

## ***BOROUGH OF NETCONG***

### **MINUTES OF THE MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF NETCONG HELD NOVEMBER 10, 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, Councilman Still 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, 13 Church St., noted that last month there was a vote. He wants to know if they have had legal advice on this. Why was this not stopped by the attorney? The mayor explained there was no resolution planned for that meeting; it was just up for discussion. He wanted to know when the Council realized this was not done correctly. The mayor stated immediately. Mr. Bucco explained at the last meeting a motion was brought up to deem the area in need of redevelopment. This evening there is a resolution to for a motion. He explained the Roberts Rules of Order and how this can be brought up again at a future meeting. He gave details on this issue and the rules on it. Mr. Kunkel

asked about why there does not need to be a 2/3 vote for this. Mr. Bucco gave an explanation on this. Mr. Kunkel stated he has been in these meetings for several months and has seen many residents come out to this meeting. He wants to know if the Council will do what the constituents want, not what the Council wants. Councilman Sylvester asked Mr. Bucco if a resolution is required for this area in need of redevelopment. Councilman Laureys asked if this can be brought up again and again. Mr. Bucco explained once this has been approved it would be difficult to stop something already approved. Mr. Bucco gave a detailed explanation on this subject. Councilman Laureys stated if it is voted down it can be brought up again, but if it passes it cannot. Mr. Bucco stated he would have to investigate that to be sure. However, if it is passed and then brought it up on the floor again, this could lead to litigation. He advised that if passed and someone starts to spend money on a project and then the council reverses its decision it could lead to litigation. Councilman Laureys stated this gives the residents an issue and it is unfair that the developer would have more say on this. Mr. Bucco explained he has seen this in other towns where a Council has made decisions and the elected officials later change their minds. He also explained he has seen litigation where a developer has spent funds and then been told the project would not go through. Councilman Laureys is hoping the elected officials will decide to do their job in representing the people that voted for them. Councilman Sylvester asked if an affirmative vote tonight would be permanent. Mr. Bucco stated the further you go down the road, the higher a probability of litigation will occur. Councilman Still stated the reason for these projects is to fund our departments. He stated what we are taking in tax wise is less every year. He went on to explain the expenses that are coming down the pike. He explained if we do not continue to grow our town we could be swallowed up by larger surrounding towns. He went on to explain some of the cost increases that are coming which are out of our control. He went on to explain if we do not pass these projects, we will have financial situations. We cannot continue on with all of the services provided now with the income we have. Councilman Still stated there would not be traffic on Church St. He wanted everyone to hear the numbers to understand the expenses involved.

Mr. Gerald Burt, 34 Amendola Dr., wants to know how services will be provided for these residents. He feels the situation seems to be any property that is available and high up. Councilman Still again stated he is trying to give the numbers so the public can understand what the town is up against.

Mr. Steven Montelione, 5 Locust St., stated that this is why the public is confused. He has heard at these meetings that there will be a tie-in to Church St. He stated if this development goes in the neighborhood will never be the same. What he is saying is that this is a nice neighborhood and what will actually be put in. Councilman Hathaway stated that it was circulated last month. He stated the small number of people in this audience are a small portion of the entire community. Councilman Hathaway again stated there are no final decisions for this project at this time. He stated the public will have power if this area is determined to be an area of redevelopment. If there is no redevelopment plan the developer can do whatever they want. He reiterated the borough would have total control over this if there is an area in need of redevelopment.

Mr. David Costanzo, 27 Prospect St., thanked Councilman Still for his information. He wanted to know why we are not getting money yet. He wants clarification on the difference between a motion and a resolution. Mr. Bucco explained: A motion is simply by voice vote. A resolution is a written document that gives direction to professionals. This board's past behavior has been to pass motions. Mr. Bucco stated the motion should have been to direct professionals to prepare a resolution to be approved. Mr. Costanzo stated however the Council votes, there will be consequences.

Mr. Bucco read the section from Robert's Rules of order regarding this matter.

