

CAUCUS MEETING
January 21, 2026

A 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, January 21, 2026 at 7:00 P.M.

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

Joseph Crifasi, Borough Administrator, was present. Joseph Donahue, Borough Attorney, was absent.

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 6, 2026 and the Herald News on January 6, 2026 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, Neglia Engineering Group, read his report for the month of December 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.

Robert Ceberio of RCM Ceberio LLC Management Consultants, read his report for the month of December 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.

CORRESPONDENCE:

Mayor Zimmermann stated that retirement and resignation letters were received from several employees: John Solimine, Joseph Knoll, Claire Haider, and Ashley Ward.

Mayor Zimmermann entertained a motion to accept these resignations with regrets.

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

Joe Biggy, President CVAC – Mr. Biggy inquired about the status of swapping ambulances with the Borough of Wallington. Joseph Crifasi, Borough Administrator, reported that he spoke with the Mayor of Wallington and expects an answer by Friday. Mr. Biggy reported that the Ambulance Corps has four new members in the process of joining. The Mayor and Council acknowledged the good work of the Ambulance Corps.

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Mayor Zimmermann asked if any other citizen wished to speak.

Mayor Zimmerman noted there were no other citizens wishing to speak.

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

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

Joseph Crifasi, Borough Administrator, reported that he received an email from Nancy Manzo resigning from the Recreation Committee.

Mayor Zimmermann entertained a motion to accept the resignation with regrets.

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

Mayor Zimmermann entertained a motion to appoint Frank Stallone Jr. to the Recreation Committee.

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

Mayor Zimmermann entertained a motion to appoint Denise Stoltz as an alternate member of the Board of Health.

On motion by DeBiase, seconded by Emerson, unanimous on call of those present, with Councilman Stoltz abstaining.

Mayor Zimmermann entertained a motion to approve Emily Augustyn and Natalie Cochancela as interns in the Municipal Court.

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

Mayor Zimmermann entertained a motion to approve Antonino Surace as the frontline bus driver and Silvestro Giglio as the substitute bus driver.

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

Mayor Zimmermann entertained a motion to approve Vincent DeSimone to the Carlstadt Sewerage Authority.

On motion by DeBiase, seconded by Stoltz, unanimous on call of those present, with Councilwoman Fonseca abstaining.

Mayor Zimmermann entertained a motion to reimburse the Senior Friendship Club \$450.00 for expenses paid.

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

Mayor Zimmermann entertained a motion to appoint Elizabeth Noto as Assistant to the Tax Collector.

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

Mayor Zimmermann entertained a motion to award a contract to LEW Environmental for the lead paint inspections mandated by New Jersey's Lead-Based Paint Inspections Law.

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

Mayor Zimmermann entertained a motion to award a contract to Alpha Dog Solutions to publish municipal ads on the website, in accordance with state mandates.
On motion by Fonseca, seconded by Stoltz, unanimous on call 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 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 7:35 P.M.
On motion by Emerson, seconded DeBiase, unanimous on call of roll of those present.

The meeting went back into open session at 7:58 P.M. with the following members in attendance: Mayor Zimmermann, Council members Stoltz, Lenoy, Emerson, Fonseca and DeBiase. Councilman William Roseman was absent.

Mayor Zimmermann entertained a motion to adjourn the meeting at 8:00 P.M.
On motion by Fonseca, seconded by DeBiase, unanimous on call of roll of those present.

APPROVED: _____
ROBERT J. ZIMMERMANN, MAYOR

ATTEST: _____
KIMBERLY KOZIEL, ACTING BOROUGH CLERK

COUNCIL MEETING

January 21, 2026

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, January 21, 2026 at 8:00 P.M.

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

Joseph Crifasi, Borough Administrator, was present. Joseph Donahue, Borough Attorney, was absent.

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 6, 2026 and the Herald News on January 6, 2026 a copy of which is on the Bulletin Board in the Borough Hall and a copy on file in the office of the Borough Clerk.

APPROVAL OF MINUTES

Mayor Zimmermann entertained a motion to accept the minutes of the 1/1/2026 Adjourned Meeting, 1/2/2026 Special Meeting, and 1/2/2026 Caucus/Finance Meeting. On motion by Emerson, seconded by Fonseca, unanimous on call of roll.

CORRESPONDENCE

None

SPECIAL REPORTS

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

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

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

CONSENT AGENDA

RESOLUTION NO. 2026-25

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

1. 615 Third 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. 2026-26

WHEREAS, Dyan Moore, widow of retired Fire Official and LOSAP Coordinator Robert Moore has filed a request for reimbursement for the purchase of a Medicare Supplement Part B; and

WHEREAS, pursuant to Resolution 2022-154, she is entitled to the amount equal to the cost of a supplemental coverage plan to Medicare, the amount of said reimbursement for 2025 is \$2,240.57.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt that the Chief Financial Officer is hereby authorized to make payment in the amount of \$2,240.57 representing reimbursement for her Medicare Supplement Part B for 2025, pursuant to Resolution 2022-154.

