

**MINUTES OF THE MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF NETCONG HELD AUGUST 4, 2016 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 P.M.

**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 8, 2016.
2. Publishing a notice in the Daily Record, the official newspaper of the Borough of Netcong on January 13, 2016 and mailing a copy to The Star Ledger on January 8, 2016.

**ROLL CALL**

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

**APPROVAL OF MINUTES**

- Agenda Meeting – July 7, 2016
- Regular Meeting – July 14, 2016

A motion to approve the above listed minutes was made by Councilman Koster and seconded by Councilman Sylvester with an amendment to the July 14<sup>th</sup> minutes.

Roll Call: 4 Yes Abstain: Councilwoman Butler

**PUBLIC PORTION OF MEETING**

Mr. George Stafford, 16 Kitchell Rd., Wharton is part of the NJ Highlands Coalition. He provided a proposed resolution for the Mayor and Council's consideration. He gave a brief history of the highlands and issues pertaining to it. The Water Supply Management Act requires the New Jersey Department of Environmental Protection to update the Water Supply Master Plan at least every 5 years. The last completed and publicly available version of the Water Supply Plan occurred in 1996.

The Mayor asked if the NJ Highlands Coalition has anything on their website about the new state Master Plan. Mr. Stafford responded that they do. He requested that the Council approve the resolution which asks the Governor of New Jersey and the New Jersey Department of Environmental Protection to release an update to the New Jersey Water Supply Master Plan immediately for public review and comment and, following such comment, finalize, adopt and implement the Plan.

Mr. Stafford stated that he will send a Word copy to the clerk and left printed copies for the Council.

A Motion to close the meeting to the public was made by Councilman Koster and seconded by Councilwoman Butler.

Roll Call: 5 Yes

### **ORDINANCE ADOPTIONS**

1. **Ordinance 2016-11** – AN ORDINANCE TO AMEND CHAPTER 54, POLICE DEPARTMENT, ARTICLE IV, FEES, SECTION 54-16, FEES, PARAGRAPH F, CONTRACTED POLICE SERVICES, SUBPARAGRAPH (3) OF THE CODE OF THE BOROUGH OF NETCONG, MORRIS COUNTY, NEW JERSEY

This was carried to the August 11, 2016 meeting.

2. **Bond Ordinance 2016-12** – BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS IN, BY AND FOR THE WATER UTILITY OF THE BOROUGH OF NETCONG, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$3,000,000 TO PAY THE COST THEREOF, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

This ordinance was carried to the August 11, 2016 meeting.

### **CORRESPONDENCE**

1. E-Mail from Anna Erickson – Requesting Permission for Road Closure for Block Party on Kings Rd. Saturday, September 10<sup>th</sup>, 2016.

The Mayor and Council discussed the details to insure this would be executed properly.

A motion was made by Councilman Koster and seconded by Councilwoman Butler.

Roll Call: 5 Yes

2. DEP Permit for Lake Musconetcong Dam Repair

The Borough received a plan for the Council to discuss. It was noted that the repair of the dam is way overdue.

## OLD BUSINESS

### 1. Station Area Redevelopment

Councilman Sylvester wished that Councilman Hathaway was present for this discussion. He agreed to the forty units only after negotiating. There was concern because Mr. Bucco stated three times that this factor might not be able to be pulled back. Councilman Koster thought it hinged on the parking garage. If there is no parking garage, the plan goes back down to 32 units and no higher than 4 stories or 50 feet.

Councilman Sylvester stated that he is opposed to putting the 40 number out there to begin with.

Mr. Blakeslee read the section of the agreement in question to help clarify.

Councilman Sylvester stated that the Council has already approved 200 units. He added that we are totally changing the parameters of this project. Councilman Laureys wanted to know if there was an issue with stacking with smaller lower priced units. Councilman Sylvester replied that these are high end luxury apartments.

Councilman Still explained that this is a plan for them to base their design on. Councilman Koster stated we are fishing and we need to use the right bait. Councilman Sylvester stated that he would rather have nothing done than a project we regret later.

Councilman Koster replied that we need to do something. We have been working on this for 20 years.

Councilman Sylvester returned that 200 units are already approved. This will be too many units. He isn't saying we shouldn't go forward but we just need to be careful.

The Mayor offered that this is all being done to obtain a builder. He agreed with Councilman Sylvester that the Council shouldn't put out the larger number to start. The Council continued discussion on this topic. Councilman Sylvester emphasized that once we put a number out, "we own it."

Councilman Laureys stated that what we get will be the center of town and visible. The Mayor retorted that this is not the case; it will be on the other side of the Transit parking lot.

Mr. Blakeslee reminded everyone that a lot of this is speculation. He said if you take the 40 unit wording out of this and a developer comes in with a plan that deviates from this, they will have to seek variances which will be much more difficult for the developer.

Councilman Sylvester thought this was a draft proposal. Councilman Koster says this is for Transit to see what we will allow in that area. Mr. Blakeslee says if this draft is accepted Mr. Bucco would write up an ordinance that would become part of the Master Plan. Councilman Sylvester expressed concerned about playing from behind and having a law suit on our hands. The Council continued lengthy discussion regarding the details of this potential project.

Councilman Sylvester repeated that it is a mistake to give them everything upfront. Councilman Koster replied that if they want to do more than 32 units they will have to go for variances which are expensive. Councilman Still stated this is only the Transit property for high density area phase I. Councilman Sylvester said there will be costs down the road that we are not thinking about. The Mayor agreed with Councilman Sylvester's numbers but also noted that they will be hard pressed to fit all those units in that space. This project is only by Carmine's side of the street. The Pocketbook Factory is 32 units per acre. The Mayor said that we need to stick with the 32 units. Councilman Still offered that we send Transit the 32 units and see what they say. This will not be an ordinance yet. It will only happen when Transit comes back to us and agrees. Councilman Sylvester requested to wait on this for when Mr. Bucco is here. Councilman Still wanted to get this done by the end of summer since Transit is working with us on this now. He doesn't want to lose their interest. Councilman Sylvester would like Councilman Hathaway to be here, he doesn't want him to think this is being decided behind his back. Mr. Blakeslee will call Mr. Bucco.

