

MINUTES OF THE MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF NETCONG HELD SEPTEMBER 8, 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 Hathaway, 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 for approval.

PUBLIC PORTION OF MEETING

Ms. Gina Cinotti, 41 College Rd. is the Superintendent of Netcong School. She noted that the Public Works Committee was contacted about the need for sheds they would like to install since the annex building is not able to be used at this time. The school would like to know if the DPW can move some soil to make room for two sheds. They would also need stone to be laid.

Councilman Hathaway deferred to Mike Canfield (DPW Superintendent). Mr. Canfield said they may be able to do it as long as it does not interfere with the daily working of the DPW. Councilman Hathaway wanted to be sure that the DPW will not be put under any time constraints.

Mr. Bucco (Borough Attorney) asked what work will be done and why the borough will be doing it. Mrs. Cinotti explained that they need to install sheds because the annex is unable to be used.

Mr. David Castanzo, President of Netcong BOE stepped up to the microphone to explain that some of the annex was a garage which was used to house maintenance equipment. The insurance company will not allow the annex to be used due to roof issues. He explained they did have a title search done before the work will begin.

Mike Canfield explained that dirt needs to be moved and possibly hauled out to provide a flat surface for the sheds. Mrs. Cinotti noted that they have obtained construction permits for this project and set backs were determined. The Mayor noted that current pervious coverage would become impervious.

Mr. Bucco offered his concerns about water runoff and possible lawsuits for both the school and borough. He suggested a shared service agreement would be the best way to provide protection to the borough as long the wording in the agreement shows the borough will not be held responsible.

A motion for a shared service with the Netcong Board of Education for the grading of soil for the installation of sheds was made by Councilman Hathaway and seconded by Councilman Sylvester.

Roll Call: 4 Yes

A Motion to Close the Meeting to the Public was made by Councilman Still and seconded by Councilman Hathaway.

Roll Call: 4 Yes

CROWN POINT PRESENTATION

Mr. Blakeslee provided an explanation/introduction to this presentation.

Mr. Jeff Milanaik from Crown Point introduced himself and explained the particulars about the Quirk property project. They will be purchasing the property and moving forward with a redevelopment plan for this area. Once they have final engineering they will be coming to the planning board with the full plan.

Mr. Tom Fury introduced himself as a member of the Crown Point team.

Mr. Milanaik provides a drawing of the property area. He explains what is currently there. Their plan is to demolish all current building's and replace them with four separate residential buildings. The nice feature is the proximity to Furnace Pond. There are some issues with drainage. They are working with DEP with some issues. They are looking at 126 units which would be one and two bedroom units targeted at millennials. The breakdown was provided: 60% - 1 bedroom (750 s.f.)

40%- two bedrooms (1000 s.f.). The parking recommendation is 1.7 cars per unit based on statistical data. They also want to keep the character and neighborhood feel in this development. Two buildings will be 3 stories. One building will have an elevator and the other will be a walk up. Back buildings will be 4 story buildings. The buildings in the back will not appear tall because of the grade of the property.

Mr. Milanaik provided another drawing of the preliminary elevation concept plan. Some buildings will have garage access. He provided more details about the look of the buildings. The next drawing presented floor plans of the buildings. He provided details of each floor plan and added that there will be COAH housing included. They are very close to completing the contract with the Quirk family.

The Mayor commented that the profile picture with the houses does not present the garage facing the street and the garages will be facing the back. He also noted that a walking path will be included which will eventually go to Waterloo and Hopatcong State Parks.

Councilman Sylvester asked if the buildings have indoor sprinkler systems. They responded that they will be there. Mr. Milanaik explained all that are code required. He plans to be in contact with the Fire Chief to go over all fire fighting issues. Councilman Hathaway pointed out the 60" pipe will eliminate our water problems which we have been struggling with for years.

ORDINANCE ADOPTIONS

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 Read Ordinance 2016-13 by Title Only on Second Reading and a Hearing Held Thereon was made by Councilman Sylvester and seconded by Councilman Still.

Roll Call: 4 Yes

The Mayor asked for any comment from the public. Seeing none, he asked for a motion to close.

A Motion to Close Public Hearing was made by Councilman Sylvester and seconded by Councilman Still.

