

BOROUGH OF NETCONG

MINUTES OF THE MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF NETCONG HELD DECEMBER 13, 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 (arrived 7:38PM,) Councilman Sylvester and Mayor Nametko. Also present were Mr. Blakeslee, Borough Administrator and Mrs. Eckert, Borough Clerk.

CROWN WALK PRESENTATION

Mr. Michael Selvaggi, the Attorney for Crown Walk, gave a brief description of this property and the project plans. He provided an explanation for the letter sent to the Borough to request an amendment to the original redevelopment plan. He continued detailing the proposed changes. He asked the Council how much information they would like to hear on this project. Councilman Hathaway gave suggestions regarding what the Council is interested in hearing about this project.

Mr. Wassim Nader, Engineer for Crown Walk, presented the plans. He started with the original plans and then the suggested changes and upgrades to the plans. He presented several drawings to show the changes. He explained the changes in the parking plans in detail including parking under the building. Mr. Nader continued by providing information about the changes with the actual units and the reasons for this. He explained the addition to the landscape. It was noted that there were changes made

to the trash enclosures. Mr. Nader detailed the hallway changes and addition of a washer and dryer in each unit. These were considered added amenities. The elevators will be large enough for gurneys. A BBQ area, bicycle rack, and gym plus one additional affordable and unit upgraded the finishes. They changed the configuration a bit but the footprint is basically the same. This includes the following changes:

- # of units 80
- Density
- Move of handicapped parking
- Change eaves design
- Landscaping Buffer
- Garbage enclosure was enlarged
- Affordable 3 bedroom unit

Councilman Sylvester asked a question about a stand pipe. Mr. Nader explained where the hydrants would be located. Councilman Hathaway asked if there would be a stand-by generator, the response was "yes." Councilman Sylvester asked about the finishes. Councilman Laureys asked about the rental fees. Mr. Nader said they do not have those figures yet. Councilman Laureys also asked for the breakdown of the unit sizes. Mr. Nader gave a list of those. Councilman Laureys asked why the configuration of the building was changed. Mr. Nader explained that was for the fire lane as well as lighting in the units. Councilman Laureys asked why these changes were not in the original plan. It was explained that they are not the original owners of the property. Councilman Hathaway asked Mr. Bucco what the next step would be. Mr. Bucco explained these revisions need to go to the planner, then to the Planning Board and then back to the Council to have the ordinance amended. The Mayor asked what the Planning Board would be approving and how far the stone façade goes up. Mr. Nader explained. Councilman Albensi asked where the Council stands with the easement and the railroad. Mr. Nader said the last meeting went well and it was well received by the railroad engineer. He went on to explain the details of the proposed drainage. Councilman Albensi offered that the easement with the railroad was the problem with the other developers. Mr. Nader explained he has completed quite a few projects with NJ Transit as a consultant and is familiar with these issues. The Mayor asked if there were any other questions. Mr. Blakeslee asked if it is advised to go back to our planner with this updated plan. The attorney asked for clarification on the process timeframe.

A Motion to send this to the Borough Planner for comments was made by Councilman Albensi and seconded by Councilman Hathaway.

Roll Call: 6 Yes

APPROVAL OF MINUTES

- Agenda Meeting – November 1, 2018
- Regular Meeting – November 8, 2018
- Special Meeting – November 29, 2018

A Motion to Approve the Agenda Meeting – November 1, 2018 Minutes was made by Councilman Still and seconded by Councilman Sylvester.
Roll Call: 6 Yes

A Motion to Approve the Regular Meeting – November 8, 2018 Minutes was made by Councilman Still and seconded by Councilman Sylvester.
Toll Call: 5 Yes Abstain: Councilman Hathaway

A Motion to Approve the Special Meeting – November 29, 2018 Minutes was made by Councilman Still and seconded by Councilman Sylvester.
Roll Call: 5 Yes Abstain: Councilman Albensi

PUBLIC PORTION OF MEETING

A Motion to Close the Meeting to the Public was made by Councilman Hathaway and seconded by Councilman Albensi.
Roll Call: 6 Yes

ORDINANCE ADOPTIONS

- 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 Read Ordinance 2018-13 by Title Only on Second Reading and a Hearing Held Thereon was made by Councilman Still and seconded by Councilman Hathaway.
Roll Call: 6 Yes

Mr. Heyman, representing Polo’s Bar and Grill, requested the Council table this ordinance. He explained he attended the Planning Board meeting when this project was presented. He continued on to explain that they are in the process of gaining additional parking. He noted that he listened to the recording of the meeting of November 29th. He provided numerous reasons for his request to table this ordinance. He said he had visited the streets in question and stated the sizes of the driveways and garages and cannot understand why they need these 4 parking permits. He wanted to know why the residents would have the right to a permit and not the businesses. Mr. Bucco explained we are not treating the residents differently; there are two classes; residence and commercial. He reiterated they have been in front of the Planning Board two times. He would like time to come to a resolution before this ordinance is adopted.

