

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 February 17, 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
Ellen Ross
Andrew Seise
Ann Thompson
Joseph Gurkovich

ABSENT: Gary Gemian
Dan Moeller

Also, PRESENT were Mayor Runfeldt, Perry Mayers - Borough Administrator, and Chris DiLorenzo - Borough Attorney

IV. PROCLAMATION: HONORING AN ACT OF BRAVERY

Mayor Runfeldt presented the following proclamation to four-year-old resident Damian Steven Fatovic honoring his act of bravery.

Proclamation Honoring an Act of Bravery

WHEREAS, acts of courage and awareness can come from even the youngest members of our community; and

WHEREAS, a four-year-old resident Damian Steven Fatovic demonstrated exceptional attentiveness and bravery when he noticed a fire at a home across the street; and

WHEREAS, he quickly alerted his father and helped draw attention to the danger, assisting in alerting the occupants of the home so they could get to safety while his father was able to extinguish the fire without delay; and

WHEREAS, his quick thinking and willingness to speak up reflect the importance of being aware of one's surroundings and looking out for neighbors; and

WHEREAS, this remarkable act serves as an inspiring reminder that courage and responsibility have no age requirement and that even the smallest voices can make a lifesaving difference.

NOW, THEREFORE, BE IT PROCLAIMED, that the Mayor and Council of the Borough of Lincoln Park hereby recognize and commend this young resident for his bravery, awareness, and quick action in alerting his father and helping warn the occupants of a neighboring home of a dangerous fire.

BE IT FURTHER PROCLAIMED, that we extend our sincere appreciation to him and his family, and we celebrate his actions as an example of community spirit, compassion, and heroism.

DATED at Lincoln Park, New Jersey, this 17th day of February 2026.

David A. Runfeldt, Mayor
Borough of Lincoln Park, New Jersey

V. **COUNCIL AGENDA:**

1. Request Resolution Authorizing Silvia Pascoal as Deputy Borough Clerk
Council concurred and a Resolution is on tonight's Meeting Agenda.
2. Request Resolution Authorizing Employment Agreement for Silvia Pascoal
Council concurred and a Resolution is on tonight's Meeting Agenda.

VI. **ORDINANCES FOR INTRODUCTION:**

Gurkovich: Ordinance 5-26, An Ordinance Amending Article XIII of Chapter 28, Zoning, of the Ordinances of the Borough of Lincoln Park, to Establish a Downtown Overlay Zone (D-O) for Block 21303, Lots 1-9, Block 21306, Lots 1, 2.01, 2.02, and 3-8, Block 21305, Lots 1-9, Block 21304, Lots 1-11, Block 21305.1, Lots 1 and 1.1 and Block 21301m Lots 4 and 5

The Clerk read the following Resolution:

Be it resolved that an Ordinance entitled:

AN ORDINANCE AMENDING ARTICLE XIII OF CHAPTER 28, ZONING, OF THE ORDINANCES OF THE BOROUGH OF LINCOLN PARK, TO ESTABLISH A DOWNTOWN OVERLAY ZONE (D-O) FOR BLOCK 21303, LOTS 1-9, BLOCK 21306, LOTS 1, 2.01, 2.02, AND 3-8, BLOCK 21305, LOTS 1-9, BLOCK 21304, LOTS 1-11, BLOCK 21305.1, LOTS 1 AND 1.1, AND BLOCK 21301, LOTS 4 AND 5

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

Gurkovich: I need a Motion and a Second

Thompson: So Moved

Ross: Second

Gurkovich: Call the Roll.

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

No: None

Absent: Gemian and Moeller

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 AMENDING ARTICLE XIII OF CHAPTER 28, ZONING, OF THE ORDINANCES OF THE BOROUGH OF LINCOLN PARK, TO ESTABLISH A DOWNTOWN OVERLAY ZONE (D-O) FOR BLOCK 21303, LOTS 1-9, BLOCK 21306, LOTS 1, 2.01, 2.02, AND 3-8, BLOCK 21305, LOTS 1-9, BLOCK 21304, LOTS 1-11, BLOCK 21305.1, LOTS 1 AND 1.1, AND BLOCK 21301, LOTS 4 AND 5

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 March, 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

Ross: Second

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

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

The Resolution was adopted.

