

# **BOROUGH OF NETCONG**

**MINUTES OF THE MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF NETCONG HELD NOVEMBER 8, 2018 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 12, 2018.
2. Publishing a notice in the Daily Record, the official newspaper of the Borough of Netcong on January 17, 2018 and mailing a copy to The Star Ledger on January 12, 2018.

## **ROLL CALL**

Those in attendance this evening were Councilman Albensi, 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 – October 4, 2018
- Regular Meeting – October 11, 2018

A Motion to Approve the Above Listed Minutes was made by Councilman Still and seconded by Councilman Sylvester.

Roll Call: 4 Yes

*For the record, the Borough Attorney arrived at 7:35 pm.*

## **PUBLIC PORTION OF MEETING**

Mrs. Sharon Rosequist, 52 Maple Ave., reported that she is here in reference to plans that Mr. Maisano (who owns the properties next to hers) had shown the Borough. She saw the plans and wants to know why her property was designated as a parking lot. Mr. Maisano had a work order to have the utilities marked on her property and also a year

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ago had them surveying her property. She would like to know what the town can do to stop this situation. The Mayor made several comments about this. He would prefer to have our attorney comment on this and requested that she stay until the attorney arrived. The Mayor could re-open the public portion. She went on to explain how Mr. Maisano has purchased all the properties around her and she is the only hold out. She went on to explain the history of her home and her concern about how the developer is taking advantage. The Mayor explained the situation to the Borough Attorney. Mr. Bucco explained Mr. Maisano has no right to enter her property for any reason. He suggested they have an attorney write a letter to him explaining that. He also stated if no plans have been submitted, he cannot do anything. Councilman Sylvester asked if there is another developer asking for a 3-story building. Councilman Still explained he brought the plans but nothing had been decided on this. Mr. Bucco asked if the economic development committee has these plans. Mr. Blakeslee replied 'yes.' Mr. Bucco said it must be clear that these plans are not official.

Mr. Bob Colananni of 4 Chestnut St. provided an update from last week's meeting. The Chief has put up a large electronic sign that says 'no right turn.' He said people are already ignoring that sign.

A Motion to Close the Meeting to the Public was made by Councilman Sylvester and seconded by Councilman Albensi.

Roll Call: 4 Yes

### **ORDINANCE ADOPTIONS**

There were no ordinance introductions.

### **CORRESPONDENCE**

No Correspondence was presented.

### **BOROUGH ADMINISTRATOR REPORT**

Mr. Bucco gave an update on the 100% disabled veteran tax exempt ordinance. He explained the details regarding the need for this ordinance. It was meant to insure each person is treated equally. Mr. Blakeslee explained this was suggested by the Assessor.

Councilman Sylvester asked about the lowering of the lake. Mr. Blakeslee explained the DEP said the chamber was clean. There was a bit of a disagreement about how to measure the chamber and that it may not need to be cleaned every year. The Mayor said the manufacturer recommends annual cleaning. He elaborated on the cleaning process. Mr. Blakeslee did make a request to the state to send the documentation they have for this chamber. He also asked for Mr. Cedro's information on this. We are now waiting for word on when this meeting will take place. Councilman Still said they will not lower the lake. The Mayor went on to explain a possible solution that does not require lowering the lake. The only way to get it cleaned is to stay on top of this or find something to plug it.

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## **COMMITTEE REPORTS**

Finance & Insurance:                    E. Still                    J. Sylvester

Councilman Still read the following:

For the month of October 2018 the Borough had a total income in the amount of \$828,454.50 as compared to October 2017 of \$940,234.05.

For the month of October 2018:

Miscellaneous Revenue Not Anticipated (MRNA):

In 2018 the Borough received \$1,591.63 compared to \$18,852.50 in 2017.

*The difference was that we received payment for Construction Fees from Byram in October 2017 as compared to 2018*

Other Licenses/Borough Clerks Fees:

The Borough received \$25,863.42 compared to \$10,225.84 in 2017.

State Aid:

We received \$58,785.90 in state aid in October 2018 and in October 2017 we received the same amount of \$58,785.90.

Grants in Aid:

The Borough received grants in the amount of \$5,437.01 for October 2018 compared to October 2017 where there was \$1,783.11 received.

Taxes Collected:

The Borough collected \$736,776.54 in 2018 compared to \$850,586.70 in 2017.

