CAUCUS/FINANCE MEETING
February 4, 2026

A REGULAR SCHEDULED CAUCUS/FINANCE MEETING of the Mayor and Council of the Borough of Carlstadt was held in the Caucus Room of the Borough Hall, 500 Madison Street, Carlstadt, New Jersey on Wednesday, February 4, 2026 at 7:00 P.M.

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

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

Council President Joseph Emerson led all present in the Pledge of Allegiance to the Flag.

Council President Emerson – 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 REPORT

Gregory Polyniak, Neglia Engineering Group, read his report for the month of January 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 January 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.

Council President Emerson entertained a motion to suspend the regular order of business for a Homeland Security presentation.
On motion by Fonseca, seconded by DeBiase, unanimous on call of roll of those present.

Officer Matt Bartlett introduced John Varone, Assistant Special Agent for the Homeland Security Task Force. Mr. Varone reported that preparations for the FIFA games have been underway for two years and highlighted the inter-agency involvement. He emphasized the importance of streamlining local coordination with federal efforts and thanked the Borough for its cooperation.

Council President Emerson entertained a motion to go back to the regular order of business.
On motion by DeBiase, seconded by Stoltz, unanimous on call of roll of those present.

APPROVAL OF MINUTES
Council President Emerson entertained a motion to accept the minutes of 01/01/26 Reorganization Meeting, 1/21/26 Caucus Meeting (Open and Closed Sessions) and 01/21/26 Council Meeting (Open and Closed Sessions).
On motion by Fonseca, seconded by DeBiase, unanimous on call of roll of those present.

CONSENT AGENDA

RESOLUTION 2026-46

AWARD OF CONTRACT

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

VARIOUS STREET TREE LOCATIONS
BOROUGH OF CARLSTADT, BERGEN COUNTY, NEW JERSEY

be awarded to Play-world Park Solutions, 550 Highway 36, Belford, New Jersey 07718 for the quote amount of **Fourteen Thousand, Seven Hundred Forty Dollars and Twenty-Two Cents ($14,740.22)** per January 15, 2026, Quote No. PPS26105 for this project through State Contract #010521-LTS. This Resolution to take effect upon certification of this Resolution by the Borough Treasurer that sufficient funds are available.

RESOLUTION NO. 2026-47

WHEREAS, Franklin Smith retired Police Captain has filed a request for reimbursement for Medicare Part B premiums for the year 2025 consistent with the Carlstadt SOA Contract and the Carlstadt PBA Local #312 following the filing a formal grievance and the matter having proceeded to Arbitration with a finding in favor of the Carlstadt PBA Local #312; and

WHEREAS, the Opinion and Award of the Public Employment Relations Commission, PERC Docket No. AR 2009-98 provides for a reimbursement to be made from the date of the Opinion and thereafter.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt that the Chief Financial Officer is hereby authorized to make payment representing reimbursement to Franklin Smith and Anita Smith for the year 2025 in the amount of $4,440.00 as evidenced by the documents submitted as proof thereof. Subsequent payment for future reimbursements shall be made upon request and proof of deductions submitted by Franklin Smith.

RESOLUTION NO. 2026-48

WHEREAS, Michael Barbire retired Police Captain has filed a request for reimbursement for Medicare Part B premiums and prescriptions on behalf of himself and his spouse for the year 2025 consistent with the Carlstadt SOA Contract and the Carlstadt PBA Local #312 following the filing a formal grievance and the matter having proceeded to Arbitration with a finding in favor of the Carlstadt PBA Local #312; and

WHEREAS, the Opinion and Award of the Public Employment Relations Commission, PERC Docket No. AR 2009-98 provides for a reimbursement to be made from the date of the Opinion and thereafter.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt that the Chief Financial Officer is hereby authorized to make payment representing reimbursement to Michael Barbire and his spouse for the year 2025 in the amount of $4,440.00 as evidenced by the documents submitted as proof thereof. Subsequent payment for future reimbursements shall be made upon request and proof of deductions submitted by Michael and Judy Barbire.

RESOLUTION NO. 2026-49

WHEREAS, Thomas Ondrof, retired employee of the Carlstadt Department of Public Works has filed a request for reimbursement for the purchase of a Medicare supplement; and

WHEREAS, pursuant to the CDPWBA Contract Article XVII D 1.the amount of said reimbursement for the year 2025 is $5,583.71.

