CAUCUS/FINANCE MEETING
November 4, 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, November 4, 2026, at 7:00 P.M.

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

Robert Ceberio, Borough Administrator, was present and Joseph Donahue, Borough Attorney, arrived at 7:04 P.M.

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 October 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 October 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

Councilman Emerson stated that wherever trees were removed in town, he wants to ensure that new trees are planted to replace them. He also noted that there is a block when stepping off the curb into the employee parking lot and requested that the Borough Engineer inspect and correct the issue.

Councilman Lenoy asked Gregory Polyniak, the Borough Engineer, to inspect the sidewalk slab at 13 Carlyle Court.

Robert Ceberio, Borough Administrator, provided information on the NJDEP tide gate and the senior housing project.

APPROVAL OF MINUTES

Mayor Zimmermann entertained a motion to accept the minutes of the October 21, 2026 Caucus

Meeting (open & closed sessions) and the October 21, 2026 Council Meeting (open & closed sessions. On motion by DeBiase, seconded by Lenoy, unanimous on call of roll of those present.

CONSENT AGENDA

RESOLUTION NO. 2026-288

BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, Bergen County, New Jersey that the contract for the **Dell Road Reconstruction NJDOT Funded)** currently in construction by **D&L Paving Contractors, Inc.** in accordance with the Plans and Specifications, as directed by the Project Engineer. The said construction is hereby accepted for Payment No. 1 in the amount of **Sixteen Thousand Nine Hundred Five Dollars and Zero Cents ($16,905.00)** is hereby approved.

This Resolution to take effect immediately.

RESOLUTION NO. 2026-289

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 Nº: 3 (Hockey Rink Seal Coat and Striping)

AMOUNT OF CHANGE THIS RESOLUTION: $9,250.00 (1.26% increase)

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

RESOLUTION NO. 2026-290

WHEREAS, the Tax Court of New Jersey, County: Bergen issued a Civil Action Judgment in the tax appeal of REALTY ASSOC FUND XII PORTFOLIS LP, Owner for property located at 850 Washington Avenue, Carlstadt, New Jersey, for Block 127 Lot 16 Qualifier HM¸ as per Docket No 004169-2024 dated 10/21/2026, reducing the 2024 property tax assessment from $9,200,500.00 to $9,000,000.00, and, as per Docket No. 006677-2025 dated 10/21/2026 reducing the 2025 property tax assessment from $9,711,700.00

to $ 9,000,000.00, and,

WHEREAS, the reduction in the 2024 property tax assessment is $200,500.00 or $3,330.31 in 2024 property tax, and, the reduction in 2025 property tax assessment is $711,700.00 or $12,134.49 in 2025 property tax.

NOW THEREFORE BE IT RESOLVED by the Governing Body of the Borough of Carlstadt that a credit in the amount of $15,464.80, (2024: $3330.31; 2025: $12,134.49) is authorized and the Tax Collector shall adjust his books accordingly.

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

The refund payment shall be made payable to:
Realty Assoc Fund Xll Portfolio LP

The payment shall be mailed to:
Zipp and Tannenbaum, LLC
Attn.: Peter Zipp, Esq.
280 Raritan Center Parkway
Edison, NJ 08837

RESOLUTION NO. 2026-291

RESOLUTION AUTHORIZING THE EXECUTION OF A LICENSE AGREEMENT WITH THE COUNTY OF BERGEN PERMITTING A FENCE AND BOLLARDS WITHIN THE AMOR AVENUE RIGHT-OF-WAY ADJACENT TO 660 GOTHAM PARKWAY (BLOCK 123.01, LOT 22)

WHEREAS, the County of Bergen (the "County") is the owner of real property located at 660 Gotham Parkway, Carlstadt, New Jersey, designated as Block 123.01, Lot 22 on the Tax Map of the Borough of Carlstadt (the "Borough"), which is improved with a warehouse building used by the County for the storage and maintenance of voting machines (the "County Property"); and

WHEREAS, the County applied to the New Jersey Sports and Exposition Authority (the "NJSEA") for a Zoning Certificate, with variances, to construct a raised platform with walkway and stairs to allow the installation of an emergency generator serving the building, together with a protective fence; and

WHEREAS, pursuant to N.J.S.A. 5:10A-11 and Section 21-24 of the Code of the Borough of Carlstadt, the NJSEA delegated the hearing and decision on the variance application to the Borough, which assigned it to the Borough of Carlstadt Planning Board (the "Planning Board"); and

