

I. Monday, March 2, 2026, Work Meeting of the Governing Body of the Borough of Lincoln Park, the Borough Clerk called the Work Meeting to order and announced the meeting was duly advertised in accordance with the Open Public Meetings Act.

All stood for the Pledge of Allegiance.

II. **ROLL CALL**

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

ABSENT: Moeller

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

III. **MAYOR'S AGENDA:**

I. **Escrow Release**

- A. Release of Escrow #2645, 275 Comly Road, Unit 3 – Block 21401 / Lot 1, to Lincoln Burritos, LLC d/b/a Bubbakoos, has been approved by the Borough Engineer.
- B. Release of Escrow #2601, 50 Riverview Avenue – Block 45003 / Lot 4, to NJ Natural Gas, has been approved by the Borough Engineer.

**Council concurred and Resolutions will be on the March 16, 2026, Agenda.**

II. **Request Resolution Authorizing Tax Collector to Make Overpayment Refunds**

- A. Block 22402 Lot 43 – 10 Cardinal Lane
  - i. Amount - \$1.45
    - 1. Corelogic Overpaid 1<sup>st</sup> Quarter
- B. Block 33401 Lot 1 Qualifier C1305 – 85 Gettysburg Way
  - i. Amount - \$2,299.09
    - 1. Title Company & Corelogic both paid
- C. Block 45210 Lot 12 – 44 Nakomis Path
  - i. Amount - \$.07
    - 1. Corelogic over paid 1st Quarter

**Council concurred and a Resolution will be on the March 16, 2026, Agenda.**

III. **Request Resolution Authorizing Tax Collector to Make Tax Adjustments**

- A. 100% Disabled Veterans
- B. Block 45513 Lot 15 – 25 So. Valley Road (Rucki, Konrad)
  - i. Amount \$2,043.35 (pay to Corelogic)
  - ii. Cancel and Refund Partial 1<sup>st</sup> Quarter 2026 Property Taxes
- C. Block 45513 Lot 15 – 25 So. Valley Road (Rucki, Konrad)
  - i. Amount \$2,357.70
  - ii. Cancel 2nd Quarter 2026 Property Taxes

**Council concurred and a Resolution will be on the March 16, 2026, Agenda.**

IV. **Request Introduction of Ordinance to Accept Donation of Real Property**

- A. Block 22714 Lot 7 – 31 DeHart Street
- B. Owner – 31-41 WICZ, LLC
- C. Unimproved, wooded lot in floodway
- D. To be preserved as Open Space and added to ROSI

**Council concurred and Ordinance for Introduction will be on the March 16, 2026, Agenda.**

V. **Request Resolution Authorizing Treasurer to Issue Check for the Redemption of Tax Sale Certificates**

- A. Block 33501, Lot 4, Qualifier C0809, also known as 165 Robertson Way
  - i. Certificate #24-00004
- B. Block 44404, Lot 5, also known as 89 Hunter Road
  - i. Certificate #24-00005
- C. Amount - \$4,596.70 (Payable to Dianne Clemente)

**Council concurred and a Resolution will be on the March 16, 2026, Agenda.**

**VI. Request Resolution Endorsing Amended Housing Element and Fair Share Plan**

- A. As per Mediation Agreement with FSHC dated December 30, 2025
- B. Adopted as amendment to Master Plan by Planning board on February 19, 2026

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

**VII. Request Resolution Authorizing Adoption of Affordable Housing Forth Round Spending Plan**

- A. Borough and Fair Share Housing Center entered into Mediation Agreement on December 30, 2025 subject to the adoption of a Spending plan
- B. Spending Plan prepared consistent with applicable NJ statutes and regulations

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

**VIII. Request Resolution Authorizing Adoption of Affirmative Marketing Plan**

- A. Required as per P.L. 2024, Chapter 2 and the New Jersey Uniform Housing Affordability Controls
- B. Implemented by Administrative Agent of Borough and/or Developer
- C. Cost borne by developer/sellers/ owners of Affordable Units

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

**IX. Request Resolution Authorizing Contract for Geese Clearing Services**

- A. Preferred Outdoor Experience d/b/a Geese Chasers of North Jersey, LLC
- B. Geese Clearing at Community Lake
- C. Not to Exceed Amount - \$9,500

**Council concurred and a Resolution will be on the March 16, 2026, Agenda.**

**X. Request Resolution Authorizing Shared Services Agreement with Mahwah Township**

- A. Registered Environmental Health Specialist (REHS) Services
- B. Septic Inspections
- C. March 10, 2026, until May 30, 2026
- D. \$100.00 per hour

**Council concurred and a Resolution will be on the March 16, 2026, Agenda.**

**XI. Request Resolution Authorizing Sale of Surplus Property No longer Needed For Public Use**

- A. 40 Items
- B. Auction – March 18, 2026 to April 1, 2026
- C. Gov Deals

**Council concurred and a Resolution will be on the March 16, 2026, Agenda.**

**XII. Request Resolution Authorizing 2026 Morris County Community Development Block Grant Program Application**

- A. ADA Curb Ramp Rehabilitation on Chapel Hill Road

- B. Push Button Cross Walk Flashing Beacon – Mid Block Chapel Hill Road
- C. Application Amount - \$124,000