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 $5.583.71 representing reimbursement for his and his spouse's Medicare supplement for the year 2025, pursuant to Article XVII D 1. of the Contract between the Borough of Carlstadt and the CDPWBA.

RESOLUTION NO. 2026-50

WHEREAS, Anthony Bellina Jr. retired Police Officer has filed a request for reimbursement for Medicare Part B premiums on behalf of himself for the year 2025 consistent with the Carlstadt SOA Contract and the Carlstadt PBA Local #312 following the filing of a formal grievance and the matter having proceeded to Arbitration with a finding in favor of the Carlstadt PBA Local #312; and

WHEREAS, the Opinion and Award of the Public Employment Relations Commission, PERC Docket No. AR 2009-98 provides for a reimbursement to be made from the date of the Opinion and thereafter.

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

Carlstadt that the Chief Financial Officer is hereby authorized to make payment representing reimbursement to Anthony Bellina Jr. for the year 2025 in the amount of $2,240.60 as evidenced by the documents submitted as proof thereof. Subsequent payment for future reimbursements shall be made upon request and proof of deductions submitted by Anthony Bellina Jr.

RESOLUTION NO. 2026-51

WHEREAS, Richard Kirk, retired employee of the Carlstadt Department of Public Works has filed a request for reimbursement for the purchase of a Medicare supplement; and

WHEREAS, pursuant to the CDPWBA Contract Article XVII D 1.the amount of said reimbursement for the year 2025 is $4,576.83.

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 $4,576.83 representing reimbursement for his Medicare supplement for the year 2025, pursuant to Article XVII D 1. of the Contract between the Borough of Carlstadt and the CDPWBA.

RESOLUTION NO. 2026-52

WHEREAS, Robert W. Korsen, retired employee of the Carlstadt Department of Works has filed a request for reimbursement for the purchase of a Medicare supplement; and

WHEREAS, pursuant to the CDPWBA Contract Article XVII D 1. the amount of said reimbursement for the year 2026 is $9,094.47.

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 $9,094.47 representing reimbursement for his and his spouse's Medicare supplement for the year 2026, pursuant to Article XVII D 1. of the Contract between the Borough of Carlstadt and the CDPWBA.

RESOLUTION NO. 2026-53

WHEREAS, Donald Pomponio, 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 $1,784.52 representing reimbursement for his and his spouse's Medicare supplement for the year 2025.

RESOLUTION NO. 2026-54

WHEREAS, Paul Ritchie, retired Superintendent of the Carlstadt Department of Public Works has filed a request for reimbursement for the purchase of a Medicare supplement; and

WHEREAS, pursuant to Resolution 2011-167, he and his spouse are entitled to the amount equal to the cost of a supplemental coverage plan to Medicare, the amount of said reimbursement for the 1ST QUARTER year 2026 is $2,449.34.

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 $2,449.34 representing reimbursement for his 1ST QUARTER Medicare supplement for the year 2026, pursuant to Resolution 2011-167.

RESOLUTION NO. 2026-55

WHEREAS, John Brislin, widow of retired DPW Administrative Assistant Margaret Brislin, has filed a request for reimbursement for the purchase of a Medicare Supplement Part B; and

WHEREAS, pursuant to the Resolution on November 15, 2023, he is entitled to the amount equal to the cost of a supplemental coverage plan to Medicare, the amount of said reimbursement for the year 2025 is $3,931.44.

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 $3,931.44 representing reimbursement for John Brislin's Medicare Supplement Part B for the year 2025, pursuant to the Resolution on November 15, 2023.

RESOLUTION NO. 2026-56

WHEREAS, retired Borough Mechanic William Radzinski has filed a request for reimbursement for a Medicare Part B premium consistent with the Separation Agreement and General Release with the Borough of Carlstadt signed on July 8, 2021; and

WHEREAS, the Agreement states that the Employee will be entitled to the Borough's prescription, eyeglass and dental benefits and reimbursement for a Medicare Part B of his choice upon submission of the annual cost thereof.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt that the Chief Financial Officer is hereby authorized to make payment representing reimbursement to William Radzinski for the year 2025 in the amount of $2,220.00 as evidenced by the documents submitted as proof thereof.