Certification as to the availability of funds:

The Chief Financial Officer/Treasurer hereby certifies that sufficient funds are available to pay the amount of Two- Thousand Two Hundred and Forty Dollars and Fifty-Seven Cents (\$2, 240.57) in accordance with the requirements of Resolution 2022-154.

RESOLUTION NO. 2026-27

WHEREAS, Domenick Giancaspro, retired employee of the Borough of Carlstadt has filed a request for reimbursement for the purchase of a Medicare supplement.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt that the Chief Financial Officer is hereby authorized to make payment in the amount of \$7,835.40 representing reimbursement for his and his spouse's Medicare supplement for the year 2025.

RESOLUTION NO. 2026-28

WHEREAS, it is upon the advice and recommendation of the Tax Assessor, Special Tax Appeal Counsel, and the Borough Appraiser to seek formal approval of this property tax appeal matter as follows:

Block 126, Lot 11, Qualifier HM – 80 Triangle Blvd.

The property is owned by Plaintiff, Saha Union International Inc.

The within Resolution relates to the settlement of the pending tax appeal matters entitled Saha Union International Inc. v. Borough of Carlstadt, filed in the Tax Court of New Jersey under Docket Nos. 001907-2024 & 001888-2025.

The proposed settlement terms and conditions related to this matter reflect a refund of approximately \$19,664.

Refund payment to be made within ninety (90) days of the date of entry of the Tax Court Judgment.

WHEREAS, it is in the best interest of the Borough to approve the proposed settlement to avoid the cost and uncertainty of litigation.

NOW, THEREFORE BE IT RESOLVED by the Mayor & Council of the Borough of Carlstadt, County of Bergen, State of New Jersey that the Borough Special Tax Counsel is hereby authorized and directed to further prepare, execute any and all documents necessary in order to facilitate the further processing for the above stated tax appeal settlement, with copies of same to the Borough Clerk, Borough Attorney, Borough Tax Collector and Borough Tax Assessor.

:

RESOLUTION NO. 2026-29

WHEREAS, the Borough of Carlstadt received payment to redeem Tax Sale Certificate Number 2025004 that was sold on July 11, 2025 for 240 Paterson Plank Road, Carlstadt, NJ Block 121 Lot 1.02 Qualifier HM in the amount of \$975.84 and,

WHEREAS, the redemption amount is \$2,592.96 and,

WHEREAS, the Borough of Carlstadt holds Tax Sale Certificate Number 2025004.

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WHEREAS, this Tax Sale Certificate was for delinquent sewer charges that were already reimbursed to the Carlstadt Sewerage Authority.

NOW, THEREFORE BE IT RESOLVED by the Governing Body of the Borough of Carlstadt that this Tax Sale Certificate redemption is approved and the Carlstadt Tax Collector and the Carlstadt Finance Officer will adjust their books accordingly.

The Tax Sale Certificate shall be mailed to the property owner:

JNI Holdings, LLC
240 Paterson Plank Road
Carlstadt, NJ 07072

RESOLUTION NO. 2026-30

WHEREAS, the Board of Officers of the Carlstadt Fire Department has accepted the retirement of Robert Poejoy, and,

WHEREAS, the Carlstadt Governing Body has approved Robert Popejoy's retirement from the Carlstadt Fire Department.

NOW, THEREFORE BE IT RESOLVED by this Resolution that Robert Popejoy is officially retired from the Carlstadt Fire Department.

RESOLUTION NO. 2026-31

Mutual Aid Plan & Rapid Deployment Force Interlocal Service Agreement

WHEREAS, the Police Departments in Bergen County have a day-to-day responsibility to provide for the security of lives and property, for the maintenance and preservation of the public peace and order; and

WHEREAS, Law enforcement officials also have a responsibility to provide for the preparedness against natural emergencies, such as floods, hurricanes, earthquakes, major storms, etc., manmade causes, civil unrest, and civil disobedience such as riots, strikes, jail or prison riots, train wrecks, aircraft crashes, major fires, ethnic disorder riots, terrorism incidents and bombings, State and National emergencies; and

WHEREAS, the Bergen County Police Chiefs Association has proposed a Mutual Aid Plan and Rapid Deployment Force to deal with these emergencies; and

WHEREAS, the Plan is adopted in accordance with the provisions of N.J.S.A.40A.:14-156, N.J. S.A.40A:14-156.1, N.J.S.A.40A:14-156.4, and N.J.S.A. App. A: 9-40.6; and

