

CAUCUS MEETING

July 15, 2026

A REGULAR SCHEDULED CAUCUS MEETING of the Mayor and Council of the Borough of Carlstadt was held in the Caucus Room of Borough Hall, 500 Madison Street, Carlstadt, New Jersey on Wednesday, July 15, 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 and Suzanne Fonseca were present. Council members William Roseman and Diane DeBiase were 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-a 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 board.

CORRESPONDENCE

None

HEARING OF CITIZENS

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

Joe Biggy, President CVAC - Mr. Biggy inquired about the procedure to sell an old ambulance. Councilman Emerson stated that he recommends obtaining a letter of intent from any prospective buyers. Robert Ceberio, Borough Administrator, stated that he will handle the sale of the ambulance.

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

MISCELLANEOUS/NEW BUSINESS

None

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.

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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, 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 7:06 P.M. On motion by Fonsesca, seconded Lenoy, unanimous on call of roll of those present.

Mayor Zimmermann entertained a motion to return to open session at 7:59 P.M. On motion by Emerson, seconded by Fonseca, unanimous on call of roll of those present.

ADJOURNMENT

Mayor Zimmermann entertained a motion to adjourn the meeting at 8:05 P.M. On motion by Fonseca, seconded by Emerson, unanimous on call of roll of those present.

APPROVED: _____
ROBERT J. ZIMMERMANN, MAYOR

ATTEST: _____
KIMBERLY KOZIEL, ACTING BOROUGH CLERK

COUNCIL MEETING

July 15, 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, July 15, 2026 at 8:08 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, and Suzanne Fonseca were present. Council members William Roseman and Diane DeBiase were 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.

APPROVAL OF MINUTES

Mayor Zimmermann entertained a motion to accept the minutes of the July 1, 2026, Caucus/Finance meeting (Open & Closed Sessions). On motion by Stoltz, seconded by Emerson, the motion carried with Council member Lenoy abstaining.

CORRESPONDENCE

None

SPECIAL REPORTS

The Construction Official's report was read for the month of June. This report will be filed.
The Borough Clerk's report was read for the month of June. This report will be filed.
The Tax Collector's report was read for the month of June. This report will be filed.

CONSENT AGENDA

RESOLUTION NO. 2026-182

WHEREAS, the Tax Court of New Jersey, County of Bergen issued a Civil Action Judgment in the tax appeal of Prologis by Prologis 118 Moonachie LLC, Owner for property located at 118 Moonachie Avenue HM, Carlstadt, New Jersey for Block 127 Lot 24 as per Docket No. 000204-2014 dated 06/29/2026 reducing the 2014 property tax assessment from \$18,400,000.00 to \$18,000,000.00; and

WHEREAS, the reduction in the 2014 property tax assessment is \$400,000.00 or \$7,964.00 in 2014 property tax.

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The parties having agreed that there has been no change in value or municipal-wide revaluation or reassessment adopted for the tax year(s) 2015 and 2016 (Freeze Act year(s), the provisions of N.J.S.A. 54:51A-8 (Freeze Act) shall be applicable to the assessment on the property referred to herein for said Freeze Act year(s). No Freeze Act year shall be the basis for application of the Freeze Act for any subsequent year.

WHEREAS, the Freeze Act year of 2015 reduces the property tax assessment from \$18,400,000.00 to \$18,000,000.00 creating a reduction in the 2015 property tax assessment \$400,000.00 or \$8,280.00 in 2015 property tax. There is no refund for the 2016 property tax assessment as it was lowered on the Tax Duplicate.

NOW, THEREFORE BE IT RESOLVED by the Governing Body of the Borough of Carlstadt that a refund of \$16,244.00 is authorized and the Tax Collector shall adjust his books accordingly. (2014; \$7,964.00, 2015: \$8,280.00).

It is noted that the Borough's Finance Office has reviewed this Tax Appeal Settlement and certifies that the Appeal is genuine and that funds are available for payment. It is also noted that the Borough's Tax Appeal Attorney, Edna Jordan, Esq. has negotiated this Tax Appeal and has approved the settlement on behalf of the Borough of Carlstadt and that the Carlstadt Borough Attorney Joseph Donahue, Esq., has reviewed this Resolution and finds it to be satisfactory and legal. In addition, the Borough Auditor has reviewed said calculations and finds them to be satisfactory and true with the Judgments.

