

I. CALL TO ORDER:

II. PLEDGE OF ALLEGIANCE:

A Regular Meeting of the Governing Body of the Borough of Lincoln Park was held in the Council Chambers of the Municipal Building, 34 Chapel Hill Road, Lincoln Park, New Jersey on January 20, 2026. The Clerk Called the Meeting to Order at 7:00 PM and made the Statement of Compliance with the Open Public Meetings Act. The Clerk advised those present where the exits to the room were and to turn off all cell phones. After the Pledge of Allegiance, the Clerk called the Roll showing the following:

III. ROLL CALL:

PRESENT: Council Members: Patrick Antonetti
Gary Gemian
Dan Moeller
Ellen Ross
Andrew Seise
Ann Thompson
Joseph Gurkovich

ABSENT: None

Also, PRESENT were Mayor Runfeldt, Perry Mayers - Borough Administrator, Fabiano Mello - CFO, Chris DiLorenzo - Borough Attorney, and Ken Rush – Borough Attorney

IV. ORDINANCE FOR INTRODUCTION:

Gurkovich: Ordinance 2-26, An Ordinance of the Borough of Lincoln Park, in the County of Morris, New Jersey Providing for the Acquisition of a Pumper Fire Engine and Other Related Expenses in and for the Borough and Appropriating \$2,000,000 Therefor, and Providing for the Issuance of \$1,805,000 in Bonds or Notes of the Borough to Finance the Same

The Clerk read the following Resolution:

Be it resolved that an Ordinance entitled:

AN ORDINANCE OF THE BOROUGH OF LINCOLN PARK, IN THE COUNTY OF MORRIS, NEW JERSEY, PROVIDING FOR THE ACQUISITION OF A PUMPER FIRE ENGINE AND OTHER RELATED EXPENSES IN AND FOR THE BOROUGH AND APPROPRIATING \$2,000,000 THEREFOR, AND PROVIDING FOR THE ISSUANCE OF \$1,805,000 IN BONDS OR NOTES OF THE BOROUGH TO FINANCE THE SAME

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

Gurkovich: I need a Motion and a Second

Seise: So Moved

Thompson: 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 OF THE BOROUGH OF LINCOLN PARK, IN THE COUNTY OF MORRIS, NEW JERSEY, PROVIDING FOR THE ACQUISITION OF A PUMPER FIRE ENGINE AND OTHER RELATED EXPENSES IN AND FOR THE BOROUGH AND APPROPRIATING \$2,000,000 THEREFOR, AND PROVIDING FOR THE ISSUANCE OF \$1,805,000 IN BONDS OR NOTES OF THE BOROUGH TO FINANCE THE SAME

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 2nd day of February, 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

Seise: 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.

V. ORDINANCE FOR ADOPTION:

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 read by Title on Second Reading and a Hearing Held Thereon

Thompson: So Moved

Ross: 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

Gurkovich: Motion to go to Public

Thompson: So Moved

Gemian: Second

Gurkovich asked for a Voice Vote. The Public Hearing was Opened.

Gurkovich: Anyone wishing to speak on Ordinance 1-26 may do so now.

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

Ross: Second

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

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 Final Reading and a Notice of Final Passage of Said Ordinance be published according to law.

Thompson: So Moved
Seise: Second

Gurkovich: Any questions or comments? Call the Roll.

Yes: Antonetti, Gemian, Moeller, Ross, Seise, Thompson, and Gurkovich
No: None
Absent: None
Abstain: None

The Ordinance was Adopted

VI. RESOLUTIONS: CONSENT AGENDA

Gurkovich: Resolutions Consent Agenda R26-72 through R26-78

Thompson: So Moved
Seise: Second

RESOLUTION R26-72

WHEREAS, the Sewerage Authorities Law, and specifically N.J.S.A.40:14A-4(o), provides for the appointment of members to a contiguous sewerage authority where a service agreement between them provides for the same; and

WHEREAS, the Two Bridges Sewerage Authority ("TBSA") and the Borough of Lincoln Park are parties to a Service Agreement providing for such appointments; and

WHEREAS, the Borough of Lincoln Park wishes to appoint Thomas A. Boorady to serve as a representative of the Borough of Lincoln Park to TBSA.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Lincoln Park, County of Morris, State of New Jersey, on this 20th day of January 2026, as follows:

1. Thomas A. Boorady is hereby appointed to represent the Borough of Lincoln Park as aforesaid commencing on February 1, 2026, and ending January 31, 2031.

2. This Resolution shall take effect immediately and a certified copy hereof shall be filed in the Office of the Secretary of State, the Office of the Two Bridges Sewerage Authority as well as with the Municipal Clerk of the Borough of Lincoln Park.

RESOLUTION R26-73

WHEREAS, Bellmore Home had heretofore deposited with the Borough of Lincoln Park a Minor Site Plan #374 and Flood Plain Encroachment #FPE 20-02 in connection with property located at 261 Comly Road in Lincoln Park NJ 07035;

WHEREAS, Bellmore Home has submitted a written request, on file in the Office of the Chief Financial Officer, that unused escrow funds be returned; and

WHEREAS, Fabiana Monteiro Mello, Chief Financial Officer for the Borough, has reported in her Certification of funds for Release of Escrow Money, that a balance does remain in the 2025 General Trust Escrow Account – TD Escrow Account # 4308905443, Escrow Account #133308 (2524) and may be refunded to **Bellmore Home**.

