

BOROUGH OF NETCONG

MINUTES OF THE MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF NETCONG HELD DECEMBER 6, 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 Hathaway, Councilman Koster, Councilman Laureys, Councilman Still, Councilman Sylvester and Mayor Nametko. Also present were Mr. Blakeslee, Borough Administrator and Mrs. Eckert, Borough Clerk.

PUBLIC PORTION OF MEETING

Mrs. Bernadette Dalesandro, President of the Board of Education, was happy to report that the School Board has been presented with an award. She read the details of this award. The school is now a part of an elite group. She read the plaque they received and gave additional information on the work that took 80 hours over a 4-year period. The Council congratulated the Board on their achievement. Mrs. Dalesandro thanked the Council and wished them a Merry Christmas. The Mayor stated he really appreciates their hard work as it is a thankless job.

A Motion to close the meeting to the public was made by Councilman Sylvester and seconded by Councilman Hathaway.

Roll Call: 6 Yes

AGENDA ITEMS FOR DISCUSSION

The following items are for discuss purposes only. Any action on these items will take place at the meeting of December 13, 2018.

1. Approval of Minutes – November 1, 2018
2. Approval of Minutes – November 8, 2018
3. Approval of Minutes – Special Meeting November 29, 2018
4. Discussion-Recreation Field Use

The Mayor stated we have a printout from the Recreation Commission. He stated during the New Year the Council will need to look at all the fees for recreation. Councilman Still thanked the commission for their hard work; he felt they did a good job.

Councilman Albensi spoke about some of the fees. He suggested changing the locks to a coded system instead of keys so they could be changed after each season to save money. There was further discussion on the security of the field and how that might be improved. Councilman Sylvester had a question about #5 Alcohol use. Councilman Albensi said they had omitted the caveat of obtaining special permission or social affairs permits for alcohol. Councilman Albensi explained this pertained to the athletic leagues not other entities.

Mr. Blakeslee recommended a resolution be done at the reorg every year.

Councilman Still requested that a resolution be made for next week to accept this Field Guideline

5. Discussion-Milk Licenses

The Council is ok with no longer charging for these as this was pertaining to the 1950's.

6. Discussion – Church Street – One Way

The Mayor explained he asked to add this to the agenda. He described the issues with dangerous situations nearly causing accidents. He would like Mr. Blakeslee to look into this situation and send out a survey to the people that live in that area. Councilman Koster stated he thought we had tried to do this years ago and the state would not allow it. The Mayor realized this may not be possible but he would like to at least find out if it is possible. Councilman Laureys asked a question about a solution. Discussion took place among the Council on this subject and the possible solutions. Councilman Still suggested we consult the state first to see what they will allow. The Mayor said we can take this off the agenda for next week.

7. Discussion - Marijuana Legislation

Councilman Sylvester stated he was the person who asked to have this put on the agenda. He stated there are other towns that have decided not to allow this in their town and that there are negative issues in Colorado that are not well known. He feels we need to act now on this subject. There was lengthy discussion among the Council on the details of this matter. Councilman Hathaway stated he does not necessarily disagree with Councilman Sylvester, but he is concerned if we totally deny it we may find trouble with that decision

later. Mr. Blakeslee offered that the Mayor could propose in our ordinance, a special zoning area in town and only allow it there. Councilman Still was more concerned about where they smoke opposed to where they purchase it. There was further discussion among the Council on this matter. Councilman Sylvester asked the Chief the cost for drug recognition training. The Police Chief noted it is very expensive. There was lengthy discussion regarding this topic, possible laws and the ramifications for the town. The Mayor stated we must do something now before this law is passed so we can protect ourselves. It was suggested we introduce an ordinance on this before the end of the year. The Police Chief asked he be included in these discussions as this will affect his department. Mr. Blakeslee explained how this has been handled for similar situations in the past. The possible locations for this were discussed. The Chief also suggested they must be careful to consider St. Michaels and the distance needed to be separated from them when they consider the area to be allowed.

This topic will be carried for further discussion next week. Mr. Blakeslee will contact Mr. Bucco. Chairman Sylvester offered that Hanover had a good ordinance.

8. Discussion – Crown Point – Redeveloper Agreement/PILOT Agreement

Councilman Hathaway said a meeting was held this morning concerning the developer's agreement. This is now 99% complete. The financial agreement is also close to being done. He provided the details.

Councilman Hathaway provided a recap of the things discussed at this meeting for the PILOT as well. He is anticipating word from them tomorrow and this information will be available to the Council by next Tuesday so it can be introduced at the Dec. 13th meeting. He encouraged everyone to read over it thoroughly since this is a large project. Councilman Still said he feels this is a good agreement and our professionals feel the same. The Mayor gave his opinions on this as well. Councilman Still said our professionals did a great job.