WHEREAS, this Plan will provide a uniform procedure for the coordination of the requesting, dispatching, and utilization of law enforcement personnel and equipment whenever a local law enforcement agency requires mutual aid assistance from any other jurisdiction, both contiguous and non-contiguous, in the event of an emergency, riot, or disorder in order to protect life and property; and

WHEREAS, it is also recognized that the Carlstadt Police Department Chief of Police, in accordance with the provisions of N.J.S.A 40A: 14-118 and under the authority of the Bergen County Prosecutor, has the authority to assign officers to a task force, Rapid Deployment Team or Regional SWAT Team operated in conjunction with the Bergen County Prosecutor's Office; and

WHEREAS, it is the desire of the Mayor and Council of the Borough of Carlstadt to participate in a Mutual Aid Plan and Rapid Deployment Force in accordance with the plan submitted by the Bergen County Police Chiefs Association.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt that the Carlstadt Police Department, under the direction of the Chief of Police, cooperate with the Bergen County Police Chiefs Association to create an Interlocal Services Agreement with all municipalities in the County of Bergen in order to put into place the Mutual Aid Plan and Rapid Deployment Force; and

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the County Executive, the Board of Chosen Freeholders, the County Prosecutor, the County Sheriff and all Bergen County Municipalities.

RESOLUTION NO. 2026-32

WHEREAS, in accordance with the Recycling Enhancement Act (REA)P.L. 2008, Chapter 6, beginning 2012 each New Jersey municipality is required to submit an Annual Recycling Tonnage Report to the New Jersey Department of Environmental Protection (NJDEP) signed by a Certified Recycling Professional (CRP) on or before April 30th of each year; and

WHEREAS, as part of the BCUA's Certified Recycling Professional Tonnage Grant Assistance Program, the BCUA will provide the services of a CRP to sign and submit the Annual Recycling Tonnage Report to the NJDEP at no cost to a Municipality.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough Carlstadt does hereby approve the BCUA Service Agreement; and

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized to sign said agreement.

RESOLUTION NO. 2026-33

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. 585 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. 2026-34

**RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT
APPLICATION TO THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS'
FY26 LOCAL RECREATION IMPROVEMENT GRANT PROGRAM**

WHEREAS, the Borough of Carlstadt desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately \$75,000.00 to carry out a project to remodel and install artificial turf at the Carlstadt Little League Complex.

NOW, THEREFORE BE IT RESOLVED:

1. That the Mayor and Council of the Borough of Carlstadt does hereby authorize the application for such a grant; and

2. Recognizes and accepts that that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Borough of Carlstadt and the New Jersey Department of Community Affairs.

BE IT FURTHER RESOLVED that the people whose names, titles and signatures appear below are authorized to sign the application, and that they or their successor in said title is authorized to sign the agreement, and any other documents necessary in connection therewith:

RESOLUTION NO. 2026-35

BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt that Saint Dominic Academy, 2572 John F. Kennedy Blvd., Jersey City, NJ 07304 be granted permission to hold two raffles on Saturday, April 25, 2026 from 6:00 P.M. to 10:00 P.M. at Il Villaggio 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. 2026-36

BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, Bergen County, New Jersey that the contract for the **Year 2025 Various Street Tree Solicitation** has been completed by **Downes Tree Service, Inc., 65 Royal Avenue, Hawthorne, New Jersey, 07506** in accordance with the Plans and Specifications, as directed by the Project Engineer. The said construction is hereby accepted for Payment No. 1 and Final in the amount of **Twenty-Five Thousand Dollars and Zero Cents (\$25,000.00)** is hereby approved.

RESOLUTION NO. 2026-37

**AUTHORIZE BUDGET TRANSFERS BETWEEN APPROPRIATION RESERVES
 ACCOUNTS PURSUANT TO N.J.S.A 40a:4-59**

WHEREAS, various 2025 bills have been presented for payment this year, which bills represent obligations of the prior fiscal year and were not covered by order number and/or recorded at the time of transfers between the 2025 Budget in the last two months of 2025; and

WHEREAS, N.J.S. 40A:4-59 provides that all unexpended balances carried forward after the close of the fiscal year are available, until lapsed at the closed of the succeeding year, to meet specific claims, commitments or contracts incurred during the preceding fiscal year, and allow transfers to be made from unexpended balances to those which are expected to be insufficient during the first three months of the succeeding year.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, in the County of Bergen, State of New Jersey, that the transfers in the amount of \$12,000.00 be made between the 2025 Budget Appropriation Reserves as follows:

