

CAUCUS/FINANCE MEETING

September 2, 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, September 2, 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, Suzanne Fonseca were present. Council members William Roseman and Diane DeBiase were absent.

Robert Ceberio, Borough Administrator, was present. Joseph Donahue, Borough Attorney, was absent.

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 August 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 August 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.

CAUCUS DISCUSSION

Borough Administrator Robert Ceberio reported that Paramount Assets will be meeting with him to inspect Hackensack Street. He noted that the company specializes in retail and commercial spaces.

Councilman Lenoy inquired if the Fire Department had reviewed the renderings. Chief Murphy confirmed the review and noted that while the department supports the design, he will contact the architect to provide input on requested modifications.

Fire Chief Murphy announced that the Fire Department will be marking the 25th anniversary of the September 11th terrorist attacks. The ceremony will be held on Friday, September 11, 2026, at 6:00 p.m. at the Jefferson Street firehouse, with refreshments to follow.

Charles Freund, Supervisory Special Agent from Homeland Security, thanked the mayor and council for participating in asset sharing and noted how valuable Sergeant Matthew Bartlett is to

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the agency. Mr. Freund also mentioned that the Borough will be receiving \$700,000.00 from the agency for a case Sergeant Bartlett assisted Homeland Security with.

Lori Nunziato, Events Coordinator, informed the governing body that the Health and Wellness Fair will be held on Sunday, September 20th, at the Recreation Complex from 10:00 a.m. to 1:00 p.m. She noted that 24 people have already registered for the event and requested that two special police officers be available to assist with setting up the tables.

Councilman Stoltz thanked Code Enforcement Officer Bruce Young for assisting with the clean-up on the property on Madison Street.

Borough Administrator Robert Ceberio discussed the need for police vehicle replacement. He mentioned utilizing an enterprise fund for the purchase and noted he will verify the availability of the fund with the Chief Financial Officer (CFO).

APPROVAL OF MINUTES

Mayor Zimmermann entertained a motion to accept the minutes of the August 19, 2026 Caucus Meeting (open & closed sessions) and the August 19, 2026 Council Meeting (open & closed sessions). On motion by Fonseca, seconded by Lenoy, the minutes were approved. Council member Stoltz abstained. Council members Lenoy, Emerson and Fonseca voted in the affirmative.

CONSENT AGENDA

RESOLUTION NO. 2026-218

BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt that the Woman's Club of Carlstadt Inc., 457 Division Avenue, Carlstadt, NJ 07072 be granted permission to hold three Raffles as per their application on October 27, 2026, November 24, 2026, and December 29, 2026, for which the application, fee and findings and determination sheet shall be forwarded to the Legalized Games of Chance Control Commission.

RESOLUTION NO. 2026-219

BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt of Bergen County, New Jersey upon the recommendation of the Borough Engineer that the Change Order for the Contract listed below be and is hereby approved.

TITLE OF JOB: Dell Road Reconstruction (NJDOT Funded)

CONTRACTOR: D&L Paving Contractors, Inc.
675 Franklin Avenue
Nutley, NJ 07110

CHANGE ORDER N°: 2 (Carlstadt Roller Rink Striping Credit)

AMOUNT OF CHANGE THIS RESOLUTION: \$1,000.00 (0.14% decrease)

This Resolution to take effect upon certification of this Resolution by the Borough Treasurer that sufficient funds are available.

RESOLUTION NO. 2026-220

WHEREAS, an overpayment was made on Block 126 Lot 43 for subsequent taxes on Tax Sale Certificate Number 20260006 in the amount of \$40,058.76, and,

WHEREAS, this amount needs to be refunded to the third-party lienholder.

NOW, THEREFORE BE IT RESOLVED, that a refund in the amount of \$40,058.76 is approved as a refund by the Carlstadt Governing Body and the Tax Collector shall adjust his books accordingly.

The refund shall be made payable to:
CF3 NJ, LLC

The refund shall be mailed to:

CF3 NJ, LLC
P.O. BOX 69749
BALTIMORE, MD 21264

RESOLUTION NO. 2026-221

WHEREAS, TOMU, C/o Grant Ind./M. Bush, (Property owners), paid the third (August), quarter 2026 property taxes on 200 Outwater Lane, Carlstadt, New Jersey 07072 Block 136 Lot 14 in the amount of \$7,898.91, and

WHEREAS, TOMU, C/o Grant Inc./M. Bush the property owners of 200 Outwater Lane, Carlstadt, New Jersey 07072 Block 136 Lot 14 are signed up for Direct Withdrawal for the property tax installments also paid \$7,898.91 creating an overpayment in the amount of \$7,898.91.

