

BOROUGH OF NETCONG

MINUTES OF THE MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF NETCONG HELD APRIL 7, 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, Councilman Still 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 Hathaway and seconded by Councilman Sylvester.

Roll Call: 6 Yes

PRESENTATION

Landmark Companies, LLC – St. Michaels/Mountain View Development

Mr. Eric Harvitt, principal of Mt. View, described the history of the generational timeline of the members of their company. He mentioned they signed a memorandum of understanding to do improvements to Netcong Heights. He also explained they are purchasing the 34 BNK property and have agreed to put in the missing sidewalk on that property. They are here tonight to give a presentation for 74 units on the St. Michael's property. Mr. Harvitt provided details regarding the features of this proposed

development. There will be townhouse buildings that will fit in with the character of the current neighborhood. Fourteen Deed restricted senior housing apartments will be included. He provided details on this portion of the project. It will have minimal impact on the borough and school system. There will be a park included which will be able to be used by anyone in town. They will be adding sidewalks on Rt. 46. He again stated there would be minimal impact on the school system and expanded on this topic. Netcong Heights sends 21 children to the Netcong school system. The 34 BNK sends 2 children to the school's system. He provided information regarding other savings to the borough as well as additional income for the development of this area.

Mr. Michael Tobia, the planner for Landmark stepped forward to present a slideshow presentation. The land in question is Block 26 Lots 6 and 10 which is the current parking lot for St. Michaels. Mr. Dellamo's home will be included in the redevelopment of this area. This redevelopment will be done where the large parking lot is now. There will be 88 units: 74 will be rentals \$3000.00 per month per unit and 14 senior age restricted units. There will be a total of 215 parking stalls which include garage and outdoor parking. He gave details on the different types of parking. There will be 11 acres for the new housing. Church St. will become a one-way street. St. Michael's Park will be a passive area with a gazebo, walking trail open for public access and maintained by the developer. It will be at the top of the site. Pictures of the area were shown, including a google earth view. He detailed where the particulars of this project will be. He discussed the details on the townhouse buildings and how they would mimic single family homes. This presentation is a broad subject view of the development. Right now, no one is using this parking lot. There is a beautiful view looking north. They intend to share the smaller lot with the church for visitor parking. The Dellamo residence will stay and be on a 1-acre parcel. Density will be 8 units per acre. They displayed a concept plan of the area. He described the plan which includes the park, building areas and parking areas. He provided concept renderings of the proposed site and gave details on each one. He concluded his presentation. Councilman Laureys asked what the view from Flanders Rd. would be. Mr. Tobia said he could provide that view. A four-minute video was then shown to provide a view of the complex as if you were driving through it. Mr. Harvitt stated much time and thought has been put into this project. Each of the three properties they will own in Netcong will serve all types of residents. This would be the crown jewel. There was brief discussion on the buffer between the project and Flanders Rd. There is a setback of approx. 116 feet to the neighboring property line. Mr. Tobia gave Councilman Laureys a thorough description of the setback. Councilman Sylvester expressed concerns about how many high-density units Netcong can handle. He is concerned about the density of the units proposed for this area. Councilman Laureys is also concerned about the housing being built in town. He is concerned about traffic. He wanted to know if they have done an engineering study in reference to the traffic issue. Mr. Tobia stated they will need to come to the planning board with a site plan and a traffic study would be done at that time as well as other specifics. Mr. Jeff Weinstein, a member of the Landmark Group made several comments regarding the traffic issue. Councilman Laureys asked about the sidewalk and how far it would go. The redeveloper has agreed to do the sidewalk to Flanders Rd. Councilman Laureys' other concern is flooding in the houses on the lower side of this development. Mr. Harvitt said they will be bringing their engineers to the planning board who will have done studies to improve the issue of drainage. The Mayor

stated that Netcong's engineer and planner will also be involved. Mr. Phillips, Netcong's planner, gave details of the procedure that would be in place for that. The mayor thanked the developers for their time. Mr. Yelenko stated he came tonight with concern for the possible drainage issue but stated the project looks beautiful. He does understand Councilman Sylvester's comments. The mayor asked Mr. Phillips to explain the steps that will need to be taken to move forward. Mr. Phillips gave his opinion on the steps that would need to be taken.

