

**MINUTES OF PLANNING BOARD REORGANIZATION
MEETING HELD ON THURSDAY, JANUARY 15, 2026**

The clerk called to order the reorganization meeting of the Board and announced the meeting was duly advertised in compliance with the Open Public Meetings Act by notice sent to the Daily Record, Suburban Trends, and posted on the bulletin board and website at Borough Hall. All stood for the Pledge of Allegiance.

**PRESENT: BLEWETT, D'ANTONO, GURKOVICH, KAUFMAN, PANICCI, STANIC
AND TAORMINA**

ALSO PRESENT: PETRESKI, ENGINEER AND NEISS, COUNSEL

ABSENT: KOLDYK AND RUNFELDT

Mr. Gemian is here as well.

Ms. Ward stated yes. Mr. Gemian is here to. (Gurkovich in the audience).

The first item on the agenda is Acknowledgment of Mayor/Council Appointments. Class II Member John Panicci (municipal official) a one year appointment. Class III Member Joseph Gurkovich (council liaison) a one year appointment. Class IV member Joshua Kaufman a four year appointment. Class IV Member David Koldyk a four year appointment. Class IV Member Mark Stanic a four year appointment. Welcome everyone.

The next item on the agenda is Nomination and Election of Board Officers. The first officer is chairman and do I have a motion for a chairperson?

Mr. Kaufman nominated Trish D'Antono.

Mr. Blewett seconds.

Ms. Ward asked any other nominations.

Roll call:

Yes: Kaufman, Blewett, D'Antono, Gemian, Panicci, Stanic and Taormina

No: None

Abstain: None

Absent: Koldyk and Runfeldt

Ms. Ward stated you are now chairwoman and I'll turn the meeting over to you.

Chairwoman D'Antono stated continuing on is vice chairman.

Mr. Kaufman nominated Chuck.

Mr. Taormina seconds.

Roll call:

Yes: Kaufman, Taormina, D'Antono, Gemian, Panicci, and Stanic

No: None

Abstain: Blewett

Absent: Koldyk and Runfeldt

Chairwoman D'Antono stated the next item is the position of secretary. I vote for Ms. Ward.

Mr. Kaufman seconds.

Roll call:

Yes: D’Antono, Kaufman, Blewett, Gemian, Panicci, Stanic and Taormina

No: None

Abstain: None

Absent: Koldyk and Runfeldt

Ms. Ward thanked the Board.

Chairwoman D’Antono stated you’re welcome. Continuing on Item 4 is the appointment of the engineer, Darmofalski Engineering Associates, Inc.

RESOLUTION
LINCOLN PARK PLANNING BOARD
AWARD OF CONTRACT FOR
PROFESSIONAL ENGINEER FOR 2026 CALENDAR YEAR

WHEREAS, there exists a need for the professional services of a Professional Engineer for the Planning Board of the Borough of Lincoln Park, County of Morris, State of New Jersey (the “Board”), for the 2026 calendar year, in accordance with the Municipal Land Use Law of the State of New Jersey, N.J.S.A. 40:55D-1, *et seq.*, and Article II, Section 17-14 of the Development Review Ordinance of the Borough of Lincoln Park; and

WHEREAS, the Governing Body of the Borough of Lincoln Park has appropriated the funds from the municipal budget necessary for the expenses of the Board to permit the Board to award a professional services contract for Professional Engineer not to exceed Six Thousand (\$6,000.00) Dollars in accordance with N.J.A.C. 5:30(a)(1); and

WHEREAS, the contract for Board Professional Engineer may be awarded without competitive bidding as a non-fair and open “Professional Service” contract in accordance with N.J.S.A. 40A:11-5(1)(a)(i) of the Local Public Contracts Law and compliance with provisions of N.J.S.A. 19:44A-20.4 and/or N.J.S.A. 19:44-20.5, because the contract is for a service performed by a person(s) authorized by law to practice a recognized profession that is regulated by law.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Lincoln Park that the firm of **DARMOFALSKI ENGINEERING ASSOCIATES, INC.**, 86 Newark-Pompton Turnpike, Riverdale, New Jersey 07457-1429 is hereby awarded the contract as Planning Board Professional Engineer for the calendar year 2026 commencing January 1, 2026 and continuing through December 31, 2026 or until the appointment of a

successor, to provide engineering

services to the Board in accordance with its proposal dated **November 18th, 2025** and the
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attached Schedule of Services, both of which are attached and made a part of this
Resolution; and