Income Total Year to Date:

The Total Income Year to date for 2018 is \$7,990,312.45 as opposed to \$7,778,200.75 in 2017.

Mr. Blakeslee passed out the Best Practices report to the Mayor and Council.

Economic Development:                    R. Hathaway                    E. Still

Councilman Still said the meeting with Polo's and the residents took place this week. He explained the details of the meeting and the apparent solutions that were decided. He will make a motion to table the parking ordinance at this time later in the meeting. The Mayor asked if the plants will now be taken out for access to the next parking area. Mr. Bucco stated they may do an amendment to the site plan. The Mayor showed the attorney the plan. Mr. Bucco said if they are going to remove a parking space, they are changing the site plan. Councilman Still said we will monitor it for now without changing the site plan. Mr. Guerin said Mr. Bucco is right but let us be practical for now we can

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monitor it and the zoning officer can keep an eye out for complaints. If there is a complaint, they will have to go back to the Planning Board.

Mr. John Reilly, 3 McMullen St., was in attendance and wanted to emphasize that the parking is already totally filled and piling onto the street. Now that they are using both parking lots there will be 2 parking spots that will be eliminated possibly causing more issues. The Mayor explained how he goes there often and witnesses that some people do not park properly. Discussion continued on this topic.

Councilman Still said the whole point of this is to try to solve the street parking problem. He said several additional spots will not stop this problem. Councilman Laureys said unless they go over their capacity there is not much that can be done to change the parking issue. Mr. Reilly asked Mr. Blakeslee to explain the occupancy issue. He explained they are allowed to have 51 seats. Mr. Blakeslee counted 77 seats. They are over capacity. Mr. Blakeslee said this is an enforcement issue that he will deal with. Councilman Laureys asked what is done when this occurs. Mr. Bucco will write a letter to let them know they are not complying with their site plan and will need to comply. The Mayor asked Mr. Reilly to wait until the end of the meeting if he has more to say. Councilman Still said we will have to make some changes to the ordinance.

The Mayor brought up The Pocketbook Factory as it is coming back to the Planning Board. They are requesting for several changes to the current site plan. The Mayor asked the Engineer to describe the drainage issues for this property. Both Mr. Guerin and the Mayor are concerned about this. There is discussion among the Council on the details of the changes for this property. Councilman Still stated this has to be brought to the Planning Board and there is nothing that the Council can do about this. Councilman Sylvester thought the redevelopment plan gave the Council a say with these issues. It is agreed that is the case. There is further discussion on the issues with this property among the Council and professionals. The Borough Engineer would prefer it come back to the Council first. It is determined the developer would need to come back to the Council to change the redevelopment plan first before approaching the Planning Board. Discussion continued on the particulars of this among the Council and Professionals. Councilman Sylvester suggested we need to let the Planning Board know the applicant cannot come to them at this time.

Public Safety:  
(Police, Fire, Rescue)

J. Sylvester

E. Koster

Councilman Sylvester read the police department report.

Total Calls: 459

Motor Vehicles: 59

Councilman Sylvester noted the department was shorthanded during that time frame. There was no report from the Fire Department or the Squad.

The Mayor stated we should remind the squad that they need to send their report. "We will be holding their check for the Ambulance."

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Dept. of Public  
Works & Utilities:

E. Koster

R. Hathaway

The Mayor read the DPW report in the absence of Councilman Koster and Councilman Hathaway.

### *D.P.W. Monthly Report November 2018*

Road Department: Picked up 72 cy of leaves, 96 cy of brush, and 28 cy of grass....Repaired storm drains at 31 Center St. and Cross St. at Center St....Installed safety and directional signage on Stoll St.... Installed multiple parking information signs on Chestnut St and McMullen St....Paved pot holes ....Started cleaning heavy leaves off of roadways ....

Water Department: Performed fall hydrant flushing .... Provided support for new water main installation along Rte. 46....Repaired water leaks at 10 Water St, and 12 Union St...Repaired damaged water boxes and sidewalk at 3 & 4 Marc Court and 88 Main St....

Buildings & Grounds: A.S. Barlin was in to perform annual service and inspection of the Municipal building sprinkler system ....Removed flowers from all decorative planters and put away into storage ...Advanced Mechanical came in for winter preventative maintenance service of Borough heating systems....

