

I. Monday, January 5, 2026, Work Meeting of the Governing Body of the Borough of Lincoln Park, the Borough Clerk called the Work Meeting to order and announced the meeting was duly advertised in accordance with the Open Public Meetings Act.

All stood for the Pledge of Allegiance.

II. **ROLL CALL**

On the Roll Call, Council Members present were: Antonetti, Gemian, Moeller, Ross, Seise, Thompson and Gurkovich

ABSENT: None

Present from Administration: Mayor Runfeldt, Borough Administrator Perry Mayers, CFO Fabiano Mello, and Borough Attorney, Chris DiLorenzo

III. **MAYOR'S AGENDA:**

I. **Escrow Release**

- A. Release of Escrow #2660, 510 Ryerson Road – Block 22901 / Lot 1, to 510 R Lincoln Park, LLC, has been approved by the Borough Engineer.
- B. Release of Escrow #2524 - Bellmore
 - i. Amount - \$15.27 (Subaccount # 7766906035)
- C. Release of Escrow #'s 2594, 2595, and 2596 - Lincoln Park Square
 - i. Amount - \$2.61 (Subaccount # 7765977748)
 - ii. Amount - \$14.34 (Subaccount # 7765977730)
 - iii. Amount - \$2.45 (Subaccount # 7765977722)
- D. Release of Escrow #2624 - Daniel Bower
 - i. Amount - \$3.41 (Subaccount # 7766908172)
- E. Release of Escrow #2642 - Gary Leusink
 - i. Amount - \$0.05 (Subaccount # 7766906142)

Council concurred and Resolutions will be on the January 20, 2026, Agenda.

II. **Request Introduction of Ordinance Amending Water Rates for 2026**

- A. PVWC wholesale water rate increased by six percent
- B. Ordinance 4-16 requires a commensurate increase by the Borough
- C. History of increases for the past five years:
 - i. 2021 3% from \$2,864.15 per million gallons to \$2,950.07
 - ii. 2022 2% from \$2650.07 to \$3,009.07
 - iii. 2023 6% from \$3,009.07 to \$3,189.61
 - iv. 2024 6% from \$3,189.61 to \$3,380.99
 - v. 2025 6% from \$3,380.99 to \$3,583.85
 - vi. 2026 4.3% from \$3,583.85 to \$3,737.96

Council concurred and the Introduction is on tonight's meeting Agenda.

III. **Request Resolution Authorizing Appointment to Two Bridges Sewerage Authority**

- A. Lincoln Park Representative - Thomas A. Boorady
- B. Five-year Term
 - i. February 1, 2026 through January 31, 2031

Council concurred and a Resolution will be on the January 20, 2026, Agenda.

IV. **Request Resolution Authorizing Entrance into a Cooperative Pricing Agreement with the County of Passaic**

- A. Passaic County Cooperative Pricing System
- B. Mayor authorized to sign Agreement

C. No cost to Borough

Council concurred and a Resolution is on tonight's meeting Agenda.

V. Request Resolution Authorizing Submission of 2026 Local recreation Improvement Grant

A. Amount - \$75,000

Council concurred and a Resolution will be on the January 20, 2026, Agenda.

IV. RESOLUTIONS:

Gurkovich: R26-70, Resolution Authorizing Execution of an Agreement with the Passaic County Cooperative Pricing System

Seise: So Moved

Gemian: Second

RESOLUTION R26-70

RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT WITH THE PASSAIC COUNTY COOPERATIVE PRICING SYSTEM (ID# 38PCCP)

WHEREAS, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and

WHEREAS, the County of Passaic, hereinafter referred to as the "Lead Agency " has offered voluntary participation in a Cooperative Pricing System for the purchase of goods and services;

WHEREAS, on January 5, 2026 the governing body of the Borough of Lincoln Park, County of Morris, State of New Jersey duly considered participation in the Passaic County Cooperative Pricing System for the provision and performance of goods and services.

NOW, THEREFORE BE IT RESOLVED by the Council of the Borough of Lincoln Park, County of Morris, State of New Jersey as follows:

1. Pursuant to the provisions of *N.J.S.A. 40A:11-11(5)*, the Mayor of Lincoln Park is hereby authorized to enter into a Cooperative Pricing Agreement with the Lead Agency.
2. The Lead Agency shall be responsible for complying with the provisions of the *Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.)* and all other provisions of the revised statutes of the State of New Jersey.
3. This resolution shall take effect immediately upon passage.