WHEREAS, following a public hearing on March 23, 2026, the Planning Board approved the variances, subject to conditions, by resolution memorialized April 27, 2026, Application No. 2026-3-1 (NJSEA) (the "Planning Board Resolution"); and

WHEREAS, Condition 4.6 of the Planning Board Resolution requires the County to enter into a License Agreement with the Borough to permit the fence and protective bollards to be located within the right-of-way of Amor Avenue, a public street owned and maintained by the Borough, and Condition 4.7 requires the County to install bollards around the generator pad outside the fence, as approved by the Planning Board Engineer; and

WHEREAS, the Borough Attorney and Planning Board Attorney have negotiated a License Agreement with the County (the "License Agreement") under which, among other things, (a) the Borough grants the County a non-exclusive, revocable license for the fence and bollards within a limited portion of the Amor Avenue right-of-way, as shown on a survey to be approved by the Borough Engineer; (b) the County pays a nominal license fee of One Dollar ($1.00); (c) the license does not become effective until the County obtains the NJSEA Zoning Certificate; (d) the County installs and maintains the improvements at its sole cost and removes them and restores the right-of-way upon revocation or termination; (e) the Borough may revoke the license on ninety (90) days' notice for public need; and (f) the County defends, indemnifies and holds the Borough harmless and maintains self-insurance; and

WHEREAS, the County has agreed to execute the License Agreement before the Board of County Commissioners adopts a resolution authorizing its execution, and to provide the Borough with a certified copy of that resolution upon its adoption; and

WHEREAS, the Borough Council finds that entering into the License Agreement satisfies Condition 4.6 of the Planning Board Resolution, protects the Borough's interest in the Amor Avenue right-of-way, and is in the best interest of the Borough and its residents;

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

1. The License Agreement between the Borough of Carlstadt and the County of Bergen, in substantially the form on file with the Borough Clerk, is hereby approved.

2. The Mayor is hereby authorized to execute, and the Borough Clerk to attest, the License Agreement on behalf of the Borough, with such non-material changes as the Borough Attorney may approve.

3. The Borough Clerk shall obtain from the County a certified copy of the resolution of the Board of County Commissioners authorizing the County's execution of the

License Agreement and shall file it with the fully executed License Agreement.

4. The Borough Clerk shall forward certified copies of this Resolution to the County of Bergen, Office of County Counsel; the Planning Board Secretary; the Borough Engineer; and the Borough Attorney.

5. This Resolution shall take effect immediately.

RESOLUTION NO. 2026-292

RESOLUTION TO ADVERTISE FOR BIDS

BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, Bergen County, New Jersey upon the recommendation of the Borough Engineer, the Neglia Group, that the plans & specifications for:

9TH STREET LITTLE LEAGUE COMPLEX DUGOUTS

BOROUGH OF CARLSTADT
BERGEN COUNTY, NEW JERSEY

Are hereby approved and the Borough Clerk is hereby authorized to advertise for bids. This Resolution to take effect immediately.

RESOLUTION NO. 2026-293

A RESOLUTION AUTHORIZING SETTLEMENT FOR THE BOROUGH OF CARLSTADT

WHEREAS, it is upon the advice and recommendation of the Tax Assessor, Special Tax Appeal Counsel, and the Borough Appraiser to seek formal approval of this property tax appeal matter as follows:

- **Block 132, Lot 8, Qual HM – Washington Avenue**
  The property is owned by Plaintiff, 875 Washington Ave, LLC

  The within Resolution relates to the settlement of the pending tax appeal matters entitled 875 Washington Ave LLC v. Borough of Carlstadt, filed in the Tax Court of New Jersey under Docket Nos. 006046-2018; 004417-2019; 005788-2020; 006632-2021; 005095-2022; 003531-2023; 003633-2024; 005768-2025.

The proposed settlement terms and conditions related to this matter reflect a refund of approximately $61,120 for the 2018 through 2025 tax years.

- Refund payment to be made within ninety (90) days of the date of entry of the Tax Court Judgment for the 2018 through 2025 tax years.

WHEREAS, it is in the best interest of the Borough to approve the proposed settlement to avoid the cost and uncertainty of litigation; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor & Council of the Borough of Carlstadt, County of Bergen, State of New Jersey that the Borough Special Tax Counsel is hereby authorized and directed to further prepare, execute any and all documents necessary in order to facilitate the further processing for the above stated tax appeal settlement, with copies of same to the Borough Clerk, Borough Attorney, Borough Tax Collector, Borough Tax Assessor, and Borough Administrator.

