

BOROUGH OF NETCONG

MINUTES OF THE MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF NETCONG HELD SEPTEMBER 13, 2018 AT THE NETCONG MUNICIPAL BUILDING, 23 MAPLE AVENUE, NETCONG, NEW JERSEY COMMENCING AT 7:30 P.M.

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

CROWN POINT PRESENTATION

Mr. Rasmussen Project Manager and Mr. Mike Caccavelli were present to update the Mayor and Council on the Quirk property project. They are scheduled to close on the property in November. They plan to begin the site demolition after the closing. They are hoping to begin the ground work by the end of the year. The project should be complete by Feb. 2020. He explained the details and updates for the project and its timing. He wanted to know if there were questions.

Councilman Sylvester is concerned about the 'high end' description. He wants to know what the façade will look like and what the finishes will be inside. Mr. Rasmussen provided the details. Included will be stainless steel appliances and fixtures, quartz countertops both kitchen and bathrooms. There will be luxury vinyl tile in kitchen and living areas. There are individual HVAC systems. There will be security systems with monitoring. Councilman Sylvester asked about rental amounts. The reply was low \$1,600.00 range for one-bedroom units, \$2,400 for 2-bedroom units. There will also be a fulltime onsite super and maintenance.

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Councilman Sylvester's concern is that a complex we already have started out this way but is now not the same since a change of ownership. He is concerned that this rental will become a problem in the future.

Councilman Albensi asked about a complex in Butler. Mr. Rasmussen explained this was not related to this project. Councilman Albensi is concerned about the occupancy rate. Councilman Rasmussen explained the current complex they have in Harrison is 96% occupied. Councilman Albensi is very pleased with the project proposal. Councilman Sylvester also asked about the PILOT. Mr. Rasmussen said they are still working on that with the town. Mr. Caccavelli then went on to explain the details of the PILOT. He gave details about the cost of the project and reasons for the need of a PILOT. He explained how the cost of this project is higher because the property needs environmental remediation. He also explained how the PILOT will help to bring the redevelopment area to fruition. He said this also stimulates the local economy. It is estimated there will be a 1.2 million dollar increase per year due to this new development. This would be a 30-year PILOT. The PILOT would be 10% of the revenue generated by the development. There would be 13X increase in revenue than are collected on this property now. Even with the PILOT the Borough will collect more taxes than they do now. He described in detail the numbers and projections of money the Borough would get from the PILOT. Mr. Bucco asked about a few particulars in the calculations. There was discussion among Mr. Bucco and Mike on this subject. The Council thanked them for their time.

APPROVAL OF MINUTES

No minutes were presented.

PUBLIC PORTION OF MEETING

Mr. Shawney: Owner of 63 Main Street. He wanted to know what they will be doing about the parking in reference to this project. He suggested the Borough provide more parking in order to bring business to the town.

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

Roll Call: 4 Yes

ORDINANCE ADOPTIONS

No ordinances were adopted this evening.

CORRESPONDENCE

1. Lenape Valley Regional Highschool – Light Tower Request

Councilman Albensi doesn't have a problem lending the light tower but he would like to send a letter with it requesting they reciprocate when we make requests to

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have the band here for some of our events. He doesn't want to penalize the kids but he feels we need to write a letter. Councilman Hathaway commented that we should have the band director come to Mr. Blakeslee to make his request. The Council is not pleased.

A motion made to approve the loan of the light tower contingent on the above mentioned was made by Councilman Albensi and seconded by Councilman Sylvester.

Roll Call: 4 Yes

2. Terry Vervaet Resignation Letter – Municipal Alliance

Councilman Albensi explained the reasons for this resignation. He said there is a problem with the grant match. The Borough was supposed to supply this and there was a problem with it this year. He further explained how this works. The Alliance would send Lenape Valley Project Graduation money each year to meet this grant. Lenape Valley did not have Project Graduation this year so there is now an issue with the grant match. He went on to further explain the town now needs to come up with \$1600.00 to meet the match. Mr. Blakeslee will discuss this with the CFO, Police Chief and DPW Superintendent to see if we can accommodate the program. It is mentioned we could use the DARE personnel to offset the cost. Councilman Albensi said this would suffice.

A motion to accept this resignation made with regret was made by Councilman Albensi and seconded by Councilman Hathaway.

Roll Call: 4 Yes

BOROUGH ADMINISTRATOR REPORT

It was noted that the Council reviewed the report.

COMMITTEE REPORTS

Finance & Insurance: E. Still J. Sylvester

Councilman Sylvester read the following report.

For the month of August 2018 the Borough had a total income in the amount of \$1,569, 122.92 as compared to August 2017 of \$1,787,184.19.

For the month of August 2018:

Miscellaneous Revenue Not Anticipated (MRNA):

In 2018 the Borough received \$1,515.00 compared to \$7,279.52 in 2017.

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Other Licenses/Borough Clerks Fees:

The Borough received \$16,511.99 compared to \$11,119.49 in 2017.

State Aid: We received \$10,795.05 in state aid in August 2018 however in August 2017 we received \$ 176,357.70.

Grants in Aid:

There were no grants in aid received during August 2018 compared to July 2017 where there was \$7,176.22 received.

Taxes Collected:

The Borough collected \$1,540,300.88 in 2018 compared to \$1,585,251.26 in 2017.

Income Total Year to Date:

The Total Income Year to date for 2018 is \$6,452,851.39 as opposed to \$6,285,391.19 in 2017.

