

## **CAUCUS MEETING**

**August 19, 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, August 19, 2026 at 7:10 P.M.

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

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

Council President 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 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**

Christina Longo, President of the Becton High School Soccer Booster Club, sent a letter on behalf of the Becton Boys and Girls Soccer Club to request a donation for the upcoming season.

Council President Emerson entertained a motion to approve the request for a customary donation to the Becton Boys and Girls Booster Club. On motion by Fonseca, seconded by DeBiase, unanimous on call of roll of those present.

The Council President and Council members reviewed a correspondence item seeking approval for payment of \$100.00 to Bill O'Sheas Florist for a floral tribute sent on behalf of the Municipality to the family of Officer Steven Linde.

Council President Emerson entertained a motion to approve the payment for bereavement flowers sent to the family of Steven Linde. On motion by Fonseca, seconded by DeBiase, unanimous on call of roll of those present.

Stefan Kindberg, President of the Carlstadt Turn Hall, submitted a letter asking if the Borough could provide a bus and driver to transport Turn Hall members to the Steuben Day Parade on September 19.

Council President Emerson entertained a motion to approve the request to provide the town bus and driver to transport Turn Hall members to the Steuben Day Parade. On motion by DeBiase, seconded by Lenoy, unanimous on call of roll of those present.

Hazem Asad, owner of Chocolate House, submitted a request to display a temporary grand opening

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banner on the side of the building for approximately two months.

Council President Emerson entertained a motion to approve the request from Chocolate House. On motion by Fonseca, seconded by DeBiase, 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 Fonseca, seconded by DeBiase, unanimous on call of roll of those present.

**Joe Biggy, President CVAC** - Mr. Biggy inquired about the sale of the old ambulance, noting he knew a potential buyer. Borough Administrator Robert Ceberio requested contact information for the interested party.

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

## MISCELLANEOUS/NEW BUSINESS

Council President Emerson provided an update on a recent meeting with the school administration regarding municipal gym utilization. The goal is to streamline the application process for facility use moving forward. Borough Administrator Robert Ceberio noted that the school may implement a master calendar to better manage these applications.

## 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, 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 7:32 P.M. On motion by Roseman, seconded Fonseca, unanimous on call of roll of those present.

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

**ADJOURNMENT**

Council President Emerson entertained a motion to adjourn the meeting at 8:00 P.M. On motion by Lenoy, seconded by Fonseca, unanimous on call of roll of those present.

APPROVED: \_\_\_\_\_  
ROBERT J. ZIMMERMANN, MAYOR

ATTEST: \_\_\_\_\_  
KIMBERLY KOZIEL, ACTING BOROUGH CLERK

## **COUNCIL MEETING**

**August 19, 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, August 19, 2026 at 8:02 P.M.

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

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

Council President 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 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.

Council President Emerson requested a change in the order of business to proceed with the presentation. On motion by Fonseca, seconded by Lenoy, unanimous on call of roll of those present.

### **PRESENTATIONS AND RECOGNITIONS**

#### **Presentation of Plaques to Retiring Summer Recreation Directors**

Council President Emerson presented plaques of appreciation to Ashley Brown and Danielle Bartlett-Rivezzi for their years of dedicated service to the Carlstadt Summer Recreation program. Council members expressed their gratitude, and photographs were taken to commemorate the occasion.

### **FUTURE PROJECTS AND ANNOUNCEMENTS**

Council President Emerson announced that a letter was sent to the New Jersey Sports and Exposition Authority (NJSEA) from the Mayor and Council requesting a meeting. The letter stated that it is time for the NJSEA to fulfill the obligations set forth in the Hearing Officers' Reports of 2004 and 2012. Additionally, the letter noted that taxpayers in the surrounding communities should be considered, as they are affected by traffic, pollution, and noise, while also providing police and fire protection. Furthermore, the letter urged the NJSEA to focus on the communities it is intended to serve.

Council President Emerson asked Councilman Lenoy to speak about potential pickleball courts at the Village Green. Councilman Lenoy explained that the borough had received renderings, which had not yet been finalized but noted that the Mayor and Council were excited about the idea of installing the courts for Carlstadt residents.

