

**BOROUGH OF NETCONG
MAYOR AND COUNCIL MEETING
October 5, 2023**

MINUTES OF THE MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF NETCONG HELD OCTOBER 5, 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 Still, Councilman Sylvester (via speakerphone,) and Mayor Nametko. Also present was Mr. Blakeslee, Borough Administrator and Mrs. Eckert, Borough Clerk

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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.

PUBLIC PORTION OF MEETING

Mr. Gerald Burt, 34 Amendola Dr., would like to bring to the Council's attention that Amendola Dr. is becoming a race track. He gave an example of an incident that occurred several days ago. He was almost hit by a car while he was walking his dog. He is concerned for the children that are playing outside. He is concerned for their safety. 'L34RTV' was the license plate of the vehicle (black SUV) that came close to hitting him.

The mayor stated, we have radar equipment that can scan and record speeding of vehicles. There was brief discussion on the fed-ex and prime trucks.

Mr. John Parks, 26 Hilts Lane, is here about the road on Hilts Lane. The last time he was here there was supposed to be a follow up on the water situation. Mr. Blakeslee stated he contacted NJ Transit but has not had a response. Mr. Parks realizes this is a private road. He brought pictures of some flooding that occurred during the last rain storm. He also had pictures of the cars parking on the street to access the post office. These cars obstruct access to his home. He has also had cars parking on his property. Mr. Blakeslee had a question about the picture with the construction equipment from the Allen Terrace project that were parked on this private road He also had pictures of the potholes in Hilts Lane. Mr. Parks did agree that the town does fix these potholes. Mr. Blakeslee suggested private road signs could be put in place to curb the parking issues. The Council took time to review all the pictures. Mr. Parks would like to be able to have his kids be able to play on this road but he can't. Councilman Hathaway asked if there is any resistance from the Council to post private road signs. There was discussion on the current signs that are posted and why they are there. Mr. Parks brought an article that states if the borough provides plowing and water-sewer it implies they should take responsibility for the road. Councilman Hathaway stated some research needs to be done to determine what constitutes the rules for a private road. Mr. Parks asked why his road is different from other roads in town. Mr. Blakeslee stated there are 5 private roads in town which were determined years ago. Mr. Blakeslee explained the ordinance that is in place at this time. He gave some details on what would need to be done to bring the street up to municipal standards so it is no longer a private road. He explained how other towns have done this but the property owners on this street would have to pay for the improvements. Councilman Still said the reason for the ordinance was because water and sewer lines could not be put in if this was a private road. He explained if this road is made to standard the houses will lose their front yards. There was further discussion among the Council on this issue. Mr. Parks asked how the assessment would work. The mayor stated we cannot do anything until it is determined who owns the road. There was discussion about another private road that had just been paved. Councilman Albensi asked if we can get natural gas lines installed. Councilman Hathaway asked Mr. Parks to call NJNG again to see if the rules have changed and then contact Mr. Blakeslee with the result. Councilman Hathaway stated the Council is aware of the water issues. The Council will try and re-address this issue. Mr. Parks mentioned in the past there were issues with wells and septic. He was told there was a DEP problem. He thanked the Council for their time.

A Motion to close the meeting to the public was made by Councilman Laureys and seconded by Councilman Hathaway.

Roll Call: 5 Yes

AGENDA ITEMS FOR DISCUSSION

The following items are for discussion purposes only. Any action on these items will take place at the meeting of October 12, 2023.

1. **Minutes** – Agenda Meeting – September 7, 2023

Regular Meeting – September 14, 2023

A Motion was made by Councilman Still and seconded by Councilman Hathaway to approve the minutes for September.

Roll Call (September 7): 4 Yes Abstain: Councilman Laureys

Roll Call (September 14): 5 Yes

2. Ordinance Adoptions – Bond Ordinance 2023-14- AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN PROPERTY OWNED BY THE BOROUGH OF NETCONG, MORRIS COUNTY, NEW JERSEY, NOT REQUIRED FOR PUBLIC PURPOSES PURSUANT TO N.J.S.A. 40A:12-13, ET SEQ.

To be carried to the October 12th meeting.

3. Ordinance Adoptions – Ordinance 2023-15- AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN PROPERTY OWNED BY THE BOROUGH OF NETCONG, MORRIS COUNTY, NEW JERSEY, NOT REQUIRED FOR PUBLIC PURPOSES PURSUANT TO N.J.S.A. 40A:12-13, ET SEQ.

To be carried to the October 12th meeting.

4. Ordinance Adoptions – Ordinance 2023-16- AN ORDINANCE TO AMEND CHAPTER 194 “LAND DEVELOPMENT PROCEDURES” OF THE CODE OF THE BOROUGH OF NETCONG.