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

**XIII. Request Resolution Supporting Civil Rights Act of 1968**

- A. Required as a component of the 2026 CDBG Application

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

**XIV. Request Resolution Authorizing Renewing Shared Services Agreement with Pequannock**

- A. Fire Sub-Code Official
- B. Term of Agreement – July 1, 2026, to June 30, 2030
  - i. Year One: 7/1/26 – 6/30/27 \$1,071.25 /month, \$12,855 / year
  - ii. Year Two: 7/1/27 – 6/30/28 \$1,103.42 / month, \$13,241 / year
  - iii. Year Three: 7/1/28 – 6/30/29 \$1136.59 / month, \$13,639 / year
  - iv. Year Four: 7/1/29 – 6/30/30 \$1,170.67 / month, \$14,048 / year

**Council concurred and a Resolution will be on the March 16, 2026, Agenda.**

**XV. Request Resolution Authorizing Renewing Shared Services Agreement with Pequannock**

- A. Construction Official and Building Sub-Code Official
- B. Term of Agreement – July 1, 2026, to June 30, 2030
  - i. Year One: 7/1/26 – 6/30/27 \$6,500 /month, \$85,260 / year
  - ii. Year Two: 7/1/27 – 6/30/28 \$6,630 / month, \$87,818 / year
  - iii. Year Three: 7/1/28 – 6/30/29 \$6,763 / month, \$90,453 / year
  - iv. Year Four: 7/1/29 – 6/30/30 \$6,898 / month, \$93,163 / year

**Council concurred and a Resolution will be on the March 16, 2026, Agenda.**

**IV. RESOLUTIONS:**

Gurkovich: R26-104, Resolution Endorsing the Amended Housing Element and Fair Share Plan

Seise: So Moved

Ross: Second

**RESOLUTION R26-104**

**RESOLUTION ENDORSING THE AMENDED HOUSING ELEMENT  
AND FAIR SHARE PLAN**

**WHEREAS**, the Borough of Lincoln Park, County of Morris, State of New Jersey, (hereinafter, "Lincoln Park") has a demonstrated history of voluntary compliance with its constitutional affordable housing obligations; and

**WHEREAS**, on March 20, 2024, Governor Phil Murphy signed into law P.L. 2024, c.2, an Amendment to the 1985 Fair Housing Act (hereinafter "Amended FHA" or "Act"); and

**WHEREAS**, among other things, the Act abolished the Council on Affordable Housing (hereinafter, "COAH"), and replaced it with seven retired, on recall judges designated as the Program and authorized the Director of the Administrative Office of the Courts, (hereinafter, respectively, "Director" and "AOC") to create a framework to process applications for affordable housing compliance certification; and

**WHEREAS**, pursuant to the Act and to Directive #14-24 issued by the Director on December 13, 2024, a municipality desiring to participate in the Program was obligated to take the following actions by January 31, 2025: (1) adopt a "binding resolution" determining its present and prospective need affordable housing obligations and (2) to file an action in the form of a declaratory judgment complaint in the County in which the municipality is located within 48 hours after the municipality's adoption of a binding resolution; and

**WHEREAS**, Lincoln Park adopted a binding resolution on its present and prospective need affordable housing obligations and filed the required declaratory judgment action in a timely manner; and

**WHEREAS**, the Act also required that a Housing Element and Fair Share Plan (hereinafter, "HEFSP") be prepared and adopted by the Lincoln Park Planning Board (hereinafter, "Planning Board"), and endorsed by the Lincoln Park Governing Body (hereinafter, "Governing Body"), by June 30, 2025; and

**WHEREAS**, on June 19, 2025, the Lincoln Park Planning Board adopted a Housing Element and Fair Share Plan prepared by RicciPlanning LLC, dated June 8, 2025 ("2025 HEFSP") to address the Borough's Fourth Round affordable housing obligations; and

**WHEREAS**, the Borough filed its 2025 HEFSP on June 20, 2025 on eCourts; and

**WHEREAS**, the Governing Body endorsed 2025 HEFSP adopted by the Planning Board on June 23, 2025; and

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

**WHEREAS**, representatives of the Borough and FSHC entered into a Mediation Agreement dated December 30, 2025 that resolved the issues raised in both of the challenges subject to, among other requirements, the adoption of an Amended Housing Element and Fair Share Plan consistent with the Mediation Agreement; and

**WHEREAS**, RicciPlanning LLC prepared an Amended Housing Element and Fair Share Plan entitled "Master Plan, Housing Element and Fair Share Plan Amendment", dated June 19, 2025 and revised on February 6, 2026 ("Amended HEFSP"), which is consistent with the Mediation Agreement; and

**WHEREAS**, the Planning Board adopted the Amended HEFSP as an amendment to Lincoln Park's Master Plan on February 19, 2026; and

**WHEREAS**, the Governing Body desires to endorse Amended HEFSP adopted by the Planning Board on February 19, 2026.

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

1. The Governing Body does hereby endorse the Amended HEFSP adopted by the Planning Board on February 19, 2026.
2. The Governing Body does hereby authorize the filing of this Resolution endorsing the Amended HEFSP adopted by the Planning Board on eCourts for review by the Court.
3. The Mayor and Clerk, together with other appropriate officers and employees of Lincoln Park, are hereby authorized to take all steps necessary to effectuate the purposes of this Resolution.
4. This Resolution shall take effect immediately.

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

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

Resolution R26-104 was Adopted.

