CAUCUS MEETING
October 21, 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, October 21, 2026 at 7:00 P.M.

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

Robert Ceberio, Borough Administrator, was present, and Joseph Donahue, Borough Attorney, arrived at 7:09 P.M.

Mayor Robert 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
Mayor Zimmermann reviewed a request from the Revival Generation Church for permission to use the municipal parking lot on Broad Street during their upcoming Revival Week, October 25–30, 2026

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

HEARING OF CITIZENS
Mayor Zimmermann entertained a motion to open the floor to a hearing of citizens. On motion by DeBiase, seconded by Leny, unanimous on call of roll of those present.

Mayor Zimmermann noted for the record that no citizens wished to be heard.

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.

ACTION ITEMS
Best Practices Approval Inventory: The governing body reviewed and discussed the annual Best Practices Inventory. Mayor Zimmermann entertained a motion to approve the Best Practices Inventory as presented. On motion by DeBiase, seconded by Lenoy, unanimous on call of roll of those present.

Defibrillator Assessment: Borough Administrator Robert Ceberio presented his assessment regarding the need for defibrillators for outdoor use at the soccer field, roller hockey rink, and Lindbergh Field. Mayor Zimmermann entertained a motion to approve the purchase of defibrillators.

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

DISCUSSION ITEMS
Robert Ceberio, Borough Administrator, discussed the options for a live Christmas Tree for this year's tree lighting ceremony.

Robert Ceberio, Borough Administrator, informed Chief Jay Murphy and Joseph Biggy Jr, of the existing zoning ordinance and the potential need to withdraw the pending zoning ordinance regarding Hackensack Street.

Joe Biggy Sr., President of the Carlstadt Ambulance Corps, informed the governing body that the Ambulance Corps will be hosting Santa Claus on November 7 and 8 from 9:00 a.m.to 5:00 p.m., and invited anyone interested to attend.

The governing body discussed the 'no-parking zone' and Officer Pangaro's findings with Chief Cox.

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.

Mayor Zimmermann entertained a motion to go into closed session at 7:20 P.M. On motion by Roseman, seconded by Fonseca, unanimous on call of roll of those present.

Mayor Zimmermann entertained a motion to return to open session at 7:57 P.M. On motion by Fonseca, seconded by Emerson, unanimous on call of roll of those present.

ADJOURNMENT
Mayor Zimmermann entertained a motion to adjourn the meeting at 8:00 P.M. On motion by

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

APPROVED:_____
ROBERT J. ZIMMERMANN, MAYOR

ATTEST:_____
KIMBERLY KOZIEL, ACTING BOROUGH CLERK

COUNCIL MEETING
October 21, 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, October 21, 2026 at 8:04 P.M.

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

Robert Ceberio, Borough Administrator and Joseph Donahue, Borough Attorney, were 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 October 7, 2026, Caucus/Finance meeting (Open & Closed Sessions). On motion by Fonseca, seconded by Emerson, the minutes were approved. Council member DeBiase abstained. Council members Lenoy, Emerson and Fonseca voted in the affirmative.

CORRESPONDENCE
None

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

CONSENT AGENDA

RESOLUTION NO. 2026-202

AWARD OF CONTRACT

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

ZIMMERMANN PARK IMPROVEMENTS – PHASES II, III & IV (BCOS FUNDED)

be awarded to Flanagan's Contracting Group, Inc., 90 Old Camplain Road, Hillsborough Township, NJ 08844, for the bid amount of **One Million One Hundred Forty-Five Thousand Six Hundred Sixty-Five Dollars and Fifty Cents ($1,145,665.50)** for being the lowest of six (6) bids submitted. This Resolution to take effect upon certification of this Resolution by the Borough Treasurer that sufficient funds are available.

RESOLUTION NO. 2026-267

BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt that the Carlstadt Fire Department Engine Company #3, 500 Madison Street, Carlstadt, NJ 07072 be granted permission to hold a Raffle and Tricky Tray on Friday, November 7, 2026 from at 7:00 P.M.to 12:00 AM at 500 Broad Street, Carlstadt, NJ 07072 for which the application, fee and findings and determination sheet shall be forwarded to the Legalized Games of Chance Control Commission.

RESOLUTION 2026-268

BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt that the Carlstadt PTA, 500 Washington Street, Carlstadt, NJ 07072 be granted permission to hold a Raffle on Saturday, November 28, 2026 from at 5:00 P.M.at Village Green Park Broad Street, Carlstadt, NJ 07072 for which the application, fee and findings and determination sheet shall be forwarded to the Legalized Games of Chance Control Commission.