The refund shall be made payable to:
"Prologis By Prologis 118 Moonachie LLC, Owner"

The refund check shall be mailed to:
Zipp and Tannenbaum, LLC
Att.: Peter Zipp
280 Raritan Center Parkway
Edison, NJ 08837

RESOLUTION NO. 2026-183

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

1. 345 Hoboken Road

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 2026-188

**RESOLUTION DESIGNATING A RELOCATION ASSISTANCE PROGRAM
ADMINISTRATOR
PURSUANT TO §12-4.6 OF THE BOROUGH CODE**

WHEREAS, Chapter XII, Section 12-4 of the Code of the Borough of Carlstadt establishes regulations governing the relocation of tenants occupying unlawful dwelling units; and

WHEREAS, §12-4.6 of the Borough Code provides that “The Mayor and Council shall designate a person to act as a relocation assistance program administrator. Such person shall administer the relocation funds for the benefit of displaced persons who are required to remove themselves from unlawful occupancies of dwelling units. Such administrator shall comply with the requirements of N.J.S.A. 52:31B-1 et seq. and N.J.S.A. 20:4-1 et seq. **WHEREAS**, the Borough of Carlstadt finds it necessary to formally designate an individual to administer relocation assistance in accordance with the Borough Code and applicable State statutes governing relocation assistance and displaced persons; and

WHEREAS, the Mayor and Council desire to ensure that all eligible displaced tenants receive relocation benefits, dislocation allowances, and administrative support consistent with State law and Borough policy.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, County of Bergen, State of New Jersey, that: Hernan Lopez is hereby designated as the Relocation Assistance Program Administrator for the Borough of Carlstadt.

The Administrator shall be responsible for administering relocation assistance funds, verifying eligibility, processing claims, and coordinating with the Code Enforcement Office regarding unlawful dwelling determinations.

The Administrator shall perform all duties in compliance with N.J.S.A. 52:31B-1 et seq., N.J.S.A. 20:4-1 et seq., and all regulations promulgated thereunder, as required by §12-4.6 of the Borough Code.

The Administrator shall maintain records of relocation assistance disbursements, tenant eligibility documentation, and all actions taken pursuant to this designation.

This Resolution shall take effect immediately upon adoption.

RESOLUTION 2026-190

WHEREAS, the Tax Court of New Jersey, County: Bergen issued a Civil Action Judgment in the tax appeal of SUN CHEMICAL CORP. for property located at 631 Central Avenue, Block 8 Lot 11 as per Docket No. 003022-2025 dated 06/23/2026, reducing the 2025 property tax assessment from \$ 17,000,000.00 to \$ 15,462,500.00, and,

WHEREAS, the reduction in the 2025 property tax assessment is \$ 1,537,500.00 or \$

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26,214.38 in 2025 property tax.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt authorize a refund of \$ 26,214.38 and the Tax Collector shall adjust his books accordingly.

It is noted that the Borough's Finance Officer has reviewed this Tax Appeal Settlement and Certifies that the Appeal is genuine and that funds are available for payment. It is also noted that Tax Appeal Attorney Edna J. Jordan, Esq. has negotiated this Tax Appeal and has approved the settlement on behalf of the Borough of Carlstadt and that the Carlstadt Borough Attorney Joseph Donahue, Esq. has reviewed this Resolution and finds it to be satisfactory and legal.

