the Mayor and Council of the Borough of Carlstadt, 500 Madison Street, Carlstadt, NJ 07072 is rescheduled to Thursday, November 20, 2025 in the Borough Hall Council Chambers, 500 Madison Street, Carlstadt, NJ 07072.

CORRESPONDENCE:

The Senior Friendship Club is requesting the use of the town bus to transport members to their Holiday Christmas Party to be held on December 10, 2025 at the Greycliff in Moonachie, NJ. Pick-ups will start at 5:00 P.M.

Mayor Zimmermann entertained a motion to approve the use of the town bus for the seniors. On motion by Stoltz, seconded by Fonseca, 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: Police interviews.

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

CAUCUS MEETING

November 20, 2025

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Public Meetings Act, N.J.S.A. 10:4-6 et. Seq. for the purpose of discussing one or more of the following subjects: Police interviews.

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 7:15 P.M. On motion by Fonseca, seconded Stoltz, unanimous on call of roll of those present.

The meeting went back into open session at 8:03 P.M. with the following members in attendance: Mayor Zimmermann, Council members Stoltz, Lenoy, Roseman, Fonseca and DeBiase. Council member Joseph Emerson was absent.

Mayor Zimmermann entertained a motion to adjourn the meeting at 8:03 P.M. On motion by Lenoy, seconded by Fonseca, unanimous on call of roll of those present.

APPROVED: _____
ROBERT J. ZIMMERMANN, MAYOR

ATTEST: _____
KIMBERLY KOZIEL, DEPUTY BOROUGH CLERK

**COUNCIL MEETING
NOVEMBER 20, 2025**

A RESCHEDULED 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 Thursday, November 20, 2025 at 8:00 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.

Mayor Zimmermann read the following notice which was published in the Record-Herald News on November 12, 2025:

The Wednesday, November 19, 2025 Caucus Meeting at 7:00 P.M. and the 8:00 P.M. Council Meeting of the Borough of Carlstadt, 500 Madison Street, Carlstadt, NJ 07072 has been rescheduled to Thursday, November 20, 2025 in the Borough Hall Council Chambers, 500 Madison Street, Carlstadt, N.J. 07072.

APPROVAL OF MINUTES

Mayor Zimmermann entertained a motion to accept the minutes of 11/5/2025 Caucus/Finance Meeting (Open and Closed Sessions). On motion by Roseman, seconded by Fonseca, unanimous on call of roll.

CORRESPONDENCE

None

SPECIAL REPORTS

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

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

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

CONSENT AGENDA

RESOLUTION 2025-263

WHEREAS, Adila Enterprise, LLC DBA Danaro Limousines, Inc., 321 Tenth Street, Carlstadt, NJ 07072 has made application to the Borough of Carlstadt for the renewal of one (1) limousine license; and

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

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, County of Bergen, State of New Jersey that the application of Adila Enterprise, LLC DBA Danaro Limousines, Inc., 321 Tenth Street, Carlstadt, NJ 07072 for the renewal of one (1) limousine license be and hereby is approved for VIN # 016931 nunc pro tunc.

AND, BE IT FURTHER RESOLVED that the Borough Clerk is hereby authorized and directed to renew said licenses at the above referenced location for the period of one year, commencing November 10, 2025 and ending November 10, 2026 and a Certificate of Compliance with the requirements of N.J.S.A. 48:16-14 and 16, through the period indicated on the proof of insurance as submitted with the application.

RESOLUTION NO. 2025-264

**RESOLUTION AUTHORIZING A FY26 NJDOT LOCAL FREIGHT IMPACT FUND
GRANT APPLICATION AND EXECUTING A GRANT CONTRACT WITH THE NEW
JERSEY DEPARTMENT OF TRANSPORTATION FOR ROADWAY
IMPROVEMENTS TO DELL ROAD AND AMOR AVENUE LOCATED IN THE
BOROUGH OF CARLSTADT**

WHEREAS, the New Jersey Department of Transportation (“NJDOT”) has funds available through the FY26 Local Freight Impact Fund and solicits proposals for projects aimed toward the advancement of freight projects and movement of large truck traffic that emphasize and enhance safety, renew aging infrastructure and promote economic development; and

WHEREAS, personnel have identified the roadway improvements on Dell Road and Amor Avenue as a project that fits the criteria of this program, which also furthers the interest of the public; and

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Carlstadt, County of Bergen, State of New Jersey, formally approve the grant application for the above-stated project; and

BE IT FURTHER RESOLVED that the Mayor and Deputy Borough Clerk are hereby authorized to submit an electronic grant application identified as “LFIF-2026-Dell Road and Amor Avenue Improvem-00006” to the New Jersey Department of Transportation on behalf of the Borough of Carlstadt; and

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

RESOLUTION NO. 2025-265

WHEREAS, Pegasus Transport Service, Inc. has made application to the Borough of Carlstadt for the renewal of two (2) limousine licenses; and

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

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, County of Bergen, State of New Jersey that the application of Pegasus Transport Service, Inc. to renew two (2) limousine licenses at 800 Central Boulevard, Carlstadt, NJ 07072 be and hereby is approved for Vin # 67882 and Vin # 393552 nunc pro tunc.