RESOLUTION 2026-269

WHEREAS, Police Chief Thomas Berta, retired employee of the Carlstadt Department of Police, has filed a request for reimbursement for the purchase of a Medicare supplement for his spouse, JoAnn; and

WHEREAS, pursuant to the Chief of Police contract, the amount of said reimbursement for the year 2025 is $2,220.00.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt that the Chief Financial Officer is hereby authorized to make payment in the amount of $2,220.00 representing reimbursement for JoAnn Berta’s Medicare supplement for the year 2025, pursuant to retired Police Chief Thomas Berta’s Contract with the Borough of Carlstadt.

RESOLUTION NO. 2026-270

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 $1,120.00 from North Jersey Foundation for Safety, Inc., FY2025 AAA Pedestrian Safety Grant and wishes to amend is 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 $1,120.00

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:
Public and Private Revenues Off-set with Appropriations:
FY2025 AAA Pedestrian Safet Grant

BE IT FURTHER RESOLVED that the like sum of $1,120.00 be and the same is hereby appropriated under the caption of:
General Appropriations:
(a) Operations Excluded from CAPS Public and Private Programs Off-Set by Revenues:
FY2025 AAA Pedestrian Safet Grant

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. 2026-271

BERGEN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATION – CARLSTADT LIBRARY ELEVATOR PROJECT MUNICIPAL ENDORSING RESOLUTION

WHEREAS, a Bergen County Community Development Block Grant totaling $625,000.00 has been proposed by the Borough of Carlstadt for the Carlstadt Library Elevator project; and,

WHEREAS, pursuant to the State Interlocal Services Act, Community Development funds may not be spent in a municipality without authorization by the Governing Body; and,

WHEREAS, the aforesaid project is in the best interest of the people of Carlstadt; and,

WHEREAS, this resolution does not obligate the financial resources of the municipality and is intended solely to expedite expenditure of the aforesaid Community Development application; and,

NOW, THEREFORE, BE IT RESOLVED, that the Borough of Carlstadt Mayor and Council hereby confirms endorsement of the aforesaid project; and,

BE IT FURTHER RESOLVED, that a copy of this resolution shall be sent to the Director of the Bergen County Division of Community Development (Robert G. Esposito, Director; Bergen County Division of Community Development; One Bergen County Plaza 4th Floor; Hackensack, N.J. 07601) so that implementation of the aforesaid project may be expedited.

RESOLUTION NO. 2026-272

AGREEMENT FOR PROFESSIONAL SERVICES

WHEREAS, Neglia Group has provided the Borough with an Agreement for Professional Services for the 9th Street Little League Complex – Little League Field Dugouts; and

WHEREAS, the Agreement for Professional Services includes a lump sum cost of $15,540.00 representing Surveying and Engineering; and includes a not to exceed cost to be invoiced on a time basis (schedule in contract) of $14,390.00 representing Construction Management Services; and

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

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

RESOLUTION NO. 2026-273

WHEREAS, The Borough of Carlstadt received payment to redeem Tax Sale Certificate Number 20260009 that was sold on July 24, 2026 for $3,153.63, and,

WHEREAS, CF3 NJ, LLC, holds Tax Sale Certificate Number 20260009, and,

WHEREAS, the property owner has paid $3,409.85 to redeem Tax Sale Certificate Number 20260009. (This Tax Sale Certificate was for a 2025 Stormwater charge).

NOW, THEREFORE BE IT RESOLVED by the governing body of the Borough of Carlstadt that Tax Sale Certificate Number 20260009 will be redeemed in the total amount of $3,409.85 and the Tax Collector shall adjust the books to show that this Tax Sale Certificate was Redeemed. It is also noted that the property owner paid the 2026 Stormwater charge in the

amount of $2,828.12 along with the Tax Sale Certificate Redemption.

