

January 6, 2026

Agenda for the Re-Organization meeting of the Mayor and Council of the Borough of Victory Gardens held on January 6, 2026.

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.

STATEMENT OF DETERMINATION:

A statement of determination of the Board of Canvassers relative to an election held on November 4, 2025. The said Board determines that at the said election:

James R. Glass	Borough Council	3 years
Norberto Suarez	Borough Council	3 years
Debora Acevedo	Board of Education	3 years
Kimberly Philips	Board of Education	3 years
Helena Scates	Board of Education	3 years

was or were elected to the offices and for the term set above.

Roll Call: Councilman Glass, Councilman Suarez, Councilwoman Hedgepath, Councilman Hale, Councilman Lorenzo.

Absent: Councilwoman Garcia Montes.

Council to elect one of its own for Council President for the year 2026 - Motion was made to nominate Stuart Hale as Council Present for 2026.

Motion by Councilman Suarez, seconded by Councilwoman Hedgepath and approved on verbal vote. None opposed.

Resolution Appointing the Borough Attorney -

RESOLUTION # 1

WHEREAS, THERE EXISTS A NEED FOR AN ATTORNEY for the Borough of Victory Gardens, and

WHEREAS, funds are available for the purpose, and

WHEREAS, the local public contracts law requires that the Resolution authorizing the award of contracts for "Professional Services" without competitive bids must be publically advertised.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Victory Gardens for the year 2026

1. Philip Feintuch from the firm of Feintuch, Porwich & Feintuch is hereby appointed as Borough Attorney for the year 2026.
2. This contract is awarded without competitive bidding as "Professional Services" under the provisions of the Local Public Contracts Law.

BOROUGH OF VICTORY GARDENS

\_\_\_\_\_  
Borough Clerk

Motion on the resolution appointing the Borough Attorney by Councilman Glass, seconded by Councilwoman Hedgepath and approved on verbal vote. None opposed.

Resolution appointing the Borough Auditors for 2026 -

RESOLUTION # 2

WHEREAS, THERE EXISTS A NEED FOR AUDITORS, for the Borough of Victory Gardens, and

WHEREAS, funds are available for this purpose, and

WHEREAS, the local public contracts law requires that the Resolution authorizing the award of contracts for "Professional Services" without competitive bidding must be publically advertised.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Victory Gardens for the year 2026

1. Man Lee from the firm Nisivoccia & Company is hereby appointed as the Borough Auditor for the year 2026.
2. This contract is awarded without competitive bidding as "Professional Services" under the provisions of the Local Public Contracts Law.

BOROUGH OF VICTORY GARDENS

\_\_\_\_\_  
Borough Clerk

Motion to approve the resolution by Councilman Glass, seconded by Councilman Suarez and approved on verbal vote. Councilman Lorenzo opposed.

Resolution Appointing the Borough Engineers -

RESOLUTION # 3

WHEREAS, THERE EXISTS A NEED FOR AN ENGINEER for the Borough of Victory Gardens, and

WHEREAS, funds are available for such purpose, and

WHEREAS, the local public contracts law requires that the resolution authorizing the award of contracts for "Professional Services" without competitive bidding must be publically advertised.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Victory Gardens for the year 2026

1. William Ryden from the firm Anderson & Denzler is hereby appointed as Borough Engineer for the year 2026.
2. This contract is awarded without competitive bidding as "Professional Services" under the provisions of the Local Public Contracts Law.

BOROUGH OF VICTORY GARDENS

\_\_\_\_\_  
Borough Clerk

Motion on the Engineers Appointment -

Motion made by Councilman Hale, seconded by Councilwoman Hedgepath and approved on verbal vote. Councilman Lorenzo abstained.

Resolution Appointing Emergency Management Coordinator -

RESOLUTION # 9

RESOLUTION APPOINTING AN EMERGENCY MANAGEMENT COORDINATOR  
FOR THE BOROUGH OF VICTORY GARDENS

WHEREAS, the Borough of Victory Gardens, Morris County, New Jersey is obligated to maintain an Emergency Management Coordinator;  
and

WHEREAS, said position must be filled by a resident of the Borough;  
and

WHEREAS, David Holeman, Jr. has met the requirements of the position

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Victory Gardens that David Holeman, Jr. be appointed to the position of Emergency Management Coordinator for the Borough of Victory Gardens for a three (3) year appointment beginning 1/1/2026 and ending on 12/31/2028.

\_\_\_\_\_  
Borough of Victory Gardens  
Mayor

ATTEST:

\_\_\_\_\_  
Borough Clerk

Adopted: \_\_\_\_\_

Motion on the Resolution by Councilman Glass, seconded by Councilman Suarez and approved on verbal vote. None opposed.