WHEREAS, Thomas A. Boorady, Borough Engineer, has inspected the premises, and has reported that the applicants have complied with/satisfied all of the required conditions, and has submitted a report to the Borough Administration, report on file in his office, recommending release of the remaining escrow funds;

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Lincoln Park, that the funds deposited by, **Bellmore Home** in the 2025 General Trust Escrow Account – TD Escrow Account # 4308905443, Escrow #133308 (2524) for a Minor Site Plan #374 and Flood Plain Encroachment #FPE 20-02 in connection with property located at 261 Comly Road in Lincoln Park NJ 07035; be and hereby are ordered released/refunded by the Borough subject to the CFO first confirming that all bills (submitted and pending) from the Board Attorney, and Borough Engineer have been properly and fully satisfied.

RESOLUTION R26-74

WHEREAS, **Lincoln Park Square, LLC** had heretofore deposited with the Borough of Lincoln Park a Minor Site Plan #376, a Grading Permit #G21-04, a Perimeter Landscape Bond, a Public Improvement Bond, and a Safety & Stabilization Bond in connection with property located at 261 Comly Road in Lincoln Park NJ 07035;

WHEREAS, **Lincoln Park Square, LLC** has submitted a written request, on file in the Office of the Chief Financial Officer, that unused escrow funds be returned; and

WHEREAS, Fabiana Monteiro Mello, Chief Financial Officer for the Borough, has reported in her Certification of funds for Release of Escrow Money, that a balance does remain in the 2025 General Trust Escrow Account – TD Escrow Account # 4308905443, Escrow Account #907950 (2594), #907968 (2595), and #907976 (9596) and may be refunded to **Lincoln Park Square, LLC**.

WHEREAS, Thomas A. Boorady, Borough Engineer, has inspected the premises, and has reported that the applicants have complied with/satisfied all of the required conditions, and has submitted a report to the Borough Administration, report on file in his office, recommending release of the remaining escrow funds;

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Lincoln Park, that the funds deposited by, **Lincoln Park Square** in the 2025 General Trust Escrow Account – TD Escrow Account # 4308905443, Escrow #907950 (2594), #907968 (2595), and #907976 (9596) for a Minor Site Plan #376, a Grading Permit #G21-04, a Perimeter Landscape Bond, a Public Improvement Bond, and a Safety & Stabilization Bond in connection with property located at 261 Comly Road in Lincoln Park NJ 07035; be and hereby are ordered released/refunded by the Borough subject to the CFO first confirming that all bills (submitted and pending) from the Board Attorney, and Borough Engineer have been properly and fully satisfied.

RESOLUTION R26-75

WHEREAS, **Daniel E. Bower** had heretofore deposited with the Borough of Lincoln Park an escrow release in connection with property located at 133 Ryerson Road in Lincoln Park NJ 07035;

WHEREAS, **Daniel E Bower** has submitted a written request, on file in the Office of the Chief Financial Officer, that unused escrow funds be returned; and

WHEREAS, Fabiana Monteiro Mello, Chief Financial Officer for the Borough, has reported in her Certification of funds for Release of Escrow Money, that a balance does remain in the 2025 General Trust Escrow Account – TD Escrow Account # 4308905443, Escrow Account #978027 (2624) and may be refunded to **Daniel E. Bower**.

WHEREAS, Thomas A. Boorady, Borough Engineer, has inspected the premises, and has reported that the applicants have complied with/satisfied all of the required conditions, and has submitted a report to the Borough Administration, report on file in his office, recommending release of the remaining escrow funds;

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Lincoln Park, that the funds deposited by, **Daniel E. Bower** in the 2025 General Trust Escrow Account – TD Escrow Account # 4308905443, Escrow #978027 (2624) for an escrow release in connection with property located at 133 Ryerson Road in Lincoln Park NJ 07035; be and hereby are ordered released/refunded by the Borough subject to the CFO first confirming that all bills (submitted and pending) from the Board Attorney, and Borough Engineer have been properly and fully satisfied.

RESOLUTION R26-76

WHEREAS, Gary A. Luesink had heretofore deposited with the Borough of Lincoln Park an escrow release in connection with property located at 150 Beaverbrook Road in Lincoln Park NJ 07035;

WHEREAS, Gary A. Luesink has submitted a written request, on file in the Office of the Chief Financial Officer, that unused escrow funds be returned; and

WHEREAS, Fabiana Monteiro Mello, Chief Financial Officer for the Borough, has reported in her Certification of funds for Release of Escrow Money, that a balance does remain in the 2025 General Trust Escrow Account – TD Escrow Account # 4308905443, Escrow Account #400962 (2642) and may be refunded to **Gary A. Luesink**.

WHEREAS, Thomas A. Boorady, Borough Engineer, has inspected the premises, and has reported that the applicants have complied with/satisfied all of the required conditions, and has submitted a report to the Borough Administration, report on file in his office, recommending release of the remaining escrow funds;

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Lincoln Park, that the funds deposited by, **Gary A. Luesink** in the 2025 General Trust Escrow Account – TD Escrow Account # 4308905443, Escrow #400962 (2642) for an escrow release in connection with property located at 150 Beaverbrook Road Road in Lincoln Park NJ 07035; be and hereby are ordered released/refunded by the Borough subject to the CFO first confirming that all bills (submitted and pending) from the Board Attorney, and Borough Engineer have been properly and fully satisfied.