WHEREAS, TOMU, C/o Grant Ind./M. Bush have requested a refund of the overpayment.

NOW THEREFORE BE IT RESOLVED by the governing body of the Borough of

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Carlstadt that a refund in the amount of \$7,898.91 is hereby approved and the Tax Collector shall adjust his books accordingly.

The check shall be made payable to: TOMU, C/o Grant Ind./M. Bush and mailed to:

TOMU, C/o: Grant Ind./M. Bush
125 Main Street
Elmwood Park, NJ 07407

RESOLUTION NO. 2026-222

A RESOLUTION AUTHORIZING THE RENEWAL OF PROACT PHARMACY SERVICES AND THE APPOINTMENT OF COPAY ASSIST RX, LLC, IN CONJUNCTION WITH THE BOROUGH'S PARTIALLY SELF-FUNDED PRESCRIPTION BENEFITS PROGRAM

WHEREAS, the Borough provides prescription benefits to eligible employees, dependents and retirees, through a partially self-funded plan administered by ProAct Pharmacy Benefit Management Services (the PBM); and

WHEREAS, after careful analysis and evaluation, the Borough Health Benefits Consultant, was successful in obtaining a Renewal proposal from ProAct Pharmacy Services that utilizes a pass through model, whereby in exchange for a Per Employee Per Month Flat Fee (in this Proposal, a fee not to exceed \$9.75 PEPM which equates to approximately \$55,000 annually), a higher acquisition discount is applied to all covered drugs and further, 100% of the Rebates are passed through to the Borough, with such a model yielding additional savings in acquisition cost and rebate dollars to the Municipality; and

WHEREAS, it was also determined, the international drug sourcing and cost containment program for the 2026-2027 Plan year, commencing September 1, 2026, be awarded to Copay Assist RX, LLC, a Kentucky based limited liability company which offers certain services which address prescription drug costs for Specialty Drugs. This service would replace CanaRX (the current vendor) and would complement the cost containment work performed by Payer Matrix, LLC. Copay Assist RX is anticipated to provide additional savings on Specialty Drugs by expanding the international sourcing of drugs over the existing service provider; and

WHEREAS, an analysis of the Borough's prescription claims data identified additional claims savings over the existing service vendor of over \$150,000 annually.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Carlstadt, County of Bergen, State of New Jersey, the proposal for services offered by both ProAct Pharmacy Services and Copay Assist RX, LLC recommended by the Borough's Health Benefit Consultant as put forth above and annexed hereto are hereby accepted and adopted, stipulated with the review and approval of the Borough Attorney of the proposed contract agreements; and

BE IT FURTHER RESOLVED, the Mayor, Borough Administration and Health Benefits Consultant are hereby directed to promulgate the execution of the contracts upon satisfaction of the Borough Attorney for a September 1st, 2026, effective date or as soon thereafter as administratively practical; 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, LLC., 429 Hackensack Street, P.O. Box 818 Carlstadt, NJ 07072, Health Benefits Consultant to the Borough

RESOLUTION NO. 2026-223

WHEREAS, an overpayment was made on Block 122 Lot 3 for subsequent taxes on Tax Sale Certificate Number 20260004 in the amount of \$2,298.16, and,

WHEREAS, this amount needs to be refunded to the third party lienholder.

NOW THEREFORE BE IT RESOLVED, that a refund in the amount of \$2,298.16 is approved as a refund by the Carlstadt Governing Body and the Tax Collector shall adjust his books accordingly.

The refund shall be made payable to:

MJ Pro Services, LLC

The refund shall be mailed to:

MJ Pro Services, LLC

104 W. 51st Street

Bayonne, New Jersey 07002

RESOLUTION NO. 2026-224

WHEREAS, an overpayment was made on Block 122 Lot 2 for subsequent taxes on Tax Sale Certificate Number 20260003 in the amount of \$2,527.97, and,

WHEREAS this amount needs to be refunded to the third party lienholder.

