

TOWNSHIP OF LOPATCONG
SPECIAL MEETING
MINUTES
6:30 pm Executive Session/7:30 pm Regular Session

January 13, 2026

The Special Meeting of the Lopatcong Township Council was called to order by Mayor Wright. The meeting was held in the Municipal Building located at 232 S. Third St., Phillipsburg, New Jersey.

A Prayer was offered followed by the Oath of Allegiance.

Mayor Wright stated “adequate notice of this meeting has been provided indicating the time and place of the meeting in accordance with Chapter 231 of the Public Laws of 1975 by advertising a Notice in The Star Ledger, The Express-Times LehighValleyLive.com and Township Website – www.lopatcongtp.com and by posting a copy on the bulletin board in the Municipal Building.”

Present: Councilman Belcaro, Councilman Marinelli, Councilman McQuade, Council President Palitto, Mayor Wright. Also, present was Attorney Baldwin.

Motion to resume Regular Session by Council President Palitto seconded by Councilman McQuade. All in favor.

Attorney Baldwin reported items listed on the Executive Session were discussed with no action to be taken.

Public Comment - Agenda items only.

John Kecherson – 38 Jade Lane – Asked if the Council would expand on Consent Agenda No. 1 and if they knew how they were going to modernize requirements for publication of legal notices.

Robert Bruce – 11 Harwich Road – Asked for explanation on the Ramm Environmental Right-To-Know.

Old Business:

Minutes – Motion to approve Executive and Regular Session minutes for December 16, 2025 by Councilman McQuade seconded by Councilman Belcaro. Roll call vote:

AYES: Councilman Belcaro, Councilman Marinelli, Councilman McQuade, Council President Palitto, Mayor Wright.

NAYS: None

Consent Agenda:

Motion to adopt this Resolution by Councilman Marinelli, seconded by Council President Palitto. Roll call vote:

AYES: Councilman Belcaro, Councilman Marinelli, Councilman McQuade, Council President Palitto, Mayor Wright.

NAYS: None

Resolution No. 26-47 – Authorizing Consent Agenda for Council’s Consideration

R 26-47

RESOLUTION OF THE TOWNSHIP OF LOPATCONG, COUNTY OF WARREN AND
STATE OF NEW JERSEY AUTHORIZING CONSENT AGENDA FOR COUNCIL’S
CONSIDERATION

WHEREAS, the Mayor and Council of the Township of Lopatcong, County of Warren and State of New Jersey do hereby approve and authorize a Consent Agenda to move routine items of business requiring no discussion; and

WHEREAS, there are listed Items one through eight on the Consent Agenda.

1. Resolution – Enact P.L. 2025, c.72 to Modernize Requirements for Publication of Legal Notices beginning March 1, 2026.
2. Resolution – Execute Agreement with NJDOT for Pavement Preservation North Contract-13, FY 2025.
3. Resolution – Authorize Ramm Environmental Right-To-Know Filing at \$3,700.00.
4. Resolution -Authorize Redemption of Tax Sale Certificate No. 25-00004 on Block 82, Lot 7.01 in the amount of \$240.93.
5. Resolution – Authorize Redemption of Tax Sale Certificate No. 25-00002 on Block 47, Lot 10 in the amount of \$797.00.
6. Resolution – Authorize Redemption of Tax Sale Certificate No. -25-0003 on Block 76, Lot 8 in the amount of \$131.26.
7. Stonehenge Drive Improvements Project – Authorize Partial Payment to Top Line Construction Corp., in the amount of \$121,987.05 as recommended by Engineer Wisniewski.

8. South Fifth Street Curb Improvement Project – Authorize Final Payment to Cifelli & Son General Contracting, Inc., in the amount of \$21,120.00 as recommended by Engineer Wisniewski.

CERTIFICATION

I, Margaret B. Dilts, Municipal Clerk of the Township of Lopatcong, County of Warren and State of New Jersey do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by Council at a meeting held on Tuesday, January 13, 2026.