RESOLUTION NO. 2026-57

WHEREAS, Joseph Edone, retired Police Sergeant has filed a request for reimbursement for Medicare Part B premiums on behalf of himself and spouse for the year 2025 consistent with the Carlstadt SOA Contract and the Carlstadt PBA Local #312 thereafter filing a formal grievance, and the matter having proceeded to Arbitration with a finding in favor of the Carlstadt PBA Local #312; and

WHEREAS, the Opinion and Award of the Public Employment Relations Commission, PERC Docket No. AR 2009-98 provides for a reimbursement to be made from the date of the Opinion and thereafter.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt that the Chief Financial Officer is hereby authorized to make payment representing reimbursement to Joseph Edone for the year 2025 as set forth in the Opinion and Award in PERC Docket No. AR 2009-98, attached hereto, in the amount of $6,216.00 as evidenced by the documents submitted as proof thereof. Subsequent payment for future reimbursements shall be made upon request and proof of deductions submitted by Joseph and Janette Edone.

RESOLUTION NO. 2026-58

RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER FOR DISPOSAL OF FOREITED PROPERTY - EQUITABLE SHARING TRUST FUND REQUIRED BY NJS 2C:64-6

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 reasonably accurate estimates in advance; and

WHEREAS, N.J.S 2C:64-6 provides for a Disposal of Forfeited Property – Equitable Sharing Trust Fund, by the municipality to provide for the operating costs to administer this act; and

WHEREAS, N.J.S.A. 40A:4-39 provides the dedicated revenues anticipated from the Disposal of Forfeited Property - Equitable Sharing Trust Fund are hereby anticipated as revenue and are hereby appropriated for the purpose to which said revenue is dedicated by statute or other legal requirements.

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 expenditure of the Disposal of Forfeited Property - Equitable Sharing Trust Fund under N.J.S 2C:64-6.

2. The Chief Financial Officer submits a certified copy of this resolution to the Director of Local Government Services for the approval via FAST.

RESOLUTION NO. 2026-59

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 $13,050.00 be made between the 2025 Budget Appropriation Reserves as follows:

DESCRIPTION	ACCOUNT NUMBER	TRANSER FROM	TRANSFER TO
ENGINEERING: OTHER EXPENSES	5-01-20-165-248		6,800.00
POLICE DEPARTMENT: SALARY & WAGES	5-01-25-240-111	7,050.00	
FIRE DEPARTMENT: OTHER EXPENSES	5-01-25-255-248		830.00
FIRE OFFICAL OTHER EXPENSES	5-01-25-261-248	6,000.00	
BUILDING AND GROUNDS: OTHER EXPENSES	5-01-26-310-248		3,020.00
UTILITIES: ELECTRICITY	5-01-31-430-220		2,400.00
		13,050.00	13,050.00

RESOLUTION NO. 2026-61

WHEREAS, Corelogic paid the fourth (November), quarter 2025 property taxes on 480 Central Avenue, Carlstadt, New Jersey 07072 Block 51 Lot 2 in the amount of $4,073.37, and,

WHEREAS, Michael & Judyann Barbire are the property owners of 480 Central Avenue, Carlstadt, New Jersey 07072 Block 51 Lot 2 and were granted a tax appeal reducing the fourth, (November), 2025 property tax by $712.69, thus creating an overpayment.

WHEEREAS, Michael & Judyann have requested a refund of the overpayment in the amount of $712.69.

NOW THEREFORE BE IT RESOLVED BY THE GOVERNIG BODY OF THE BOROUGH OF CARLSTADT that a refund in the amount of $712.69 is hereby approved and the Tax Collector shall adjust his books accordingly.

The check shall be made payable to Michael & Judyann Barbire and mailed to:

Michael & Judyann Barbire
480 Central Avenue
Carlstadt, NJ 07072

RESOLUTION NO. 2026-62

BOROUGH OF CARLSTADT RESOLUTION NO. 2026-62 CONSENTING TO THE PROPOSED NORTHEAST WATER QUALITY MANAGEMENT (WQM) PLAN AMENDMENT

WHEREAS, the Borough of Carlstadt desires to provide for the orderly development of wastewater facilities within the Borough of Carlstadt, County of Bergen; and

WHEREAS, the New Jersey Department of Environmental Protection (NJDEP) requires that proposed wastewater treatment and conveyance facilities and wastewater treatment service areas, as well as related subjects, conform with an approved WQM plan; and

WHEREAS, the NJDEP has established the WQM plan amendment procedure through the WQMP rules at N.J.A.C. 7:15-3.5 as the method of incorporating unplanned facilities into a WQM plan; and

WHEREAS, a proposed WQM plan amendment publicly noticed in the New Jersey Register on December 15, 2025 for Meadowlands Park, Block 84, Lot 2 (portion), Borough of Carlstadt, Bergen County (PI 435442 Activity AMD210005) has been prepared by Russo Meadowlands Park, LLC.