NOW, THEREFORE BE IT RESOLVED, that a refund in the amount of \$2,527.97 is approved as a refund by the Carlstadt Governing Body and the Tax Collector shall adjust his books accordingly.

The refund shall be made payable to:

MJ Pro Services, LLC

The refund shall be mailed to:

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MJ Pro Services, LLC
104 W. 51st Street
Bayonne, New Jersey 07002

RESOLUTION NO. 2026-225

WHEREAS, the Tax Court of New Jersey, County: Bergen issued a Civil Action Judgment in the tax appeal of LIT Meadowlands, LLC, 99 Amor Avenue, Carlstadt, New Jersey, 07072, Block 123 Lot 12 Qualifier HM as per Docket No. 002757-2026 dated 04/14/2026, reducing the 2026 property tax assessment from \$ 11,183,200.00 to \$10,600,000.00, and,

WHEREAS, the reduction in 2026 property tax assessment is \$583,200.00 or \$9,838.59 in 2026 property taxes.

NOW, THEREFORE BE IT RESOLVED by the Governing Body of the Borough of Carlstadt that a credit to the fourth quarter, (November 2026), property tax installment in the amount of is approved and the Tax Collector shall adjust his books accordingly.

A copy of this Resolution showing the credit adjustment shall be sent to the Applicants Attorney, Joseph G. Buro, Esquire of the Zipp & Tannenbaum Law Firm, 280 Raritan Center Parkway, Edison, New Jersey 08837, and to the property owner LIT Meadowlands, LLC.

RESOLUTION NO. 2026-226

AWARD OF CONTRACT

Be it resolved by the Mayor and Council of the Borough of Carlstadt, Bergen County, New Jersey upon the recommendation of the Neglia Group that the Contract for:

CARLSTADT SCHOOL OUTDOOR BASKETBALL IMPROVEMENTS

be awarded to Marturano Recreation Company, Inc. (MRC), 2130 Route 35 Bldg. B Suite 222, Sea Girt, NJ 08750 for the bid amount of **Six Thousand, Two Hundred Twenty-Nine Dollars and Zero Cents (\$6,229.00)** as part of a New Jersey State Co-Op program. Be it further resolved that the Mayor and Borough Clerk be and are hereby authorized to execute a contract for the aforesaid work. This Resolution to take effect upon certification of this Resolution by the Borough Treasurer that sufficient funds are available.

RESOLUTION NO. 2026-227

AWARD OF CONTRACT

Be it resolved by the Mayor and Council of the Borough of Carlstadt, Bergen County, New Jersey upon the recommendation of the Neglia Group that the Contract for:

GARDEN ORCHARD RECREATION COMPLEX – SOCCER NETTING

be awarded to Sportsfield Specialties, Inc. (Sportsfield), 41155 State Highway 10, Delhi, New York 13753 for the amount of **Ten Thousand Dollars and Zero Cents (\$10,000.00)** as part of a New Jersey State Co-Op program. Be it further resolved that the Mayor and Borough Clerk be and are hereby authorized to execute a contract for the aforesaid work. This Resolution to take effect upon certification of this Resolution by the Borough Treasurer that sufficient funds are available.

RESOLUTION NO. 2026-228

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 \$38,000.00 from the NY/NJ 2026 World Cup Host Committee for FY26 FIFA World Cup Grant Program and wishes to amend its 2026 Budget to include this amount as a revenue.

NOW, THEREFORE, BE IT RESOLVED by the 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 \$38,000.00.

Which is now available as a 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:

FFY26 FIFA World Cup Grant Program

BE IT FURTHER RESOLVED that the like sum \$38,000.00 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:

FFY26 FIFA World Cup Grant Program

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

RESOLUTION NO. 2026-229

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. 443 Second 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. 2026-230

Resolution Regarding a Transfer of Personnel

WHEREAS, due to the death of Robert Healy, who served as the Borough of Carlstadt's Compliance Liaison and, under the direction of the Borough Administrator, Clerk, and the Mayor and Borough Council, was responsible for ensuring the Borough's full and timely compliance maintenance and for managing a comprehensive master compliance calendar that tracks all required annual reports, periodic filings, certifications, permit renewals, and regulatory submissions across all Federal, State, County, and local agencies

WHEREAS, the position entails the preparation and submission of all required annual reports and regulatory filings on behalf of the Borough, accurately and on time, including but not limited to: NJDEP Tier A MS4 Stormwater Annual Report; Annual Recycling Report to NJDEP; BCUA; OSHA 300A Annual Summary posting and recordkeeping; FEMA/NFIP community compliance documentation; Federally required audits or Single Audit Act submissions; and all other reports required by regulation, statute, or grant agreement.