Resolution for Cash Management Plan -

(See Next Page)

RESOLUTION ADOPTING A CASH MANAGEMENT PLAN

**WHEREAS, P.L. 1983, Chapter 8, Local Fiscal Affairs Law, N.J.S.A. 40A:5-14 requires that each municipality designate a Cash Management Plan for the deposit of local unit's monies; and**

**WHEREAS, the Cash Management Plan for the Borough of Victory Gardens is attached hereto and made a part of this resolution.**

**NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Victory Gardens, that they hereby adopt the attached Cash Management Plan.**

**Adopted: January , 2026**

**BOROUGH OF VICTORY GARDENS**

**ATTEST:**

\_\_\_\_\_  
**DAVID HOLEMAN,  
MAYOR**

\_\_\_\_\_  
**Deborah Evans,  
Borough Clerk**

Motion to approve by Councilman Glass, seconded by Councilman Hale and approved on verbal vote. None opposed.

Resolution Adopting the Multi Jurisdictional Hazard Mitigation Plan -

(See Next Page)

Motion to approve the resolution by Councilman Glass, seconded by Councilwoman Hedgepath and approved on verbal vote. None opposed.

RESOLUTION # 10  
RESOLUTION ADOPTING THE MULTI JURISDICTIONAL  
HAZARD MITIGATION PLAN FOR THE BOROUGH OF VICTORY  
GARDENS, MORRIS COUNTY, NEW JERSEY

WHEREAS, the Borough of Victory Gardens is vulnerable to damages from natural hazard events which pose a threat to public health and safety and could result in property loss and economic hardship;

WHEREAS, a multi jurisdictional hazard mitigation plan has been developed through the work of the Morris County Hazard Mitigation Planning Committee, the Borough of Victory Gardens Hazard Working Mitigation Group and the interested parties within the Borough of Victory Gardens.

WHEREAS, the plan recommends hazard mitigation actions that will protect any property affected by natural hazards that face the Borough of Victory Gardens, that will reduce future public, private, community and personal costs of disaster response and recovery; and that will reenforce the Borough of Victory Gardens leadership in emergency preparedness efforts;

WHEREAS, the Disaster Mitigation Act of 2000 (P.L. 106-390) (DMA2000) and associated federal regulations published under 44CFR Part 201 requires the Borough of Victory Gardens to formerly adopt a hazard mitigation plan subject to the approval of the Federal Emergency Management Agency to be eligible for federal funds for hazard mitigation projects and activities.

WHEREAS, public meetings were held to receive comment on the Plan as required by DMA 2000;

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Victory Gardens that:

1. The plan is hereby adopted as an official plan of the Borough of Victory Gardens.
2. The Borough of Victory Gardens officials identified in the mitigation action plan are hereby directed to implement the recommended actions assigned to them. These officials will report quarterly on their activities, accomplishments, and progress to the Borough of Victory Gardens hazard mitigation working group.
3. The Borough of Victory Gardens hazard mitigation working group will provide annual progress reports on the status of implementation of the plan to the Mayor and Council. This report shall be submitted to the Mayor and Council by March 15th of each year.
4. The Borough of Victory Gardens hazard mitigation group will undertake periodic updates of the plan as indicated in the Plan Maintenance Program (section 10) but no less frequently than every 5 years.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Victory Gardens adopts the Morris County, New Jersey Multi-Jurisdictional Hazard Mitigation Plan, dated 2025 as this jurisdictions natural hazard mitigation plan, and resolves to execute the actions in the plan.

ADOPTED: \_\_\_\_\_

MAYOR: \_\_\_\_\_

CLERK: \_\_\_\_\_

Councils confirmation of Jerry Flatt as Animal Control Officer for 2026 - Motion made by Councilman Lorenzo, seconded by Councilman Glass and approved on verbal vote. None opposed.

Councils confirmation of Jason Gabloff as Chief financial Officer for 2026 - The Clerk said this is a 4 year appointment -

Motion on the appointment by Councilman Suarez, seconded by Councilwoman Hedgepath and approved on verbal vote. None opposed.

Planning Board & Adjustment Board	Class I	Mayor
	Class II	Kevin Lewthwaite
	Class III	James Glass
	Class IV	John Cegelka
		Cathy Pogany
		Frank Litts
		Angela Ramos

All other appointments for professionals will be done at the Planning Board meeting.

Motion on all appointments by James Glass, seconded by Councilman Suarez and approved on verbal vote. None opposed.

Appointments of Councilmembers to serve on the following Committees -

Administration	Hedgepath	Hale	
Public Works	Glass	Lorenzo	Hale
Recreation	Garcia Montes	Suarez	
Em. Management	Holeman		
Finance & Budgeting	Glass	Suarez	Garcia Montes
Community Development	Lorenzo	Hedgepath	Holeman

Motion on the appointments by Councilman Glass, seconded by Councilwoman Hedgepath and approved on verbal vote. None opposed.

RVRSALiason:	John Cegelka
Municipal Alliance:	Ismael Lorenzo

Motion on the appointments by Councilman Glass, seconded by Councilwoman Hedgepath and approved on verbal vote. None opposed.

Resolution on Newspaper Publications -

RESOLUTION # 4

BE IT RESOLVED by the Mayor and Council of the Borough of Victory Gardens, County of Morris, and State of New Jersey, that the newspaper, The Daily Record be used for publications and legal materials for the year 2026.

