

**BOROUGH OF NETCONG  
MAYOR AND COUNCIL MEETING  
DECEMBER 14, 2023**

**MINUTES OF THE MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF NETCONG HELD DECEMBER 14, 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.

**PROCLAMATIONS**

**PROCLAMATION  
RECOGNIZING THE 100<sup>TH</sup> BIRTHDAY OF ROSA POLO**

**WHEREAS**, Longevity of life is a blessing for an individual and for a community which benefits from the knowledge, creativity and experiences this individual brings to all; and

**WHEREAS**, it is right and proper that the Borough of Netcong recognizes with respect and admiration the many contributions to our community made by our senior citizens; and

**WHEREAS**, Rosa Polo was born on December 26, 1923 in Sperone, Italy. The youngest of eleven children, she is the last surviving member of her family; and

**WHEREAS**, Rosa's upbringing was marked by the hardships of the Great Depression, modest means and an agrarian lifestyle. She spent many years harvesting hazelnuts and walnuts with the assistance of a donkey, which continued even after her marriage to Stefano Polo in 1949; and

**WHEREAS**, Stefano and Rosa raised 4 children, Rosetta, Maria, Pellegrino and Michelina. Tragically, they suffered the loss of their youngest daughter Michelina at an early age due to illness, but soon welcomed another daughter bearing the same name; and

**WHEREAS**, in 1972, Rosa and her family embarked on a life changing journey to the United States, settling in the Borough of Netcong. She was the only sibling to immigrate, leaving behind the rest of her family in Italy. They initially resided on Stoll St. later moving to a home on Dogwood Rd. where they built cherished memories with their son Pellegrino and his growing family; and

**WHEREAS**, Rosa worked at Dover Handbag for over a decade, retiring in 1985, the same year she suffered the loss of her beloved husband, leaving her a widow; and

**WHEREAS**, in 1990, Rosa moved to Church Street to reside with her son Pellegrino, where she remains to this day. Here, she was able to indulge her passion for gardening which served as a nostalgic reminder of her farming roots. She was also able to pursue her love of crocheting, making beautiful scarves and hats to share with others; and

**WHEREAS**, beyond her role as a devoted mother to four and a nurturing grandmother to eight, Rosa proudly holds the title of great-grandmother to six. As the esteemed matriarch of her ever-expanding family, her remarkable journey of 100 years serves as a source of inspiration and admiration to all who know her.

**NOW THEREFORE BE IT PROCLAIMED**, that I, Joseph A. Nametko, Mayor of the Borough of Netcong and on behalf of the Netcong Council and the citizens of Netcong Borough, honor Rosa Polo for her long life and prosperity, and wish her many more.

Senator Bucco also presented a resolution from the legislature.

Mr. Blakeslee stepped forward to read a proclamation for the mayor, as this was his last meeting as Mayor of the borough.

Mr. Bucco presented the mayor with a resolution from the legislature recognizing the upstanding service the mayor has given the borough over the last 17 years.

## **PROCLAMATION**

### **HONORING MAYOR JOSEPH A. NAMETKO FOR HIS MANY YEARS OF SERVICE AS MAYOR OF THE BOROUGH OF NETCONG**

**Whereas**, after careful consideration and more than 17 years of service Joseph Nametko has decided to step down as Mayor; and,

**Whereas**, Joseph A. Nametko has been a resident of the Borough of Netcong, since 1979, married his wife Oliva in 1985 and raising their sons Bryan and Matthew in the Borough; and,

**Whereas**, Mayor Nametko has always displayed a strong sense of civic pride and dedication, volunteering for various community organizations, including coaching Little League Baseball, from T-Ball on; and

**Whereas**, Mayor Nametko's recognizing a need in the Borough, and the greater community, was responsible for securing, funding and overseeing the installation of an ADA compliant kayak launch at Arbolino Park, which has been used by various organizations and individuals with physical challenges, opening Lake Musconetcong to people of varying abilities; and,

**Whereas**, Mayor Nametko is the recipient of the Paul Harris Fellow Award from the Rotary Foundation of Rotary International; and,

**Whereas**, Mayor Nametko's knowledge, diligence and hard work has greatly contributed to the safety of the Borough, its' citizens, and businesses; and,

**Whereas**, Mayor Nametko, while as a member of the Lake Musconetcong Regional Planning Board assisted with the acquisition of the weed harvester which has greatly improved the health of the lake; and,

**Whereas**, when it was recognized that many residents were facing food insecurity as a result of the economic upheaval caused by the pandemic, Mayor Nametko organized a food bank which serves hundreds of people every month, and to which he has dedicated countless hours seven days a week to ensure that there is food available for everyone who needs it; and,

**Whereas**, it is right that dedicated public servants of Joseph A. Nametko's stature are recognized for their professional and volunteer work and that such recognition is noted in the Borough's permanent records.