WHEREAS it was imperative that this position be filled as quickly as possible and that the replacement be drawn from existing staff rather than hiring to fill that position, thus saving the Borough a significant amount of money in salary and benefits;

WHEREAS, the position was posted on the employee bulletin board for two weeks, and an individual with the required skill set came forward to fill the position after being interviewed by the Borough Administrator.

WHEREAS, the Personnel Committee also interviewed the employee to determine whether the employee should be permanently assigned to the position,

WHEREAS, the Personnel Committee concurred with the recommendation of the Borough Administrator to fill

the position with this candidate and agreed to abolish the previous position of the candidate to save the Borough salary and benefit costs.

NOW, THEREFORE, BE IT RESOLVED by the Borough of Carlstadt that Daniel Zimmermann is transferred from his present position to the position of Compliance Liaison, that the annual salary shall be in line with the Borough's Salary Ordinance, and that the salary be retroactive to the day he was transferred.

RESOLUTION NO. 2026-231

REFERRAL OF A PROPOSED AMENDMENT TO CHAPTER 17, "LAND USE AND DEVELOPMENT," TO THE CARLSTADT PLANNING BOARD FOR MASTER PLAN CONSISTENCY REVIEW PURSUANT TO N.J.S.A. 40:55D-26

WHEREAS, the Mayor and Council of the Borough of Carlstadt have introduced an ordinance entitled "*An Ordinance Amending Chapter 17, 'Land Use and Development,' of the Revised General Ordinances of the Borough of Carlstadt to Prohibit Data Centers in All Zoning Districts*"; and

WHEREAS, the proposed ordinance would amend the Borough's land-use regulations to define "data center" and to prohibit such use in all zoning districts within the Borough; and

WHEREAS, pursuant to N.J.S.A. 40:55D-26(a), prior to the adoption of any amendment to the zoning ordinance, the governing body shall refer the proposed ordinance to the Planning Board for review and recommendation regarding its consistency with the Master Plan; and

WHEREAS, the Mayor and Council desire to comply with the Municipal Land Use Law and obtain the Planning Board's report and recommendation prior to final adoption.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, County of Bergen, State of New Jersey, that the proposed ordinance entitled "*An Ordinance Amending Chapter 17, 'Land Use and Development,' of the Revised General Ordinances of the Borough of Carlstadt to Prohibit Data Centers in All Zoning Districts*" is hereby referred to the Carlstadt Planning Board for review pursuant to N.J.S.A. 40:55D-26; and

BE IT FURTHER RESOLVED that the Planning Board is requested to transmit its report, findings, and recommendations to the Mayor and Council within the statutory 35-day review period; and

BE IT FURTHER RESOLVED that the Borough Clerk is directed to transmit a certified copy of this resolution and the proposed ordinance to the Planning Board Secretary immediately upon adoption

RESOLUTION NO. 2026-232

RESOLUTION OF THE BOROUGH OF CARLSTADT, COUNTY OF BERGEN, STATE OF NEW JERSEY, URGING THE NEW JERSEY SPORTS AND EXPOSITION AUTHORITY (NJSEA) TO FULFILL ITS LONG-STANDING OBLIGATIONS REGARDING THE MUNICIPAL ASSISTANCE PROGRAM (MAP)

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WHEREAS, the New Jersey Sports and Exposition Authority (NJSEA), as successor to the New Jersey Meadowlands Commission, is the legally designated administrator of the Municipal Assistance Program (MAP); and

WHEREAS, the Hearing Officers' Reports of 2004 and 2012, which were sanctioned by the New Jersey Supreme Court in 1972, established clear conditions requiring the developer of the Meadowlands Sports Complex (now the American Dream project) to submit annual grant applications to the NJSEA to mitigate impacts on municipal services, facilities, and infrastructure resulting from Sports Authority programs and activities; and