BE IT FURTHER RESOLVED that the Board and the Planning Board Professional
Engineer shall enter into a written contract that incorporates the terms of this Resolution; and

BE IT FURTHER RESOLVED that a copy of this Resolution or a summary of its
material terms be published in the official newspaper of the Borough and be on file, available
for public inspection, in the office of the Secretary to the Planning Board, Municipal Building,
34 Chapel Hill Road, Lincoln Park, New Jersey 07035.

SCHEDULE OF SERVICES
PLANNING BOARD ENGINEER
JANUARY 1, 2026 THROUGH DECEMBER 31, 2026

The Planning Board Engineer (“Board Engineer”) shall render the following services to
the Lincoln Park Planning Board (the “Board”) at the rate of One Hundred Fifty-Five (\$155.00)
Dollars per hour during the period January 1, 2026 through December 31, 2026 or until a
subsequent appointment is made, and with reference to the Darmofalski Engineering
Associates, Inc. proposal dated November 18th, 2025 a copy of which is attached and made
part hereof:

1. **Development Applications.** The Board Engineer shall perform all required
engineering services in connection with review of development applications submitted to the
Board. Such services shall include, without limitation, reviewing all applications for
completeness, compliance with all applicable ordinance requirements and other engineering-
related functions. All services rendered in connection with development applications shall be
charged to and payable from applicants’ escrow accounts. All charges, vouchers, and
invoices shall conform to N.J.S.A. 40:55D-53.2.

2. **Master Plan.** All engineering services (e.g., review, input, and advice) with
respect to the Master Plan whenever the Board undertakes (a) a review of or an amendment
to the master plan and/or (b) the preparation of a new master plan.

3. **Proposed Ordinances.** All engineering services (e.g., review, input, and
advice) in connection with any and all proposed zoning, land development, stormwater
management or other appropriate land use related ordinances which may be referred to the
Board for review pursuant to the Municipal Land Use Law.

4. **Meetings.** Attendance at all regular and special meetings of the Board, except
in cases of emergency or whenever there shall be no engineering-related issue on the
Board’s agenda (confirmed by the Board Secretary), the Board Engineer shall attend all
Board meetings. Whenever the Board Engineer cannot attend, the Board Engineer shall
make appropriate arrangements for meeting coverage by a professional engineer.

5. **Inspections.** Perform all necessary inspections of improvements constructed
by developers pursuant to Board-approved development applications.

6. **Other Services.** Perform such other engineering services as the Board may
request from time to time.

7. **Delegation.** The Board Engineer may, when appropriate, delegate to

competent personnel under his direct supervision responsibility for (a) inspections, and (b) design/drafting services (if any) and (c) any other services that will serve the economic interests of the Borough of Lincoln Park and the developers who appear before the Board. All such services shall be performed at the rate of One Hundred (\$100.00) Dollars per hour.

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8. **Insurance.** Within ten (10) days of the date of this Resolution and if the Board Engineer has not already done so, the Board Engineer shall provide to the Board Secretary proof that it has obtained professional liability insurance in minimum amounts of \$1 million per claim and \$1 million in the aggregate, or in such other amounts as may be required by the Borough’s risk manager or its counsel. That insurance shall be kept in full force at all times during the period of this appointment and until a successor Board Engineer is appointed

9. **Invoices.** The Board Engineer shall submit invoices for all services no less than monthly and on forms supplied by or acceptable to the chief financial officer of the Borough.

10. **Termination.** The Board may terminate the Board Engineer’s appointment or the Board Engineer may resign from the position only after 30 days following written notice delivered to the other party (“Effective Date”). In the event of termination, any work of the Board Engineer completed prior to the Effective Date shall be compensable and be paid in accordance with the terms of this Resolution.

11. **Compliance With Law.** The Board Engineer shall comply fully with all applicable municipal, county, state and federal laws, ordinances, regulations, and directives in connection with the performance of the duties of Board Engineer including, without limitation, the Local Unit Pay to Play Law, P.L. 2004, c. 19, as amended by P.L. 2005, c. 51, and N.J.S.A. 10:5-31, *et seq.*

Mr. Gemian moved it.