Councilman Sylvester stated he will not stand in the way of this project but he feels they have not met the conditions of being high end and they are not in it for the long hall. He said they originally stated there would be hardwood floors and granite counter tops and now there are vinyl floors and quartz counter tops. Councilman Laureys stated he agrees with Councilman Sylvester that they are not in it for the long hall. They are not really invested in our town. He has concerns about the PILOT agreement. The Mayor provided a detail that if the developer chooses to sell the property the Borough still has the right to know who is purchasing it. Councilman Laureys wanted to know if the PILOT stays with the property. The Mayor stated the PILOT runs with the property. The Mayor stated they are cleaning up an eyesore and environmental mess and bringing in tax income for us. The Borough will benefit for their improvements. There was lengthy discussion on this matter. Councilman Hathaway stated the developer will be improving our drainage infrastructure which will benefit further projects which are contingent on this development. We have saddled them with additional hefty costs to benefit us in the end. We may not get granite counter tops but we will be getting a revamped drainage system. There was further discussion on the drainage issue vs. high end finishes. Councilman Hathaway

said we have really caused this developer to do things other than their original plan that will benefit the Borough. Councilman Hathaway stated we need this project and the improvements that come with it. Councilman Laureys main concern is that the developer will sell out very quickly. Councilman Hathaway said everything has been set so that they must maintain control for the first 10 years of the PILOT. Councilman Albensi said no matter how you look at it the increase in tax revenue and the drainage are alone enough to benefit the town.

It was noted that there would be an introduction of an Ordinance next week and special meeting on Dec. 27th for Financial Agreement.

9. Discussion – Pocketbook Factory Redevelopment Plan Amendment

Councilman Hathaway said this is more of the same. They had a meeting the new developer has asked for an amendment to the site plan changing the parking and asking for 8 additional units coming back to the original requested units and there will now be a fire lane completely around the building. The overall building heights remain the same. There was discussion on the details of the changes to the site plan. They have changed the eaves of the roof. The finishes are nicer than the Crown Point project. Councilman Still stated they will be coming to the December 13th meeting to give a presentation of their improvements. Councilman Still said they saw the problems before we even asked so they are above and beyond the original developer. There was discussion on the detailed changes.

10. Correspondence – Terry Vervaeet Recreation Commission Resignation

A Motion was made by Councilman Albensi and seconded by Councilman Sylvester to accept the resignation with regrets. Councilman Albensi requested a resolution or proclamation regarding this event.

11. Resolutions – Balance Transfers

Mr. Blakeslee provided details regarding the reasoning for the balance transfers.

12. Resolution – Stipends

Mr. Blakeslee provided an explanation regarding the reason for the stipends.

13. Resolution – Cancel Small Balances

14. Resolution – MUA Recycling Contract

Mr. Blakeslee explained the agreement has been recommended as a 2 year contract instead of a 3 year so it coincides with our Garbage contract. We received the contract today and it was sent to Mr. Bucco and Tom Mendel for review. The Mayor gave some details about the changes in recycling. He said we need to educate people on recycling rules.

15. Resolution – Change Order - Reservoir Demolition

Mr. Blakeslee explained we are saving money on this project. The Mayor asked for details. Mr. Blakeslee explained there are encroachments from a surrounding resident onto our property that must be rectified before we can sell this property.

16. Resolution – Appoint Gerard Hardiman – Probationary Patrolman

The Chief explained how the training is done.

17. Resolution – Appoint Keith Arentowicz – Probationary Patrolman

18. Resolution – Lien Redemption – Block 5 Lot 24 – 1 Prospect St.

19. Ordinance – Public Hearing – Parking McMullen St.

PRIVILEGE OF THE FLOOR TO THE COUNCIL

Council President Still reported that there was a lot of work done on the Crown Point project and the professionals did a great job.

MAYORS COMMENTS

The Mayor had no comments at this time.

PROCLAMATIONS

There were no proclamations.

PUBLIC PORTION OF MEETING

Mr. Bob Colananni, 4 Chestnut St., asked why the ordinance is only for McMullen and not Chestnut. The Council advised Chestnut is also mentioned in the ordinance.

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

Roll Call: 6 Yes

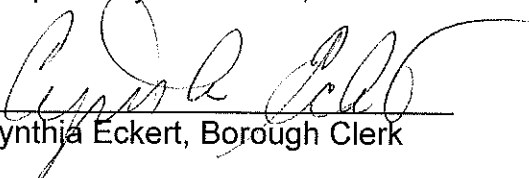
CLOSED SESSION

No closed session was held.

ADJOURNMENT

A Motion to Adjourn the Meeting was made by Councilman Still and seconded by Councilman Hathaway at 8:42PM and was passed by unanimous voice vote.

Respectfully Submitted,



Cynthia Eckert, Borough Clerk