The redeemed Tax Sale Certificate shall be mailed to:

Newtown Creek Holding, LLC
455 Washington Avenue
Carlstadt, New Jersey 07072

The Tax Sale Certificate refund shall be mailed to:

CF3 NJ, LLC
P.O. Box 69749
Baltimore, MD 21264

RESOLUTION NO. 2026-274

AGREEMENT FOR PROFESSIONAL SERVICES

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:

341 6th Street – Guiderail Replacement/Bollard Installation

be awarded to AA Berms, LLC, P.O. Box 180, Belleville, New Jersey 07109 for the bid amount of **Thirty-One Thousand, Five Hundred and Twenty-Five Dollars and Zero Cents ($31,525.00)**. 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. 2026-275

RESOLUTION APPROVING MEMBERSHIP TO THE CARLSTADT JUNIOR FIREFIGHTER PROGRAM

WHEREAS, Quinn Milligan has submitted a formal application to join the Carlstadt Junior Firefighter Program as a junior member; and

WHEREAS, the membership of the Carlstadt Fire Department Board of Fire Officers has reviewed the application, voted to approve the applicant, and recommended their appointment to the municipal governing body for final confirmation.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Borough of Carlstadt, County of Bergen, State of New Jersey, that Quinn Milligan is hereby accepted and approved as

a member of the Carlstadt Junior Firefighter Program of the Carlstadt Fire Department, effective immediately.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Fire Department Chief and the newly appointed Junior Firefighter.

RESOLUTION NO. 2026-276

RESOLUTION APPROVING THE STATUS CHANGE OF FIREFIGHTERS FROM PROBATIONARY TO REGULAR MEMBERSHIP IN THE CARLSTADT FIRE DEPARTMENT

WHEREAS, the following probationary firefighters have successfully completed their required probationary period, including all necessary training, background checks, and service requirements:

1. Aswin Aguinaga
2. Christopher Caruso
3. Nicholas Palmieri

WHEREAS, the Carlstadt Fire Department Board of Fire Officers of the Carlstadt Fire Department has reviewed their performance and formally recommended that their status be advanced to Regular Member; and

WHEREAS, the Governing Body of the Borough of Carlstadt desires to accept this recommendation and confirm their permanent status as regular members of the municipal Fire Department.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Carlstadt, County of Bergen, State of New Jersey, that the following individuals are hereby approved and confirmed as Regular Members of the Carlstadt Fire Department, effective immediately:

1. Aswin Aguinaga
2. Christopher Caruso
3. Nicholas Palmieri

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to the Fire Chief, the Human Resources office, and placed within the personnel file of the named firefighter(s).

RESOLUTION NO. 2026-277

RESOLUTION OF THE BOROUGH OF CARLSTADT, COUNTY OF BERGEN, STATE OF NEW JERSEY, REVISING AND AMENDING THE 2026 PUBLIC MEETING SCHEDULE

WHEREAS, the Borough of Carlstadt previously adopted its annual public meeting schedule pursuant to Chapter 231, P.L. 1975, of the State of New Jersey, known as the "Open Public Meetings Act" (OPMA); and

WHEREAS, a Caucus meeting was originally scheduled to be held on November 18, 2026 at 7:00 P.M. and a Council meeting was originally scheduled to be held on November 18, 2026 at 8:00 P.M.; and

WHEREAS, there exists a need to change and reschedule the date of the Caucus and Council meetings to ensure operational efficiency and maximize administrative attendance;

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Carlstadt, in the County of Bergen, State of New Jersey, that the Caucus and Council meetings originally scheduled for November 18, 2026 are hereby changed and rescheduled as follows:

New Meetings Date: November 19, 2026

BE IT FURTHER RESOLVED that the Municipal Clerk is hereby authorized and directed to provide prompt public notice of this revision in strict accordance with N.J.S.A. 10:4-6 et seq., including posting the updated notice prominently on the borough's official website, and maintaining the notice in the designated public location reserved for such announcements.

RESOLUTION NO. 2026-278

RESOLUTION AUTHORIZING EMERGENCY CONTRACT FOR A STORM SEWER COLLAPSE AT 455 16th STREET

WHEREAS, an emergency affecting the health, safety and welfare of the general public arose with respect to a sink hole; and

WHEREAS, the Borough Engineer evaluated the situation and was of the opinion that the extent of the damage requires replacement of ninety (90) linear feet of sixty-inch corrugated metal storm sewer to prevent further sinkhole; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-6 authorizes the awarding of emergency purchases and contracts, without public advertising for bids and bidding therefore, when an emergency effecting health, safety or welfare requires the immediate delivery of the articles or the performance of the services; and

WHEREAS, the cost of the necessary construction equipment, materials and labor to perform the replacement of ninety (90) linear feet of sixty-inch corrugated metal storm sewer emergency repair from Montana Construction, 80 Content Avenue, Lodi, NJ 07644, is estimated emergency cost of $177,43.00; and

WHEREAS, an emergency affecting health, safety or welfare required the immediate action or the performance of the services; and

