

## ***BOROUGH OF NETCONG***

### **MINUTES OF THE MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF NETCONG HELD OCTOBER 13, 2022 AT THE NETCONG MUNICIPAL BUILDING, 23 MAPLE AVENUE, NETCONG, NEW JERSEY COMMENCING AT 7:30 PM.**

The meeting was called to order by Mayor Nametko 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 Laureys, Councilman Morton, Councilman Sylvester and Mayor Nametko. Also present was Mr. Blakeslee, Borough Administrator and Mrs. Eckert, Borough Clerk

#### **APPROVAL OF MINUTES**

None presented

#### **PUBLIC PORTION OF MEETING**

Mr. Pat Kunkel, of 13 Church St., is here tonight to discuss the potential zoning change. He was here months ago to give his opposition to this. He is still not in agreement with it. He feels this is a key to unlock the box to change it from a single-family zone. He feels this area does not fit the type of development proposed. He feels this should not be put in because it would destroy the area. He listed the current rental units that exist and the possible future buildings and rentals. The small area that is proposed would be decimated with this development. It is zoned as a single family for a reason. The mayor thanked him for his time.

Mrs. Bernadette Dalesandro, Board of Ed. President, is here to explain the impact this would have on the school. She read a statement regarding the number of students that come from rental units. She listed the unintended consequences of rental students and how the BOE must give one full year of teaching even if students housed in rental units move during the year. She stated they are educating homeless students at this time. This development will also have a PILOT program which would give burden to property owners. She stated the BOE will be impacted by whatever decisions are made by the Council.

Mr. Steven Montelione of 5 Locust St., noted that none of his neighbors have received a letter about this development. Mr. Blakeslee explained properties within 200 feet are required to receive letters. He stated this area of town is very quiet. He noticed there is a speed test on the street at this time. Councilman Hathaway stated that egress for the development would become outgoing only, no incoming. Mr. Montelione is concerned about traffic and safety if this development is put in. Councilman Hathaway stated the traffic study would need to be done by a professional to quantify this information. Councilman Hathaway explained the reason for the redevelopment plan would allow the Council to put restrictions on the developer to ensure safety for current residents. There was further discussion about Church St. and the traffic issues there. Councilman Hathaway stated the church is the driver that is creating this discussion and issue. Councilman Hathaway stated now that the planning board has given the Council control. It was agreed the Wiltop area will not be the same.

Mrs. Kelly Podgurski, of 7 Church St., wanted to know what will happen if the St. Michael school becomes a school again. Councilman Hathaway stated the school will never be a school again as they will not meet the parking requirements. She showed pictures of her driveway being blocked and crosswalks as well. She stated this is not being enforced at this time and would like to see changes made so she can get out of her driveway. She has become aware that Mt. Olive is putting in a residential complex on Love Lane. She is concerned about the traffic this will cause. She wants to know if the Council has considered the traffic that will be coming. Councilman Hathaway stated traffic studies would have to be done before this development. The mayor stated this was a concern when Roxbury put in their 400 unit complex and so far, the traffic is minimal. He also explained the redevelopment plan allows the Council to have control over most of these issues. Councilman Sylvester asked when traffic was the most difficult. She stated it is worse during those times. Councilman Hathaway noted the area of redevelopment parking issues have nothing to do with the church. The planner stated there should be one space for each of 3 seats in the church. She asked if there could be resident parking only on Church St. Councilman Hathaway stated this would not be part of the redevelopment plan but it is something that should be addressed. There was discussion on the triangular section behind the school and that the church would be maintained and used by the church alone. There was further discussion on the parking issues. She thanked the Council for their time.

Mrs. Rebekal Dielh, of 16 Allen Terrace, came to discuss the violation letter on the drinking water. She has a background in this as she works in this industry. She provided

details regarding Netcong older reports and the levels. She is concerned about the levels. Councilman Hathaway has deduced the impact of this is greater than the detectable level.

Mrs. Dielh is curious as to what precautions we are taking to take care of this. Mr. Blakeslee asked Mr. Hess, water operator, to come up and explain. He explained we had a tainted sample that seems to have occurred at the lab. He did explain that long standing usage of water with this TCP could cause health issues. He explained we have to send out letters every quarter until the MCL averages below .03. He stated we never detected this prior to this sample or after this sample.