Margaret B. Dilts, MMC

Resolution No. 26-43 – Designating the Official Website and an Eligible Online News Publication for the Publication of All Statutorily Required Legal Notices

R 26-43

RESOLUTION OF THE TOWNSHIP OF LOPATCONG, COUNTY OF WARREN AND STATE OF NEW JERSEY DESIGNATING THE OFFICIAL WEBSITE AND AN ELIGIBLE ONLINE NEWS PUBLICATION FOR THE PUBLICATION OF ALL STATUTORILY REQUIRED LEGAL NOTICES

WHEREAS, the State of New Jersey has enacted P.L. 2025, c.72, which modernizes the requirements for the publication of legal notices, replacing the traditional print newspaper mandate with a requirement for online publication on official public entity websites and in some cases, eligible online news publications; and

WHEREAS, effective March 1, 2026, all public entities are required to publish legal notices on their official Internet websites, with certain transitional requirements for advertising in online news publications during the 2026 calendar year; and

WHEREAS, N.J.S.A. 40:53-1 and related statutes authorize the governing body to designate the official channels for such publications; and

WHEREAS, the Council of the Township of Lopatcong, County of Warren wishes to designate its official website and an eligible online news publication to ensure compliance with P.L. 2025, c. 72 and the Open Public Meetings Act OPMA).

NOW, THEREFORE, BE IT RESOLVED by the Council of the Township of Lopatcong County of Warren, State of New Jersey, that:

1. Official Website Designation: The official Internet website for the publication of all legal notices and advertisements required by law is hereby designated as <https://www.lopatcongtp.com>.

The website shall be accessible to the public free of charge.

A direct hyperlink to the legal notices section shall be conspicuously placed on the homepage.

All legal notices shall be displayed on the website for a minimum of one week, or the Time otherwise required by law, and archived for at least one year.

2. Official Online News Publication Designation (for 2026 transitional period and optional use thereafter): The following eligible online news publication, which meets the criteria set forth in P.L. 2025, c. 72 (specifically P.L. 2025, c. 72, s.2.b. and R.S. 35:1-2.2 criteria for eligibility), are hereby designated for any required or supplemental publications:

THE STAR LEDGER, with its website <https://www.legalads@support.njadvance-media.com>

LOPATCONG TOWNSHIP, with its website <https://www.lopatcongtp.com>

Transitional Requirements: For the calendar year 2026, the Township of Lopatcong, County of Warren, shall publish an advertisement at least twice per month in the designated online news publication, which advertisement shall state that the full text of all legal notices may be viewed on the official municipal website and shall include a hyperlink to the Secretary of State's forthcoming centralized legal notices webpage.

Implementation: The Municipal Clerk is hereby authorized and directed to take all necessary actions to ensure compliance with the requirements of P.L. 2025, c. 72, including coordinating with the Secretary of State's office regarding the centralized webpage links and establishing archive procedures.

Effective Date: This resolution shall take effect immediately upon adoption.

CERTIFICATION

I, Margaret B. Dilts, Municipal Clerk of the Township of Lopatcong, County of Warren, and State of New Jersey do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Council at the Reorganization Meeting held on Tuesday, January 13, 2026.

Margaret B. Dilts, MMC

Resolution No. 26-41 – Authorizing Pavement Preservation UECA-5-PP North Contract-13, FY2025-263080 with the Department of Transportation

R 26-41

RESOLUTION OF THE TOWNSHIP OF LOPATCONG (SEWER), COUNTY OF WARREN
AND STATE OF NEW JERSEY AUTHORIZING PAVEMENT PRESERVATION UECA-5-PP
NORTH CONTRACT-13, FY2025-263080 WITH THE DEPARTMENT OF
TRANSPORTATION

WHEREAS, the Township of Lopatcong, County of Warren and State of New Jersey have been notified by the Department of Transportation to execute a Municipal Utility Engineering and Construction Agreement (UECA), Utility Engineering and Construction Agreement Municipal Amendment (Amendment) with Exhibits 1-9; and

WHEREAS, a “Buy America Commitment Letter” is required acknowledging that the Utility will comply with the buy America Federal Regulation Requirements 23 U.S.C. 313 and 23 CFR 635.410; and

WHEREAS, Mayor Wright is hereby authorized execute the contracts with the New Jersey Department of Transportation covering the understandings between both parties.

