

July 8, 2025

Regular meeting of the Mayor and Council of the Borough of Victory Gardens held on July 8, 2025.

Mayor Holeman called the meeting to order and declared a quorum present.

Pledge of Allegiance to the Flag of Our Country.
Please remain standing for a moment of silence for our military.

This meeting has been advertised in one newspaper, The Daily Record, in compliance with the New Jersey Open Public Meeting Act.

ATTENDANCE: Councilman Suarez, Councilman Glass, Councilwoman Hedgepath, Councilman Hale, Councilwoman Garcia Montes.

ABSENT: Councilman Lorenzo. Attorney Feintuch was also absent.

Motion to accept the minutes of 6/24/25 & 7/2/25 as received by Councilwoman Montes, seconded by Councilman Glass and approved on verbal vote. None opposed.

CORRESPONDENCE: NONE

VOUCHERS:

Mayor Holeman asked if there were any questions or comments on the vouchers? Hearing none, he asked for a motion to pay the bills.

Motion to approve the vouchers for payment by Councilman glass, seconded by Councilman Hale and approved on roll call:

| | |
|----------------------------|-----|
| Councilman Suarez | Yes |
| Councilman Glass | Yes |
| Councilwoman Hedgepath | Yes |
| Councilman Hale | Yes |
| Councilwoman Garcia Montes | Yes |

(See Vouchers Next Page)

VOUCHER REPORTS

Date of Council Meeting:

July 8, 2025

| Voucher # | Payable to: | Type of Service | Amount | <u>Check #</u> |
|------------------|-------------------------------|-----------------------------|-------------------|-----------------------|
| 7-01 | Konica Minolta | copier | 77.94 | |
| 7-04 | JCP&L | street lighting | 776.89 | |
| 7-05 | VSP | members | 138.74 | |
| 7-06 | AT&T | monthly | 73.15 | |
| 7-07 | Navitend | July agreement | 1,512.09 | |
| 7-08 | Navitend | June agreement | 1,474.29 | |
| 7-09 | Acrisure | quarterly | 11,341.00 | |
| 7-10 | Treasurer State of NJ | April, May & June | 150.00 | |
| 7-11 | Chester lighting | | 282.17 | |
| 7-12 | Treasurer State of NJ | training fees | 84.80 | |
| 7-13 | Able Security Locksmith | keys | 40.00 | |
| 7-14 | Nisivoccia (Jason Gabloff) | services | 10,000.00 | |
| 7-15 | Verizon | past due & monthly | 1,356.38 | |
| 7-16 | Dover Water Commission | hydrant service | 5,382.00 | |
| 7-17 | NJNG | monthly | 297.00 | |
| 7-18 | Feintuch, Porwich & Feintuch | monthly | 2,204.22 | |
| 7-19 | Interstate Waste Services | trash | 14,014.48 | |
| 7-20 | Dover Court | shared service | 1,655.83 | |
| 7-21 | Dover BOE | July | 98,824.50 | |
| 7-22 | RVRS | July | 9,624.00 | |
| 7-23 | Hector Lorenzo | payroll 7/1/25 - 7/16/25 | 2,615.36 | |
| 7-24 | Manny Venereo | payroll 7/1/25 - 7/16/25 | 2,244.00 | |
| 7-25 | Diane Feola | payroll 7/1/25 - 7/16/25 | 1,200.00 | |
| 7-26 | Navitend | June | 1,474.29 | |
| 7-27 | Navitend | July | 1,512.09 | |
| 7-28 | Office Concepts Group | ink cartridge | 126.99 | |
| 7-29 | Pro Cap 8 First Trust Bank | Redeem TSC#24-003 | 1,155.91 | |
| 7-30 | Home Depot Credit Services | invoice # 1905344 | 177.32 | |
| 7-31 | Navitend | automatic voltage regulator | 745.93 | |
| 7-32 | Anderson & Denzler Associates | June | 1,937.85 | |
| | | TOTAL | 172,499.22 | |

NEW BUSINESS:

RESOLUTION NO.

