

MINUTES OF THE MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF NETCONG HELD AUGUST 11, 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 7:29 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 Hathaway, Councilman Koster, Councilman Still, Councilman Sylvester, and Mayor Nametko. Also present were Mr. Blakeslee, Borough Administrator and Mrs. Eckert, Borough Clerk.

APPROVAL OF MINUTES

No minutes were presented at this meeting.

PUBLIC PORTION OF MEETING

No one from the audience stepped forward for the public session.

A motion to close the meeting to the public was made by Councilwoman Butler and seconded by Councilman Hathaway.

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

A Motion to Read Ordinance 2016-11 by Title Only on Second Reading and a Hearing Held Thereon was made by Councilman Sylvester and seconded by Councilman Koster.

Roll Call: 5 Yes

At this time the Mayor opened the meeting to the public. Seeing no one stepping forward, the Mayor asked for a motion to close.

A Motion to Close Public Hearing was made by Councilman Hathaway and seconded by Councilwoman Butler.

Roll Call: 5 Yes

A Motion to Adopt Ordinance #2016-11 was made by Councilman Sylvester and seconded by Councilman Koster.

Roll Call: 5 Yes

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.

A Motion to Read Bond Ordinance 2016-12 by Title Only on Second Reading and a Hearing Held Thereon Was Made by Councilman Still and seconded by Councilwoman Butler.

Roll Call: 5 Yes

A Motion to Close the Public Hearing was made by Councilwoman Butler And Seconded by Councilman Still.

Roll Call: 5 Yes

A Motion to Adopt Bond Ordinance #2016-12 Was Made by Councilman Still and seconded by Councilwoman Butler.

Roll Call: 5 Yes

CORRESPONDENCE

No correspondence was presented at this meeting.

BOROUGH ADMINISTRATOR REPORT

There were no questions regarding the administrator's report.

COMMITTEE REPORTS

Finance & Insurance: E. Still J. Sylvester

In the month of July the Borough had total income in the amount \$488,911.59 as compared to the previous year of \$718,386.01.

For the month of July 2016:

Miscellaneous Revenue Not Anticipated (MRNA)
In 2016 the Borough received \$1,193.50 vs. \$1,845.05 in 2015

Planning Board fees in 2015 account for the difference in income between 2015 and 2016.

Other Licenses/Borough Clerks Fees:
In 2016 the Borough received \$13,674.49 vs. \$9,960.94 in 2015

Increase over last year's total attributed to Municipal Court fees collected in July.

State Aid

The Borough received 2016 Supplemental Energy Receipts payment in the amount of \$9,477.00. No change of last year's payment.

Grants in Aid

In June 2016 the Borough received \$2,091.70 in grant funding vs. \$5,000.00 in 2015

The Borough received a \$5,000 "Click it or ticket" grant in July of this year.

Taxes Collected

In 2016 the Borough collected \$459,566.60 vs. \$695,011.32 in 2015

The difference between collection amounts is primarily due to the timing of payments by several large banks and mortgage companies.

Income Total Year to Date:

Total income to date in 2016 is \$4,655,208.81, as opposed \$4,849,680.17 in 2015.

Economic Development: R. Hathaway E. Still

Councilman Hathaway stated he had very little new information to report. He will be meeting next week with Crown Point for the Quirk property. There is no developer agreement yet. Councilman Hathaway stated he has nothing new to report on the Pocketbook Factory. However, there is an issue on who should be signing off on the drainage easement required by the Planning Board. It was noted that there would be a continuation of the Transit discussion later this evening. Mr. Bucco asked who would be responsible for cleaning this. He felt the Council should ask for an easement in case the Borough needs to clean it. Discussion continued among the Council members. Mr. Blakeslee will address this concern.