1. Establish this as an area of redevelopment study send to planning board
2. Council to direct the Planning Board by resolution to do the study
3. Planning Board has a public hearing to make recommendations for the Council.
4. Council received the recommendation for discussion
5. Council would then approve preparation of a redevelopment plan

Mr. Blakeslee asked about the timeframe for this. Mr. Phillips provided time frames for each step. He noted that all told would be about 6 months. He stated the redevelopment plan is the opportunity to put what the borough wants in this project. There were further questions and discussion among the Council on this subject. Mr. Phillips gave further comments on the concerns of the Council.

AGENDA ITEMS FOR DISCUSSION

The following items are for discussion purposes only. Any action on these items will take place at the meeting of April 14, 2022.

1. **Minutes** – March 3, 2022 and March 10, 2022

Approval of minutes to be carried to next week.

2. **Introduction of the 2022 Municipal Budget**

- a. **Ordinance Introduction – Ordinance 2022-3-** to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank

To be carried to the April 14th meeting

- b. **Resolution 2022-49-** Self-Examination of the 2022 Budget

To be carried to the April 14th meeting

- c. **Resolution 2022-50-** Introduction of the 2022 Municipal Budget

To be carried to the April 14th meeting

3. **Public Hearing on the SID Assessments**

Resolution 2022-51 - Resolution Approving the Property Assessments for the Netcong Community Partnership Special Improvement District of the Borough of Netcong

To be carried to the April 14th meeting

Resolution 2022-52– Approving the Introduction of the 2022 Budget of the Netcong Community Partnership Special Improvement District and Authorizing a Public Hearing to Be Held Thereon

To be carried to the April 14th meeting

4. **Ordinance Adoption - Ordinance 2022-2** – AN ORDINANCE AUTHORIZING THE POLICE CHIEF TO EXECUTE AN APPLICATION FOR A CHARITABLE SOLICITATION PERMIT FOR AMERICAN LEGION AMBULANCE CORP OF STANHOPE/NETCONG'S "COIN DROP" ON JUNE 10TH, JUNE 11TH 2022 AND ON SEPTEMBER 9TH, AND SEPTEMBER 10TH, 2022 AT THE INTERSECTIONS OF ALLEN STREET AND LEDGEWOOD AVENUE AND MAIN STREET AND ROUTE 46 IN THE BOROUGH OF NETCONG, COUNTY OF MORRIS, STATE OF NEW JERSEY

To be carried to the April 14th meeting

5. **Correspondence** – Letter from Stanhope-Netcong Ambulance Corps.

The mayor verified that the Council read this letter.

6. **Correspondence** – Letter – Bob Olivo resignation- Netcong Recreation Commission.

A Motion to Accept with Regret was made by Councilman Sylvester and seconded by Councilman Hathaway.

Roll Call: 4 Yes Abstain: Councilmen Albensi and Morton

7. **Old Business**- None

8. **New Business**- None

9. **Resolution – Resolution 2022-45** – To Appoint Kenneth F. Post as an Alternate Crossing Guard for the Borough of Netcong.

A Motion was made by Councilman Still and seconded by Councilman Hathaway to approve this Resolution.

Roll Call: 6 Yes

10. **Resolution – Resolution 2022-46** – Urging Swift Passage of S-330/A3804, Which Shall Restore the Energy Tax Receipts to Municipalities

A Motion was made by Councilman Still and seconded by Councilman Hathaway to approve this Resolution.

Roll Call: 6 Yes

11. **Resolution – Resolution 2022-47** – Resolution Supporting the Installation of a Traffic Light at The Intersection of Intersection of Route 183, Maple Avenue, Allen Terrace, And Stoll Street

Councilman Laureys questioned the portion the borough would have to pay for this. The response was 25% of the electricity. The Mayor and Mr. Blakeslee provided explanations on this subject. Councilman Laureys is concerned another light will back up traffic. The mayor gave an explanation on the benefits of this light. Councilman Hathaway stated the DOT has made a safety recommendation for this area. There was heated discussion among the Council and staff on this subject. Mr. Blakeslee stated the chief designer from the state came here during commuter hour and stated they will time the lights in such a way to address the flow of traffic. Councilman Sylvester is concerned there will be too many lights in a short area of roadway that will back up the traffic. There was further discussion among the Council on this. Councilman Hathaway stated there was an issue with the lights on Rt. 46 and Main St. which were rectified.

A Motion was made by Councilman Still and seconded by Councilman Hathaway to approve this Resolution.