Gurkovich: R26-105, Resolution Adopting Fourth Round Spending Plan

Thompson: So Moved  
Seise: Second

**RESOLUTION R26-105**

**RESOLUTION ADOPTING FOURTH ROUND SPENDING PLAN**

**WHEREAS**, the Borough of Lincoln Park (the "Borough" or "Lincoln Park") filed a resolution of participation in the Affordable Housing Dispute Resolution Program (the "Program") and a declaratory judgment action on January 23, 2025; and

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

**WHEREAS**, on June 19, 2025, the Lincoln Park Planning Board adopted a Housing Element and Fair Share Plan prepared by Ricci Planning LLC, dated June 8, 2025 ("2025 HEFSP") to address the Borough's Fourth Round affordable housing obligations; and

**WHEREAS**, the Borough filed its 2025 HEFSP on June 20, 2025 on eCourts; and

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

**WHEREAS**, representatives of the Borough and FSHC entered into a Mediation Agreement dated December 30, 2025 that resolved the issues raised in both of the challenges subject to, among other requirements, the adoption of a Spending Plan; and

**WHEREAS**, the Borough has prepared a Fourth Round Spending Plan, dated January 31 2026, that is consistent with the applicable statutes and regulations.

**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. The Borough of Lincoln Park ("Borough") does hereby adopt the Fourth Round Spending Plan, dated January 31 2026, attached hereto.
2. This Resolution shall take effect immediately.

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

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

Resolution R26-105 was Adopted.

Gurkovich: R26-106, Resolution Adopting an "Affirmative Marketing Plan" for the Borough of Lincoln Park

Thompson: So Moved  
Seise: Second

**RESOLUTION R26-106**

**RESOLUTION ADOPTING AN "AFFIRMATIVE MARKETING PLAN" FOR THE  
BOROUGH OF LINCOLN PARK**

**WHEREAS**, in accordance with P.L. 2024, Chapter 2 and the New Jersey Uniform Housing Affordability Controls ("UHAC") (N.J.A.C. 5:80-26.1 et seq.), the Borough of Lincoln Park is required to adopt an Affirmative Marketing Plan to ensure that all affordable housing units created are affirmatively marketed to very low-, low- and moderate-income households, particularly those living and/or working within Housing Region 2, the Housing Region encompassing the Borough of Lincoln Park.

**NOW, THEREFORE, BE IT RESOLVED**, that the Borough Council of the Borough of Lincoln Park, County of Morris, State of New Jersey, does hereby adopt the following Affirmative Marketing Plan:

Affirmative Marketing Plan

- A. The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, English-speaking ability, marital or familial status, gender, affectional or sexual**

orientation, disability, age or number of children, source of lawful income, or any other characteristic described in the New Jersey Law Against Discrimination, to housing units which are being marketed by a developer or sponsor of affordable housing. The Affirmative Marketing Plan is also intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward the Housing Region in which the municipality is located and covers the entire period of the deed restriction for each restricted housing unit. The Borough of Lincoln Park is located in Housing Region 2, consisting of Essex, Morris Union and Warren Counties.

- B. The Borough of Lincoln Park has a plan to address both its Prior Round Obligation (1987-2025) and its Fourth Round Obligation (2025-2035). This Affirmative Marketing Plan shall apply to all developments that contain or will contain very low-, low- and moderate-income units, including those that are part of the municipality's Housing Element and Fair Share Plan, and those that may be constructed in future developments not yet anticipated by the Housing Element and Fair Share Plan.
- C. The Affirmative Marketing Plan shall be implemented by the Administrative Agent under contract to the Borough Lincoln Park, or the Administrative Agent of any specific developer approved by the municipality.
- D. All of the costs of advertising and affirmatively marketing affordable housing units shall be borne by the developers/sellers/owners of affordable unit(s), and all such advertising and affirmative marketing shall be subject to approval and oversight by the designated Administrative Agent.
- E. The implementation of the Affirmative Marketing Plan for a development that includes affordable housing shall commence at least 120 days prior to expected occupancy. The implementation of the Affirmative Marketing Plan shall continue until all very low-, low- and moderate-income housing units are initially occupied and for as long as the affordable units remain deed restricted such that qualifying new tenants and/or purchasers continues to be necessary.
- F. **The Affirmative Marketing Plan is a continuing program that shall be followed throughout the entire period of affordability restrictions. In implementing the Affirmative Marketing Plan, the Administrative Agent, whether acting on behalf of the Borough of Lincoln Park or on behalf of a specific developer, shall meet the following requirements at a minimum:**
1. The primary marketing and advertising must be employed at the start of the marketing program and continue until all units are leased or sold or until the number of applications received is at least three times the number of units. Additional advertising and publicity shall be on an "as needed" basis. The developer/owner shall disseminate all public service announcements and pay for display advertisements. The developer/owner shall provide proof of all publications to the Administrative Agent. All press releases and advertisements shall be approved in advance by the Administrative Agent.
  2. The advertisements shall, at a minimum, include:
    - a. The name and location of the housing project;
    - b. An address sufficient to find directions to the housing units;
    - c. A range of prices or rents for the affordable housing units;
    - d. The sizes, as measured in number of bedrooms of the affordable housing units;
    - e. The types (that is, family, age-restricted, or supportive) and number of affordable units available;
    - f. The number of units available to very low-, low-, and moderate-income households;
    - g. The accessibility features, if any, of the affordable housing units;
    - h. The maximum income permitted to qualify for the affordable housing units;
    - i. The population(s), if any, given preference in the selection process pursuant to N.J.A.C. 5:80-26.17(k)2;
    - j. Where applications (paper and online) for the affordable housing units may be found;
    - k. The expected lease-up/closing date(s) for the affordable housing units;
    - l. The expected date of the random selection;
    - m. The business hours when interested households may obtain paper applications for the affordable housing units;
    - n. Contact information, including an email address and phone number that are regularly monitored by the administrative agent;
    - o. The name of the sales agent and/or rental manager; and
    - p. Application fees, if any.
  3. Affirmative fair marketing of affordable units must be completed in accordance with the requirements set forth in UHAC at N.J.A.C. 5:80-26.16 in all media and outlets required by the rules and include the Daily Record.
  4. **Each affordable housing development must complete worksheet substantially in the form of the model affirmative marketing worksheet published by the state.**