CERTIFICATION

I, Margaret B. Dilts, Municipal Clerk of the Township of Lopatcong, County of Warren and State of New Jersey do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by Council at a meeting held on Tuesday, January 13, 2026.

Margaret B. Dilts, MMC

Resolution No. 26-42 – Authorizing RAMM Environmental Services, Inc. to Complete The-Right-To-Know Survey Compliance Services as Required by N.J.A.C. 8:59

R 26-42

RESOLUTION OF THE TOWNSHIP OF LOPATCONG, COUNTY OF WARREN AND
STATE OF NEW JERSEY AUTHORIZING RAMM ENVIRONMENTAL SERVICES, INC. TO
COMPLETE THE RIGHT-TO-KNOW SURVEY COMPLIANCE SERVICES AS REQUIRED
BY N.J.A.C. 8:59

WHEREAS, the Mayor and Council of the Township of Lopatcong, County of Warren and State of New Jersey seeking Right-To-Know Service Compliance; and

WHEREAS, RAMM Environmental Service, Inc., quoted \$3,700.00 to perform the Inventory, Online Processing to the State of New Jersey and Completion of New Jersey State Update Forms with Master File; and

NOW, THEREFORE, BE IT RESOVLED, that the Mayor and Council authorize the hire of RAMM Environmental Services, Inc. to conduct the Right to Know Survey Compliance as mandated under the New Jersey Worker and Community Right to Know Act – N.J.A.C. 8:59 for a fee of \$3,700.00.

CERTIFICATION

I, Margaret B. Dilts, Municipal Clerk of the Township of Lopatcong, County of Warren and State of New Jersey do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by Council at a meeting held on Tuesday, January 13, 2026.

Margaret B. Dilts, MMC

Resolution No. 26-44 – Authorizing Redemption of Tax Sale Certificate No. 25-00004 on Block 82 Lot 7.01

R 26-44

RESOLUTION OF THE TOWNSHIP OF LOPATCONG, COUNTY OF WARREN AND
STATE OF NEW JERSEY AUTHORIZING REDEMPTION OF TAX SALE CERTIFICATE
NO. 25-00004 ON BLOCK 82 LOT 7.01

WHEREAS, at the Lopatcong Township Municipal Tax Sale held on December 9, 2025 a lien was sold on Block 82 lot 7.01 also known as 502 Baltimore Street for delinquent sewer; and

WHEREAS, this lien known as Tax Sale Certificate No. 25-00004 was sold to ARTHUR FRUSTACI; and

WHEREAS, on December 17, 2025 the Certificate No. 25-00004 has been satisfied in the amount of \$240.93.

NOW, THEREFORE, BE IT RESOLVED on this 13th day of January, 2026 that the Chief Financial Officer is authorized to issue a check in the amount of \$240.93 for the redemption of Tax Sale Certificate No. 25-00004 to:

ARTHUR FRUSTACI
712 RUGBY ROAD
PHILLIPSBURG, NJ 08865

CERTIFICATION

I, Margaret B. Dilts, Municipal Clerk of the Township of Lopatcong, County of Warren and State of New Jersey do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by Council at a meeting held on Tuesday, January 13, 2026.