**NOW THEREFORE BE IT PROCLAIMED**, by the Borough Council of the Borough Netcong in the County of Morris and State of New Jersey Mayor Nametko be recognized for his outstanding service to the community for his past and continuing service to the residents of the Borough and the State of New Jersey.

The mayor then thanked and recognized the Council and staff for their support over the years.

### **APPROVAL OF MINUTES**

None presented

### **PUBLIC PORTION OF MEETING**

Mrs. Jeanette Mostkowitz, 41 Koclas Dr., thanked the mayor for his service and she has been proud to work with him at the food bank every week.

Mr. Matthew Eddy, 25 Flanders Rd., read a letter with his concerns about how Council members are involved with some of the issues at the board of education. He is also concerned about the PILOT programs that the Council is backing. He provided details regarding the concerns.

Mr. Raymond Sylvester, 129 Ledgewood Ave., stated that there is an ongoing issue with traffic on Rt. 46. He is concerned with truck traffic that comes from the PILOT gas station and off of route 80. There are trucks that are parking overnight in the Don Jose parking lot. He would like to have some no stopping or standing signs to alleviate this issue. He is also concerned about the proposed truck traffic that will come from the Hercules property in Roxbury. He gave further opinions on his concerns. The mayor addressed the issue of the signs. The company the state hired said they put the signs in (which were not installed). The cars coming off the highway are speeding on the side streets (Barone, North and Railroad). He is asking if speed bumps can be installed. The mayor stated this is the first we have heard about this issue. He has no problem with putting in speed bumps but they will have to survey the residents in that area first. Councilman Hathaway stated our planner is here tonight so we will get professional opinions on the Roxbury issue.

Mr. Alex Alahverdian, Helen Way, had several questions about the cannabis dispensary. He would like to know why the B zone was the only one picked. He knows there has been much effort to improve the downtown. He is concerned about the smoke shop and new store where Quick Chek was. He wants to know if we are mandated by the state to allow a dispensary. The mayor stated we are not mandated. He asked if this is a money issue. He wanted to know what the figures were. He wanted to state that the truck traffic on Rt. 46 is dangerous and happening every single day. The left turns crossing over Rt. 46 are dangerous.

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

### **ORDINANCE ADOPTIONS**

**1. Ordinance 2023-21 - AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, ET SEQ. FOR PROPERTY LOCATED AT BLOCK 26, LOTS 6 AND A PORTION OF LOT 10**

Mr. Paul Philips will be present to answer any questions on this ordinance.

Councilman Sylvester read a statement on this subject. He is in favor of building in our town. However, he is not in favor of multiple PILOT programs. He gave details on this issue.

PILOTS take money away from our school and students. He provided details about his concerns:

Let me start by saying I'm in favor of residential development attracting young families with school age children to help keep Netcong vital.

A strong school system is the bedrock of any community, and this bedrock is being threatened by overreliance on P.I.L.O.T programs. We as a Council have embarked on these programs with the idea of raising funds for the services we provide. Yet with each of these deals they deny the public school of the same benefit from new development that we ourselves seek. We've talked privately and publicly of the maintenance items that need to be done to the facilities at the school. We've seen their long-term Capital Program and the dollars it's going to take to complete.

We say that we're bringing in more revenue and we won't have to raise taxes. Adding another pilot takes an enormous amount of money from the school, so that when these projects come up those same taxpayers will see that very increase because they didn't benefit from any of the new ratables.

How we fund our local school for the short and long term is vital if we are going to maintain a quality education, the quality of life for our residents and the very future of our community.

PILOTS will continue to erode the ability of the school to provide a quality education and facility for the students.

In past meetings I've shown there is no financial benefit to the town to do this project. There will be no inundation of school-aged children.

This project along with those that are built and being considered will also put a strain on our infrastructure and will end up costing the taxpayers much more in the future to supply these services.

As we have seen there is no public support for this project. It is zoned for 31 single family homes on 8K sq. ft. lots and should remain that way. This is the type of development that will enhance our town and help it to continue to grow into the town we know and love.