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

1. The Borough Engineer is hereby authorized to secure the necessary labor and material and to proceed with the emergency replacement of ninety (90) linear feet of collapsed sixty-inch corrugated metal storm sewer at 455 16th Street, in the Borough's Easement at the rear of the property; and
2. The Chief Financial Officer is hereby authorized to appropriate a total amount not to exceed $177,493.00 for the emergency replacement of ninety (90) linear feet of collapsed sixty-inch corrugated metal storm sewer at 455 Sixteenth Street, within the Borough's Easement; and engineering support and construction inspection on an emergency basis as described above; and
3. This Contract is awarded without public bidding on an emergency basis in accordance with N.J.S.A. 40A:11-6 of the Local Public Contracts Law because the damaged sewer line had a severe adverse impact on the health, safety and welfare of general public.

RESOLUTION NO. 2026-279

EMERGENCY RESOLUTION – NJS 40A:4-48:
Stormwater Sewer Utility, 455 16th Street – Emergency Storm Sewer Repair

WHEREAS, an emergency has arisen with respect to Stormwater Sewer Utility, 455 16th Street – Emergency Storm Sewer Repair and, no adequate provision was made in the 2026 budget for the aforesaid purpose, and NJS 40A:4-46 provides for the creation on an emergency appropriation for the purpose mentioned above, and;

WHEREAS, the total amount of the emergency appropriations created, including the appropriation to be created by this resolution is $486,860.00 and three (3) percent of the total operating appropriations in the budget for 2026 is $737,033.00 and;

WHEREAS, the foregoing appropriation together with prior appropriations does not exceed three (3) percent of the total operating appropriations (including utility operation appropriations) in the budget for 2026.

NOW, THEREFORE, BE IT RESOLVED, (by not less than 2/3 of all governing body members affirmatively concurring) that in accordance with NJS 40A:4-48:

1. An emergency appropriation is hereby made for Stormwater Sewer Utility: "6-01-55-530-001: 455 16th Street – Emergency Storm Sewer Repair" in the amount of $200,000.00;
2. That said emergency appropriation shall be provided for in full in the Stormwater Utility 2027 budget;
3. That the Chief Financial Officer submits a certified copy of this resolution to the Director of Local Government Services for approval via FAST.

RESOLUTION NO. 2026-280

RESOLUTION REQUESTING REVIEW AND COMMENT ON PROPOSED ORDINANCE NO. 26-18 PROHIBITING DATA CENTERS IN THE BOROUGH OF CARLSTADT

WHEREAS, the Mayor and Council of the Borough of Carlstadt have prepared proposed Ordinance No. 26-18 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 Chapter 17 of the Borough Code to prohibit data centers in all zoning districts within the Borough outside the jurisdiction of the New Jersey Sports and Exposition Authority and establish related land use regulations; and

WHEREAS, the Mayor and Council have determined that, due to the potential land use, planning, infrastructure, utility, redevelopment, and economic development implications of the proposed ordinance, it is appropriate to seek review and comment from the Borough's professional consultants and agencies prior to proceeding with further action; and

WHEREAS, the Mayor and Council desire to ensure that the proposed ordinance is consistent with the Borough's Master Plan, land use objectives, redevelopment goals, and public interest.

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. Referral for Review. Proposed Ordinance No. 26-18 is hereby referred to the Carlstadt Planning Board

2. Submission of Comments. The reviewing entities are requested to provide their written comments and recommendations to the Borough Clerk for distribution to the Mayor and Council.

3. Distribution. The Borough Clerk is hereby directed to transmit copies of Ordinance No. 26-18 and this Resolution to each reviewing entity identified herein.

Effective Date. This Resolution shall take effect immediately upon adoption.

RESOLUTION NO. 2026-281

RESOLUTION ACKNOWLEDGING THE RECEIPT, DISCUSSION, AND REVIEW OF THE 2026 MUNICIPAL BEST PRACTICES INVENTORY

WHEREAS, the State of New Jersey’s Fiscal Year 2027 Appropriations Act requires all municipalities in the State to complete and submit a Best Practices Inventory to the State of New Jersey, Department of Community Affairs, Division of Local Government Services; and

WHEREAS, the Division of Local Government Services has promulgated said Best Practices Inventory

questionnaire to assess municipal compliance with various statutory and regulatory requirements, fiscal management metrics, and operational efficiencies; and

WHEREAS, a primary condition of the Best Practices Inventory process requires that the inventory be discussed publicly at a regularly scheduled meeting of the governing body, with such discussion certified by the Municipal Clerk, Chief Financial Officer, and Chief Administrative Officer; and

WHEREAS, the Chief Financial Officer has prepared and completed the 2026 Best Practices Inventory for the Borough of Carlstadt, and the governing body has reviewed and discussed the results of said inventory at its public meeting on October 21, 2026;

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Carlstadt, County of Bergen, State of New Jersey, that the 2026 Municipal Best Practices Inventory, as completed and submitted by the Chief Financial Officer, is hereby formally acknowledged, received, and approved.

