CAUCUS/FINANCE MEETING
July 1, 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, July 1, 2026 at 7:04 P.M.

Mayor Robert Zimmermann asked Kimberly Koziel, Acting Borough Clerk to call the roll: Mayor Robert Zimmermann, Council members David Stoltz, Joseph Emerson, Suzanne Fonseca and Diane DeBiase were present. Councilman William Roseman arrived at 7:11 P.M. Councilman James Lenoy was absent.

Robert Ceberio, Borough Administrator and Joseph Donahue, Borough Attorney were both present

Mayor Zimmermann led all present in the Pledge of Allegiance to the Flag.

Mayor Zimmermann – This meeting has been called pursuant to the open public meetings law and in 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.

PROFESSIONAL REPORTS

Gregory Polyniak, Neglia Engineering Group, read his report for the month of June 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 June 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 June 17, 2026 Caucus Meeting (open & closed sessions and the June 17, 2026 Council Meeting (open session). On motion by DeBiase, seconded by Emerson, the minutes were approved on call of role of those present.

CONSENT AGENDA

RESOLUTION NO. 2026-174

BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt that the following Music/Entertainment Permit applications are hereby approved by the Carlstadt Police, Fire, Building and Health Departments for a period beginning July 1, 2026 – June 30, 2027 as the applicants' premises and use thereof complies with the Carlstadt Zoning Ordinance and all other rules, regulations, ordinances and laws:

1. La Fortaleza
2. Segovia Meson
3. Redd's Restaurant
4. The Local Pub

RESOLUTION NO. 2026-175

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:

DELL ROAD RECONSTRUCTION (NJDOT FUNDED)

be awarded to D&L Paving Contractors, Inc., 675 Franklin Avenue, Nutley, New Jersey 07110 for the Base Bid amount of **Seven Hundred Thirty-Two Thousand Six Hundred Ninety-Five Dollars and Eighty-Six Cents (732,695.86)** which represents the lowest of eleven (11) bids submitted. This Resolution to take effect upon certification of this Resolution by the Borough Treasurer that sufficient funds are available.

RESOLUTION NO. 2026-176

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. 440 Monroe Street

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. 2026-177

BOROUGH OF CARLSTADT
COUNTY OF BERGEN

Be it resolved by the Mayor and Council of the Borough of Carlstadt, Bergen County, New Jersey that the contract for the **Culvert Flap Gates Improvements Project** is currently in construction by **J Fletcher Creamer & Son, Inc.** in accordance with the Plans and Specifications, as

directed by the Project Engineer. The said construction is hereby accepted for Payment No. 1 in the amount of **Eight Hundred Thirteen Thousand, Eight Hundred Fifty Dollars and Eighty Cents ($813,850.80)** is hereby approved.

This Resolution to take effect immediately.

RESOLUTION NO. 2026-178

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 Carlstadt has received notice of an award of $73,761.44 from the State of New Jersey for 2023 Recycling Tonnage Grant and wishes to amend is 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 $73,761.44

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:

Recycling Tonnage Grant

AND, BE IT FURTHER RESOLVED that the like sum of $73,761.44 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:

Recycling Tonnage Grant

AND, 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. 2026-179

WHEREAS, the safety, health, and welfare of the residents, properties, and businesses within the Borough of Carlstadt are of the utmost priority to the governing body; and

WHEREAS, a review of local fire protection infrastructure has identified a need for enhanced fire suppression capabilities and water infrastructure access at Broad Street between Sixteenth and Nineteenth Streets; and

WHEREAS, the Fire Official has thoroughly inspected the proposed location and formally recommended the installation of a new public fire hydrant to satisfy public safety requirements.

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

1. **Authorization:** The municipal administration and Veolia Water are hereby authorized and directed to take all necessary steps to install one (1) new public fire hydrant at Broad Street between Sixteenth and Nineteenth Streets.

2. **Effective Date:** This resolution shall take effect immediately upon final passage according to law.

RESOLUTION NO. 2026-180

RESOLUTION APPOINTING INTERIM ZONING OFFICIAL

NOW, THEREFORE BE IT RESOLVED that the Mayor of the Borough of Carlstadt, Bergen County, New Jersey, hereby appointment Matthew Ceberio as Interim Zoning Official for a term to end December 31, 2026 included in his current responsibilities with RCM Ceberio LLC performing construction department consulting, with advice and consent of the Borough Council.

RESOLUTION NO. 2026-181

RESOLUTION APPOINTING ASSISTANT TO THE MAYOR, CHAPTER 2-ADMINISTRATION

NOW, THEREFORE BE IT RESOLVED that the Mayor of the Borough of Carlstadt, Bergen County, New Jersey, hereby appoints Joseph Crifasi Sr. as Assistant to the Mayor for a term to end December 31, 2026 with no financial compensation according to the Revised General Ordinances, Chapter 2, Administration, with advice and consent of the Borough Council.

Mayor Zimmermann entertained a motion to approve the Consent Agenda. On motion by Roseman,

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

CORRESPONDENCE
The Mayor and Council reviewed a request to hold a World Cup final watch party, featuring children's activities and a street closure, at 35 Franklin Street on July 19th from 11:00 AM until 7:00 PM.

Mayor Zimmermann entertained a motion to approve the street closure and World Cup final watch party at 35 Franklin Street. On motion by Fonseca, seconded by DeBiase, unanimous on call of roll of those present.

CONSIDERATION OF ORDINANCES
NONE

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.

Stefan Kindberg. 742 Eighth St., Mr. Kindberg expressed disappointment that more residents do not attend Caucus and Council meetings.

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

DEPARTMENT REPORTS
Police Chief Cox presented the findings of a traffic control study for Ninth Street near the Little League field. The study was conducted between April and May in response to a resident's request for the installation of speed bumps. Chief Cox stated that the study's findings did not warrant speed bumps, noting that only one car from the study was recorded traveling 40MPH.

UNFINISHED BUSINESS
Ordinance 26-12 An ordinance to regulate and limit the number of data centers within the geographic boundaries of the Borough of Carlstadt. This "Carry Over" is currently being finalized and was not advertised for first reading.

MISCELLANEOUS/NEW BUSINESS
None

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 7:44 P.M. On motion by DeBiase, seconded by Roseman, unanimous on call of roll of those present.

Mayor Zimmermann entertained a motion to return to open session at 8:30 P.M. On motion by Fonseca, seconded by Emerson, unanimous on call of roll of those present

ADJOURNMENT
Mayor Zimmermann entertained a motion to adjourn the meeting at 8:41 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