

**BOROUGH OF NETCONG
SPECIAL MEETING**

MINUTES OF THE SPECIAL MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF NETCONG HELD NOVEMBER 29, 2018 AT THE NETCONG MUNICIPAL BUILDING, 23 MAPLE AVENUE, NETCONG, NEW JERSEY COMMENCING AT 7:30 P.M.

Councilman Still, Council President, 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 Hathaway, Councilman Koster, Councilman Laureys, Councilman Still, and Councilman Sylvester. Also present were Mr. Blakeslee, Borough Administrator and Mrs. Eckert, Borough Clerk.

PUBLIC PORTION OF MEETING

Mr. Rich Lasky, 5 McMullen Street, asked for an explanation of difference between residential, commercial or on/off street parking. Mr. Bucco answered the question in detail. On street parking is considered a different entity as off-street parking.

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

Roll Call: 5 Yes

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CROWN POINT

1. Presentation by Crown Point Representative.

Mr. Rasmussen, a representative for Crown Point, arrived to present the finishes on the potential project. He brought pictures and handouts for the Council. He provided an explanation in detail for each picture and the finishes. He explained the heating will be gas fired and each unit will have its own thermostat. All fixtures will be Moen. All windows will have mini blinds. All appliances will be Whirlpool stainless steel. Included will be walk in closets with California style closet units. Every unit will have a patio or deck and sliding door. There will be a security system and garages will be available at extra cost.

Councilman Sylvester stated this does not say "high end" to him. It looks like any other apartments and there will be high end rents on these. Mr. Rasmussen stated this will be a brand-new complex which the Borough has not seen in some time. Councilman Sylvester agreed this is not garden apartments and expressed concern that these units will not command the kind of rental prices they are claiming to get. Councilman Laureys asked about the ratio of bedrooms to bathrooms. Mr. Rasmussen stated the affordable units will be the same as the market rate units. Councilman Laureys asked about the garages. Mr. Rasmussen stated they will be first come first served. He showed the location of the garages on the plans. The affordable units are interspersed among the regular units as per law. A garage will be \$125.00 per month in addition to the regular rent. Councilman Hathaway asked Mr. Rasmussen to describe the exterior finishes of the buildings. Councilman Sylvester does not want to sound like he is unappreciative of this project, he is concerned because this is the first of several projects that will be going on he wants to be sure this sets a precedent for the future projects. Mr. Rasmussen explained this is a 30-million-dollar project. Mr. Rasmussen went on to explain the history of the developer (Crown Point) and the success of their past projects. Councilman Laureys asked how long Crown Point intends to keep this property and not sell it. Mr. Rasmussen said as long as possible. Councilman Laureys is concerned that they will build and leave which would be a concern because they could build and leave but the Council will have to live with it. Mr. Bucco asked if the other projects are similar in design. Mr. Rasmussen said one yes and one no. One was stucco and they would not do that again. He said the other projects are very similar to this one. He repeated the materials used. Councilman Laureys asked to see the overall layout rendering. The Council had no further questions and thanked him for his time. Mr. Rasmussen said he would leave the drawing and pictures.

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2. Attorney's Report – Status of Redevelopment and PILOT Agreement.

Mr. Bucco gave a detailed report on both of these projects and the items still needed to be completed. He said he has gone over the second round of changes and has narrowed down the changes to a minimum. Yesterday both copies were sent to the redeveloper's attorney for review. We are now waiting for a response at which time we will be able to finalize. He explained we are a bit under the gun to introduce this ordinance. We are hoping to get this wrapped up and ready for the December 13th meeting to introduce it and then having a special meeting at the end of December to adopt. Mr. Bucco stated we will do our best to get this done by the end of the year. He said it is important to do this properly and not rush to get it done. Councilman Sylvester asked if we could introduce it tonight. Mr. Bucco said we should not introduce it until the agreement has been finalized. Mr. Blakeslee said we have looked at the calendar and can do a special meeting on December 27th. Mr. Bucco stated the worst-case scenario is we introduce it in January.

3. Memorandum of Understanding- Arbolino Park

- **Resolution 2018 - 102-** A RESOLUTION AUTHORIZING THE EXECUTION OF A REVISED MEMORANDUM OF UNDERSTANDING BETWEEN THE BOROUGH OF NETCONG AND CROWNPOINT DEVELOPMENT GROUP, INC., FOR CERTAIN RIPARIAN MITIGATION WORK TO BE COMPLETED AT ARBOLINO PARK.

Mr. Bucco briefly explained on this project and the reason for some work at Arbolino Park. There were some issues with the deed to Arbolino Park so Mr. Bucco engaged the services of a Title Company and they were able to find the deed conveying the property to the Borough. The property then had to be plotted and Mr. Guerin, Borough Engineer has said this is indeed the property of the Borough so we can now approve the MOU. Mr. Blakeslee read who provided the property to the borough. Mr. Blakeslee explained this in an important part of the project.