Gurkovich: Ordinance 6-26, An Ordinance Amending Article XIII of Chapter 28, Zoning, of the Ordinances of the Borough of Lincoln Park, to Establish an Apartment Set-A-Side II Overlay Zone (AS-II) for Block 10901, Lot 9

The Clerk read the following Resolution:

Be it resolved that an Ordinance entitled:

AN ORDINANCE AMENDING ARTICLE XIII OF CHAPTER 28, ZONING, OF THE ORDINANCES OF THE BOROUGH OF LINCOLN PARK, TO ESTABLISH AN APARTMENT SET-ASIDE II OVERLAY ZONE (AS-II) FOR BLOCK 10901, LOT 9

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

Gurkovich: I need a Motion and a Second

Thompson: So Moved

Seise: Second

Gurkovich: Call the Roll.

Yes: Antonetti, Ross, Seise, Thompson, and Gurkovich
No: None
Absent: Gemian and Moeller
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 AMENDING ARTICLE XIII OF CHAPTER 28, ZONING, OF THE ORDINANCES OF THE BOROUGH OF LINCOLN PARK, TO ESTABLISH AN APARTMENT SET-ASIDE II OVERLAY ZONE (AS-II) FOR BLOCK 10901, LOT 9

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

The Resolution was adopted.

Gurkovich: Ordinance 7-26, An Ordinance Amending Article XII of Chapter 28, Zoning, of the Ordinances of the Borough of Lincoln Park, to Establish the Mixed-Use Affordable Housing Zone (M-U) and to Rezone Block 21301, Lots 2 & 3 into the M-U Zone

The Clerk read the following Resolution:

Be it resolved that an Ordinance entitled:

AN ORDINANCE AMENDING ARTICLE XII OF CHAPTER 28, ZONING, OF THE ORDINANCES OF THE BOROUGH OF LINCOLN PARK, TO ESTABLISH THE MIXED-USE AFFORDABLE HOUSING ZONE (M-U) AND TO REZONE BLOCK 21301, LOTS 2 & 3 INTO THE M-U ZONE

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

Gurkovich: I need a Motion and a Second

Thompson: So Moved

Seise: Second

Gurkovich: Call the Roll.

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

No: None

Absent: Gemian and Moeller

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 AMENDING ARTICLE XII OF CHAPTER 28, ZONING, OF THE ORDINANCES OF THE BOROUGH OF LINCOLN PARK, TO ESTABLISH THE MIXED-USE AFFORDABLE HOUSING ZONE (M-U) AND TO REZONE BLOCK 21301, LOTS 2 & 3 INTO THE M-U ZONE

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 March, 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

Ross: Second

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

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

No: None

Absent: Gemian and Moeller

Abstain: None

The Resolution was adopted.

Gurkovich: Ordinance 8-26, An Ordinance Amending Article XII of Chapter 28, Zoning, of the Ordinances of the Borough of Lincoln Park, to Establish the Apartment Multifamily Residential Inclusionary Zone (RB-10) and to Rezone Block 33802, Lot 2 into the RB-10 Zone

The Clerk read the following Resolution:

Be it resolved that an Ordinance entitled:

AN ORDINANCE AMENDING ARTICLE XII OF CHAPTER 28, ZONING, OF THE ORDINANCES OF THE BOROUGH OF LINCOLN PARK, TO ESTABLISH THE APARTMENT MULTIFAMILY RESIDENTIAL INCLUSIONARY ZONE (RB-10) AND TO REZONE BLOCK 33802, LOT 2 INTO THE RB-10 ZONE

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

Gurkovich: I need a Motion and a Second

Thompson: So Moved

Seise: Second

Gurkovich: Call the Roll.

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

No: None

Absent: Gemian and Moeller

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 AMENDING ARTICLE XII OF CHAPTER 28, ZONING, OF THE ORDINANCES OF THE BOROUGH OF LINCOLN PARK, TO ESTABLISH THE APARTMENT MULTIFAMILY RESIDENTIAL INCLUSIONARY ZONE (RB-10) AND TO REZONE BLOCK 33802, LOT 2 INTO THE RB-10 ZONE

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 March, 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

Ross: Second

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

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

No: None

Absent: Gemian and Moeller

Abstain: None

The Resolution was adopted.