Councilwoman Fonseca added that if the project moves forward, there would be bathrooms

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installed as well, and potentially a new amphitheater for community concerts.

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

### **APPROVAL OF MINUTES**

Council President Emerson entertained a motion to accept the minutes of the August 5, 2026 Caucus/Finance meeting (Open & Closed Sessions). On motion by DeBiase, seconded by Lenoy, unanimous on call of roll of those present.

### **CORRESPONDENCE**

None

### **SPECIAL REPORTS**

The Construction Official's report was read for the month of July. This report will be filed.

The Borough Clerk's report was read for the month of July. This report will be filed.

The Tax Collector's report was read for the month of July. This report will be filed.

## **CONSENT AGENDA**

### **RESOLUTION NO. 2026-209**

**WHEREAS**, the Borough of Carlstadt received payment to redeem Tax Sale Certificate Number 20260001 that was sold on July 24, 2026, and,

**WHEREAS**, the Borough of Carlstadt holds Tax Sale Certificate Number 20260001.

**NOW, THEREFORE BE IT RESOLVED** by the Governing Body of the Borough of Carlstadt that Tax Sale Certificate Number 20260001 will be redeemed in the total amount of \$2,518.97 and the Tax Collector shall adjust the books to show that this Tax Sale Certificate was Redeemed.

Tax Sale Certificate shall be authorized for Redemption and returned to:  
626 Realty/Andrew Yuder  
115 Central Park West, Apt. 6J  
New York NY 10023

### **RESOLUTION 2026-210**

**WHEREAS**, the Borough of Carlstadt received payment to redeem Tax Sale Certificate Number 20260007 that was sold on July 24, 2026, and,

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**WHEREAS**, this is a Municipal Lien held by the Borough of Carlstadt and is a sewer charge lien.

**NOW, THEREFORE BE IT RESOLVED** by the Governing Body of the Borough of Carlstadt that Tax Sale Certificate Number 20260007 will be redeemed in the total amount of \$558.43 and the Tax Collector shall adjust the books to show that this Tax Sale Certificate was Redeemed.

The amount that is to be paid to the Carlstadt Sewerage Authority is \$513.26.

**RESOLUTION 2026-211**

**WHEREAS**, Tax Sale Certificate Number 20260008 was inadvertently struck off to the Borough of Carlstadt as a sewer charge that did not exist, and,

**WHEREAS**, there was no amount that was a delinquent sewer charge.

**NOW, THEREFORE BE IT RESOLVED** by the Governing Body of the Borough of Carlstadt that Tax Sale Certificate Number 20260008 is cancelled of record and the Tax Collector shall adjust his books to show same. This is for Block 126 Lot 73, 610 Commercial Avenue, Carlstadt NJ 07072.

**RESOLUTION NO. 2026-212**

**WHEREAS**, a Tax Sale was held on July 24, 2026 in the Borough of Carlstadt that included delinquent property taxes from 2025, delinquent municipal charges and delinquent sewer charges, and,

**WHEREAS**, the funds collected for delinquent sewer charges shall be paid to the Carlstadt Sewerage Authority in the amount of \$10,876.97

**NOW, THEREFORE BE IT RESOLVED** that payment is approved by the Carlstadt Governing Body in the amount of \$10,876.97 to reimburse the Carlstadt Sewerage Authority for the following delinquent sewer charges:

| Block  | Lot   | Amount    |
|--------|-------|-----------|
| 124    | 33    | \$1496.09 |
| 124    | 22.01 | \$ 766.30 |
| 126    | 67    | \$ 513.26 |
| 126    | 43    | \$ 716.15 |
| 125    | 4     | \$1086.86 |
| 123.01 | 19    | \$ 449.74 |

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|--------|------|-------------|
| 129    | 5    | \$ 249.08   |
| 124.01 | 1    | \$2288.71   |
| 124    | 6    | \$ 301.01   |
| 126    | 17   | \$1210.83   |
| 126    | 75   | \$ 415.14   |
| 123.01 | 6.01 | \$ 553.52   |
| 128    | 31   | \$ 643.47   |
| 123.01 | 21   | \$ 186.81   |
| TOTAL: |      | \$10,876.97 |

The Tax Collector shall adjust his books to show that these charges were reimbursed to the Carlstadt Sewerage Authority.

