

BOROUGH OF NETCONG

MINUTES OF THE MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF NETCONG HELD JANUARY 14, 2021 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

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 8, 2021.
2. Publishing a notice in the Daily Record, the official newspaper of the Borough of Netcong on January 13, 2021 and mailing a copy to The Star Ledger on January 8, 2021.

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.

APPROVAL OF MINUTES

- Agenda Meeting – December 3, 2020
- Regular Meeting – December 10, 2020

A motion was made by Councilman Still and seconded by Councilman Sylvester to approve the minutes.

Roll Call: 6 Yes

PUBLIC PORTION OF MEETING

Mrs. Bernadette Dalesandro, President - Board of Education, announced: on behalf of the Netcong Board of Education they would like to congratulate the newly elected officials and look forward to working with them this coming year.

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

Roll Call: 6 Yes

ORDINANCE ADOPTIONS

No ordinances were presented at this meeting.

CORRESPONDENCE

1. Resignation - Thomas Mendel

A motion was made by Councilman Koster and seconded by Councilman Hathaway to accept the resignation.

Roll Call: 6 Yes

BOROUGH ADMINISTRATOR REPORT

Mr. Blakeslee had no additions or updates to the report. Councilman Sylvester asked if there were any updates for 1 Maple Avenue (Koch building). Mr. Blakeslee stated he has not heard anything yet.

Zoning Activity Report - Month of December, 2020

Zoning Inquires

- 24 Allen Terrace – permit needed for standby generator
- 3 Bank Street – Retail office use permitted – yes
- 15 Amendola Drive – swimming pool requirements
- 14 Budd Lake Drive – rebuilding residential property in a B zone
- 8 Amendola Drive – research code section for Planning Board applicant – R1 Zone
- 26 Allen Terrace – Review preliminary plans to for generator placement.
- 100 Main Street – confirmation of two-unit status
- 31 Netcong Heights #09 – alerted management of a potential stacking issue found during annual inspection
- 88 Koclas Drive – owners inquiring about permits needed to repair/renovate upstairs bathroom – believe this is causing sump pump to run and water to spill out on to Koclas Drive.
- General question – sidewalk requirements on site plan applications
- 11 Center St – can they convert a free-standing garage adding plumbing & electric – no, not without site plan approval
- 134 Main St – use one of the back buildings, former business location, for artist studio, no retail sales – yes
- 64 Main St (Bank Building) – discussion with owner (Shawny's widow) on property zoning, possible uses

Zoning Permits Issued

- 23 Allen Street – change of business Zoning Certificate
- 140 Ledgewood Avenue – maintenance and interior improvements
- 50 Route 183 – Transfer of Business Property

Zoning Inspection Conducted

- 67 Main Street – Ja Spice, flashing sign in the window, abatement letter issued
- 88 Koclas Drive – Vehicle parking on lawn, water into street

Two Hundred Foot Lists Issued

- 8 Amendola Drive

Court – Zoning & Property Maintenance

- Issued summons to FJZ for violation of site plan
- Issued additional summons to tenants at 121 Main Street for property maintenance
- Mr. Maisano plead guilty for not painting two rental properties - \$500 fine
- Tenants at 121 Main Street plead guilty to four counts of property maintenance violations - \$1,000 fine

Planning Board

- Attended December Planning Board meeting
- Reviewed Planning Board engineer's comments on site plan application for 140 Ledgewood Avenue
- Reviewed bond questionnaire for Crown Point

December 2020 Inspection Report

RENTAL INSPECTIONS/RESALE CERTIFICATE

16 Main St. (3 Units)
28 Dell Ave.
4 Allen Terr.
28 Amendola
12 Allen Terr.
23 College Rd.
32 Flanders Rd.
24 Allen St.
26 Allen St.
25A & B Ledgewood Ave.
11 Units in Netcong Heights
100 Main St Unit 1 and 2
32 Flanders Rd.
46 Ledgewood Ave.

SIDEWALK SHOVELING ISSUES
J & S Pierson/Eagle Fuel 145 Route 46
Jessie Smillie 101 Stoll St.
Guissepe Inchiappe 88 Koclas Dr.
HUIRACocha, RUBEN M. 111 Allen St.

COMMITTEE REPORTS

FINANCE & INSURANCE: E. STILL J. SYLVESTER

Councilman Still read the finance report.
Finance committee will have their first budget meeting next week.

For the month of December 2020, the Borough had a total income in the amount of \$234,920.45 as compared to \$152,685.85 in December 2019.

For the month of December 2020:

Miscellaneous Revenue Not Anticipated (MRNA):

In 2020 the Borough received \$16,931.62 compared to \$1,764.00 in 2019

Other Licenses/Borough Clerks Fees:

The Borough received \$3,177.46 in 2020 compared to \$18,955.39 in 2019.

State Aid:

In 2020, we received \$19,614.90 in state aid while we received \$19,595.30 in 2019.

Grants in Aid:

There was \$37,270.17 received in Grants in Aid in 2020 and nothing in 2019.

