

BOROUGH OF NETCONG

MINUTES OF THE MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF NETCONG HELD DECEMBER 10, 2020 AT THE NETCONG MUNICIPAL BUILDING, 23 MAPLE AVENUE, NETCONG, NEW JERSEY COMMENCING AT 7:30 PM.

Mayor Nametko called the meeting to order at 7:30 PM.

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 3, 2020.
2. Publishing a notice in the Daily Record, the official newspaper of the Borough of Netcong on January 15, 2020 and sending a copy to the Star Ledger on January 3, 2020.

ROLL CALL

Those in attendance this evening were Councilman Albensi, Councilman Hathaway, Councilman Koster, Councilman Laureys, Councilman Sylvester, Councilman Still and Mayor Nametko. Also present were Mr. Blakeslee, Borough Administrator and Mrs. Eckert, Borough Clerk.

APPROVAL OF MINUTES

No minutes were presented.

PUBLIC PORTION OF MEETING

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

Roll Call: 6 Yes

ORDINANCE ADOPTIONS

1. Ordinance 2020-24 - AN ORDINANCE TO AMEND CHAPTER 194, "LAND DEVELOPMENT PROCEDURES", ARTICLE XIV "AFFORDABLE HOUSING" OF THE CODE OF THE BOROUGH OF NETCONG TO PROVIDE FOR ANNUAL

ADJUSTMENT TO INCOME ELIGIBILITY AND MAXIMUM RENTAL AND SALE PRICES FOR AFFORDABLE UNITS.

A Motion to Read Ordinance 2020-24 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

The Mayor opened the meeting to the public.

A Motion to Close Public Hearing was made by Councilman Still and seconded by Councilman Sylvester.
Roll Call: 6 Yes

A Motion to Adopt Ordinance #2020-24 was made by Councilman Still and was seconded by Councilman Hathaway.
Roll Call: 6 Yes

2. Ordinance 2020 - 25 - AN ORDINANCE TO AMEND CHAPTER 268 "VEHICLES AND TRAFFIC," ARTICLE II "PROHIBITED AND TIME LIMIT PARKING," OF THE CODE OF THE BOROUGH OF NETCONG TO ADD SECTION 4.1 "FIRE LANES".

A Motion to Read Ordinance 2020-25 by Title Only on Second Reading and a Hearing Held Thereon was made by Councilman Sylvester and seconded by Councilman Hathaway.
Roll Call: 6 Yes

The Mayor opened the meeting to the public for comment.

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

A Motion to Adopt Ordinance #2020-25 was made by Councilman Sylvester and seconded by Councilman Hathaway.
Roll Call: 6 Yes
For the record: Mr. Bucco arrived 7:34

3. Ordinance 2020-27- AN ORDINANCE ADOPTING AN AMENDED REDEVELOPMENT PLAN FOR BLOCK 28, LOTS 15, 16, 17, 18, 19, 20 & 21 IN THE BOROUGH OF NETCONG.

A Motion to Read Ordinance 2020-27 by Title Only on Second Reading and a Hearing Held Thereon Councilman Hathaway and seconded by Councilman Still.
Roll Call: 6 Yes

The Mayor opened the meeting to the public for comments.

A motion to close the public hearing was made by Councilman Hathaway and seconded by Councilman Still.

Roll Call: 6 Yes

A Motion to Adopt Ordinance #2020-27 was made by Councilman Hathaway and seconded by Councilman Still.

Roll Call: 6 Yes

Councilman Laureys asked if this involved the parking and could it be discussed now. A discussion regarding the parking ensued. Councilman Laureys was concerned about the government getting involved in this situation. He provided detailed reasons.

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

Roll Call: 5 Yes No: Councilman Laureys

CORRESPONDENCE

No correspondence was submitted.

BOROUGH ADMINISTRATOR REPORT

A Motion to Approve Banking RFP to Valley Bank was made by Councilman Still and seconded by Councilman Sylvester.

Roll Call: 6 Yes

There was a discussion with the Mayor, Mr. Ruschke, and Mr. Bucco, about the Shop Rite parking. The discussion continued during the Old Business portion of the meeting.

November 2020 Inspection Report

RENTAL INSPECTIONS/RESALE CERTIFICATE

34 Hillside Ave.

101 Stoll St.

6 Ikes Lane

15 Allen St.

39A&B Dell Ave.