NOW, THEREFORE BE IT RESOLVED on this 4th day of February 2026, by the Governing Body of the Borough of Carlstadt, County of Bergen, State of New Jersey, that:

1. The Borough Council of the Borough of Carlstadt hereby consents to the Meadowlands Park amendment, and publicly noticed in the New Jersey Register on December 15, 2025, prepared by the NJDEP, for the purpose of its incorporation into the applicable WQM plan(s).

2. This consent shall be submitted to the NJDEP pursuant to N.J.A.C. 7:15-3.5(g)6.

RESOLUTION NO. 2026-63

WHEREAS, it has been determined by Borough of Carlstadt Tax Assessor William Yirce that Diego Espinosa is the property owner of 451 Hoboken Road, Carlstadt, New Jersey 07072 Block 72 Lot 10; and

WHEREAS, Diego Espinosa has met the requirements to be considered as 100% Disabled Veteran from the United States Army as of 04/08/2024.

NOW, THEREFORE BE IT RESOLVED by the Governing Body of the Borough of Carlstadt, that Diego Espinosa qualifies as 100% exempt from paying property taxes at property located at 451 Hoboken Road, Carlstadt, New Jersey 07072 Block 72 Lot 10 for as long as he owns said property and the Tax Collector shall adjust his books accordingly.

It is also noted that this property is a two (2) family dwelling so the exemption only applies to 50% of the property tax and that this exemption shall take effect with the May 2026 property tax installment. It is also noted that Mr. D. Espinosa purchased this property during the fourth quarter of 2025.

A copy of this Resolution shall be sent to the property owners.

RESOLUTION NO. 2026-64

WHEREAS, Atlantic Entertainment, Inc. has made application for a person-to-person and place-to-place transfer of Plenary Retail Consumption License #0205-33-009-005 heretofore issued to SKSKAK LLC, a pocket liquor license; and

WHEREAS, Atlantic Entertainment, Inc. has filed with the Mayor and Council written consent of said transfer and the applicant has deposited with the issuing authorities the transfer fees and all other requirements of the Statutes governing the transfer has been published in the Record in the issues of January 23, 2026 and January 27, 2026 and the Herald News in the issues of January 23, 2026 and January 27, 2026 and a reasonable time set for objections, if any to said transfer before transfer is deemed effective.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, Bergen County, New Jersey that Plenary Retail Consumption License #0205-33-009-005

heretofore issued to SKSKAK LLC be and the same is hereby transferred to Atlantic Entertainment, Inc. for the premises located at 325 Paterson Plank Road, Carlstadt, NJ 07072.

BE IT FURTHER RESOLVED that the Borough Clerk is hereby authorized and directed to execute the transfer in accordance with the provisions of the State Alcoholic Beverage Control Act.

Council President Emerson entertained a motion to adopt the Consent Agenda.
On motion by Stoltz, seconded by Lenoy, unanimous on call of roll of those present.

CORRESPONDENCE
Council President Emerson stated the Carlstadt Public School is selling boosters for the 2026 yearbook.
Council President Emerson entertained a motion to purchase a booster in the amount of $200.00 for the Carlstadt Public School 2026 yearbook.
On motion by Stoltz, seconded by Lenoy, unanimous on call of roll of those present.

CONSIDERATION OF ORDINANCES
FIRST READING

ORDINANCE NO. 26-1

BOND ORDINANCE TO AUTHORIZE THE MAKING OF A PUBLIC IMPROVEMENT AND THE ACQUISITION OF NEW AUTOMOTIVE VEHICLES, INCLUDING ORIGINAL APPARATUS AND EQUIPMENT, IN, BY AND FOR THE STORMWATER SEWER UTILITY OF THE BOROUGH OF CARLSTADT, IN THE COUNTY OF BERGEN, STATE OF NEW

JERSEY, TO APPROPRIATE THE SUM OF $2,775,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

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

Section 1. The Borough of Carlstadt, in the County of Bergen, State of New Jersey (the "Borough") is hereby authorized to make a public improvement and to acquire new automotive vehicles, including original apparatus and equipment, in, by and for the Stormwater Sewer Utility of said Borough, as more particularly described in Section 4 hereof. Said improvements shall include all work, materials and appurtenances necessary and suitable therefor.