Taxes Collected:

The Borough collected \$157,926.30 in 2020 compared to \$112,371.16 in 2019.

Income Total Year to Date:

The Total Income Year to date for 2020 is \$10,855,858.09 as opposed to \$10,503,689.72 in 2019.

ECONOMIC DEVELOPMENT: R. HATHAWAY E. STILL

Councilman Hathaway stated that most topics were detailed in the Administrator report. Crown Point phase 1 of PILOT has begun. They have some apartments rented.

Shop Rite is on the agenda this evening.

Pocketbook Factory in process of obtaining permits. Groundbreaking will be in March/April.

A developer came to discuss development on the St. Michaels property. The convent and church will not be included. It is mostly the parking lot area and land around it. Councilman Still explained where these areas exist. The Mayor asked if they are also purchasing the field by the parking lot. They met with the economic committee but they were not prepared to have a serious discussion on the development at this time. They will do some studies and then come back.

**PUBLIC SAFETY:
(POLICE, FIRE, RESCUE)**

J. SYLVESTER

E. KOSTER

Councilman Sylvester reported that Self Contained Breathing Apparatus Packs grant will go back in again. The intent is to purchase 25. Councilman Sylvester suggested we should piece meal this at this point as they may not get the grant again. Some of the existing packs are almost 25 years old. They are functional at this time but are aging.

Ambulance Corps

2020 Totals:

Total Calls: 613

Total Miles: 9603

Total Hours Volunteered: 2038 hours and 18 minutes

December 2020:

Total Calls: 51

Total trips to hospital: 24

Total Miles: 672

Total Hours Volunteered: 280 hours and 36 minutes

November 2020:

Total Calls: 38

Total trips to hospital: 16

Total Miles: 472

Total Hours Volunteered: 102 hours and 18 minutes

October 2020:

Total Calls: 58

Total trips to hospital: 36

Total Miles: 1186

Total Hours Volunteered: 235 hours and 19 minutes

Police

Total Calls: 305

Motor Vehicle Summons: 49

Local Ordinance Summons: 30

Fire Department

2020 Year End Report

Administrative Details / Maintenance / Special Details

Netcong Fire Department Had 47 Administrative/Special Details:

Department Meetings - 3

Company #1 Meetings - 10

Company #2 Meetings - 9

Officer's Meetings - 7

Swearing in of Chief Officers - 1

Fire Officer Symposium - 2

Wake Details - 4

Funeral Details - 1

Memorial Details - 2

Fund Drives - 1

Hose Testing - 1

Stand By - 1

Bingo at Fireman's Home - 1

Santa Run – 1

For the Year 2020

55 Members Volunteered a Total of 2,097 Hours and 2 Minutes to the Borough and Citizens of Netcong

December 2020

TOTAL Incidents: 27

TOTAL Drills: 22

TOTAL Special Details 33

MONTHLY 42 Members Volunteered

TOTAL: 123 Hours & 25 Minutes

DEPARTMENT OF PUBLIC WORKS

E. KOSTER

R. HATHAWAY

Councilman Koster read the DPW report.

He also read the water operator report and gave a report on the wells. Well # 5 is working. All the wells are doing better this year. Netcong pumped 1,550,019 gallons less than last year.

D.P.W. Monthly Report January 2021

Road Department: Picked up 48 CY of leaves....Performed curbside leaf pick up....Cold patched pot hole complaints....Cleared clogged storm drain on Water St....Installed new solar stop signs on College Rd at Prospect St....Moved the last of the Main St flower pots to storage....Supported multiple flooding events with barricades and drain clearing....

Water Department: Repaired leaking chlorination at well 5...Repaired water breaks in the area of 27 Allen St and 2 Prospect St....

Sewer Department: Cleared a sewer lateral blockage at FH #1....

Buildings & Grounds: Filled a 30y garbage container with a demolished DPW shed and construction material from the Arbolino Park project....

Snow: Provided services for 1 plow event and 3 salting events....

Other: Mike Canfield attended the 4th quarter. safety meeting....

RECREATION:

J. ALBENSI

T. LAUREYS

No December meeting. They judged the house decorating contest and gave out 1st 2nd and 3rd prizes.

PUBLIC SERVICES:

T. LAUREYS

J. ALBENSI

(Human Services
Recycling & Solid
Waste Disposal

No report was presented.

OLD BUSINESS

None presented.

NEW BUSINESS

None presented.

PRIVILEGE OF THE FLOOR TO THE COUNCIL

Council President Still –Thanked the police for assisting with his father-in-law as he fell and could not get up.

MAYOR'S COMMENTS

The Mayor had no comments at this time.

RESOLUTIONS

1. **Resolution 2021- 24** - RESOLUTION APPROVING AN APPLICATION FOR LONG TERM TAX EXEMPTION PROPOSED BY NETCONG 201 URBAN RENEWAL, LLC, FOR BLOCK 28, LOTS 15-21 IN THE BOROUGH OF NETCONG

Councilman Laureys provided comment on resolution 2021-24. He was concerned with how it was done.