I've said this before, that when the day comes, we stop listening to the people out there then maybe we don't deserve to be up here.

A Motion to Read Ordinance 2023-21 by Title Only on Second Reading and a Hearing Held Thereon was made by Councilman Hathaway and seconded by Councilman Still.  
Roll Call: 4 Yes      No: Councilmen Laureys, Morton and Sylvester

*(Please note, due to a tie, the mayor's vote was included.)*

The meeting was open for public comment:

Mrs. Burtt, 34 Amendola Dr., wants to know if anyone on the Council lives in the Wiltop area. Her concern is this project will not affect anyone on the Council but it will affect the residents in that area.

Mr. Raymond Sylvester, 129 Ledgewood Ave., wanted to know how the benefit of these rentals outweighs the single-family homes. When will the Council do what the people want? He gave details on his concerns with having more rentals. 31 single family homes would be ideal.

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

Roll Call: 5 Yes      No: Councilman Laureys

Councilman Laureys wanted to make a comment but the mayor stated he is within 200 feet of the property and cannot make a comment. Mr. Bucco stated with this type of ordinance a 200 ft. notification does not need to be done. Councilman Laureys is not sure he is within 200 ft. Mr. Bucco stated because his property is so close to the property in question this could be a conflict of interest. Councilman Laureys stated with all due respect this will affect the whole town, not just him. He would like to know if he can speak during the portion of the meeting. Mr. Bucco stated in general circumstances he needs to participate as a Councilman not a resident. It is a recommendation that a Council person who would like to step off the dais should have legal counsel to represent them. Mr. Bucco stated this is what the law is. Councilman Laureys stated this makes no sense at all. He feels everyone who opposes this has a conflict of interest. He feels there is no personal gain for him in this situation. Mr. Bucco stated it is a matter of having an objective mind and voting on this matter. Mr. Bucco stated he would have a direct conflict with this since his property is directly adjacent to the property in question. Councilman Laureys will choose to speak. Mr. Bucco stated he can choose to speak. Councilman Laureys recounted a situation that occurred and that the mayor asked why he had changed his mind on this subject and he said because the people do not want this project. Councilman Laureys feels the public is concerned about the quality of life in our town. These projects are decreasing the quality of life here. He gave detail on his concerns about increased traffic because of these projects. He feels the town will become a town that people want to move away from not into.

Councilman Morton asked where else are we going to be able to put 31 single family homes in this town. This is the last area that a beautiful community can be put.

Councilman Sylvester would like to know the reasons the Council members want to have this apartment complex.

The mayor asked the public to be quiet while the Council had their discussion on this subject.

There was heated discussion on this subject among the Council.

A Motion to Adopt Ordinance #2023-21 was made by Councilman Hathaway and seconded by Councilman Still.

Roll Call: 4 Yes      No: Councilmen Laureys, Morton and Sylvester  
*(Please note, due to a tie, the mayor's vote was included.)*

## **2. Ordinance 2023-22 - AN ORDINANCE TO AMEND CHAPTER 98 "ALCOHOLIC BEVERAGES" OF THE CODE OF THE BOROUGH OF NETCONG AND SETTING**

## DISTANCE REQUIREMENTS BETWEEN ALCOHOLIC BEVERAGE AND RETAIL CANNABIS LICENSED PREMISES.

A Motion to Read Ordinance 2023-22 by Title Only on Second Reading and a Hearing Held Thereon was made by Councilman Hathaway and seconded by Councilman Sylvester.

Roll Call: 5 Yes      Abstain: Councilman Laureys

The meeting was open for public comment:

Mr. Alex Alahverdian, 8 Helen Way, wanted to know how much more money will be made by having a dispensary. Mr. Blakeslee explained the state allows a 2 % sales tax that goes directly to the borough. Money made in other towns ranges from \$500,000.00-1,000,000.00 per year. It will be a sizable amount for the municipal budget. He explained also that cannabis will not be allowed to be sold in the downtown area; it will only be in the highway areas. He asked about the zone area. It was explained by the Council the zone is on both sides of the highway. He wanted to know if we are setting aesthetic standards. Councilman Hathaway stated 'yes,' there is significant control set in these ordinances. Council was taken from the planner, police department and others to be sure all areas have been taken into account to make it a non - permissive ordinance. There was further discussion on the stores on Main St. and the limitations that are there. There are more strict zones on the cannabis zone.