BOROUGH OF VICTORY GARDENS

\_\_\_\_\_  
Borough Clerk

Motion to approve the newspaper publications for the year by Councilman Glass, seconded by Councilman Hale and approved on verbal vote. None opposed.

Resolution Appointing a Public Agency Compliance Officer for 2026 -

RESOLUTION # 8

RESOLUTION APPOINTING PUBLIC AGENCY COMPLIANCE OFFICER

WHEREAS, the State of New Jersey, Department of the Treasury, Division of Purchase & Property requires that the Borough of Victory Gardens appoint a designated Public Agency Compliance Officer (PACO);

NOW THEREFORE, and in accordance of this requirement and within the powers afforded the Borough of Victory Gardens, the Mayor on this \_\_\_\_\_ hereby appoints David Holeman, Jr. to the position of P.A.C.O. effective immediately.

\_\_\_\_\_  
Mayor, Borough of Victory Gardens

I, Deborah Evans, Clerk of the Borough of Victory Gardens, do hereby certify that this is a true and exact copy of the Resolution passed at a meeting of the Mayor and Council, that was held on \_\_\_\_\_.

\_\_\_\_\_  
Borough Clerk

Motion on the appointment by Councilman Glass, seconded by Councilman Suarez and approved on verbal vote. None opposed.

Consideration of Temporary Budget for 2026 -

(See Resolution Next page)

Motion on the temporary budget by Councilman Glass, seconded by Councilman Hale and approved on verbal vote. None opposed.

RESOLUTION # 6

WHEREAS, 40A: 4-19 Local Budget Act provides that where any contracts, commitments or payments are to be made prior to the final adoption of the 2026 budget, temporary appropriations be made for purposes and amounts required in the manner and time, therein provided, and

WHEREAS, the date of the Resolution is within the first 30 days of January 2026 and

WHEREAS, the total general appropriations in the 2025 budget, exclusive of any appropriations made for interests and principal of debt, capital improvements and public assistance is the sum of \$1,786,815.71.

WHEREAS, 26.25% of this total is the sum of \$469,039.00

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Victory Gardens, County of Morris, that the following temporary appropriations be made and that a certified copy of this Resolution be transmitted to the Chief Financial officer for his records.

I, Deborah Evans Clerk of the Borough of Victory Gardens do hereby certify that this is a true and exact copy of the Resolution adopted at a meeting held on \_\_\_\_\_.

BOROUGH OF VICTORY GARDENS

\_\_\_\_\_  
Borough Clerk

Motion on the temporary budget by Councilman Glass, seconded by Councilman Hale and approved on verbal vote. None opposed.

Resolution to Establish Interest on Delinquent Taxes -

RESOLUTION # 7

BE IT RESOLVED, by the Mayor and Council of the Borough of Victory Gardens, County of Morris, State of New Jersey, that pursuant to the authority contained in Chapter 46 of the laws of 1970, the rate of interest to be charged for delinquent taxes or assessments in the Borough of Victory Gardens be and the same is hereby fixed at 8% per annum on the first \$1,500.00 of delinquency and 18% per annum on any amount in excess of \$1,500.00 ;

BE IT FURTHER RESOLVED that the establishment of the aforesaid rates be in accordance with the terms and conditions of Chapter 435 of the laws of 1970 as set forth more therein:

BE IT FURTHER RESOLVED THAT the Tax Collector of the Borough of Victory Gardens be authorized to process the cancellation of any delinquencies of less than \$10.00 for any charges and fees imposed.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Borough Clerk

ADOPTED: \_\_\_\_\_

Motion on the Resolution by Councilman Glass, seconded by Councilman Lorenzo and approved on verbal vote. None opposed.

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

Jim Janone - On the appointments for planning board members why isn't there an expiration date on their terms? I don't have them. that is for the Planning Board Secretary. When is their re organization meeting? 1/21/26. HO Baker is our insurance company? they are our agent. We have Travelers and Selective. Did we ever have them look into the Garden State Municipal Joint Insurance Fund? This was formed in 2002. It's not the JIF that all towns are getting out of. This is something new? The insurance companies usually follow up on these things. The Clerk said that she hasn't heard of it. I can ask the insurance company. There are 40 towns that belong to it. I think Mine Hill just joined. Did we do a resolution for notices on the bulletin board? No. We always put them there. Who is our designated ADA coordinator? We don't have one. There are changes coming to this. The Clerk said all ordinances or any public notices have to be put on our website starting in March. I have paperwork for the attorney to look over. Is the attorney fees the same as last year? He does not want a raise this year. When do we do the resolution on cancelling small balances? That would be up to the CFO. Do we do a resolution on who handles tax appeals? Our tax Assessor handles tax appeals. He tries to settle with the person before hand. If he is not successful and it goes to Tax Court then the Attorney handles it.

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

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

Submitted By:

*Deborah Evans*

Deborah Evans  
Borough Clerk