Gurkovich: Ordinance 9-26, An Ordinance Amending Article XII of Chapter 28, Zoning, of the Ordinances of the Borough of Lincoln Park, to Establish the Special Needs Affordable Housing Zone (SN) and to Rezone Block 33803, Lot 53 into the SN Zone

The Clerk read the following Resolution:

Be it resolved that an Ordinance entitled:

AN ORDINANCE AMENDING ARTICLE XII OF CHAPTER 28, ZONING, OF THE ORDINANCES OF THE BOROUGH OF LINCOLN PARK, TO ESTABLISH THE SPECIAL NEEDS AFFORDABLE HOUSING ZONE (SN) AND TO REZONE BLOCK 33803, LOT 53 INTO THE SN ZONE

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

Gurkovich: I need a Motion and a Second

Thompson: So Moved

Seise: Second

Gurkovich: Call the Roll.

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

No: None

Absent: Gemian and Moeller

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 AMENDING ARTICLE XII OF CHAPTER 28, ZONING, OF THE ORDINANCES OF THE BOROUGH OF LINCOLN PARK, TO ESTABLISH THE SPECIAL NEEDS AFFORDABLE HOUSING ZONE (SN) AND TO REZONE BLOCK 33803, LOT 53 INTO THE SN ZONE

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 March, 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

Ross: Second

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

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

No: None

Absent: Gemian and Moeller

Abstain: None

The Resolution was adopted.

Gurkovich: Ordinance 10-26, An Ordinance of the Borough of Lincoln Park, in the County of Morris and State of New Jersey, Repealing Article XIX, Affordable Housing, and Article XX, Development Fees, of Chapter 17, Land Development Review, of the Ordinances of the Borough of Lincoln Park to Establish a New Affordable Housing Ordinance

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 AND STATE OF NEW JERSEY, REPEALING ARTICLE XIX, AFFORDABLE HOUSING, AND ARTICLE XX, DEVELOPMENT FEES, OF CHAPTER 17, LAND DEVELOPMENT REVIEW, OF THE ORDINANCES OF THE BOROUGH OF LINCOLN PARK TO ESTABLISH A NEW AFFORDABLE HOUSING ORDINANCE

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

Gurkovich: I need a Motion and a Second

Thompson: So Moved

Seise: Second

Gurkovich: Call the Roll.

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

No: None

Absent: Gemian and Moeller

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 AND STATE OF NEW JERSEY, REPEALING ARTICLE XIX, AFFORDABLE HOUSING, AND ARTICLE XX, DEVELOPMENT FEES, OF CHAPTER 17, LAND DEVELOPMENT REVIEW, OF THE ORDINANCES OF THE BOROUGH OF LINCOLN PARK TO ESTABLISH A NEW AFFORDABLE HOUSING ORDINANCE

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 March, 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, Ross, Seise, Thompson, and Gurkovich

No: None

Absent: Gemian and Moeller

Abstain: None

The Resolution was adopted.

VII. ORDINANCES FOR ADOPTION:

Gurkovich: Ordinance 3-26, An Ordinance Amending Sections of the Code of the Borough of Lincoln Park, Chapter 384, Sewers and Sewage Disposal and Chapter 461, Water

The Clerk read the following Resolution:

Be it resolved that an Ordinance entitled:

**AN ORDINANCE AMENDING SECTIONS OF THE
CODE OF THE BOROUGH OF LINCOLN PARK, CHAPTER
384, SEWERS AND SEWAGE DISPOSAL AND CHAPTER 461, WATER**

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

The Resolution was adopted

Gurkovich: Motion to go to Public

Thompson: So Moved
Ross: Second

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

Gurkovich: Anyone wishing to speak on Ordinance 3-26 may do so now.

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

Seise: 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 AMENDING SECTIONS OF THE
CODE OF THE BOROUGH OF LINCOLN PARK, CHAPTER
384, SEWERS AND SEWAGE DISPOSAL AND CHAPTER 461, WATER**

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

Seise: So Moved
Thompson: Second

Gurkovich: Any questions or comments? Call the Roll.

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

The Ordinance was Adopted

Gurkovich: Ordinance 4-26, An Ordinance Amending Chapter 264 Fire Prevention and Protection of the Code of the Borough of Lincoln Park

The Clerk read the following Resolution:

Be it resolved that an Ordinance entitled:

**AN ORDINANCE AMENDING CHAPTER 264 FIRE PREVENTION AND PROTECTION OF THE CODE 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, Ross, Seise, Thompson, and Gurkovich
No: None
Absent: Gemian and Moeller
Abstain: None

The Resolution was adopted

Gurkovich: Motion to go to Public

Seise: So Moved
Ross: Second

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

Gurkovich: Anyone wishing to speak on Ordinance 4-26 may do so now.