5. Affordable units must be listed on the New Jersey Housing Resource Center's website ([www.njhrc.gov](http://www.njhrc.gov)) in accordance with N.J.A.C. 5:80-26.16(f)1 at least 60 days before the random selection.
  6. Applications, or notices thereof, used as part of the affirmative marketing program must be available in the following locations:
    - a. Essex County Administration Building/Dr. Martin Luther King Justice Building, Morris County Administration Building, Union County Administration Building, Warren County (Wayne Dumont, Jr.) Administration Building
    - b. Morris County Library, Warren County Library, Lincoln Park Public Library
  7. The affirmative marketing plan shall include the following community and regional organizations: Fair Share Housing Center; the Latino Action Network, Morris County NAACP, Newark NAACP, East Orange NAACP, Housing Partnership for Morris County, Community Access Unlimited, Inc., Northwest New Jersey Community Action Program, Inc. (NORWESCAP), Homeless Solutions of Morristown, and Supportive Housing Association.
  8. The municipality's Administrative Agent, or the Administrative Agent of a specific developer, shall comply with all requirements set forth in N.J.S.A. 52:27D-321.3 et seq. with regard to the affirmative marketing of affordable housing units.
- G. The municipality's Administrative Agent shall develop, maintain and update a list of community contact person(s) and/or organizations(s) in Essex, Morris, Union and Warren Counties that will aid in the affirmative marketing program with particular emphasis on contacts that will reach out to groups that are least likely to apply for housing within the region, including major regional employers.
- H. The municipality's Administrative Agent shall develop, maintain and update a list of major employers in Essex, Morris, Union and Warren Counties that will aid in the affirmative marketing program.
- I. A random selection method to select occupants of very low-, low- and moderate-income housing will be used by the municipality's Administrative Agent, or the Administrative Agent of any specific developer, in conformance with N.J.A.C. 5:80-26.16(d). This Affirmative Marketing Plan provides a regional preference for very low-, low- and moderate-income households that live and/or work in Housing Region 2, which is comprised of Essex, Morris Union and Warren Counties. Pursuant to the New Jersey Fair Housing Act (C.52:27D-311), a preference for very low-, low- and moderate-income veterans duly qualified under N.J.A.C. 54:4-8.10 may also be exercised, provided an agreement to this effect has been executed between the developer or landlord and the municipality prior to the affirmative marketing of the units.
- J. All developers/owners of very low-, low- and moderate-income housing units shall be required to undertake and pay the costs of the marketing of the affordable units in their respective developments, subject to the direction and supervision of the municipality's Administrative Agent.

**BE IT FURTHER RESOLVED** that the appropriate municipal officials and professionals are authorized to take all actions required to implement the terms of this Resolution.

**BE IT FURTHER RESOLVED** that this Resolution shall take effect immediately.

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

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

Resolution R26-106 was Adopted.

Gurkovich: R26-107, Resolution Authorizing the Civil Rights Act of 1968 – Federal Fair Housing Law

Thompson: So Moved  
 Seise: Second

**RESOLUTION R26-107**

The Borough of Lincoln Park supports Title VIII of the Civil Rights Act of 1968 (Federal Fair Housing Law) and the New Jersey Law Against Discrimination. It is the policy of the Borough of Lincoln Park to implement programs to ensure equal opportunity in housing for all persons regardless of race, color, religion, ancestry, sex (including pregnancy), national origin, nationality, familial status, marital or domestic partnership status, affectional or sexual orientation, atypical hereditary cellular or blood trait, genetic information, liability for military service, mental or physical disability, perceived disability, AIDS/HIV status and Lawful Income or Source of Lawful Rent Payment (Section 8). The Borough of Lincoln Park further objects to discrimination in the sale, rental, leasing, financing of housing or land to be used for construction of housing, or in the provision of brokerage services because of race, color, religion, ancestry, sex, national origin, handicap or disability as prohibited by Title VIII of the Civil Rights Act of 1968 (Federal Fair Housing Law) and the New Jersey Law Against Discrimination. Therefore, the Municipal Council of Borough of Lincoln Park do hereby approve the following resolution.

**BE IT RESOLVED**, that within available resources, Borough of Lincoln Park will assist all persons who feel they have been discriminated against under one of the aforementioned categories, to seek equity under federal and state laws by filing a complaint with the New Jersey Division on Civil Rights and the U.S. Department of Housing and Urban Development, as appropriate.