19 Kings Rd.

43 Railroad Ave.

5 Flanders Rd.

23 Route 206 (Had to cancel tenants tested positive for COVID)

POSSIBLE CONSTRUCTION PERMIT VIOLATIONS

23 Barone St. – Putting up a garage – Byram Construction Office called. They have a construction permit.

MAINTENANCE ISSUES

24 Railroad Ave. – couch and stove outside – letter sent 11/2.

95 Allen St. – couch outside at the curb – letter sent/couch removed.
41 College Rd. – dresser left at the curb – letter sent.
26 Church St. – couches left on the curb/letter sent.
6 Ikes Lane – sump pump draining into sewer system. Owner of property had his plumber resolve the issue. Verified by DPW that issue has been resolved.
126 Ledgewood Ave. – couches on the curb/letter sent.

Zoning Activity Report - Month of October & November, 2020

Zoning Inquiries

- 140 Ledgewood Avenue (Knights of Columbus)- zoning permit needed for ownership transfer -yes
- Village Place - call regarding disputed property line.
- 4-8 Ledgewood Avenue, closing on property, additional inspections.
- 71 Railroad Avenue -questions regarding paving driveway.
- 106 Allen Street- Pad for condenser-too close to property line, must be seven (7) feet.
- 3 Bank Street- can convert to residential- no
- 136 Main Street - can use car business operate in that zone - no

Zoning Permits Issued

- 136 Main Street - Business Zoning Certificate of Occupancy, Sabor Latino Restaurant, LLC.
- 136 Main Street - Sign Permit, Sabor Latino Restaurant, LLC.
- 71 Railroad Avenue - Driveway paving.
- 106 Allen Street - revised zoning permit with appropriate side-yard setback.
- 4-8 Ledgewood Avenue - Business Zoning Certificate of Occupancy, new owner/business Dance studio.

Zoning Inspection Conducted

- 121 Main Street- exterior property maintenance, interior habitability/rental registration
- Koclas Drive - found chickens in pen, issued verbal warning to remove in one week
- 105 Stoll Street - Multiple attempts to inspect/contact owner. Follow up with certified letter. NOTE: owner

has not filed their annual rental registration form for 2020.

Two Hundred Foot Lists Issued

- Block 40, lot 9.01- Knights of Columbus.
- Block 2, lot 34 – Inchiappa.

Court - Zoning & Property Maintenance.

- 11/16/20 - 121 Main Street - \$500 fine, continued on the court calendar.

Planning Board

- Attended November Planning Board meeting.

COMMITTEE REPORTS

Finance & Insurance: **E. Still** **J. Sylvester**

Councilman Still noted that requests are in for budgets.

For the month of November 2020, the Borough had a total income in the amount of

\$2,065,916.77 as compared to \$1,786,949.62 in November 2020.

For the month of November 2020:

Miscellaneous Revenue Not Anticipated (MRNA):

In 2020 the Borough received \$5,307.50 compared to \$3,728.00 in 2019.

Other Licenses/Borough Clerks Fees:

The Borough received \$4,276.56 in 2020 compared to \$20,293.66 in 2019.

State Aid:

In 2020, we received \$41,799.90 in state aid while we received \$42,194.58 in 2019.

Grants in Aid:

There were no Grants in Aid in 2020 and \$3,045.25 received in 2019.

Taxes Collected:

The Borough collected \$2,014,532.81 in 2020 compared to \$1,717,688.13 in 2019.

Income Total Year to Date:

The Total Income Year to date for 2020 is \$10,620,937.64 as opposed to \$10,351,003.81 in 2019.

Economic Development: R. Hathaway E. Still

Crown Point project is starting to lease units. The Council had a tour yesterday. They will begin paying the PILOT soon. Councilman Hathaway stated it is a first-class development. It will be a good thing for the borough.

Crown Walk preparations will be completed this evening and they plan to start immediately. There was brief discussion on the bond for this project.

Shop Rite plans should move forward after this meeting. There will still be work to do on the financial agreement which should take place at the beginning of next year. This should not be an issue. Councilman Hathaway gave a comment on Councilman Laureys presentation on the parking situation. He gave his opinions on the parking subject. The Mayor agreed with Councilman Hathaway.

Public Safety:

(Police, Fire, Rescue)

J. Sylvester

E. Koster

Police Dept.

Total Calls: 371

Challenges of Covid-19 still exist.

Ambulance Corp for September

TOTAL CALLS: 48
TOTAL PATIENTS: 27
TOTAL HOSPITAL TRIPS: 20
MILES TRAVELED: 666 miles
HOURS VOLUNTEERED: 290 hrs 13 mins

Fire Department

INCIDENTS: 21 Volunteers, 19.79 Hours
DRILLS: 24 Volunteers, 62.5 Hours
ADMIN. / EQUIPMENT / SPECIAL DETAILS: 37 Volunteers, 39.5 Hours
TOTAL: 43 Members Volunteered for 121 hours and 47 minutes

Councilman Sylvester commented that there are challenges for the department due to Covid and injuries. The Police Chief has addressed these issues. The Fire Dept. will try to submit the grant again for the needed fire equipment.