RESOLUTION NO. 2026-294

RESOLUTION AUTHORIZING A FY27 NJDOT LOCAL FREIGHT IMPACT FUND GRANT APPLICATION AND EXECUTING A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR ROADWAY IMPROVEMENTS TO GOTHAM PARKWAY LOCATED IN THE BOROUGH OF CARLSTADT

WHEREAS, the New Jersey Department of Transportation ("NJDOT") has funds available through the FY27 Local Freight Impact Fund and solicits proposals for projects aimed toward the advancement of freight projects and movement of large truck traffic that emphasize and enhance safety, renew aging infrastructure, and promote economic development; and

WHEREAS, personnel have identified the roadway improvements on Gotham Parkway as a project that fits the criteria of this program, which also furthers the interest of the public; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Carlstadt, County of Bergen, State of New Jersey, formally approve the grant application for the above-stated project.

BE IT FURTHER RESOLVED, that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as "LFIF-2027-Gotham Parkway Improvements-00009" to the New Jersey Department of Transportation on behalf of the Borough of Carlstadt.

BE IT FURTHER RESOLVED, that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Carlstadt and that their signatures constitute acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

RESOLUTION NO. 2026-295

WHEREAS, Verizon, known as Block 300 Lot 1.A has their tax assessment reduced to zero, ($0.00), for Tax Year 2026 due to the fact that Verizon no longer has over 50% of dial tones within the Borough, therefore does not qualify for the personal property tax that is associated with this line item, and,

WHEREAS, Verizon has paid $60,145.30 in property tax in 2026 and now has a credit in the same amount, $60,145.30, and,

On the advice of Carlstadt Tax Assessor William Yirce, any taxes levied on this property for Tax Year 2026 should be cancelled due to this change.

NOW, THEREFORE BE IT RESOLVED by the Governing Body of the Borough of Carlstadt that a refund in the amount of $60,145.30 is approved and the Tax Collector shall adjust his books accordingly.

The refund shall be made payable to:
Verizon

The refund shall be sent to:

Verizon/Property Tax Dept.
P.O. Box 152206
Irving, TX 750156-2206

RESOLUTION NO. 2026-296

AUTHORIZE BUDGET TRANSFERS BETWEEN APPROPRIATION ACCOUNTS PURSUANT TO N.J.S.A. 40a:40-1

WHEREAS, certain transfers of funds for various 2026 budget appropriations are necessary to cover anticipated expenditures; and

WHEREAS, N.J.S.A. 40a:4-58 provides for transfer of appropriations with an excess over and above the amount deemed necessary to fulfil their purposes to those appropriations deemed to be insufficient; and

WHEREAS, the appropriations subject to fund transfers hereby are not within those restricted by N.J.S.A. 40a:4-58 for transfer purposes.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Borough of Carlstadt that the Chief Financial Officer shall and is hereby authorized to make transfers between appropriations accounts of the 2026 Municipal Budget as follows:

DESCRIPTION	ACCOUNT NUMBER	TRANSER FROM	TRANSFER TO
ADMIN & EXEC: SALARY & WAGES	6-01-20-120-111	20,000.00	
ADMIN & EXEC: OTHER EXPENSES	6-01-20-120-248		14,000.00
ELECTION: OTHER EXPENSES	6-01-20-121-248		295.93
FINANCE: OTHER EXPENSES	6-01-20-130-248	50,000.00	
DATA PROCESSING (TECH & COMPUTER SUPPORT)	6-01-20-140-248	20,000.00	
LEGAL SERVICES: OTHER EXPENSES	6-01-20-155-248	15,000.00	
ENGINEERING: OTHER SERVICES	6-01-20-165-248		65,000.00
NJSEA LAND USE ADMIN: SALARY & WAGES	6-01-21-181-111	10,000.00	
LIABILITY INSURANCE: OTHER EXPENSES	6-01-23-210-248	90,000.00	
WORKMEN'S COMP: INSURANCE	6-01-23-215-290		90,000.00
EMPLOYEE GROUP INSURANCE: OTHER EXPENSES	6-01-23-220-248		203,929.84
HEALTH BENEFIT WAIVER: OTHER EXPENSES	6-01-23-222-248	26.03	
POLICE DEPARTMENT: OTHER EXPENSES	6-01-25-240-248		18,000.00
SPECIAL POLICE: SALARY	6-01-25-241-112	55,000.00	
FIFA WORLD CUP: SALARY & WAGES	6-01-25-243-111	35,181.52	
FIFA WORLD CUP: OTHER EXPENSES	6-01-25-243-248	19,882.00	
MUNICIPAL PROSECUTOR	6-01-25-275-111		2,500.00
STREETS & ROADS: SALARY & WAGES	6-01-26-290-111	90,000.00	
STREETS & ROADS: OTHER EXPENSES	6-01-26-290-248		15,000.00
RECYCLING: SALARY & WAGES	6-01-26-310-111	15,000.00	
BUILDINGS & GROUNDS: OTHER EXPENSES	6-01-26-310-248		50,000.00
BORO MECHANIC: OTHER EXPENSES	6-01-26-315-248		57,000.00
SENIOR TRANSPORT / BUS DRIVER: SALARIES	6-01-27-365-111	16,300.00	
RECREATION: SALARY & WAGES	6-01-28-370-111	8,110.00	
CELEBRATION: SPRING FEST	6-01-30-420-100	665.03	
CELEBRATION: STREET FAIR	6-01-30-420-200	945.45	
CELEBRATION: 250TH ANNIVERSARY	6-01-30-420-910	3,258.64	
PERS - PUBLIC EMP RETIRE SYSTEM	6-01-36-471-248	73,450.90	
SHARED SERVICE: ANIMAL CONTROL BC	6-01-42-113-000		93.80
MUNICIPAL COURT: SALARY & WAGES	6-01-43-190-111	3,000.00	
MUNICIPAL COURT: OTHER EXPENSES	6-01-43-190-248		10,000.00
SWS: SALARY & WAGES	6-05-55-501-111	38,000.00	
SWS: OTHER EXPENSES	6-05-55-502-248		38,000.00
		563,819.57	563,819.57