**BE IT FURTHER RESOLVED**, that the Borough of Lincoln Park shall publicize this resolution and through this publicity shall cause owners of real estate, developers, and builders to become aware of their respective responsibilities and rights under the Federal Fair Housing Law, the New Jersey Law Against Discrimination, and any local laws or ordinances.

**BE IT FURTHER RESOLVED**, that the municipality will at a minimum include, but not be limited to: (1) the printing and publicizing of this resolution, a fair housing public notice and other applicable fair housing information through local media, community contacts and placement on the Municipal website and in other social media; (2) distribution of posters, flyers, and any other means which will bring to the attention of those affected, the knowledge of their respective responsibilities and rights concerning equal opportunity in housing.

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

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

Resolution R26-107 was Adopted.

Gurkovich: R26-108, Resolution Authorizing Application for a Grant to Fund ADA Curb Ramp Rehabilitation on Chapel Hill Road through CDBG Program

Seise: So Moved  
Ross: Second

**RESOLUTION R26-108**

**Application for a Grant to Fund ADA Curb Ramp Rehabilitation on Chapel Hill Road through the Morris County Community Development Block Grant (CDBG) program**

**WHEREAS**, there is an identified need for ADA Curb Ramp Rehabilitation on Chapel Hill Road; and

**WHEREAS**, the Borough of Lincoln Park has prioritized the ADA Curb Ramp Rehabilitation on Chapel Hill Road to ensure safe travel for pedestrians; and

**WHEREAS**, there is a recognized need to maintain safe travel for the residents of Lincoln Park; and

**WHEREAS**, if awarded CDBG funds, the Borough of Lincoln Park shall implement the activities in a manner to ensure compliance with all applicable federal, state, and local laws and regulations.

**NOW THEREFORE BE IT RESOLVED,**

1. The Governing body of the Borough of Lincoln Park, Morris County, State of New Jersey, that the Borough Administrator and Borough Engineer are authorized to apply for funding through the 2026 Morris County Community Development Block Grant Program for ADA Curb Ramp Rehabilitation on Chapel Hill Road as described in the proposal.
2. If awarded CDBG funds the Mayor and Clerk are hereby authorized to execute the grant agreement on behalf of Lincoln Park Borough. Their signatures constitute acceptance of the terms and conditions of the grant agreement and approval of the grant agreement.

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

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

No: None

Absent: None

Abstain: None

Resolution R26-108 was Adopted.

Mayor Runfeldt read his comments in response to Facebook comments regarding the Borough's proposed ordinances regarding establishing affordable housing requirements based on a settlement agreement with the Fair Share Housing Center and the Department of Consumer Affairs for the State of New Jersey.

As every municipality in New Jersey must meet the Statutory requirements outlined in the Fair Housing Act, the Borough must have an approved plan in place to satisfy their requirements. The Municipality is required to provide this plan, not to actually develop the affordable units.

He further went on to answer other questions from Facebook. One resident stated that they thought the town met their affordable housing requirements. The Mayor responded that we did meet the 3<sup>rd</sup> round requirements for the 10 year period ending in 2025. The new proposed plan establishes the areas that the municipality is proposing for new, additional affordable housing units for the 4<sup>th</sup> round. The Mayor went on to further describe the negotiations the Borough had with the State.

Another Facebook question was regarding proposing affordable housing development in an area that may be in a flood zone. The Mayor responded that a property owner requested that particular site be included in the plan. Even though the Borough included it, NJDEP environmental considerations may or may not allow the development by the owner as proposed or may only allow a significantly lower number of housing units.

One Facebook member commented that the developers of affordable housing projects do not pay any taxes, which is not true, as the Mayor explained that developer's housing projects with affordable units may be allowed a Payment in Lieu of Taxes (PILOT), the PILOT program which a developer may pay less than normal property taxes for a limited time period due to the affordable housing component. The advantage of the PILOT program is that the Borough receives 95% of the tax payment with the remaining 5% going to the County. The school district gets less money as these eligible PILOT developments don't add a significant stress to our school systems.

A Facebook comment was asking about the possible increase in school children due to the affordable housing requirements. The Mayor indicated that the two recently built Meridia apartment complexes of 220 units have only added 10 new students to the school system which could arguably be the same number of students for the construction of 5 single family homes with 2 children each.

Another Facebook comment was asserting possible corruption by the town officials. The Mayor responded that that implication was unbased, unfounded, and most importantly untrue. In addition, this comment is insulting and abusive to many town employees, professionals, elected officials and volunteer members of our land use boards who are involved.

Lastly...The plan presented tonight is a solid plan for the future of Lincoln Park. The town will always look for better ways to meet our NJ State mandated obligation for providing affordable housing. If a better project, or use of land is identified, we can always petition to amend the plan to provide a more favorable one. However, without this plan in place and approved by the state of New Jersey by the middle of March, the agreed upon numbers, including the RDP of 18 will go away. It is possible then that all of the 281 units FSHC proposed or some number between them and the 202 from DCA would be implemented. This would also open the town to what is known as a Builder's Remedy Suit, where a developer can petition the state to be allowed to satisfy the affordable housing requirements. Most of the town's zoning and planning oversight of any development as a part of a builder's remedy is lost and environmental restrictions are often eased as well.