AND, BE IT FURTHER RESOLVED that the Borough Clerk is hereby authorized and directed to issue the renewal of two (2) limousine licenses at the above referenced location for the period of one year, commencing November 12, 2025 and ending on November 12, 2026 and a Certificate of Compliance with the requirements of N.J.S.A. 48:16-14 and 16, through the period indicated on the proof of insurance as submitted with the application.

RESOLUTION NO. 2025-266

**A RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER
FOR DONATIONS FOR SUMMER CONCERT SERIES BY N.J.S. 40A:5-29**

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

WHEREAS, N.J.S. 40A:5-29 provides receipt of Donations for Summer Concert Series by the municipality to provide for the operating cost to administer this act; and

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

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

1. The Governing Body hereby request permission of the Director of the Division of Local Government Services to pay expenditures of the Donations for Summer Concert Series.
2. The Chief Financial Officer submits a certified copy of this resolution to the Director of Local Government Services for approval via FAST.

AND, BE IT FURTHER RESOLVED by the Mayor and Council of the Borough of Carlstadt that Resolution No. 2025-177 is hereby rescinded.

RESOLUTION NO. 2025-267

**A RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER
FOR JOINT INSURANCE REFUNDS BY PL 1996, c. 113 and N.J.S. 40A: 10-36.2**

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

WHEREAS, N.J.S. 40A: 10-36.2 permits municipalities to receive amounts for Joint Insurance Refunds; and

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

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

1. The Governing Body hereby requests permission of the Director of the Division of Local Government Services to pay expenditures of the Joint Insurance Revolving Fund.
2. The Chief Financial Officer submits a certified copy of this resolution to the Director of Local Government Services for approval via FAST.

AND, BE IT FURTHER RESOLVED by the Mayor and Council of the Borough of Carlstadt that Resolution No. 2025-173 is hereby rescinded.

RESOLUTION NO. 2025-268

AUTHORIZATION TO CANCEL GRANT RECEIVABLES AND APPROPRIATED RESERVES

WHEREAS, the following receivables and appropriate reserves are outstanding in the Borough of Carlstadt Grant Fund and have been deemed no longer collectible or available.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Carlstadt, Bergen County, New Jersey that the following Grant Receivables and Grant Appropriated Reserves be canceled:

Grant Receivables:

CDBG ADA RESTROOM IMPROVEMENTS	\$37,183.24
CDBG ADA TOUCHLESS FIXTURES	\$2,143.18

Grant Appropriated Reserves:

CDBG ADA RESTROOM IMPROVEMENTS	\$37,183.24
CDBG ADA TOUCHLESS FIXTURES	\$2,143.18

RESOLUTION NO. 2025-269

**CANCELLING STORMWATER SEWER UTILITY OPERATING FUND
APPROPRIATIONS – N.J.S.A. 40A:4-60**

WHEREAS, N.J.S.A. 40A:4-60 provides for the cancellation of unexpended budget appropriation balances to budget operations prior to the end of the year; and

WHEREAS, the following Stormwater Sewer Utility Operating Fund budget appropriation balances remain unexpended; and

Stormwater Sewer Utility Operating Fund	
Account	Amount
SWS: Salary and Wages	\$75,000.00

WHEREAS, it is necessary to formally cancel said balances so that the unexpended balances may be credited to Fund Balance.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, County of Bergen, State of New Jersey that the above listed unexpended balances of the Stormwater Sewer Utility Operating Fund be cancelled.

RESOLUTION NO. 2025-270

**AUTHORIZE BUDGET TRANSFERS BETWEEN APPROPRIATION
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, 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>
ENGINEERING: MISC	5-01-20-165-248		10,000.00
REVITALIZATION CONSULTANT: OTHER EXPENSES	5-01-21-182-248	1,975.00	
POLICE DEPARTMENT: SALARY & WAGES	5-01-25-240-111		150,000.00
SPECIAL POLICE: SALARY AND WAGES	5-01-25-241-112	8,500.00	
DISPATCHERS: SALARY AND WAGES	5-01-25-250-111	10,000.00	
FIRE DEPARTMENT: SALARY AND WAGES	5-01-25-255-111	15,000.00	
STREETS AND ROADS: SALARY AND WAGES	5-01-26-290-111	50,000.00	
BUILDINGS AND GROUNDS: SALARY & WAGES	5-01-26-310-111	65,000.00	
RECREATION: OTHER EXPENSES	5-01-28-370-248	9,525.00	
CELEBRATION: MEMORIAL DAY PARADE	5-01-30-420-600	1,000.00	
CELEBRATION: HOLIDAY FLOAT	5-01-30-420-900		1,000.00
		161,000.00	161,000.00