Mr. Bucco explained the Council members don’t live in a bubble. This is a small town and they have seen what is going on in this situation. It is not necessary for a formal traffic report to see the issues at this location. He explained the police

department has seen these problems and reported it to the Council. This ordinance is one way to provide safety on their street. The restaurant is not providing proper parking for their establishment. There was further discussion on this situation. Mr. Heyman again requested additional time to try to resolve this problem before this ordinance is adopted. Mr. Bucco said this could be tabled tonight and brought to the Dec. 27th meeting. If it is not acted on before the end of the year, it will have to be re-introduced in 2019.

Councilman Hathaway asked if the end game we are waiting on is the Stroud piece, why do we need to hold on the parking restriction? If this will not be a problem afterward why is this necessary? Councilman Hathaway stated that the issue is the residents need relief. Councilman Hathaway explained there is a hardship for these residents and he is an advocate of passing this now and amending it later. There were further comments from Mr. Heyman on this issue. Councilman Hathaway continued to discuss this issue with Mr. Heyman.

Councilman Sylvester stated the Council had no interest in being involved in this. He was hoping the residents and restaurant could come up with a solution to this issue on their own. The Mayor stated he was at the planning board meeting before the bar was built and noted that there were concerns about the parking at that time. The Council discussed issues noted at that previous meeting. Councilman Albensi stated this has been going on too long. He said the business has grown. He went on with some discussion points and said there have already been multiple chances to try and solve this problem to no avail.

Councilman Hathaway stated he was also attending the meeting and it was promised to the residents a solution to this problem by the end of the year. He suggested amending this ordinance next year. He continued on with his opinion on this subject.

The Mayor thanked Mr. Heyman.

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

Roll Call: 6 Yes

A Motion to Adopt Ordinance #2018 -13 was made by Councilman Still and seconded by Councilman Sylvester.

Roll Call: 6 Yes

CORRESPONDENCE

1. Letter from Morris County – Municipal Alliance

There were no questions or comments from the Council.

BOROUGH ADMINISTRATOR REPORT

Mr. Blakeslee provided highlights of his report:

1. Fire prevention monthly reports will be presented at all future meetings.
2. Recreation – field use agreement was given to attorney and risk manager – Mr. Bucco will give his comments. Rec. field coordinator now has an email address.
3. Got contract from Community Development for Arbolino Park Phase 2 grant. He provided details of the improvements. The Mayor mentioned it is ADA compliant and senior friendly and gave several details on the changes to the park.

Mr. Blakeslee noted that this completes his 11th year here. Councilman Hathaway thanked the department heads (Police Chief, DPW Superintendent and Office Manager) for their assistance in making his job so easy and the great job they do for the town. He is also thankful for the professionals.

COMMITTEE REPORTS

Finance & Insurance: E. Still J. Sylvester

For the month of November 2018 the Borough had a total income in the amount of \$1,629,036.05 as compared to November 2017 of \$1,430,756.75.

For the month of November 2018:

Miscellaneous Revenue Not Anticipated (MRNA):

In 2018 the Borough received \$1,124.50 compared to \$1,015.00 in 2017

Other Licenses/Borough Clerks Fees:

The Borough received \$18,770.80 compared to \$24,169.56 in 2017.

State Aid:

We received \$42,215.29 in state aid in November 2018 and in November 2017 we received the same amount of \$45,397.81.

Grants in Aid:

The Borough received grants in the amount of \$5,346.95 for November 2018 compared to November 2017 where there was \$1,869.40 received.

Taxes Collected:

The Borough collected \$1,561,578.51 in 2018 compared to \$1,358,304.98 in 2017.

Income Total Year to Date:

The Total Income Year to date for 2018 is \$9,619,673.60 as opposed to \$9,208,957.50 in 2017.