<u>DESCRIPTION</u>	<u>ACCOUNT NUMBER</u>	<u>TRANSER FROM</u>	<u>TRANSFER TO</u>
TAX COLLECTION: OTHER EXPENSES	5-01-20-145-248	1,029.61	
EMERGENCY MGMT: OTHER EXPENSES	5-01-25-252-248	4,721.31	
STREETS AND ROADS: OTHER EXPENSES	5-01-26-290-248		5,000.00
BORO MECHANIC: OTHER EXPENSES	5-01-26-315-248		7,000.00
UTILITIES: GAS (NATURAL OR PROPANE)	5-01-31-446-220	6,249.08	
TAX APPEALS (TAX REFUND): OTHER EXPENSES	5-01-30-426-248		
MUNICIPAL COURT: SALARY AND WAGES	5-01-43-490-111		
		12,000.00	12,000.00

RESOLUTION NO. 2026-38

**EMERGENCY TEMPORARY APPROPRIATIONS FOR THE STORMWATER SEWER
UTILITY**

WHEREAS, an emergent condition has arisen in that the Borough of Carlstadt is expected to enter in contracts, commitments or payments prior to the 2026 Stormwater Sewer Utility budget and no adequate provision has been made in the 2026 Stormwater Sewer Utility temporary budget for the aforesaid purposes; and

WHEREAS, N.J.S. 40A:4-20 provides for the creation of an emergency temporary appropriation for said purpose; and

WHEREAS, the total emergency temporary appropriation resolutions adopted in the year 2026 pursuant to the provisions of Chapter 96, P.L. 1951 (N.J.S.A. 40A:4-20) including this resolution total \$2,556,719.00.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough Of Carlstadt, in the County of Bergen, State of New Jersey, (not less than two-thirds of all the members thereof affirmatively concurring) that in accordance with the provisions of N.J.S.A. 40A:4-20:

1. Emergency temporary appropriations be and the same are hereby made in the amount of \$2,000,000.00 as follows:

SWS Capital Flood Gate Project - \$2,000,000.00

2. Said emergency temporary appropriations will be provided for in the 2026 Stormwater Sewer Utility Capital Ordinance #26-1, introduced on February 4, 2026.

RESOLUTION NO. 2026-39

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

CARLSTADT DPW ROOF REPAIR

be awarded to Six Brothers Contractors, LLC (518 Stuyvesant Ave, Lyndhurst, New Jersey 07071) for the Solicitation amount of **Twenty-Seven Thousand, Four Hundred Fifty Dollars and Zero Cents (\$27,450.00)** which represents the lowest of three (3) bids submitted. This Resolution to

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

RESOLUTION NO. 2026-40

**RESOLUTION AUTHORIZING EMERGENCY CONTRACT
FOR THE CARLSTADT CULVERT FLAP GATE IMPROVEMENTS**

WHEREAS, an emergency affecting the health, safety, and welfare of the general public arose with respect to the existing outfall within the tributary of the Hackensack River adjacent to the intersection of Gotham Parkway and Paterson Plank Road; and

WHEREAS, the Borough and Borough Engineer evaluated the situation and determined that the existing concrete headwall requires the replacement of four (4) drainage flap gate valves due to potential flooding from rising tides and storm events, lead times for materials, the safety of surrounding properties; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-6 authorizes the awarding of emergency purchases and contracts, without public advertising for bids and bidding therefore, when an emergency effecting health, safety or welfare requires the immediate delivery of the articles or the performance of the services; and

WHEREAS, the Borough has authorized Neglia to solicit contractors to perform the emergency repair work; and

WHEREAS, the Borough Engineer, Neglia Group, will review the submitted solicitations and make recommendations as to who to award the said work to, which will be captured via resolutions at future meetings.

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

1. The Borough Engineer is hereby authorized to secure the necessary labor and material and to proceed with the improvements to the Carlstadt Culvert; and
2. This Contract is awarded without public bidding on an emergency basis in accordance with N.J.S.A. 40A:11-6 of the Local Public Contracts Law because the Carlstadt Culvert will have a severe adverse impact on the health, safety, and welfare of the general public.

I hereby certify that the cost of the services to be performed may exceed \$17,500 and that funds are available.

RESOLUTION NO. 2026-42

**A RESOLUTION AUTHORIZING A SHARED SERVICES AGREEMENT
BETWEEN THE BOROUGH OF WALLINGTON AND THE BOROUGH OF
CARLSTADT FOR THE SERVICES OF A CERTIFIED MUNICIPAL CHIEF FINANCE
OFFICER**

WHEREAS, the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 et seq., authorizes local units to enter into agreements to share services; and

WHEREAS, N.J.S.A. 40A:9-140.1 et seq. requires each municipality to have a Chief Financial Officer and permits municipalities to share the services of a Certified Municipal Finance Officer pursuant to a shared services agreement; and

WHEREAS, the Borough of Carlstadt employs Ashley Morrone, who holds a valid New Jersey Certified Municipal Finance Officer (CMFO) certificate; and

WHEREAS, the Borough of Carlstadt has agreed to make the services of Ashley Morrone available to the Borough of Wallington to serve as Chief Financial Officer of Wallington pursuant to a Shared Services Agreement; and

WHEREAS, the Governing Body of the Borough of Wallington and the Borough of Carlstadt have agreed to the terms in a shared services agreement, effectively retroactive to January 1, 2026, and expiring December 31, 2026; and

WHEREAS, under the terms of the Agreement, the total annual cost to the Borough of Wallington shall be \$70,000; and

WHEREAS, the CFO has certified that the Borough of Wallington has the funds available for this purpose.