RESOLUTION NO. 2025-271

**RESOLUTION APPROVING A RIGHT OF ENTRY ON BOROUGH OF CARLSTADT
 PROPERTY BY GREENVEST, LLC.**

WHEREAS, the Borough of Carlstadt owns the property identified as Block 116, Lot 1, Block 117, Lots 1 and 2, and Block 118, Lots 2 and 3 (hereinafter the “Property”), as shown on the Borough of Carlstadt Tax Maps; and

WHEREAS, the Borough of Carlstadt has experienced significant flooding and private property damage in the Meadowlands portion of the Borough, with no assistance from the Federal, State, County, or the New Jersey Sports and Exposition Authority to make necessary flood control infrastructure repairs and improvements to safeguard businesses and support economic growth in the region; and

WHEREAS, the Borough of Carlstadt has met with the staff of GreenVest LLC, a firm that has completed wetland restoration in the Meadowlands District, and has developed a unique approach to meet the stormwater management requirements for state agencies that may have difficulty establishing a plan for their sites; and

WHEREAS, the Contractor wishes to enter the Property to design and build a stormwater facility and/or wetland restoration project at the intersection of 16th Street and Broad Street in the

Borough to improve stormwater quality and reduce localized flooding in the Meadowlands drainage area; and

WHEREAS, the GreenVest studies and plans for the above properties will not incur any expenses to the Borough of Carlstadt.

NOW, THEREFORE BE IT RESOLVED by the Governing Body, that the Borough of Carlstadt shall enter into a Right of Entry Agreement for its properties with GreenVest, LLC to conduct studies and develop plans for a stormwater facility and/or a wetland restoration project at the intersection of 16th Street and Broad Street.

RESOLUTION NO. 2025-272

BOROUGH OF CARLSTADT RESOLUTION NO. 2025-10-2 ACCEPTING THE RECOMMENDATION OF THE BOROUGH OF CARLSTADT PLANNING BOARD AND APPROVING THE INCLUSION OF BLOCK 18, LOT 5 AS A PROPERTY IN NEED OF REDEVELOPMENT AND THE REDEVELOPMENT PLAN COMMONLY KNOWN AND DESIGNATED AS THE CARLSTADT SENIOR AFFORDABLE FOR BLOCK 18, LOTS 2, 3, 4, and 5

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("Redevelopment Law"), authorizes a municipality to determine whether specific parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, on September 17, 2025 the Borough Council ("Council") of the Borough of Carlstadt ("Borough") adopted Resolution 2025-216 authorizing and directing the Planning Board of the Borough ("Board") to conduct a Preliminary Investigation to determine whether specific property, identified as Block 18, Lot 5, meet the criteria set forth in the Redevelopment Law to be designated as a Non-Condensation Redevelopment Area, as the Redevelopment Law defines that term; and

WHEREAS, the Board conducted a Preliminary Investigation of the Study Area to determine whether Block 18, Lot 5 should be designated as a Non-Condensation Redevelopment Area in accordance with the criteria and procedures outlined in N.J.S.A. 40A:12A-5 and 40A:12A-6; and

WHEREAS, as part of its Preliminary Investigation, the Board caused Matthew Ceberio, PP, AICP, the Consulting Planner, to prepare a report issued September 22, 2025, entitled "IN NEED OF REDEVELOPMENT STUDY BLOCK 18, LOTS 5" ("Area In Need Study") to aid the Board in

making its determination whether the Study Area should be designated as a Non-Condensation Redevelopment Area; and

WHEREAS, a public hearing was conducted by the Board on October 27, 2025, with notice having been properly given according to N.J.S.A. 40A:12A-6(b)(3); and

WHEREAS, at the public hearing, the Board reviewed the Area in Need Study and a map outlining the Study Area and heard testimony from Mr. Ceberio; and

WHEREAS, at the public hearing, members of the general public were allowed to be heard and to address questions to the Board concerning the potential designation of the Study Area as a Non-Condensation Redevelopment Area; and

WHEREAS, after completing the public hearing, the Board concluded that there was sufficient credible evidence to support findings that satisfy the criteria set forth in the redevelopment Law, particularly N.J.S.A. 40A:12A-5b, -5d, and -5h, for designating the Study Area as a Non-Condensation Redevelopment Area; and

WHEREAS, the Board further concluded that there was sufficient credible evidence to support findings that any designation of the Study Area as a Non-Condensation Study Area shall not authorize the municipality to exercise the power of eminent domain to acquire any property in the Study Area; and

WHEREAS, under the Redevelopment Law and as memorialized by Resolution adopted September 27, 2025, the Board recommended to the Council that the entire Study Area be designated as a Non-Condensation Area In Need of Redevelopment, amending the previous redevelopment area designation to include Block 18, Lots 2, 3, 4 and 5; and

WHEREAS, under the Redevelopment Law, the Planning Board on September 27, 2025 reviewed a Redevelopment Plan prepared by Matthew Ceberio, AICP, PP prepared for Block 18, Lots 2, 3, 4 and 5; and

WHEREAS, at the public hearing, members of the public were allowed to be heard and to address questions to the Board concerning the potential Redevelopment Plan for the site known as the Carlstadt Senior Affordable Project; and

WHEREAS, the Council accepts the recommendation of the Board and determines for the Carlstadt Senior Affordable Project Redevelopment Plan.