Thompson: Seeing no one 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 AMENDING CHAPTER 264 FIRE PREVENTION AND PROTECTION OF THE CODE 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, Ross, Seise, Thompson, and Gurkovich

No: None

Absent: Gemian and Moeller

Abstain: None

The Ordinance was Adopted

VIII. RESOLUTIONS: CONSENT AGENDA

Gurkovich: Resolutions Consent Agenda R26-92 through R26-94

Thompson: So Moved

Ross: Second

RESOLUTION R26-92

**A RESOLUTION OF THE Governing Body OF THE BOROUGH OF LINCOLN PARK
AUTHORIZING THE ADOPTION OF THE 2025 MORRIS COUNTY, NEW JERSEY HAZARD MITIGATION
PLAN UPDATE**

WHEREAS; all jurisdictions within Morris County have exposure to hazards that increase the risk to life, property, environment, and the County and local economy; and

WHEREAS; pro-active mitigation of known hazards before a disaster event can reduce or eliminate long-term risk to life and property; and

WHEREAS; the Disaster Mitigation Act of 2000 (Public Law 106-390) established new requirements for pre and post disaster hazard mitigation programs; and

WHEREAS; a coalition of Morris County municipalities with like planning objectives has been formed to pool resources and create consistent mitigation strategies within Morris County; and

WHEREAS; the coalition has completed a planning process that engages the public, assesses the risk and vulnerability to the impacts of natural hazards, develops a mitigation strategy consistent with a set of uniform goals and objectives, and creates a plan for implementing, evaluating and revising this strategy;

NOW, THEREFORE, BE IT RESOLVED that the Borough OF Lincoln Park:

1. Adopts in its entirety, the 2025 Morris County Hazard Mitigation Plan Update (the "Plan") as the jurisdiction's Hazard Mitigation Plan and resolves to execute the actions identified in the Plan that pertain to this jurisdiction.
2. Will use the adopted and approved portions of the Plan to guide pre- and post-disaster mitigation of the hazards identified.
3. Will coordinate the strategies identified in the Plan with other planning programs and mechanisms under its jurisdictional authority.
4. Will continue its support of the Mitigation Planning Committee as described within the Plan.
5. Will help to promote and support the mitigation successes of all participants in this Plan.
6. Will incorporate mitigation planning as an integral component of government and partner operations.

7. Will provide an update of the Plan in conjunction with the County no less than every five years.

RESOLUTION R26-93

AUTHORIZING NEW YORK LIFE INSURANCE COMPANY TO OFFER LIFE INSURANCE TO BOROUGH EMPLOYEES

WHEREAS, the Borough Administrator has interviewed New York Life representative Anthony Sessa and recommends that New York Life be authorized to offer Life Insurance Products to Borough employees and elected officials on a contributory basis through a payroll deduction; and,

WHEREAS, the Borough will not be responsible for any premium or administrative costs.

NOW, THEREFORE BE IT RESOLVED, by the Borough of Lincoln Park, that the Borough Administrator is authorized to take necessary and appropriate action to enter into an agreement subject to the review of the agreement by the Borough Attorney.

BE IT FURTHER RESOLVED, that the Chief Financial Officer is authorized to deduct the premiums as appropriate from those employees and elected officials who choose to participate in the plan and the Borough Administrator and Chief Financial Officer are further authorized to take any necessary and appropriate action to implement the plan.

RESOLUTION R26-94

AUTHORIZING THE ISSUANCE OF A REQUEST FOR PROPOSALS (RFP) FOR MUNICIPAL COURT PRIVATE COLLECTION SERVICES

WHEREAS, current contract for Municipal Court Private Collection Services with Penn Credit has expired; and

WHEREAS, the Municipal Court of the Borough of Lincoln Park has a need for Municipal Court Private Collection Services; and

WHEREAS, the Borough of Lincoln Park desires to seek proposals for Municipal Court Private Collection Services;

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

The Borough Administrator is hereby authorized to Issue a Request for Proposals for Municipal Court Private Collection Services.

Gurkovich: Please call the Roll

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

No: None

Absent: Gemian and Moeller

Abstain: None

The Resolutions were Adopted.

IX. RESOLUTIONS: REGULAR AGENDA:

Gurkovich: R26-95, Resolution Authorizing Pay Bills and Vouchers

Gurkovich: Any questions or comments regarding Resolution R26-95?