Roll Call: 5 Yes No: Councilman Sylvester

12. **Resolution – Resolution 2022-48** – A Resolution Authorizing the Endorsement of a Treatment Works Approval Permit Application for The Construction of Certain Sanitary Sewer Facilities and Improvements Related to The Development of Property Owned by Adler Roxbury, LLC Located At 271 Kings Highway, Also Known as Block 9501, Lot 1 In the Township of Roxbury

A Motion was made by Councilman Still and seconded by Councilman Hathaway to approve this Resolution.

Roll Call: 6 Yes

13. **Ordinance Introduction –Ordinance 2022-4** -To Amend Chapter 243, “Garbage Collection”, of the Code of the Borough of Netcong

To be carried to the April 14th meeting

14. **Ordinance Introduction –Ordinance 2022-5** -Fixing the Salaries of Certain Officers and Employees of the Borough of Netcong, in the County of Morris, State of New Jersey

To be carried to the April 14th meeting

Mr. Blakeslee stated there will be several changes to the amounts to the capital and bond ordinances as recommended by our auditor.

15. **Capital Ordinance Introduction** – Capital Ordinance 2022-6 - CAPITAL ORDINANCE OF THE BOROUGH OF NETCONG, IN THE COUNTY OF MORRIS, NEW JERSEY AUTHORIZING THE ACQUISITION OF A MASON DUMP TRUCK IN, BY AND FOR THE SEWER UTILITY OF THE BOROUGH, APPROPRIATING THEREFOR THE SUM OF \$90,000 AND PROVIDING THAT SUCH SUM SO

APPROPRIATED SHALL BE RAISED FROM THE SEWER UTILITY CAPITAL IMPROVEMENT FUND.

To be carried to the April 14th meeting

Mr. Blakeslee stated there will be several changes to the capital and bond ordinances as recommended by our auditor.

16. **Bond Ordinance Introduction** – Bond Ordinance 2022-7- BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND THE ACQUISITION OF NEW ADDITIONAL OR REPLACEMENT EQUIPMENT AND MACHINERY, NEW INFORMATION TECHNOLOGY EQUIPMENT, NEW COMMUNICATION AND SIGNAL SYSTEMS EQUIPMENT AND NEW AUTOMOTIVE VEHICLES, INCLUDING ORIGINAL APPARATUS AND EQUIPMENT, IN, BY AND FOR THE BOROUGH OF NETCONG, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$669,150 TO PAY THE COST THEREOF, TO APPROPRIATE A STATE GRANT, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

To be carried to the April 14th meeting

17. **Bond Ordinance Introduction** – Bond Ordinance 2022-8 -BOND ORDINANCE TO AUTHORIZE THE UNDERTAKING OF THE ALLEN TERRACE WATER MAIN REPLACEMENT PROJECT IN, BY AND FOR THE WATER UTILITY OF THE BOROUGH OF NETCONG, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$262,500 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

To be carried to the April 14th meeting

PRIVILEGE OF THE FLOOR TO THE COUNCIL

Council President: RFP subcommittee meeting took place and there will be info going forward.

Councilman Still: Prospect and Allen Terrace have damage to the fence on the corner again. He wants to know why these trucks are taking this street. Mr. Blakeslee explained many truck drivers do not use the commercial GPS system. The other issue is there are not enough truck driver's so we now have many new drivers with no experience causing this issue. Councilman Hathaway stated the DOT has removed the signs for the PILOT gas station and Isolatek. He feels we really need signage for the truckers. Councilman Hathaway suggested we contact our attorney on this issue. Mr. Blakeslee stated Isolatek had asked about having signs put up for their drivers. DOT told them there is an application and fee to have these signs.

MAYORS COMMENTS

The mayor stated a comment was made to him about a Councilman having phones on the dais. He stated there is nothing in our bylaws about cell phones.

He asked for a motion to have no phones on the dais

Councilman Sylvester made the motion to have no phones on the dais.
There was no second
Motion tabled

There was discussion among the Council on this subject.

PUBLIC PORTION OF MEETING

Mr. Harvitt: Landmark Properties- follow up to the presentation: Would there be a vote tonight? Councilman Hathaway stated the vote will take place next week

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


CLOSED SESSION

None

ADJOURNMENT

A Motion to Adjourn the Meeting was made by Councilman Still and seconded by Councilman Hathaway at 9:07PM.

Respectfully submitted,


Cynthia Eckert, Borough Clerk