The refund shall be made payable to:

"The Law Firm of J. Janata, as Attorney for the taxpayer"

and the payment shall be mailed to:

The Law Firm of J. F. Janata
6 Arrow Road, Suite 100A
Ramsey, NJ 07446

RESOLUTION NO. 2026-191

RESOLUTION AUTHORIZING PAYMENT AND COMPLIANCE WITH AN ORDER AND JUDGMENT AGAINST THE BOROUGH

WHEREAS, the Borough of Carlstadt was named as a defendant in a lawsuit filed in the Superior Court of New Jersey, Bergen County, under Docket Number BER-L-3281-21; and

WHEREAS, the plaintiff in said lawsuit filed a Motion for Summary Judgment against the Borough of Carlstadt; and

WHEREAS, on June 23, 2026, the Honorable John D. O'Dwyer signed an Order and Judgment in favor of the plaintiff and against the Borough; and

WHEREAS, the Court has ordered the Borough to pay the plaintiff the total gross sum of \$10,425.00 along with certain other payments to the New Jersey Division of Pensions; and

WHEREAS, the Municipality's legal counsel has reviewed the Court's Order and Judgment and recommends that the Municipality comply with the Order and Judgment.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Carlstadt, County of Bergen, State of New Jersey, as follows:

1. **Authorization of Payment:** The Chief Financial Officer is hereby authorized and directed to issue a check in the amount of \$ 10,425.00 to satisfy the Order and Judgment and to otherwise comply with any and all pension payments, contributions and deductions specified in the Order and Judgment and required by law.
2. **The Borough of Carlstadt** shall take all steps and actions necessary to comply with the Order and Judgment.
3. **Effective Date:** This Resolution shall take effect immediately upon its passage according to municipal law.

Mayor Zimmermann entertained a motion to approve the Consent Agenda. On motion by Stoltz, seconded by Lenoy, 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 – In the absence of Councilwoman DeBiase, Councilman Lenoy read the 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.

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PROJECTS – Councilman Lenoy reported progress.

HUMAN RESOURCES – Councilwoman Fonseca reported progress.

READING OF BILLS

RESOLUTION NO. 2026-189

MEDICAL BENEFITS ACCT	129,373.45
PAYROLL ACCOUNT	13,615.23
PAYROLL ACCOUNT	517,283.31
MEDICAL BENEFITS ACCT	114,485.42
MEDICAL BENEFITS ACCT	58,093.68
PAYROLL ACCOUNT	585,297.97
MEDICAL BENEFITS ACCT	121,047.96
BRACH EICHLER LLC	1,716.00
COUNTRY CREEK MASONRY, LLC	1,300.00
HUDSON TIRE EXCHANGE	5,042.80
KK TROPHY AND APPAREL	120.00
LORI NUNZIATO	101.98
LOWE'S BUSINESS ACCT/GEMB	400.94
NEGLIA ENGINEERING	
ASSOCIATES	8,370.02
PENGUIN MANAGEMENT INC.	1,512.00
VIP CAR WASH & LUBE LLC	371.99
WOLF VESPASIANO LLC	
ATTORNEY	19,663.99
AT&T MOBILITY	572.47
COMCAST	779.26
KIM KOZIEL - PETTY CASH	678.01
PSE&G	21,263.16
STROEDECHE, WARREN	600.00
NEW JERSEY MOTOR VEHICLE	60.00
NEW JERSEY MOTOR VEHICLE	60.00
NONNA ROSA TRATTOTIA	
PIZZERIA	3,010.00
BOROUGH OF RUTHERFORD	14,881.12
CLIFFHANGER PRODUCTIONS INC	1,687.50
FIELD DAY PARTIES LLC	700.00
GSB	6,834.19
MCNERNEY & ASSOCIATES, INC	4,100.00
PERAN HEALTH LLC	275.00