#### **V. ORDINANCES FOR ADOPTION:**

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 read by Title on Second Reading and a Hearing Held Thereon

Thompson: So Moved  
Gurkovich: Second

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

Yes: Antonetti, Gemian, Ross, Seise, Thompson, and Gurkovich  
No: None  
Absent: 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 5-26 may do so now.

Gemian: Seeing no one come forward I Move we close the portion of the Public Hearing.

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

Thompson: So Moved  
Ross: Second

Gurkovich: Any questions or comments? Call the Roll.

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

The Ordinance 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 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, Ross, Seise, Thompson, and Gurkovich  
No: None  
Absent: Moeller  
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 6-26 may do so now.

Bill Mainardi, 24 Sherbrook Drive, questioned the likelihood of this project being developed and whether the Borough was telling the State this is our plan with very little hope of it ever getting developed. The Mayor indicated there were sewers in the area which the developer would have to go through the expense of tying into the sewer system which is quite a distance away. The Mayor indicated he believes the probability is low, but the developer wants to look into it which is why it was included in the Fair Share Plan. He also questioned the 55 foot height requirement and the site's proximity to the airport. The Mayor and business administrator responded that there has been no plan submitted and that issue will be addressed at the time along with other site plan issues. He asked, "Can the Borough deny tying the sewers into the Pequannock system?" The business administrator indicated that the Borough would not be able to deny the sewer connection to Pequannock and indicated the likelihood of the applicant getting permits for this development would be difficult. Councilman Gemian added his and the Borough engineer's belief that the developer's environmental approvals would be difficult.

Ron Aveta, 72 Square Place, stated that there's a lot of flood water that passes over that area. The Mayor responded that it is a flood area and wetlands which require various wetland buffer sizes. Mr. Aveta questioned what elevation would they have to build at, 189? He indicated that the residents of this area are fearful of the floods in this area and what a development on this site would negatively impact the area. The Mayor, business administrator, and Council Gemian continued to describe the approvals including local and the State that are required for this site.

Steve Harrison, 3 Buckingham Place, questioned the process for coming up with these parcels, relative to why this site, when there is a lot of open areas in other areas of the town. Contrary to other parts of town, this site floods consistently, has no sidewalks, no sewers, no mass transit. How was this parcel chosen and how were property owners that offered up their property aware to do this? The business administrator stated that the affordable housing processing is publicized statewide and large property owners request to be included in the process. Mr. Harrison stated that he owns several commercial properties, most of which are in flood areas, and that although it was commonly thought that development projects in these areas wouldn't pass, ultimately, they did get passed often through Builder's Remedy, but since the town has so many open areas, why was this area proposed for development. The Mayor responded that the State wanted to include many of the flood buyout properties, but we fought them on that. The Borough did a vacant land analysis that eliminated a lot of those areas. Mr. Harrison finished by stating that most of the people in his neighborhood don't believe that this wouldn't be passed easily and residents of the neighborhood would spend the resources needed to make sure it wouldn't be passed easily.

Frank Scangarella, Scangarella Law Firm - Pompton Plains, is representing a number of residents from Square Place and Buckingham Place in opposition to this ordinance and asked why we are talking about this parcel as the Municipality could have chosen numerous sites to include in its Fair Share Plan. It permitted this property owner to approach it and incorporated this property into the plan and we're here talking about this property, not the other properties that we could be easily talking about that don't suffer the same environmental constraints that have better transportation opportunities and other advantages to support affordable housing. He questions the number of acres in this town and number of developable acres in this town. He then questioned why after more than 60 days of preparing these ordinances with the State and Planning Board, his clients only received notice of the ordinance 5 days ago. He stated it was perfectly understandable that people would be speculative and paranoid not having the opportunity to review the plan. He stated that there are many other properties that are suitable.

Joe Salamone, Pompton Plains, asked why Lincoln Park did not notify the owners on the other side of the street. The developer of this site is going to have to put a package sewer system in and a force main down the street, build the building up on stilts to get away from the flood plain. With the higher flood plain elevation mandated by the previous governor, there are properties that can't even be used, and stormwater management plans that are expensive. As a builder, he states that this property shouldn't even be in this conversation. He proposed the town build on the area near old Two Bridges Road down by the river.

Thompson: Seeing no one else coming forward 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 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 Final Reading and a Notice of Final Passage of Said Ordinance be published according to law.

Seise: : So Moved  
Ross: Second

Gurkovich: Any questions or comments? Call the Roll.

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

The Ordinance 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 read by Title on Second Reading and a Hearing Held Thereon

Ross: So Moved  
Seise: Second

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

Yes: Antonetti, Gemian, Ross, Seise, Thompson, and Gurkovich  
No: None  
Absent: Moeller  
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 7-26 may do so now.

Thompson: Seeing no one coming forward I Move we close the Public Hearing.

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

Thompson: So Moved  
Ross: Second

Gurkovich: Any questions or comments? Call the Roll.

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

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

The Resolution was adopted

Gurkovich: Motion to go to Public

Gemian: So Moved  
Seise: Second

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

Gurkovich: Anyone wishing to speak on Ordinance 8-26 may do so now.