Gurkovich: Any questions, comments or corrections? Call the Roll.

Yes: Antonetti, Gemian, Moeller, Ross, Seise, Thompson, and Gurkovich

No: None

Absent: None

Abstain: None

Resolution R26-70 was Adopted.

Gurkovich: R26-71, Resolution Authorizing Execution of an Agreement with the Fair Share Housing Center regarding Fourth Round Housing Element and Fair Share Plan

Thompson: So Moved

Gemian: Second

RESOLUTION R26-71

RESOLUTION AUTHORIZING EXECUTION OF MEDIATION AGREEMENT WITH FAIR SHARE HOUSING CENTER REGARDING FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE

PLAN

WHEREAS, on March 20, 2024, Governor Murphy signed P.L. 2024, c.2., into law, which established a new framework for determining and enforcing municipalities' affordable housing obligations under the Mount Laurel doctrine and the Fair Housing Act (the "Amended Act"); and

WHEREAS, the Borough of Lincoln Park (the "Borough" or "Lincoln Park") having filed a resolution of participation in the Affordable Housing Dispute Resolution Program (the "Program") and a declaratory judgment action pursuant to N.J.S.A. 52:27D-301 et. seq. (the "Fair Housing Act") on January 23, 2025; and

WHEREAS, the Court entered an order on April 29, 2025 setting the Borough's Fourth Round fair share obligations as a Present Need of 15 units and a Prospective Need of 175 units, which no party appealed, and ordering the Borough to file a Housing Element and Fair Share Plan ("HEFSP") by June 30, 2025; and

WHEREAS, the Borough having filed its HEFSP on June 20, 2025 on eCourts ("Adopted HEFSP"); and

WHEREAS, Fair Share Housing Center ("FSHC") and White Rock NJ, LLC having filed challenges pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Borough's Adopted HEFSP on September 2, 2025; and

WHEREAS, representatives of the Borough and FSHC engaged in good faith negotiations regarding the Borough's Adopted HEFSP and, as a result of those negotiations, a Mediation Agreement between the Borough and FSHC has been prepared which resolves the issues raised in the FSHC challenge and which, if approved by the Program, will result in the issuance of a compliance certification to the Borough; and

WHEREAS, the Mediation Agreement includes the adoption of overlay zoning for a multi-family inclusionary development on the White Rock NJ, LLC property and resolves the challenge raised by White Rock NJ, LLC to the Borough's HEFSP as set forth on the record on December 19, 2025 by counsel for White Rock NJ, LLC; and

WHEREAS, the Borough desires to authorize the execution of the Mediation Agreement between the Borough and FSHC.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Lincoln Park, County of Morris, State of New Jersey, as follows:

1. All the terms and conditions of the Mediation Agreement by and between the Borough of Lincoln Park and Fair Share Housing Center ("FSHC") dated December 31, 2025, be and the same are hereby approved, ratified and confirmed by the Borough.

2. The Mayor and Clerk are hereby authorized to execute said Mediation Agreement subsequent to the execution by FSHC and, together with other appropriate officers and employees of the Borough, are hereby authorized to take all steps necessary to effectuate the purposes of this Resolution.

3. The Borough hereby authorizes and approves any non-substantive modifications to the Mediation Agreement as may be recommended and approved by the Borough Administrator and Special Counsel prior to execution

4. This Resolution shall take effect immediately.

Gurkovich: Any questions, comments or corrections? Call the Roll.

Yes: Antonetti, Gemian, Ross, Seise, Thompson, and Gurkovich

No: Moeller

Absent: None

Abstain: None

Resolution R26-71 was Adopted.

Mayor Runfeldt thanked Councilman Gemian for his assistance with this. He said we had a very good team that consisted of Councilman Gemian, himself, Perry Mayers, and Our Special Council (Buzak Law Firm).

V. ORDINANCE FOR INTRODUCTION:

Gurkovich: Ordinance 1-26, An Ordinance to Amend and Supplement Chapter 461, Water, of the Code Book of the Borough of Lincoln Park

The Clerk read the following Resolution:

Be it resolved that an Ordinance entitled:

**AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 461,
WATER, OF THE CODE BOOK OF THE BOROUGH OF LINCOLN PARK**

Be Introduced and Read by Title on first reading by the Clerk.

Gurkovich: I need a Motion and a Second

Thompson: So Moved

Moeller: Second

Gurkovich: Call the Roll.