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. **Approval of Agreement.** The Shared Services Agreement between the Borough of Wallington and the Borough of Carlstadt for the provision of Chief Financial Officer services, substantially in the form presented to this Governing Body, is hereby approved.
2. **Authorization to Execute.** The Mayor and/or Borough Administrator are hereby authorized and directed to execute the Shared Services Agreement and any related documents necessary to effectuate the intent of this Resolution.

3. **Appointment.** Subject to the terms of the Agreement, Ashley Morrone, CMFO, is hereby appointed as Chief Financial Officer of the Borough of Wallington for the term specified therein.

Effective Date. This Resolution shall take effect immediately upon adoption according to law.

RESOLUTION NO. 2026-43

**RESOLUTION APPOINTING LEW ENVIRONMENTAL SERVICES TO PERFORM
LEAD-BASED PAINT INSPECTIONS PURSUANT TO P.L. 2021, C. 182**

WHEREAS, pursuant to P.L. 2021, c.182, all municipalities are now required, with certain exceptions, to inspect every single-family, two-family, and multiple rental dwelling located within the municipality at tenant turnover for lead-based paint hazards; and

WHEREAS, to meet the requirements of the legislation, the Borough of Carlstadt has determined to hire LEW Environmental Services to perform the required lead-based paint inspections.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, Bergen County, State of New Jersey, that the Mayor/Borough Administrator is hereby authorized to enter into a contract with LEW Environmental Services to perform lead-based paint inspections as required by P.L. 2021, c.182.

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

REPORTS OF SPECIAL COMMITTEES

None

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

POLICE - In the absence of Councilman Roseman, Councilman Stoltz 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 reported progress.

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

ZONING – Councilman Lenoy read his reports. These reports will be filed.

HEALTH/SOCIAL SERVICES – Councilwoman Fonseca read her report. This report will be filed.

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

BOROUGH EQUIPMENT – Councilman Lenoy read his report. This report will be filed.

RECYCLING – Councilman Stoltz read his report. This report will be filed.

PROJECTS – Councilman Lenoy reported progress.

HUMAN RESOURCES – Councilwoman Fonseca reported progress.

READING OF BILLS

RESOLUTION NO. 2026-41

FP MAILING SOLUTIONS	5,000.00
PAYROLL ACCOUNT	486,221.02
MEDICAL BENEFITS ACCT	100,204.93
PAYROLL ACCOUNT	800,809.18
MEDICAL BENEFITS ACCT	335,772.17
MEDICAL BENEFITS ACCT	163,593.76
PERS - STATE OF NEW JERSEY	4,915.52
COLANERI ROBERT	2,220.00
PATRICIA COLANERI	2,220.00
CLIFFHANGER PRODUCTIONS INC	5,000.00
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COMCAST	815.21
DANIEL JURKOVIC, P.C.	10,000.00
JOHN WEJSA	71.99
KIM KOZIEL	481.79
VERIZON BUSINESS	44.14
Alignment Check	0.00
NONNA ROSA TRATTOTIA PIZZERIA	1,780.00
RICHARD J. CASTIGLIONE	2,590.00
SMITH-SONDY	270,384.74
GIMAC LLC	610.00

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WILLIAM DERMODY PUBLIC LIBRARY	118,089.05
GIMAC LLC	610.00
NEW JERSEY MOTOR VEHICLE	60.00
BELLAQUA INC	182.75
BERGEN MUNICIPAL EMPLOYEE	12,283.00
BERGEN CTY POLICE CHIEFS ASSOC	650.00
CARLSTADT DPW/BA	1,780.00
CHASAN,LAMPARELLO,MALLON AND	10,252.00
DAVID WEBER OIL CO.	624.25
EDMUNDS GOVTECH, INC	11,819.92
ELIJAH DAVIS	125.00
NFIP DIRECT SERVICING AGENT	6,952.00
GARBARINI & CO.	26,500.00
INSURANCE DESIGN ADMINISTRATOR	10.00
JOHN DEGRACE PLUMBING AND	390.00
KIMBERLY KOZIEL	750.00
MCI COMM SERVICE	842.61
MIGUEL JIMENEZ APONTE	125.00
NEW JERSEY MOTOR VEHICLE	150.00
PLAID MOTORS	7,172.68
PSE&G	2,277.37
RCM CEBERIO LLC	7,607.50
THE STANDARD INSURANCE CO.	7,217.18
THOMAS FICETOLA	125.00
TREASURER, STATE OF NEW JERSEY	382.00
VEOLIA WATER NEW JERSEY	433.03
UNUM LIFE INS. CO. OF AMERICA	1,217.82
VERIZON	1,207.99
VERIZON	3,630.37
WORLD INSURANCE ASSO. LLC	4,193.00
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GLEN ROCK VOLUNTEER AMBULANCE	1,000.00
ALERT 360	13.10
ALESSANDRO BENAMEUR	536.82
ALPHADOG SOLUTIONS, INC.	1,095.00
AMERICAN HOSE & HYDRAULICS INC	203.03
ANTHONY BELLINA JR.	2,240.60
ASSENHEIMER, CHRISTOPHER	343.31
ATLANTIC SALT INC	30,890.51
BARBIER, MICHAEL	4,440.00