Public Safety: J. Sylvester E. Koster
(Police, Fire, Rescue)

Ambulance Squad for the Month of June:

48 calls, one out of town
35 Patients
23 Trips to the hospitals
573 Miles Travelled
287hours and 2 minutes hours were volunteered
1 Netcong Fire Dept. assist
1 Stanhope Fire Dept. assist

Fire Department for the month of July:

2 Alarms
4 Fires
2 out of town mutual aid calls
2 RIC calls
9 Squad Assists
19 Total Calls
6 Drills
4 Meetings
3 Other (testing and parade)
3 Training
54 Total Fire Fighters
36 Total Involvements
429.5 Total Hours

Councilman Sylvester read a letter from Roxbury Township thanking the Fire Department for assistance regarding a house fire. Chief Schellhammer provided the details. There was an oxygen tank fire in the house.

Police Department for the month of July:

370 Calls
46 Motor Vehicle Summons
6 Local Ordinance Summons
2 Armed Robberies
Received a grant of \$560.00

Councilman Sylvester also read a letter of commendation from Chief Blesson for Patrolman Matits and Patrolman Flaherty. Narcan was used to revive an unconscious patient.

The Mayor had one comment for our Assemblyman (Mr. Bucco.) With the proliferation of robberies in this area, when can honest citizens carry a gun in NJ? He noted that he could carry a gun in Florida and Arizona.

Mr. Bucco invited the Fireman to his father's house before the Labor Day parade in Boonton.

Dept. of Public

Works & Utilities:

E. Koster

R. Hathaway

Road Department: Finalized all PEOSH paperwork for the most recent inspection, everything is in compliance . . . Performed weekly road vacuuming. .. Performed flower watering and feeding 3x per week . . .Picked up 16 cy of grass . Worked on mark outs for NJ Natural Gas extension on Dell, Koclas and Allen St. Fixed basins on Cross St and Amendola at Post. ...

Water Department: Repaired leaking water service at 42 College Rd Had a meeting with NJ American Water at the interconnect to discuss water sharing in case of an emergencyRepaired leaking water service to 11 Allen St. . . .Installed a new fire hydrant near 12 Hillside Ave....

Buildings & Grounds: Built the 3rd new planter box at the top of North St....Took down American Flags and put in to storage....Built a rain water nm off burm at the DPW garage to divert heavy rains away from 38 Maple Ave....

Parks & Recreation: Maintained all parks with weekly lawn maintenance....

Other: Transported light tower, message boards, and barricades back and forth from the county for the St. Cesario Feast. .. Delivered triple meals for Dial a RideAttended a pre construction meeting for the Stoll St project . . . Watched a poison ivy safety and awareness video

The Mayor stated that he noticed new sewer mark outs on Highland Ave. He asked what they were there for. He assumed it might be the gas company putting in more lines. Mike was not sure, he will check into this.

Recreation: P. Butler T. Laureys

Recreation Update as of 8/11/16

1. On Saturday 8/6, Recreation hosted a bus trip into NYC with 100 inattendance!! Our biggest group ever. The Broadway show was "Beautiful," the Carole King story and it was fabulous.
2. Our concert series will continue thru Friday September 2nd as we had to accommodate one group who had a rained out show in July.
3. On Friday July 29th we had our Massage under the Stars event which included Steve Guttman of Mind, Body, Dynamics of Denville offering free head and neck massages while listening to some great music by On Break.
4. On Saturday, September 24th, Recreation is offering "Bones and Balance" – an hour of exercise taught by Steve Guttman. This program is a one hour group fitness for seniors (55 and older). The focus will be on balance, mobility, strength, endurance, cardio, and flexibility.
5. This week we will be sending out our "Save The Date" for our annual holiday parade.
6. Reminder -Netcong Day and the SK race will be held on Sunday September 11th.
7. We continue to work on our 2/4/17 event -"Netcong Restaurant Showcase"

Public Services: T. Laureys P. Butler
(Human Services
Recycling & Solid
Waste Disposal

Dial A Ride Report for July (read by P. Butler)

Days of Service: 15
Miles: 870
of Stops: 54
Nutrition: (3 People):12

Food shopping for 27 people: 44
of Meals on Wheels: 11
Medical Appointments: 14
Other Appointments: 34
People using services: 46
Cancels: 27
Denials: 2
Units: 253
Additional Notes: 1 new senior