Section 2. There is hereby appropriated to the payment of the cost of making the improvements described in Sections 1 and 4 hereof (hereinafter referred to as "purposes"), the respective amounts of money hereinafter stated as the appropriation for said respective purposes. Said appropriation shall be met from the proceeds of the sale of the bonds authorized and the down payment appropriated by this ordinance. Said improvements shall be made as general improvements and no part of the cost thereof shall be assessed against property specially benefited.

Section 3. It is hereby determined and stated that the making of such improvements is not a current expense of said Borough.

Section 4. The several purposes hereby authorized for the financing of which said obligations are to be issued are set forth in the following "Schedule of Improvements, Purposes and Amounts" which schedule also shows (l) the amount of the appropriation and the estimated cost of each such purpose, and (2) the amount of each sum which is to be provided by the down payment

hereinafter appropriated to finance such purposes, and (3) the estimated maximum amount of bonds and notes to be issued for each such purpose, and (4) the period of usefulness of each such purpose, according to its reasonable life, computed from the date of said bonds:

SCHEDULE OF IMPROVEMENTS, PURPOSES AND AMOUNTS

A. Undertaking of the Gotham Parkway Tide Gates Improvement Project.

Appropriation and Estimated Cost	$2,000,000
Down Payment Appropriated	$ 96,000
Bonds and Notes Authorized	$1,904,000
Period of Usefulness	15 years

B. Acquisition of new automotive vehicles (each with a gross vehicle weight rating (GVWR) in excess of 15,000 pounds), including original apparatus and equipment, for the use of the Stormwater Sewer Utility consisting of (i) a sewer vacuum truck and (ii) a dump truck with plow.

Appropriation and Estimated Cost	$ 775,000
Down Payment Appropriated	$ 279,000
Bonds and Notes Authorized	$ 496,000
Period of Usefulness	10 years

Aggregate Appropriation and Estimated Cost	$2,775,000
Aggregate Down Payment Appropriated	$ 375,000
Aggregate Amount of Bonds and Notes Authorized	$2,400,000

Section 5. The cost of such purposes, as hereinbefore stated, includes the aggregate amount of $225,000 which is estimated to be necessary to finance the cost of such purposes, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local

Bond Law").

Section 6. It is hereby determined and stated that moneys exceeding $375,000, appropriated for down payments on capital improvements or for the capital improvement fund in Stormwater Sewer Utility budgets heretofore adopted for said Borough, are now available to finance said purposes. The sum of $375,000 is hereby appropriated from such moneys to the payment of the cost of said purposes.

Section 7. To finance said purposes, bonds of said Borough of an aggregate principal amount not exceeding $2,400,000 are hereby authorized to be issued pursuant to the Local Bond Law. Said bonds shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted.

Section 8. To finance said purposes, bond anticipation notes of said Borough of an aggregate principal amount not exceeding $2,400,000 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding.

Section 9. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance and shall be payable not more than one year from its date,

shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law and may be renewed from time to time pursuant to and within limitations prescribed by the Local Bond Law. Each of said bond anticipation notes shall be signed by the Mayor and by a financial officer and shall be under the seal of said Borough and attested by the Borough Clerk or Deputy Borough Clerk. Said officers are hereby authorized to execute said notes in such form as they may adopt in conformity with law. The power to determine any matters with respect to said notes not determined by this ordinance and also the power to sell said notes, is hereby delegated to the Chief Financial Officer who is hereby authorized to sell said notes either at one time or from time to time in the manner provided by law.

Section 10. It is hereby determined and declared that the average period of usefulness of said purposes, according to their reasonable lives, taking into consideration the respective amounts of bonds or notes authorized for said purposes, is a period of 13.96 years computed from the date of said bonds.

Section 11. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Borough Clerk of said Borough, and that such statement so filed shows that the gross debt of said Borough, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by $2,400,000 and that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 12. Any funds received from private parties, the County of Bergen, the State of New Jersey or any of their agencies or any funds received from the United States of America or

any of its agencies in aid of such purposes, shall be applied to the payment of the cost of such purposes, or, if bond anticipation notes have been issued, to the payment of the bond anticipation notes, and the amount of bonds authorized for such purposes shall be reduced accordingly.