Councilman Sylvester is concerned about the wording of the distance restriction for alcohol beverage stores in a certain distance from the cannabis dispensary. He doesn't want to hold this process up but is concerned. Councilman Hathaway stated maybe we should go forward with this ordinance and go back and change it later. The mayor is concerned because we have had many discussions on this in the past 4 months. Councilman Sylvester does not want to have a liquor store and cannabis dispensary at the entrance of our town. Councilman Sylvester said this was supposed to change already. There was further discussion among the Council on this subject and the concerns to approve this ordinance as it is. The mayor thinks we have time to change this to be sure it is correct. Councilman Hathaway gave details on what Councilman Sylvester is asking for. Councilman Hathaway is concerned that we will be holding up the licensing for the cannabis license. There was further discussion on this issue. Councilman Sylvester is not concerned about the new building; he is concerned about the building that is across the street. Councilman Hathaway suggested we have the opinion of our attorney on this before a decision is made. Councilman Sylvester asked that Mr. Bucco, the borough attorney, will be contacted tomorrow. Councilman Hathaway asked that an appointment be made with the committee for the applicant. Councilman Still stated we need to put everything on hold until we speak with our attorney.

To be carried to the October 12th meeting.

5. Ordinance Adoptions – Ordinance 2023-17- AN ORDINANCE AMENDING CHAPTER 252, "TAXATION," OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF NETCONG TO INCLUDE A NEW ARTICLE CONCERNING CANNABIS SALES TAXATION.

To be carried to the October 12th meeting.

6. Ordinance Adoptions – Ordinance 2023-18- AN ORDINANCE ESTABLISHING CHAPTER 122, "CANNABIS SALES, USE AND LICENSURE," OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF NETCONG FOR THE LICENSURE OF CANNABIS ESTABLISHMENTS AND REGULATION OF CANNABIS SALES AND USE.

To be carried to the October 12th meeting.

7. Bond Ordinance Adoptions – Bond Ordinance 2023-19- BOND ORDINANCE TO AUTHORIZE THE UNDERTAKING OF IMPROVEMENTS TO JENNY LIND STREET IN, BY AND FOR THE BOROUGH OF NETCONG, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$312,500 TO PAY THE COST THEREOF, TO APPROPRIATE A STATE GRANT, 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 October 12th meeting.

8. Correspondence – Email – Tax Assessor Joseph McKeon – Retiring on April 1, 2024

9. Old Business – None presented.

NEW BUSINESS AND RESOLUTIONS:

10. New Business- Appointment of Ray A. Zeglin Firefighter for Fire Co. No.2

A Motion was made by Councilman Hathaway and seconded by Councilman Albensi.
Roll Call: 5 Yes

11. New Business- Appointment of Vincent Paternoster Firefighter for Fire Co. No.1

A Motion was made by Councilman Hathaway and seconded by Councilman Albensi.
Roll Call: 5 Yes

12. Resolution 2023-88-Renewal of Membership in the Morris County Municipal Joint Insurance Fund

A Motion was made by Councilman Hathaway and seconded by Councilman Albensi.
Roll Call: 5 Yes

13. Resolution 2023-89- A Resolution Authorizing the Award of a Contract To National Water Main Cleaning Company for the CCTV Evaluation Of Storm Sewers in The Borough of Netcong

A Motion was made by Councilman Hathaway and seconded by Councilman Albensi.
Roll Call: 5 Yes

14. Resolution 2023-90- A Resolution Authorizing a Shared Services Agreement with the Township of Byram for The Furnishing of Construction Department Services. In Accordance with The Uniform Shared Services and Consolidation Act, N.J.S.A. 40a:65-1, Et Seq. For A Term of Four Years Commencing January 1, 2024 and Terminating December 31, 2027

Councilman Sylvester asked what the increase would be over the 4 years.
Mr. Blakeslee stated there is no increase.

A Motion was made by Councilman Hathaway and seconded by Councilman Albensi.
Roll Call: 5 Yes

15. Ordinance Introduction – None presented.

PRIVILEGE OF THE FLOOR TO THE COUNCIL

The Council President feels badly for the cannabis applicant. The borough needs to do this right

Councilman Laureys calculated some percentages for the NCP budget. He gave details on the income and expenses. He passed out his calculations to the Council for them to view. He proceeded to read the calculations. He provided details regarding the Farmer's Market expenses and income.

Councilman Hathaway wanted to circle back around on the cannabis issue. He wants to make it known this is not the cause of the applicant but a new concept driven by the Council. He provided details on his reasoning for this.

Councilman Sylvester provided his comments on the issue. There was discussion among Councilman Sylvester and Councilman Hathaway on this subject. The mayor was under the impression there was going to be a package goods retail business in the same building and he was not aware they were including properties across the street. There was further discussion on this subject among the Council. Councilman Hathaway noted that the applicant will be combining multiple lots in this area. Councilman Sylvester

reminded everyone that he had brought this up since the beginning. Councilman Laureys did recollect that Councilman Sylvester had brought this up in the past. There was further discussion among the Council on this.

MAYORS COMMENTS

The mayor had no comment at this time.

PROCLAMATION

None presented.

PUBLIC PORTION OF MEETING

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

Roll Call: 5 Yes

CLOSED SESSION


No closed session this evening.

ADJOURNMENT

A Motion to Adjourn the Meeting was made by Councilman Still and seconded by Councilman Hathaway at 8:27PM.

Roll Call: 5 Yes

Respectfully Submitted,


Cynthia Eckert, Borough Clerk