Mayor Zimmermann entertained a motion to approve the items on the Consent Agenda. On motion by Stoltz, seconded by Fonseca, unanimous on call of roll of those present.

CORRESPONDENCE

David Malinowski requested permission from the Governing Body to collect toys at Borough Hall for the Tomorrow's Children's Fund, as he has done in the past.

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

David Malinowski requested that the Governing Body revisit the late fee for animal licenses, stating that the two-tier late fee is confusing for residents.

Mayor Zimmermann stated that the governing body would look into the issue at a later date.

Rose Ravennati, representing the Carlstadt Woman's Club, requested permission to use the municipal parking lot across from the soccer field for a bus trip scheduled for March 6, 2027.

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

ORDINANCE(S)
SECOND READING AND FINAL PASSAGE

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

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

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 Stoltz, unanimous on call of roll of those present.

RESOLUTION NO. 2026-283-A

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 REGULATIONS

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 26-21 on final reading. On motion by Fonseca, seconded by DeBiase, unanimous on call of roll of those present.

UNFINISHED BUSINESS
None

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

Stefan Kindberg, 742 Eighth Street, stated he declined a tree in front of his home because it is native to Japan rather than New Jersey. Borough Administrator Robert Ceberio explained that the trees planted in the borough are determined by the Governor's Office in Trenton.

Onur Pehlivan, 603 Tenth Street, stated that he received summonses for high grass and front-yard parking, noting that his availability has been limited as a new father. Borough Administrator Robert Ceberio informed him that he would look into the matter.

Abishake Shah, 311 Lilac Lane, stated he believes there are remaining issues with the catch basins on Hoboken Road and Lilac Lane. The Mayor and Borough Administrator informed him tha**t** the matter would be looked into immediately.

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

MISCELLANEOUS/NEW BUSINESS
None

CLOSED SESSION

EXECUTIVE SESSSION MEETING ACT
RECESS INTO CLOSED SESSION

WHEREAS, it is necessary for the Governing Body of the Borough of Carlstadt to conduct an executive session closed to the public to discuss one or more of the following subjects: personnel and property.

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Carlstadt hereby moves to go into executive session in accordance with the provisions of the Open Public Meetings Act, N.J.S.S. 10:4.6 et Seq. for the purpose of discussing one or more of the following subjects: personnel and property.

AND, BE IT FURTHER RESOLVED that the public will be informed either later this evening after reconvening the public meeting or at a future public meeting said date is not predictable at the present time.

AND. BE IT FURTHER RESOLVED that the matters discussed in the minutes of the closed session shall be disclosed to the public when the reason for confidentiality no longer exists.

Mayor Zimmermann entertained a motion to go into closed session at 7:37 P.M. On motion by Fonseca, seconded by Emerson, 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 Stoltz, unanimous on call of roll of those present

ADJOURNMENT

Mayor Zimmermann entertained a motion to adjourn the meeting at 9:18 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