RESOLUTION R26-77

WHEREAS, 510 R Lincoln Park LLC had heretofore deposited with the Borough of Lincoln Park a Minor Site Plan #382 in connection with property located at 510 Ryerson Road in Lincoln Park NJ 07035;

WHEREAS, 510 R Lincoln Park LLC has submitted a written request, on file in the Office of the Chief Financial Officer, that unused escrow funds be returned; and

WHEREAS, Fabiana Monteiro Mello, Chief Financial Officer for the Borough, has reported in her Certification of funds for Release of Escrow Money, that a balance does remain in the 2025 General Trust Escrow Account – TD Escrow Account # 4308905443, Escrow Account #908651 (2660) and may be refunded to **510 R Lincoln Park LLC**.

WHEREAS, Thomas A. Boorady, Borough Engineer, has inspected the premises, and has reported that the applicants have complied with/satisfied all of the required conditions, and has submitted a report to the Borough Administration, report on file in his office, recommending release of the remaining escrow funds;

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Lincoln Park, that the funds deposited by, **510 R Lincoln Park LLC** in the 2025 General Trust Escrow Account – TD Escrow Account # 4308905443, Escrow #908651 (2660) for a Minor Site Plan #382 in connection with property located at 510 Ryerson Road in Lincoln Park NJ 07035; be and hereby are ordered released/refunded by the Borough subject to the CFO first confirming that all bills (submitted and pending) from the Board Attorney, and Borough Engineer have been properly and fully satisfied.

RESOLUTION R26-78

**Resolution Authorizing
2026 Local Recreation Improvement Grant Application**

WHEREAS, the Borough of Lincoln Park Recreation Department desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately \$75,000.00 (Seventy-Five Thousand Dollars) to carry out a project to support repairs and improvements to outdoor facilities that are vital for the community's commitment to enhancing recreation services; and

WHEREAS, the Borough of Lincoln Park finds it would be beneficial for the Lincoln Park Recreation Department and the community of Lincoln Park to apply for these funds; and

WHEREAS, the Council of the Borough of Lincoln Park has determined that the Borough of Lincoln Park Recreation Department should apply for the aforementioned Local Recreation Improvement Grant.

THEREFORE, BE IT RESOLVED,

- 1) that the Council of the Borough of Lincoln Park, State of New Jersey, authorizes the submission of the aforementioned Grant Application; and,
- 2) recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the acceptance of and execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Borough of Lincoln Park and the New Jersey Department of Community Affairs.

BE IT FURTHER RESOLVED, that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith:

Gurkovich: Please call the Roll

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

No: None

Absent: None

Abstain: None

The Resolutions were Adopted.

VI. RESOLUTIONS: REGULAR AGENDA:

Gurkovich: R26-79, Resolution Authorizing Pay Bills and Vouchers

Gurkovich: Any questions or comments regarding Resolution R26-79?

Seise: So Moved

Thompson: Second

RESOLUTION R26-79

BE IT RESOLVED, by the Governing Body of the Borough of Lincoln Park that the bills on a list filed in the Office of the Borough Clerk, have been recommended for payment by the Business Administrator, be and are hereby approved for payment.

BE IT FURTHER RESOLVED, that the Treasurer be and is hereby authorized to issue warrants in payment thereof when there are sufficient funds available to meet them

WHEREAS, it was necessary to issue certain checks to carry on the order of business of the Borough of Lincoln Park;

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Lincoln Park that the action of the Mayor and Treasurer in issuing the following checks on the spreadsheets attached, be and is hereby confirmed.

BOROUGH OF LINCOLN PARK

SUMMARY OF DISBURSEMENTS

FOR MEETING OF: January 20, 2026

CHECKS DATED: January 20, 2026

Voucher

FUND	FUND	MEETING CHECKS	CONFIRMED CHECKS	CONFIRMED WIRES	PAYROLL	TOTAL
FUND 1	CURRENT FUND	\$ 106,257.87	196,597.56	\$ 1,924,963.82	\$ 960,554.18	\$ 3,188,373.43
FUND 2	GRANT FUND	4,324.00			11,019.61	15,343.61
FUND 3	TRUST FUND	14,286.28	124,140.99			138,427.27
FUND 4	GENERAL CAPITAL FUND	27,537.20				27,537.20
FUND 5	WATER UTILITY FUND	7,394.23	3,709.16		44,946.88	56,050.27
FUND 6	WATER CAPITAL FUND	3,360.00				3,360.00
FUND 11	OFF DUTY POLICE				16,555.35	16,555.35
FUND 12	DOG FUND					-
VOUCHER TOTAL DISBURSEMENT		\$ 163,159.58	\$ 324,447.71	\$ 1,924,963.82	\$ 1,033,076.02	\$ 3,445,647.13

FUND	FUND	MEETING CHECKS	CONFIRMED CHECKS	CONFIRMED WIRES	PAYROLL	TOTAL
FUND 3	ESCROW TD BANK					\$ -
FUND 3	TAX LIEN REDEMPTION	-	93,757.43	-	-	93,757.43
TOTAL ESCROW & REDEMPTION DISB.		\$ -	\$ 93,757.43	\$ -	\$ -	\$ 93,757.43
TOTAL DISBURSEMENT		\$ 163,159.58	\$ 418,205.14	\$ 1,924,963.82	\$ 1,033,076.02	\$ 3,539,404.56

It is hereby certified that the above disbursements are in line with established regulations and that there are appropriation balances to cover these payments. The above disbursements are hereby recommended for payment.