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PSE&G	113.06
REGIONAL BOARD OF EDUCATION	791,390.50
REMINGTON AND VERNICK	345.00
THE STANDARD INSURANCE CO.	7,406.14
VEOLIA WATER NEW JERSEY	2,271.40
WOLF VESPASIANO LLC	
ATTORNEY	10,811.94
CROSS COUNTRY CYCLE, INC.	31,624.50
PSE&G	32,736.63
AGGRESSIVE ENERGY LLC	6,254.87
ALERT 360	68.75
ALPHADOG SOLUTIONS, INC.	1,095.00
AMERICAN HOSE & HYDRAULICS	
INC	560.39
A.N.D. SERVICE	1,359.74
ARROW ELEVATOR INC.	275.00
ASSENHEIMER, CHRISTOPHER	162.64
AT&T	145.00
BELLAQUA INC	273.52
BERGEN CO. UTILITIES	
AUTHORITY	242,223.00
BFI	21,418.02
BILL O'SHEA'S	110.95
BIS INC.	1,991.17
BLUE STAR OF NEW JERSEY INC.	4,573.00
BOROUGH OF RUTHERFORD	13,929.17
BRAEN STONE INDUSTRIES INC	275.90
BRUNO ASSOCIATES INC	3,300.00
CARLSTADT BOARD OF ED.	1,233,530.84
C. ELSTON & ASSOCIATES	1,350.00
CLIFFSIDE BODY CORP	10,300.19
CLIFFHANGER PRODUCTIONS INC	950.00
COBBLESTONE HILL DELI	263.88
COUSINS REALTY	991.25
CROSS COUNTRY BERGEN LLC	2,201.42
DELGADO INTERPRETING	
SERVICES	275.00
DEN'S FARM FRIENDS	2,250.00
DEPARTMENT OF TREASURY	943.84
DIRECT FLOORING, INC.	39,702.31
D & L PAVING CONTRACTORS	7,594.76

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ELITE PARTY SERVICE	479.00
ELIZABETH NOTO	85.00
ELLEN J RITCHIE	1,060.96
EXPERT SEWER & DRAIN LLC	1,500.00
FIRE & SAFETY SERVICES	244.34
FRANK'S GMC	4,049.79
GADALETA HEATING & COOLING LLC	1,850.00
GALLUZZO BROTHERS CARTING	1,700.00
GARBARINI & CO.	4,000.00
GLOBAL CROSSING	175.00
GOLD TYPE BUSINESS MACHINES	2,715.66
GREATAMERICA FINANCIAL SVCS.	440.00
GRIFFIN SALES & SERVICE II	4,699.00
GSB	6,368.00
VINDAN, INC.	923.00
HOLY NAME MEDICAL CENTER	2,202.41
HOMETOWN AUTO PARTS	0.00
HOMETOWN AUTO PARTS	2,858.53
HUDSON TIRE EXCHANGE	607.78
I.D.A.	70,817.33
IMPRESSIVE PRINTING INC	4,054.57
INSTITUTE FOR FORENSIC	950.00
INTERSTATE BATTERY SYSTEM	20.00
INTERSTATE WASTE SERVICES INC	31,979.76
JOSEPH R. DONAHUE LLC	8,583.33
KIMBALL MIDWEST	2,072.42
KK TROPHY AND APPAREL	143.00
KOCH MONUMENT LLC	675.00
KORSEN'S CARPET CLEANING	3,709.00
RUTHERFORD APPLIANCE CENTER	529.00
LAW SOFT INC	975.00
LUMENT TACTICAL LLC	977.40
MASTERMAN'S LLP	1,006.47
MASTER PIZZA	203.50
MATERA'S NURSERY, INC	2,134.80
MCI COMM SERVICE	627.27
MEADOWLANDS HARDWARE	68.94
MEADOWLANDS AREA YMCA	280.00

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MEDICED.COM, INC.	72.00
MERCHANTS ALARM SYSTEMS INC	78.00
MONMOUTH TELECOM	1,089.00
MSI TECHNOLOGIES LLC	3,493.60
MUSCO SPORTS LIGHTING LLC	6,227.00
NATIONAL HIGHWAY PRODUCTS	3,035.00
NEGLIA ENGINEERING ASSOCIATES	3.35
NEW JOY FARMS	470.75
NICK'S TOWING SERVICE, INC.	489.00
NJ FIRE EQUIPMENT CO., INC.	711.55
NORTH JERSEY MEDIA GROUP INC	140.60
NORTHEAST SWEEPERS INC	2,853.60
OLYMPIC GLOVES & SAFETY CO.INC	400.00
PANORAMA TOURS INC	1,625.00
ALL AMERICAN FORD OF PARAMUS	4,376.02
PASQUALE & DELEASA LLC	4,850.00
PELLEGRINO CHEVROLET	58,856.32
PLAID MOTORS	4,439.88
PORTRAITS N PLAY LLC	700.00
PRESTI, ROSARIO JR., ESQ.	1,530.27
PROLOGIS BY PROLOGIS	16,244.00
QUICKIE CAR WASH OF	1,080.00
RCM CEBERIO LLC	7,867.50
REDICARE LLC	791.28
RICHARD S. CEDZIDLO	1,100.00
RIEDEL SIGN CO., INC.	2,775.00
RITCHIE, PAUL	1,388.38
ROBERTS AND SON	128.28
SANITATION EQUIP. CORP.	277.71
SCHWARZ, KENNETH	1,125.00
SHERWIN WILLIAMS CO.,INC.	97.44
S INCLINE, LLC	1,167.00
SO. BER. MUNC. JT. INS FD	420,930.00
SOME'S UNIFORMS INC.	3,898.09
STAN'S SPORT CENTER, INC	663.52
STATE LINE FIRE & SAFETY	244.75
STATE OF NEW JERSEY	80.00