Borough of Victory Gardens

WHEREAS, The Borough of Victory Gardens sends, quarterly, commercial sewer bills and;

WHEREAS, the tax collector received the billing information for the fourth quarter 2024, the first quarter 2025, and the second quarter 2025 on approximately June 12, 2025, and;

WHEREAS, the Mayor and Council of the Borough of Victory Gardens may authorize the tax collector to extend the due date to allow the commercial customers sufficient time to make payment on the three (3) billed. The tax collector suggests that the due date for three quarters of commercial sewer charges be August 29, 2025.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Victory Gardens, County of Morris, that the Tax Collector is here by authorized and directed to extend the due date to August 29, 2025.

CERTIFICATION

I, Deborah Evans, Borough Clerk of the Borough of Victory Gardens, do hereby certify the above is a true copy of a Resolution adopted by the Borough Council of the Borough of Victory Gardens at a regular meeting of said Governing Body conducted on July 8, 2025.



Deborah Evans, Borough Clerk

Date:

Motion on the Resolution by Councilwoman Montes, seconded by Councilman Suarez and approved on roll call:

| | |
|----------------------------|-----|
| Councilman Suarez | Yes |
| Councilman Glass | Yes |
| Councilwoman Hedgepath | Yes |
| Councilman Hale | Yes |
| Councilwoman Garcia Montes | Yes |

NEW BUSINESS CONTINUED:

RESOLUTION NO.

Borough of Victory Gardens

WHEREAS, the Governing Body of the Borough of Victory Gardens in the County of Morris and the State of New Jersey, desires to collect all taxes, assessments and other Municipal charges that are now delinquent. and;

WHEREAS, the Tax Collector is directed to sell, by holding a tax sale, all municipal delinquencies through December 31, 2024 in a manner prescribed by N.J.S.A. 54:5-19 and amended by Chapter 99, Public Laws of 1998 and N.J.A.C. 5:33-1.1.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Victory Gardens, County of Morris, that the Tax Collector is here by authorized and directed to sell all municipal liens in accordance with the New Jersey Statutes and New Jersey Administrative Code, as described above, and that said electronic tax sale shall take place in 2025.

CERTIFICATION

I, Deborah Evans, Borough Clerk of the Borough of Victory Gardens, do hereby certify the above is a true copy of a Resolution adopted by the Borough Council of the Borough of Victory Gardens at a regular meeting of said Governing Body conducted on July 8, 2025.


Deborah Evans, Borough Clerk

Date:

Motion on the Resolution by Councilwoman Montes, seconded by Councilwoman Hedgepath and approved on roll call:

| | |
|----------------------------|-----|
| Councilman Suarez | Yes |
| Councilman Glass | Yes |
| Councilwoman Hedgepath | Yes |
| Councilman Hale | Yes |
| Councilwoman Garcia Montes | Yes |

NEW BUSINESS CONTINUED:

RESOLUTION NO.

Borough of Victory Gardens

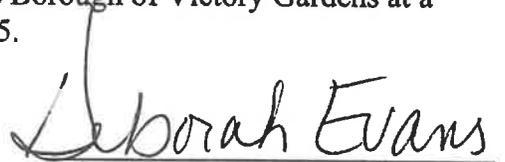
WHEREAS, N.J.S.A. 40A:5-17 allows for the cancellation of property tax and sewer overpayments or delinquent amounts in the amounts of less than ten dollars (\$10.00) and;

WHEREAS, the Mayor and Council of the Borough of Victory Gardens may authorize the Tax Collector to process, without any further action on the part of the Governing Body, any cancellation of property tax and sewer overpayments or delinquencies of less than ten dollars (\$10.00).

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Victory Gardens, County of Morris, that the Tax Collector is here by authorized and directed to cancel the 2025 tax and sewer overpayments and delinquencies of less than ten dollars (\$10.00).

CERTIFICATION

I, Deborah Evans, Borough Clerk of the Borough of Victory Gardens, do hereby certify the above is a true copy of a Resolution adopted by the Borough Council of the Borough of Victory Gardens at a regular meeting of said Governing Body conducted on July 8, 2025.