 Chief Financial Officer

It is hereby certified that the above disbursements were approved by Borough Council at a meeting held on _____

 Municipal Clerk

Gurkovich: Please call the Roll

Yes: Council Members: Antonetti, Gemian, Moeller, Ross, Seise, Thompson, and Gurkovich
 No: None
 Absent: None
 Abstain: None

The Resolution was Adopted.

Gurkovich: R26-80, Resolution Authorizing the Execution of an Interlocal Shared Services Agreement with the Township of Montville for the Provision of Tax Assessor Services

Gurkovich: Any questions or comments regarding Resolution R26-80?

Thompson: So Moved

Ross: Second

RESOLUTION R26-80

RESOLUTION OF THE BOROUGH OF LINCOLN PARK, COUNTY OF MORRIS AND STATE OF NEW JERSEY AUTHORIZING THE EXECUTION OF AN INTERLOCAL SHARED SERVICES AGREEMENT WITH THE TOWNSHIP OF MONTVILLE FOR THE PROVISION OF TAX ASSESSOR SERVICES

WHEREAS, Lincoln Park Borough has a need for a Tax Assessor; and

WHEREAS, the Tax Assessor for Montville Township, Christopher Lauver ("Tax Assessor"), is a New Jersey Certified Tax Assessor; and

WHEREAS, Christopher Lauver is available to assist Lincoln Park Borough with its tax assessment needs; and

WHEREAS, in enacting the "Uniform Shared Services and Consolidation Act," N.J.S.A. 40A:65-1 et seq., the New Jersey Legislature has permitted municipalities to enter into agreements to provide or receive services to/from one another as a means to reduce municipal expenses; and

WHEREAS, accordingly, Montville Township and Lincoln Park desire to enter into this Interlocal Shared Services Agreement ("Agreement) through which Christopher Lauver shall serve as Tax Assessor for Montville Township and Lincoln Park Borough.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Lincoln Park, in the County of Morris, and State of New Jersey that the Mayor and Borough Clerk are hereby authorized to execute an Interlocal Agreement with the Township of Moutville for Tax Assessor services for the period of January 1, 2026 through December 31, 2028; and

BE IT FURTHER RESOLVED that the Interlocal Agreement shall take effect upon the adoption of appropriate resolutions by all the parties thereto, and execution of agreements authorized thereunder as set forth in the agreement.

This Resolution shall take effect immediately.

Gurkovich: Please call the Roll

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

No: None

Absent: None

Abstain: None

The Resolution was Adopted.

Gurkovich: R26-81, Resolution Authorizing Tax Collector to Issue Refund on Tax Sale Certificate #24-00001, 7 Buckingham Road

Gurkovich: Any questions or comments regarding Resolution R26-81?

Thompson: So Moved

Ross: Second

RESOLUTION R26-81

WHEREAS, at the Municipal Tax Sale held October 1, 2025, a lien was sold on block 10302, lot 4, also known as 7 Buckingham Road, for 2024 taxes; and

WHEREAS, this lien, known as Tax Sale Certificate #24-00001, was sold to Tax Lien Fund LP, for a \$ 102,100.00 Premium; and

WHEREAS, Suburban Title Examiners Inc. on behalf of owners, Shaymal/Rachna Patel, have affected redemption of certificate #24-00001, in the amount of \$ 78,515.09;

NOW, THEREFORE, BE IT RESOLVED that the Treasurer be authorized to issue a check in the amount of \$ 180,615.09, for the redemption of Tax Sale Certificate #24-00001, payable to Tax Lien Fund LP, P. O. Box 132, San Francisco, CA 94104.

Gurkovich: Please call the Roll

Yes: Council Members: Antonetti, Gemian, Moeller, Ross, Seise, Thompson, and Gurkovich
No: None
Absent: None
Abstain: None

The Resolution was Adopted.

Gurkovich: R26-82, Resolution Authorizing Tax Collector to Issue Refund on Tax Sale Certificate #24-00003, 205 Gettysburg Way

Gurkovich: Any questions or comments regarding Resolution R26-82?

Moeller: So Moved
Ross: Second

RESOLUTION R26-82

WHEREAS, at the Municipal Tax Sale held October 1, 2025, a lien was sold on block 33401, lot 1, qualifier C2405, also known as 205 Gettysburg Way, for 2024 taxes; and

WHEREAS, this lien, known as Tax Sale Certificate #24-00003, was sold to Dianne Clemente, for a \$ 21,800.00 Premium; and

WHEREAS, owner Mark Centrowitz, has affected redemption of certificate #24-00003, in the amount of \$ 13,496.10;

NOW, THEREFORE, BE IT RESOLVED that the Treasurer be authorized to issue a check in the amount of \$ 35,296.10, for the redemption of Tax Sale Certificate #24-00003, payable to Dianne Clemente, P. O. Box 141, Wyckoff, NJ 07481.

Gurkovich: Please call the Roll

Yes: Council Members: Antonetti, Gemian, Moeller, Ross, Seise, Thompson, and Gurkovich
No: None
Absent: None
Abstain: None

The Resolution was Adopted.