Thompson: So Moved

Ross: Second

RESOLUTION R26-95

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: February 17, 2026

CHECKS DATED: February 17, 2026

Voucher

FUND	FUND	MEETING CHECKS	CONFIRMED CHECKS	CONFIRMED WIRES	PAYROLL	TOTAL
FUND 1	CURRENT FUND	\$ 333,089.97	1,170,771.87	\$ 4,877,215.45	\$ 682,136.97	\$ 7,063,214.26
FUND 2	GRANT FUND	10,484.00	-	-	6,595.78	17,079.78
FUND 3	TRUST FUND	27,155.41	34,440.99	-	-	61,596.40
FUND 4	GENERAL CAPITAL FUND	184,401.21	-	-	-	184,401.21
FUND 5	WATER UTILITY FUND	201,238.11	3,524.16	-	29,132.67	233,894.94
FUND 6	WATER CAPITAL FUND	6,510.00	141,442.18	-	-	147,952.18
FUND 11	OFF DUTY POLICE	-	-	-	2,690.21	2,690.21
FUND 12	DOG FUND	7,268.00	-	-	-	7,268.00
VOUCHER TOTAL DISBURSEMENT		\$ 770,146.70	\$ 1,350,179.20	\$ 4,877,215.45	\$ 720,555.63	\$ 7,718,096.98

FUND	FUND	MEETING CHECKS	CONFIRMED CHECKS	CONFIRMED WIRES	PAYROLL	TOTAL
FUND 3	ESCROW TD BANK	\$ 7,973.00	\$ 7,114.99	-	-	\$ 15,087.99
FUND 3	TAX LIEN REDEMPTION	-	82,078.79	-	-	82,078.79
TOTAL ESCROW & REDEMPTION DISB.		\$ 7,973.00	\$ 89,193.78	\$ -	\$ -	\$ 97,166.78
TOTAL DISBURSEMENT		\$ 778,119.70	\$ 1,439,372.98	\$ 4,877,215.45	\$ 720,555.63	\$ 7,815,263.76

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

The Resolution was Adopted.

Gurkovich: R26-96, Resolution Approving the 2025 LOSAP Certification List for Qualification of Borough of Lincoln Park First Aid Squad and Lincoln Park Fire Department Volunteer Hours

Gurkovich: Any questions or comments regarding Resolution R26-96?

Seise: So Moved
Ross: Second

RESOLUTION R26-96

RESOLUTION APPROVING THE 2025 LOSAP CERTIFICATION LIST FOR QUALIFICATION OF BOROUGH OF LINCOLN PARK FIRST AID SQUAD AND LINCOLN PARK FIRE DEPARTMENT VOLUNTEER HOURS

WHEREAS, Ordinance 15-00 created a Length of Service Award Program (LOSAP) for the Borough of Lincoln Park's Volunteer First Aid Squad and Volunteer Fire Departments, Hose Co. # 1 and Hose Co. # 2, in an effort to ensure retention of existing members and for recruiting new members; and

WHEREAS, pursuant to N.J.S.A. 40A:14-191, emergency service organizations participating in a Length of Service Awards Program (LOSAP) shall annually certify to the sponsoring agency a list of all volunteer members who have qualified for credit for the previous year, and;

WHEREAS, the program shall provide for funding annually by the Borough to a deferred income account for each volunteer member that meets the criteria set forth in Ordinance 15-00 and as amended by Ordinance 10-22; and

WHEREAS, pursuant to N.J.S.A. 40A:14-191, the Borough of Lincoln Park Volunteer First Aid Squad and Volunteer Fire Departments, Hose Co. # 1 and Hose Co. # 2 have submitted certified lists to the Borough for the volunteer members who have qualified under the LOSAP for the year 2025; and

WHEREAS, the Governing Body has reviewed the certified lists for accuracy as per N.J.A.C. 5:30-14.10 and approves the lists presented; and

WHEREAS, after Borough Council approval, the certified list will be posted for a period of 30 days for membership review at the office of the Borough Clerk and the volunteer facilities; and

WHEREAS, following the 30-day period for filing an appeal, and subject to holding the payment of any members being appealed, payment shall be made by the Borough of Lincoln Park to the approved contractor for deposit in the LOSAP account in the deferred income program.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Lincoln Park, County of Morris, State of New Jersey, hereby approves the attached certified lists for the LOSAP for the year 2025.

BE IT FURTHER RESOLVED that the Borough Clerk shall forward copies of this resolution to the Municipal Administrator, Chief Financial Officer, Auditor and any other interested parties.