Mr. Stefano Polo, Church St., commented that last week it was said there would be more control if deemed an area in need of redevelopment. He would like to know why Church St. could not be made a one-way street. He said he drives by the paper street and it is very narrow. He stated that a small number of people in this room know about this because they received a list. He stated the rest of the town does not know about this. He feels the entire town should be made aware of this project so they could come and voice their opinions. Councilman Laureys stated to Mr. Polo he agrees we should let all residents in town know about this project. He asked if he felt a referendum question would be in order.

Ms. Janet Togno Cole, 9 Church St. When she moved here years ago, she loved the small-town feel. But now there are so many apartments that will happen over time. She understands she has little to say but she is not happy with all the apartments. When she first moved here everyone knew everyone. She is not happy with this situation. However, she understands they need to keep the borough "afloat."

Ms. Kelly Podgurksi, 7 Church St., is questioning the shared parking lot situation. Councilman Still explained if the town is in charge of this building and the parking situation. She complained that the police do not take care of the current parking issues. Her second question with all the apartments that are built- was there any feedback from those current developments. She says she will not feel safe in her neighborhood if this development is built.

Mr. Anthony Peppe, 18 Church St., stated that one of his neighbors told him there would be a meeting tonight. He thought this was a settled issue and it is not. This is unsettling to him. The parking lot at the Church is already inadequate especially with special occasions.

Mr. Matthew Cole, 9 Church St., asked Councilman Still if we are having a problem with the budget now are we going to just keep spending as we collect more money. He stated when Netcong Heights first went in, taxes were cut in half. The town fathers at that time had the same issues and knew they had to do what was necessary to keep the town going. He stated businesses would be a better way to increase funds instead of apartments. Councilman Still stated the downtown is not made for businesses. Mr. Cole stated we need more ratables. Councilman Still stated he doesn't think anyone in this town wants to become Mt. Olive or Roxbury. Councilman Still stated all the apartments in

town are full. He asked if this vote is just on an area in need of redevelopment not the zoning. The mayor again explained this area of redevelopment will give the town control. Mr. Bucco explained there are two steps. The first is to approve a resolution to deem this area an area in need of redevelopment. The second step is to hire professionals to develop a redevelopment plan with the details of what the borough would want for that area. Once that plan is finalized then an ordinance would be introduced and adopted. There were 2 areas in need of redevelopment already and the projects were never done. Mr. Bucco stated the difference between the redevelopment plan and a regular development is the Council has control and can create a PILOT. Most of the PILOT goes to the town instead of being split between county, school and municipality.

Mr. Patrick DeRosa, 86 Wiltop Rd., is concerned about the parking issue on Church St. Until he sees this on paper, he requested that the Council should not vote on this tonight. Councilman Hathaway stated the only way the borough can keep this parking issue under control is by deeming this area an area in need of redevelopment. He again stated the only power the borough has is the resolution for an area in need of redevelopment. Mr. DeRosa understands the financial need but he is concerned about the traffic and cars. He stated we need to get a train line to bring more businesses in town. He also feels we should not downplay our small businesses. We need to support our small businesses.

Mr. Farrell, 8 Cross St., addressed Councilman Still and stated that he should not scare the constituents that we will be forced to dissolve. He then addressed Councilman Hathaway stating he has been disingenuous. Councilman Hathaway stated he does not appreciate his integrity being questioned. He also stated he spends many hours to serve the people of this borough. There was heated discussion between Mr. Farrell and Councilman Hathaway. Mr. Farrell's last question was 'how many constituents does this developer have an interest in.'

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

Roll Call: 6 Yes

### **ORDINANCE ADOPTIONS**

**1. 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 Read Ordinance 2022-16 by Title Only on Second Reading and a Hearing Held Thereon was made by Councilman Albensi and seconded by Councilman Hathaway,

Roll Call: 6 Yes

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

Roll Call: 6 Yes

A Motion to Adopt Ordinance #2022-16 was made by Councilman Albensi and seconded by Councilman Still.

Roll Call: 6 Yes

### **CORRESPONDENCE**

None Presented

### **BOROUGH ADMINISTRATOR REPORT**

Mr. Blakeslee stated in the latest admin report he referenced the Community Block Grant Application for 2023. Part of the requirements are to discuss this at a meeting. He suggested we recommend a request for funding the replacement of the playground equipment at DiRenzo Park. No action needs to be taken at this time.