Parks & Recreation: Maintained grass cutting and clean-up of all Borough Parks....

Snow: Loaded the salt shed for the upcoming season and met with plow contractors to go over their equipment. . . .

Other: Mike Canfield attended 2 mandatory safety classes for Clean Communities ....Tim Hess attended the annual water convention in Atlantic City.... Tom Mendel was out of work for 30 days recovering from knee surgery...

Recreation:

J. Albensi

T. Laureys

Councilman Albensi provided his report. He asked if the recreation commission could use the Dial a Ride bus to do the holiday decorating contest judging. The attorney said to contact the risk manager, if he agrees it should be fine. Mr. Blakeslee will call them tomorrow.

1. Last Saturday we hosted our last Broadway Show Bus trip of the season on 11/3 -Book of Mormon. The show was hilarious from start to finish.

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2. Pretty Woman is booked for 3/2/2019. Flyers will go out prior to year-end.
3. Unfortunately, due to poor weather conditions we had to cancel our annual Trunk or Treat. We look forward to next year's event.
4. The Use of Field guidelines are being tweaked for minor revisions, with final version to be shared by end of the month.
5. On Sunday Feb 24th, 2019 Recreation will host their second Netcong Recreation Restaurant Showcase. We will help celebrate the Growing Stage's 100th anniversary!! Details to follow.
6. Our annual Halloween house judging contest took place on 10/ 24 - our first-place winner is from Dell Avenue and second and third place winners from Kings Road. There was some tough competition out there.
7. Holiday Parade is just around the corner. We have distributed flyers to all prior participants as well as sent thru the school. Once again, we will have live entertainment at Company #1 prior to parade. Look forward to a wonderful holiday event.
8. The Christmas house decorating contest will take place on Sunday Dec 16th.

Public Services:  
(Human Services  
Recycling & Solid  
Waste Disposal

T. Laureys

J. Albensi

Councilman Laureys read the following report:

October, 2018

Days of Service: 22

Miles: 982

# of Stops: 71

Nutrition for 3 People: 24

Food Shopping: 64

# of Meals on Wheels: 17

Medical Appointments: 9

Other Appointments: 104

People Using Services: 45

Cancels: 8

Denials: 0

Units: 393

Hours: 111.75

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## **OLD BUSINESS**

1. Special Meeting November 29, 2018 - Crown Point PILOT and Developer's Agreement.

Mr. Blakeslee provided the details on this topic. Mr. Bucco finds this very optimistic due to the hectic November schedule. He just received their comments several days ago. There needs to be time to review and make changes. He said we do not have all the reports yet. Councilman Still suggested we do a special meeting in December. Mr. Bucco suggested we keep the special meeting date. If things are not ready, we cancel the meeting. Mr. Bucco gave the details on what has already been done and what still needs to be done. Mr. Blakeslee said we will go ahead and schedule the special meeting.

2. Borough Engineer, Robert Guerin to address the Council – Resolution 2018-106 – Change Order #1 for the Water Distribution System Improvements Contract 3 be sure to allot enough time for public safety coverage. Mr. Guerin explained the police worked well with them and accepted the prevailing wage. He is very happy with the situation with our police. He said the project took longer than expected which accounted for the change. There were issues that were not expected. He would prefer to have more police than less. Councilman Still asked why we can't over estimate on these projects instead of under estimate. He brought up the Prospect St. project. Mr. Guerin said there are limits to how much you can do based on the Grant guidelines. Mr. Guerin explained we could add things in but we must work within the guidelines. Councilman Still asked why we can't ask for more. Mr. Guerin explained we will not get the grant money if we request too much. Mr. Blakeslee asked if the DOT will give us money to put in more drainage. Councilman Still asked why someone hasn't talked to the school about putting in drainage.

The Mayor asked about the reservoir property. He wants to know what the next step is to prepare to sell that property. Mr. Guerin sent information to Mr. Bucco for legal advice. He explained some details about this property and the encroachments on the surrounding properties. There is continued discussion among the professionals and Council on this subject.

## **NEW BUSINESS**

1. Church Street - Change to One Way Traffic.

The Mayor explained he requested this addition to the agenda. He provided his reasoning.