### **RESOLUTION NO. 2026-213**

#### **A RESOLUTION ESTABLISHING LAND USE RESTRICTIONS REGARDING DATA CENTERS WITHIN THE BOROUGH OF CARLSTADT AND PETITIONING THE NEW JERSEY SPORTS AND EXHIBITION AUTHORITY (NJSEA) REGARDING DATA CENTER DEVELOPMENT IN THE MEADOWLANDS DISTRICT**

**WHEREAS**, the Borough of Carlstadt is a mature suburban community with public utility and infrastructure systems, including water and sewer mains, that were largely installed in the early 1960s and require consistent, careful maintenance to ensure ongoing functionality; and

**WHEREAS**, recent engineering assessments of the Borough's infrastructure have identified significant challenges, including the need for substantial maintenance to address aging collection systems, debris accumulation, and potential capacity constraints; and

**WHEREAS**, the development of large-scale data centers has been identified as a land use that places intense, disproportionate demands on both electrical power grids and water resources for cooling and operations, which could exacerbate existing stresses on the Borough's utility networks; and

**WHEREAS**, the Mayor and Council of the Borough of Carlstadt have determined that the intensive operational requirements of data centers are inconsistent with the current capacity and planning objectives for the Industrial Road corridor; and

**WHEREAS**, the New Jersey Sports and Exhibition Authority (NJSEA) retains jurisdiction over portions of the Meadowlands District within the Borough of Carlstadt and is the approving authority for many development applications within that jurisdiction; and

**WHEREAS**, it is in the interest of the public health, safety, and welfare of the residents and businesses of Carlstadt that any future applications for data center development within the

Carlstadt Meadowlands receive rigorous scrutiny regarding their specific utility impacts and regional compatibility;

**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. The Governing Body hereby establishes a prohibition on the development, construction, or operation of data centers within the geographic boundaries of Industrial Road in the Borough of Carlstadt, recognizing the unique infrastructure and utility constraints of this corridor.
2. The Mayor and Council hereby formally request that the New Jersey Sports and Exhibition Authority (NJSEA) acknowledge the Borough of Carlstadt's specific concerns regarding the water, power, and utility infrastructure impacts of data centers should the NJSEA receive any application for the development of a data center within the Carlstadt Meadowlands.
3. The Borough requests that the NJSEA incorporate these municipal concerns into any future review process, site impact analysis, or public hearing regarding such proposed developments within the district to ensure the protection of the Borough's utility systems.
4. The Borough Clerk is hereby directed to forward a certified copy of this Resolution to the Executive Director and the Board of Commissioners of the New Jersey Sports and Exhibition Authority.

Council President Emerson announced that Resolution No. 2026-214 was removed from the Consent Agenda to be considered at a future meeting. A motion was made by Councilwoman Fonseca, seconded by Councilwoman DeBiase, to approve the remaining items on the Consent Agenda (Resolution Nos. 2026-209 through 2026-213). Upon roll call, the motion carried unanimously with all Council members present voting in the affirmative.

## **REPORTS OF SPECIAL COMMITTEES**

None

**FINANCE/LEGISLATION/INSURANCE** – Councilman Emerson read his report. This report will be filed.

**POLICE** - Councilman Roseman read his report. This report will be filed.

**FIRE/WATER/OEM/AMBULANCE** – In the absence of Councilman Stoltz, Councilwoman DeBiase read the reports. These reports will be filed.

**PUBLIC WORKS/PUBLIC PROPERTY** – Councilman Lenoy reported progress.

**PLANNING/BUILDING** – Councilwoman DeBiase read her report. This report will be filed.

**ZONING** – Councilman Lenoy read his reports. These reports will be filed.

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**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** – In the absence of Councilman Stoltz, Councilman Lenoy read the report. This report will be filed.