The mayor asked if the engineer had suggested any other projects. Mr. Blakeslee stated the current equipment is out of date and needs to be replaced. The Council is in agreement to move forward.

### **COMMITTEE REPORTS**

Finance & Insurance:            E. Still                      J. Sylvester

For the month of October 2022, the Borough had a total income of \$1,642,708.26 as compared to \$573,792.57 in October 2021.

For the month of October 2022:

Miscellaneous Revenue Not Anticipated (MRNA): In 2022 the Borough received \$1,015.30 compared to \$2,053.50 in 2021

Other Licenses/Borough Clerk's Fees: The Borough received \$18,753.43 in 2022 compared to \$6,500.42 in 2021.

State Aid: We received \$61,925.66 in state aid for 2022 and the same amount \$58,785.90 in 2021.

Grants in Aid: The Borough received \$2,378.17 in 2022 and \$1,547.50 in 2021.

Taxes Collected: The Borough collected \$1,558,635.70 in 2022 compared to \$504,905.25 in 2021.

*This includes \$63,551.65 for the PILOT in 2022.*

Income Total Year to Date: The Total Income Year to date for 2022 is \$10,620,059.06 as opposed to \$8,988,484.38 in 2021.

Economic Development: R. Hathaway E. Still

Councilman Hathaway stated that the area in need of redevelopment is the only topic at this time. It is on the agenda this evening and will be discussed.

Public Safety: J. Sylvester T. Laureys  
(Police, Fire, Rescue)

**Netcong Fire Department**

Total Calls: 14  
General Alarms: 6  
Squad Assists: 1  
Mutual Aid: 7  
Drills: 2  
Administrative Details: 8  
Total Members: 43  
Total Time Volunteered: 335 Hours & 59 Minutes

**Police**

Traffic Offense All Other 12  
Selective Enforcement Traffic 70  
Radar 51  
Traffic Enforce / Stop 163  
Building / Property Check 118  
Total Calls: 721  
Year to date Summons: 999

Dept. of Public  
Works & Utilities: J. Albensi R. Hathaway

D.P.W. Monthly Report November 2022

**Road Department:** Picked up 36cy of grass, 44cy of brush, 36 cy of bagged leaves, and 12cy of curb line leaves.... Installed signage throughout town including restricted area for Police Dept, new winter parking signs with ordinance, no parking this side on Prospect and RR Ave, and your GPS is wrong signs at Allen Terrace, Helen Way, and Dell Ave....

**Water Department:** Provided multiple mark out requests for work on Allen Terrace,

Wiltop Rd, Prospect St, Carmine Dr, and Hillside Ave....

**Buildings & Grounds:** Started working on abatement recommendations at municipal buildings that were provided by the fire marshall.... Worked on repairs to damaged asphalt at FH 1....Replaced a bad flushing mechanism at Arbolino Park bathroom....

**Parks & Recreation:** Continued cutting grass and mulching leaves at Boro Properties....

**Snow:** Finished filling salt shed for the beginning of 2022-23 snow season... Installed 2 more manhole lid protectors for plow season....

**Recycling Department:** Joe Fiorello continued attending classes towards receiving his Certified Recycling Professional license....

**Other:** Removed weed harvester from Lake Musconetcong....DPW attended a Hazard Communication class...

Wells pumped 2,821,000 gallons over last year.

Councilman Sylvester asked if we could cut the dead pine trees at Arbolino Park. Councilman Hathaway stated there is a problem with the state on this issue. He is working on it. Councilman Hathaway gave the states reasons for them not being able to be taken down. The Lake Board has made a request to get some of this land back. He asked that we hire a part timer to cut grass in the summer, can we hire someone to help with snow removal. Mr. Blakeslee stated it is something we can talk about.

The mayor commented that in the past we have shut down our parks at the end of October. He feels in light of the good weather we should continue what we have done last year. Councilman Morton stated the parks should be open until the first snow storm. The police and DPW have been coordinating this.

Recreation: T. Morton J. Albensi

Councilman Morton:

- October's trunk or treat was held by about 400 people. Hot dogs and pretzels were provided.
- The Holiday Parade is coming up in December. He hopes the Council will participate.