Gurkovich: Please call the Roll

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

The Resolution was Adopted.

Gurkovich: R26-97, Resolution Authoring Silvia Pascoal as Deputy Borough Clerk

Gurkovich: Any questions or comments regarding Resolution R26-97?

Thompson: So Moved
Ross: Second

RESOLUTION R26-97

AUTHORIZING THE APPOINTMENT OF AN DEPUTY BOROUGH CLERK

WHEREAS, the Deputy Borough Clerk position is currently vacant; and

WHEREAS, the position of Deputy Borough Clerk is to be filled by appointment by the Borough Council pursuant to the Code of the Borough of Lincoln Park, Article III, Section 5-30; and

WHEREAS, the Borough Council is desirous of filling that position; and

WHEREAS, the Borough advertised and subsequently interviewed candidates for this position; and

WHEREAS, after the completion of the interview process, the Borough Council would like to select Silvia Pascoal as Deputy Borough Clerk; and

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

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

1. Silvia Pascoal is hereby appointed as the Deputy Municipal Clerk for the Borough of Lincoln Park effective February 18, 2026; and
3. The Mayor and Borough Clerk and/or any other applicable individual be and are hereby authorized and directed to take any and all steps necessary to effectuate the purposes of this Resolution; and
4. A copy of this resolution shall be forwarded to the Director of the Division of Local Government Services in the Department of Community Affairs; and
5. This Resolution shall take effect immediately as herein provided.

Gurkovich: Please call the Roll

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

No: None

Absent: Gemian and Moeller

Abstain: None

The Resolution was Adopted.

Gurkovich: R26-98, Resolution Authorizing Employment Agreement for Silvia Pascoal

Gurkovich: Any questions or comments regarding Resolution R26-98?

Thompson: So Moved

Ross: Second

RESOLUTION R26-98

WHEREAS, the Borough of Lincoln Park desires to enter into an Agreement entitled "Borough of Lincoln Park – Employment Agreement" with Silvia Pascoal for the position of **Deputy Municipal Clerk**, subject to the terms and conditions set forth in the Employment Agreement, a copy of which is attached hereto as Exhibit A; and,

WHEREAS, Silvia Pascoal desires to work as the **Deputy Municipal Clerk** of the Borough of Lincoln Park, subject to the terms and conditions set forth in the attached Employment Agreement; and,

WHEREAS, the Council of the Borough of Lincoln Park finds that it is in the best interests of the Borough of Lincoln Park to approve and authorize the execution of the attached Employment Agreement;

NOW, THEREFORE, BE IT RESOLVED By the Governing Body of the Borough of Lincoln Park, that the Council President of the Borough of Lincoln Park is hereby authorized to execute the attached Employment Agreement, effective February 18, 2026, with Silvia Pascoal for the position of **Deputy Municipal Clerk** on behalf of the Borough of Lincoln Park.

Gurkovich: Please call the Roll

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

The Resolution was Adopted.

Gurkovich: R26-99, Resolution Authorizing Tax Collector to Issue Refund on Tax Sale Certificate #22-00009, 124 South Valley Road

Gurkovich: Any questions or comments regarding Resolution R26-99?

Thompson: So Moved
Ross: Second

RESOLUTION R26-99

WHEREAS, at the Municipal Tax Sale held October 19, 2022, a lien was sold on block 45401, lot 7, formerly known as block 110, lot 9, and also known as 124 So Valley Road, for 2021 taxes, water & sewer; and

WHEREAS, this lien, known as Tax Sale Certificate #21-00009, was sold to Ram Tax Lien Fund LP, for a \$ 34,200.00 Premium; and

WHEREAS, the owner, Justin Fervera, has affected redemption of certificate #21-00009, in the amount of \$ 79,272.39.

NOW, THEREFORE, BE IT RESOLVED that the Treasurer be authorized to issue a check in the amount of \$ 113,472.39, for the redemption of Tax Sale Certificate #21-00009, payable to Ram Tax Lien Fund LP, P. O. Box 8401, Carol Stream, IL 60197.

Gurkovich: Please call the Roll

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

The Resolution was Adopted.

Gurkovich: R26-100, Resolution Authorizing Tax Collector to Issue Refund in Tax Sale Certificate #22-00008, 300 Jacksonville Road

Gurkovich: Any questions or comments regarding Resolution R26-100?