WHEREAS, under these established conditions, the NJSEA is strictly responsible for securing the necessary funds from American Dream management to finance the MAP; and

WHEREAS, the 2004 and 2012 Reports set forth a mandatory tiered funding schedule, and specifically directed that the Borough of Carlstadt, due to the preservation of the Empire Tract, shall receive annual payments of not less than \$750,000 in years 1 and 2, \$850,000 in years 3 and 4, and \$1,000,000 starting in year 5, alongside future cost-of-living adjustments; and

WHEREAS, these funds are essential for the Borough of Carlstadt to maintain critical municipal services, public works equipment, flood-control improvements, road infrastructure, recreational opportunities, and public-safety equipment, including police, fire, and ambulance vehicles; and

WHEREAS, it is widely acknowledged that there is no dispute regarding the conditions of payment, which were triggered by the issuance of a certificate of occupancy by the State of New Jersey; and

WHEREAS, the Mayor and Council of the Borough of Carlstadt believe that the NJSEA must prioritize the needs of the surrounding communities it is mandated to serve over the interests of the private entities that control the Sports Complex.

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

1. **DEMAND FOR COMPLIANCE:** The Borough of Carlstadt hereby formally demands that the New Jersey Sports and Exposition Authority (NJSEA) immediately fulfill its obligations under the 2004 and 2012 Hearing Officers' Reports by securing and releasing all outstanding Municipal Assistance Program (MAP) payments owed to the Borough.
2. **URGENT APPEAL TO OFFICIALS:** The Borough of Carlstadt respectfully urges Governor Sherrill and the legislators representing the Meadowlands Towns to exert their influence and oversight to ensure the NJSEA upholds its commitment to these communities and adheres to the mandates set forth by the State of New Jersey.
3. **COPIES TO BE FORWARDED:** The Borough Clerk is hereby directed to forward a certified copy of this resolution to Governor Sherrill, the legislators representing the Meadowlands Towns, the

leadership of the New Jersey Sports and Exposition Authority, and the American Dream management.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon its passage.

RESOLUTION NO. 2026-233

RESOLUTION AUTHORIZING THE BUSINESS ADMINISTRATOR TO ENTER INTO A PUBLIC-PRIVATE PARTNERSHIP AGREEMENT WITH CIVIC SIX FOR THE DEVELOPMENT OF A PARKING STRUCTURE AT BLOCK 63, LOT 6

WHEREAS, the Borough of Carlstadt (“Borough”) is committed to enhancing the vitality of its downtown business district and addressing current parking infrastructure needs; and

WHEREAS, the Borough’s Downtown Visioning Study has identified the strategic importance of developing additional parking capacity to support local commerce and enhance resident access; and

WHEREAS, Civic Six has submitted a proposal to the Borough to enter into a Public-Private Partnership (“P3”) for the design, financing, and construction of a new parking structure located at Block 63, Lot 6; and

WHEREAS, the Mayor and Council have reviewed the conceptual framework provided by Civic Six, which includes terms for a project cost-efficient model to preserve existing municipal facility operations while adding necessary parking spaces; and

WHEREAS, the Borough finds that the proposed Public-Private Partnership with Civic Six offers a sustainable and fiscally responsible mechanism to advance this critical infrastructure project;

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

1. **Authorization of Agreement:** The Business Administrator is hereby authorized to negotiate, finalize, and execute an agreement with Civic Six for the development of a parking structure at the premises located at Block 63, Lot 6, subject to the terms and conditions set forth in a formal development agreement.
2. **Legal Review:** The execution of said agreement is contingent upon the final review and approval of the form and substance of the contract by the Borough Attorney.
3. **Execution:** The Mayor, Borough Clerk, and Business Administrator are hereby authorized to sign and execute all documents necessary to effectuate the terms of this partnership.

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Effective Date: This resolution shall take effect immediately upon its adoption

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

Visions Federal Credit Union submitted a written request to conduct a second presentation for borough employees on September 9th.

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

Jose Figueroa of the Carlstadt Soccer League submitted a written request for referee fees in the amount of \$6,000.00 for the upcoming season.

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

ORDINANCE(S)

SECOND READING AND FINAL PASSAGE

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.

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.