Mrs. Bernadette Dalesandro, 32 Barone St., thanked Ralph for the cannabis numbers. She wants to know if this will be used to offset the tax levy. Mr. Blakeslee stated it will be up to the governing body to decide where the money would be disbursed.

Mr. Peppe, 18 Church St., He asked if it could be \$500,000.00 in revenue. Mr. Blakeslee stated these are fairly accurate. Councilman Still stated we cannot project accurately as this is a new ordinance. The projected amount estimated for our town may be close to \$200,000.00.

Mr. Chris Farrell, 8 Cross St. spoke to the audience directly requesting everyone present should get 5 minutes with the Council.

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

Roll Call: 5 Yes      Abstain: Councilman Laureys.

A Motion to Adopt Ordinance #2023-22 was made by Councilman Albensi and seconded by Councilman Hathaway.

Roll Call: 5 Yes      Abstain: Councilman Laureys.

**3. Ordinance 2023-23 - AN ORDINANCE TO AMEND AND SUPERSEDE ORDINANCE 2023-16 AND AMEND CHAPTER 194 "LAND DEVELOPMENT**

PROCEDURES" OF THE CODE OF THE BOROUGH OF NETCONG FOR  
CONDITIONAL USE REGULATION OF RETAIL CANNABIS.

A Motion to Read Ordinance 2023-23 by Title Only on Second Reading and a Hearing Held Thereon was made by Councilman Still and seconded by Councilman Hathaway.

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

Roll Call: 5 Yes Abstain: Councilman Laureys.

A Motion to Adopt Ordinance #2023-23 was made by Councilman Hathaway and seconded by Councilman Albeni.

Roll Call: 5 Yes Abstain: Councilman Laureys.

**4. Ordinance 2023-24 - AN ORDINANCE TO AMEND CHAPTER 194 "LAND DEVELOPMENT PROCEDURES" OF THE CODE OF THE BOROUGH OF NETCONG.**

A Motion to Read Ordinance 2023-24 by Title Only on Second Reading and a Hearing Held Thereon was made by Councilman Sylvester and seconded by Councilman Laureys.

Roll Call: 6 Yes

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

Roll Call: 6 Yes.

A Motion to Adopt Ordinance #2023-24 was made by Councilman Morton and seconded by Councilman Hathaway.

Roll Call: 6 Yes

5. Ordinance 2023-25 – was introduced at the November meeting and will be reintroduced at the January meeting.

**OLD BUSINESS**

1. Main Street and Maple Ave. Rehabilitation Project

Mr. Paul Phillips was here to answer any question about this project. Mr. Phillips gave information on this. Councilman Sylvester asked about the parking issues. Mr. Phillips gave details on the changes made to accommodate the parking issues. He stated there will be some tandem parking. There is 6000 sf of commercial space and he gave details of the parking needed for those units. He gave details on the residential parking. There is language in the plan to address the parking concerns.



## 2. Playground Floor- DiRenzo Park

Mr. Blakeslee stated there is an opportunity to change the flooring in the playground area. Instead of mulch there is an opportunity to provide a rubberized surface. Councilman Sylvester asked what the additional cost will be. Mr. Blakeslee stated that it will depend on the installation decision. The mayor stated it will cost approximately 30,000.00. Councilman Laureys stated will the cost effectiveness be better than having to replace mulch on a regular basis. Councilman Hathaway stated the life of the floor is approximately 10 years. After 10 years repairs would be about 5,000.00 every 5 years. This is to provide a better, cleaner, safer surface and some savings may be seen.

### **NEW BUSINESS**

#### 1. 2024 Community Block Grant

Mr. Blakeslee commented on this grant. Public works would like to recommend replacement of water mains on Amendola Dr. He would like to know if there is any objection among the Council.

### **CORRESPONDENCE**

#### 1. Letter – Mr. and Mrs. Swistak – Garbage Utility

Councilman Sylvester commented on this situation. He would like to cycle through an entire year before a decision is made on who can be exempt from this garbage utility bill. The mayor is concerned this will open Pandora's box. Councilman Hathaway stated water and sewer are an infrastructure maintenance issue. The solid waste utility is a cost that residents should just pay for tonnage. Councilman Laureys stated it was discussed that there should be a one-year cycle to make a decision on this. Mr. Blakeslee will provide a written correspondence.

### **BOROUGH ADMINISTRATOR REPORT**

There were no comments from the Council.