**PROJECTS** – Councilman Lenoy reported progress.

**HUMAN RESOURCES** – Councilwoman Fonseca reported progress.

## **READING OF BILLS**

### **RESOLUTION NO. 2026-217**

|                              |              |
|------------------------------|--------------|
| FP MAILING SOLUTIONS         | 4,990.00     |
| PAYROLL ACCOUNT              | 495,853.69   |
| COUNTY OF BERGEN             | 2,186,264.59 |
| COUNTY OPEN SPACE TRUST FUND | 102,298.81   |
| PAYROLL ACCOUNT              | 574,745.74   |
| MEDICAL BENEFITS ACCT        | 96,164.64    |
| MEDICAL BENEFITS ACCT        | 165,215.11   |
| MEDICAL BENEFITS ACCT        | 80,143.83    |
| BOROUGH OF CARLSTADT         | 2,400.00     |
| MEDICAL BENEFITS ACCT        | 473,495.95   |
| MEDICAL BENEFITS ACCT        | 47,537.77    |
| THOMAS MALONEY               | 10,425.00    |
| ALERT 360                    | 23.95        |
| ALPHADOG SOLUTIONS, INC.     | 1,095.00     |
| APPRAISAL SYSTEMS INC.       | 4,000.00     |
| ARMANDO AUTO BODY            | 2,356.70     |
| AT&T MOBILITY                | 573.31       |
| BOROUGH OF RUTHERFORD        | 50,164.13    |
| BRACH EICHLER LLC            | 3,120.00     |
| CAROUSEL INDUSTRIES OF NORTH | 4,010.17     |
| C. ELSTON & ASSOCIATES       | 2,460.00     |
| CHASAN,LAMPARELLO,MALLON AND | 5,970.20     |
| COMCAST                      | 779.28       |

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|                                |            |
|--------------------------------|------------|
| FUN TIME ENTERTAINMENT         | 2,000.00   |
| HACKENSACK MERIDIAN TEAM HLTH  | 500.00     |
| JOSEPH R. DONAHUE LLC          | 8,583.33   |
| KIPP & ALLEN, LLC.             | 7,794.00   |
| LEXINGTON INSURANCE COMPANY    | 5,471.28   |
| LOWE'S BUSINESS ACCT/GEMB      | 440.40     |
| MCI COMM SERVICE               | 606.72     |
| ALERT 360                      | 23.95      |
| ALPHADOG SOLUTIONS, INC.       | 1,095.00   |
| APPRAISAL SYSTEMS INC.         | 4,000.00   |
| ARMANDO AUTO BODY              | 2,356.70   |
| AT&T MOBILITY                  | 573.31     |
| BELLAQUA INC                   | 276.80     |
| BOROUGH OF RUTHERFORD          | 50,164.13  |
| BRACH EICHLER LLC              | 3,120.00   |
| CAROUSEL INDUSTRIES OF NORTH   | 4,010.17   |
| C. ELSTON & ASSOCIATES         | 2,460.00   |
| CHASAN,LAMPARELLO,MALLON AND   | 5,970.20   |
| COMCAST                        | 779.28     |
| FUN TIME ENTERTAINMENT         | 2,000.00   |
| HACKENSACK MERIDIAN TEAM HLTH  | 500.00     |
| JOSEPH R. DONAHUE LLC          | 8,583.33   |
| KIPP & ALLEN, LLC.             | 7,794.00   |
| LEXINGTON INSURANCE COMPANY    | 5,471.28   |
| LOWE'S BUSINESS ACCT/GEMB      | 440.40     |
| MCI COMM SERVICE               | 606.72     |
| MONMOUTH TELECOM               | 1,089.00   |
| MOTOROLA SOLUTIONS, INC.       | 71.42      |
| MOTOROLA SOLUTIONS             | 28,820.25  |
| MSI TECHNOLOGIES LLC           | 3,284.53   |
| NJ DIV. OF ALCOHOLIC BEV. CONT | 66.00      |
| PASQUALE & DELEASA LLC         | 975.00     |
| ESS, INC                       | 1,590.00   |
| PORRO LEGAL LLC                | 1,542.00   |
| PSE&G                          | 29,670.63  |
| PVP COMMUNICATIONS             | 1,194.00   |
| QBE SPECIALTY INSURANCE CO.    | 25,824.20  |
| REGIONAL BOARD OF EDUCATION    | 791,390.50 |
| RSC ARCHITECTS, P.A.           | 20,553.75  |
| SMITH-SONDY                    | 181,084.50 |

