

I. Monday, October 6, 2025, 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: Seise, Antonetti, Gemian, Gurkovich, Moeller, Ross, and Thompson

ABSENT: None

Present from Administration: Borough Administrator Perry Mayers and Borough Attorney, Ken Rush

Councilman Seise called point of order and objected to the change in placement of the public comment section of tonight's agenda. He said for years public comments have come at the very end of the meeting so that residents have a chance to respond to everything discussed. He requested that the public comments get restored to the very end of the meeting like it has been for years or if we are going to have them earlier in the meeting then we should add a second public comment so that the public has an opportunity to comment on everything.

Council President Thompson said that she would take that under advisement. This agenda is already set, and she will think about it for the next meeting.

Councilman Seise said he will make a motion that we move the public comment section to the very end of the meeting because that's where it belongs and that's where it historically has been.

Borough Attorney Rush said Council President if I may, section 5-13 order of business of the Borough Code provides for the public hearing as number eight, miscellaneous nine, adjournment number ten. As I read the present agenda it satisfies section 5-13 of the Borough Code with respect as order of business within this Municipality.

Councilman Seise said you are silencing the voices of the public by saying you can comment up to this point on the agenda but then you can't comment on anything that happens after that.

Borough Attorney Rush said that this is the order of business. The agenda has been set. There is no silencing of the public. This is the way it has been done. It has been codified, in statute, in law.

**III. MAYOR'S AGENDA:**

**I. Request Resolution Authorizing Contract for Fireworks**

- A. Date of Event – December 6, 2025 (Rain date December 7<sup>th</sup>)
- B. Location – Community Lake
- C. Amount - \$17,500

**Council concurred and a Resolution will be on the October 20, 2025, Agenda.**

**II. Request Resolution Authorizing Insertion of Revenue Item into the 2025 Budget**

- A. Director of the Division of Local Government Services (DLGS) must approve
- B. Recreational Opportunities for Individuals with Disabilities (ROID) Grant
- C. Amount - \$7,362

**Council concurred and a Resolution will be on the October 20, 2025, Agenda.**

**III. Request Resolution Authorizing Contract Change Order**

- A. Various Road Improvements / Terrace Parkway, School Street, Foothill Drive
- B. Cifelli & Son, Inc.
- C. Purpose – Add ADA ramps
- D. Amount - \$9,000.00

**Council concurred and a Resolution is on Tonight's Agenda for Approval.**

**IV. Request Resolution Amending Resolution R25-171 (Road Resurfacing Services)**

- A. Previous “not to exceed” amount - \$171,503.80
- B. Requested amount - \$178,309.18
- C. Reason – Original amount was an estimate subject to contractual (MCCPC) adjustments
- D. Vendor – Tilcon New York, Inc.

**Council concurred and a Resolution is on Tonight’s Agenda for Approval.**

**IV. COUNCIL AGENDA:**

- 1. Request Approval of 2026 Meeting Dates/Borough Holiday Schedule

**Council concurred and the 2026 Meeting Dates/Borough Holiday Schedule was Approved.**

**V. RESOLUTIONS:**

Thompson: R25-186, Resolution Authorizing Change Order from Cifelli & Son Contracting, Inc. in the Amount of \$9,000.00

Seise: So Moved

Ross: Second

**RESOLUTION R25-186**

**AUTHORIZING CHANGE ORDER FROM CIFELLI & SON GENERAL CONTRACTING, INC. IN THE AMOUNT OF \$9,000.00**

**WHEREAS**, a contract for improvements to the various roads in the Borough was awarded to Cifelli & Son General Contracting, Inc. of Nutley, NJ through the Morris County Cooperative Pricing Council by Resolution R25-162 for an amount totaling \$122,490.00; and

**WHEREAS**, Cifelli & Son General Contracting, Inc., has requested the approval of Change Order number 1 in the amount of \$9,000.00 for additional ADA ramps, bringing the revised contract total to \$131,490.00; and

**WHEREAS**, DPW Superintendent Rick Beyer has recommended the approval of Change Order number 1 in the amount of \$9,000.00 for additional ADA ramps, bringing the revised contract total to \$131,490.00; 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-04-55-860-204; and

**NOW, THEREFORE, BE IT RESOLVED** that 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 Cifelli & Son General Contracting, Inc. in an amount not to exceed \$9,000.00.