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QUALITY AUTO MALL	1,057.11
STAPLES ADVANTAGE	0.00
STAPLES ADVANTAGE	5,527.95
THE BADGE COMPANY OF NJ INC	1,244.00
TRAFFIC SAFETY & EQUIPMENT INC	934.50
TURN OUT UNIFORMS, INC	582.97
ULINE, INC.	1,071.50
VEOLIA WATER NEW JERSEY	15,770.41
UNUM LIFE INS. CO. OF AMERICA	1,272.22
VANESSA JARAMILLO	196.28
VERIZON	1,207.91
VERIZON BUSINESS	44.65
VESTIS	524.68
WATCH US GROW LANDSCAPE DESIGN	10,707.00
	4,869,571.56

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

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.

Mayor Zimmermann entertained a motion to postpone Ordinance 26-12 to the next regular meeting. On motion by Lenoy, seconded by Stoltz, unanimous on call of roll of those present.

CONSIDERATION OF ORDINANCES

FIRST READING

ORDINANCE NO. 26-13

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 21 (ZONING) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF CARLSTADT TO REVISE THE MIXED COMMERCIAL ZONE (MCZ) REGULATIONS AND HOME OCCUPATION STANDARDS FOR THE HACKENSACK STREET CORRIDOR

RESOLUTION 2026-184

BE IT RESOLVED that the ordinance entitled:

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 21 (ZONING) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF CARLSTADT TO REVISE THE MIXED COMMERCIAL ZONE (MCZ) REGULATIONS AND HOME OCCUPATION STANDARDS FOR THE HACKENSACK STREET CORRIDOR

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 5th day of August, 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. 26-13. On motion by Stoltz, seconded by Emerson, unanimous on call of roll of those present.

ORDINANCE NO. 26-14

AN ORDINANCE AMENDING CHAPTER 21 (ZONING) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF CARLSTADT TO ESTABLISH DOWNTOWN DESIGN STANDARDS FOR THE HACKENSACK STREET CORRIDOR

RESOLUTION 2026-185

BE IT RESOLVED that the ordinance entitled:

AN ORDINANCE AMENDING CHAPTER 21 (ZONING) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF CARLSTADT TO ESTABLISH DOWNTOWN DESIGN STANDARDS FOR THE HACKENSACK STREET CORRIDOR

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 5th day of August, 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

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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. 26-14. On motion by Lenoy, seconded by Fonseca, unanimous on call of roll of those present.

ORDINANCE NO. 26-15

AN ORDINANCE ESTABLISHING A FIVE-YEAR TAX EXEMPTION AND ABATEMENT PROGRAM FOR THE REHABILITATION OF PROPERTIES AND NEW MIXED-USE CONSTRUCTION WITHIN THE HACKENSACK STREET DOWNTOWN AREA, PURSUANT TO N.J.S.A. 40A:21-1 ET SEQ.

RESOLUTION 2026-187

BE IT RESOLVED that the ordinance entitled:

AN ORDINANCE ESTABLISHING A FIVE-YEAR TAX EXEMPTION AND ABATEMENT PROGRAM FOR THE REHABILITATION OF PROPERTIES AND NEW MIXED-USE CONSTRUCTION WITHIN THE HACKENSACK STREET DOWNTOWN AREA, PURSUANT TO N.J.S.A. 40A:21-1 ET SEQ.