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|                                |            |
|--------------------------------|------------|
| STATE OF NEW JERSEY            | 1,453.32   |
| THE STANDARD INSURANCE CO.     | 7,340.16   |
| VEOLIA WATER NEW JERSEY        | 1,717.86   |
| ADPP ENTERPRISES INC           | 516.29     |
| WORLD INSURANCE ASSO. LLC      | 12,800.00  |
|                                | 0.00       |
| 6 BROTHERS CONTRACTORS LLC     | 32,450.00  |
| D & L PAVING CONTRACTORS       | 33,868.76  |
| MONTANA CONSTRUCTION CORP.     | 180,525.31 |
| RCM CEBERIO LLC                | 17,675.00  |
| ROYAL TOUCH HAND CAR WASH CORP | 1,320.00   |
| VEOLIA WATER NEW JERSEY        | 11,975.23  |
| VEOLIA WATER NEW JERSEY        | 12,100.46  |
| D & L PAVING CONTRACTORS       | 26,380.99  |
| ADPP ENTERPRISES               | 54.73      |
| ALL AMERICAN COLLISION CENTER  | 1,419.94   |
| AMERICAN HOSE & HYDRAULICS INC | 306.04     |
| APPRAISAL SYSTEMS INC.         | 4,000.00   |
| ASSENHEIMER, CHRISTOPHER       | 141.08     |
| ATLANTIC COAST RECYCLING LLC   | 4,975.42   |
| AT&T MOBILITY                  | 586.22     |
| BERGEN FENCE                   | 3,618.00   |
| BERGEN COUNTY HARLEY-DAVIDSON  | 1,924.12   |
| BERGEN COUNTY CLERK            | 6,895.93   |
| BILL O'SHEA'S                  | 110.95     |
| BLAZE EMERGENCY EQUIP. CO.     | 327.85     |
| BRUNO ASSOCIATES INC           | 3,300.00   |
| CERTIFIED LABORATORIES         | 702.50     |
| CHASAN,LAMPARELLO,MALLON AND   | 5,249.70   |
| CLIFFSIDE BODY CORP            | 47,000.00  |
| COBBLESTONE HILL               | 6.00       |
| COLANERI BROTHERS LLC          | 797.99     |
| COUNTRY CREEK MASONRY, LLC     | 3,500.00   |
| DAVID WEBER OIL CO.            | 1,894.40   |
| DELGADO INTERPRETING SERVICES  | 1,975.00   |
| DENISE OEHLMANN                | 230.00     |
| DMK APPAREL                    | 138.00     |
| EDDIE GALLON                   | 200.00     |
| ENGINEER SUPPLY LLC            | 84.94      |
| FIRE & SAFETY SERVICES         | 112.31     |