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 Lenoy, unanimous on call of roll of those present.

RESOLUTION NO. 2026-215-A

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 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 26-16 on final reading. On motion by Emerson, seconded by Fonseca, 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.

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

RESOLUTION NO. 2026-216-A

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 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 26-17 on final reading. On motion

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

FIRST READING

ORDINANCE NO. 26-18

**AN ORDINANCE AMENDING CHAPTER 17, “LAND USE AND DEVELOPMENT,”
OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF CARLSTADT
TO PROHIBIT DATA CENTERS IN ALL ZONING DISTRICTS**

RESOLUTION NO. 2026-234

BE IT RESOLVED that the ordinance entitled:

**AN ORDINANCE AMENDING CHAPTER 17, “LAND USE AND DEVELOPMENT,”
OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF CARLSTADT
TO PROHIBIT DATA CENTERS IN ALL ZONING DISTRICTS**

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 16th 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.

Mayor Zimmermann entertained a motion to introduce Ordinance No. 26-18. On motion by Lenoy, seconded by Emerson, unanimous on call of roll of those present.

ORDINANCE NO. 26-19

**AN ORDINANCE ADOPTING REDEVELOPMENT AREA ZONING STANDARDS FOR
AN AFFORDABLE SENIOR CITIZEN HOUSING PROJECT WITHIN THE BOROUGH
OF CARLSTADT**

RESOLUTION NO. 2026-235

BE IT RESOLVED that the ordinance entitled:

AN ORDINANCE ADOPTING REDEVELOPMENT AREA ZONING STANDARDS FOR AN AFFORDABLE SENIOR CITIZEN HOUSING PROJECT WITHIN 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 16th 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.

Mayor Zimmermann entertained a motion to introduce Ordinance No. 26-19. On motion by Lenoy, 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.

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. This ordinance is being carried over to a future meeting pending the Planning Board's statutory review.

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. This ordinance is being carried over to a future meeting pending the Planning Board's statutory review.

The clerk read Ordinances No. 26-12, 26-13, and 26-14 by title. Mayor Zimmermann entertained a motion to carry over Ordinance No.'s 26-12, 26-13, and 26-14. On motion by Lenoy, seconded by Stoltz, unanimous on call of roll of those present. The ordinances remain pending and will be placed on the next regular meeting agenda under Unfinished Business.

HEARING OF CITIZENS

Mayor Zimmermann opened the meeting to public for comment. With no members of the public wishing to speak, Mayor Zimmermann closed the public hearing portion of the meeting.

CLOSED SESSION

**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 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 7:43 P.M. On motion by Stoltz, seconded by Fonseca, unanimous on call of roll of those present.

Mayor Zimmermann entertained a motion to return to open session at 9:27 P.M. On motion by Fonseca, seconded by Emerson, unanimous on call of roll of those present

ACTION ITEMS

Mayor Zimmermann entertained a motion to purchase a new police vehicle, subject to the availability of funds and pending consultation with the CFO. On motion by Stoltz, seconded by Fonseca, unanimous on call of roll of those present.

Councilwoman Fonseca made a motion to move forward with updating the employee handbook, which was seconded by Councilman Stoltz. The motion passed unanimously on a roll call of vote of those present.

Mayor Zimmermann entertained a motion to contact a substitute bus driver to transport Turn Hall members to the Steuben Day Parade. On motion by Fonseca, seconded by Stoltz, unanimous on call of roll of those present.

Mayor Zimmermann entertained a motion to move forward with a resolution petitioning the County

Superintendent to investigate the issue of busing for students attending the Bergen County Academies. On motion by Emerson, seconded by Stoltz, unanimous on call of roll of those present.

Mayor Zimmermann entertained a motion to accept the resignation of Beverly and Douglas Faist with regrets. On motion by Fonseca, seconded by Stoltz, unanimous on call of roll of those present.

MISCELLANEOUS/NEW BUSINESS

None

ADJOURNMENT

Mayor Zimmermann entertained a motion to adjourn the meeting at 9:35 P.M. On motion by Stoltz, seconded by Emerson, unanimous on call of roll of those present.

APPROVED: _____
ROBERT J. ZIMMERMANN, MAYOR

ATTEST: _____
KIMBERLY KOZIEL, ACTING BOROUGH CLERK