He provided more details and stated the Borough was not noticed by DEP until 6 months after the original test was done. She asked why we don't change labs. Mr. Hess stated just because the PA lab can test for this doesn't mean they can test for all the things NJ requires. Mr. Hess stated only very expensive filtration can guarantee removal from the water. Councilman Hathaway asked if it comes up again, we will have to do the filtration. Mr. Hess stated yes, we would. Mr. Hess stated he is on the phone with the DEP on a regular basis. Councilman Hathaway stated we do not yet have to do a corrective action since this has only been noted in that one sample. Mr. Hess provided additional details on this issue and the possible outcomes.

Mr. Michael Fintzy, of 3 Church St., asked what the impact of this redevelopment would have on the quality of our water. Mr. Hess stated the main in that area is new and the engineer would have to do testing to determine quality. Mr. Hess explained the testing that must be completed on a regular basis. He also had a question regarding parking. There was a funeral at the church with parking on both sides of the street and his wife could not get through. He understands it is not appropriate to give tickets to people attending a funeral. He asked about tickets for winter parking.

Mr. Anthony Peppe, of 18 Church St., would like to be on record for his displeasure in the high-density redevelopment plan. He feels it will cause traffic, crime and health concerns. He would prefer a single-family development.

Mr. 'Good Citizen' (who preferred to remain anonymous) was at the planning board meeting and it was stated at that meeting there were no previous discussions regarding this development. He received a letter that contradicts everything discussed at the planning board. The mayor stated Mr. Dunne does not have knowledge of the proposed project. He wanted to know if the Council is ok with the planning board's misrepresentation. Councilman Hathaway stated the developer was the one who paid for the studies that were conducted as they had an interest in the property.

Councilman Sylvester noted that the project was discussed at a previous meeting. Mr. Good Citizen stated the property in question was owned by a resident who sits on the planning board. Councilman Albensi stated Mr. Dellamo stepped down and recused himself. There was discussion about the planning board attorney. Mr. Good Citizen wanted each Council member to admit the planning board members lied at their meeting.

Mrs. Kathleen Renegar, of 29 Dell Ave., is in favor of a single-family development even though she does not live in that area. If the church decides to sell the St. Michael school, she asked what the future use of this building would be. Councilman Hathaway stated it will not have any use because of the parking issue. Councilman Hathaway stated this would also be deemed a redevelopment area and the control would be under the Council. It was stated this property is zoned residential. The mayor provided additional details about the parking issue. She asked if the building would have the parking lot available in the back. Councilman Hathaway stated the reason for the redevelopment plan is for the Council to have control of the traffic and parking issues in that area. She feels this development will increase traffic and cause more accidents. Councilman Hathaway stated whoever develops this property will have to do a traffic study. He stated Netcong Heights and Woodmont Parc have not caused significant traffic issues. The mayor thanked her for her time.

Mrs. Daniella Peppe of 18 Church St., has lived here her entire life. Sunday and special events make it difficult to get up and down the street because of the church goers. The planning board members mostly agreed to this development. She stated please take into consideration the residents that live there.

Mr. David Costanzo of 27 Prospect St., has questions regarding the flyer that was handed out to the public and was prepared by the planner. He asked about the taxes. There was discussion about the PILOT program as opposed to single family homes. He is questioning the calculations. Councilman Hathaway read the figures on the form. Mr. Costanza is asking for clarification. Councilman Hathaway provided an explanation. There was further discussion on this subject. It is determined the PILOT would be a tax relief for current residents. Councilman Hathaway provided details on the budgeting process and its constraints. He stated some of the reasons for these developments is to try to keep Netcong autonomous and secure for the next 30 years.

Mrs. Vicki DeFelice of 42 Dell Ave., asked if there are incentives for the developer. Councilman Hathaway stated this would allow the developer to pay less taxes over the course of the PILOT. She has an issue that the developer gets a break when they can afford to build these projects. Councilman Hathaway offered details on the costs to the borough and the taxpayer if single family homes are built. If the high-density development is done, these expenses would be the responsibility of the developer. These expenses include trash, street maintenance, plowing, etc. He also stated the school will be minimally impacted by the high-density build. Councilman Hathaway stated there have been no decisions made on this property. There have been ideas of what could be put in this area but no decisions have been made. She is a lifelong resident here and is concerned about the changes. She would like to know why the developments could not have a more historic look. Councilman repeated 'that the reason for this redevelopment is to have the chance to make these choices.'

Mr. Matthew Cole of 9 Church St., is concerned about the school and how it is being used for Sunday school and CCD. He wanted to know if it could become a school again. Councilman Hathaway stated at this time we do not know. This is part of the

redevelopment plan which gives the Council choices to be sure the project will be what the town wants. He is concerned about the changes to private school enrollment. Councilman Hathaway stated it is the responsibility of the Council and borough to ensure what is best for the borough. He again reiterated the reason for this area in need of redevelopment is the tool the town has to ensure they have good choices. He would like to see single family homes put in with families that stay and are not transient. The areas around us are being flooded with rental properties.