Theresa VanHook, 21 Hillcrest Terrace, stated she was four houses up and she was not notified of this ordinance as she may not have been within the 200 foot notice area, but felt the whole block all the way around should have been notified. Her question is that we put up about 325 units all within 3 blocks of each other and will there be any type of traffic analysis as she stated there is traffic congestion in this area? Councilman Gurkovich responded that when they come before the planning board the applicant would have to have a traffic engineer provide a traffic report that includes a traffic count. She indicated that the Meridia project isn't even full yet and the traffic is bad. Councilman Gemian repeated that the applicant would be providing a traffic report. She questioned the change from commercial to residential zoning. The business administrator responded that a spot zoning change from commercial to residential zoning is not normally done unless the developer is proposing to provide affordable housing units within the development which helps the Borough meet its numbers. Ms. VanHook objected, indicating we should keep it commercial. The business administrator responded that it's beneficial for the downtown businesses to have more residents to have a vibrant downtown. VanHook reiterated her opinion that there's too much traffic and that other areas of town would be better suited for this development and that she was going to write a letter in objection to her State Representative.

Daniel VanHook, 18 Hillcrest Terrace, stated he's also objecting to this ordinance as it adds to the number of units on Main Street and traffic and parking on his narrow street. He suggested that we can find a better solution to this proposal.

Kaitlyn Adris, 18 Hillcrest Terrace, indicated she can see the development from her backyard, and it doesn't feel safe for her child to walk to the school bus stop. There's a lot of traffic on the street and a 45 foot tall building will change the neighborhood.

Stephanie TerWaarbeek, 374 Ryerson Rd, asked why we can't add all the affordable housing to the apartment buildings we have including the new ones? Why do we have to build new buildings? Why can't the Borough make the owners of the existing apartments add 5 units to several of the existing apartment developments. The Business Administrator responded that the Borough cannot legally force a developer to change existing market rate units to affordable units.

Thompson: Seeing no one else coming forward 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 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 Final Reading and a Notice of Final Passage of Said Ordinance be published according to law.

Thompson: So Moved  
Ross: Second

Gurkovich: Any questions or comments? Call the Roll.

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

The Ordinance 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 read by Title on Second Reading and a Hearing Held Thereon

Thompson: So Moved  
Gemian: Second

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

Yes: Antonetti, Gemian, Ross, Seise, Thompson, and Gurkovich  
No: None  
Absent: Moeller  
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 9-26 may do so now.

Sanjna Segal, 16 High Mountain Trail, would like to see the plan for the proposal including ingress/egress and security. The business administrator responded that this would be a small housing project of 5 units for special needs residents. Ingress and egress would be through the Municipal Lot. She also questioned whether there would be any change in taxes as a result of this project. The business administrator responded that the property would be assessed and appropriately taxed.

Luljeta Ziba, 12 High Mountain Trail, is questioning why the Borough is proposing this special needs project at this location. The business administrator responded that entities that provide housing for special needs seek low cost properties and as its property owned by the Borough and we need more affordable housing units and special needs adds to its community value. Ms. Ziba states that this development would lower the value of the adjacent properties. The business administrator responded that these developments are well designed and would add value to the neighborhood. She then asked when this development would be built. The business administrator indicated that there is no prospective development interest in the project at this time.

Judy Koldyk, Hope Church, is concerned with the ingress/egress as it's adjacent to the Church. The business administrator responded as he previously indicated, the ingress/egress would be through the Municipal parking lot.

Thompson: Seeing no one else coming forward 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 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 Final Reading and a Notice of Final Passage of Said Ordinance be published according to law.

Thompson: So Moved  
Ross: Second

Gurkovich: Any questions or comments? Call the Roll.

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

The Ordinance 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 read by Title on Second Reading and a Hearing Held Thereon

Thompson: So Moved  
Seise: Second

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

Yes: Antonetti, Gemian, Ross, Seise, Thompson, and Gurkovich  
No: None  
Absent: 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 10-26 may do so now.

Gemian: Seeing no one else 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 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 Final Reading and a Notice of Final Passage of Said Ordinance be published according to law.

Seise: So Moved  
Ross: Second

Gurkovich: Any questions or comments? Call the Roll.

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

The Ordinance was Adopted

#### **VI. COUNCIL COMMITTEE REPORTS:**

**Antonetti:** Job fair for summer employees is scheduled March 7. Blood drive is scheduled for March 16<sup>th</sup> from 11 am – 5 pm in the community room. East event is scheduled March 22<sup>nd</sup> in the community room.

**Gemian:** No report

**Moeller:** Absent

**Ross:** No report.

**Seise:** The EMS is getting estimates and bids for repair work due to a burst pipe at the EMS building. They were supposed to take a delivery of the donated ambulance last week, but the snowstorm got in the way, they will be getting it later this week. I am a Navy Veteran; my thoughts and my heart are in the Persian Gulf this evening and in the Mediterranean Sea with our service Men and Women who are in harm's way. May God bless every one of them, may they execute their mission successfully, and may each and every one of them get home to us safely.

**Thompson:** No report.

John Panicci from the Department of Public Works/Water Department is here to speak on the water notice. Mr. Pannici at the request of the Council came to the meeting to provide an explanation of the recent letter sent to the residents of Lincoln Park from the Lincoln Park Water Department regarding the levels of Trihalomethanes (TTHM) that were tested and found to be above the drinking water standards. He went into a long description of testing methodology and recent test results and then explained that there were a few reasons for the high level of TTHM. One of the reasons would be stagnant water in a section of a water line near a testing location which allows for higher levels of TTHM to evolve and different test results provided by several testing companies. Another reason could possibly be the North Drinking Water Supply Commission not adequately treating the water supplied to Lincoln Park. Mr. Pannici then answered some questions from the Public.