Deborah Evans, Borough Clerk

Date:

Motion to approve the Resolution by Councilwoman Montes, seconded by Councilwoman Hedgepath and approved on roll call:

| | |
|----------------------------|-----|
| Councilman Suarez | Yes |
| Councilman Glass | Yes |
| Councilman Hale | Yes |
| Councilwoman Garcia Montes | Yes |

**BOROUGH OF VICTORY GARDENS
RESOLUTION OF REDEMPTION
TAX TITLE LIEN**

WHEREAS, the Tax Collector has received payment for redemption of Tax Title Lien #24-003 on **BLOCK 10 LOT 1.79** known as 79 Highland Way. in the name of **Machado, Matthew A., and**

WHEREAS, reimbursement is now required to be made to the following Lien Holder,

Pro Cap 8 FBO Firstrust Bank
PO Box 774
Fort Washington, PA 19034-0774

To return the amount of the Lien, Penalty, Interest, Costs and Premium:

**TAX TITLE LIEN: \$ 555.91
PREMIUM: 600.00**

NOW, THEREFORE, BE IT RESOLVED, by the Borough of Victory Gardens, County of Morris, State of New Jersey that the Borough Treasurer be authorized to prepare a check in the amount of **\$1,155.91** made payable to:

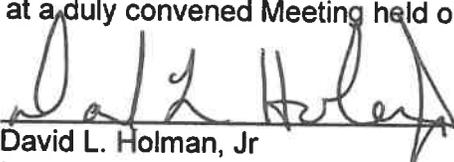
Pro Cap 8 FBO Firstrust Bank
PO Box 774
Fort Washington, PA 19034-0774

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Borough Chief Financial Officer.

I HEREBY CERTIFY the above to be a true copy of a Resolution adopted by the Borough Council of the Borough of Victory Gardens at a duly convened Meeting held on July 8, 2025.



Deborah Evans
Borough Clerk



David L. Holman, Jr
Mayor

Motion to approve the Resolution by Councilwoman Montes, seconded by Councilwoman Hedgepath and approved on roll call:

| | |
|----------------------------|-----|
| Councilman Suarez | Yes |
| Councilman Glass | Yes |
| Councilwoman Hedgepath | Yes |
| Councilman Hale | Yes |
| Councilwoman Garcia Montes | Yes |

**BOROUGH OF VICTORY GARDENS
RESOLUTION OF REDEMPTION
TAX TITLE LIEN**

WHEREAS, the Tax Collector has received payment for redemption of Tax Title Lien #24-001 on **BLOCK 15 LOT 6** known as 79-87 Monroe Av. in the name of **Deshmukh, Rupa and**

WHEREAS, reimbursement is now required to be made to the following Lien Holder,

Realex Holding LLC
PO Box 406
Dover, NJ 07802

To return the amount of the Lien, Penalty, Interest, Costs and Premium:

TAX TITLE LIEN: 1,038.01
PREMIUM: 1,000.00

NOW, THEREFORE, BE IT RESOLVED, by the Borough of Victory Gardens, County of Morris, State of New Jersey that the Borough Treasurer be authorized to prepare a check in the amount of **\$2,038.01** made payable to:

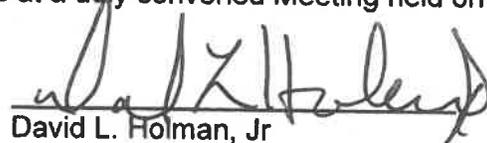
Realex Holding LLC
PO Box 406
Dover, NJ 07802

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Borough Chief Financial Officer.

I HEREBY CERTIFY the above to be a true copy of a Resolution adopted by the Borough Council of the Borough of Victory Gardens at a duly convened Meeting held on July 8, 2025.