Gurkovich: R26-83, Resolution Appointing Christopher Runfeldt as Alternate 1 Member and John Rondanini as Alternate 2 Member of the Planning Board, 2 – Year Terms

Gurkovich: Any questions or comments regarding Resolution R26-83?

Thompson: So Moved
Ross: Second

RESOLUTION R26-83

BE IT RESOLVED by the Mayor of the Borough of Lincoln Park, that CHRISTOPHER RUNFELDT be appointed as ALTERNATE 1 MEMBER OF THE PLANNING BOARD and that JOHN RONDANINI be appointed as ALTERNATE 2 MEMBER OF THE PLANNING BOARD for terms of two years, said terms expiring December 31, 2028, are hereby confirmed.

Gurkovich: Please call the Roll

Yes: Council Members: Antonetti, Gemian, Moeller, Ross, Seise, Thompson, and Gurkovich
 No: None
 Absent: None
 Abstain: None

The Resolution was Adopted.

Gurkovich: R26-84, Resolution Authorizing the Adoption of the Temporary Capital Budget

Gurkovich: Any questions or comments regarding Resolution R26-84?

Moeller: So Moved
 Ross: Second

RESOLUTION R26-84

WHEREAS, the Borough of Lincoln Park desires to constitute the 2026 Temporary Capital Budget by inserting therein Extreme Duty Extruded Aluminum Marion Side Mount Pumper,

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

1. The 2026 Temporary Capital Budget of the Borough of Lincoln Park is hereby constituted by the adoption of a schedule to read as follows:

*Temporary Capital Budget of the Borough of Lincoln Park
 County of Morris, New Jersey
 Projects Schedules for 2026
 (Project)
 Method of Financing*

PROJECT	EST. COST	BUDGET APPROPR.	CAPITAL IMPR. FUND	RESERVE FOR FIRE TRUCK	CAPITAL FUND BALANCE	GENERAL SERIAL BONDS
PUMPER	\$2,000,000		\$95,000	\$100,000		\$1,805,000

2. That one certified copy of this resolution be filed with the Director, Division of Local Government Services.

Gurkovich: Please call the Roll

Yes: Council Members: Antonetti, Gemian, Moeller, Ross, Seise, Thompson, and Gurkovich
 No: None
 Absent: None
 Abstain: None

The Resolution was Adopted.

Gurkovich: R26-85, Resolution Authorizing Water Department to Issue Refund on Water/Sewer Utility Overpayment, 30 Stephen Ave

Gurkovich: Any questions or comments regarding Resolution R26-85?

Thompson: So Moved

Ross: Second

RESOLUTION R26-85

WHEREAS, water and sewer utility overpayments should be disposed of only upon authorization granted by a detailed resolution adopted by the Governing Body; and

WHEREAS, such overpayments should be returned to the respective utility account holders; and

WHEREAS, a review by the Water and Sewer Utility Billing Office has identified a water and sewer utility account with an overpayment requiring refund;

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Lincoln Park, County of Morris, State of New Jersey, that the Water Billing Clerk is hereby authorized to issue a refund for a water and sewer utility overpayment as shown below:

Account ID / Property Address	Name	Amount	Adjustment
4064-0 30 Stephen Ave	Robert & Crystal Del Tufo	\$ 474.88	Water/Sewer utility overpayment

Gurkovich: Please call the Roll

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

No: None

Absent: None

Abstain: None

The Resolution was Adopted.

Gurkovich: R26-86, Resolution Authorizing the Award of a Professional Services Contract to Cleary, Giacobbe, Alfieri, Jacobs, LLC to provide Legal Services as Special Conflict Counsel

Gurkovich: Any questions or comments regarding Resolution R26-86?

Councilman Seise had a comment on Resolution R26-86. He stated that the resolution to retain outside legal council is required because the Borough Attorney is conflicted in the matter. He stated that inclusion of details of a Tort Claim that was filed within the resolution should not be necessary to authorize the contract. A divisive discussion ensued with rationalization for the resolution by the Borough Administrator, Perry Mayers and Councilman Seise's objection to the language of the resolution.

Moeller: So Moved

Ross: Second

RESOLUTION R26-86

AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICES CONTRACT TO CLEARY, GIACOBBE, ALFIERI, JACOBS, LLC TO PROVIDE LEGAL SERVICES AS SPECIAL CONFLICT COUNSEL

WHEREAS, a Claim pursuant to the New Jersey Tort Claims Act (Notice), dated November 11, 2025, has been filed by the Borough Clerk, Courtney Fitzpatrick, alleging a pattern of consistent harassment by Councilman Andrew Seise.

WHEREAS, the Notice alleges the conduct has been ongoing since January 2025 and constitutes a pattern of harassment, creating and perpetrating a hostile and intolerable work environment; and,

WHEREAS, the Notice also alleges that Councilman Seise has publicly made frequent and defamatory comments about the Borough Clerk's job performance and has suggest that the Borough Clerk is a liar; and,

WHEREAS, the Notice seeks unspecified damages as of the date of Notice, but notes that the damages are on-going and continue to accrue; and,

WHEREAS, Councilman Seise has engaged in repeated OPRA requests and appeals to the Government Records Council making various claims against the Borough Clerk that require legal representation for the Borough Clerk; and

WHEREAS, the Business Administrator has consulted with the Morris County Joint Insurance Fund's legal counsel who has advised that a potential conflict of interest exists if the Borough Attorney represents the Borough Clerk in the OPRA matters; and,