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BECKMEYER ENGINEERING PC	5,138.75
BEVERLY FAIST	65.00
BILL O'SHEA'S	215.30
BIS INC.	13,538.32
BRACH EICHLER LLC	3,022.50
BRUNO ASSOCIATES INC	3,250.00
CANDLEWYCK DINER	88.75
CARLSTADT BOARD OF ED.	1,166,558.58
CARLSTADT/E. RUTHERFORD JR.	10,500.00
CAROL KIRK	2,068.83
C. ELSTON & ASSOCIATES	1,005.00
CHRISTOPHER GARVIN ESQ.	750.00
CHRISTMAS SPECTACULAR INC	1,865.00
CLEAN AIR COMPANY INC	2,666.93
CLIFFSIDE BODY CORP	2,868.08
COMPREHENSIVE BEHAVIORIAL	6,500.00
COPYTEXT I LLC	825.00
DANCE THEATRE WORKSHOP	5,000.00
DELGADO INTERPRETING SERVICES	1,330.00
DIANE ONDROF	2,148.78
DOWNES TREE SERVICE INC.	25,000.00
DYAN E. MOORE	2,240.57
ELITE PARTY SERVICE	375.00
ELLEN J RITCHIE	1,060.96
EXTECH BUILDING MATERIALS	1,829.30
E-ZPASS	300.00
FBINAA, INC.	425.00
FIRE & SAFETY SERVICES	11,752.87
FRANK'S GMC	175.15
MARTIN J. FRONTIN	192.72
GANN LAW BOOKS, INC.	1,009.00
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GEORGE MCCOY	333.34
GIANCASPRO, DOMENICK D.	4,573.32
GOLD TYPE BUSINESS MACHINES	8,146.59
GPH INC	771.83
GREATAMERICA FINANCIAL SVCS.	440.00
GSB	5,934.00
HACKENSACK MERIDIAN TEAM HLTH	3,600.00
HOLY NAME MEDICAL CENTER	2,466.27

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HOMETOWN AUTO PARTS	1,906.96
HUDSON TIRE EXCHANGE	2,777.70
IMPRESSIVE PRINTING INC	11,416.52
INTERACTION INSIGHT CORP.	2,868.00
INTERSTATE WASTE SERVICES INC	25,500.99
JAMES CRIFASI	645.00
JASON TAYLOR	552.82
JENNY SING	750.00
J. KEANE ELECTRIC COMPANY INC	618.25
JOHN WEJSA	25.00
JOSEPH R. DONAHUE LLC	9,768.33
KIMBALL MIDWEST	1,626.77
RICHARD KIRK	2,508.00
ROBERT W. KORSEN	5,497.23
LINDA E. DORIS	3,262.08
LOWE'S BUSINESS ACCT/GEMB	146.17
MAGLOCLLEN, INC	400.00
MAZZER PORTA POTTYS	150.00
MCNERNEY & ASSOCIATES, INC	8,600.00
MEADOWLANDS HARDWARE	304.19
MERCHANTS ALARM SYSTEMS INC	39.00
MONTANA CONSTRUCTION CORP.	1,992.00
MONMOUTH TELECOM	1,089.00
MSI TECHNOLOGIES LLC	1,770.80
MY OFFICE ACCOUNTING SERVICES	500.00
NATIONAL ASSN. OF LOCAL BOARDS	250.00
NATURE'S CHOICE CORP.	26.00
NEGLIA ENGINEERING ASSOCIATES	0.00
NEGLIA ENGINEERING ASSOCIATES	37,858.61
NICK'S TOWING SERVICE, INC.	150.00
NJ CONFERENCE OF MAYORS	525.00
NORTH JERSEY MEDIA GROUP INC	678.68
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PABCO INDUSTRIES LLC	2,174.04
PAC TOOL & SUPPLY CO, INC	135.00
ALL AMERICAN FORD OF PARAMUS	345.24
ESS, INC	10,796.40
POMPONIO, DONALD	1,784.52
PRESTI, ROSARIO JR., ESQ.	1,530.27
PSE&G	32,242.39