Economic Development: R. Hathaway E. Still

Councilman Hathaway noted that the Pocketbook Factory will be heard tonight. He also noted that Crown Point was on the agenda earlier this evening. Final review by all parties finds it acceptable. He thanked both professional and office staff for their work.

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

Councilman Sylvester read the reports for police, ambulance and discussed the fire inspector. He explained Mr. Rush is retiring from his position as fire inspector at the end of this year. Councilman Sylvester requested a proclamation and plaque for reorg. The fire truck will be here tomorrow.

Ambulance Corps:

August:

Total Calls: 65 (4 out of town)

Total Hospital trips: 30

Total Patients: 38

Miles Traveled: 874

Hours Volunteered: 182 hours, 18 minutes

September:

Total Calls: 68

Total Hospital Trips: 40

Total Patients: 55

Miles Traveled: 1,223

Hours Volunteered: 345 hours, 18 minutes

Assistance: 1 assist for Stanhope Fire Department

Police:

Total Calls: 336

Motor Vehicle Summons: 88

Local Warrants: 1

Dept. of Public

Works & Utilities: E. Koster R. Hathaway

Road Department: Re-installed broken RR crossing sign in front of Carmine's Pizza Cleaned heavy leaf build up from curb lines Picked up 208 cy of leaves, and 36 cy of brush Roxbury sweeper came in to clean McMullen St flood debris Facilitated Isolatek meeting to order directional business signs Repair sink hole on Prospect St Repaired damaged bollard on the corner of Allen Terrace and Prospect St from truck traffic

Public Services:
(Human Services
Recycling & Solid
Waste Disposal

T. Laureys

J. Albensi

Councilman Laureys read the dial a ride report for November:

Days of Service: 20

Miles: 887

of Stops: 59

Nutrition for 3 people: 20

Food Shopping: 51

of Meals on Wheels: 14

Medical Appointments: 10

Other Appointments: 99

People Using Services: 47

Cancels: 16

Denials: 0

Units: 322

Hours: 92.75

Additional Notes: closed 3 days and 1 day of snow which caused cancellations.

The Mayor said we have a boy scout in the audience who is observing this meeting. He asked David McGreeny to come forward. David explained this is his last badge. Mr. Bucco asked him what his eagle project will be. David stated that he has already completed it; it is a prayer garden at St. Michaels Church. Mr. Bucco asked for an invite to his Eagle Scout court of honor so he can attend.

OLD BUSINESS

1. Marijuana Legislation

The Mayor stated this will not go through legislation this year. Mr. Bucco also said it will not be acted on by the end of this year. It is not on the board for next week's vote. He suggested the State has taken the position that the resolutions being adopted are invalid. There will be an opt-out after the law has been passed. There will be limited numbers of retail licenses with many rules. It will not be easy to just open up a shop in town. Councilman Sylvester wanted to know how to go about changing the zoning in town. The Mayor said if you opt- out you opt out for anywhere. There is discussion regarding this topic. Mr. Bucco explained in detail, the proposed legislation. There was further discussion about Netcong's existing ordinance. There was a brief discussion regarding vape shops.

NEW BUSINESS

No new business was presented at this meeting.

PRIVILEGE OF THE FLOOR TO THE COUNCIL

The Council President had nothing to discuss.

Councilman Hathaway expounded how everyone pulled the Holiday Parade event together and it was a great event. He mentioned the Police Dept., DPW, Recreation, and the NCP. He also wanted to let the Council know how great he and many town's people feel about the snow removal in the town. Councilman Hathaway also provided his opinions on the parking ordinance and the unfairness of this ordinance to other Borough residents who will need to be paying for this. He feels there should be a nominal fee for these permits.

MAYOR'S COMMENTS

The Mayor will hold his comments until the Dec. 27th meeting.

RESOLUTIONS Voted by block

- 1. Resolution 2018 – 113** - Authorizing to Transfer Items of Appropriation in the 2018 Current Fund Budget in Accordance with N.J.S.A. 40:4-58.

A motion was made by Councilman Still and seconded by Councilman Hathaway.

Roll Call: 6 Yes

- 2. Resolution 2018 –114** – Authorizing the Payment of Annual Stipends to Certain Borough Employees

A motion was made by Councilman Still and seconded by Councilman Hathaway.

Roll Call: 6 Yes

- 3. Resolution 2018 – 115** - Authorizing the Cancellation of Small Balances Under the Amount of \$10.00

A motion was made by Councilman Still and seconded by Councilman Hathaway.