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

1. The Mayor and Council accepts the recommendation of the Planning Board of the Borough of Carlstadt and hereby determines that Block 18, Lots 5, as shown on the official tax map of the Borough of Carlstadt, be and are hereby determined to be a Non-Condensation Redevelopment Area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and
2. The designation of Block 18, Lots 2, 3, 4, and 5 as a Non-Condensation Area in Need of Redevelopment. The Council hereby reserves all other authorities and powers granted to it under the Redevelopment Law; and
4. The Borough's Professionals and Staff are hereby authorized to render professional services to prepare an ordinance for the Redevelopment Plan and to take such further action as is necessary to effectuate the redevelopment of the Property; and
5. Per N.J.S.A. 40A-12A-6b(5)(c), the Deputy Borough Clerk of the Borough of Carlstadt shall forthwith transmit a copy of this Resolution to the Commissioner of the Department of Community Affairs.

RESOLUTION NO. 2025-273

**AGREEMENT TO RENEW MEMBERSHIP IN THE
SOUTH BERGEN MUNICIPAL JOINT INSURANCE FUND**

WHEREAS, the South Bergen Municipal Joint Insurance Fund (hereinafter the Fund) is a duly chartered Municipal Insurance Fund as authorized by NJSA 40A:10-36 et seq.; and

WHEREAS, Carlstadt is currently a member of said Fund; and

WHEREAS, effective December 31, 2025 said membership will expire unless earlier renewed; and

WHEREAS, the Mayor and Council of the Borough Carlstadt has resolved to renew said membership.

NOW THEREFORE, it is agreed as follows:

1. Carlstadt hereby renews its membership in the South Bergen Municipal Joint Insurance Fund for a three (3) year period, beginning January 1, 2026 and ending December 31, 2028* at *12:01 am.
2. Carlstadt hereby ratifies and reaffirms the Indemnity and Trust Agreement, Bylaws and other organizational and operational documents of the South Bergen Municipal Joint Insurance Fund as from time to time amended and altered by the Department of Insurance in accordance with the Applicable Statutes and administrative regulations as if each and every one of said documents were re-executed contemporaneously herewith.

3. Carlstadt agrees to be a participating member of the Fund for the period herein provided for and to comply with all the rules and regulations and obligations associated with said membership.
4. In consideration of the continuing membership of Carlstadt in the South Bergen Municipal Joint Insurance Fund, the Fund agrees, subject to the continuing approval of the Commissioner of Insurance, to accept the renewal application of Carlstadt.
5. Executed the 20th day of November, 2025 as the lawful and binding act and deed of Carlstadt, which execution has been duly authorized by public vote of the Governing Body.

RESOLUTION NO. 2025-274

**RESOLUTION FOR RENEWAL OF MEMBERSHIP
IN THE
SOUTH BERGEN MUNICIPAL JOINT INSURANCE FUND**

WHEREAS, Carlstadt is a member of the South Bergen Municipal Joint Insurance Fund;
and

WHEREAS, said renewed membership terminates as of December 31, 2025 unless earlier renewed by agreement between the Municipality and the Fund; and

WHEREAS, the Municipality desires to renew said membership.

NOW THEREFORE, be it resolved as follows:

1. Carlstadt agrees to renew its membership in the South Bergen Municipal Joint Insurance Fund and to be subject to the Bylaws, Rules and Regulations, coverages, and operating procedures thereof as presently existing or as modified from time to time by lawful act of the Fund.
2. The Mayor and Clerk shall be and hereby are authorized to execute the agreement to renew membership annexed hereto and made a part hereof and to deliver same to the South Bergen Municipal Joint Insurance Fund evidencing the Municipality's intention to renew its membership

RESOLUTION NO. 2025-276

BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt that the following Music/Entertainment Permit applications are hereby approved by the Carlstadt Police, Fire, Building and Health Departments as the applicants' premises and use thereof complies with the Carlstadt Zoning Ordinance and all other rules, regulations, ordinances and laws:

1. Hunkar Restaurant
2. So Five Meadowlands

RESOLUTION NO. 2025-277

**A RESOLUTION OF THE CARLSTADT MAYOR AND COUNCIL AUTHORIZING A
RELEASE OF A PERFORMANCE BOND PROVIDED BY GIC CARLSTADT
WASHINGTON URBAN RENEWAL LLC IN CONNECTION WITH CONTRUCTION
OF 333 WASHINGTON AVENUE AT BLOCK 128, LOTS 37,38,39,40,41 IN THE
BOROUGH OF CARLSTADT.**

WHEREAS, “GIC Carlstadt Washington Urban Renewal, LLC” (“Owner”) posted a performance bond (“Performance Bond”) in connection with construction of Block 128, Lots 37,38,39,40,41 on the official tax maps of the Borough of Carlstadt, New Jersey (“Property”); and

WHEREAS, the Performance Bond was received by the Borough’s Construction Department; and

WHEREAS, Neglia Group (“Borough Engineers”) inspected the Property and found the bonded improvements in satisfactory condition; and

WHEREAS, based on the inspections, the Borough Engineers recommend that the Borough release the Performance Bond to the Owner; and

WHEREAS, the Owner will submit a 2-year maintenance guarantee in the amount of 15% of the performance bond as recommended by the Borough Engineer as a condition for release of the Performance Bond.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, that the proper officers of the Borough are hereby authorized and directed to the release the Performance Bond to the Owner with respect to the Property.