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 5th day of August, 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. 26-15. On motion by Emerson, seconded by Lenoy, unanimous on call of roll of those present.

RESOLUTION(S)

RESOLUTION 2026-186

**RESOLUTION REFERRING PROPOSED AMENDMENTS TO CHAPTER 21
(ZONING) REGARDING DOWNTOWN MIXED COMMERCIAL ZONE (MCZ)
REGULATIONS AND DESIGN STANDARDS TO THE CARLSTADT PLANNING
BOARD FOR MASTER PLAN CONSISTENCY REVIEW PURSUANT TO N.J.S.A.
40:55D-26 AND N.J.S.A. 40:55D-64**

WHEREAS, the Mayor and Council of the Borough of Carlstadt have introduced and approved on first reading Ordinance No. 2026-13 (Zoning Changes) and Ordinance No. 2026-14 (Design Standards) to implement strategic recommendations from the Hackensack Street Downtown Area Vision and Rehabilitation Plan; and

WHEREAS, the Municipal Land Use Law (MLUL), specifically N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64, requires that prior to the adoption of a development regulation, revision, or amendment thereto, the governing body shall refer the proposed ordinance to the Planning Board for a report and review concerning consistency with the municipal Master Plan; and

WHEREAS, the MLUL grants the Planning Board a period of thirty-five (35) days after referral to identify any provisions of the proposed ordinances which are inconsistent with the Master Plan and to make recommendations concerning those inconsistencies or any other relevant land use matters;

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. Formal Referral: Ordinance No. 2026-13 (Zoning Changes) and Ordinance No. 2026-14 (Design Standards), as introduced on first reading, are hereby formally referred to the Borough of Carlstadt Planning Board for review, comment, and a determination of consistency with the Borough's Master Plan.
2. Planning Board Report Required: Pursuant to N.J.S.A. 40:55D-26, the Planning Board is requested to transmit its written report and recommendations to the Mayor and Council within thirty-five (35) days of the date of this referral, and prior to the public hearing and final consideration for adoption of said ordinances.
3. Transmittal of Documents: The Borough Clerk is hereby authorized and directed to immediately transmit a certified copy of this Resolution, along with complete copies of the introduced ordinances and the relevant sections of the Hackensack Street Downtown Area Vision and Rehabilitation Plan, to the Planning Board Administrative Officer and Planning Board Attorney.
4. Effective Date: This Resolution shall take effect immediately.

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Mayor Zimmermann entertained a motion to adopt Resolution 2026-186. On motion by Lenoy, seconded by Fonseca, unanimous on call of roll of those present.

RESOLUTION 2026-192

A RESOLUTION AUTHORIZING THE RENEWAL OF THE BOROUGH'S PARTIALLY SELF-FUNDED HEALTH BENEFITS PROGRAM WITH INSURANCE DESIGN ADMINISTRATORS (IDA) FOR THE PERIOD 8/1/26 THROUGH 7/31/27

WHEREAS, the Borough of Carlstadt (hereinafter, the Borough) provides Medical, Prescription and Vision benefits through a partially self-funded plan administered by Insurance Design Administrators (IDA), with principle offices located in Oakland, NJ; and

WHEREAS, due diligence was performed in the renewal process associated with this Program which yielded the following recommendations, hereby submitted for consideration and subsequent favorable action by the Governing Body:

STOP LOSS - the Stop Loss Renewal Option #1 offered by Sirius America Insurance Company, an A+ rated carrier, as rated by *A.M. Best* (as illustrated on the Comparison & Analysis spreadsheet), has been determined to be most competitive in comparison to the alternate proposals solicited and evaluated by the Health Benefits Consultant and presented to the Borough for review and consideration. Specifically, the Renewal offer represents a contract Proposal with the same terms and conditions as the expiring contract, with an increase in the Specific Stop Loss of \$100,000 (from the expiring \$80,000) with an Aggregating Specific, \$40,000 Corridor, Incurred in 24 Months, Paid in 12 Months) at an estimated annual premium of \$1,088,250 (based upon the current enrollment) or a \$357,053 increase (48.83%) over the Expiring Premium. The Maximum Program Liability will be \$8,529,478, which represents an increase in exposure to the Borough of \$573,733 (or 7.21%) above the Expiring Program; and