Mr. Blewett seconds.

Roll call:

Yes: Gemian, Blewett, D’Antono, Kaufman, Panicci, Stanic, and Taormina

No: None

Abstain: None

Absent: Koldyk and Runfeldt

Mr. Petreski thanked everyone and I look forward to working with you this year.

Chairwoman D’Antono stated thank you, we do too Alex. Next item is the appointment of our counsel.

RESOLUTION
LINCOLN PARK PLANNING BOARD
AWARD OF CONTRACT FOR
LEGAL COUNSEL FOR 2026 CALENDAR YEAR

WHEREAS, there exists a need for the professional services of a Planning Board Attorney for the Planning Board of the Borough of Lincoln Park, County of Morris, State of New Jersey (the “Board”), for the 2026 calendar year, in accordance with the Municipal Land

Use Law of the State of New Jersey, N.J.S.A. 40:55D-1, *et seq.*, and Article II, Section 17-14 of the Development Review Ordinance of the Borough of Lincoln Park; and

WHEREAS, the Governing Body of the Borough of Lincoln Park has appropriated the funds from the municipal budget necessary for the expenses of the Board to permit the Board to award a

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professional services contract for Planning Board Attorney not to exceed Twelve Thousand Seven Hundred (\$12,700) Dollars in accordance with N.J.A.C. 5:30(a)(1); and

WHEREAS, the contract for Planning Board Attorney may be awarded without competitive bidding as a non-fair and open “Professional Service” contract in accordance with N.J.S.A. 40A:11-5(1)(a)(i) of the Local Public Contracts Law and compliance with provisions of N.J.S.A. 19:44A-20.4 and/or N.J.S.A. 19:44-20.5, because the contract is for a service performed by a person(s) authorized by law to practice a recognized profession that is regulated by law

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Lincoln Park that the firm of **BEATTIE PADOVANO, LLC**, 200 Market Street, Suite 401, Montvale, New Jersey 07645, is hereby awarded the contract as Planning Board Attorney for the calendar year 2026 commencing January 1, 2026 and continuing through December 31, 2026 or until the appointment of a successor to provide legal services in accordance with its proposal dated **November 6th, 2025**; and

BE IT FURTHER RESOLVED that the compensation of the Planning Board Attorney for the calendar year 2026 shall be as follows:

A. Six Thousand (\$6,000.00) Dollars for attendance at twelve (12) meetings of the Board.

B. Five Hundred (\$500.00) Dollars for each additional meeting as may be requested by the Board from time-to-time.

C. The annual meeting fee shall include the preparation of minor resolutions, time extensions and waivers, telephone conferences, correspondence and such other legal services customarily rendered in connection with the representation of a municipal planning board, except litigation, general legal services, or professional fees chargeable to an applicant’s escrow account as may be permitted by municipal ordinance and N.J.S.A.

40:55D-53.2.

D. Any and all legal services rendered in connection with litigation/appeals from any resolution and decision of the Board, ordinance revisions and/or work in connection with the master plan shall be billed at the litigation hourly rate of Two Hundred (\$200.00) Dollars per hour.

E. General legal services relating to such matters as (a) aiding the Board and/or Borough of Lincoln Park officials in regard to jurisdictional determinations, and (b) providing legal advice on matters relating to administration of ongoing construction relating to development approvals, but excluding such items as litigation, ordinance revisions and master plan work, shall be billed at

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the rate of Two Hundred (\$200.00) Dollars per hour.

F. Legal services and process fees relating to application processing and chargeable against application escrow accounts pursuant to Borough Ordinance, to be billed at the rate of Two Hundred (\$200.00) Dollars per hour; and

BE IT FURTHER RESOLVED that the Board and the Planning Board Attorney shall enter into a written contract that incorporates the foregoing terms of compensation; and

BE IT FURTHER RESOLVED that a copy of this Resolution or a summary of its material terms be published in the official newspaper of the Borough and be on file, available for public inspection, in the office of the Secretary to the Planning Board, Municipal Building, 34 Chapel Hill Road, Lincoln Park, New Jersey 07035.

Chairwoman D’Antono stated we recommend Beattie Padovano.

Mr. Blewett seconds.