OLD BUSINESS

1. Station Area Redevelopment

The Mayor opened this discussion by letting Mr. Bucco know that the Council had questions and concerns about the density of this plan. Some Council members felt that the Borough should not start out with 40 units. Mr. Sylvester stated if we put 40 units per acre up front we will not be able to reduce to something smaller later. Councilman Still maintained that the whole document must be read. There can only be 40 units per acre if there is a parking garage. Without the parking garage it can only be 32 units. Mr. Bucco replied that the redevelopment plan has been amended to state these figures. This aspect can also only be in phase 1 and not the other areas. Mr. Bucco read the section of the new agreement. He suggested that more changes be made to make the agreement very clear.

The Mayor asked about the conditions for 4 floors. Mr. Bucco read the structure will only be 4 stories or 50 feet whichever is less. He continued to read other highlights in the document. He noted that the old plan had the streets configured. This plan leaves the streets open for redesign. Councilman Hathaway agreed that the agreement should be changed to be more specific regarding the street grid. Councilman Sylvester asked if we can put this in the first plan. Councilman Hathaway replied that the current plan should allow, anticipate, and incorporate access for future development phases. Councilman Still was uncertain how the Council would be able to anticipate what will happen in the future. It was noted that all of these future roads must connect with the roads in this current plan. Councilman Hathaway offered that we still have the trench to deal with. He was concerned that if the Council doesn't get this done soon, they may have an issue when the state level administration changes. The new Governor may change the current policies.

Mr. Bucco stated there is one other issue the agreement. The supplies used in buildings must be used to keep with the current aesthetics of the current buildings. The agreement does state that more modern styles can be used. Mr. Bucco advised that the Council may want to take out the 'contemporary look' wording out of the plan.

Councilman Sylvester continued with his concern he noted last week. If the 40 units are thrown out they would not be able to be put back in the plan. He added that there will be more units than in Netcong Heights on a 3rd of the size of the property if we use this plan plus the other ones that are already approved. Councilman Hathaway did not feel that we have to develop the same way as was done with the old plan. Councilman Sylvester expressed concern that this will cause a problem with Salmon Brothers down the road because they will expect the same density.

Mr. Bucco said he interpreted Councilman Sylvester statement as even with the parking structure statement, Councilman Sylvester is not happy with putting everything out there right away. Councilman Hathaway stated that it is the planner's job to write down all the phases and the density in the plans. He added that transit is willing to sell their property which gives the borough a chance to perform the redevelopment we want. Councilman Hathaway felt we need to capitalize. Councilman Sylvester asked would benefit with the parking garage. He felt that no one would use this garage. Councilman Hathaway disagreed and felt the garage would be used. He added that it will also increase our tax revenue. Councilman Sylvester replied that it shouldn't always be about money. He is concerned that we might build a huge group of units that will ruin the look of our small town.

Mr. Bucco assured the Council that as long as their decision on the density of the other areas is sound, they should not have an issue. Mr. Bucco wondered if it would be beneficial to add a sentence or 2 noting that the phase 1 density is heavier because of the proximity to the train station and the projects moving away from the train station will be less dense. He added that this is the wording that would be accepted by a judge in court. Mr. Bucco suggested we add wording to that paragraph. Councilman Hathaway agreed with what Mr. Bucco said.

The Mayor noted that a buyer will not just look at the train station area; they will look at the other areas. Mr. Bucco replied with different wording noting that the document can state in phase 1 the area will be larger than the areas further out. Mr. Bucco also noted that the Council would need to redo the master plan. Councilman Still noted that we already have the planner working on this. The Council continued discussion on this topic.

Councilman Sylvester stated the Council can review a concept on this before decision is made. He feels that we are currently shooting from the hip. Councilman Still added that we don't own that property.

Mr. Bucco stated that transit wants this because it will make their property more valuable they will not go away, but will wait for this to maximize the value of their property. The Council just has to be comfortable with the plan. Mr. Bucco stated that we are all talking about changing dynamic of the town that needs change. Mr. Bucco did offer that his personal opinion is that he is somewhat concerned about what a 4 story building will look like in Netcong. He admitted that he is not really good at visualizing the future, but he is concerned.