Thompson: So Moved
Ross: Second

RESOLUTION R26-100

WHEREAS, at the Municipal Tax Sale held November 15, 2023, a lien was sold on block 999, lot 5, also known as 300 Jacksonville Road, for 2022 water; and

WHEREAS, this lien, known as Tax Sale Certificate #22-00008, was sold to 125 Real LLC, for 18% interest; and

WHEREAS, the owner, Daniel Vande Vrede, has affected redemption of certificate #22-00008, in the amount of \$ 2,284.78.

NOW, THEREFORE, BE IT RESOLVED that the Treasurer be authorized to issue a check in the amount of \$ 2,284.78, for the redemption of Tax Sale Certificate #22-00008, payable to 125 Real LLC, 125 Main Street, West Orange, NJ 07052.

Gurkovich: Please call the Roll

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

The Resolution was Adopted.

Gurkovich: R26-101, Resolution Authorizing Renewal of Five Town Dial A Ride Cooperative Agreement

Gurkovich: Any questions or comments regarding Resolution R26-101?

Thompson: So Moved
Seise: Second

RESOLUTION R26-101

WHEREAS, the Borough of Lincoln Park is desirous of renewing a Cooperative Agreement with the Township of Pequannock and the Boroughs of, Kinnelon, Butler, and Riverdale for transportation services for senior and disabled citizens through the 5 Town Dial-A-Ride Program; and

WHEREAS, N.J.S.A. 40A:65-1 et seq. authorizes such cooperative agreements; and,

WHEREAS, said Cooperative Agreement is to be renewed for a five-year term which commences on January 1, 2026 and terminates on December 31, 2030;

WHEREAS, it is the intent of the Governing Body to continue our long relationship in this cooperative venture;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Lincoln Park, in the County of Morris, State of New Jersey, the Mayor is hereby authorized to execute a Cooperative Agreement for services rendered by the 5 Town Dial-A-Ride Program for a five-year term commencing on January 1, 2026 and terminates on December 31, 2030.

Gurkovich: Please call the Roll

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

The Resolution was Adopted.

Gurkovich: R26-102, Resolution Authorizing Change Order from Salmon Brothers, LLC in the Amount of \$11,185.00

Gurkovich: Any questions or comments regarding Resolution R26-102?

Thompson: So Moved
Ross: Second

RESOLUTION R26-102

AUTHORIZING CHANGE ORDER FROM SALMON BROS., LLC IN THE AMOUNT OF \$11,185.00

WHEREAS, a contract for Maturan Avenue Road and Drainage Improvements was awarded to Salmon

Bros., Inc. of Stanhope, NJ by Resolution R25-184 for an amount totaling \$497,985; and

WHEREAS, Salmon Bros., Inc. of Stanhope, NJ, has requested approval of Change Order number 1 in the amount of \$11,185.00 for Emergency Water Main Repairs (Rt. 202 & Maturan Ave.) and Water Service Repairs at 58 Main Street, bringing the revised contract total to \$509,170.00; and

WHEREAS, Borough Engineer Tom Boorady has recommended the approval of Change Order number 1 in the amount of \$11,185.00 for Emergency Water Main Repairs (Rt. 202 & Maturan Ave.) and Water Service Repairs at 58 Main Street, bringing the revised contract total to \$509,170.00; and

WHEREAS, the Chief Financial Officer of the Borough of Lincoln Park has attested that sufficient funds will be available for said purpose, funding for which was initially charged to Account # C-04-55-860-203; and

NOW, THEREFORE, BE IT RESOLVED, the Governing Body of the Borough of Lincoln Park, in the County of Morris and State of New Jersey approves Change Order number 1 and authorizes payment to Salmon Bros., Inc. in an amount not to exceed \$11,185.00.

Gurkovich: Please call the Roll

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

The Resolution was Adopted.

Gurkovich: R26-103, Resolution Authorizing 2026 Salaries for Mayor and Council

Gurkovich: Any questions or comments regarding Resolution R26-103?

Councilman Seise said as he has stated a number of times in the past, his feeling is that this Council has deserved a sharp reduction in compensation not an increase in salary that this resolution proposes. He stated an increase in salary for this Council reflects a profound lack of self-awareness and he is not in support of it.

Councilwoman Thompson commented that the Council has worked hard all year long fulfilling all our obligations and an increase of a dollar a day is not going to do anything to hurt anyone and she is in favor of the increase, and she will vote for it.

