

BOROUGH OF NETCONG

MINUTES OF THE MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF NETCONG HELD MARCH 3, 2022 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 14, 2022.
2. Publishing a notice in the Daily Record, the official newspaper
of the Borough of Netcong on January 19, 2022 and emailing a
copy to the Star Ledger on January 14, 2022.

ROLL CALL

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

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: 5 Yes

PRESENTATION – LANDMARK COMPANIES

Mickey Gotlieb, Eric Harvitt, Jay Harvitt are here to provide information on Netcong Heights. His family built Netcong Heights. David Brooks is manager at Netcong Heights. Mary Allen is the assistant manager at Netcong Heights for 8 years. A series of slides were presented to the Council. This included the investments made in Netcong Heights in the past 10 years. Also presented were details regarding the capital improvements done to bathrooms, kitchens, roofs, drainage, paving of entire property,

new doors, maintenance building, and redone office. Over 7 million dollars was spent for improvements over the last 10 years. The slide show also included pictures of the improvements.

Mr. Gotlieb stated the rental business is ever changing. He showed pictures of the new rental office which is the first thing prospective tenants will see. They constructed a new maintenance building showing their commitment to maintain the property. There are also new garage doors throughout the community. He then showed a kitchen that had been remodeled. The newest remodels will be quartz countertops and tile back splashes with stainless steel appliances. They continued showing pictures of the new bathrooms and other rooms in the apartments. They are discerning about who they rent to. They showed data over the last 12 months showing credit scores averaged 711 and their average monthly income is \$4,634.00. NTN score is 80 and 90 average is 75. They also stated the number of tenants paying on time is very solid. The tenancy over the last several years has improved. 30-35 percent turnover is normal. Netcong Heights is around 12 percent. There are no issues with crowding. There are 19 children in the complex who attend Netcong Elementary. They also showed pictures of the new roofing, gutters etc. They are proposing to add 100 street trees to the site and make it more attractive for the community. This is something they can do right away. The mayor asked the timeline on the trees. The response was "in the spring." They are considering creating a planted boulevard with fencing. They will also create a passive recreation area with walking paths, pavilion and parking. They will create a berm where the neighbors are. They realize they may need to present this to the planning board for approval but hope to have it done by the end of the summer. The gazebo will be where the pool used to be, the pavilion will be on the other side. They showed a rendering of the pavilion. Mr. Gotlieb asked if there were any questions. Councilman Laureys asked what size the pavilion will be. They are not sure yet. It may be around 2000 SF. The intent is to have a place where people can hang out. This area will be the first thing to be seen when entering the complex. Councilman Sylvester asked about security in this area (cameras etc). Cameras would only be implemented if necessary. They plan on doing 20 apartment renovations annually as there is turnover. They provided the proposed expenditures to do the outdoor landscape improvements. Mr. Bucco asked if the apartment renovation was complete or just partial. They stated it would be a complete renovation. Councilman Hathaway stated there are still half of the units that need to be renovated. They are long term third generation owners who want to keep these units. Netcong Heights was built in the 70's. As they renovate, they are getting improved tenants. They own other complexes in Parsippany and Denville, Ocean and Fanwood, South Bound Brook. The mayor asked if they keep the projects they build. They stated yes, they do. With over 400 units you will have a percentage of tenants that are a problem. Councilman Sylvester asked about the rent amounts. Ms. Allen replied: Approx. \$1300 for one bedroom, \$1600 for 2 bedrooms. They have not had a vacant apartment for approx. 5 years. The Council thanked them for their time.

Councilman Hathaway stated we did a study on issues and problems with police calls. He stated the calls for service are average for this type of complex. He stated the condition of the property has improved in the last 15 years that he has been there. Mr. Blakeslee stated that our inspector inspects all units with the maintenance manager and

issues are resolved quickly. There have been improvements. Mr. Blakeslee noticed the quality of the cars parked there have improved. Councilman Hathaway stated the committee has met with them several times and this has come up since they are planning on purchasing 34 BNK. They need to demonstrate that they are offering a commitment to the community.

Landmark Properties wants to bring Netcong Heights more to the standard of 34 BNK. Mr. Blakeslee stated there will be several items brought to the March 10th meeting on the subject of the transfer. Mr. Bucco gave details on the transfer paperwork for 34 BNK. The documents will be reviewed by our attorney this week. Our auditor will be reviewing the transfer paperwork as well. Mr. Blakeslee provided details on all of the things in process to complete this transfer.

AGENDA ITEMS FOR DISCUSSION

The following items are for discussion purposes only. Any action on these items will take place at the meeting of March 10, 2022.

1. **Approval of Minutes** - February 3, 2022 Agenda Meeting
Approval of Minutes - February 10, 2022 Regular Meeting

A motion was made by Councilman Hathaway and seconded by Councilman Morton to approve the minutes.

Roll Call: 5 Yes

2. **Proclamation**

Recognizing the 100th Birthday of Margaret Lamanna

The Proclamation was carried to the April 14th meeting.

3. **Public Hearing for 2022 Cost Estimate for the Borough's Special Improvement District.**

The Hearing was carried to the March 10th meeting.

Resolution #2022-35 - Resolution to Approve the 2022 Cost Estimate for the Borough's Special Improvement District.

The Resolution was carried to the March 10th meeting.