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

REPORTS OF SPECIAL COMMITTEES

None

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

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

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

PUBLIC WORKS/PUBLIC PROPERTY – Councilman Lenoy read his report. This report will be filed.

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 read her report. This report will be filed.

RECYCLING – Councilman Stoltz read his report. 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. 2025-275

MEDICAL BENEFITS ACCT	217,585.18
PAYROLL ACCOUNT	458,231.47
MEDICAL BENEFITS ACCT	82,694.22
PAYROLL ACCOUNT	453,208.65
MEDICAL BENEFITS ACCT	30,851.83
MEDICAL BENEFITS ACCT	105,664.73
PAYROLL ACCOUNT	712,300.44
MEDICAL BENEFITS ACCT	364,006.70
BERGEN MUNICIPAL EMPLOYEE	18,606.00
CARLSTADT AMBULANCE CORP.	22,500.00
LIFFSIDE BODY CORP	24,553.00
NEW JERSEY MOTOR VEHICLE	60.00
PENINA & CO., LLC	3,304.65
PSE&G	25,082.90
BOROUGH OF RUTHERFORD	11,348.45
COMCAST	747.32

HOMETOWN AUTO PARTS	985.35
I.D.A.	76,711.24
LOCALITY MEDIA LLC DBA	19,795.39
MCI COMM SERVICE	336.04
MES SERVICE COMPANY, LLC.	10,362.87
MONMOUTH TELECOM	1,089.00
NJ FIRE EQUIPMENT CO., INC.	405.00
PSE&G	1,699.91
REGIONAL BOARD OF EDUCATION	711,575.67
VEOLIA WATER NEW JERSEY	13,296.29
UNUM LIFE INS. CO. OF AMERICA	1,187.72
VERIZON	1,303.35
VERIZON	3,190.91
UNITED STATES TREASURY	5,636.30
KIM KOZIEL	688.56
US POSTAL SERVICE	636.00
AGGRESSIVE ENERGY LLC	6,513.18
ALPHADOG SOLUTIONS, INC.	1,095.00
AMERICAN HOSE & HYDRAULICS INC	178.08
A.N.D. SERVICE	5,702.27
ARROW ELEVATOR INC.	260.00
ATLANTIC COAST RECYCLING LLC	6,437.08
BECTON REGIONAL HIGH SCHOOL	300.00
BECTON PROJECT GRADUATION INC	1,000.00
BELLAQUA INC	515.90
BERGEN MUNICIPAL EMPLOYEE	18,697.00
BILL O'SHEA'S	119.95
BOROUGH OF RUTHERFORD	19,938.12
BRADY INDUSTRIES	922.66
BRIAN MONROE	55.00
BRUNO ASSOCIATES INC	3,250.00
CAROUSEL INDUSTRIES OF NORTH	3,772.16
CARLSTADT BOARD OF ED.	1,166,558.58
CAREER DEVELOPMENT INSTITUTE	399.00
C. ELSTON & ASSOCIATES	960.00
CHASAN,LAMPARELLO,MALLON AND	5,183.90
CHOCOLATE DREAMS	600.00
CLIFFHANGER PRODUCTIONS INC	750.00
COMPLETE SAW & GARDEN EQUIP.	110.00
DELGADO INTERPRETING SERVICES	865.00
DENISE KIMAK	1,956.43

COUNCIL MEETING
NOVEMBER 20, 2025
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DUNKIN DONUTS	405.75
EDMUNDS GOVTECH, INC	376.05
FIRE & SAFETY SERVICES	910.00
FOOD BAZAAR SUPERMARKET	746.87
GADALETA HEATING & COOLING LLC	1,850.00
GARBARINI & CO.	7,500.00
GATES FLAGS AND BANNER INC	1,128.52
GOLD TYPE BUSINESS MACHINES	32,040.00
GPH INC	2,124.48
GREATAMERICA FINANCIAL SVCS.	440.00
HACKENSACK MERIDIAN TEAM HLTH	250.00
HOLY NAME MEDICAL CENTER	2,111.27
HOMETOWN AUTO PARTS	0.00
HOMETOWN AUTO PARTS	7,047.31
HUDSON TIRE EXCHANGE	2,183.62
IMPRESSIVE PRINTING INC	2,577.58
INST. FOR PROFESS. DEVEL.	200.00
INSURANCE DESIGN ADMINISTRATOR	10.00
INTERSTATE WASTE SERVICES INC	27,895.36
JEM INDUSTRIAL SERVICES INC.	502.27
JOESPH CRIFASI	164.95
JOSEPH R. DONAHUE LLC	8,613.33
JPMONZO MUNICIPAL CONSULTING	50.00
LINDE GAS & EQUIPMENT INC	550.98
LYNN DIXON	100.00
MARIO'S LOCKSMITH	443.00
MASTER PIZZA	234.32
MATERA'S NURSERY, INC	505.90
MAZZER PORTA POTTYS	450.00
MCMANUS RENTALS	130.00
MCNERNEY & ASSOCIATES, INC	4,150.00
MEADOWLANDS HARDWARE	247.41
MEADOWLANDS AREA YMCA	315.00
MERCHANTS ALARM SYSTEMS INC	99.00
MINORITIES & SUCCESS	3,895.00
MSI TECHNOLOGIES LLC	1,381.25
MY OFFICE ACCOUNTING SERVICES	500.00
POWER-FLO TECHNOLOGIES, INC	53.27
NEGLIA ENGINEERING ASSOCIATES	0.00
NEGLIA ENGINEERING ASSOCIATES	87,100.70
NICHOLAS A ROMANO	1,000.00