Roll Call: 4 Yes

A Motion to Adopt Ordinance #2016-13 was made by Councilman Sylvester and seconded by Councilman Still.

Roll Call: 4 Yes

CORRESPONDENCE

No correspondence was presented at this meeting.

BOROUGH ADMINISTRATOR REPORT

Mr. Blakeslee provided an update of the Hillside Ave. water quality: flushing is continued with minimal improvement. Hydro flushing is due on Sept. 26th. Mr. Guerin has requested an additional main to be added to the trust fund application to replace the mains in the Hillside Ave. area. Mr. Blakeslee related they can be added very quickly to the Borough's existing water main project. A motion was requested from the Council.

A motion was made by Councilman Still and seconded by Councilman Hathaway to authorize the addition of a 6" water Main from the corner of Allen St. to Kings Rd. for the Trust Fund Application.

Roll Call: 4 Yes

COMMITTEE REPORTS

Finance & Insurance:

E. Still

J. Sylvester

September 8, 2016:

In the month of August the Borough had total income in the amount of 1,837,476.30 as compared to the previous year of \$1,463,456.72.

For the month of August 2016:

Miscellaneous Revenue Not Anticipated (MRNA)

In 2016 the Borough received \$1,126.80 vs. \$1,374.50 in 2015

Other Licenses/Borough Clerks Fees:

In 2016 the Borough received \$5,529.15 vs. \$6,440.88 in 2015

State Aid

The Borough received its 2016 CMPTRA payment in the amount of \$16,356.15 and its 2016 Energy Receipts payment in the amount of \$160,001.55. No change over last year's payment.

Grants in Aid

In August the Borough received a \$6,912.41 Municipal Alliance grant and a \$1,929.85 State of New Jersey Fire Safety grant.

The Borough's 2015 Municipal Alliance grant was \$8,078.96 and it 's State of New Jersey Fire Safety grant was \$2,091. 70

Taxes Collected

In 2016 the Borough collected \$1,645,620.39 vs. \$1,271,204.68 in 2015

Income Total Year to Date:

Total income to date in 2015 is \$6,313,136.89, as opposed \$6, 494,090.41 in 2016.

Economic Development: R. Hathaway E. Still

Councilman Hathaway stated that the Crown Point presentation fulfilled all updates of the redevelopment project. He then discussed the NCP report which was distributed to the Council. He added that the NCP will be here next month to provide details. The NCP received a grant for Get Active. Councilman Hathaway discussed the findings in the report.

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

Fire Department month of August:

Alarms: 4
RIC: 2, Roxbury
In-Town Squad Assist: 11
Total Calls: 17
Drills: 11
Meetings: 5
Special Details: 2
Total Fire Fighters: 55
Total Involvements: 35
Total Man Hours: 646.9

Police Department month of August:

Motor Vehicle summons: 54
Local Warrants Issued: 4
Total Calls: 293

Councilman Sylvester noted a grant the Police received.

Dept. of Public
Works & Utilities: E. Koster R. Hathaway

D.P.W. Monthly Report September 2016

Councilman Hathaway noted all the work done for Netcong Day.

Road Department: fixed sink hole at 11 Allen St. ...NJ Natural Gas started their gas main installation on Dell Ave and Koclas Dr.... Repaired 2 catch basins on the corner of Dell Ave and Water St...Started painting lines on Main St, Maple Ave, Borough Hall, and crosswalks and stop lines throughout town....

Water Department: Performed a directional hydrant flush on Hillside Ave to try to alleviate a dirty water complaint. ...Met with contractors to discuss options to rectify the dirty water complaints from Hillside Ave residents, a tentative date has been set for the 3rd week of September to hydro flush the affected area of water main...

Sewer Department: cleared a sewer clog at The Pantry on Main St....

Buildings & Grounds: Watered and fed flowers 3x per week ...Maintained weekly landscaping of all Borough properties

Snow: Repaired a broken weld on a sander bracket on truck 573...

Other: Mike Canfield attended an ethics seminar sponsored by the Borough of NetcongThe Borough's part time summer help resigned his position on August 24th....