### **COMMITTEE REPORTS**

Finance & Insurance: E. Still J. Sylvester

For the month of November 2023, the Borough had a total income of \$2,707,437.11 as compared to \$1,317,320.42 in November 2023.

For the month of November 2023:

Miscellaneous Revenue Not Anticipated (MRNA):

In 2023 the Borough received \$5,265.50 compared to \$3,736.50 in 2022.

Other Licenses/Borough Clerk's Fees:

The Borough received \$34,687.136 in 2023 compared to \$23,393.76 in 2022.

State Aid:

The Borough received \$37,886.50 in state aid in 2023 and \$37,892.14 in 2022.

Grants in Aid:

There were no Grants in Aid awarded in 2023 and \$82,849.00 awarded in 2022.

Taxes Collected:

The Borough collected \$2,527,885.38 in 2023 compared to \$1,169,449.02 in 2022.

Income Total Year to Date:

The Total Income Year to date for 2023 is \$12,494,949.05 as opposed to \$11,939,909.99 in 2022.

Economic Development: R. Hathaway E. Still

Councilman Hathaway met today with owners of 83 Main St. to discuss the development of this property. They will be doing 8 sellable condos. There was discussion on parking relief proposals.

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

Police

Total Calls for Service: 793

Administrative Duties: 129

Radar: 89

Traffic Enforcement: 156

Fire Department

Total Calls: 15

Drills: 4

Administrative Details: 10

Total Members: 43

Total Time Volunteered: 292 hrs. 46 min.

Fire Prevention

Total Inspections: 40

Total Violations: 9  
Permits: 1  
Penalties: 2  
Fire Dept. Follow ups: 5  
Monthly Hours: 46

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

Road Department:

Speed tables and warning signs were installed on Allen Terrace....Assembled and delivered approximately 1000 garbage cans to residents for automated garbage pickup beginning in January...Picked up 60 cy of leaves and 16 cy of brush....Performed multiple curblane leaf pickups on affected roads....

Water Department:

provided utility markouts for NJ gas during main installation....Performed November water meter readings.....

Sewer Department:

Cleared a sewer main clog behind Sabor Latino....

Buildings & Grounds:

Hung decorative garland, bows, banners, and Christmas lights on Main St, Maple Ave, and Ledgewood Ave....New garage door and motors were installed at DPW garage and Fire House 1.....

Parks and Recreation:

Installed new decking, stair treads and stain, to the holiday stage trailer....Winterized and closed bathrooms at Borough Parks....

Recreation: T. Morton J. Albensi

Regretfully, due to constant rain, the Holiday Parade did not happen and the Holiday Parade rained out both nights. Plus, there were not enough groups available for the 3rd rain date.

This Sunday the Recreation committee will be judging holiday decorations.

Public Services: T. Laureys T. Morton

(Human Services

Recycling & Solid

Waste Disposal

Dial a Ride Report

Days of Service: 16

Miles: 720

Number of Stops: 66

Nutrition, 1 Person: 9  
Food Shopping: 28  
Meals on Wheels: 13  
Medical Appointments: 38  
Other Appointments: 23  
People Using Services: 31  
Cancels: 7  
Denials: 0  
Units: 184  
Hours: 76.25  
Notes: 6 days off in November

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

Councilman Sylvester noted that the Netcong Senior Club would be starting again. The first meeting is the 2nd Friday in January at Co. #2 Firehouse. It is for 55 and over and led by Sharon Still.

### **MAYOR'S COMMENTS**

The mayor has been very grateful for his time as Mayor. He will be staying on the economic committee. The new Mayor has a great knowledge of this town, and congratulated Councilman Still for his term as the new Mayor.

### **RESOLUTIONS**

**Resolution 2023-103**– Transfer Resolution for Current Fund

A Motion to approve this resolution was made by Councilman Sylvester and seconded by Councilman Morton.  
Roll Call: 6 Yes

**Resolution 2023-104** – Authorizing the Execution of An Interlocal Services Agreement for Sanitary Sewer Between the Borough of Netcong and the Township of Roxbury Regarding the Grace Baptist Church Property Located at 1500 Route 46 Also Known as Block 9302, Lot 2

A Motion to approve this resolution was made by Councilman Sylvester and seconded by Councilman Morton.  
Roll Call: 6 Yes

**Resolution 2023-105**- To Appoint Hunter Gabloff for Part Time Office Help

A Motion to approve this resolution was made by Councilman Sylvester and seconded by Councilman Morton.