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

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

No: None

Absent: None

Abstain: None

Resolution R25-186 was Adopted.

Thompson: R25-187, Resolution Amending Resolution R25-171 (Road Resurfacing Services)

Seise: So Moved

Gurkovich: Second

**RESOLUTION R25-187**

**WHEREAS**, Resolution R25-171 authorized the purchase of Road Resurfacing services from Tilcon New York, Inc. for the resurfacing of Evergreen Drive, Randolph Street, Bodino Avenue, Montrose Street, and Park Avenue through the MCCPC Contract #6, for a total cost not to exceed \$171,503.80; and

**WHEREAS**, the original “not to exceed” amount was an estimate subject to contractual adjustments including, but not limited to, Milling, Asphalt and Fuel; and,

**WHEREAS**, the revised, and final, cost of the aforementioned Road Resurfacing has increased by \$6,805.38 and is now \$178,309.18.

**NOW, THEREFORE, BE IT RESOLVED** by the Governing Body of the Borough of Lincoln Park, as follows:

1. The Borough of Lincoln Park does hereby authorize amending the total amount of the purchase of Road Resurfacing services from Tilcon New York, Inc. for the resurfacing of Evergreen Drive, Randolph Street, Bodino Avenue, Montrose Street, and Park Avenue through the MCCPC Contract #6 authorized by Resolution 25-117 from \$171,503.80 to \$178,309.18, an increase of \$6,805.38.

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

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

Resolution R25-187 was Adopted.

Councilman Seise made a motion to rescind Resolution R25-185 the Censure adopted at the last meeting. He said this Resolution cited personal attacks and false statements and provided no examples. He requested that this motion be seconded and considered.

Gurkovich: Second

Thompson: Call the Roll

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

#### **VI. ORDINANCES FOR ADOPTION:**

Thompson: Ordinance 11-25, An Ordinance Amending a Section of the Ordinances of the Borough of Lincoln Park, Chapter 450, Vehicles and Traffic, Section 450-13

The Clerk read the following Resolution:

Be it resolved that an Ordinance entitled:

**AN ORDINANCE AMENDING A SECTION OF THE  
ORDINANCES OF THE BOROUGH OF LINCOLN PARK, CHAPTER  
450, VEHICLES AND TRAFFIC, SECTION 450-13**

Be read by Title on Second Reading and a Hearing Held Thereon

Seise: So Moved

Ross: Second

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

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

The Resolution was adopted

Thompson: Motion to go to Public

Moeller: So Moved

Gurkovich: Second

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

Thompson: Anyone wishing to speak on Ordinance 11-25 may do so now.

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

Gurkovich: Second

Council President Thompson 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 A SECTION OF THE  
ORDINANCES OF THE BOROUGH OF LINCOLN PARK, CHAPTER  
450, VEHICLES AND TRAFFIC, SECTION 450-13**

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

Seise: So Moved

Ross: Second

Thompson: Any questions or comments? Call the Roll.

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

No: None

Absent: None

Abstain: None

The Ordinance was Adopted

Thompson: Ordinance 12-25, An Ordinance to Repeal and Replace a Section of the Ordinances of the Borough of Lincoln Park, Chapter 5, Administration of Government, Section 5-30, Deputy Borough Clerk

The Clerk read the following Resolution:

Be it resolved that an Ordinance entitled:

**AN ORDINANCE TO REPEAL AND REPLACE A SECTION OF THE ORDINANCES OF THE BOROUGH  
OF LINCOLN PARK, CHAPTER 5, ADMINISTRATION OF GOVERNMENT, SECTION 5-30, DEPUTY  
BOROUGH CLERK**

Be read by Title on Second Reading and a Hearing Held Thereon

Ross: So Moved

Gurkovich: Second

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

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

No: None

Absent: None

Abstain: None

The Resolution was adopted

Thompson: Motion to go to Public

Seise: So Moved

Gurkovich: Second

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

Thompson: Anyone wishing to speak on Ordinance 12-25 may do so now.