Deborah Evans
Borough Clerk


David L. Holman, Jr
Mayor

Motion to approve the Resolution by Councilwoman Montes, seconded by Councilwoman Hedgepath and approved on roll call:

| | |
|----------------------------|-----|
| Councilman Suarez | Yes |
| Councilman Glass | Yes |
| Councilwoman Hedgepath | Yes |
| Councilman Hale | Yes |
| Councilwoman Garcia Montes | Yes |

OLD BUSINESS:

LETTER FROM NISIVOC CIA FOR THE FORENSIC AUDIT - The initial proposal from Andrew was for \$20,000 to \$25,000. He redid the proposal and this part of the audit will be \$15,000 to \$17,500.

Motion was made to approve the letter from Nisivoccia by Councilwoman Hedgepath, seconded by Councilman Suarez and approved on roll call:

| | |
|----------------------------|---------|
| Councilman Suarez | Yes |
| Councilman Glass | Yes |
| Councilwoman Hedgepath | Yes |
| Councilman Hale | Yes |
| Councilwoman Garcia Montes | Abstain |

LEW ENVIRONMENTAL Proposal Certified Lead Evaluation Contractor - The Clerk said everyone has a copy of this proposal. It was given out a few meetings ago.

This is for lead testing in the Borough on rental properties only. We did the initial paperwork the Clerk said. Follow ups have to be made.

LEW will reach out to the property owners to notify them about the law and compliance. They will provide people to schedule services when needed. They will do visible lead inspections, dust wipe sampling. They will bill and collect payments for the inspections, as well as any municipal and state fees that are required. They will do all the reporting to the DVA.

The municipal fees are the following:

Municipal Portal Access, Date Management and Reporting: \$5.00 per property maintained on the portal.

Mailer/postcards to landlords, if requested: \$1.10 per unit.

Dust wipe sampling per unit \$295.00 This is paid by the property owners.

Motion to approve the proposal from LewEnvironmental by Councilman Suarez, seconded by Councilwoman Montes and approved on roll call:

| | |
|----------------------------|-----|
| Councilman Suarez | Yes |
| Councilman Glass | Yes |
| Councilwoman Hedgepath | Yes |
| Councilman Hale | Yes |
| Councilwoman Garcia Montes | Yes |

Motion to open the meeting to the public by Councilwoman Montes, seconded by Councilman Glass and approved on verbal vote. None opposed.

Jim Janone - When was the July 2nd meeting advertised. I didn't get any notification on my phone. It went to the paper on June 30th. You approved all the vouchers for tonight. Did anyone look at #08, #26 and #27? They are duplicates. The Clerk said if it is a duplicate, Jason will cancel it. What are they for? Voucher # 31 I think is a duplicate also. I did some checking after I put in an OPRA request. The UPS was discontinued. That happened in June of this year. Did anyone know that? Why are we buying discontinued products? Jason gave approval to purchase.

The Mayor said just because it is discontinued doesn't mean it isn't brand new.

This audit you are paying for in the amount of \$15,000 to \$17,500 what is that for? A forensic audit. How far is it going back? I believe it is for 2 years. Maybe a little over 2 years. Why would Nisivoccia do the audit? They have someone in their office who is certified to do this type of audit.

Joan Cegelka - How did we hire Dianne for the office job? Was it advertised? No. You're doing a tax sale now? Don't we usually do it in November? Usually October and we aren't doing it right now. It is for later in the year but the Collector wanted to do a Resolution on it. Councilwoman Hedgepath said our current person in the office is on a Leave of absence. We needed someone part time to help out. She works 8 to 10 hours a week. More if needed. I heard she was related to someone on the Council. Not true. who is doing the reconciling of the Borough accounts? Melissa Berger. She is our treasurer. She just started this year. Who was doing it before? Joe Kovalcik. Then he wasn't doing it so we hired Jason.

Motion to close the meeting to the public by Councilwoman Montes, seconded by Councilman Glass and approved on verbal vote. None opposed.

Motion to adjourn the meeting by Councilwoman Montes, seconded by Councilman Glass and approved on verbal vote. None opposed.

Submitted By:

Deborah Evans

Deborah Evans
Borough Clerk