2. Bond Anticipation Note – Determination and Award Certificate –

DETERMINATION AND AWARD CERTIFICATE

(\$1,004,700 BOND ANTICIPATION NOTE)

BOROUGH OF NETCONG, COUNTY OF MORRIS, NEW JERSEY

I, JASON GABLOFF, Chief Financial Officer of the Borough of Netcong, in the County of Morris, New Jersey (herein called the "Issuer"), HEREBY CERTIFY as follows:

1. By virtue of the authority conferred upon me by fourteen bond ordinances adopted by the Borough Council of the Issuer on June 9, 2011 (Ord. No. 2011-7), April 12, 2012 (Ord. No. 2012-9), May 10, 2012 (Ord. No. 2012-11, as amended by Ord. No. 2013-1 adopted on February 14, 2013), June 14, 2012 (Ord. No. 2012-13), August 9, 2012 (two ordinances: Ord. Nos. 2012-14 and 2012-15), June 13, 2013 (Ord. No. 2013-8), October 10, 2013 (two ordinances: Ord. Nos. 2013-12 and 2013-13), March 13, 2014 (Ord. No. 2014-1), May 8, 2014 (Ord. No. 2014-6), March 12, 2015 (Ord. No. 2015-2), September 10, 2015 (Ord. No. 2015-11) and November 12, 2015 (Ord. No. 2015-12), I have determined to issue a Bond Anticipation

Note (the "Note") of the Issuer in accordance with the following description:

TOTAL PRINCIPAL  
AMOUNT: \$1,004,700  
DATED: July 15,  
2016  
MATURITY: July 14, 2017 (non-callable)

NUMBER 16-IR  
DENOMINATION \$1,004,700

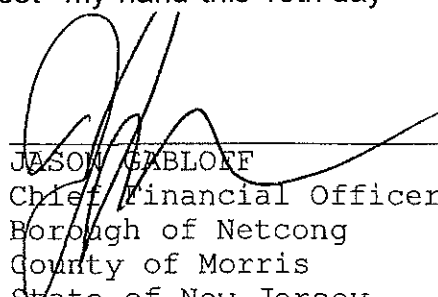
INTEREST RATE PER ANNUM (payable at maturity): 1.01%

PLACE OF PAYMENT: Valley National Bank  
1460 Valley Road Wayne, New Jersey

2. Pursuant to said authority, I have awarded and will sell the Note to Valley National Bank, at the price of \$1,004,700 plus an amount equal to the interest on the Note accrued to the date of payment of the purchase price thereof.

3. No obligations of the Issuer other than the Note have been issued pursuant to the bond ordinances referenced above and are now outstanding.

IN WITNESS WHEREOF, I have hereunto set my hand this 15th day of July, 2016.



JASON GABLOFF  
Chief Financial Officer  
Borough of Netcong  
County of Morris  
State of New Jersey

### **NEW BUSINESS**

#### 1. Drought Watch Issued for Northern NJ

Mr. Blakeslee requested direction from the Council regarding the watch. The Council discussed their experience with this for several minutes. Councilman Still requested that a letter is sent out to all residents. The Chief will put a message up on the board about the drought watch.

2. Ordinance to Amend Chapter 54 of the Borough of Netcong – Police Department Assignments

The Police Chief provided a brief description about the reasoning for the changes. There is no monetary reimbursement for these positions. It is just an assignment. Councilman Still asked if this will be an ordinance. Mr. Blakeslee says we can put it on next week.

The Mayor expressed concern about future Police Chiefs asking for money. The Police Chief reiterated that this is just an assignment not an appointment, no money involved.

Councilman Still explained that they just don't want someone coming at contract time asking for promotion or money. It gives them a better rank without pay. It helps with supervision when someone is out.

3. NJDEP Monitoring Well Request – Mr. Blakeslee explained that the state wants to drill a hole by our well to monitor the Combs fill issues. This may protect us if we have issues down the line with contamination. Councilman Koster asked how deep the well will be. Mr. Blakeslee noted that it was about 160 feet. Mr. Blakeslee offered if there is no objection, he will give the information to Mr. Bucco tomorrow. Councilman Still requested that the well is not placed right by the recycling center. The Council will request that the well is outside the fence.

**PRIVILEGE OF THE FLOOR TO THE COUNCIL**

The Council had no comments at this time.

**MAYORS COMMENTS**

The Mayor had no comments at this time.

**RESOLUTIONS**

No resolutions were presented at this meeting.

**PROCLAMATION**

Declaring the Month of September as Childhood Cancer Awareness Month  
The Mayor reads the proclamation

**ORDINANCE INTRODUCTIONS**

No ordinances were introduced during this meeting.

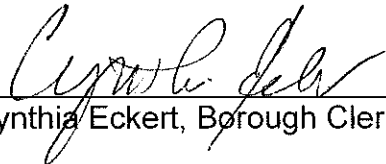
**CLOSED SESSION**

There was no closed session at this meeting.

**ADJOURNMENT**

A Motion to adjourn the meeting at 8:25 PM was made by Councilman Still and seconded by Councilman Koster.  
Roll Call: 5 Yes

Respectfully Submitted,

  
\_\_\_\_\_  
Cynthia Eckert, Borough Clerk