Roll call:

Yes: D’Antono, Blewett, Gemian, Kaufman, Panicci, Stanic, and Taormina

No: None

Abstain: None

Absent: Koldyk and Runfeldt

Chairwoman stated the last item here –

Mr. Neiss stated before you get there. I have a short speech thanking the Board for reappointing me as the attorney for the Board, so if you will indulge me. You know what, why don’t we move onto other business and I will read the speech later. Thank you all.

Chairwoman D’Antono stated and the last item here is appointment of the planner and we recommend Paul Ricci.

RESOLUTION
LINCOLN PARK PLANNING BOARD
AWARD OF CONTRACT FOR
PROFESSIONAL PLANNER FOR 2026 CALENDAR YEAR

WHEREAS, there exists a need for the professional services of a Professional Planner for the Planning Board of the Borough of Lincoln Park, County of Morris, State of New Jersey (the "Board"), for the 2026 calendar year, in accordance with the Municipal Land Use Law of the State of New Jersey, N.J.S.A. 40:55D-1, *et seq.*, and Article II, Section 17-14 of the Development Review Ordinance of the Borough of Lincoln Park; and

WHEREAS, the Governing Body of the Borough of Lincoln Park has appropriated the funds from the municipal budget necessary for the expenses of the Board not covered by an Applicant's

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escrow account to permit the Board to award a professional services contract for Professional Planner for planning services not to exceed Five Thousand (\$5,000.00) Dollars in accordance with N.J.A.C. 5:30(a)(1); and

WHEREAS, the contract for Board Professional Planner may be awarded without competitive bidding as a non-fair and open "Professional Service" contract in accordance with N.J.S.A. 40A:11-5(1)(a)(i) of the Local Public Contracts Law and compliance with provisions of N.J.S.A. 19:44A-20.4 and/or N.J.S.A. 19:44-20.5, because the contract is for a service performed by a person(s) authorized by law to practice a recognized profession that is regulated by law.

NOW THEREFORE BE IT RESOLVED by the Planning Board of the Borough of Lincoln Park that the firm of **PAUL N. RICCI, AICP, PP, RICCIPLANNING, LLC**, 117 Monmouth Avenue, Atlantic Highlands, New Jersey 07716, is hereby awarded the contract as Planning Board Professional Planner for the calendar year 2026 commencing January 1, 2026 and continuing through December 31, 2026 or until the appointment of a successor, on an on-needed basis, to provide planning services to the Board in accordance with its proposals dated **November 6th, 2025** and the attached Schedule of Services, both of which are attached and made a part of this Resolution; and

BE IT FURTHER RESOLVED that the Board and the Planning Board Professional Planner shall enter into a written contract that incorporates the terms of this Resolution; and

BE IT FURTHER RESOLVED that a copy of this Resolution or a summary of its material

terms be published in the official newspaper of the Borough and be on file, available for public inspection, in the office of the Secretary to the Planning Board, Municipal Building, 34 Chapel Hill Road, Lincoln Park, New Jersey 07035-1998.

SCHEDULE OF SERVICES
PLANNING BOARD PLANNER
JANUARY 1, 2026 THROUGH DECEMBER 31, 2026

The Planning Board Professional Planner shall render services to the Lincoln Park Planning Board (the "Board") at the rate of One Hundred Sixty (\$160.00) Dollars per hour and planning staff One Hundred Thirty Five (\$135.00) Dollars an hour during the period January 1, 2026 through December 31, 2026 or until a subsequent appointment is made.

Mr. Gemian moved it.

Mr. Blewett seconds.

Roll call:

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Yes: Gemian, Blewett, D'Antono, Kaufman, Panicci, Stanic, and Taormina

No: None

Abstain: None

Absent: Koldyk and Runfeldt

Mr. Ricci thanked the Board.

Chairwoman D'Antono stated the next item on the agenda is the adoption of the meeting schedule for the calendar year 2026. Ms. Ward has advised me that the meetings will take place on the third Thursday of every month at 7 p.m., in the council chambers. Do we have to vote on this?

Ms. Ward stated yes.

Chairwoman D'Antono asked for a motion to approve.