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PUBLIC WORKS ASSOC. OF NJ	90.00
RAVE MOBILE SAFETY	5,184.15
RCM CEBERIO LLC	8,735.00
REGAL STAMP CO	516.20
REGIONAL BOARD OF EDUCATION	711,575.67
RICHARD S. CEDZIDLO	1,100.00
RIEDEL SIGN CO., INC.	325.00
RITCHIE, PAUL	1,388.38
ROBERT T. REGAN ESQ.	44.40
ROBERT EMERSON	536.82
RSC ARCHITECTS, P.A.	10,100.00
SCHNEIDER RESTORATIONS, INC.	17,950.00
SECURITAS TECHNOLOGY CORP.	3,390.15
SENIOR FRIENDSHIP CLUB	1,731.07
SERV-US	239.50
SHERWIN WILLIAMS CO., INC.	52.09
SMITH, FRANKLIN	4,440.00
SNAP-ON INDUSTRIAL	252.39
SO. BER. MUNC. JT. INS FD	418,930.00
STATE OF NEW JERSEY	45.00
STAPLES ADVANTAGE	0.00
STAPLES ADVANTAGE	1,878.06
STROEDECKE, WARREN	1,200.00
SURACE ANTHONY	97.18
THE ACTIVITY GROUP, INC.	360.00
THE MARKET BASKET	1,249.60
GIMAC LLC	500.00
THOMAS J. ONDROF	3,434.93
THOMAS COX	320.00
TRANSUNION RISK & ALTERNATIVE	1,400.00
TREASURER, STATE OF NJ	6,623.00
VEOLIA WATER NEW JERSEY	1,038.16
VALLEY BANK	250.00
ADPP ENTERPRISES INC	102.16
V.E. RALPH & SON, INC	508.13
VERIZON BUSINESS	43.52
VESTIS	249.90
VIP CAR WASH & LUBE LLC	255.00
WATCH US GROW LANDSCAPE DESIGN	38,194.50

WESTERN PEST SERVICES	375.00
WITMER ASSOCIATES INC.	131.63
WOOD, LAWRENCE	441.02
AGGRESSIVE ENERGY LLC	10,835.85
ARROW ELEVATOR INC.	260.00
BRACH EICHLER LLC	3,195.00
CARLSTADT FIRE DEPARTMENT	12,550.00
HOMETOWN AUTO PARTS	660.28
HUDSON TIRE EXCHANGE	387.05
INSTITUTE FOR FORENSIC	1,650.00
MARYANN KORSEN	3,597.24
NEGLIA ENGINEERING ASSOCIATES	5,807.26
Alignment Check	0.00
VALLEY BANK	4.25
CARLSTADT/E. RUTHERFORD JR.	6,500.00
	5,225,122.58

Mayor Zimmermann entertained a motion to approve the payments of bills.
On motion by Emerson, seconded by Fonseca, unanimous on call of roll of those present.

HEARING OF CITIZENS

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

Cory Mastbeth, 200 Floral Lane, was in attendance to discuss 100 Industrial Road. He stated that they have trucks idling there constantly and are running the business 24 hours a day. He reported that they do not obey the 'no parking' signs and that cars are being loaded on the street. He added that the cars being loaded have boxes blocking the mirrors and boxes hanging out of the sunroofs. Furthermore, he reported people urinating and defecating out in the open.

Mayor Zimmermann suggested increasing police presence in the vicinity, and stated he wants the situation taken care of immediately.

Councilman Emerson stated he will follow up, and he apologized to Mr. Mastbeth for the current situation at the site.

CONSIDERATION OF ORDINANCES FIRST READING

ORDINANCE NO. 26-2

AN ORDINANCE AMENDING SECTION 2-22.14. b. OF THE CODE OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF CARLSTADT, 2002, ENTITLED CHAPTER 2 – ADMINISTRATIVE – SPECIAL POLICE OFFICERS.

2-22.14. Special Police Officers

b. No person shall be appointed as a special police officer unless (s) he is a citizen of the United States and may be a resident of the Borough of Carlstadt; is able to read, write and speak the English language; is physically qualified and of good moral character; and shall not have been convicted of any criminal offenses. Every special police officer shall be fingerprinted and the fingerprints filed with the Division of the State Police and the Federal Bureau of Investigation. Reports shall be made by the Chief of Police to the Mayor and Council concerning the eligibility and qualifications of any person proposed to be appointed a special police officer.