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

Roll Call: 5 Yes No: Councilman Laureys

2. **Resolution 2021- 25** – To Appoint Matthew L. Paonessa as Probationary Police Officer

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

Roll Call: 6 Yes

ORDINANCE INTRODUCTIONS

1. **Ordinance 2021-1** - Amending Ordinance No. 2020-11, Fixing the Salaries of Certain Officers and Employees of the Borough of Netcong, in the county of Morris, State of New Jersey.

Motion to Introduce Ordinance #2021-1 and Read by Title Only was made by Councilman Sylvester and seconded by Councilman Still.

Roll Call: 6 Yes

A Motion to Pass Ordinance #2021-1 on First Reading was made by Councilman Still and seconded by Councilman Albensi.

Roll Call: 6 Yes

2. **Ordinance 2021 - 2** - AN ORDINANCE OF THE BOROUGH OF NETCONG, COUNTY OF MORRIS AND STATE OF NEW JERSEY AUTHORIZING AND APPROVING A FINANCIAL AGREEMENT BETWEEN THE BOROUGH OF NETCONG AND NETCONG 201 URBAN RENEWAL, LLC, FOR PROPERTIES KNOWN AS BLOCK 28, LOTS 15-21 PURSUANT TO THE LONG-TERM TAX EXEMPTION LAW (N.J.S.A. 40A:20-1 et seq.).

A Motion to Introduce Ordinance #2021-2 and Read by Title Only was made by Councilman Hathaway and seconded by Councilman Still.

Roll Call: 5 Yes No: Councilman Laureys

A Motion to Pass Ordinance #2021-2 on First Reading was made by Councilman Hathaway and seconded by Councilman Still.

Roll Call: 5 Yes No: Councilman Laureys

3. **Ordinance 2021 - 3 - ORDINANCE TO AMEND CHAPTER 194 OF THE CODE OF THE BOROUGH OF NETCONG ENTITLED "STORMWATER CONTROL" TO REFLECT AMENDMENTS TO THE NEW JERSEY STORMWATER MANAGEMENT RULES AT N.J.A.C. 7:8, ADOPTED MARCH 2, 2020**

A Motion to Introduce Ordinance #2021-3 and Read by Title Only was made by Councilman Koster and seconded by Councilman Albensi.
Roll Call: 6 Yes

The Borough Engineer, in attendance, explained the changes. The Mayor asked what the changes are. The engineer explained the changes made by the DEP are reflected in the new ordinance. There are more green infrastructure requirements included. Significant change is the major development definition. He gave details on these changes. There are still stringent mandates but the ordinance shows the minimum requirements. The Mayor stated the upcoming development for the St. Michael's property will need to comply.

Councilman Still asked if Mr Ruschke has been included in the problem on Kocias Dr. Mr. Blakeslee stated he has been

A Motion to Pass Ordinance #2021-3 on First Reading was made by Councilman Koster and seconded by Councilman Hathaway.
Roll Call: 6 Yes

PUBLIC PORTION OF MEETING

Mrs. Bernadette Dalesandro: asked for explanation on the Shop Rite resolution and ordinance. Mr. Bucco gave explanation that the resolution is for the PILOT program. The Ordinance authorizes the PILOT. Mrs. Dalesandro asked how this PILOT will help the Borough. The Mayor explained this minimizes the amount of money that goes to the county and the school which leaves more money to the town for the improvements. She asked who will be picking the taxes that will no longer be collected for the next 3 years. Will this shortfall be picked up by the taxpayers? Councilman Hathaway explained once the current buildings have been demolished the Borough can no longer collect taxes for the buildings, only the land. Mr. Bucco explained once the buildings are demolished the borough would not be collecting the full amount of taxes. However, the land tax will still be collected. Councilman Hathaway explained there is a \$17,000.00 shortfall which will be made up by the taxpayers. She asked how long the PILOT program is for the Crown Point project. She also asked if they will be demolishing the current Shop Rite building. Councilman Hathaway explained it will take them three years to complete the project. Councilman Hathaway stated that Shop Rite will be providing a bus as a part of this plan.

Mrs. Dalesandro asked what the development will be at the St. Michael's property. Housing or commercial. Councilman Hathaway explained they will need to give the expected impact on the school system. She explained there would be a hardship on the

school and would like the school to be kept in the loop as they would consider a 5-year plan. She asked how many housing units there would be. Councilman Hathaway explained they would not consider anything until studies were completed. She explained there will be a Board of Education representative attending these meetings.

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

REPORTS

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

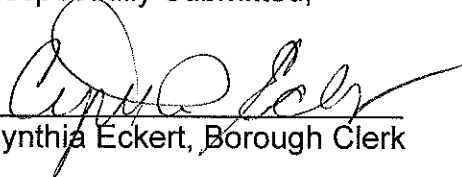
CLOSED SESSION

There was no closed session this evening.

ADJOURNMENT

A Motion to Adjourn the Meeting was made by Councilman Hathaway at 8:12 PM and was moved by unanimous voice vote.

Respectfully Submitted,


Cynthia Eckert, Borough Clerk