

BOROUGH OF NETCONG

MINUTES OF THE MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF NETCONG HELD APRIL 6, 2023 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 6, 2023.
2. Publishing a notice in the Daily Record, the official newspaper of the Borough of Netcong on January 11, 2023 and emailing a copy to the Star Ledger on January 6, 2023.

ROLL CALL

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

PUBLIC PORTION OF MEETING

Mr. Mike Mullady of 39 Ledgewood Ave. stated that he has come in several times to speak with Mr. Blakeslee about 39 Ledgewood Ave. He has gone to two other towns for more information. His concern is there are a few apartments at this address that have more residents living in the apartments than there should be. He is concerned one of the apartments has not been inspected. Mr. Blakeslee stated there are no records for one of the units. Councilman Sylvester asked if he was living there at this time. He asked if the overcrowding existed previously. Mr. Blakeslee stated each time they do an inspection there does not appear to be stacking in these units. Mr. Mullady stated there are 30 people living in one apartment. Councilman Laureys stated the police should be sent there. Mr. Blakeslee stated police need to have probable cause in order to enter. There was discussion among the Council on this subject. Mr. Blakeslee gave a brief explanation on the restrictions for the borough in this situation. The mayor asked if the postal carrier had

seen these 30 people there. Mr. Mullady stated yes. Mr. Mullady wants to know if he needs to file a complaint. It was suggested Mr. Mullady file a complaint.

A Motion to close the meeting to the public by Councilman Hathaway and seconded by Councilman Sylvester.

Roll Call: 6 Yes

FINANCIAL UPDATE

Debt Management – Fire Truck Purchase – Financial Advisor – 2023 Budget
Jason Gabloff and Valerie Dolan

Mr. Jason Gabloff stepped forward to give his presentation regarding an update on the debt service and purchase of the fire truck. He explained we have some older debt on the books which includes the previous fire truck purchase. He gave details on how to accomplish this. He stated we would need an additional \$80,000.00 which equals 2 tax points. The new truck would need to be delivered in 2025 in order for this to work. The sale of the old reservoir would need to go to the purchase of the new fire truck or pay down the current debt. He suggested the new PILOTS to come may help to pay for some of this. There would be an additional 2 cents tax increase to pay regular expenses. There would be an approximate \$200.00 increase for the average homeowners' taxes. He stated there is an SCC rule that any bond issue over a million dollars needed to have an official statement. In order to get this, one needs a financial advisor. He gave further details on this. The recommendation for a financial planner is Phoenix. He gave reasons for this choice. He said working on the PILOTS is crucial in this process. He gave a detail on the cost of the financial planner. Mr. Blakeslee gave further details on this process. The mayor asked if this would be paid similar to our bond attorney costs. There were further questions from the Council on this. Mr. Blakeslee stated he has given the draft budget to the finance committee. Our auditor will review it, if all is well it will be introduced in May and adopted in June.

Landmark Properties also arrived to present a change to their memorandum of understanding. They started by reviewing some of the details of the original MOU. They had proposed a pavilion at the entrance of the Netcong Heights property. There would be a flagpole and sitting area. They had also suggested a gazebo where the pool was. They would put this near the business office instead. If the Council is OK with this revised plan, they will do this work this year. He continued discussion on the new proposal. There were no questions from the Council. The Council is "good" with these changes. He asked Mr. Blakeslee to put something in writing.

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 13, 2023.

1. **Minutes** – March 2, 2023 and March 9, 2023

A Motion was made by Councilman Sylvester and seconded by Councilman Albensi to approve the minutes.

Roll Call: 6 Yes

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

a. **Resolution 2023-38** - Resolution Approving the Property Assessments for the Netcong Community Partnership Special Improvement District of the Borough of Netcong

b. **Resolution 2023-39** – Approving the Introduction of the 2023 Budget of the Netcong Community Partnership Special Improvement District and Authorizing a Public Hearing to Be Held Thereon

Both resolutions were carried to the April 13, 2023 meeting.

3. **Ordinance Adoption** – None

4. **Correspondence** –None

5. **Old Business**- Area in Need of Rehabilitation – Main Street- Rock Solid

Councilman Hathaway stated the point of the process would be to vote for the professionals to do the work and studies to move forward with this project. There was brief discussion among the Council on this subject. Councilman Hathaway explained what the professionals would be doing and what is needed in the process going forward. Note: It covers block 45, lots 29,30,31,32

A Motion to authorize professionals to conduct a study to deem the area a need of rehabilitation was made by Councilman Hathaway and seconded by Councilman Still:

Roll Call: 6 Yes

6. **New Business**- None

7. **Resolution 2023-37**- Transfer Resolution for Current Fund

The mayor had a question about this transfer. Mr. Blakeslee would need to speak with our auditor. There was a brief discussion among the Council. Mr. Blakeslee provided a brief explanation on this. He will have a better explanation for this next week.

This resolution will be carried to the April 13, 2023 meeting.

8. **Ordinance Introduction- None**

PRIVILEGE OF THE FLOOR TO THE COUNCIL

Council President: Jason Gabloff did a great job on the presentation and worked hard on this. We need support for the financial advisor. Councilman Hathaway feels this is very prudent for the borough. It will be all under one house who can advise on many issues.

Councilman Hathaway stated there was a meeting with the Highlands Council yesterday. They are suggesting town center designation envelopes the entire town. He provided details on the advantage of this. We can step out at any time with no cost to the borough. Studies needed would be done by them such as the storm water issues coming up. It seems like it will be valuable to the town. The Council stated they don't have the best reputation. We need the money now and this appears to be prudent. The mayor stated there were also discussions on the lake in this situation and they would not oppose this.

The Highlands Council will be here next week to do a presentation. There is a sample resolution that can be used for this. The town center designation would be permanent if the Borough moves forward with this. The Highlands Council will also fund the walk around the lake study.

MAYORS COMMENTS

The mayor had no comment at this time.

PUBLIC PORTION OF MEETING

Mr. Tom Patamia, 34 Center St., provided an update on 39 Ledgewood Ave. Mr. Patamia is the landlord there. The police have been to 39 Ledgewood Ave. about 8 times for Mr. Mullady. Mr. Mullady has been causing many issues. They have not renewed the lease for Mr. Mullady which was up on March 31st. He gave details on the difficulty of this situation.

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

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 8:16PM.

Roll Call: 6 Yes

Respectfully Submitted:



Cynthia Eckert, Borough Clerk