Roll Call: 6 Yes

- 4. Resolution 2018 – 116** - Authorizing the Approval of Change Order No. 1 for the Reservoir Demolition Contract with Tomco Construction Incorporated

A motion was made by Councilman Still and seconded by Councilman Hathaway.

Roll Call: 6 Yes

- 5. Resolution 2018 –117-** To Appoint Gerard Hardiman as Probationary Patrolman of the Netcong Police Department.

Councilman Koster is very pleased with Mr. Hardiman's service thus far.

A motion was made by Councilman Still and seconded by Councilman Hathaway.
Roll Call: 6 Yes

- 6. Resolution 2018 – 118** -To Redeem Tax Sale Certificate 18000001 - 1 Prospect Street.

A motion was made by Councilman Still and seconded by Councilman Hathaway.
Roll Call: 5 Yes Abstain: Councilman Koster

- 7. Resolution 2018 – 119** - To Redeem Tax Sale Certificate 18000003 - 103 Church Street.

A motion was made by Councilman Still and seconded by Councilman Hathaway.
Roll Call: 6 Yes

- 8. Resolution 2018 – 120** – Authorizing the Execution of a Shared Services Agreement with the Morris County Municipal Utilities Authority for Recycling Collection and Disposal Services

Councilman Still wanted to be sure the pickup is done better and the cans be placed on the curb. Mr. Blakeslee will continue to check in with the county on this.

A motion was made by Councilman Still and seconded by Councilman Hathaway.
Roll Call: 6 Yes

- 9. Resolution 2018 – 121** - Authorizing the Settlement of the 2015 & 2016 Tax Appeals Pertaining to Block 35, Lot 5, known as 15 Carolyn Way.

A motion was made by Councilman Still and seconded by Councilman Hathaway.
Roll Call: 6 Yes

- 10. Resolution 2018 – 122** - Designating 34 BNK Street Urban Renewal, LLC as Redeveloper and Authorizing the Execution of a Redevelopment Agreement for

Block 16.01 Lot 24 and 25.01, Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 Et Seq.

A motion was made by Councilman Still and seconded by Councilman Hathaway.

Roll Call: 6 Yes

ORDINANCE INTRODUCTIONS

- 1. Ordinance 2018 -14** – Authorizing and Approving a Financial Agreement Between the Borough of Netcong and 34 BNK Street Urban Renewal, LLC for Property Known as Block 16.01, Lots 24 and 25.01 Pursuant to the Long-Term Tax Exemption Law (N.J.S.A. 40A:20-1 et seq.) .

A Motion to Introduce Ordinance #2018 - 14 and Read by Title Only was made by Councilman Hathaway and seconded by Councilman Still.

Roll Call: 6 Yes

A Motion to Pass Ordinance #2018-14 on First Reading was made by Councilman Hathaway and seconded by Councilman Still.

Roll Call: 6 Yes

Councilman Albensi stated the perseverance of the Council and Economic Development Committee should be noted in the minutes. The Mayor made complimentary comments on this as well.

REPORTS

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

Roll Call: 6 Yes

BILLS

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

Roll Call: 6 Yes

PUBLIC PORTION OF MEETING

Mr. Colananni of 4 Chestnut St. wanted to thank the Council for adopting this ordinance. They tried to come to an agreement with the restaurant. He was a bit disappointed they thought they could bring an attorney and convince this Council to hold off on this ordinance. He is not in agreement with them getting 4 parking passes. It would reward them for bad behavior. He stated the residents are agreeable to paying a fee for the permits. The Chief requested they put up the message boards. Councilman Laureys

thanked Mr. Colananni for recognizing there are administrative costs to the Borough and that the residents are willing to pay for the permits.

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

Roll Call: 6 Yes

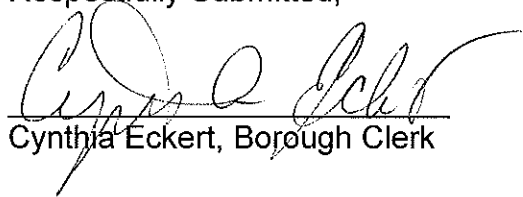
CLOSED SESSION

There was no closed session.

ADJOURNMENT

A Motion to Adjourn the Meeting was made by Councilman Still, seconded by Councilman Hathaway and moved by unanimous voice vote at 9:15PM.

Respectfully Submitted,



Cynthia Eckert, Borough Clerk