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

Gurkovich: Second

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

The Clerk read the following Resolution:

Be it further resolved that an Ordinance Entitled:

**AN ORDINANCE TO REPEAL AND REPLACE A SECTION OF THE ORDINANCES OF THE BOROUGH  
OF LINCOLN PARK, CHAPTER 5, ADMINISTRATION OF GOVERNMENT, SECTION 5-30, DEPUTY  
BOROUGH CLERK**

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

Seise: So Moved

Ross: Second

Thompson: Any questions or comments? Call the Roll.

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

The Ordinance was Adopted

## **VII. COUNCIL COMMITTEE REPORTS:**

**Seise:** Save the date announcement for the EMS. They will be celebrating their 60<sup>th</sup> anniversary. Their installation dinner is Saturday, January 10, 2026 from 5 – 10 pm at the Grand in Totowa. Invitations will go out next month. Volunteer organizations struggle with volunteerism that's across the board; it is not just our EMS. Our EMS is struggling with membership. They are actively seeking volunteers and new members. It is good experience, particularly if you are looking at a career in the medical field. It is a great way to give back to the community. If you or anybody that you know has an interest in volunteering with the EMS, I am sure they will be happy to take your call, please contact them.

**Antonetti:** Tennis courts opened this afternoon. Courts have been lined for tennis and pickleball. Portable nets will be purchased for pickleball. Although the asphalt went through the appropriate curing, we feel it would be best to wait until 2026 to allow portable nets on the courts. There were some concerns about the pickleball courts surfacing. The vendor agreed. They were resurfaced and repainted. The yellow line is gone. Annual 5K is being held on October 11. Oktoberfest at the Lake is scheduled for October 11.

**Gemian:** My first report as liaison to the planning board is two initiatives are being presented to the Council. Those two properties in question are the property across the street from Shoprite which is being considered for a senior housing development, and the second property has to do with the vacant land property which is being considered for development. My second committee report has to do with the Deputy Borough Clerk. Council has requested a committee be formed to look at filling the open position. I prepared a packet which is before you Council. The recommendation which we have already acted on, was that the Borough Attorney's made a recommendation to revise the time down for a Deputy Clerk from a five year term to a one year term. The Committee is considering hiring a Deputy Clerk and the Deputy Clerk would be a part time position initially depending upon the type of candidates that apply we would like to retain flexibility should a candidate present stellar qualifications for a full time Deputy Clerk we would then proceed on the basis for a full time Clerk. But initially it will be for a part time Deputy Clerk. What you will see in your packet is a job description that is a subset of the Borough Clerk's job description, a size of those subset tasks to the Deputy Clerk so that the individual has an ownership of tasks.

**Gurkovich:** On Lincoln Park Day the library set up tables and sold books that had not been signed out for some time. They sold the books for .25 cents each and made a profit of \$295.

**Moeller:** New curbing is complete on Foothill, School Street and Terrace Parkway. Paving date is estimated at the end of October. Paving is completed on Evergreen, Randolph, Montrose, Bodino and a section of Park Ave. The lake is being disassembled for winter. Hydrant flushing is starting this week. Bulk has started today. Mums have been planted on Borough property.

**Ross:** No report.

**Thompson:** I met with the Fire Department last week and they asked about the LOSAP increase. They did not realize it was automatic. They were given the appropriate paperwork. They asked that they have an alternate way to get into the building should the key fob fail. We are working on that also.

## **VIII. PUBLIC HEARING:**

Seise: Motion to go to Public

Moeller: Second

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

Craig Zagorski, 103 Main Street, requested an appeal for an exemption to Ordinance of roosters not being allowed in the Borough. He and his wife have a rooster with only one leg who spends most of his time in the house with his wife and requires special care for his daily eating and drinking. The rooster is put in a coop with low crow collar and has been fitted with low crow collar after dark until morning. The rooster is ten years old and, in their opinion, may not be alive for more than nine months. There have been complaints by neighbors to the Borough about hearing the rooster crowing which resulted in a violation.

Marrissa Granovsky of the Health Department was present and explained that the crowing noise circumstances were the reason for the violation.

Councilman Seise asked if there was a creative way that this can be approached and if there was some sort of work around solution.

Marrissa said the complaint that came in was due to noise. She does not know if anyone else is here to speak on that. There were numerous complaints about the rooster crowing.

Council President Thompson said the Council will review the issue and get back to them.