Roll Call: 6 Yes

**Resolution 2023-106-** Authorizing An Extension of a Contract to MSI Services, Inc. for IT Related Services

A Motion to approve this resolution was made by Councilman Sylvester and seconded by Councilman Morton.

Roll Call: 6 Yes

**ORDINANCE INTRODUCTIONS**

None presented

**REPORTS**

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

Roll Call: 6 Yes

**BILLS**

A 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. Matthew Eddy, 256 Flanders Rd. Said "shame on the 4 of you. You were voted in by the people for the people." He thanked Councilman Laureys, Councilman Sylvester and Councilman Morton for their vote. The people do not want PILOT programs in this town. He announced that he will be running for Council in 2024.

Mr. Matthew Cole, 9 Church St., thanked Councilman Laureys, Councilman Morton and Councilman Sylvester for their support. He wanted to know why after a year of these discussions; now Councilman Laureys cannot vote. He addressed Councilman Hathaway that he would have a direct conflict of interest in the apartment complex as he is a landscaper. Everyone around all of us is building and now we will be building on top of ourselves.

Mrs. Kelly Podgurski, 7 Church St., stated that "our town is no longer a town, we are becoming a city." She is glad her children are grown. She would like speed bumps on Church St. She is also concerned about shared parking at the school.

Mr. Chris Farrell, 8 Cross St., wanted to know where he can get another garbage can. Mr. Blakeslee requested that he call the borough hall tomorrow and we will provide one. He asked the audience to continue to step up to give their opinion.

Mr. Tony Peppe, 18 Church St., wanted to know if the Council would want this project to be near their home. He asked what the next step was. It was explained the next step is a redevelopment plan and then it will go to the planning board. At that point it will be noticed to those within 200 feet.

Mrs. Marylou Jiminez, Amendola Dr., Noted that Roxbury rezoned property behind Amendola Dr. for apartments. She stated that her backyard is all wooded.

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**

A closed session was not held this evening.

### **ADJOURNMENT**

A Motion to Adjourn the Meeting was made by Councilman Still and seconded by Councilman Hathaway at 9:15PM.

Respectfully Submitted,

\_\_\_\_\_  
Cynthia Eckert, Borough Clerk

**RESOLUTION 2023-103****TRANSFER RESOLUTION FOR CURRENT FUND**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF NETCONG IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, TO TRANSFER ITEMS OF APPROPRIATION IN THE 2023 CURRENT FUND RESERVE BUDGET IN ACCORDANCE WITH N.J.S.A 40:4-58.**

<b>CURRENT FUND</b>				
<b>ACCOUNT NAME</b>		<b>TYPE</b>	<b>TO</b>	<b>FROM</b>
PLANNING BOARD		OE		\$25,000.00
GROUP INS. FOR EMPLOYEES		OE	\$25,000.00	
ANIMAL CONTROL- SALARY & WAGES		S&W	\$ 300.00	
ANIMAL CONTROL - PROF. SERVICES		OE	\$ 1,800.00	
DIAL-A-RIDE - SALARY & WAGE		S&W		\$ 2,100.00
RECYCLING REMOVAL		OE	\$13,000.00	
GARBAGE REMOVAL		OE		\$13,000.00
			<b>\$40,100.00</b>	<b>\$40,100.00</b>

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Netcong in the County of Morris, State of New Jersey, that in accordance with the provisions of N.J.S.A 40:4-58, that the following budget transfers be made by the Chief Financial Officer:

**BE IT FURTHER RESOLVED**, that the Treasurer is hereby authorized to make the following transfers in the 2023 budget;

\$ 40,100.00 CURRENT FUND

A certified copy of the Resolution shall be forwarded by the Borough Clerk to the Treasurer.  
This resolution shall take effect upon adoption.

**BOROUGH OF NETCONG**

By: \_\_\_\_\_

Joseph A. Nametko, Mayor

Dated: 12/18/23

**CERTIFICATION**

I, Cynthia Eckert, Clerk of the Borough of Netcong, do hereby certify the foregoing to be a true copy of a Resolution adopted by the Borough at a meeting held on December 14, 2023.