WHEREAS, there now exists a need for the Professional Services of a **SPECIAL CONFLICT COUNSEL** for the Borough of Lincoln Park, in the County of Morris, State of New Jersey, for the 2026 fiscal year, in accordance with the "Local Public Contracts Law" (N.J.S.A. 40A:11-1 et seq.) as a Non-Fair and Open contract, pursuant to the provisions of N.J.S.A. 19:44A-20.4 and/or N.J.S.A. 19:44-20.5; and,

WHEREAS, the Morris Joint Insurance Fund has recommended the appointment of **CLEARY, GIACOBBE, ALFIERI, JACOBS, LLC** as Special Conflict Counsel; and,

WHEREAS, CLEARY, GIACOBBE, ALFIERI, JACOBS, LLC, 169 Ramapo Valley Road, UL 105, Oakland, NJ 07436 has submitted a proposal to provide Legal services for a contract term of one (1) year, expiring December 31, 2026, at the hourly billing rates of: \$185.00 per hour for the Attorneys; \$100 per hour for paralegals/law clerk; and,

WHEREAS, CLEARY, GIACOBBE, ALFIERI, JACOBS, LLC, has more than 15 years of experience in public practice and represents more than 170 public entities in New Jersey; and,

WHEREAS, the Borough Council finds and concludes that it would be in the best interest of the Borough of Lincoln Park to enter into a professional services contract with **CLEARY, GIACOBBE, ALFIERI, JACOBS, LLC**, based upon **CLEARY, GIACOBBE, ALFIERI, JACOBS, LLC's**, expertise in public practice, extensive legal experience, and competitive cost proposal; and,

WHEREAS, CLEARY, GIACOBBE, ALFIERI, JACOBS, LLC, has completed and submitted a Political Contribution Disclosure Form, Stockholder Disclosure Certification, and Business Entity Disclosure Certification which certifies that **CLEARY, GIACOBBE, ALFIERI, JACOBS, LLC**, has not made any reportable contributions to any candidate committee, joint candidates committee, or political party committee representing the elected officials of the Borough of Lincoln Park in the previous one year period, pursuant to P.L. 2004, Chapter 19 (as amended by P.L. 2005, c.51), N.J.S.A. 19:44A-20.4 et seq., and that the contract will prohibit **CLEARY, GIACOBBE, ALFIERI, JACOBS, LLC**, from making any such reportable contributions through the term of the contract; and

WHEREAS, the Chief Financial Officer of the Borough of Lincoln Park has certified, in accordance with N.J.A.C. 5:30(a)(1), that sufficient funds will be available for said purpose in the 2026 budget; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that the Resolution authorizing the award of contracts for "Professional Services" without competitive bids, and the contract itself, must be available for public inspection.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Lincoln Park authorizes and directs that the Mayor, Borough Administrator, and/or Purchasing Agent enter into a professional services contract with **CLEARY, GIACOBBE, ALFIERI, JACOBS, LLC**, as **SPECIAL CONFLICT COUNSEL** at a cost not to exceed \$50,000 for the calendar/fiscal year 2026 without further authorization by the Borough Council;

BE IT FURTHER RESOLVED that this contract is awarded without competitive bidding as a "Professional Service" in accordance with N.J.S.A. 40A:11-5(1) (a) of the Local Public Contracts Law 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.

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this Resolution.

BE IT FURTHER RESOLVED that the Borough Clerk is hereby authorized and directed to cause notice to be published in the official newspaper of the Borough of Lincoln Park stating the nature, duration, service, and amount of the contract and that the resolution and contract are on file and are available for public inspection in the Office of the Borough Clerk.

Gurkovich: Please call the Roll

Yes: Council Members: Antonetti, Gemian, Moeller, Ross, Thompson, and Gurkovich

No: Seise

Absent: None

Abstain: None

The Resolution was Adopted.

Gurkovich: R26-87, Resolution Amending Resolution R25-20 for Municipal Attorney Services "Not to Exceed" Amount

Gurkovich: Any questions or comments regarding Resolution R26-87?

Councilman Seise requested clarification of the reason for amending the "not to exceed" amount for services in the Municipal Attorney and IT consulting services in resolution R26-87 and R26-88. Borough Administrator, Perry Mayers explained that there were invoices in 2025 that were held back pending approval of these resolutions.

Moeller: So Moved
Ross: Second

RESOLUTION R26-87

RESOLUTION TO AMEND R25-20 FOR MUNICIPAL ATTORNEY SERVICES "NOT TO EXCEED" AMOUNT

WHEREAS, Resolution R25-20 authorized the Borough of Lincoln Park to contract for Municipal Attorney services from DiLorenzo and Rush as authorized by N.J.S.A. 40A:11-5 (1) (a) (i); and

WHEREAS, the current "not to exceed" amount for which purchases may be made during the calendar year 2025 is \$75,000; and,

WHEREAS, it is necessary to amend the "not to exceed" amount for which purchases may be made during the calendar year 2025 due to unanticipated costs related to unforeseen legal matters; and,

WHEREAS, the revised "not to exceed" amount for which purchases may be made during the calendar year 2025 shall be \$90,000.