NETWORK – The CIGNA Network continues to effectively serve the Municipality, both with respect to In-Network utilization and associated savings. With respect to Out-Of-Network claims, the savings for Out of Network (OON) claims currently realized through the utilization of the ZELIS Program continue to perform above expectations and deliver meaningful savings to OON claims cost; and

TRANSPARENCY OF FEES – The Renewal Stop Loss Insurance Contract Proposal maintains the \$0 commission framework initiated several years ago, whereby the TPA and Health Benefits Consultant receive No Commission on the Stop Loss Policy, but rather, compensation is paid directly by the Borough to these Professionals and thereby provides for full transparency in compensation; and

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BENEFIT LEVEL ASSURANCE - The Proposal maintains the existing level of benefits in accordance with the contractual requirements promulgated by the various collective bargaining unit agreements within the Borough.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, County of Bergen, State of New Jersey, the Stop Loss Renewal Proposal identified on the Medical Benefits Comparison & Analysis prepared by the Borough's Health Benefits Consultant is hereby accepted and adopted with the specific provisions and conditions noted herewith above; and

BE IT FURTHER RESOLVED the contract award for the re-insurance component of the proposal is to a duly licensed and admitted Insurance Company within the State of NJ and therefore, such award is exempt from the requirements set forth by P.L. 2004, Chapter 19 (as amended by P.L. 2005, c.51) N.J.S.A.19:44A-20.5 et seq; and

BE IT FURTHER RESOLVED the Borough Administration, Third Party Administrator and Health Benefits Consultant are hereby authorized and directed to promulgate the renewal process and documents, thereof; and

BE IT FURTHER RESOLVED the Renewal Proposal for Third Party Administrative (TPA) Services, offered by Insurance Design Administrators (IDA), at the fee schedule noted and included with the renewal materials is also accepted and directed to the Borough Administration and Health Benefits Consultant for contract review and execution; and

BE IT FURTHER RESOLVED a certified copy of this Resolution shall be forwarded to the Borough CFO, Borough Auditor, and PIA Security Programs, A Division of World Insurance Associates, LLC, 429 Hackensack Street, P.O. Box 818, Carlstadt, NJ 07072, Health Benefits Consultant to the Borough.

Mayor Zimmermann entertained a motion to adopt Resolution 2026-192. On motion by Emerson, seconded by Stoltz, 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 Fonseca, seconded by Emerson, unanimous on call of roll of those present.

Bruce Young, 720 Washington St., Mr. Young informed the governing body he met with the staff of Forever Moments, the company that offers services that link physical headstones or monuments to digital archives.

Don Molzon, 530 Madison St., Mr. Molzon inquired about the specific boundaries of the Hackensack Street Corridor.

Borough Administrator Ceberio informed Mr. Molzon of the boundaries.

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Joseph Biggy Jr., Battalion Chief commented on the fire department gaining access to the buildings if Ordinance 26-13 and Ordinance 26-14 are adopted.

Borough Administrator Ceberio informed Mr. Biggy that all zoning changes will be reviewed by the Planning Board; that is what Resolution 2026-186 addresses. He suggested Mr. Biggy's recommendations be presented to the Planning Board, which will be reviewing amendments for Master Plan consistency.

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

MISCELLANEOUS/NEW BUSINESS

None

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.

Mayor Zimmermann entertained a motion to go into closed session at 8:59 P.M. On motion by Fonseca, seconded Stoltz, unanimous on call of roll of those present.

Mayor Zimmermann entertained a motion to return to open session at 9:50 P.M. On motion by Emerson, seconded by Lenoy, unanimous on call of roll of those present.

ADJOURNMENT

Mayor Zimmermann entertained a motion to adjourn the meeting at 9:54 P.M. On motion by

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

APPROVED: _____
ROBERT J. ZIMMERMANN, MAYOR

ATTEST: _____
KIMBERLY KOZIEL, ACTING BOROUGH CLERK