**Gurkovich:** No report.

#### **VII. PUBLIC HEARING:**

Council President Gurkovich: Do we have a Motion to open the Public Hearing

Thompson: I move we open the Public Hearing

Ross: Second

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

Council President Gurkovich: If anyone from the Public would like to come up and speak, you will have 5 minutes, please give us your name and address.

Christine Connolly, 111 Gettysburg Way, asked if the 5 minute clock can be put out where everyone can see it. Some people had spoken well past that time.

Vicki Pignone, 28 Station Road, said that she is in the overlay zone. Councilman Gurkovich asked if she lived on Station Road and if she was on the other side to the Post Office. She said yes. Councilman Gurkovich said that is not included. She said then she did not have a question.

Bruce Dubowsky, 80 Highland Street, as per the Fair Share Housing, how does the State determine what Lincoln Park needs? Administrator Mayors said DCA has a formula that they use.

Andrew Elefante, 630 Pinebrook Road, spoke of how across the street from him used to be a floodplain but no longer is and is now condos. He said he distrusts the government and said what we could have done differently was communicated to the community better on what our situation with the State is, instead of us finding out days before a Council meeting.

Thompson: Seeing no one else coming forward, I move we close the Public portion of the meeting.

Ross: Second

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

### **VIII. MISCELLANEOUS COMMENTS:**

**Antonetti:** No comments

**Gemian:** No comments

**Moeller:** Absent

**Ross:** No comments

**Seise:** No comments

**Thompson:** Read a portion of a letter she received from the Department of Community Affairs stating "The purpose of this letter is to apprise you of the Local Finance Board's final disposition of the above referenced complaint. #C-25-029.

The local government's ethics law empowers the Board to initiate, hear and review complaints and hold hearings with regard to possible violations to the LGEL, where no local ethics board has been established. Upon receipt of a complaint against a local government officer or employee, the Board determines if a complaint is within its jurisdiction, frivolous, or has no reasonable factual basis prior to conducting an investigation. You are hereby notified that a complaint was filed against you, and it has been dismissed as having no reasonable factual basis.

She went on to say that the complaints that are filed here are not necessary. There is no fraudulent activity. Everything that is done here is on our website, you can listen to it and read about it or come here and hear it. It's a waste of our time. And this is the second time this person has filed something and it's enough. Councilman Seise interjected that it was him who filed the complaint. Councilwoman Thompson went on to state, It's enough, it's been going on for a year and there is no basis for it. She called for a cease of this.

Councilman Seise requested the opportunity to respond, stating this was an oversight request filed with the State in June of last year, an old request that was filed with the State. Many of the most egregious things that have happened on this Council if anybody has been paying attention happened after June of last year, so, the September 2<sup>nd</sup> meeting, on and on. There's been a number of egregious misconduct things that have happened on this Council. The review of those activities has not been completed by State oversight authorities. This was an oversight request filed in June of last year. These were the letters these folks got, many of them were dismissed because of lack of jurisdiction and they don't absolve people of any wrongdoing, most of them, and again this was June of last year. So a lot has happened since June of last year, that's all I have to say.

**Gurkovich:** Councilman Gurkovich stated he received pretty much the same letter but he's not going to read it but instead will read the letter sent from the DCA to the Clerk, Courtney Fitzpatrick.

The allegations set forth in the complaint may be summarized as follows:

Courtney Fitzpatrick, Clerk, Borough of Lincoln Park, manipulated meeting minutes in an effort to omit critical remarks made about Councilwoman Ann Thompson in violation of LGEL.

Complainant alleged that you have been manipulating meeting minutes in an effort to omit critical comments made about Councilwoman Ann Thompson (Thompson) who you have a close friendship with. Specifically, it is alleged that your relationship with Thompson has resulted in you routinely omitting, altering, and downplaying critical remarks directed at her, thus raising concerns about your objectivity and the integrity of the Borough's public records.

Following a preliminary investigation, a thorough review of the document submitted, an evaluation of the facts and circumstances relevant to the complaint, and upon consideration of the foregoing provisions of the LGEL, the Board voted to dismiss the complaint for a lack of reasonable factual basis. The Board reasoned that there is no evidence that you acted in a manner inconsistent with the prohibitions contained in the LGEL and that your behavior in your preparation of meeting minutes is entirely consistent with the independent exercise of your statutory duties as Borough Clerk. To make this determination, the Board assessed discussion regarding the approval of the meeting minutes from various council meetings. Upon review of the facts and circumstances and when viewing the allegations in a light most favorable to the complainant, the board has determined that there is no reasonable factual basis to the allegations

Pursuant to the code, the local government officer or employee against whom a complaint was filed must be notified of the Board's determination regarding a complaint. This complaint is now closed, and No action is required on your part.

Councilman Seise responded that this was as of June of last year.

### **IX. ADJOURNMENT:**

Gurkovich: If there is nothing else, I move that we Adjourn.

Thompson: So moved

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

There being no further business to discuss, the Work Meeting of March 2, 2026, was Adjourned at 9:06 PM.

ATTEST:

---

Courtney Fitzpatrick, Borough Clerk

---

Joseph Gurkovich, Council President

---

Mayor David Runfeldt