NONNA ROSA TRATTOTIA PIZZERIA	1,587.40
NORTH JERSEY MEDIA GROUP INC	363.92
OUTDOOR LIVING	11,300.00
PANORAMA TOURS INC	1,250.00
PASQUALE & DELEASA LLC	3,450.00
ESS, INC	431.31
PORTRAITS N PLAY LLC	600.00
PRESTI, ROSARIO JR., ESQ.	1,000.26
REDICARE LLC	1,248.30
REMINGTON AND VERNICK	3,285.00
RICHARD S. CEDZIDLO	1,775.00
RIEDEL SIGN CO., INC.	75.00
RSC ARCHITECTS, P.A.	10,802.50
SECURITAS TECHNOLOGY CORP.	4,235.26
SHERWIN WILLIAMS CO.,INC.	232.01
SNAP-ON INDUSTRIAL	160.88
SOME'S UNIFORMS INC.	675.00
QUALITY AUTO MALL	2,390.69
STAPLES ADVANTAGE	0.00
STAPLES ADVANTAGE	2,295.25
SUPER SEER CORPORATION	852.80
TCTA OF BERGEN COUNTY C/O	80.00
THE STANDARD INSURANCE CO.	6,415.56
T-MUGS	444.00
TOLLS BY MAIL	49.36
TRANSUNION RISK & ALTERNATIVE	2.90
TREASURER STATE OF NEW JERSEY	800.00
ULINE, INC.	577.16
VEOLIA WATER NEW JERSEY	1,610.83
VERIZON BUSINESS	45.10
VESTIS	624.75
VIP CAR WASH & LUBE LLC	290.00
WATCH US GROW LANDSCAPE DESIGN	17,008.25
WESTERN PEST SERVICES	980.00
WITMER ASSOCIATES INC.	3,000.00
TOTAL	\$ 4,906,006.13

Mayor Zimmermann entertained a motion to approve the payment of bills
On motion by Lenoy, seconded by Stoltz, unanimous on call of roll.

Unfinished Business:

Mayor Zimmermann entertained a motion to ratify phone vote taken on 11/7/25 approving permission for Fire Department to use vehicle #711 for a seminar.

On motion by DeBiase, seconded by Lenoy, 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

Don Molzon, 530 Madison Street – inquired about copies of the consent agenda and resolutions.

Mayor Zimmermann stated that at the next meeting there will be more copies for citizens.

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

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

CONSIDERATION OF ORDINANCES

FIRST READING:

ORDINANCE NO. 2025-16

AN ORDINANCE OF THE BOROUGH OF CARLSTADT, COUNTY OF BERGEN, STATE OF NEW JERSEY ACCEPTING DEDICATION OF A PORTION OF PROPERTY IDENTIFIED AS BLOCK 126, LOT 33 FOR THE PURPOSE OF CREATING A PUBLIC RIGHT-OF-WAY AND THOROUGHFARE KNOWN AS KERO ROAD

WHEREAS, the Borough of Carlstadt (the “Borough”) is a public body corporate and politic of the State of New Jersey; and

WHEREAS, pursuant to N.J.S.A. 40A:12-4 and 40A:12-5, the Borough is authorized to acquire, by ordinance, real property by purchase, gift, devise, lease, exchange, condemnation, or installment purchase agreement; and

WHEREAS, BPREP 111 Kero Road LLC (the “Grantor”), is the owner in fee simple of Block 126, Lots 33 and 34 in the Borough (the “Grantor’s Property”); and

WHEREAS, a portion of the Grantor’s Property, which connects to Kero Road, a public right-of-way, has been open and used by the public for vehicular and pedestrian access, maintained by the Borough and has been generally regarded and treated as a public street by the Borough, the Grantor and the general public for many years; and

WHEREAS, it was previously understood and believed that said portion of the Grantor's Property had already been dedicated to and accepted by the Borough as a public right-of-way, however, upon recent review, it was determined that no formal dedication or acceptance of a portion of the Grantor's Property was ever recorded or adopted by ordinance; and

WHEREAS, in order to eliminate any ambiguity regarding the public status of the roadway and to ensure its continued maintenance and use for the benefit of the public, the Mayor and Council wish to formally accept and dedicate approximately 0.217 acres (9,456 square feet) of the Grantor's Property, as described in Exhibit A and as depicted on Exhibit B attached hereto and made a part hereof, (the "Dedicated Property") as a public right-of-way, which will be an extension of the existing Kero Road public right-of-way; and

WHEREAS, Grantor is willing to dedicate and convey to the Borough, and the Borough is willing to accept from Grantor, the Dedicated Property for public road and public right-of-way purposes, as outlined in the proposed deed of dedication attached hereto as Exhibit C (the "Deed of Roadway Right of Way Dedication").