RESOLUTION
LINCOLN PARK PLANNING BOARD
MEETING SCHEDULE
CALENDAR YEAR 2026

BE IT RESOLVED by the Planning Board of the Borough of Lincoln Park that the third Thursday of each month be designated as a regular meeting of the Board. Said meetings are to be held in Council Chambers, Municipal Building, 34 Chapel Hill Road, Lincoln Park, New Jersey 07035 and commence at 7:00 P.M.

Mr. Kaufman moved the resolution.

Mr. Blewett seconds.

Roll call:

Yes: Kaufman, Blewett, D'Antono, Gemian, Panicci, Stanic and Taormina

No: None

Abstain: None

Absent: Koldyk and Runfeldt

Chairwoman D'Antono stated the next item is the designation of the official newspaper for 2026. Ms. Ward has advised me that the Daily Record and the Suburban Trends are the official newspapers for legal notices for 2026.

Ms. Ward stated there is one change to the resolution and we will be posting our legal notices on the Borough website beginning in March. The legals by the applicants will be in the newspaper and our legals will be posted on the Borough website. They are working on that now.

Chairwoman D'Antono stated okay very good. Motion to approve.

RESOLUTION
LINCOLN PARK PLANNING BOARD
OFFICIAL NEWSPAPER
CALENDAR YEAR 2026

BE IT RESOLVED, by the Planning Board of the Borough of Lincoln Park that the **DAILY**

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RECORD be designated as the Official Newspaper and **SUBURBAN TRENDS** designated as the

Alternate Official Newspaper for the calendar year 2026; and

WHEREAS, P.L. 2025, c. 72 requires that starting March 1, 2026, municipalities publish their public notices on the municipal website; and

NOW, THEREFORE, BE IT RESOLVED, that the Borough of Lincoln Park, Morris County, public notices will be available at (hyperlink to be provided) starting March 1, 2026, in compliance with P.L. 2025, c. 72.

Mr. Gemian moved the resolution.

Mr. Kaufman seconds.

Roll call:

Yes: Gemian, Kaufman, Blewett, D'Antono, Panicci, Stanic, and Taormina

No: None

Abstain: None

Absent: Koldyk and Runfeldt

Chairwoman D'Antono stated the next item is designation of newspapers to receive the agendas for 2026. Motion to approve.

RESOLUTION
LINCOLN PARK PLANNING BOARD
NEWSPAPERS TO RECEIVE AGENDAS

CALENDAR YEAR 2026

WHEREAS, N.J.S.A. 10:4-6 et seq., requires the Planning Board of the Borough of Lincoln Park to designate two (2) newspapers to receive the notice of its meetings (the agendas).

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Lincoln Park that the **DAILY RECORD** and **SUBURBAN TRENDS** be designated the two (2) newspapers to receive notices required by the Open Public Meetings Act for the calendar year 2026.

Mr. Gemian moved it.

Mr. Blewett seconds.

Roll call:

Yes: Gemian, Blewett, D'Antono, Kaufman, Panicci, Stanic, and Taormina

No: None

Abstain: None

Absent: Koldyk and Runfeldt

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Chairwoman D'Antono stated the next item is appointment of subdivision, site plan, downtown improvement, ordinance, and master plan committees for 2026. There are 5 committees and does everyone want to stay in place? The only change we would have to make is for the master plan committee because Jonathan is no longer with us. Would anybody like to participate and take his place on that committee?

Mr. Kaufman stated Mark is not on any committees.

Ms. Ward stated I have one correction to make regarding the committees. Arthur mentioned instead of having 4 members on the committees we should only have three members. We have four members on each committee now.

Chairwoman D'Antono stated we can drop one.

Mr. Neiss stated why don't we talk about that offline.

Chairwoman D'Antono stated okay.

Ms. Ward asked are you having Mark on the committee where Jonathan was.

Chairwoman D'Antono stated yes. Jonathan was on the master plan committee so replace Jonathan with Mark and then we will get to the brand new onus of what members we will make it a 3 man team going forward for 2026.

Any other business for the reorg meeting?

Ms. Ward stated I have nothing.

Chairwoman D'Antono asked does anybody have any comments.

Mr. Blewett moved to adjourn.

Chairwoman D'Antono seconds.

Reorganization meeting adjourned 7:12 p.m.

Respectfully submitted:

Joan Ward, Secretary

Patricia D'Antono, Chairwoman