Dept. of Public

Works & Utilities:

E. Koster

R. Hathaway

Road Department:

Supported multiple rain events and flooding issues....Started moving flower pots off of Main St....Installed new stop sign and post on Wiltop at Carolyn Way....Picked up 170 cy of leaves, 64 cy of brush, and 16 cy of grass....

Water Department:

Repaired broken water line at 57 Allen St....Repaired a broken curb box at 7 Carolyn Way....Performed November water meter readings....Repaired a leaking water line on Allen Terrace....Repaired a water service at 42 College Rd....

Sewer Department:

Fairmount Const performed a sewer lateral replacement at 95 Stoll St. due to excessive depth....Cleared a sewer main blockage in the area of 117 Ledgewood Ave....Cleared a sewer lateral at 123 Allen St....

Buildings & Grounds:

Installed garland and bows on lamp posts, decorated Borough Hall, and assisted Flukey Tree service in hanging Main S.t lighting and Christmas tree lights....

Other:

Joe Fiorello was off on disability for the month of November.....Tom Mendel attended a live recycling webinar....Mike Canfield attended 9 virtual classes through the League of Municipalities Convention....The Netcong Fire Dep.t was able to assist the DPW with the use of the ladder truck to provide a quick and safe repair to the flagpole at the Municipal Building....

Councilman Koster provided a report on the wells – gallons pumped is less that last year and the well #5 is now working properly. Mr. Hess, water operator explained that Well #5 is working properly with no issues. A final invoice was submitted. Mr. Blakeslee explained that it will be charged to the capital account. Mr. Hess stated the company doing the repairs was very cooperative.

Recreation:

J. Albensi

T. Laureys

The holiday parade was canceled due to lack of participation. The decorating contest will be judged this weekend.

***Public Services:
(Human Services
Recycling & Solid
Waste Disposal***

T. Laureys

J. Albensi

No report at this time.

OLD BUSINESS

1. Shop Rite Parking

The Borough Engineer has joined the meeting to discuss the parking situation. Mr. Blakeslee gave a review of a meeting that had taken place last week. Mr. Blakeslee

Mr. Ruschke explained his opinion from an engineering standpoint. He stated this area has been used for parking for years and the parking spaces are sub-standard which causes the cars to spill over into the street. Mr. Blakeslee showed a drawing of this area and what was proposed. He went on to explain how this road would not meet today's standards. He provided details regarding the issues and problems with this. He explained there are catch basins in this area as well which would have to be vacated. He stated if the property owner is willing, they would have to maintain these if they purchase it. Mr. Bucco asked if Wiltop Rd. could be made a one-way street. Mr. Ruschke said that could be possible. Councilman Laureys asked what residents would think of this. There was brief discussion on this possibility. Councilman Laureys asked Mr. Ruschke a question about the size of the spaces and the fact that cars would be backing up onto narrow roads.

Mr. Ruschke explained this issue exists as it stands now. The road is not heavily traveled. He stated there is no obligation for towns to make these roads comply. The road is already substandard at this time. Councilman Laureys asked if a study has been done to determine if there will be more traffic when the project is done. Mr. Ruschke explained because this is only employee parking there should not be much of a change.

Councilman Hathaway asked if there is a proposed change in the final project plan. Mr. Ruschke explained the condition will not really change. Mr. Ruschke explained the business will probably increase as the store will be larger. There was further discussion among the Council and Mr. Ruschke on the details of this proposed plan. Councilman Laureys asked what the final number of parking places there will be. Mr. Blakeslee showed the google map street view of the area to show a clearer picture of what exists. Councilman Hathaway suggested we request Shop-Rite allow residents to park in these spots to alleviate the issues that might affect the area residents. There was lengthy discussion on this subject among the Council. Mr. Ruschke gave a suggestion on the solution to this problem: permitted parking in this area which would produce revenue for the borough. Councilman Hathaway stated this could create a vulnerability to the borough in the future. Mr. Bucco explained the borough has a deeded right of way for the road which gives the borough the right to vacate a portion of this road. You can lease it, sell it to a private owner and a whole host of options because of the way the road was acquired. Mr. Bucco is concerned that the borough still owns this road because the borough would be liable for being sued if someone gets injured on this portion of the parking area. Councilman Laureys now understands that if we sell the property the borough will no longer have liability. Councilman Still stated this situation is unique because it is a redevelopment area.

