Minutes of a Special Meeting of the Board of Commissioners of the Township of Lyndhurst held in the Town Hall Caucus Room, Lyndhurst, New Jersey on Tuesday, July 28, 2026 at 5:00 P.M.

Mayor Giangeruso presiding.

ROLL CALL

PRESENT: Mayor Robert B. Giangeruso
Commissioner DeMarco
Commissioner Mateen
Commissioner Carrino
Commissioner Jarvis, Sr.
Carmine Alampi, Esq., Township Attorney – Absent
Eric M. Bernstein, Esq.
Chris Battaglia, CFO - Absent
Laurie Beaugrand, Assistant CFO
Angela White, Township Clerk

PURPOSE: Attorney/Client Privilege/Negotiations other than Collective Bargaining
Lincoln School
Transit Village Project
(NO FORMAL ACTION WILL BE TAKEN)

Mayor Giangeruso led the Flag Salute.

This Special Meeting was called pursuant to the provisions of the Open Public Meetings Law. Notices of this meeting were e-mailed to the Record Newspaper on July 23, 2026. In addition, copies of notices were posted on the bulletin board in the Municipal Building and the Municipal Website and filed in the office of the Municipal Clerk on the aforementioned date. Notices on the bulletin board have remained continuously posted.

Motion by Commissioner Mateen, seconded by Mayor Giangeruso: to open the Meeting to Public Comment (Limit comments to 5 minutes). Motion carried on roll call and so ordered.

Ayes: Commissioner DeMarco
Commissioner Mateen
Commissioner Carrino
Commissioner Jarvis, Sr.
Mayor Giangeruso

Nays: None
Absent: None
Abstain: None

A resident from Livingston Avenue had concerns with regard to selling Lincoln School. He explained that Lyndhurst will need this property in the future. He stated that the property could be used for special education classes or township offices.

A resident from Fifth Street stated that he is a member of the Redevelopment Agency. He does not believe the concept of placing a medical building at that location should be voted on, but, a recommendation should be brought back to the public. Mr. Bernstein stated that we are not having a discussion at this public portion of the meeting as to what the concept will be. The resident would like, read into the record, that the concept of a medical building never came across his desk.

A resident from Page Avenue stated that he thought a presentation on what was going to be placed at the Lincoln School location. He questioned how and when the public is going to be informed. He questioned when the Redevelopment Agency was created and what their job is. He also asked if the Redevelopment Agency has representation. Mr. Bernstein explained that the Redevelopment Agency was created in 2024 and that he represents the Redevelopment Agency.

This resident questioned if they have looked into anything else besides a medical building going into that space. He also inquired as to how prospective developers reach out to the Redevelopment Agency. The resident then asked if there will be another time to express concerns and ask questions. Mr. Bernstein explained that the residents will have their chance to ask questions.

The widow and daughter of Mark Butler, who was a police officer injured in the line of duty asked if she, after his recent passing, can remain under his health insurance until she reaches the age of 65.

A resident from Orient Way was concerned that nothing regarding the Lincoln School property is being said at this meeting. Mr. Bernstein explained that a public meeting is required in order to go into an Executive Session. Mayor Giangeruso explained that the Commissioners are discussing the concept, however, no vote will be taken.

A resident from Fern Avenue was under the impression, that at tonight's meeting, there was going to be a presentation on Lincoln School. Mr. Bernstein stated that there was no presentation scheduled for tonight. This resident explained that he just received information that there was a meeting being held tonight. The resident explained that the Superintendent of Schools is interested in having Lincoln School remain a school. Mr. Bernstein requested that the Superintendent of Schools have the State School Board submit this request in writing.

A resident from Page Avenue inquired if there is a timeline for the Board of Commissioners to present a plan with regards to Lincoln School. Mr. Bernstein stated that, at this moment, no timeline has been set.

Motion by Commissioner Carrino, seconded by Commissioner DeMarco: to close the Meeting to Public Comment. Motion carried on roll call and so ordered.

Ayes: Commissioner DeMarco
Commissioner Mateen
Commissioner Carrino
Commissioner Jarvis, Sr.
Mayor Giangeruso

Nays: None
Absent: None
Abstain: None

Motion by Commissioner DeMarco, seconded by Commissioner Carrino: to go into Executive Session at 6:45 P.M. Motion carried on roll call and so ordered.

Ayes: Commissioner DeMarco
Commissioner Mateen
Commissioner Carrino
Commissioner Jarvis, Sr.
Mayor Giangeruso

Nays: None
Absent: None
Abstain: None

RESOLUTION

Resolution by Commissioner DeMarco, seconded by Commissioner Carrino:

WHEREAS, the Open Public Meeting Act, P. L. 1975, Chapter 231 permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist; and

WHEREAS, the Governing Body wishes to discuss:

- Attorney/Client Privilege Negotiations
  For Lincoln School and Transit Village Projects

Minutes will be kept once the matter involving the confidentiality of the above no longer requires that confidentiality. The minutes can be then made public.

NOW, THEREFORE BE IT RESOLVED that the public be excluded from this meeting. Motion carried on roll call.

Adopted: July 28, 2026

Ayes: Commissioner DeMarco
Commissioner Mateen
Commissioner Carrino
Commissioner Jarvis, Sr.
Mayor Giangeruso

Nays: None
Absent: None
Abstain: None

Motion by Commissioner Carrino, seconded by Commissioner Mateen: to resume with the Special Meeting at 8:03 P.M. Motion carried on roll call and so ordered.

Ayes: Commissioner DeMarco
Commissioner Mateen
Commissioner Carrino
Commissioner Jarvis, Sr.
Mayor Giangeruso

Nays: None
Absent: None
Abstain: None

ADJOURNMENT

Motion to Adjourn the Special Meeting was made by Commissioner Mateen, seconded by Mayor Giangeruso. Motion carried on roll call and so ordered.

Ayes: Commissioner DeMarco
Commissioner Mateen
Commissioner Carrino
Commissioner Jarvis, Sr.
Mayor Giangeruso

Nays: None
Absent: None
Abstain: None

Meeting Adjourned at 8:04 P.M.

Mayor

Township Clerk