

CAUCUS/FINANCE MEETING

June 3, 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, June 3, 2026 at 6:00 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 absent. Joseph Donahue, Borough Attorney arrived at 7:09 P.M.

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 compliance with the Open Public Meetings Act, notice of this meeting was posted on the Borough website, meeting the requirements of P.L. 2025, c.72 (C:35:3-1 et al) and N.J.S.A. 10:4-6 and the updated 2026 guidelines. The notice included the location, time, and date, which was also sent to the official newspapers and posted on the municipal building bulletin board.

Mayor Zimmermann entertained a motion to suspend the regular order of business for the Carlstadt Public School poster contest award ceremony. On motion by Stoltz, seconded by Lenoy, unanimous on call of roll of those present.

PRESENTATION OF RECYCLING POSTER CONTEST AWARDS:

Mayor Zimmermann thanked everyone, noting he was happy to see so many people in attendance. He then introduced Councilman David Stoltz, the Recycling Committee Liaison, and asked him to present the recycling report.

Councilman Stoltz welcomed attendees and thanked all involved for their hard work. He also highlighted how important recycling is to the Borough.

Mayor Zimmermann called upon Recycling Committee members Debbie Yocum, Lynn Dixon and Mary Anderson to assist in the presentation of awards. Awards were presented to the students, and Mayor Zimmermann and the committee thanked everyone for participating and congratulated the winners.

Councilman Emerson asked to say a few words and expressed how proud he was of all the children who participated.

Mayor Zimmermann announced that there will be refreshments downstairs and wished everyone a good night.

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PROFESSIONAL REPORTS

Gregory Polyniak, Neglia Engineering Group, read his report for the month of May 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 May regarding projects that are being done in the Borough of Carlstadt. A copy of his report is on file in the Borough Clerk's office.

APPROVAL OF MINUTES

Mayor Zimmermann entertained a motion to accept the minutes of the May 20, 2026 Caucus Meeting (open & closed sessions and the May 20, 2026 Council Meeting (open and closed sessions). On motion by DeBiase, seconded by Emerson, the minutes were approved on call of role of those present.

CONSENT AGENDA

RESOLUTION NO. 2026-156

WHEREAS, N.J.S. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount, and

WHEREAS, the Borough of has received notice of an award of \$12,153.83 from the USDOJ for FY2025 Patrick Leahy Bulletproof Vest Partnership Grant and wishes to amend its 2026 Budget to include this amount as revenue.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, in the County of Bergen, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2026 in the sum of \$12,153.83.

Which is now available as revenue from:

Miscellaneous Revenues:

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

State and Federal Revenues Off set with Appropriations:

FY2025 Patrick Leahy Bulletproof Vest Partnership Grant

BE IT FURTHER RESOLVED, that the like sum \$12,153.83 be and the same is hereby appropriated under the caption of:

General Appropriations:

(a) Operations Excluded from CAPS State and Federal Programs Off-Set by Revenues:

FY2025 Patrick Leahy Bulletproof Vest Partnership Grant

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

RESOLUTION NO. 2026-157

BOROUGH OF CARLSTADT
COUNTY OF BERGEN

RESOLUTION TO ADVERTISE FOR BIDS

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

ZIMMERMANN PARK IMPROVEMENTS – PHASES II, III, & IV
(BERGEN COUNTY OPEN SPACE FUNDED)

BOROUGH OF CARLSTADT
BERGEN COUNTY, NEW JERSEY

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

RESOLUTION NO. 2026-158

BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt that the Carlstadt Recreation Soccer League be granted a raffle license to be used at 641 Broad Street, Carlstadt, NJ 07072 for which the application, fee and findings and determination sheet shall be forwarded to the Legalized Games of Chance Control Commission.

RESOLUTION NO. 2026-159

BOROUGH OF CARLSTADT
COUNTY OF BERGEN, NEW JERSEY

RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR THE

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NEW JERSEY DEPARTMENT OF TRANSPORTATION'S FY27 MUNICIPAL AID PROGRAM

WHEREAS, the New Jersey Department of Transportation has funds available for road projects through its FY27 Municipal Aid Program; and

WHEREAS, this application would provide funding for improvements to Garden Street within the Borough of Carlstadt; and

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Carlstadt formally approve the grant application for the above-stated project.

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk are hereby authorized to submit an electronic grant application identified as "MA-2027-Garden Street Roadway Improvements-00167" to the New Jersey Department of Transportation on behalf of the Borough of Carlstadt.