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|                                |           |
|--------------------------------|-----------|
| GATES FLAGS AND BANNER INC     | 37.00     |
| GENERAL CODE, LLC              | 5,375.00  |
| GLOCK PROFESSIONAL INC         | 600.00    |
| GOLD TYPE BUSINESS MACHINES    | 100.00    |
| GRAINGER, INC.                 | 45.98     |
| GREATAMERICA FINANCIAL SVCS.   | 440.00    |
| HOMETOWN AUTO PARTS            | 0.00      |
| HOMETOWN AUTO PARTS            | 5,359.54  |
| HUDSON TIRE EXCHANGE           | 89.00     |
| IDVILLE                        | 226.42    |
| IMPRESSIVE PRINTING INC        | 483.65    |
| INST. FOR PROFESS. DEVEL.      | 150.00    |
| INTAPOL INDUSTRIES, INC.       | 201.97    |
| JEM INDUSTRIAL SERVICES INC.   | 563.71    |
| J. KEANE ELECTRIC COMPANY INC  | 430.25    |
| KIMBALL MIDWEST                | 1,776.21  |
| KK TROPHY AND APPAREL          | 286.00    |
| RUTHERFORD APPLIANCE CENTER    | 2,116.00  |
| LAW SOFT INC                   | 995.00    |
| LENSLOCK INC                   | 70.00     |
| LEXINGTON INSURANCE COMPANY    | 20,427.50 |
| MARIO'S LOCKSMITH              | 278.00    |
| MASTERMAN'S LLP                | 235.07    |
| MASTER PIZZA                   | 265.20    |
| MATERA'S NURSERY, INC          | 42.00     |
| MAZZER PORTA POTTYS            | 1,487.50  |
| MEADOWLANDS HARDWARE           | 1,000.48  |
| MEADOWLANDS AREA YMCA          | 315.00    |
| MERCHANTS ALARM SYSTEMS INC    | 99.00     |
| MGL PRINTING SOLUTIONS         | 1,041.00  |
| MOMAR INC                      | 1,483.90  |
| MONTANA CONSTRUCTION CORP.     | 19,688.20 |
| MOODY'S INVESTORS SERVICE, INC | 9,250.00  |
| MSI TECHNOLOGIES LLC           | 3,718.78  |
| MY OFFICE ACCOUNTING SERVICES  | 500.00    |
| NICK'S TOWING SERVICE, INC.    | 1,076.41  |
| NJ FIRE EQUIPMENT CO., INC.    | 3,834.00  |
| NEW JERSEY STRIDERS, INC.      | 2,279.00  |
| NORTH JERSEY MEDIA GROUP INC   | 52.88     |
| O'HOULIHAN DESIGNS LLC         | 1,300.00  |

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|                                |                     |
|--------------------------------|---------------------|
| PAC TOOL & SUPPLY CO, INC      | 41.88               |
| PANORAMA TOURS INC             | 1,625.00            |
| PASQUALE & DELEASA LLC         | 975.00              |
| PBA LOCAL 312                  | 4,600.47            |
| PENS.COM                       | 134.94              |
| PLANTSHED                      | 200.00              |
| PRESTI, ROSARIO JR., ESQ.      | 2,030.27            |
| PRIMP APPAREL, LLC.            | 1,675.00            |
| PSE&G                          | 1,198.48            |
| REDICARE LLC                   | 1,789.60            |
| RIEDEL SIGN CO., INC.          | 945.00              |
| ROBERTS AND SON                | 1,618.42            |
| ROUTE 46 WINDOW TINTS          | 175.00              |
| SECURITAS TECHNOLOGY CORP.     | 1,855.84            |
| SHERWIN WILLIAMS CO.,INC.      | 1,708.99            |
| SOME'S UNIFORMS INC.           | 27,636.60           |
| SPATIAL DATA LOGIC, INC        | 12,000.00           |
| QUALITY AUTO MALL              | 340.00              |
| STAPLES ADVANTAGE              | 5,301.76            |
| TETERBORO CHYRSLER JEEP        | 519.75              |
| THE LAW FIRM OF J.F. JANATA    | 26,214.38           |
| T-MOBIL USA INC.               | 350.00              |
| TREASURER STATE OF NEW JERSEY  | 300.00              |
| ULINE, INC.                    | 281.60              |
| UNDERWRITERS LABORATORIES      | 4,396.60            |
| VEOLIA WATER NEW JERSEY        | 2,710.67            |
| UNUM LIFE INS. CO. OF AMERICA  | 1,251.27            |
| VERIZON                        | 1,208.05            |
| V.E. RALPH & SON, INC          | 359.38              |
| VERIZON BUSINESS               | 43.50               |
| VESTIS                         | 663.44              |
| VIP CAR WASH & LUBE LLC        | 331.50              |
| WATCH US GROW LANDSCAPE DESIGN | 10,707.00           |
| WESTERN PEST SERVICES          | 900.00              |
| WOOD, LAWRENCE                 | 93.59               |
| WTH TECHNOLOGY INC             | 1,100.00            |
| ZIPP & TANNENBAUM ATTORNEY     | 2,746.53            |
|                                | <b>6,018,495.85</b> |

Council President Emerson entertained a motion to approve the payments of bills. On motion by DeBiase, seconded by Lenoy, unanimous on call of roll of those present.