Councilman Laureys said he believes there was one-way traffic only on Sundays. Councilman Still asked about the large parking lot they have on the hill. The Mayor said no one uses that lot and he elaborated on the subject. Councilman Sylvester asked if the state said 'no' to this several times. Mr. Bucco asked if

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state approval is needed for this. There was further discussion on this matter. Councilman Sylvester suggested polling the residents in that area for their opinion.

A Motion was made to discuss this topic to a later date and was moved by unanimous voice vote.

2. Best Practices Checklist - Netcong scored 97%.
3. Social Affair Permit – St. Cesario Beefsteak Dinner

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

Roll Call: 4 Yes

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

The Council President and remaining Council had nothing to report at this time.

### **MAYOR'S COMMENTS**

The Mayor had no comments at this time.

### **RESOLUTIONS**

1. **Resolution 2018 - 99** - Authorizing Sanitary Sewer and Water Allocations to FJZ Properties, LLC for Block 8, Lot 28 More Commonly Known as 126 Allen Street in the Borough of Netcong.
2. **Resolution 2018 - 105** - Authorizing the Approval of Change Order No. 1 for the Railroad Ave. & Marc. Ct. Improvements Phase II Contract with M. Sky Construction Corporation.
3. **Resolution 2018 - 106** – Authorizing the Approval of Change Order No. 1 for the Water Distribution System Improvements Contract with John Garcia Construction Co., Inc.
4. **Resolution 2018 - 107** – Authorizing the Submission of a Grant Application to FEMA's Aid to Firefighters Grant Program.
5. **Resolution 2018 -108** – Resolution Of The Borough Of Netcong, In The County Of Morris, New Jersey, Determining The Form And Other Details Of Each Of Its "Water Utility Note Relating To The Construction Financing Loan Program Of The New Jersey Infrastructure Bank", To Be Issued In An Aggregate Principal Amount Of Up To \$3,200,000, And Providing For The Issuance And Sale Of Such Notes To The New Jersey Infrastructure Bank, And Authorizing The Execution And Delivery Of Such Notes By The Borough Of Netcong In Favor Of



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The New Jersey Infrastructure Bank, All Pursuant To The New Jersey Infrastructure Bank Construction Financing Loan Program.

6. **Resolution 2018-109** – Authorizing the Award of a Contract to Dennis J. Enright of NW Financial Group, LLC to Provide Redevelopment Consulting Services for the Crown Point Redevelopment Project in the Borough of Netcong.
7. **Resolution 2018-110** – Adopting the 2019 Holiday Schedule
8. **Resolution 2018-111** – Authorizing the Acceptance and Execution of a Sewage Transmission Agreement between Quick Chek Realty, LLC and the Borough of Netcong.
9. **Resolution 2018-112** – Authorizing the Award of a Contact to Daren J. Phil, PE, PP, CME of Suburban Consulting Engineers, Inc. to Provide Construction Documents and Construction Administration Services for the ADA Access Route Serving the Municipal Building Located on Maple Avenue in the Borough of Netcong.

A motion was made by Councilman Still to approve all 9 resolutions noted above and was seconded by Councilman Sylvester.

Roll Call: 4 Yes

### **ORDINANCE INTRODUCTIONS**

1. **Ordinance 2018-13** - AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 268 "VEHICLES AND TRAFFIC" OF THE CODE OF THE BOROUGH OF NETCONG PROVIDING FOR RESIDENT PERMIT PARKING ALONG MCMULLEN AND CHESTNUT STREETS.

A Motion to Table and send back for review and introduce at a future time was made by Councilman Still and seconded by Councilman Albensi.

Roll Call: 4 Yes

### **REPORTS**

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

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

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## **PUBLIC PORTION OF MEETING**

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

Roll Call: 4 Yes

## **CLOSED SESSION**

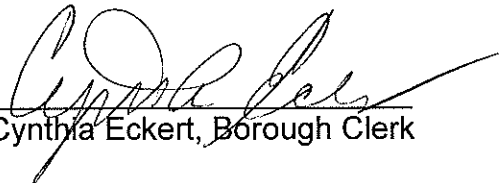
There was no closed session this evening.

## **ADJOURNMENT**

A Motion to Adjourn the Meeting was made by Councilman Still and seconded by Councilman Sylvester at 8:55PM.

Roll Call 4 Yes

Respectfully Submitted,



Cynthia Eckert, Borough Clerk