4. **Ordinance Adoption – Ordinance 2022-1 - AN ORDINANCE AUTHORIZING THE CHIEF OF POLICE TO EXECUTE AN APPLICATION FOR A CHARITABLE SOLICITATION PERMIT FOR NETCONG VOLUNTEER FIRE COMPANY NO. 1's "COIN DROP" ON MEMORIAL DAY WEEKEND AND COLUMBUS DAY WEEKEND AT THE INTERSECTIONS OF ALLEN STREET AND LEDGEWOOD AVENUE AND MAIN**

STREET AND ROUTE 46 AND ROUTE 183 IN THE BOROUGH OF NETCONG,
COUNTY OF MORRIS, STATE OF NEW JERSEY

The Ordinance was held for the March 10th meeting.

5. Old Business

a. Monmouth Telecom

Mr. Blakeslee provided an update: A memo was distributed to the Council showing references that were checked. We could save approximately \$5000.00 per year with no up-front costs. Mr. Blakeslee will have a resolution prepared for next week's meeting.

The mayor gave several comments regarding the telecommunications company. Councilman Hathaway asked how long the contract will be. Mr. Blakeslee will check on that.

b. Highland Initial Assessment Grant

The mayor explained what this assessment is. There is no obligation to go forward. Councilman Sylvester asked if we had dealt with this before. Mr. Blakeslee stated we did before the pandemic hit. He gave further information/ details on this subject. The advantage for this includes additional grant opportunities. The mayor stated we need to re-apply for our town center designation and this will set us up for that. He gave details on why this would be the case. Councilman Laureys wanted to know why these are connected and if this would cost the borough any money. Mr. Blakeslee stated there is no cost to the borough for this. Councilman Laureys was concerned about the state controlling this. Paul Phillips will be doing the study for us. Councilman Hathaway stated Mr. Phillips recommends we do this as it will aid in our center designation renewal. Councilman Hathaway stated it is non-binding. Mr. Blakeslee stated he has that in writing. He also explained why the town center designation is important. The mayor stated we will reach out to other towns to see the benefits they received. He suggested Councilman Laureys help in calling these other towns.

6. New Business

a. Lead Service Line Replacement

Mr. Blakeslee explained the details on this issue and how the state put into law all lead lines that must be removed. Galvanized pipe is considered to have lead. The mayor is concerned about how we will replace these service lines. Mr. Blakeslee explained we need to do a survey to find out how many galvanized service lines are in town. We have until June 24th to send in results of the study. Mr. Rushke sent a memo regarding the details of this. The survey mailer is ready to be mailed out. The mayor asked if the meter company that installed our meters to give us that information. The data was stored and needs to be located. The mayor suggested we have our attorney send a letter to the meter company to have them send us the information. The Council agreed. Mr. Bucco will send a letter to the company.

7. **Correspondence** - No correspondence was presented.
8. **Resolution 2022-31** – Authorizing the Award of a Contract to Greenman-Pedersen, Inc. to Provide Final Design Services for the NJDOT Safe Routes to Schools Design Assistance Program (SRTS-2016-Netcong Borough)
9. **Resolution 2022-32**- To Appoint Wilbert C. Stark Jr. as Alternate Crossing Guard for the Borough of Netcong
10. **Resolution 2022-33** - Authorizing Submission of a Highlands Initial Assessment Grant Application for the Borough of Netcong, County of Morris
11. **Resolution 2022-34** - Authorizing the Acceptance of a Contribution to the Public Space Improvement Fund

A motion was made by Councilman Sylvester and seconded by Councilman Albensi to approve the resolutions noted above (31 - 34.)

Roll Call: 5 Yes

12. **Ordinance Introduction** – There were no introductions this evening.

PRIVILEGE OF THE FLOOR TO THE COUNCIL

Councilman Sylvester asked about the 4 way stop at Rt. 183. Mr. Blakeslee said he has heard nothing yet. He sent an email requesting an update.

MAYORS COMMENTS

The Mayor had no comments at this time.

PUBLIC PORTION OF MEETING

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

Roll Call: 5 Yes

CLOSED SESSION

WHEREAS, Section 8 of the Open Public Meeting Act, Chapter 231, P. L 1975 permits the exclusion of the public from a meeting under certain circumstances; and,

WHEREAS, this public body is of the opinion that such circumstances presently exist

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Netcong, in the County of Morris and State of New Jersey as follows:

1. The public shall be excluded from that portion of this meeting.
2. The general nature of the subject matters to be discussed is as follows:

Attorney Client Privilege- Crown Point - Landmark Properties Property Transfer

As nearly as can be ascertained, the matter or matters to be discussed at this time will be disclosed to the public when such matters are resolved.

A Motion to go into closed session was made by Councilman Hathaway and seconded by Councilman Albensi at 8:32PM.

Roll Call: 5 Yes

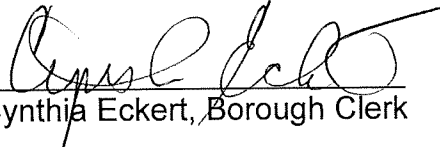
A Motion to come out of closed session was made by Councilman Hathaway and seconded by Councilman Albensi at 8:54PM.

Roll Call: 5 Yes

ADJOURNMENT

A Motion to Adjourn the Meeting was made by Councilman Hathaway and seconded by Councilman Albensi at 8:57PM.

Respectfully submitted,


Cynthia Eckert, Borough Clerk