NOW, THEREFORE, BE ORDAINED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF CARLSTADT, NEW JERSEY AS FOLLOWS:

- Section 1. The recitals are incorporated herein as though fully set forth herein.
- Section 2. The Borough hereby accepts the dedication of the Dedicated Property for use as a public roadway and public right-of-way as outlined in the Deed of Dedication attached hereto as Exhibit C.
- Section 3. The Mayor, Business Administrator, and/or Deputy Borough Clerk of the Borough of Carlstadt are hereby authorized and directed to execute all documents necessary to effectuate the acceptance of the dedication described herein and to take all other necessary or appropriate action to effectuate the purposes of this Ordinance.
- Section 4. The Deputy Borough Clerk of the Borough of Carlstadt is hereby authorized and directed to publish notice of the introduction of this Ordinance pursuant to N.J.S.A. 40:49-2.
- Section 5. Once adopted, the Deputy Borough Clerk is authorized and directed to cause a certified copy of this Ordinance to be filed with the Clerk of Bergen County, pursuant to N.J.S.A. 40:67-2.

Section 6. This Ordinance shall take effect according to applicable law.

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

ORDINANCE NO. 25-17

AN ORDINANCE TO AMEND AND SUPPLEMENT THE CODE OF THE BOROUGH OF CARLSTADT TO REVISE THE REQUIREMENTS FOR TWO FAMILY HOMES IN THE BOROUGH.

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

1. Subsection 21-6.1. a1(a) is amended and supplemented to read as follows:

No two- family dwelling may be situated on a lot less than 75 feet in width and 100 feet in depth.

2. Subsection 21-6.1. a1 is amended and supplemented by adding thereto the following new subsection (f) to read as follows:

(f) Each two-family dwelling shall provide no less than four (4) on-site parking spaces, such spaces shall be in addition to any spaces within any garage on the site and shall be approved as part of the site plan approval required under section 19-4 of the Code; provided that none of the required spaces shall be stacked or tandem parking spaces.

3. Subsection 19-4.2. a.5 of the Code is amended and supplemented to read as follows:

Conditional uses including two-family dwellings

4. Subsection 19-4.2. b of the Code is amended and supplemented to read as follows:

1. Single family dwellings and accessory uses for single family dwellings and existing two-family dwellings, such as a private garage, tool house, garden and private greenhouse, swimming pool or similar use incidental to a single or two-family detached dwelling.

5. All ordinances and resolutions or parts thereof, inconsistent with this ordinance, are hereby repealed, but only to the extent of any inconsistency.

6. 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.

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

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

ORDINANCE NO. 25-18

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

WHEREAS, an unimproved portion of Broad Street in the Borough of Carlstadt, Bergen County, New Jersey is a paper street; and

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

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

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

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

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

1. The following portion described of Broad Street be and is hereby vacated:
Beginning at a point at the southwesterly corner of lands now or formerly of 40 Broad Street Associates, LLC, as described in Deed Book 8860 Page 236 (Tax Lot 19 in Tax Block 120), said point being at the intersection formed by the northeasterly line of lands now or formerly of The Borough of Carlstadt, as described in Deed Book 6377 Page 485 (Dedication as a Public Road – a.k.a. Tax Lot 7 in Tax Block 120.01) with the northeasterly extension of the southeasterly line of Twentieth Street (a 50 foot wide right-of-way as shown on a certain map entitled “Subdivision Plat, Section 1, Property of Knickerbocker Industrial Park, Inc., Borough of Carlstadt, Bergen County, N.J.” filed in the Bergen County Clerk’s Office on 07/09/1969 as Filed Map No. 6836), and running; thence:
 - 1) Along said northeasterly line of lands now or formerly of The Borough of Carlstadt, South $52^{\circ}36'14''$ East, a distance of 316.66 feet to a point along a curve on the northwesterly line of Broad Street (a 50-foot-wide right-of-way as shown on said Filed Map No. 6836); thence.
 - 2) Along said northwesterly line of Broad Street as shown on said Filed Map No. 6836, along a curve to the left having a radius of 50.00 feet, an arc length of 26.03 feet, having a chord bearing of South $51^{\circ}10'48''$ West, a chord distance of 25.74 feet and a central angle of $29^{\circ}50'00''$ to a non-tangent point; thence
 - 3) Along said northwesterly line of Broad Street as shown on said Filed Map No. 6836, along a curve to the left having a radius of 50.00 feet, an arc length of 26.03 feet, having a chord bearing of South $51^{\circ}10'48''$ West, a chord distance of 25.74 feet and a central angle of $29^{\circ}50'00''$ to a non-tangent point
 - 4) North $52^{\circ}36'14''$ West, a distance of 267.80 feet to a point in the northeasterly line of Twentieth Street; thence

5) North 37°23'46" East, a distance of 50.00 feet to the point of BEGINNING.