Public Services: T. Laureys T. Morton  
(Human Services)

## Recycling & Solid Waste Disposal

### October, 2022

Days of Service: 18

Miles: 947

# of Stops: 57

Nutrition, 1 person: 11

Food Shopping: 24

# of Meals on Wheels: 18

Medical Appointments: 40

Other Appointments: 19

People Using Services: 34

Cancels: 6

Denials: 0

Units: 175

Hours: 76

### **OLD BUSINESS**

Recycling Shared Service Agreement- Mr. Blakeslee wanted to get some direction from the governing body of this issue. He provided many details regarding the proposed contract. He will have a resolution for the December meeting. Councilman Sylvester asked about the difference in charges lump sum vs. by tonnage. He suggested the lump sum is the better choice as it is easier to budget. Councilman Hathaway asked if they violated previous contracts. Councilman Still determined that did not go through. There was discussion among the Council on this subject. The mayor noted that he sits on the recycle advisory committee. Mr. Blakeslee did remind the Council in the past when we bid on garbage, we included recycling and they did not bid. The Council would like a lump sum 5 years out.

### **NEW BUSINESS**

None

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

Council President: in reference to our upcoming costs, these are challenges for 2023. Our auditors feel 2023 will be a challenge. The money from this proposed project will not be coming in for quite some time. Councilman Hathaway agreed that the current projects will also not be coming until 2024. Councilman Still stated the sewer fees will be going up. The cost difficulties will be felt next year. He spoke to our auditors and did not sound any alarms. Our balance from income to debt is fine. These issues will have to be dealt with next year. He then brought up the parking at the church. Why are we not directing the church to improve their parking issues? Why are we allowing the sale of this property?



Mr. Bucco stated the first thing to look at is the zoning requirement for parking spaces. Then you have to determine if there are enough spaces in that lot to service the church. There was discussion among the Council and Mr. Bucco. The church may have to change their site plan. If they are subdividing this property, Councilman Sylvester wants to know why this development has to be rentals. 'Why can't we build sellable properties?' His last comment was that we represent these people. The planning board caused a problem in a neighborhood and we had to come up with solutions. Can we give assurances to the people that this parking problem will be resolved. He stated there is a demand for private Catholic schools and the fear is the school will reopen. There was discussion among the Council on this. Councilman Hathaway stated the school use has been abandoned. A new site plan would need to be approved. Discussion continued. Councilman Hathaway stated we need to make a decision based on the wants of the people. There was discussion on the budget issues.

Councilman Albensi: would like to know if we can reconsider winter parking. Is there anything we can look at that this would only be in effect when a storm is imminent. Mr. Bucco stated this would require an ordinance change. Councilman Sylvester gave details on the issues that had been discussed in the past. Councilman Albensi asked that a change be considered. There was discussion among the Council. Councilman Morton asked when plowing will begin. Mr. Canfield stated 2 inches is when plowing is determined. The mayor stated some of this depends on the size of the street. Councilman Sylvester said they can discuss this at the next safety committee meeting. Mr. Bucco provided suggestions on how the details can be determined.

Councilman Laureys: is concerned that the resolution is still on the agenda. He feels we should support our constituents. It is a failure of our duty as their agents to vote otherwise. He feels if we got the opinion of other residents, we would have a better idea of what the residents want. We should hold off on approving the resolution. He would vote on what the majority would want. It is his job to listen to the public and make a decision based on the wants of the people. He wants to know what the Council thinks about sending a survey to the town at large on this issue.