Councilman Hathaway thought that what they were looking for was similar with the last plan and everybody agreed with it.

Councilman Still offered that this is a prelude to what will be done. Mr. Bucco stated once this is approved it cannot be changed. The Mayor noted that what is built will be behind the train station.

Councilman Hathaway provided the reasoning for his opinion on this topic. Councilman Still interjected that no one is going to show designs for property they don't own.

Mr. Bucco suggested that the Council can look at a concept for the area via computer programs that provide these pictures. He understood all the concerns he was hearing this evening. It was noted that Mr. Blakeslee provided conceptual pictures from Crown Point for that area. The Council discussed the prints they were reviewing for several moments.

Councilman Sylvester stated that he will not hold this up and he felt he has stated his opinion.

Councilman Hathaway maintained he would like to keep the 40 units in the parking structure. The Council continued discussion regarding the crown point concept and how it was from that plan the discussion started regarding the need for 40 units in the parking garage is built.

Mr. Blakeslee asked if the Council could enumerate the changes. Councilman Still noted that Mr. Bucco could call Paul Phillips to work on this.

Councilman Hathaway stated that he feels the 32 unit concept doesn't have retail which is very important. He continued that the plan was not to just find more housing but also to add retail to bring more people into the town.

Councilman Still responded that the concept was to combine all these projects together to make a cohesive downtown.

Councilman Sylvester noted that this is all grown from 200 units with retail to 500 units with structured parking.

Mr. Blakeslee requested a review of all the changes. Mr. Bucco paraphrased all the changes. The plan is to have a finished document for the next meeting.

NEW BUSINESS

No new business was presented at this meeting

PRIVILEGE OF THE FLOOR TO THE COUNCIL

Councilman Still reported that the paving that was done looks good and is ready for the parade this weekend.

MAYOR'S COMMENTS

The Mayor had no comments at this time

RESOLUTIONS

1. **Resolution 2016- 77** – To Renew Agreement with North Jersey Municipal Employee Benefits Fund – Delta Dental
2. **Resolution 2016- 78** - A Resolution Authorizing the Borough Administrator to Execute the Site Access Agreement between the State of New Jersey and the Borough of Netcong
3. **Resolution 2016- 79** – A Resolution Rejecting the Sole Bid Received for the Rehabilitation of Existing Well 1A in the Borough of Netcong and Authorizing the Borough Clerk to Re-Advertise for the Receipt of Bids for Said Project

All 3 resolutions received a motion From Councilman Still and seconded by Councilman Hathaway.

Roll Call: 5 Yes

ORDINANCE INTRODUCTIONS

1. **Ordinance 2016-13** - AN ORDINANCE TO AMEND CHAPTER 54, POLICE DEPARTMENT, OF THE CODE OF THE BOROUGH OF NETCONG REGARDING POLICE DEPARTMENT ASSIGNMENTS

A Motion to Introduce Ordinance #2016-13 and Read by Title Only was made by Councilman Sylvester and seconded by Councilman Koster.

Roll Call: 5 Yes

REPORTS

A Motion to Incorporate All Reports into the Minutes was made by Councilman Koster and seconded by Councilman Hathaway.

Roll Call: 5 Yes

BILLS

A Motion to Pay All Bills When Funds are Available was made by Councilman Still and seconded by Councilman Koster.

Roll Call: 5 Yes

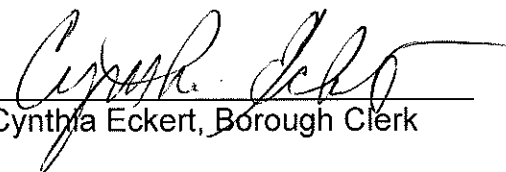
CLOSED SESSION

Closed session was not held at this meeting

ADJOURNMENT

A Motion to Adjourn the Meeting Was Made by Councilman Still, seconded by Councilman Hathaway and carried by unanimous voice vote at 8:50 PM.

Respectfully Submitted,


Cynthia Eckert, Borough Clerk