

**MINUTES OF THE MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF NETCONG HELD SEPTEMBER 3, 2015 AT THE NETCONG MUNICIPAL BUILDING, 23 MAPLE AVENUE, NETCONG, NEW JERSEY COMMENCING AT 7:30 P.M.**

Mayor Nametko called the meeting to order at 7:30 PM

**PLEDGE OF ALLEGIANCE**

**STATEMENT OF OPEN PUBLIC MEETINGS ACT**

The Borough Clerk read the following statement:

Adequate notice of this meeting as defined by the Open Public Meetings Act has been provided by:

1. Posting a notice of said meeting in the space provided for such announcements at the Borough Hall on January 2, 2015.
2. Publishing a notice in the Daily Record, the official newspaper of the Borough of Netcong on January 7, 2015 and mailing a copy to The Star Ledger on January 2, 2015.

**ROLL CALL**

Those in attendance were Councilman Hathaway, Councilman Koster, Councilman Laureys, Councilman Sylvester and Mayor Nametko. Also present were Mr. Blakeslee, Borough Administrator and Mrs. Eckert, Borough Clerk.

**CROWN POINT TO ADDRESS MAYOR AND COUNCIL**

The Mayor introduced the representatives from Crown Point.

Mr. Jeff Milanaik, CEO of Crown Point Group noted that they were working on transit property redevelopment. He said he has been in contact with many in this room due to his attendance at the transit village meetings with DEP, NJ Transit and DOT. Many of the issues that are beyond borough control are still in process. Mr. Milanaik recognized that the redevelopment area is much larger than he originally thought. He reported that he is presenting a preliminary site plan for the Quirk property to add to redevelopment area. He added that this is just a concept plan. He reported that the letter of intent was signed and executed with Mrs. Quirk and the sale paperwork has been agreed to. Part of this redevelopment plan would include solutions to flooding issues on Bank Street.

Mr. Maliniak provided the site plan and covered all aspects in great detail. He continued to remind the audience that this is preliminary, a concept plan. He

noted that there will be engineering involved to solve the Bank Street drainage issues.

He reviewed four buildings, three story walk ups, with a total of 30 units per building. Crown Point will comply with COAH housing. Access points to the building are still in the planning stage. The units will have a traditional housing feel. He cited examples of this in Harrison, New Jersey. He is trying to insure that the look will mirror the surrounding area. Garages will be included. He provided floor plans of the units. He noted that there would be 30 units, 14 garages with the ration of 1.8 cars per unit. The complex will have a business office, fitness center for residents and multi- purpose room.

The Mayor asked about the mix of one and two bedrooms.

Chairman Sylvester asked about the 1.8 parking spaces per unit. The façade: mix of brick and siding was discussed. The Crown Point CEO also talked about the river front walkway by Furnace Pond. Mr. Milanaik stated that the DEP is encouraging this project as they believe it will solve some of the existing drainage problems.

Councilman Laureys asked how many COAH units are planned. Mr. Milanaik replied: 120 units total with 12 COAH units. He noted that garages are very popular because they add safety.

Chairman Sylvester asked if the units were high end. Mr. Milanaik responded affirmatively and mentioned quartz counters, Moen faucets, dark cabinets, engineered flooring and carpet in bedrooms. Mr. Milanaik claimed that this is what the market demands today and that this is the Crown Point brand.

Councilman Laureys asked about garage entry and if it is separate from the entrance to the units. Mr. Milanaik replied that there is a common corridor along the whole first floor. Garages have separate entrances to the apartments. All units are electronically secure and there are Wi-Fi systems.

The Mayor requested that the Crown Point representatives remain for the rest of the meeting in case member of the public have questions. He reminded the public that this is preliminary and to please ask general questions.

### **APPROVAL OF MINUTES**

- Agenda Meeting – August 6, 2015

A motion to approve the above listed minutes was made by Councilman Sylvester and seconded by Councilman Hathaway.

Roll Call: 3 Yes     Abstain: Councilman Laureys

- Regular Meeting – August 13, 2015

A motion was made by Councilman Koster and seconded by Councilman Hathaway to approve the above listed minutes.

