

**SPECIAL MEETING
March 11, 2026**

A **SPECIAL 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, March 11, 2026 at 6:00 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. Mayor Robert Zimmermann and Councilman William Roseman were absent.

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

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

Council President Emerson –In accordance with the New Jersey Open Meetings Act, the Mayor and Council of the Borough of Carlstadt provided adequate notice of the following meeting, published on the Borough’s website on March 6, 2026 as follows:

**BOROUGH OF CARLSTADDT
SPECIAL MEETING NOTICE**

In accordance with the provisions of the New Jersey Open Public Meetings Act, the Mayor and Council of the Borough of Carlstadt is giving notice of the following Special Meeting:

Wednesday, March 11, 2026

6:00 P.M. – Borough Hall Council Chambers

- Purpose: 1. Ordinance No. 26-5 An Ordinance Amending and Supplementing Chapter XXI,
Zoning, of the Borough Code to Implement the Borough’s Round 4 Fair Share Plan
2. Discuss any other matter that might require formal action

CORRESPONDENCE

Council President Emerson announced that the Carlstadt/East Rutherford Girl Scout troops are seeking support for various upcoming events.

Council President Emerson entertained a motion to approve a customary donation. On motion by Fonseca, seconded by Stoltz, unanimous on call of roll of those present.

**CONSIDERATION OF ORDINANCES
FINAL READING**

ORDINANCE NO. 26-5

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XXI,
ZONING, OF THE BOROUGH CODE TO IMPLEMENT THE BOROUGH’S
ROUND 4 FAIR SHARE PLAN**

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

RESOLUTION NO. 2026-78-A

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XXI,
ZONING, OF THE BOROUGH CODE TO IMPLEMENT THE BOROUGH'S
ROUND 4 FAIR SHARE PLAN**

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 26-5 on final reading.
On motion by Stoltz, seconded by DeBiase, unanimous on call of roll of those present.

MISCELLANEOUS/NEW BUSINESS

Councilman Stoltz recommended Debbie Yocum to fill an unexpired term on the Recycling
Committee.

Council President Emerson entertained a motion to appoint Debbie Yocum to fill the unexpired term
on the Recycling Committee.

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

Councilwoman DeBiase expressed appreciation to Remington & Vernick and Mr. Allen (Kip & Allen) for
their work on behalf of the Planning Board.

Council President Emerson entertained a motion to adjourn the meeting at 6:17 P.M. On motion by DeBiase,
seconded by Fonseca, unanimous on call of roll of those present.

APPROVED: _____
JOSEPH EMERSON, COUNCIL PRESIDENT

ATTEST: _____
KIMBERLY KOZIEL, ACTING BOROUGH CLERK

CAUCUS/FINANCE MEETING

February 5, 2020

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