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

RESOLUTION NO. 2026-160

RESOLUTION APPROVING THE RECOMMENDATION OF THE COMMUNITY TRUST ADVISORY COMMITTEE TO PROVIDE EMERGENCY UTILITY ASSISTANCE TO A CARLSTADT RESIDENT

WHEREAS, the Community Trust Advisory Committee exists to provide relief and charitable support to community members facing severe economic hardship; and

WHEREAS, the recommended assistance is specifically designated to prevent the disconnection of the individual's essential electric utility service by directly paying a sum of \$538.39 to Public Service Electric and Gas; and

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

1. **Approval of Assistance:** The Mayor and Council hereby accepts and approves the recommendation by the Community Trust Advisory Board to provide one-time emergency electric bill assistance to the anonymous applicant.

2. **Authorization of Funds:** The disbursement of \$538.39 from the Community Trust Fund is hereby authorized. The Certified Financial Officer is directed to issue payment directly to Public Service Electric and Gas on behalf of the applicant's account.
3. **Accountability:** The Community Trust Advisory Committee shall keep a confidential, internal record of the transaction bill statement, and corresponding proof of payment for auditing and compliance purposes.

RESOLUTION NO. 2026-161

BOROUGH OF CARLSTADT
COUNTY OF BERGEN

AGREEMENT FOR PROFESSIONAL SERVICES

WHEREAS, Neglia Group has provided the Borough with an Agreement for Professional Services for the Carlstadt Borough Hall Historic Truck Garage Addition

WHEREAS, the Agreement for Professional Services includes a lump sum cost of \$55,775.00 representing Surveying, Engineering, and Architectural Services; and includes a not to exceed cost to be invoiced on a time basis (schedule in contract) of \$27,510.00 representing Construction Management Services; and

WHEREAS, the CFO has certified that these funds have been appropriately budgeted for; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk are hereby authorized to execute the agreement of services for the project for Neglia Group, 34 Park Avenue, Lyndhurst, New Jersey

RESOLUTION NO. 2026-162

WHEREAS, ten (10) applications have been filed requesting renewal of Plenary Retail Consumption Licenses; and

WHEREAS, one (1) application has been filed requesting renewal of Plenary Retail Distribution Licenses; and

WHEREAS, the regular fee of one thousand seventy-four dollars (\$1,074.00) has been submitted with each application in accordance with the Borough Ordinance governing the same; and

WHEREAS, one (1) application has been filed requesting renewal of a Hotel/Motel Exception

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License together with the fee of one thousand seventy-four dollars (\$1,074.00) in accordance with the Borough Ordinance governing the same; and

WHEREAS, one (1) application has been filed requesting renewal of a Club License together with the fee of one hundred and fifty dollars (\$150.00) in accordance with the Borough ordinance governing the same.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, Bergen County, New Jersey, that the ten (10) applications for renewal of Plenary Retail Consumption Licenses, the one (1) application for Plenary Retail Distribution License, the one (1) application for renewal of the Hotel/Motel Exception License and the one (1) application for renewal of the Club License are hereby approved. All licenses when granted, will be effective on the First Day of July, 2026 and expire on the Thirtieth Day of June 2027; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to issue the following licenses for Plenary Retail Consumption, Plenary Retail Distribution, Hotel/Motel Exception License and Club License.

PLENARY RETAIL CONSUMPTION

0205-33-002-008	The Local Pub LLC	442 Hackensack Street
0205-33-004-001	Carlstadt Turnverein Inc.	500 Broad Street
0205-33-009-006	Atlantic Entertainment Inc.	325 Paterson Plank Road
0205-33-011-004	Calandra Enterprises Inc	304 Paterson Plank Road
0205-33-013-008	La Fortaleza Carlstadt LLC	335 Paterson Plank Road
0205-33-014-003	Palsi Corp.	317 Washington Avenue
0205-33-015-010	Spain USA 645 LLC t/a Segovia Meson	645 Washington Avenue
0205-33-021-005	Four Brothers Food and Beverage II LLC	320 Route 17 South
0205-33-022-005	Steve's Steakhouse Inc.	620 Route 17 South
0205-33-016-011	335 PPR LLC	254 Tortoise Lane Franklin Lakes, NJ 07417 (Mailing Address)

PLENARY RETAIL DISTRIBUTION

0205-44-010-009	Devi Liquor	434 Hackensack Street
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HOTEL/MOTEL EXCEPTION

0205-36-031-001	CP Carlstadt LLC	192 Paterson Plank Road
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CLUB

0205-31-026-001	GC Burkadt Post #69 American Legion Inc.	412 Third Street
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All licenses are issued subject to any special conditions now existing or hereafter imposed by the A.B.C. or the

Borough of Carlstadt. All renewals where fees have been paid by uncertified check are subject to said check being cleared for payment on or before June 30, 2026.