Mrs. Bernadette Dalesandro of 16 Union St. noted that the public school is responsible for any private school budgeting. The public school was told the diocese was going to reopen the St. Michael school. She is concerned about what they might be doing with the school building.

Mrs. Debbie Keeffe of 17 Allen Terrace was wondering if the church would be willing to sell the school to the borough to use as a community center and for additional parking.

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

Roll Call: 5 Yes

### **ORDINANCE ADOPTIONS**

**1. Bond Ordinance 2022-14 - BOND ORDINANCE TO AUTHORIZE THE ACQUISITION OF A SENIOR CITIZENS BUS IN, BY AND FOR THE BOROUGH OF NETCONG, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$110,000 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.**

A Motion to Read Bond Ordinance 2022-14 by Title Only on Second Reading and a Hearing Held Thereon was made by Councilman Morton and seconded by Councilman Hathaway.

Roll Call: 5 Yes

A Motion to Close Public Hearing was made by Councilman Hathaway and seconded by Councilman Morton.

Roll Call: 5 Yes

A Motion to Adopt Bond Ordinance 2022-14 was made by Councilman Hathaway and seconded by Councilman Morton.

Roll Call: 5 Yes

**2. Ordinance 2022-15 - AN ORDINANCE TO AMEND CHAPTER 268 "VEHICLES AND TRAFFIC" OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF NETCONG IDENTIFYING ADDITIONAL ROADWAYS SUBJECT TO A HEAVY VEHICLE EXCLUSION.**

A Motion to Read Ordinance 2022-15 by Title Only on Second Reading and a Hearing Held Thereon was made by Councilman Sylvester and seconded by Councilman Hathaway.

Roll Call: 5 Yes

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

Roll Call: 5 Yes

A Motion to Adopt Ordinance 2022-15 was made by Councilman Sylvester and seconded by Councilman Hathaway.

Roll Call: 5 Yes

### **CORRESPONDENCE**

None presented.

### **BOROUGH ADMINISTRATOR REPORT**

Netcong received a \$125,000.00 grant to renovate Arbolino Park restrooms.

#### **PROPERTY MAINTENANCE REPORT**

SEPTEMBER 2022

#### **RENTAL INSPECTIONS/RESALE INSPECTIONS**

21 College Rd

4 Post Rd

28 Railroad Ave

97 Main St

30 Railroad Ave

50 Wiltop

29 Railroad Ave

57 Allen St

31 Railroad Ave

44 Wiltop Rd

93 Wiltop Rd

36A Railroad Ave

97 Main St (reinspected)

105 Stoll St

57 Allen St (reinspected)

5 Burt St

105 Stoll St (reinspected)

## MAINTENANCE ISSUE

18 Amendola Dr - Leaf Bags

58 Allen St. - Debris on the road

## COMMITTEE REPORTS

*Finance & Insurance:*

*E. Still*

*J. Sylvester*

For the month of September 2022, the Borough had a total income in the amount of \$377,536.38 as compared to \$248,357.61 in September 2021.

For the month of September 2022:

Miscellaneous Revenue Not Anticipated (MRNA):

In 2022 the Borough received \$2,683.60 compared to \$1,879.00 in 2021

Other Licenses/Borough Clerk's Fees:

The Borough received \$22,570.64 in 2022 compared to \$10,479.11 in 2021.

State Aid:

We received \$117,571.80 in state aid for 2022 and the same amount \$117,571.80 in 2021.

Grants in Aid:

The Borough received \$136,770.00 in 2022 and nothing in 2021.

Taxes Collected:

The Borough collected \$97,940.34 in 2022 compared to \$118,427.70 in 2021.

Income Total Year to Date:

The Total Income Year to date for 2022 is \$8,971,069.49 as opposed to \$8,414,701.81 in 2021.

*Economic Development:*

*R. Hathaway*

*E. Still*

- New Main Street Shops: NJ Bagels and Subs is scheduled to open on October 17<sup>th</sup>. And a new Latino food store will be opening in the former Make It Personal location.
- St. Mikes Church/Mountain View at Netcong: The Planning Board's recommendation to designate the subject properties as an Area in Need of Redevelopment is listed under Old Business. If the governing body wishes to move forward with the designation, It was recommended that a motion be made directing the Borough Professionals to prepare a Redevelopment Plan and ordinance.
- Koch Properties. Status quo.
- ShopRite. Status quo.
- Crown Walk. Construction continues.