Kate Zuercher, 35 Mt. Heights Ave, said that the rooster crows several times a day and that she and her neighbors are annoyed by the rooster.

Michael Kerwin, 21 Parson Road, said he had a dog that people complained about and in the town that he lived in there was a decibel rating that was associated with the noise complaint. Just because the dog makes noise it doesn't mean it is breaking any rules. Is there a set decibel level?

Borough Attorney, Ken Rush, said the Ordinance specifically prohibits keeping, maintaining, or having a rooster.

Jen Postiglione, 31 Orchard Drive, questioned why two Deputy Clerks left that position over the past two years and what the Council was going to do to make that position succeed.

Councilman Gemian explained what a better understanding of the Deputy Clerks duties are, and that the delineation of these duties must be created so the Deputy Clerk can be prepared to take these duties when needed.

Jen Postiglione said that this is a disruption to the staff when there is a turnover of a position.

Council Gemian said the Deputy Clerk did not have a clear understanding of what their tasks were. The Committee needs to make it clear what the Deputy Clerks duties are. We are working on a job description.

Lisa Walker said Lincoln Park Day was on Saturday the 27<sup>th</sup>. We had fabulous weather, and we had more tables than we have had in years. We had a great turnout. She thanked the Mayor, Council, Clerk, Janet, Recreation Department, Marissa, Health Department, Police Department, DPW, Fire Department, EMS, and all the members of the community.

Christine Connolly, 111 Gettysburg Way, expressed her desire to hear more of a discussion regarding the Censure Resolution as it appears to be biased against Councilman Seise. Requested consideration of a Censure Resolution for everybody.

Borough Attorney, Ken Rush, explained that this Resolution was not to censor Councilman Seise or anyone, but to censure him, that is to reprimand him for not acting in an appropriate manner.

Christine Connolly said that the Resolution should apply to all Council members.

Borough Attorney Rush indicated that the Censure Resolution does apply to the code of conduct for all Council members.

Councilman Seise responded that the Censure Resolution does not address the governing body's behavior, it was a Censure Resolution that was passed against one individual, specifically him.

Jen Postiglione, 31 Orchard Drive, regarding the Censure Resolution R25-185, stated that additional Council members should be listed in the Censure Resolution.

Councilman Gemian explained that although several members may have made unwarranted comments, they have not been acting in a disrespectful way for the past ten months as Councilman Seise had displayed.

Ken Foreman, 51 Ryan Lane, asked where the documented record of misconduct is as he would like to decide for himself if there was misconduct. He asked where he could find that information.

Borough Attorney, Ken Rush, directed him to review the minutes and audio recordings going back to December.

Stephanie Terwaarbeek, 374 Ryerson Road, said she attended the meeting and didn't see Councilman Seise harassing anyone but did see the Clerk and other Council members yelling and standing up and the Clerk having to be escorted out. She said she felt threatened by the Clerk and the other Council members reactions. She said there was no evidence of misconduct or personal attacks. She noted that she heard others attacking Councilman Seise with comments but there was no censure for them and there was no evidence provided relating to misconduct and personal attacks by Councilman Seise in the span of the ten months. She was told to listen to the minutes, and she indicated that she did listen to the minutes, and she has attended meetings, including one where her son, a boy scout, was questioning what was going on at the meeting. She reiterated she did not see anything from Councilman Seise but did from other Council members. She said the Council is not taking the public's opinions or questions seriously.

Councilman Gemian responded that there were other Council members that spoke out, but it was because of what has been occurring over the past ten and a half months.

Stephanie said that the other Council members should be publicly reprimanded.

Councilman Gemian said she was not taking the previous ten and a half months into consideration which is the reason we censured him.

Councilman Seise said not one single example of evidence has been presented to that effect but generalizations. He said he is never going to stop bringing up problems.

Nicholas Altieri, 22 Ryerson Road, said if there are continuing problems someone should be able to bring them up and they should be addressed and corrected. The Resolution as he sees it was brought up by false statements

and poor behavior by multiple Council members and should be rescinded. He feels some people on the Council should be immediately removed. He said if the Resolution is to continue, he would like to see some sort of guidelines on what's going to form decision to allow somebody to be removed.