BE IT FURTHER RESOLVED that the Municipal Clerk, Chief Financial Officer, and Chief Administrative Officer are hereby authorized to sign the required state certifications confirming that the Best Practices Inventory was discussed at a public meeting in compliance with the state mandate.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded by the Municipal Clerk to the Division of Local Government Services as part of the official submission record.

RESOLUTION NO. 2026-282

BE IT RESOLVED, by the Mayor and Council of the Borough of Carlstadt, that a handicapped parking space is hereby denied at the following location:

1. 605 Division Avenue

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.

RESOLUTION NO. 2026-285

WHEREAS, THE BOROUGH OF CARLSTADT received payment to redeem Tax Sale Certificate Number 20260006 that was sold on July 24, 2026 and,

WHEREAS, CF3 NJ, LLC holds Tax Sale Certificate Number 20260006 and paid a Premium in the amount of $215,000.00 for it.

NOW, THEREFORE BE IT RESOLVED by the Governing Body of the Borough of Carlstadt that Tax Sale Certificate Number 2026 will be redeemed in the total amount of $331,754.03 and the Tax Collector shall adjust the books to show that this Tax Sale Certificate was Redeemed. ($116,754.03 for the Tax Sale Certificate Redemption and $215,000.00 for the Premium). This Tax Sale Certificate is for Block 126 Lot 43 HM.

The redemption check shall be made payable to:

CF3 NJ, LLC

The check shall be mailed to:

CF3 NJ, LLC
P.O. Box 69749
Baltimore, MD 21264

RESOLUTION NO. 2026-286

WHEREAS, notification was received that the following handicap parking spaces are no longer needed and should be removed from the following locations:

1. 633 Eighth Street
2. 729 Seventh Street

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 spaces and that the Police Chief remove same from the certified list of handicap parking spaces.

RESOLUTION NO. 2026-287

BE IT RESOLVED, by the Mayor and Council of the Borough of Carlstadt that a handicap parking space is hereby approved at the following locations:

1. 637 Seventh Street
2. 615 Seventh 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 locations shall be added to the certified list of designated handicap parking spaces

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.

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. Councilman Roseman extended congratulations to the three detectives who were awarded valor awards by the 200 Club of Bergen County for their work on human trafficking.

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 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. Councilman Emerson noted the success of the Catpack Challenger Program.

BOROUGH EQUIPMENT – Councilman Lenoy read his report. This report will be filed.

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

PROJECTS – Councilman Lenoy reported progress.

HUMAN RESOURCES – Councilwoman Fonseca reported progress.

READING OF BILLS

RESOLUTION NO. 2026-284

MEDICAL BENEFITS ACCT	88,408.13
PAYROLL ACCOUNT	440,853.75
MEDICAL BENEFITS ACCT	383,671.06
MEDICAL BENEFITS ACCT	107,739.49
PAYROLL ACCOUNT	501,090.26
MEDICAL BENEFITS ACCT	622,081.54
PAYROLL ACCOUNT	461,589.54
MEDICAL BENEFITS ACCT	63,393.43
MEDICAL BENEFITS ACCT	72,337.54