*Public Safety:*

*J. Sylvester*

*T. Laureys*

*(Police, Fire, Rescue)*

Councilman Sylvester read the police, fire and fire safety reports

## Fire Prevention:

<b><u>INSPECTIONS</u></b>	<b>3</b>
LHU Fire Inspections Performed:	
NLHU Fire Inspections Performed:	<b>3</b>
Complaint Inspections Performed:	<b>1</b>
LHU Reinspections Performed:	<b>3</b>
NLHU Reinspections Performed:	<b>11</b>
<b><i>Total Inspections:</i></b>	<b>21</b>
<b><u>VIOLATIONS</u></b>	<b>0</b>
Imminent Hazard Violations Found:	
Total Violations Found:	<b>44</b>
<b><u>PERMITS</u></b>	<b>1</b>
Fire Safety Permits Received:	
Fire Safety Permits Issued:	<b>1</b>
<b><u>ADMIN</u></b>	<b>1</b>
Fire Dept. Follow-Ups:	

**Bureau Total Hours:** 38 Hours

**Additional Monthly Notes:** Assisted the Fire Department with one follow up. Inspector Boylan began IAAI Basic Fire Investigator Course at Passaic County Fire Academy. Bureau was selected by NJ Dept. of Community Affairs to receive and hand out free smoke alarms to residents in need. Two joint inspections completed with the Zoning Officer.

## Fire Department for the month of September 2022:

Total Calls: 2

General Alarms: 1

Mutual Aid: 1

Total Members: 9

Time Volunteered: 2 Hours & 21 Minutes

Drills: 0

Total Members: N/A

Time Volunteered: N/A

Administrative Details: 5

Total Members: 41

Time Volunteered: 52 Hours

TOTAL MEMBERS: 41

Total Time Volunteered: 54 Hours & 51 Minutes

**Police, September**

Traffic Enforce I Stop: 117  
Building / Property Check: 107  
Selective Enforcement Traffic: 52  
Radar: 53  
Total Calls for Service: 703

*Dept. of Public*

*Works & Utilities:*

*J. Albensi*

*R. Hathaway*

**D.P.W. Monthly Report October 2022**

**Road Department:** Picked up 32 cy of grass and 60 cy of brush....Made front end and brake repairs to Police Dept Charger....Removed boxes from Borough Hall attic in preparation for shred event....

**Water Department:** Continued water valve exercising program....Poured new concrete sidewalk pad on Dell Ave from previous water repair.....

**Sewer Department:** Installed manhole ring protector at a raised manhole on Maple Ave....

**Buildings & Grounds:** Installed American flags for Labor Day and 9/11 remembrances....Performed weekly cutting of Boro properties....Cut back grass and brush from fire lane areas....Parking spaces at the Park and Ride by Denville Line Painting along with ladder style crosswalks being painted on College Rd....Advanced Mechanical was in for winter furnace maintenance at Municipal properties... Removed all flower pots from Main and Maple and placed them into storage....

**Snow:** Started to refill salt shed in preparation for winter, as well as attaching salters to trucks and checking on all winter equipment

**Recycling Department:** Joe Fiorello attended classes for Certified Recycling Professional license....Joe Fiorello worked the Borough Shred event at the Recycle Center....

**Other:** Tim Hess attended classes for Certified Public Works Manager license...DPW attended a virtual snow plowing safety class provided the MEL

*Recreation:*

*T. Morton*

*J. Albensi*

Councilman Morton noted the events to come including

- Halloween decoration contest
- Trunk or treat with PTA
- Holiday parade prep has begun

*Public Services:*

*T. Laureys*

*T. Morton*

*(Human Services  
Recycling & Solid  
Waste Disposal*

Councilman Laureys read the Dial A Ride Report for September

Days of Service: 21

Miles: 1104

Number of Stops: 63

Nutrition for 1 person: 13

Food Shopping: 27

# of Meals on Wheels: 18

Medical Appointments: 40

Other appointments: 21

People using services: 35

Cancels: 7

Denials: 0

Units: 172

Hours: 83.25

**OLD BUSINESS**

1. Garbage Collection Contract

Mr. Blakeslee provided an update on this process. The bid received was rejected and new bids will be accepted on December 13<sup>th</sup>. The document was restructured and was explained in detail. Mr. Blakeslee is hoping to attract more bidders.