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

CORRESPONDENCE:

None

CONSIDERATION OF ORDINANCES:

FIRST READING

ORDINANCE NO. 26-12

AN ORDINANCE REGULATING AND LIMITING THE NUMBER OF DATA CENTERS WITHIN THE GEOGRAPHIC BOUNDARIES OF THI BORUGH OF CARLSTADT

RESOLUTION NO. 2026-162-A

BE IT RESOLVED that the ordinance entitled:

AN ORDINANCE REGULATING AND LIMITING THE NUMBER OF DATA CENTERS WITHIN THE GEOGRAPHIC BOUNDARIES OF THE BOROUGH OF CARLSTADT

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 17th day of June, 2026 at 7:00 P.M. or as soon thereafter as the matter can be reached, at the regular meeting place of the Borough Councill, 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.

Mayor Zimmermann entertained a motion to introduce Ordinance No.26-12. On motion by Emerson, seconded by Stoltz, unanimous on call of roll of those present.

FINAL READING

ORDINANCE NO. 26-11

BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND THE ACQUISITION OF NEW ADDITIONAL OR REPLACEMENT EQUIPMENT AND MACHINERY IN, BY AND FOR THE BOROUGH OF CARLSTADT, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO

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APPROPRIATE THE SUM OF \$3,612,000 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 OF THE ISSUANCE OF SUCH BONDS.

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.

Mayor Zimmermann asked if any citizens wished to speak on this ordinance.
Mayor Zimmermann noted for the record that no citizens wished to speak.

Mayor Zimmermann entertained a motion to close the floor to a hearing of citizens. On motion by Emerson, seconded by Fonseca, unanimous on call of roll of those present.

RESOLUTION NO. 2026-154-A

BE IT RESOLVED that the ordinance entitled:

BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND THE ACQUISITION OF NEW ADDITIONAL OR REPLACEMENT EQUIPMENT AND MACHINERY IN, BY AND FOR THE BOROUGH OF CARLSTADT, THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$3,612,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENTS, 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 final reading and the Borough Clerk is hereby authorized and directed to publish said ordinance according to law.

Mayor Zimmermann entertained a motion to adopt Ordinance 26-11 on final reading. On motion by DeBiase, seconded by Emerson, 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 Fonseca, seconded by Lenoy, unanimous ion call of roll of those present.

Don Molzon. 530 Madison St., Mr. Molzon stated that the Borough should charge fees for youth sports programs because many participating youths are not permanent residents. Councilman Emerson responded that the Borough does not differentiate between youth who live in town on short term and those who live here longer. He noted that sports programs are a service the Borough offers to residents, like services provided to senior citizens.

Mr. Molzon also stated that his neighbor's property is completely overgrown. The mayor responded that he would inform the Property Maintenance department to address the issue.

Mayor Zimmermann entertained a motion to close the floor to a hearing of citizens. On motion by DeBiase, seconded by Fonseca, unanimous on call of roll of those present.

UNFINISHED BUSINESS:

None

MISCELLANEOUS/NEW BUSINESS

None

DEPARTMENT REPORTS:

Police Chief Cox spoke about preparations his department has taken for upcoming FIFA events regarding traffic and pedestrian crosswalks.

**EXECUTIVE SESSSION 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.S. 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 the 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 7:31 P.M. On motion by Stoltz, seconded by Lenoy, unanimous on call of roll of those present.

Mayor Zimmermann entertained a motion to return to open session at 8:10 P.M. On motion by DeBiase, seconded by Emerson, unanimous on call of roll of those present

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ADJOURNMENT

Mayor Zimmermann entertained a motion to adjourn the meeting at 8:28 P.M. On motion by DeBiase, seconded by Fonseca, unanimous on call of roll of those present.

APPROVED: _____
ROBERT J. ZIMMERMANN, MAYOR

ATTEST: _____
KIMBERLY KOZIEL, ACTING BOROUGH CLERK