MEDICAL BENEFITS ACCT	722.71
MEDICAL BENEFITS ACCT	32,193.07
AT&T MOBILITY	619.58
BILL O'SHEA'S	110.95
CARLSTADT EAST RUTHERFORD JR	7,000.00
F & G MECHANICAL CORP.	900.00
GENSERVE, LLC	1,355.00
HUDSON TIRE EXCHANGE	35.00
STAN'S SPORT CENTER, INC	4,920.20
UNUM LIFE INS. CO. OF AMERICA	1,251.27
VERIZON BUSINESS	43.71
ARROW ELEVATOR INC.	275.00
WATCH US GROW LANDSCAPE DESIGN	10,707.00
PSE&G	24,722.40
THE RUTHERFORD COMMUNITY BAND	1,000.00
NEW JERSEY MOTOR VEHICLE	135.00
BERGEN COUNTY FIRE PREVENTION	170.00
ALERT 360	47.90
ATLANTIC COAST RECYCLING LLC	2,703.96
BERGEN CO. UTILITIES AUTHORITY	242,223.00
BOROUGH OF E. RUTHERFORD	1,706.25
CARLSTADT BOARD OF ED.	1,233,530.84
C. ELSTON & ASSOCIATES	1,815.00
CLIFFSIDE BODY CORP	3,653.46
COMCAST	779.28
EDMUNDS GOVTECH, INC	1,010.00
FEDEX	44.08
GARBARINI & CO.	24,500.00
I.D.A.	97,159.21
INTERSTATE WASTE SERVICES INC	25,399.08
JOSEPH R. DONAHUE LLC	17,286.66
LINDE GAS & EQUIPMENT INC	566.00
LORI NUNZIATO	219.11
MCI COMM SERVICE	469.05
MONMOUTH TELECOM	1,089.00
MOTOROLA SOLUTIONS, INC.	242.67
MSI TECHNOLOGIES LLC	1,813.80
ALL AMERICAN FORD OF PARAMUS	3,541.31
PASQUALE & DELEASA LLC	2,875.00
PORRO LEGAL LLC	1,857.50

PRESTI, ROSARIO JR., ESQ.	1,530.27
PSE&G	3,376.39
RCM CEBERIO LLC	16,162.50
REMINGTON AND VERNICK	230.00
RUTGERS, OCPE	515.00
SUZANNE FONSECA	159.99
TCTA OF BERGEN COUNTY C/O	55.00
THE STANDARD INSURANCE CO.	10,480.79
TOLLS BY MAIL	43.20
VEOLIA WATER NEW JERSEY	13,129.71
VERIZON	4,640.15
WESTERN PEST SERVICES	250.00
WORLD INSURANCE ASSO. LLC	432.00
BERGEN COUNTY ASSOCIATION	130.00
J.E.M.A.	400.00
RUTGERS, OCPE	245.00
TREASURER STATE OF NEW JERSEY	300.00
UNUM LIFE INS. CO. OF AMERICA	1,251.27
GINNY BELLO	200.00
D S MEYER ENTERPRISES LLC	914,722.20
NEGLIA ENGINEERING ASSOCIATES	56,251.99
CARLSTADT SEWER AUTHORITY	10,876.97
J. FLETCHER CREAMER & SON, INC	854,943.91
CLIFFHANGER PRODUCTIONS INC	27,000.00
AGGRESSIVE ENERGY LLC	8,270.01
AIRPOWER INTERNATIONAL, INC	145.00
ALL AMERICAN COLLISION CENTER	10,000.00
ALPHADOG SOLUTIONS, INC.	8,595.00
A.N.D. SERVICE	7,835.72
APPRAISAL SYSTEMS INC.	4,000.00
ARROW ELEVATOR INC.	275.00
ASPEN TREE SERVICE INC	7,425.00
AT&T MOBILITY	554.25
AUTOMOTIVE BRAKE CO.	271.97
BELLAQUA INC	154.95
BLOWHARD	891.00
BOROUGH OF RUTHERFORD	16,313.12
BRAEN STONE INDUSTRIES INC	648.03
CARLSTADT BOARD OF ED.	1,233,530.84
CARLSTADT FIRE DEPARTMENT	11,000.00

CDW GOVERNMENT	1,438.39
CENTERPOINTE COMMUNICATIONSLLC	995.00
CENTURY MAT SOLUTIONS	3,160.60
CHASAN,LAMPARELLO,MALLON AND	795.00
CHEEMA OIL CORPORATION	258.81
CHOCOLATE DREAMS	320.00
CHRISTMAS SPECTACULAR INC	20,127.30
CLEAN AIR COMPANY INC	2,083.20
CLINICAL SERVICES MGMT P C	1,597.05
COBBLESTONE HILL DELI	17.00
COMCAST	837.15
DELGADO INTERPRETING SERVICES	2,245.00
DENISE OEHLMANN	55.00
DOWNES TREE SERVICE INC.	4,025.00
DYLAN JOSHUA MATAWA	270.00
EAGLE POINT GUN	11,468.60
ELLEN J RITCHIE	1,317.18
EXPERT SEWER & DRAIN LLC	600.00
EXTECH BUILDING MATERIALS	1,114.65
IIA FIRE DEPT TESTING INC	4,918.77
FIRE & SAFETY SERVICES	9,890.30
FIRE-DEX GW, LLC	112.50
FIRST BATTALION FIREFIGHTING	19,762.16
FOLEY INC.	1,083.50
MARTIN J. FRONTIN	1,501.24
GADALETA HEATING & COOLING LLC	680.00
GALLUCCI DESIGNS LLC	185.00
GATES FLAGS AND BANNER INC	238.50
GOLD TYPE BUSINESS MACHINES	7,233.64
GRAINGER, INC.	112.92
DOOR WORKS INC	2,107.90
GSB	466.19
HACKENSACK MERIDIAN TEAM HLTH	500.00
HADDAD ELECTRIC LLC	175.00
HOLY NAME MEDICAL CENTER	2,202.41
HOMETOWN AUTO PARTS	7,881.80
HUDSON TIRE EXCHANGE	4,171.50
HUDSON COUNTY MOTORS INC	418.09
ILONA DOVIAK	40.00
IMPRESSIVE PRINTING INC	280.50