NOW THEREFORE BE IT RESOLVED by the Borough of Lincoln Park Council that the Purchasing Agent on behalf of the Mayor and the Borough Council is hereby authorized to approve purchase orders with DiLorenzo and Rush in amounts not to exceed \$90,000; and,

BE IT FURTHER RESOLVED that no certification of funds from the Chief Financial Officer has been attached because these contracts are open-ended pursuant to N.J.A.C. 5:30-11-10. Individual purchase orders will be processed prior to release of the order to the vendor.

Gurkovich: Please call the Roll

Yes: Council Members: Antonetti, Gemian, Moeller, Ross, Seise, Thompson, and Gurkovich
No: None
Absent: None
Abstain: None

The Resolution was Adopted.

Gurkovich: R26-88, Resolution Amending Resolution R25-57 for Information Technology Consulting and Management Services "Not to Exceed" Amount

Gurkovich: Any questions or comments regarding Resolution R26-88?

Thompson: So Moved
Ross: Second

RESOLUTION R26-88

RESOLUTION AMENDING R25-57 FOR INFORMATION TECHNOLOGY CONSULTING AND MANAGEMENT SERVICES "NOT TO EXCEED" AMOUNT

WHEREAS, Resolution R25-57 authorized the Borough of Lincoln Park to contract Information Technology Consulting and Management Services from Quikteks, LLC, Inc. as authorized by N.J.S.A. 40A:11-5 (1) (a) (i); and

WHEREAS, the current "not to exceed" amount for which purchases may be made during the calendar year 2025 is \$100,000; and

WHEREAS, it is necessary to amend the "not to exceed" amount for which purchases may be made during the calendar year 2025 due to unanticipated costs related to IT hardware improvement needs; and

WHEREAS, the revised "not to exceed" amount for which purchases may be made during the calendar year 2025 shall be \$110,000.

NOW THEREFORE BE IT RESOLVED by the Borough of Lincoln Park Council that the Qualified Purchasing Agent on behalf of the Mayor and the Borough Council is hereby authorized to process and approve purchase orders for Quikteks, LLC in amounts not to exceed \$110,000; and

BE IT FURTHER RESOLVED that no certification of funds from the Chief Financial Officer has been attached because these contracts are open-ended pursuant to N.J.A.C. 5:30-11-10. Individual purchase orders will be processed prior to release of the order to the vendor.

Gurkovich: Please call the Roll

Yes: Council Members: Antonetti, Gemian, Moeller, Ross, Seise, Thompson, and Gurkovich
No: None
Absent: None
Abstain: None

The Resolution was Adopted.

Gurkovich: R26-89, Resolution Authorizing Acceptance of Donation from East Coast Medical Transportation

Gurkovich: Any questions or comments regarding Resolution R26-89?

Seise: So Moved
Moeller: Second

With regard to resolution R26-88, Mayor Runfeldt provided some background for the donation which is a used ambulance from the East Coast Medical Transportation Company that did not fit their operation. Both the Mayor and Council Seise indicated that this larger ambulance would be suitable for larger scale emergency operational needs.

Thompson: So Moved
Ross: Second

Gurkovich: Please call the Roll

Yes: Council Members: Antonetti, Gemian, Moeller, Ross, Seise, Thompson, and Gurkovich
No: None
Absent: None
Abstain: None

The Resolution was Adopted.

VIII. MINUTES FOR APPROVAL:

Gurkovich: Minutes for Approval, December 15, 2025, Regular Meeting Minutes

Councilman Seise stated that he submitted a transcription of the December 15th meeting minutes requesting that the transcription of the meeting that he prepared be appended to the meeting minutes and that it was not intended to replace the minutes but simply to be appended to the meeting minutes for added transparency. There was a long discussion by the Council and Mayor regarding Councilman Seise's proposal. Councilman Gemian indicated that the Borough Ordinance requires Robert's Rules be adhered to which states that no transcription of statements are to be included in meeting minutes but that the Borough code book provides for any Council

member to provide an abstract paragraph attachment with no more than 10 sentences be submitted and appended to meeting minutes.

Councilman Seise made a motion that the Council append the transcript he provided to the December 15th meeting minutes.

Antonetti: Second

Clerk called the roll:

Yes: Antonetti, Seise
No: Gemian, Moeller, Ross, Thompson, and Gurkovich
Absent: None
Abstain: None

Gurkovich: Motion to approve the December 15th regular meeting minutes

Thompson: So Moved
Ross: Second

Yes: Antonetti, Gemian, Moeller, Ross, Thompson, and Gurkovich
No: Seise
Absent: None
Abstain: None

The Minutes of December 15, 2025, were approved.

Gurkovich: Minutes for Approval, January 5, 2026, Reorganization Meeting Minutes

Councilman Seise stated that he submitted a transcript of the January 5th reorganization meeting minutes requesting that the transcription of the meeting that he prepared be appended to the meeting minutes.

Councilman Seise made a motion that the Council append the transcript he provided to the January 5th reorganization meeting minutes.

Antonetti: Second

Clerk called the roll:

Yes: Antonetti, Seise
No: Gemian, Moeller, Ross, Thompson, and Gurkovich
Absent: None
Abstain: None

Councilman Antonetti made a request to clarify the process of adding an addendum to the minutes. Borough Attorney DiLorenzo stated that Councilman Seise was not submitting an abstract, but a transcription of the minutes to be added to the minutes which are not in the definition of what an abstract is. He added that the Council can include the transcript to be appended to the minutes if a majority would agree to it.