Economic Development: R. Hathaway E. Still

Councilman Hathaway – The Pocketbook Factory is due to close and transfer from one owner to next. Mr. Blakeslee explained he had a meeting with the new owner and needs to review the Planning Board resolution about the easement with Norfolk Southern. There was brief discussion on this subject. Mr. Bucco gave his opinion on this matter. There was further detailed discussion among the Council regarding the drainage issue. They may have to come back to the Planning Board according to Mr. Blakeslee

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

Councilman Sylvester read his reports.

Ambulance Corps
(Report reflects July due to the process data is collected for the state)

Total Calls: 59

Total Patients: 41

Total hospital trips: 32

Miles Travelled: 1077

Hours Volunteered: 187 hrs. 26 minutes

Fire Department

Total Calls: 11

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Total Members: 36
Time Volunteered: 59 hours, 35 minutes
Drills: 6
Total Members: 32
Time Volunteered: 134 hours, 47 minutes
Administrative Details: 5
Total Members: 36
Time Volunteered: 61 hours, 50 minutes
Totals:
Members: 36
Time Volunteered: 255 hours, 32 minutes

Police Report
Total Calls: 399
Motor Vehicle Summons: 103
Local Summons: 4

Councilman Sylvester noted that there was a successful day at the Boonton Parade- They won several trophies which Councilman Sylvester detailed. He added that the new Fire Truck is being built.

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

Councilman Hathaway read the DPW report

Road Department:
Picked up 56cy of grass Picked up 56cy of brush Painted crosswalks, stop lines, and parking lines around town Fixed pavers around new telephone pole on Main St. .. Repaired 5 storm drains Performed end of the month curbside pick-up of appliances Applied weed killer to sidewalks and curb lines on Main St, Maple Ave, Borough Hall, and Gazebo area Fixed concrete bollard on the corner of Allen Terrace and Prospect St 2 separate times Paved pot holes along the Feast Parade route and the 5k race route

Water Department:
Performed monthly water reports George Walters came in to do annual leak detection survey Cintas fire protection tied in to our main for a new Quick Check sprinkler system ABB Corporation came in to perform bi annual meter inspection and calibration at the 3 well houses Garcia Construction continued with water project installing new water main on Old Ledgewood Rd

Sewer Department:
Woodmont tied into the Borough sewer system on Barone St ...

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Municipal Alliance – Movie Night was successful and fun for all. The anti-bully squad came.

Volunteer Hours-61

Public Services: T. Laureys J. Albensi
(Human Services
Recycling & Solid
Waste Disposal

Councilman Albensi read the Dial A Ride Report for August

Days of Service: 22

Miles: 1092

#of Stops: 65

Nutrition for 3 People: 21

Food Shopping: 48

of Meals on Wheels: 14

Medical Appointments: 11

Other Appointments: 66

People Using Services: 44

Cancel: 17

Denials: 0

Units: 374

Hours: 118.5

OLD BUSINESS

No old business was discussed at the meeting.

NEW BUSINESS

No new business was discussed at the meeting.

PRIVILEGE OF THE FLOOR TO THE COUNCIL

Councilman Sylvester –Invitation for Fire Department Inspection Dinner please RSVP.
The Food Truck Festival will take place on September 22 at Arbolino Park.

Councilman Still thanks everyone for doing a great job on the very rainy Netcong Day.

MAYOR'S COMMENTS

The Mayor was not in attendance at this meeting.

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RESOLUTIONS

1. **Resolution 2018-90-** To Redeem Tax Sale 17-00007 – 41 Amendola Dr.
2. **Resolution 2018-91-** To Redeem Tax Sale 17-00001 – 92 Koclas Dr.
3. **Resolution 2018-92-** Authorizing an Adopt-A-Spot Program in the Borough of Netcong.
4. **Resolution 2018-93 -**To Affirm the Netcong's Civil Rights Policy with Respect to All Officials, Appointees, Employees, Prospective Employees, Volunteers, Independent Contractors, and Members of the Public that come into Contact with Municipal Employees, Officials and Volunteers
5. **Resolution 2018-94 –** Rejecting All Bids Received for the Arbolino Park Improvements, Phase I, in the Borough of Netcong and Authorizing the Borough Administrator to Re-Advertise for Bids for Said Project
6. **Resolution 2018-95 –** Authorizing the Award of a Contract to All Seasons Property Maintenance, LLC for Assistance with Snow Plowing and Sanding Services

A motion to approve the six above listed resolutions was made by Councilman Hathaway and seconded by Councilman Sylvester.

Roll Call: 4 Yes

ORDINANCE INTRODUCTIONS

There were no ordinance introductions presented at this meeting.

REPORTS

A motion to incorporate all reports into the minutes was made by Councilman Albensi and seconded by Councilman Hathaway.

Roll Call: 4 Yes

BILLS

A motion to pay all bills when funds are available was made by Councilman Sylvester and seconded by Councilman Hathaway.

Roll Call: 4 Yes

PUBLIC PORTION OF MEETING

A motion to close the meeting to the public was made by Councilman Albensi and seconded by Councilman Hathaway.

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Roll Call: 4 Yes

CLOSED SESSION


There was no closed session this evening.

ADJOURNMENT

A motion to adjourn the meeting was made by Councilman Hathaway and seconded by Councilman Still at 8:30pm.

Roll Call: 4 Yes

Respectfully Submitted,



Cynthia Eckert, Borough Clerk