JOANNE BERTA	2,220.00
KEEHN POWER PRODUCTS INC	236.79
KIMBALL MIDWEST	1,283.18
KYLE TORRES	121.89
LANGUAGE LINE SERVICE INC	226.44
L.E.A.D. INC	385.00
LIMA & SONS MARINE LLC	4,427.78
LINDE GAS & EQUIPMENT INC	287.13
LOWE'S BUSINESS ACCT/GEMB	322.10
MARIO'S LOCKSMITH	479.00
MASTER PIZZA	364.65
MATERA'S NURSERY, INC	198.00
MAZZER PORTA POTTYS	450.00
MCNERNEY & ASSOCIATES, INC	1,700.00
MEADOWLANDS HARDWARE	5,087.10
MEADOWLANDS AREA YMCA	315.00
MERCHANTS ALARM SYSTEMS INC	95.00
MSI TECHNOLOGIES LLC	2,420.48
MY OFFICE ACCOUNTING SERVICES	500.00
NICHOLAS LIBASSI	28.00
NJ DEPT OF HEALTH & SENIOR SRV	49.20
NJDEP RAP	440.00
NORTHEAST SWEEPERS INC	4,437.71
OGS TECHNOLOGIES, LLC.	548.34
PANORAMA TOURS INC	1,260.00
PSE&G	25,054.55
PYE-BARKER FIRE AND SAFETY LLC	1,510.80
REDICARE LLC	1,392.94
REMINGTON AND VERNICK	230.00
RIEDEL SIGN CO., INC.	715.00
RITCHIE, PAUL	1,709.88
ROBERTS AND SON	75.99
ROBERTSON, ANSCHUTZ,SCHNEID	130.75
RUTGERS, OCPE	270.00
SOME'S UNIFORMS INC.	354.00
SPORTSFIELD SPECIALTIES, INC	3,800.00
QUALITY AUTO MALL	748.15
STAPLES ADVANTAGE	0.00
STAPLES ADVANTAGE	4,123.78
THE ACTIVITY GROUP, INC.	190.00

TOLLS BY MAIL	51.34
TRAFFIC SAFETY & EQUIPMENT INC	2,215.16
TREASURER, STATE OF NJ	18,790.00
TURN OUT UNIFORMS, INC	118.50
TURN-OUT FIRE & SAFETY	2,108.05
ULINE, INC.	8,973.38
VEOLIA WATER NEW JERSEY	2,885.67
VAC-CON SERVICES, INC.	9,128.21
VERIZON	1,208.09
VERIZON	4,533.65
V.E. RALPH & SON, INC	309.60
VERIZON BUSINESS	43.57
VESTIS	528.24
VIP CAR WASH & LUBE LLC	385.00
WATCH US GROW LANDSCAPE DESIGN	19,042.25
WESTERN PEST SERVICES	375.00
WILDCO PES	88.35
WILLIAM DANSBACH	630.00
WINAND, JAMES	92.49
	7,975,476.05

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

CONSIDERATION OF ORDINANCES
FIRST READING

ORDINANCE NO. 26-21

AN ORDINANCE TO AMEND AND SUPPLEMENT THE CODE OF THE BOROUGH OF CARLSTADT BY PROVIDING AN ENTIRELY NEW ARTICLE ENTITLED CHAPTER 19, ARTICLE 11, STORMWATER MANAGEMENT CONTROL REGULATIONS

RESOLUTION 2026-283

BE IT RESOLVED that the ordinance entitled:

AN ORDINANCE TO AMEND AND SUPPLEMENT THE CODE OF THE BOROUGH OF CARLSTADT BY PROVIDING AN ENTIRELY NEW ARTICLE ENTITLED CHAPTER 19, ARTICLE 11, STORMWATER MANAGEMENT CONTROL

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 4th day of November, 2026, at 7:00 P.M., or as soon thereafter as the matter can be reached, at the regular meeting place of the 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 Acting Borough Clerk is hereby authorized and directed to publish said ordinance according to law with a notice of its introduction and passage on first reading and of the time and place when and where said ordinance will be further considered for final passage.

