

I. Monday, March 6, 2023 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, Gurkovich, Ross, Thompson, and Seise

ABSENT: Moeller

Present from Administration: Borough Administrator Perry Mayers, and Chris DiLorenzo Borough Attorney

## III. MISCELLANEOUS/ COUNCIL COMMITTEE REPORTS:

**Antonetti:** Adopt-A-Bench program began last week. March 17, 2023, is the approximate date to open registrations for summer camp and summer employment. March 25, 2023, the Recreation Department will be hosting a summer employment job fair. May 11, 2023, a Broadway trip to see "A Beautiful Noise" is taking place. 15 of 48 seats have been sold already. Paws on Main Street will be having a grand opening this Sunday.

**Gemian:** At the last Planning Board meeting, the mayor, had taken on an action step based upon Council's suggestion that Paul Ricci, our Planner, give a brief overview and summary of the Redevelopment Plan at one of the Council meetings to address any issues that the Council may have. Arthur Neiss, Planning Board Attorney, had stipulated that he was not sure at this point in the development, with the way things are, if the Council had any opportunity to act on anything at this point. He did say that whatever the Planning Board does with the report has to come to the Council for approval, disapproval, or at least sent back to the Planning Board for revision. The mayor said that he would have Chris DiLorenzo, Borough Attorney speak with Arthur Neiss, Planning Board Attorney. If you guys did not have an issue with this, the mayor said that he would be okay with this. My question Chris DiLorenzo, Borough Attorney, is have you guys been asked to speak with one another about this?

Chris DiLorenzo, Borough Attorney, said that he has not been asked about this, but he will reach out to Arthur Neiss, Planning Board attorney.

**Gurkovich:** The carpet and vinyl flooring has been installed at the library. The bookshelves are being set up. Furniture is in boxes in the lobby. Sometime in May we should be set up. They cleaned up outside a little bit. We are getting there.

**Moeller:** Absent.

**Ross:** No report.

**Thompson:** This weekend the MCRC Convention took place. They want to put our Legislatures on the Primary ballot. It is to run Pennacchio as Senate, Webber and Bergen as Assembly, and Selen for Commissioner. The MCRC is going to endorse this.

**Seise:** No report.

## IV. COUNCIL AGENDA:

1. Discussion – Ordinance 4-23, An Ordinance Adding "Chapter 190 Business and Rental Unit Liability Insurance Registration" to the Code of the Borough of Lincoln Park
2. Discussion – Ordinance 5-23, An Ordinance Adding a Section of the Code of the Borough of Lincoln Park, Chapter 34, Fees, Section 34-23, Business and Rental Unit Liability Insurance Registration Fee

Chris DiLorenzo, Borough Attorney, opened discussion on questions regarding Ordinance 4-23 and Ordinance 5-23. He said that over the summer the legislature signed a new bill that says people that have rental properties or people that have businesses must register with the Town and provide a copy of their liability insurance policy of their property. The amount of liability insurance that they must carry and show proof of depends on what they qualify as. The law says that we can/may set up a process where we collect and administrative fee. We have set up a \$25.00 fee for this. If you want to charge \$10.00, we can charge \$10.00. If you want to charge no fee, we can charge no fee. We chose a \$25.00 fee because it seemed like a reasonable fee. The law also says that the Town may enforce the law. If we do enforce it, the fine range will be between \$500.00 and \$5,000.00.

Councilwoman Thompson asked if we had to adopt it.

Chris DiLorenzo, Borough Attorney, said that it is a state law. We are adopting a procedure to oversee the law.

Ordinance 4-23 and Ordinance 5-23 will be on the March 20, 2023, regular meeting agenda for adoption.