A Motion to adopt Resolution 2018-102 was made by Councilman Hathaway and seconded by Councilman Sylvester.

Roll Call: 5 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.

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Mr. Blakeslee explained the details of the revision of this ordinance. He asked if the Police Chief would also provide additional details. The Chief explained this issue is slowly escalating and needs to be addressed. He noted details of some situations that have already taken place. He has been driving by there every night to make sure this issue is being addressed. He went on to explain he feels this ordinance will help. Tensions are rising and it needs to be addressed as soon as possible. He said the residents have been patient. Mr. Blakeslee gave additional information about a possible agreement between the two business owners at this location but there is no paperwork as of yet. The Chief does not want the business to be run out of town but there must be a balance. Councilman Sylvester questioned the occupancy issue that was discussed previously. Mr. Blakeslee gave details on this matter. The Chief spent his holiday weekend here because he received a call from Rose Polo that she was going to have an additional party at the location as well as her regular customers. He is concerned as the holiday approaches this will become more of an issue. He suggested having the staff members shuttled to the location. His officers have been monitoring parking at the restaurant which takes them away from doing their job protecting the residents in town. Mr. Puco, Fire Inspector went to the location to assess the situation and did not find any violations to the fire code. Councilman Sylvester asked for further information on the number of seating in the building. Mr. Blakeslee explained details on this subject. Mr. Bucco explained how the parking spaces are approved. There was further discussion on the seating issue. Councilman Hathaway provided his comments on this issue. Mr. Blakeslee read Mr. Puco's email on the subject of how many chairs and people were in the building and how it complied with the fire codes. Councilman Laureys gave his comments on this subject. Councilman Koster asked if the permits will make a heavier work load for the officers. The reply was 'yes' but this will get easier over time. He feels the residents deserve some peace. There has to be a working relationship between the residents and Polo's. Councilman Koster wanted to know if this could cause issues with these situations in other parts of town. The Chief went back 10 years and he said there was really nothing substantial in the past. He said we may have to handle additional situations on an individual basis. There was further discussion on this issue. Councilman Koster said those living on county or state roads can't complain to us. The Chief said they could complain but the Borough would not be able to do much. We can only police our own streets. Councilman Hathaway wants to know why Family Ford and Polos would not have permits as well. It was determined it is only for residents. He wants to know why we are excluding the businesses. Mr. Bucco explained the businesses should be using their parking lot not the street. There was detailed discussion about this. Mr. Bucco explained this would not alleviate this problem. Councilman Hathaway just wants to be sure we are not opening up a can of worms causing other problems. Councilman Sylvester said we will have to take this case by case. The Chief explained

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this is a constant problem. The Chief said the Church St. situation was taken care of with signs. This current situation is becoming volatile. Councilman Hathaway said the same issue happens at the school. He is concerned that this will send a precedent. Councilman Sylvester said there have been similar parking problems at the elementary school as well and that this is a problem created by the Borough. Councilman Hathaway asked why the fees were abated. Councilman Still said no one in the Council wanted to charge the fees.

A Motion to Introduce Ordinance #2018-13 and Read by Title Only was made by Councilman Sylvester and seconded by Councilman Hathaway.
Roll Call: 5 Yes

A Motion to Pass Ordinance #2018-13 on First Reading was made by Councilman Sylvester and seconded by Councilman Hathaway.
Roll Call: 5 Yes

PUBLIC PORTION OF MEETING

Mr. Colananni of 4 Chestnut St. inquired about when they can get the parking permits. The response was: after it is approved at the December 13th meeting. He wanted to know if Polo knows this is happening. He said a note was put in their menus. Councilman Hathaway provided more details and explained that Polo's has put in some effort. He said there was a sign put out to keep patrons from turning right on McMullen but this cannot be enforced by the police. Additional explanation for this reasoning was provided. Mr. Colananni asked why Councilman Hathaway questioned the cost of the tickets.

A Motion to Close the Meeting to the Public was made by Councilman Hathaway and seconded by Councilman Still.
Roll Call: 5 Yes

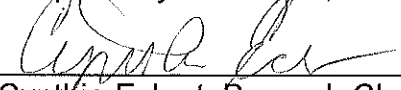
CLOSED SESSION

There was no closed session

ADJOURNMENT

A Motion to Adjourn the Meeting was made at 8:42PM by Councilman Hathaway and was seconded by Councilman Sylvester.
Roll Call: 5 Yes

Respectfully Submitted,



Cynthia Eckert, Borough Clerk