Councilman Laureys made a motion to take a town wide survey of the residents to accept the area in need of redevelopment. The motion was seconded by Councilman Sylvester.  
Roll Call: 3 Yes      No: Councilmen Albensi, Hathaway, Still and Mayor Nametko

Councilman Hathaway read the following statement on this subject:

*It has been recently said that as a group this Council represents the constituents of Netcong. We have been hearing lately who this group may be. It's been said not transient renters. And as the oxygen leaves this room being consumed by a loud few, some of us would yield to the few self-interested voices, forgetting that their responsibility is to make the difficult decisions that are in the best interest of our whole community. Our planning board and professionals have recommended that the area in and around St Micheals be recognized as an area in need of redevelopment. It has*

been clearly shown to us that one type of development is more desirable than another both financially and more importantly relating to our school. Consider that the school's professionals recently presented in a public meeting that the school is at or over capacity. Students are being instructed in locker rooms, areas previously used or identified as closets, offices, and from rolling carts quartered off in rooms where other students are already being instructed. It has been stated at these same school board meetings that it would require over 10 million dollars to address the existing problem. As the School Board does not have access to this type of funding, they have discussed asking the Borough for assistance. This is not about whether the Borough would assist the school or not, this is about whether the Borough will allow 30 more homes to be constructed further aggravating this already unbearable problem. The Borough's professionals have advised that this area in need of redevelopment classification is the only way to impact this school children factor. Additionally, we know this classification is the only tool we have to correct many of the existing dysfunctions occurring in the church street area like traffic and parking. We also know that financially the area in need of redevelopment classification allows the Borough to create a greater tax revenue than any other alternative available to the Borough. When I was elected to this seat nearly a decade ago, I ran on CHANGE. At that time our community was in discussions with Roxbury to outsource our police department, ShopRite was for sale and contemplating closing, many downtown storefronts were empty, and our tax rate was the highest in Morris County. The Borough's planned solution to this problem was a Transit Village in an around the train station that failed under the same lack of determination that we are now experiencing. We must change our failed thinking of the past and deliver to those who elected us a planned and secure future. The change needed is a continuing forward looking responsible overview of our town's future irrespective of the self-interest of a few or the vanity of even fewer. Maintaining our school our police department and our autonomy for the future of all in Netcong is the responsibility of this body. Those of you who would fail to meet this head on are not fulfilling your obligation to our community. As Mr. Still and the constituency he represents has not been recorded on this contentious issue I make the motion to call the resolution on our agenda for an area in need of redevelopment this evening to a vote of the full Council so that all voices can be heard.

Councilman Hathaway Made a motion to amend the order of the agenda to move consideration of resolution 2022-111. The motion was seconded by Councilman Still.  
Roll Call: 4 Yes      No: Councilmen Laureys, Morton and Sylvester

Councilman Laureys made a motion to amend the order of the agenda and move the public portion of the meeting. The motion was not seconded.

### **MAYOR'S COMMENTS**

None at this time

### **Proclamations**

To Honor Our Veterans

Mayor Nametko read the proclamation:

*Whereas, the men and women who served in our armed forces have demonstrated their willingness to satisfy the greatest obligation of their citizenship; and*

*Whereas, it is fitting that we set aside a special day each year to honor all of our veterans and to express our esteem for them; and*

*Whereas, the Congress of the United States has set aside one day a year as a legal holiday and designated it a VETERAN'S DAY in honor of our veterans and as a day designated to the cause of world peace;*

*Now, Therefore, I the undersigned Mayor of Netcong do hereby call upon all of our citizens to observe Friday, November 11, 2022, as Veteran's Day, and ask that the day be observed with appropriate ceremonies not only in tribute to our veterans but also in rededication on the cause of peace with honor throughout the world.*

*In witness whereof, I have hereunto set my hand and caused the seal to be affixed this 10th day of November, 2022.*

## **RESOLUTIONS**

1. **Resolution 2022-111** – Resolution of the Borough Council Determining an Area in Need of Redevelopment in Accordance with N.J.S.A.:12A-1 Et Seq.

Councilman Sylvester asked if we approve, will this open ourselves for litigation. Mr. Bucco stated "yes."

Councilman Laureys suggested a no vote to allow more discussion from the public

Motion to approve resolution 2022-111 was made by Councilman Hathaway and seconded by Councilman Still.

Roll Call: 4 Yes (incl. Mayor Nametko) No: Councilmen Laureys, Morton and Sylvester

2. **Resolution 2022-112** – Rescinding the Authorization of the Borough Administrator to Readvertise for Bids for Solid Waste Collection Services in the Borough of Netcong

Motion made by Councilman Still and seconded by Councilman Hathaway to approve.