Cathy Joho, 80 Highland Street, asked the Council to consider giving an exception this time for the rooster. They have had it for ten years and have had it here for five years and you have not had a complaint prior.

Pam Ferlazzo, 45 Tecumseh Path, asked why we pave the roads and then we have to replace the gas line or the water line. Why do we not do that before the road gets repaved?

Perry Mayers, Borough Administrator, said that we make every effort to do that and coordinate that with New Jersey Natural Gas. Unless there is some sort of an emergency, we make every effort to avoid this. There are certain times when we have emergencies, and we have to break ground.

Pam asked why there was an Ordinance against roosters.

Bruce Dubowsky, 80 Highland Street, asked about School Street. Said the curb looks nice on the one side, however on the other side of the street there is no drainage. He is concerned that the water will not run off and what will happen in the winter.

Councilman Moeller said that someone complained about that the other day. He is going to talk to them and ask them that question.

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

Gurkovich: Second

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

#### **IX. MISCELLANEOUS COMMENTS:**

**Seise:** At the September 15<sup>th</sup> meeting, multiple members of the public echoed what he had been saying for more than a year, that our meeting minutes are not adequate. After the September 2<sup>nd</sup> meeting he requested a disc of the meeting audio from the Clerk, but the Clerk refused to provide the disc. Earlier this year the Clerk filed a harassment complaint against him which was found to be unfounded and dismissed. Despite that decision, in a closed meeting the Council imposed restrictions on him communicating with the Clerk. All communications had to be routed through the Borough Attorney. Even though there has been no contact, the Clerk now claims ongoing harassment to justify refusing her statutory duties. He filed an OPRA request for the disc which was formally denied. A letter was drafted by the Borough Attorney's directing him to the website. The same thing happened with his request for the September 15<sup>th</sup> audio. He said he filed a complaint with the New Jersey Government Records Council for both denials. He said it wasn't just about him, but it's about the public's right to know, and that taxpayer dollars are being wasted in obstructing him from getting the meeting minute discs.

**Antonetti:** Asked if there was any update with the Chapel Hill wall.

Perry Mayers, Borough Administrator, said that we failed to come to an amicable agreement with the property owners. We will be initiating the proceedings to obtain the necessary right of way to construct the proper wall. We have sufficient right of way already to place the wall where we need to place the wall. What we need is the temporary right of way to gain access to the property owners property to place the wall where it needs to be. They presented the Borough with some very unreasonable demands.

**Gemian:** No report.

**Gurkovich:** Spoke about the plans for expansion of the Lincoln Park Plaza next to Ace Hardware. He said he was only aware of it because he attended the last Planning Board meeting. He said the agenda for the Planning Board and Zoning Board of Adjustment are posted but they do not give a full description of the application. He requested that the Council ask the Planning Board and the Board of Adjustment to provide a short description of the application that is under review.

**Moeller:** Said that he is a member of the Fire Department and is the Battalion Chief at Company #1. He said they responded to Pequannock for a working house fire, and someone inside had perished. He reminded people that if you are outside smoking to make sure that you put out your cigarette or cigar.

**Ross:** No report.

**Thompson:** In response to Councilman Seise, since June when we enacted to have audio included on our website, the public is not left out because they can hear everything that went on in the meeting. Your OPRA request has been answered. We are no longer doing discs. We did the first few months to get used to the audio. I believe this is completely new, am I correct in that, Counsel?

Borough Attorney, Ken Rush, Council President and to all members of Council, there has been a complaint filed against the Borough by Councilman Seise with respect to his request for this disc. The Borough will provide a response to that complaint. We believe that it is a misinterpretation of law and does not accurately reflect. Since the statute was amended in 2024, to permit the use of audio recordings in the minutes and if there is a complete unabridged version of these minutes and what happens in council chambers so there is no need for a physical

disc for minutes. That will be decided by the GRC. There should be no further comment, this is subject to litigation.

Seise: Motion to re-open the public portion of the meeting

Thompson: Seeing no second, motion for adjournment

**X. ADJOURNMENT:**

Moeller: Motion to Adjourn.

Ross: Second

There being no further business to discuss the Work Meeting of October 6, 2025, was Adjourned at 8:18 PM.

ATTEST:

---

Courtney Fitzpatrick, Borough Clerk

---

Ann Thompson, Council President