Thompson: So Moved
Ross: Second

RESOLUTION R26-103

WHEREAS, the Borough of Lincoln Park ("Borough") Adopted Ordinance 14-25 on December 15, 2025 providing the compensation ranges for certain Borough Officials and employees; and

WHEREAS, Ordinance No.14-25 provided that the exact compensation for those Officials and employees would be set by the Borough via Resolution.

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

1. The 2026 annual compensation for the following Elected Officials within the Borough of Lincoln Park shall be as follows:

Position

<u>Title</u>	<u>Base Salary</u> +	<u>Other Compensation</u> =	<u>Total</u>
Mayor	\$18,025	\$0	\$18,025
Council	\$12,875	\$0	\$12,875

2. The salaries provided above shall be effective January 1, 2026
3. The Mayor, Business Administrator and Borough Clerk, together with all other Officers, professionals and employees of the Borough are hereby authorized and directed to take any and all steps necessary to effectuate the purposes of this Resolution.

4. This Resolution shall take effect immediately.

Gurkovich: Please call the Roll

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

No: Seise

Absent: Gemian and Moeller

Abstain: None

The Resolution was Adopted.

X. MINUTES FOR APPROVAL:

Gurkovich: Minutes for Approval, January 20, 2026, Regular Meeting Minutes

Councilman Seise said that as in the past he had submitted a verbatim transcription that he prepared for this meeting and he clearly stated that he did not intend to replace the meeting minutes nor to alter the meeting minutes simply to be attached to the meeting minutes in the name of transparency. The transcriptions he prepared in the past have not been added to previous minutes and he is objecting again that his transcription is not being attached to the meeting minutes for transparency.

Thompson: I will move the January 20, 2026 Regular Meeting Minutes

Ross: Second

Yes: Antonetti, Ross, Thompson, and Gurkovich

No: Seise

Absent: Gemian and Moeller

Abstain: None

The Minutes of January 20, 2026, were approved.

Gurkovich: Minutes for Approval, February 2, 2026, Work Meeting Minutes

Thompson: So Moved

Ross: Second

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

No: None

Absent: Gemian and Moeller

Abstain: None

The Minutes of February 2, 2026, were approved.

XI. COUNCIL COMMITTEE REPORTS:

Antonetti: Job fair for summer employees is scheduled for early March. NY Blood Center requested LP to host another blood drive in March. Drive is scheduled for March 16th from 11 am – 5 pm in the community room. East event is scheduled March 22nd in the community room.

Gemian: Absent

Moeller: Absent

Ross: No report

Seise: During the last brutal cold snap a pipe had burst in the EMS building, and it did a fair amount of damage to parts of the interior of the building. Surf Pro is in there now doing the remediation of the building.

Thompson: Spoke of a press release of accreditation for our Police Department. They are asking for comments from the employees and the residents. If you have any, there is a number to call. If anyone wants a copy of it, we will get you one. She read a letter from the Police Chief regarding the current status of the Police Department. She spoke of the swearing in of two police officers over the past several months, of the upcoming retirement of Kiernan Ward, of the sergeants exam results that were just received from last year, and of upcoming promotions. The department will be undergoing an assessment by the NJ State Association of Chief of Police on February 18th. Assessors will be here on that date to review our policies and ensure we are meeting the established standards. The assessment is conducted every three years and is required to maintain our status as an accredit agency.

Mayor Runfeldt commented that the new hire is not the replacement for Chief Zammit and that the Chief does not make the promotions.

Gurkovich: Trees have been cut down by the library.

XII. MAYOR'S AGENDA:

Mayor Runfeldt thanked everyone for allowing him to recognize our young life saver.

XIII. PUBLIC HEARING:

Council President Gurkovich asked for Motion to Open the Public Hearing.

Thompson: So Moved
Ross: Second

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

Council President Gurkovich: The Public Hearing was Opened. Anyone wishing to speak may do so now.

Thompson: Seeing no one coming forward, I move we Close the Public Hearing.
Ross: Second

Council President Gurkovich: All in favor, the Council responded as Aye. The Public Hearing was Closed.

XIV. MISCELLANEOUS COMMENTS:

Antonetti: No comments

Gemian: Absent

Moeller: Absent

Ross: No comments

Seise: No comments

Thompson: No comments

Gurkovich: No comments

XV. ADJOURNMENT:

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

Ross: 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 February 17, 2026, was adjourned at 7:31 PM.

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

Joseph Gurkovich, Council President