Margaret B. Dilts, MMC

Resolution No. 26-45 – Authorizing Redemption of Tax Sale Certificate No. 25-00002 on block 47 Lot 10

R 26-45

RESOLUTION OF THE TOWNSHIP OF LOPATCONG, COUNTY OF WARREN AND
STATE OF NEW JERSEY AUTHORIZING REDEMPTION OF TAX SALE CERTIFICATE
NO. 25-00002 ON BLOCK 47 LOT 10

WHEREAS, at the Lopatcong Township Municipal Tax Sale held on December 9, 2025 a lien was sold on Block 47 lot 10 also known as 505 Rugby Road for delinquent sewer; and

WHEREAS, this lien known as Tax Sale Certificate No. 25-00002 was sold to BALA PARTNERS, LLC; and

WHEREAS, on December 12, 2025 the Certificate No. 25-00002 has been satisfied in the amount of \$797.09, premium \$1,300.00.

NOW, THEREFORE, BE IT RESOLVED on this 13th day of January, 2026 that the Chief Financial Officer is authorized to issue a check in the amount of \$797.09, premium \$1,300.00 for the redemption of Tax Sale Certificate No. 25-00002 to:

BALA PARTNERS, LLC
PO BOX 303
POTTERSVILLE, NJ 07979

CERTIFICATION

I, Margaret B. Dilts, Municipal Clerk of the Township of Lopatcong, County of Warren and State of New Jersey do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by Council at a meeting held on Tuesday, January 13, 2026.

Margaret B. Dilts, MMC

Resolution No. 26-46 – Authorizing Redemption of Tax Sale Certificate No. 25-00003 on Block 76 Lot 8

R 26-46

RESOLUTION OF THE TOWNSHIP OF LOPATCONG, COUNTY OF WARREN AND
STATE OF NEW JERSEY AUTHORIZING REDEMPTION OF TAX SALE CERTIFICATE
NO. 25-00003 ON BLOCK 76 LOT 8

WHEREAS, at the Lopatcong Township Municipal Tax Sale held on December 9, 2025 a lien was sold on Block 76 lot 8 also known as 107 South Fourth Street for delinquent sewer; and

WHEREAS, this lien known as Tax Sale Certificate No. 25-00003 was sold to ARTHUR FRUSTACI; and

WHEREAS, on December 16, 2025 the Certificate No. 25-00003 has been satisfied in the amount of \$131.26.

NOW, THEREFORE, BE IT RESOLVED on this 13th day of January, 2026 that the Chief Financial Officer is authorized to issue a check in the amount of \$131.26 for the redemption of Tax Sale Certificate No. 25-00003 to:

ARTHUR FRUSTACI
712 RUGBY ROAD
PHILLIPSBURG, NJ 08865

CERTIFICATION

I, Margaret B. Dilts, Municipal Clerk of the Township of Lopatcong, County of Warren and State of New Jersey do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by Council at a meeting held on Tuesday, January 13, 2026.

Margaret B. Dilts, MMC

Stonehenge Drive Improvements Project – Authorize Partial Payment to Top Line Construction Corp., in the amount of \$121,987.05 as recommended by Engineer Wisniewski.

South Fifth Street Curb Improvement Project – Authorize Final Payment to Cifelli & Son General Contracting, Inc., in the amount of \$21,120.00 as recommended by Engineer Wisniewski.

Payment of Bills: Approve payment of bills on motion by Councilman Belcaro, seconded by Mayor Wright. Roll call vote:

AYES: Councilman Belcaro, Councilman Marinelli, Councilman McQuade, Council President Palitto, Mayor Wright.

NAYS: None

Public Comment:

John Kecherson – 38 Jade Lane – stated Warren County Commissioner Kern voiced concerns about data centers and how they put a huge strain on water resources and electrical according to the article he read it stated he reached out to townships and mayors in warren county with a model ordinance exclude data centers from zoning what is the councils position on data centers and will we be adopting anything like this?

Adjournment – Motion by Councilman Belcaro, seconded by Council President Palitto. All in favor.

Respectfully submitted,

Margaret B. Dilts, MMC
Clerk/Administrator

William D. Wright
Mayor