Yes: Antonetti, Gemian, Moeller, Ross, Seise, Thompson, and Gurkovich

No: None

Absent: None

Abstain: None

Gurkovich: Does the Council have any questions or comments on this ordinance?

The Resolution was adopted.

Gurkovich: Please read it again.

The Clerk read the following resolution:

BE IT FURTHER RESOLVED, that an Ordinance entitled,

**AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 461,
WATER, OF THE CODE BOOK OF THE BOROUGH OF LINCOLN PARK**

Be passed on First Reading and;

BE IT FURTHER RESOLVED that said Ordinance be considered for Final Passage at the meeting of the Governing Body of the Borough of Lincoln Park on the 20th day of January, 2026 at approximately 7:00 PM in the Municipal building at which time and place all persons interested shall be given an opportunity to be heard concerning said Ordinance; and

BE IT FURTHER RESOLVED that the Clerk be authorized and directed to advertise said Ordinance with a Notice of Introduction thereof in the Daily Record according to law.

Gurkovich: I need a Motion and a Second

Thompson: So Moved

Moeller: Second

Gurkovich: Any questions, comments or corrections? Call the Roll.

Yes: Antonetti, Gemian, Moeller, Ross, Seise, Thompson, and Gurkovich

No: None

Absent: None

Abstain: None

The Resolution was adopted.

VI. COUNCIL COMMITTEE REPORTS:

Antonetti: The blood drive held on December 30th had a great turnout. Undecorating the town will begin this week. Spring and summer plans have begun. Indoor pickleball is being offered with an extended schedule of Monday, Wednesday, and Friday in the Community Center from 9:30 am – 12 pm through the end of March.

Gemian: In regard to the Fair Share Housing Resolution, the Committee also consisted of Kelli Gallo from Buzak Law Firm who did an outstanding job as well as Paul Ricci our Planner who did an outstanding job working to reach a settlement that we could reach.

Moeller: DPW: Breaking in 3 new hires with snow plowing/removal. Water main breaks on Park Ave, Upper Main, Route 202 have been repaired. Christmas tree collections have started. Christmas decorations are beginning to come down. High Mountain Trail retention basin excavation has begun. Multiple traffic light bulbs have been replaced. Recycling is ongoing. Hydrant replaced on Jacksonville Road near Orchard Drive. Illegally dumped asphalt has been picked up on Hazel and Forrest Ave.

Health Department has a limited number of free COVID and flu test kits that can be given to residents or employees upon request. There are 3 communicable disease outbreaks which are COVID and flu at Lincoln Park Care Center and Resorts and flu at KinderCare. They are all being monitored by Deep Shah. The next monthly child health clinic is January 13th.

Ross: No report

Seise: EMS has their installation dinner on Saturday at the Grand in Totowa.

Thompson: No report. Pickleball is very well attended, it is Monday, Wednesday, and Friday, and it is enjoyed by everybody.

Gurkovich: No report.

VII. PUBLIC HEARING:

Council President Gurkovich: Can I have a Motion to open the Public Hearing

Thompson: I move we open the Public Hearing

Ross: I Second That

Council President Gurkovich: All in favor, the Council responded as Aye.

Council President Gurkovich: Anyone wishing to speak may do so now.

Thomas Mastrangelo, Board of County Commissioners, wished everyone a good happy new year. If you need anything, you have a Commissioner right next door, or any Commissioners, we are here to help.

Council President Gurkovich: Anyone else wishing to come forward?

Thompson: Seeing no one else wishing to speak I Move we close the Public Hearing.

Moeller: Second

Council President Gurkovich asked for a Voice Vote. The Public Hearing was Closed.

VIII. MISCELLANEOUS COMMENTS:

Antonetti: No comments

Gemian: No comments

Moeller: No comments

Ross: No comments

Seise: No comments

Thompson: No comments

Gurkovich: Said the microphone system in the court room is terrible. You can't understand what people are saying. The system needs to be looked at. Mayor Runfeldt said that they will talk to the Court Clerk and if there is anything that is needed, they will let Council know.

IX. ADJOURNMENT:

Thompson: Motion to Adjourn.

Moeller: Second

Council President Gurkovich: All in favor, the Council responded as Aye.

There being no further business to discuss, the Work Meeting of January 5, 2026, was Adjourned at 7:53 PM.

ATTEST:

Courtney Fitzpatrick, Borough Clerk

Joseph Gurkovich, Council President

Mayor David Runfeldt