Gurkovich: Motion to approve the January 5, 2026 reorganization meeting minutes

Moeller: So Moved
Ross: Second

Yes: Antonetti, Gemian, Gurkovich, Moeller, Ross, and Thompson
No: Seise
Absent: None
Abstain: None

The Minutes of January 5, 2026, were approved.

Gurkovich: Minutes for Approval, January 5, 2026, Work Meeting Minutes

Seise: 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 Minutes of January 5, 2026, were approved.

Council President Gurkovich spoke about Pompton Lakes' website and their meeting minutes as it appears they produce their meeting minutes in accordance with Roberts Rules with no verbatim. He will be sending that out to everyone tomorrow as an example.

IX. COUNCIL COMMITTEE REPORTS:

Antonetti: Rec Dept planning 2026 events. Preparations began for Summer Camp. Planning Little Kids Camp (ages 3-4) with new director. Job Fair for summer employees is scheduled for early March.

Gemian: Requested an update on the restaurant facilities on the ground level of the lower Main Street Merida project. Borough Administrator, Perry Mayers, indicated it was his understanding that he was informed there was a problem with business partnership and the Property Owner is working on resolving the issue. Perry Mayers indicated he will follow up. Councilman Gemian asked about the apartment vacancy level and how was the NJ Transit parking lot working out. The Mayor and Borough Administrator indicated the apartment complex is fully rented and that they have not heard of any issues regarding the offsite parking for the apartments.

Moeller: DPW – working on opening loop on water main on Hemlock. Looking into new lab for water testing. Installing new water test stations at TBSA and Hose Company #2. Tree work on Pinebrook and other streets around town. Snow plowing and removal has kept us busy.

Health Department – Has limited number of free COVID and flu test kits that can be given to residents and employees. There are 3 communicable disease outbreaks which are COVID, Flu and RSV at Lincoln Park Care Center. The next monthly child health clinic is February 10th.

Ross: No report

Seise: The donation of the ambulance was welcomed by the EMS staff.

Thompson: The fire department has their installation dinner on Saturday. They have six new members. They are honoring George Morere and Greg Becker for their 50 years of service.

Gurkovich: No library report. He added that he is taking Councilman Gemian's position on the planning board and will be able to provide the Council with updates from the planning board and that the three residential buildings on George Cobb Lane have been demolished that will accommodate the parking lot for the new gym. Also, there is an application for an 80 child day use at the previous location of the dollar store on Main Street.

X. MAYOR'S AGENDA:

Mayor Runfeldt Made a request to invite a young 5 year old resident and his parents who saved his neighbor's house from burning down for a proclamation and asked if the Council had a preference for which meeting date would be acceptable. Council President Gurkovich responded, whichever one works for them.

XI. PUBLIC HEARING:

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

Thompson: So Moved
Ross: Second

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

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

Mike Kerwin, 21 Parsons Road, questioned whether there was going to be a bond for raising the money for the fire truck? The Mayor and Borough Administrator explained that the Borough has been self-financing for positions of capital for 15 years to cover 10 years. The Chief financial Officer added to the explanation indicating that the Borough would be saving the money over the next three years as that's how long it will take to take ownership of the new fire truck.

Thompson: Seeing that no one else is wishing to speak, I move we Close the Public Hearing.
Ross: Second

Council President Thompson asked for a Voice Vote. The Council responded as Aye. The Public Hearing was Closed.

XII. MISCELLANEOUS COMMENTS:

Antonetti: Said he attended the Governor's inauguration today. She spoke about the importance of bipartisan cooperation. As elected officials we have a responsibility to model civility, even in disagreement. I believe residents expect us to rise above partisan reactions and focus on what actually matters. Working constructively, advocating for our communities, and governing with professionalism.

Gemian: No comments.

Moeller: No comments.

Ross: No comments.

Seise: Referenced remarks he made at the reorganization meeting on January 5th which he indicated were intentionally optimistic and that with some necessary changes the Council would move forward in a better and more functional way in 2026, which he meant sincerely. He was in favor of Councilman Antonetti nominating himself for Council President, Councilman Seise supported him and seconded his nomination because he believed it would lower the temperature on this Council and allow the Council to reset the tone. In his opinion, he stated it was clear that the outcome of the Council President vote had already been decided and nothing meaningful has changed since and that was unfortunate and that he remains hopeful that this body could conduct itself in a professional non combative way in 2026 and that remains his preference. He stated that he would continue to do his job regardless of tone and raise legitimate concerns when necessary and speak plainly when the public record requires it.

Thompson: No comments.

Gurkovich: Asked if the Green Team committee had prepared their report that was due on October 1st of 2025. Borough Administrator, Perry Mayers, indicated the Borough had worked hard to get their 4th Silver certification from the State and was one of the small number of municipalities that have obtained that certification. Councilman Gurkovich acknowledged that the school sidewalk improvement objective was achieved but questioned the progress of the Borough moving forward on electric vehicles. Borough Administrator, Perry Mayers, indicated he didn't have the report in front of him.

XIII. ADJOURNMENT:

Councilwoman Thompson said if there is nothing further, I move we adjourn.

Moeller: So moved

Gemian: Second

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

There being no further business to come before the Council, the Regular Meeting of January 20, 2026, was adjourned at 7:51 PM.

Courtney Fitzpatrick, Borough Clerk
RMC, CMC, MMC, CMR

Joseph Gurkovich, Council President