**V. MAYOR'S AGENDA:**

**I. Escrow Release**

- A. Release of Escrow #977863, 190 Main Street – Block 35.1 / Lot 115.7, to David O'Connor d/b/a Paws Pet Grooming, LLC, has been approved by the Borough Engineer.
- B. Release of Escrow #2420, 112 South Valley Road – Block 110 / Lot 16, to Tomasz Nykiel, has been approved by the Borough Engineer
- C. Release of Escrow #2563, 112 South Valley Road – Block 110 / Lot 16, to Alyssa Dhawan, has been approved by the Borough Engineer

**Council concurred and a Resolution will be on the March 6, 2023 Agenda.**

**II. Request Resolution Authorizing Tax Collector to Make Over Payment Refund**

- A. Block 137/Lot 9 - Irena Skvortsova
  - i. Amount - \$1,384.41

**Council concurred and a Resolution will be on the March 6, 2023 Agenda.**

**III. Request Resolution Authorizing Contract with Geese Chasers of North Jersey, LLC**

- A. Extraordinary Unspecifiable Service (EUS)
  - i. Community Lake Maintenance
  - ii. Amount - \$8,925

**Council concurred and a Resolution will be on the March 6, 2023 Agenda.**

Perry Mayers, Borough Administrator, said that we are continuing to work on the budget. We are doing some number crunching. We took the budget requests from each of the departments and took the ax to those budgets in the best way that we saw fit. Still in all it was not enough to get down to a reasonable number to present to the Council. I gave you all a copy of the budget that was sent out last Friday. We will be meeting up with the department heads tomorrow to make additional cuts at their discretion adding up to 10% over what we already cut from budgets. It is our intention to have things tightened up into some sort of a package to get to you by the end of the week. This would give you one week to review what will be presented to you at the March 18, 2023, budget hearing.

**VI. ORDINANCE FOR INTRODUCTION:**

Seise: Ordinance 7-23 for Introduction. An Ordinance Authorizing the Sale of Certain Real Property Owned by the Borough of Lincoln Park consisting of Block 91, Lot 1, also known as 65 Minnehaha Path on the Tax Map of the Borough of Lincoln Park Pursuant to N.J.S.A 40A:12-13(B)

Chris DiLorenzo, Borough Attorney, said that on Minnehaha Path there is a 50 x 100 square foot piece of property that looks like it originally was part of the property that we are looking at selling it to. The Borough owns two little squares on Minnehaha Path that are no use to the Borough. This piece of property is not a sellable lot to be developed on, on it owns.

Perry Mayers, Borough Administrator, said that this lot looks like it has an indentation in it, and it makes no sense. This piece of property has no use to the Borough. I am not even sure how much use it is to the property owners buying it although their property is large enough where with the addition of this property, they could potentially sub-divide it, sell it, and build a house. It would be fine by us because it would be another ratable.

Chris DiLorenzo, Borough Attorney, said that this came up because of one of the property owners on the other side. We have a paper road there that we do not use, that is called Serpentine Drive. This road has been there forever and has never been developed. The owner was asking if the Town would be willing to vacate the road. It is a 25-foot x 190-foot-long paper road. When we would do something like this, half would go to one property owner and the other half would go to the other property owner. Before we would do that, it makes sense to do this Ordinance 7-23 first than do the paper road Ordinance.

Perry Mayers, Borough Administrator, said that one property owner would have the square and the other property owner would have half of the paper road. Both property owners would be reassessed on the additional property and taxed accordingly. One property owner has expressed interest in this.

Councilwoman Thompson said that she is not in favor of anymore building going up on Minnehaha Path. It does not affect me because I am on the other side, but, that street is like three inches long. You cannot pass both ways. In the winter, it is worse.

Councilman Gurkovich voiced his concern on how it is valued at \$49,900.00 on the tax records and how we are selling it for \$8,000.00. Why would they want to buy it unless they were going to do a sub-division?

Chris DiLorenzo, Borough Attorney, said that the appraisal that we got was \$10,000.00 and the appraisal that they got was \$7,000.00, so we negotiated the difference.

Councilman Gemian said assuming the owner of the property goes through with this and they sub-divide it and they want to put up another home on the vacant property, what is the downside scenario to the neighborhood and to the Borough under that assumption? Would variances be required for example?