**CONSIDERATION OF ORDINANCES**  
**FIRST READING**

**ORDINANCE NO. 26-16**

**AN ORDINANCE TO AMEND AND SUPPLEMENT SECTION 24 OF THE CODE OF THE BOROUGH OF CARLSTADT TO SPECIFICALLY ADOPT THE REGULATIONS OF THE NEW JERSEY SPORTS AND EXPOSITION AUTHORITY FOUND IN N. J. A. C. 19:4-4.21 AS PART OF THE CODE OF THE BOROUGH OF CARLSTADT.**

**RESOLUTION 2026-215**

**BE IT RESOLVED** that the ordinance entitled:

**AN ORDINANCE TO AMEND AND SUPPLEMENT SECTION 24 OF THE CODE OF THE BOROUGH OF CARLSTADT TO SPECIFICALLY ADOPT THE REGULATIONS OF THE NEW JERSEY SPORTS AND EXPOSITION AUTHORITY FOUND IN N. J. A. C. 19:4-4.21 AS PART OF THE CODE 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 2nd day of September, 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.

Council President Emerson entertained a motion to introduce Ordinance No. 26-16. On motion DeBiase, seconded by Lenoy, unanimous on call of roll of those present.

**ORDINANCE NO. 26-17**

**AN ORDINANCE AMENDING SECTION 10-3.3 TRAFFIC/PARKING/SCHEDULE II OF THE CODE OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF CARLSTADT, 2002, ENTITLED SCHEDULE II, PARKING PROHIBITED DURING CERTAIN HOURS ON CERTAIN DAYS.**

**RESOLUTION 2026-216**

**BE IT RESOLVED** that the ordinance entitled:

**AN ORDINANCE AMENDING SECTION 10-3.3 TRAFFIC/PARKING/SCHEDULE II  
OF THE CODE OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF  
CARLSTADT, 2002, ENTITLED SCHEDULE II, PARKING PROHIBITED DURING  
CERTAIN HOURS ON CERTAIN DAYS.**

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 2nd day of September, 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.

Council President Emerson entertained a motion to introduce Ordinance No. 26-17. On motion by DeBiase, seconded by Lenoy, 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.

Ordinance 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 no. 2026-184). This ordinance is pending statutory review from the Planning Board and was introduced on July 15, 2026.

Ordinance 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 no. 2026-185). This ordinance is pending statutory review from the Planning Board and was introduced on July 15, 2026.

The clerk read Ordinances No. 26-12, 26-13, and 26-14 by title. No formal action was taken. The ordinances remain pending and will be placed on the next regular meeting agenda under Unfinished Business.

**HEARING OF CITIZENS**

Council President entertained a motion to open the floor to hearing citizens. On motion by

DeBiase, seconded by Roseman, unanimous on call of roll of those present.

**Don Molzon**, 530 Madison St., Mr. Molzon reported that the exterminator for the Historical Society is not properly notifying members prior to visits. He also noted that the television is not functioning correctly.

**Bruce Young**, 720 Washington St., Mr. Young reported that he issued violation notices to the Holiday Inn Express for having two outdoor storage containers.

Council President Emerson entertained a motion to close the floor to hearing of citizens. On motion by DeBiase, seconded by Roseman, 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.

Council President Emerson entertained a motion to go into closed session at 9:40 P.M. On motion by Fonseca, seconded Lenoy, unanimous on call of roll of those present.

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

**ADJOURNMENT**

Council President Emerson entertained a motion to adjourn the meeting at 10:13 P.M. On motion by DeBiase, seconded by Lenoy, unanimous on call of roll of those present.

**COUNCIL MEETING**  
**August 19, 2026**  
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APPROVED: \_\_\_\_\_  
ROBERT J. ZIMMERMANN, MAYOR

ATTEST: \_\_\_\_\_  
KIMBERLY KOZIEL, ACTING BOROUGH CLERK