RESOLUTION NO. 2026-44

BE IT RESOLVED that the ordinance entitled:

AN ORDINANCE AMENDING SECTION 2-22.14. b. OF THE CODE OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF CARLSTADT, 2002, ENTITLED CHAPTER 2 – ADMINISTRATIVE – SPECIAL POLICE OFFICERS.

heretofore introduced, does now pass on first reading, and that said ordinance be further considered for final passage at a meeting to be held on the 4th day of February, 2026 at 7:00 o'clock P.M. or as soon thereafter as the matter can be reached, at the regular meeting place of the Carlstadt Borough Council, and that at such time and place all persons interested be given an opportunity to be heard concerning said ordinance, and that the Borough Clerk be, and she hereby is, authorized and directed to publish said ordinance according to law with a notice of its introduction and passage on first reading and of the time and place when and where said ordinance will be further considered for final passage.

Mayor Zimmermann entertained a motion to introduce Ordinance No. 26-2.
On motion by DeBiase, seconded by Fonseca, unanimous on call of roll of those present.

ORDINANCE NO. 26-3

AN ORDINANCE AMENDING SECTION 21-18 OF THE CODE OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF CARLSTADT, 2002, ENTITLED CHAPTER 21 – ZONING – NONCONFORMING USES.

1. Subsection 21-18.1. of the Code is amended and supplemented to read as follows:

Pre-Existing Use. Any nonconforming use or building lawfully existing on December 17, 1979, or at the time of passage of any previous zoning ordinance of the Borough; or any 2 family use lawfully existing as of December 1, 2025, may be continued upon the lot or in the building so occupied, but nothing in this chapter shall validate or authorize any nonconforming use or structure which exists in violation of a previous zoning ordinance, unless such use or structure is specifically permitted and authorized by this chapter.

2. Subsection **21-18.2.** of the Code is amended and supplemented to read as follows:

Destruction of Pre-Existing Building. Any nonconforming use or building existing on December 17, 1979, or any 2 family use lawfully existing as of December 1, 2025, may be continued upon the lot or in the building so occupied in the mixed commercial, light industrial, heavy industrial, research distribution and waterfront recreational zones, and, as to a lawfully existing 2 family use, in the residential zone, even though the building may be destroyed and the building may be restored or repaired in the event of such destruction thereof.

3. Subsection **21-18.3.** of the Code is amended and supplemented to read as follows:

Damage to Pre-Existing Building. Any nonconforming use or building existing on December 17, 1979, or any 2 family use lawfully existing as of December 1, 2025, in the residential or commercial zones may be continued upon the lot or in the building so occupied, even though the building may be damaged; so long as the cost of the repairs to remedy such damaged area shall in no case exceed 50% of the appraised value, nor shall the building be enlarged unless the use therein is changed to a conforming use.

RESOLUTION NO. 2026-45

BE IT RESOLVED that the ordinance entitled:

AN ORDINANCE AMENDING SECTION 21-18 OF THE CODE OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF CARLSTADT, 2002, ENTITLED CHAPTER 21 – ZONING – NONCONFORMING USES.

heretofore introduced, does now pass on first reading, and that said ordinance be further considered for final passage at a meeting to be held on the 4th day of February, 2026 at 7:00 o'clock P.M. or as soon thereafter as the matter can be reached, at the regular meeting place of the Carlstadt Borough Council, and that at such time and place all persons interested be given an opportunity to be heard concerning said ordinance, and that the Borough Clerk be, and she hereby is, authorized and directed to publish said ordinance according to law with a notice of its introduction and passage on first reading and of the time and place when and where said ordinance will be further considered

for final passage.

Mayor Zimmermann entertained a motion to introduce Ordinance No. 26-3.
On motion by Emerson, seconded by Stoltz, 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 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 8:35 P.M.
On motion by Emerson, seconded by Stoltz, unanimous on call of roll of those present.
Councilman Lenoy departed at 8:35 P.M.

The meeting went back into open session at 9:11 P.M. with the following members in attendance: Mayor Zimmermann, Council members Stoltz, Emerson, Fonseca and DeBiase. Councilmen James Lenoy and William Roseman were absent.

Mayor Zimmermann entertained a motion to approve Special Police Candidates: Nico Altamura, Christopher Buchta, Dominic Colaneri, Joseph Covino, Thomas Falotico, Holly Gardella, and Michael Lenoy.
On motion by DeBiase, seconded by Fonseca, unanimous on call of roll of those present.

Mayor Zimmermann entertained a motion to appoint Lori Nunziato to the position of Event Coordinator.
On motion by Fonseca, seconded by Emerson, unanimous on call of roll of those present.

Mayor Zimmermann made a motion to adjourn the meeting at 9:20 P.M.

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

APPROVED: _____
ROBERT J. ZIMMERMANN, MAYOR

ATTEST: _____
KIMBERLY KOZIEL, ACTING BOROUGH CLERK