Cynthia Eckert, Clerk

**RESOLUTION 2023-104**

**A RESOLUTION AUTHORIZING THE EXECUTION OF AN INTERLOCAL SERVICES AGREEMENT FOR  
SANITARY SEWER BETWEEN THE BOROUGH OF NETCONG AND THE TOWNSHIP OF ROXBURY  
REGARDING THE GRACE BAPTIST CHURCH PROPERTY LOCATED AT 1500 ROUTE 46 ALSO  
KNOW AS BLOCK 9302, LOT 2**

**WHEREAS**, Grace Baptist Church requested connection to the Township sanitary sewer system with an estimated sanitary sewer flow of 500 gallons per day (GPD); and

**WHEREAS**, in order to provide a sanitary sewer system to serve the property, a sanitary sewer is necessary to be constructed from the referenced property, through the adjoining AP Parc at Roxbury, LLC property to the Township's existing sanitary sewer system, connecting to an existing sanitary sewer system in Netcong Borough which will convey the flow to the Musconetcong Sewage Authority (MSA) Wastewater Treatment Plant; and

**WHEREAS**, in order to enable this flow to be accepted by Netcong, an Interlocal Services Agreement is required between Roxbury Township and Netcong Borough; and

**WHEREAS**, this agreement will enable no greater than 500 (GPD) to be accepted for conveyance by Netcong; and

**WHEREAS**, no additional connections are allowed to this private sewer system without Netcong's prior approval; and

**WHEREAS**, the sewer flow generated from the project will be assessed to Roxbury's MSA sewer allocation.

**NOW THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Netcong, in the County of Morris and State of New Jersey as follows:

1. The Borough Council hereby authorized the Mayor and Borough Clerk to execute and attest to the signing of the Interlocal Services Agreement for Sanitary Sewer.
2. The Resolution shall take effect immediately.

**BE IT FURTHER RESOLVED**, that a copy of this resolution be provided to the Borough Clerk, Borough Engineer/Director of Utilities for their information and guidance.

**BOROUGH OF NETCONG**

By: 

Joseph A. Nametko, Mayor

Dated: 



## CERTIFICATION

I, Cynthia Eckert, Clerk of the Borough of Netcong, do hereby certify the foregoing to be a true copy of a Resolution adopted by the Borough at a meeting held on December 14, 2023.

  
Cynthia Eckert, Clerk

**BE IT RESOLVED**, by the Borough Council of the Borough of Netcong, in the County of Morris and State of New Jersey, that the following named persons be appointed at the set per hour rate:

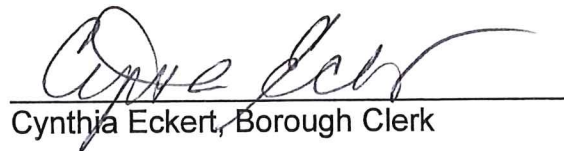
<u>EMPLOYEE</u>	<u>TITLE</u>	<u>Rate</u>
Hunter Gabloff	Part Time Office Help	\$15.50

This resolution shall take effect immediately.

  
Joseph A. Nametko, Mayor

**CERTIFICATION**

I, Cynthia Eckert, Clerk of the Borough of Netcong, do hereby certify the above to be a true copy of a resolution adopted by the Mayor and Council of the Borough of Netcong at a meeting held on December 14, 2023.

  
Cynthia Eckert, Borough Clerk

**A RESOLUTION AUTHORIZING AN EXTENSION OF A CONTRACT TO  
MSI SERVICES, INC. FOR IT RELATED SERVICES**

**WHEREAS**, the Borough provided an option in the 2022 Request for Proposals that it would be able to extend, on an annual basis for a period not to exceed five (5) years, a contract to the successful contractor for IT Related services; and

**WHEREAS**, the Borough awarded a contract to MSI Services, LLC d/b/a Navitend to provide the Borough's IT Related services; and

**WHEREAS**, the incumbent contractor, MSI Services, Inc., submitted pricing to perform the required services for the 2024 calendar year; and

**WHEREAS**, the Borough is satisfied with the performance of MSI Services, LLC d/b/a Navitend and wish to extend the contract as provided in the 2022 Request for Proposals; and

**WHEREAS**, the maximum amount of the Contract is below the mandatory bidding threshold; and

**WHEREAS**, the Borough's Chief Financial Officer has certified that funds are available for this purpose.

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Netcong, in the County of Morris and State of New Jersey as follows:

1. A contract for IT Related services is hereby extend to MSI Services, Inc. in accordance with its bid proposal for performing said services.
2. The Mayor and Borough Clerk are hereby authorized and directed to execute the contract extension with MSI Services, Inc.
3. This Resolution shall take effect immediately.