Mr. Blakeslee would like to know if he can go ahead with the appraisal. The Mayor would like to get one more quote before a decision is made. It is suggested the decision on this appraisal be done at the reorg. meeting.

NEW BUSINESS

No new business was presented.

PRIVILEGE OF THE FLOOR TO THE COUNCIL

Councilman Albensi asked if a patrolman could be posted at Prospect St. The Chief will take care of it.

Councilman Hathaway stated refurbishing of Indians Field is complete. Soccer and Football agreed to move forward with the equipment purchase.

A "No trespassing" sign still exists on the lake.

Morris County Freeholders are going virtual. He feels maybe we should do that as well and have later date ceremonies. It is possible to do volunteer of the year at a later meeting. The Council would prefer to hold a live meeting.

MAYOR'S COMMENTS

The Mayor feels badly about the parade and tree lighting being canceled. It is a shame. Santa may be visiting this Tuesday at the food bank.

RESOLUTIONS

1. **Resolution 2020-116-** Approving a Redevelopment Agreement Between the Borough of Netcong and Netcong 201 Urban Renewal, LLC for Block 28, Lots 15.,16,17,18,19,20 & 21 in the Borough of Netcong.

A motion was made by Councilman Sylvester and seconded by Councilman Still to approve this resolution.

Roll Call: 5 Yes

No: Councilman Laureys

2. **Resolution 2020-117-** Authorizing the Submission of an Application to the Morris County Community Development Block Grant Program.

A motion was made by Councilman Sylvester and seconded by Councilman Still to approve this resolution.

Roll Call: 6 Yes

3. **Resolution 2020-118-** NJ Law Against Discrimination.

A motion was made by Councilman Sylvester and seconded by Councilman Still to approve this resolution.

Roll Call: 6 Yes

4. **Resolution 2020-119-** Transfer Resolution for Current Fund.

A motion was made by Councilman Sylvester and seconded by Councilman Still to approve this resolution.

Roll Call: 6 Yes

5. **Resolution 2020-120-** To Redeem Tax Sale Certificate 20-00001

A motion was made by Councilman Sylvester and seconded by Councilman Still to approve this resolution.

Roll Call: 6 Yes

6. **Resolution 2020-121-** To Redeem Tax Sale Certificate 20-00002

A motion was made by Councilman Sylvester and seconded by Councilman Still to approve this resolution.

Roll Call: 6 Yes

7. **Resolution 2020-122-** Authorizing the Execution of an Agreement with Roxbury Animal Hospital for the Care of Cats and Dogs for the CY 2021.

A motion was made by Councilman Sylvester and seconded by Councilman Still to approve this resolution.

Roll Call: 6 Yes

8. **Resolution 2020-123-** To Redeem Tax Sale Certificate 18000006

A motion was made by Councilman Sylvester and seconded by Councilman Still to approve this resolution.

Roll Call: 6 Yes

9. **Resolution 2020-124-** Authorizing the Execution of an Amendment to the Redevelopment Agreement with Crown Walk Urban Renewal, LLC.

A motion was made by Councilman Sylvester and seconded by Councilman Still to approve this resolution.

Roll Call: 5 Yes

No: Councilman Laureys

10. **Resolution 2020-125-** Authorizing the Award of a Contract to Install Asphalt Pad Walk Way at Arbolino Park and to Install ADA Curb Cut Ramps on Koclas Drive.

A motion was made by Councilman Sylvester and seconded by Councilman Still to approve this resolution.

Roll Call: 6 Yes

ORDINANCE INTRODUCTIONS

There were no ordinance introductions presented.

REPORTS

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

Roll Call: 6 Yes

BILLS

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

Roll Call: 6 Yes

PUBLIC PORTION OF MEETING

Mr. Wayne Anthony, 24 Dell Ave. stated that he had drainage issues on the corner of Dell for years. After the last storm the DPW did a great job, put the sewer jet in the drain pipe and blew out the blockage. He commended the DPW for their great work even though they were shorthanded. "We are lucky to have them."

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

Roll Call: 6 Yes

CLOSED SESSION


There was no closed session.

The Mayor wished everyone a Happy Holiday. The Council wished everyone a Merry Christmas.

ADJOURNMENT

A Motion to Adjourn the Meeting was made by Councilman Still at 8:41 PM and moved by unanimous voice vote.

Respectfully Submitted,



Cynthia Eckert, Borough Clerk