Recreation: P. Butler T. Laureys

Recreation Update as of September 8, 2016

1. Netcong Day 5k Race this Sunday!!
2. On Saturday September 24th we will host our first adult exercise hour at Drenzo Park, "Bones and Balance". Steve Guttman from Mind, Body Dynamics will be teaching a 1 hour group fitness event for seniors, focusing on balance, mobility, strength, endurance, cardio, and flexibility.
3. A few upcoming Fall events include:
 - October 29th will be our annual Trunk or Treat at the Train Station, co-sponsored with the PT A and Municipal Alliance.
 - Annual Great Wolf Lodge bus trip on 11/10
 - Bus Trip to see Cirque du Soleil on 11/19, \$85 per ticket

Public Services:
(Human Services
Recycling & Solid
Waste Disposal

T. Laureys

P. Butler

Dial a Ride report for August 2016:

Days of service: 23
Miles: 1103
of Stops: 88
Nutrition for 2 people: 21
Food shopping for 27 people: 81
of Meals on Wheels: 11
Medical Appointments: 24
Other Appointments: 48
People Using Services: 45
Cancels: 35
Denials: 4
Unites 432
Hours: 115.5
Notes: 2 new seniors

OLD BUSINESS

1. Private Roads

Mr. Blakeslee requested input from Mr. Bucco regarding how the Borough can finance these projects.

Mr. Bucco provided two options:

1. There is a statute that allows the Borough to adopt an ordinance that allows the Borough to spend public money on these roads without owning or taking title of them. He noted that Netcong already has an ordinance for these streets.
2. Adopt an ordinance to own the streets and make them a public road. He explained how this was considered in another town. They adopted an ordinance that stated they accepted those roads as a public street for the width of the pavement or the Council can do the title work to see if there is anything that delineates those areas and the borough becomes responsible. The public funds could be used for this or an assessment can be put on the owners that affront the street. He provided information regarding how these assessments are calculated. The Council must remain cognizant that these paving projects can produce drainage issues. He feels on the smaller roads it is better to go the ordinance route and keep it a private road but perform

some work to improve these roads. Larger roads should probably be deemed public roads. Councilman Still asked if it would have to meet public standards. Mr. Bucco says if it remains private you do not have to meet the standards. Councilman Sylvester asks if they would qualify for grants. Mr. Blakeslee and the Mayor suggested they would not be eligible for grants because they are dead end roads.

Mr. Bucco said the Borough is able to take away services to force the property owners to improve the roads.

Mr. Blakeslee explained that the estimated costs are at least \$250,000.00 without the drainage issues.

Councilman Hathaway offered that maybe tar and stones (chip and seal) may be a better fix for these roads. Councilman Still suggested we look into other low cost solutions.

The Mayor said that once the Borough repairs one street, it will set precedent and all private roads will want this.

Mr. Bucco stated that if the Council's intention is to keep the roads as private roads, a list of the worst to least conditioned roads should be made and the roads should be enhanced over a period of time. It was noted that the Council will inform interested parties and there will be further discussions on this issue.

2. Crosswalk on Allen Street

The Mayor noted that Mr. Blakeslee, Councilman Hathaway and the Police Chief were at the sight to survey. A temporary resolution for the crosswalk is a crossing guard put at this sight. Mr. Guerin will look in to moving it which will require contacting the county. The crossing guard offered that it is obvious to him that the crosswalk should be moved.

NEW BUSINESS

1. Social Affair Permit – Knights of Columbus – Comedy Night – October 1, 2016

Councilman Sylvester's request to abstain was discussed briefly.

A motion to approve the permit was made by Councilman Still and seconded by Councilwoman Butler.

Roll Call: 2 Yes

Abstain: Councilmen Sylvester and Hathaway

PRIVILEGE OF THE FLOOR TO THE COUNCIL

Councilman Sylvester asked the Council what was going on with 10 Main St. Mr. Blakeslee explained that a neighbor is interested in buying the property and filling in the hole. The topic of the Circle's dead trees was brought forward by Councilman Sylvester. Mr. Blakeslee replied he has called several times and he will call again.

MAYOR'S COMMENTS

The Mayor brought up the topic of a sunken gas or water cap on Main St. He was concerned for the runners. He also told everyone that he would see them on Netcong Day.