Section 13. The Borough intends to issue the bonds or notes to finance the cost of the improvements described in Sections 1 and 4 of this bond ordinance. If the Borough incurs such costs prior to the issuance of the bonds or notes, the Borough hereby states its reasonable expectation to reimburse itself for such expenditures with the proceeds of such bonds or notes in the maximum principal amount of bonds or notes authorized by this bond ordinance.

Section 14. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this ordinance. Said obligations shall be direct, unlimited and general obligations of the Borough, and the Borough shall levy ad valorem taxes upon all the taxable real property within the Borough for the payment of the principal of and interest on such bonds and notes, without limitation as to rate or amount.

Section 15. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Borough Clerk and is available for public inspection.

Section 16. This ordinance shall take effect twenty days after the first publication thereof after final passage

RESOLUTION NO. 2026-60

BE IT RESOLVED that the ordinance entitled:

"BOND ORDINANCE TO AUTHORIZE THE MAKING OF A PUBLIC IMPROVEMENT AND THE ACQUISITION OF NEW AUTOMOTIVE VEHICLES, INCLUDING ORIGINAL APPARATUS AND EQUIPMENT, IN, BY AND FOR THE STORMWATER SEWER UTILITY OF THE BOROUGH OF CARLSTADT, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF $2,775,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS."

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 18th day of February, 2026, at 7:00 P.M., or as soon thereafter as the matter can be reached, at the regular meeting place of the 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 Acting Borough Clerk is hereby authorized and directed to publish said ordinance according to law with a notice of its introduction and passage on first reading and of the time and place when and where said ordinance will be further considered for final passage.

Council President Emerson made a motion to introduce Ordinance No. 26-1.
On motion by Lenoy, seconded by Stoltz, unanimous on call of roll of those present.

FINAL 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.

Council President Emerson 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.

Council President Emerson asked if any citizen wished to speak on this ordinance.
Council President Emerson noted for the record that no citizens were present to speak.
Council President 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.

RESOLUTION 2026-44-A

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

Council President Emerson entertained a motion to adopt Ordinance 26-2.
On motion by Stoltz, seconded by Fonseca, unanimous on call of roll of those present.

ORDINANCE 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.

Council President Emerson entertained a motion to open the floor to a hearing of citizens.
On motion by Fonseca, seconded by DeBiase, unanimous on call of roll of those present.
Council President Emerson asked if any citizen wished to speak on this ordinance.
Council President Emerson noted for the record that no citizens were present to speak.
Council President entertained a motion to close the floor to a hearing of citizens.
On motion by Fonseca, seconded by DeBiase, unanimous on call of roll.those present.

RESOLUTION 2026-45-A

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

Council President Emerson entertained a motion to adopt Ordinance 26-3.
On motion by Stoltz, seconded by Fonseca, unanimous on call of roll of those present.

HEARING OF CITIZENS
Council President Emerson 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.
Council President Emerson asked if any citizen wished to be heard.
Council President Emerson noted for the record that no citizens were present to speak
Council President Emerson entertained a motion to close the floor to a hearing of citizens
On motion by Fonseca, seconded by Lenoy, unanimous on call of roll of those present.

MISCELLANEOUS/NEW BUSINESS

Councilman Lenoy proposed designating Washington Street as a snow route to alleviate parking issues near the school during snowstorms.

Borough Administrator Joseph Crifasi and the council members present agreed to further discuss this matter.

EXECUTIVE SESSION MEETING ACT
RECESS INTO CLOSED SESSION

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

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Carlstadt hereby moves to go into executive session in accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-6 et. Seq. for the purpose of discussing one or more of the following subjects: personnel and property.

AND, BE IT FURTHER RESOLVED that the public will be informed either later this evening after reconvening the public meeting or at a future public meeting said date is not predictable at the present time.

AND, BE IT FURTHER RESOLVED that the matters discussed in and minutes of the closed session shall be disclosed to the public when the reason for confidentiality no longer exists.

Council President Emerson entertained a motion to go into closed session at 7:51 P.M.
On motion by Fonseca, seconded by DeBiase, unanimous on call of roll of those present.

The meeting went back into open session at 8:55 P.M.

Council President Emerson entertained a motion to adjourn the meeting at 8:56 P.M.
On motion by Fonseca, seconded by Stoltz, unanimous on call of roll of those present.

APPROVED: _____
JOSEPH EMERSON, COUNCIL PRESIDENT

ATTEST: _____
KIMBERLY KOZIEL, ACTING BOROUGH CLERK