Councilwoman Thompson said that it is a R15 zone. R15 zone is for single family dwelling. R30 zone is for two family dwelling. Some of the homes are R15 zone and some of them are not R15 zone. They do not have to have it.

Council President Seise said that that is to the point of market value. If you cannot sell it to anyone else, then whether it says \$49,900.00, it is not worth \$49,000.00 to anybody else. If the intention is to subdivide it in a responsible way, and it complies with the Planning Board, and it complies with code, then why are we opposed to that? When they decide to subdivide it, then it has to be done in a responsible way, if it is approved by the Planning Board and the powers to be. That is if they decide to do that. So, if that is the worst-case scenario, that for me does not change my vote on this.

Councilwoman Thompson said that Councilman Gemian is right, that when we say yes and we sell it to them, we are giving them the stamp of approval for them to do what they want with it.

Councilwoman Thompson also agreed with Councilman Gurkovich on how cheap we are selling the property for.

Council President Seise said that even if they state their intention and they say that they are not going to subdivide, that is not bonding. They can change their mind six months down the road. I do not think that it carries that much weight.

Councilman Gurkovich said that it seems like a shady deal to him, meaning price wise.

Perry Mayers, Borough Administrator, said that the property on its own is not worth anything to anyone else except those people. He will investigate this matter further and come back with answers to questions in a future discussion.

**After a lengthy discussion, due to several concerns, at this time, Ordinance 7-23 was Tabled.**

Seise: I need a Motion and a Second  
Ross: So Moved  
Gemian: Second  
Seise: Any questions, comments or corrections? Call the Roll.  
Yes: Antonetti, Gemian, Gurkovich, Ross, Thompson, and Seise  
No: None  
Absent: Moeller  
Abstain: None

**Ordinance 7-23 was Tabled until further notice.**

## **VII. PUBLIC HEARING:**

Thompson: Motion to go to Public

Ross: Second

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

Jason Marion, Lincoln Park resident for 49 years. I own a small business from home, and I am present with the Lincoln Park small business association. If we can, can we get a point of contact for changes that occur

with laws that can be shared as far as registrations and stuff like that? We want to make it easier for the businesses that come into Town and for myself. Are there any discounts available for businesses in Town?

Perry Mayers, Borough Administrator, said that there is not.

Councilwoman Thompson said that we can look into that.

Jason Marion said that in the State of New Jersey he is not recognized yet because he needs to be in business for 2 years. With crime in town, I have some solutions that are portable, that can recognize guns, weapons, license plates, vehicles, facial recognition, etc. These are portable units that run on solar. It would be a great additional for example, Lincoln Park Day. Police cannot be everywhere. It is a portable sign. It has a camera system that runs on 5G network and solar. It has all the artificial intelligence built into the system. Any alert will go right to the Police Department. I have submitted this to the mayor. I will submit it to Perry Mayers and Chief Zammit. If someone could guide use with going to the office, registering the business, and what is required, that would be great.

David O'Conner, Owner of Paws on Main, 190 Main Street, he thanked Lincoln Park for the hospitality. It has been great coming in and taking over the shop. We are excited to be a presence on Main Street. We are open to beautifying the street scape. We are open to figuring out how we can help adding flowers or benches to Main Street. I want to give kudos to the small business association who have been a tremendous help.

Unfortunately, I was in the shop tonight and I heard a bang, I did not think anything of it, when I went to go to my car to attend this meeting tonight, someone had thrown a crate and broke my windshield. A report was made with the Police Department.

I just wanted to introduce myself and invite you all to the grand opening of Paws on Main this Sunday from 1 PM – 3 PM. If you happen to be around. We will have complimentary nail trimming for the pets. Food and beverages as well.

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

Ross: Second

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

#### **VIII. ADJOURNMENT:**

Thompson: Motion to Adjourn.

Ross: Second

There being no further business to discuss the Work Meeting of March 6, 2023, was Adjourned at 8:25 PM.

ATTEST:

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Courtney Fitzpatrick, Borough Clerk

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Andrew Seise, Council President

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Mayor David Runfeldt