RESOLUTIONS

Mr. Bucco provided some additional information regarding some of the ordinances prior to the Council's vote.

1. Resolution 2016- 80 – To Redeem Tax Sale Certificate 15-00011

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

Roll Call: 4 Yes

2. Resolution 2016- 81 – Authorizing the Execution of a Lease Purchase Agreement between the Borough of Netcong and First Hope Bank

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

Roll Call: 4 Yes

3. Resolution 2016- 82– Requesting Approval of Items of Revenue and Appropriation NJSA 40A: 4-87

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

Roll Call: 4 Yes

4. Resolution 2016- 83–Awarding Snow Plowing Contract to Peterson and Sons Tree Service

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

Roll Call: 3 Yes Abstain: Councilman Hathaway

5. Resolution 2016- 84 – Authorizing the Award of a Negotiated Contract for the Purchase of Unleaded Regular Gasoline and Diesel Fuel NO. 2 to SMA Raza Inc.(Netcong Valero, LLC)

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

Roll Call: 3 Yes Abstain: Councilman Hathaway

6. Resolution 2016- 85 – Authorizing the Award of a Contract to William J. Guarini, Inc. for the Water Meter Replacement Program in the Borough of Netcong

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

Roll Call: 4 Yes

7. Resolution 2016- 86 – Authorizing the Purchase of Water Meters and Radio Frequency Meter Interface Units under Morris County Cooperative Pricing Council Contract No. 47

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

Roll Call: 4 Yes

8. Resolution 2016- 87 – Rejecting the Sole Bid Received for the Rehabilitation of Existing Well 1A in the Borough of Netcong and Authorizing the Borough Administrator to Negotiate a Contract for Said Project

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

Roll Call: 4 Yes

ORDINANCE INTRODUCTIONS

- 1. Ordinance 2016-14-** To Amend Chapter 194, Land Development Procedures, of the Code of the Borough of Netcong, and Regulating the Number of Parking Spaces Required

A Motion to Introduce Ordinance #2016-14 and Read by Title Only was made by Councilman Still and seconded by Councilman Hathaway.
Roll Call: 4 Yes

A Motion to Pass Ordinance #2016-14 on First Reading was made by Councilman Still and seconded by Councilman Hathaway.
Roll Call: 4 Yes

- 2. Ordinance 2016-15 –** To Amend the Redevelopment Plan Entitled “Borough of Netcong Station Area Redevelopment Plan”, Dated February 2005

A Motion to Introduce Ordinance #2016-15 and Read by Title Only was made by Councilman Hathaway and seconded by Councilman Still.
Roll Call: 3 Yes No: Councilman Sylvester

A Motion to Pass Ordinance #2016-15 on First Reading was made by Councilman Hathaway and seconded by Councilman Still.
Roll Call: 3 Yes No: Councilman Sylvester

- 3. Ordinance 2016-16** Establishing a Redevelopment Plan Entitled “Redevelopment Plan for Block 16.01, Lots 24 and 25.01” Dated September 2016

Mr Bucco is concerned there has not been enough time for him to review the redevelopment plan thoroughly. He has reservations about introducing this ordinance tonight. Councilman Sylvester offered that the Council should have a special meeting for this. Mr. Bucco suggested the last week in September.

A motion was made to table this ordinance until the next meeting by Councilman Hathaway and seconded by Councilman Still.
Roll Call: 4 Yes

REPORTS

A Motion to Incorporate All Reports into the Minutes was made by Councilman Sylvester and seconded by Councilwoman Butler.
Roll Call: 4 Yes

BILLS

A Motion to Pay All Bills When Funds are Available was made by Councilman Still and seconded by Councilman Sylvester.
Roll Call: 4 Yes

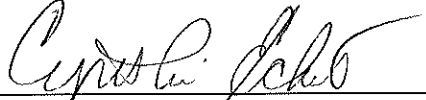
CLOSED SESSION

There was no closed session at this meeting.

ADJOURNMENT

A Motion to Adjourn the Meeting was made by Councilman Still at 8.53 PM seconded by Councilman Hathaway and was carried by unanimous voice vote.

Respectfully Submitted,



Cynthia Eckert, Borough Clerk