Mayor Zimmermann entertained a motion to introduce Ordinance No. 26-21. On motion by Fonseca, 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. 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 withdraw Ordinance No.'s 26-12, 26-13, and 26-14. On motion by Lenoy, seconded by Roseman, unanimous on call of roll of those present.

RESOLUTION(S)

RESOLUTION 2026-263

RESOLUTION APPROVING THE RENEWAL OF PLENARY RETAIL CONSUMPTION LIQUOR LICENSE NO. 0205-33-006-006 WITH CONDITIONS FOR THE 2026-2027 LICENSE TERM

WHEREAS, an application has been filed in proper form for the renewal of Plenary Retail Consumption Liquor License No. 0205-33-006-006, held by Origin Entertainment LLC trading as Shakers, located at 295 Hoboken Road; and

WHEREAS, the applicant has paid the required municipal and state renewal fees, and a valid Tax Clearance Certificate has been issued by the New Jersey Division of Taxation in accordance with N.J.S.A. 54:50-26; and

WHEREAS, the licensed premises currently have not yet been issued a Certificate of Occupancy (CO) by the Construction Official or a Zoning Certificate by the Zoning Official; and

WHEREAS, certain municipal department approvals (including but not limited to Building, Fire, Health, and Zoning) remain outstanding and must be fully satisfied before a Certificate of Occupancy can be granted; and

WHEREAS, pursuant to N.J.S.A 33:1-32 and N.J.A.C. 13:2-2.11, the local issuing authority is authorized to impose special conditions upon the renewal of a liquor license to protect the public health, safety, and welfare.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, County of Bergen, State of New Jersey, that the renewal of the aforementioned Liquor License is hereby approved for the 2026-2027 license term, subject to the following **Special Conditions**:

1. **Withholding of License Certificate:** The physical liquor license certificate shall be executed by the Municipal Clerk but held in the Clerk's office and shall not be released or delivered to the licensee until a Certificate of Occupancy (CO) and a Zoning Certificate is officially issued for the premises.

2. **Compliance with Municipal Requirements:** The licensee must completely satisfy all outstanding municipal department mandates, code requirements, inspections, and fees required by the Construction, Fire, Health, and Zoning departments prior to the release of the license certificate.

3. **Prohibition of Alcohol Sales/Operations:** No sales, service, delivery, or consumption of alcoholic beverages shall take place on or from the premises until the physical license certificate is released by the Municipal Clerk and prominently displayed at the approved location.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded by the Municipal Clerk to the Director of the New Jersey Division of Alcoholic Beverage Control (ABC) via the POSSE system within seven (7) days of adoption.

Mayor Zimmermann entertained a motion to adopt Resolution 2026-263. On motion by Fonseca, seconded by DeBiase, 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 DeBiase, unanimous on call of roll of those present.

Don Molzon, 530 Madison St., Mr. Molzon thanked the governing body for its assistance in having the neighbor's trees cut. However, he also noted that the neighboring property remains overgrown and harbors animals. Mayor Zimmermann stated that code enforcement would inspect the property. Mr. Molzon added that he will be bringing veterans to the Presbyterian Church luncheon on Election Day.

Mayor Zimmermann entertained a motion to close the floor to hearing of citizens. On motion by Fonseca, 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.

Mayor Zimmermann entertained a motion to go into closed session at 8:33 P.M. On motion by DeBiase, seconded Lenoy, unanimous on call of roll of those present.

Mayor Zimmermann entertained a motion to return to open session at 9:10 P.M. On motion by DeBiase, seconded by Lenoy, unanimous on call of roll of those present.

ADJOURNMENT
Mayor Zimmermann entertained a motion to adjourn the meeting at 9:15 P.M. On motion by DeBiase, seconded by Lenoy, unanimous on call of roll of those present.

APPROVED: _____
ROBERT J. ZIMMERMANN, MAYOR

ATTEST: _____
KIMBERLY KOZIEL, ACTING BOROUGH CLERK