Roll Call: 6 Yes

3. **Resolution 2022-113** – Authorizing a Shared Services Agreement with the Township of Mount Olive for Solid Waste Collection Services in the Borough of Netcong in Accordance with the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 Et Seq. for a Term of Five Years Commencing January 1, 2023 and Terminating December 31, 2027

Councilman Hathaway asked about the purchase of cans for the residents. Mr. Blakeslee explained it will be a capital budget for 2024. Regular service for 2023 new cans for 2024. This allows for time to apply for a grant to cover the cost of the cans.

Motion made by Councilman Still and seconded by Councilman Albensi to authorize.  
Roll Call: 6 Yes

### **ORDINANCE INTRODUCTIONS**

None presented.

### **REPORTS**

Motion to Incorporate All Reports into the Minutes was made by Councilman Hathaway and seconded by Councilman Morton.  
Roll Call: 6 Yes

### **BILLS**

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. David Costanzo, 27 Prospect St., gave a statement to Councilman Hathaway; he does not believe him. If that was the case, he would have surveyed the people.

Mr. Montelione, 5 Locust St., said we live in the climate of the internet. If notification had gone out to every resident this would be a different outcome. What will happen to our taxes as a homeowner? He just retired; can he afford to stay. If the notices had gone out to all people the Council would have done themselves a favor. Councilman Laureys stated to Mr. Montelione it is not too late to take up a survey of all the residents before the next meeting. This would have to be taken up at the next meeting.

Mr. Kelly Podgurski, 7 Church St, stated there is another subdivision at the top of Church St. The mayor stated the reason for subdividing into 4 sections is to allow current residents to purchase property that they are encroaching on. This sale has nothing to do with the redevelopment project.

Ms. Debbie Stevens, 31 Amendola Dr., stated they received a notice from Roxbury that they want to build apartments on property behind their home. Councilman Hathaway stated that property is owned by the borough and is part of the open space plan that cannot be built on. She stated she went to Roxbury to find out what would be built there. Councilman Hathaway suggested she come down to borough hall to check the tax map. Councilman Hathaway thanked her for the information.

Mr. Anthony Peppe, 18 Church St., would like the time frame on what happens next. Mr. Bucco explained it will go to the borough planning expert to discuss the size, shape etc. to develop a plan. Then an ordinance would be created. This will take some time. Even if the plan was finished in several weeks an ordinance cannot be done by year end. Councilman Hathaway stated now that this has passed all the issues of concern can be addressed. He stated that input from residents would be considered but hopefully many of the concerns would have already been addressed. He stated that when this happens a wider public input can be taken.

Mr. Patrick DeRosa, 86 Wiltop Rd., asked 'can redevelopment issues be sent out with a Swift 911?' The Council provided responses.

Ms. Kim Albensi, 42 College Rd., is concerned about the school issues. How are townhouses compared to single family homes? Councilman Hathaway stated with the 34 BNK project there are 2 students going to our school. If single family homes would be built it could be as many as 60 students. She is concerned if single-family homes are built. How will this affect our school? Councilman Hathaway stated this is not just about taxes and providing the services. The important argument is the current school cannot handle any more students and are having issues with their current situation. Councilman Sylvester asked how many 'choice' students there are. The response was 30. Councilman Sylvester stated they are 'special ed.' Councilman Hathaway stated they are not.

Ms. Janet Cole, 9 Church St., heard the gossip that they will be building condos and retail stores on Main St. Councilman Hathaway stated that area is zoned for retail and apartments 3 stories. She said she is just asking. So, all these developments will only have several children. She is concerned that things will just keep increasing and it won't be a little town anymore. She feels Netcong Heights was a downfall. Councilman Laureys gave his opinion on this.

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

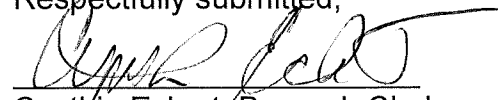
### **CLOSED SESSION**

Closed session was not held.

### **ADJOURNMENT**

A Motion to Adjourn the Meeting was made by Councilman Still and seconded by Councilman Hathaway at 9:47PM.  
Roll Call: 6 Yes

Respectfully submitted,

  
Cynthia Eckert, Borough Clerk