There is a possibility to do a shared service for this with Mt. Olive Township. He reached out to their administrator and DPW superintendent as well as Mr. Canfield.

Mt. Olive is willing to include almost all of the items in our bid specs. He handed out a brief analysis of this shared service as opposed to the single bidder.

He provided details regarding the cost differences. He would like to do a bit more analysis on this. They are considering applying for a grant to cover the cost of the cans. The mayor asked if we can request a cost lock for the following years. There was a discussion on the increases going forward with shared service. There was also discussion among the Council on this possibility. Mr. Blakeslee stated many other towns are having this same issue of high cost of trash. The mayor is willing to discuss this further with Mt. Olive. The mayor stated he has received complaints about garbage noncompliance. He noted that we will have to move relatively quickly if we need to order the garbage cans. There was further discussion on this. Councilman Hathaway stated this might be to our advantage to start a solid waste utility like our water and sewer utilities. This would be a utility out of the cap. He gave an explanation regarding the tax impact which would be lower, however, this would be another bill for residents. He provided information regarding the budget issues. Councilman Hathaway stated this increase is more than 2 % which affects the

cap issue. He has checked with our auditor and CFO and an ordinance would need to be created.

2. Planning Board Memo - Area in Need of Redevelopment – Block 26 Lot 6 and a portion of lot 10 – St. Michaels

Councilman Hathaway stated when we have received these letters in the past, we have had motion to allow our professionals to establish a plan and ordinance for an area in need of redevelopment.

Councilman Sylvester had several questions on why we need to do this. The mayor provided an explanation on why this is important. Councilman Sylvester was concerned about the quality of life in this town. The rentals bring transient people who do not get involved. The mayor stated we have incurred debt which needs to be paid for. He gave examples: fire trucks, garbage collection etc.

Councilman Laureys asked what the cost is for the redevelopment plan. Mr. Blakeslee explained that it would be paid for by the developer through an escrow account.

Councilman Sylvester asked when this is irreversible. Mr. Oostdyk stated this can be reversed until the plan is chosen and approved.

Councilman Hathaway stated the property will be developed either way. The mayor stated if the redevelopment plan is not approved the borough tax payers will bear the cost of the development.

Councilman Laureys stated that a resident said that he would like to see non-transient people who will be part of the community and he agrees with that statement. He understands financial concerns, but does not want the town to sell their soul. He feels we need to stay true to who we are.

The mayor asked Councilman Laureys a question. He asked how many of the 400 apartment dwellers are volunteers in the community. Councilman Hathaway stated there are renters who do become involved. Councilman Sylvester stated renters are transient by nature.

A Motion to accept the planning board's recommendation to deem Block 26 Lot 6 and 10 an area of redevelopment was made by Councilman Hathaway and seconded by Councilman Albensi.

Roll Call: Yes: Councilmen Albensi and Hathaway      No: Councilmen Laureys, Morton and Sylvester

**NEW BUSINESS**

None presented

### **PRIVILEGE OF THE FLOOR TO THE COUNCIL**

Council President: Nothing at this time.

### **MAYOR'S COMMENTS**

In light of the result of the vote for the area in need of redevelopment tonight, he does not know how we are going to pay for a \$750,000.00 fire truck.

### **RESOLUTIONS**

None presented

### **ORDINANCE INTRODUCTIONS**

**Ordinance –2022-16** - AN ORDINANCE TO AMEND CHAPTER 268 "VEHICLES AND TRAFFIC" OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF NETCONG AND DESIGNATING A PORTION OF PROSPECT STREET AS ONE WAY

A Motion to Introduce Ordinance #2022-16 and Read by Title Only was made by Councilman Morton and seconded by Councilman Sylvester.

Roll Call: 5 Yes

A Motion to Pass Ordinance #2022-16 on First Reading was made by Councilman Morton and seconded by Councilman Sylvester.

Roll Call: 5 Yes

### **REPORTS**

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

Roll Call: 5 Yes

### **BILLS**

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

Roll Call: 5 Yes

### **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**

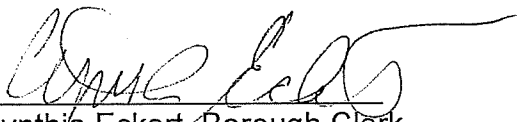
None

**ADJOURNMENT**

A Motion to Adjourn the Meeting was made by Councilman Hathaway and seconded by Councilman Sylvester at 9:27PM.

Roll Call: 5 Yes

Respectfully submitted,

  
Cynthia Eckert, Borough Clerk