Roll Call: 4 Yes

### **PUBLIC PORTION OF MEETING**

The Mayor opened the meeting to the public for comment.

Mrs. Bernadette Dalessandro-32 Barone St., and School Board President – She began by stating that the BOE takes the relationships with Council seriously. She introduced a new board member; Mr. Dave Costanza. She or Mr. Costanza will be at every Council meeting to report to the Council and answer any questions. She asks how the redevelopment plan may affect the school with numbers of children. She noted that this may cause a need for planning at the school level. She asked what the tax impact will be on residents. The Mayor said there are no reports on the financials yet. The Mayor added that the Borough is interested in taking an industrial area and making it a more desirable area.

Mr. Hathaway provided an explanation of the benefits of this project.

Ms. Dalessandro mentioned that Ms. Gina Cinotti will be here for the ballot question on Oct. 8<sup>th</sup>.

Seeing no more questions from the public, a Motion to Close the Meeting to the Public was made by Councilman Koster and seconded by Councilman Hathaway.

Roll Call: 4 Yes

### **ORDINANCE ADOPTIONS**

1. **Ordinance 2015-10** – Amending Chapter 194, Land Development Procedures of the Code of the Borough of Netcong and Establishing Administrative and Application Checklists

This ordinance was carried to the September 10th meeting.

2. **Bond Ordinance 2015-11**– To Authorize the Making of Various Improvements, In By and For the Borough of Netcong, in the County of Morris, State of New Jersey, to Appropriate the Sum of \$292,500 to Pay the Cost Thereof, To Appropriate State Grants, to Authorize the Issuance of Bonds to Finance Such Appropriation and to Provide for the Issuance of Bond Anticipation Notes in the Anticipation of Issuance of Such Bonds

This ordinance was carried to the September 10th meeting.

## **CORRESPONDENCE**

1. Letter from Montville Township – JCP&L Transmission Project

The Mayor explained that JCP&L are trying to update the system which will be running through Montville Township. He added that the Township is opposed to it.

2. Information from JCP&L – Montville Transmission Project

The Mayor noted that there would be future discussions of this as the resolution came up.

## **OLD BUSINESS**

No old business was presented at this meeting.

## **NEW BUSINESS**

1. Email from Diane Esposito – Request for Approval to Hold 20<sup>th</sup> Annual Kings Rd. Block Party – Saturday, September 12, 2015

A motion was made by Councilman Koster and seconded by Councilman Hathaway.

Roll Call: 4 Yes

## **PRIVILEGE OF THE FLOOR TO THE COUNCIL**

There were no comments from the Council at this time.

## **MAYOR'S COMMENTS**

The Mayor had no comments at this time.

## **RESOLUTIONS**

1. **Resolution 2015-79** – Authorizing an Emergency Appropriation to Fund the Restoration of Water Service to Properties on Lower Church Street and Main Street

A motion to approve this resolution was made by Councilman Koster and seconded by Councilman Hathaway.

Roll Call: 4 Yes

2. **Resolution 2015-80** – Authorizing the Award of an Emergency Contract Pursuant to N.J.S.A. 40A:11-6 to JTG Construction Inc. for the Restoration of Water Service to Properties on Lower Church Street and Main Street

A motion to approve this resolution was made by Councilman Koster and seconded by Councilman Hathaway.

Roll Call: 4 Yes

### **PROCLAMATIONS**

1. National Sickle Cell Awareness Month September 2015
2. National Childhood Cancer Awareness Month September 2015

Both proclamations were moved to the September 13<sup>th</sup> meeting.

### **ORDINANCE INTRODUCTIONS**

There were no ordinances introduced during this meeting.

### **CLOSED SESSION**

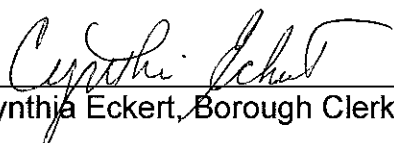
There was no closed session at this meeting.

### **ADJOURNMENT**

A Motion to Adjourn the Meeting was made at 8:10 PM by Councilman Hathaway and seconded by Councilman Koster.

Roll Call: 4 Yes

Respectfully Submitted,

  
Cynthia Eckert, Borough Clerk