This description is prepared in accordance with a certain map entitled "Vacation Exhibit, Extension of Broad Street, Portion of Block 120.01 Lot 7, Borough of Carlstadt, Bergen County, New Jersey" dated October 13, 2025, Project CARLMUN25.015 as prepared by Neglia Group.

2. Upon vacation of the portion of Broad Street described in section 1 above the portion of the vacated street shall, in accordance with law, merge, consolidate with, and made part of the respective adjacent properties identified as Block 120.01, Lot 5 (as described on Exhibit A attached hereto); 6 (as described on Exhibit B attached hereto); and Lot 19 as described on Exhibit C attached hereto); and

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

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

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

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

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

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

Mayor Zimmermann entertained a motion to introduce this ordinance.
On motion by Roseman, seconded by Lenoy, unanimous on call of roll.

FINAL READING:

ORDINANCE NO. 25-13

**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**

Mayor Zimmermann entertained a motion to open this ordinance to a hearing of citizens.
On motion by Fonseca, seconded by Roseman, unanimous on call of roll.

Mayor Zimmermann asked if any citizen wished to be heard on this ordinance.
Mayor Zimmermann said to let the record note there are no citizens to speak on this ordinance.

Mayor Zimmermann entertained a motion to close this ordinance to a hearing of citizens.
On motion by Fonseca, seconded by Roseman, unanimous on call of roll.

RESOLUTION NO. 2025-257

**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**

Mayor Zimmermann entertained motion to adopt this ordinance.
On motion by DeBiase, seconded by Lenoy, unanimous on call of roll.

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

Mayor Zimmermann entertained a motion to open this ordinance to a hearing of citizens.
On motion by Lenoy seconded by DeBiase, unanimous on call of roll.

Mayor Zimmermann asked if any citizen wished to be heard on this ordinance.
Mayor Zimmermann said to let the record note there are no citizens to speak on this ordinance.

Mayor Zimmermann entertained a motion to close this ordinance to a hearing of citizens.
On motion by Lenoy, seconded by Stoltz, unanimous on call of roll.

RESOLUTION NO. 2025-257-A

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

Mayor Zimmermann entertained a motion to adopt this ordinance.
On motion by Stoltz, seconded by Lenoy, unanimous on call of roll.

ORDINANCE NO. 25-15

AN ORDINANCE TO FIX AND DETERMINE THE SALARIES AND COMPENSATION OF THE SEVERAL OFFICERS AND EMPLOYEES OF THE BOROUGH OF CARLSTADT, AND TO PROVIDE THE MANNER AND PAYMENT THEREOF, AMENDED TO 2025

Mayor Zimmermann entertained a motion to open this ordinance to a hearing of citizens.
On motion by Emerson, seconded by Lenoy, unanimous on call of roll.

Mayor Zimmermann asked if any citizen wished to be heard on this ordinance.
Mayor Zimmermann said to let the record note there are no citizens to speak on this ordinance.

Mayor Zimmermann entertained a motion to close this ordinance to a hearing of citizens.
On motion by Stoltz, seconded by DeBiase, unanimous on call of roll.

RESOLUTION NO. 2025-257-B

**AN ORDINANCE TO FIX AND DETERMINE THE SALARIES AND COMPENSATION
OF THE SEVERAL OFFICERS AND EMPLOYEES OF THE BOROUGH OF
CARLSTADT, AND TO PROVIDE THE MANNER AND PAYMENT THEREOF,
AMENDED TO 2025**

Mayor Zimmermann entertained motion to adopt this ordinance.
On motion by Fonseca, seconded by Lenoy, unanimous on call of roll.

New Business/Miscellaneous:

Councilman Stoltz stated the seniors are happy with the sidewalk repairs.

Mayor Zimmermann entertained a motion to accept the resignation of dispatcher Milne.
On motion by Fonseca, seconded by Lenoy, unanimous on call of roll.

Mayor Zimmermann entertained motion to hire two part time DPW laborers Gavin Sikora and Tony DeMarco.
On motion by Fonseca seconded by Lenoy, 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 an executive session closed to the public in order to discuss one or more of the following subjects: personnel.

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, 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 8:31 P.M. On motion by Stoltz, seconded Lenoy, unanimous on call of roll of those present. Council member Emerson was absent.

The meeting went back into open session at 9:29 P.M. with the following members in attendance: Mayor Zimmermann, Council members Stoltz, Lenoy, Roseman, Fonseca and DeBiase.

Mayor Zimmermann entertained a motion to adjourn the meeting at 9:30 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