BOROUGH OF NETCONG

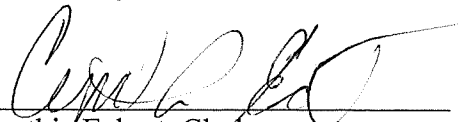
By:

  
Joseph A. Nametko, Mayor

Dated: 12/18/23

## CERTIFICATION

I, Cynthia Eckert, Clerk of the Borough of Netcong, do hereby certify the foregoing to be a true copy of a Resolution adopted by the Borough at a meeting held on December 14, 2023.

  
Cynthia Eckert, Clerk

**AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, ET SEQ. FOR PROPERTY LOCATED AT BLOCK 26, LOTS 6 AND A PORTION OF LOT 10**

**WHEREAS**, the Borough Council of the Borough of Netcong (hereinafter “Borough”) adopted Resolution No. 2022-54 on April 14, 2022, directing the Planning Board to determine whether an area in the south westerly portion of the Borough qualified as a non-condemnation area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5; and

**WHEREAS**, the area under consideration included Block 26, Lot 6, and a portion of Lot 10 (hereinafter “Study Area”); and

**WHEREAS**, the Planning Board directed Phillips, Preiss, Shapiro Associates, Inc. to conduct a redevelopment area investigation; and

**WHEREAS**, the study entitled “Area in Need of Redevelopment Investigation for Block 26, Lot 6 and a Portion of Lot 10, Borough of Netcong, New Jersey was submitted to the Planning Board in July 2022; and

**WHEREAS**, the study concluded that the Plan Area, together with numerous other properties within the Study Area, met Criteria “d” and “h”, and the portion of Lot 10 met criteria “c” and “h” of N.J.S.A. 40A:12A-5; and

**WHEREAS**, the Planning Board, on October 24, 2022, adopted Resolution No. 2022-13 recommending that the Study Area be designated as a Non-Condemnation Area in Need of Redevelopment; and

**WHEREAS**, the Borough Council designated the Study Area as a Non-Condemnation Area in Need of Redevelopment by Resolution No. 2022-111 adopted on November 11, 2022,

and requested that Phillips, Preiss, Grygiel, LLC prepare a Redevelopment Plan for the Study Area; and

**WHEREAS**, the Non-Condemnation Area in Need of Redevelopment designation was transmitted to the Commissioner of Community Affairs for review on September 20, 2023, and; the Commissioner of Community Affairs responded on October 25, 2023; and

**WHEREAS**, notice of the designation of the Study Area as a Non-Condemnation Area in Need of Redevelopment was served on all owners within the designated area as required by N.J.S.A. 40A:12A-6(b)(5)(d); and

**WHEREAS**, Phillip Preiss Grygiel Leheny Hughes LLC, under the signature of Paul Phillips, P.P., A.I.C.P. has prepared a redevelopment plan for the Plan Area entitled “Redevelopment Plan for Block 26, Lot 6 and Portion of Lot 10 in the Borough of Netcong, New Jersey” (hereinafter “Redevelopment Plan”) dated August 2023; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, no redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body; and

**WHEREAS**, the Borough Council wishes to adopt the Redevelopment Plan for the Plan Area.

**NOW, THEREFORE, BE IT ORDAINED**, by the Borough Council of the Borough of Netcong, in the County of Morris, and State of New Jersey, as follows:

**Section 1.** The recitals above are hereby incorporated herein as if fully set forth herein.

**Section 2.** The Zoning Map of the Borough of Netcong is hereby amended to incorporate the provisions of the Redevelopment Plan and delineate the boundaries of the Non-Condemnation Area in Need of Redevelopment.

**Section 3.** The Redevelopment Plan for the delineated area located at Block 26, Lot 6 and a portion of Lot 10, entitled “Redevelopment Plan for Block 26, Lot 6 and Portion of Lot 10

in the Borough of Netcong, New Jersey,” prepared by Phillip Preiss Grygiel Leheny Hughes LLC under the signature of Paul Phillips, P.P., A.I.C.P and dated August 2023, is hereby approved and adopted pursuant to N.J.S.A. 40A:12A-7 and is incorporated herein by reference and is on file with the Borough Clerk. The Redevelopment Plan may be inspected by the public in the Borough Clerk’s office during normal business hours.

**Section 4.** The Borough Clerk is hereby authorized and directed to provide a copy of this Ordinance to the Netcong Borough Planning Board in accordance with the requirements of N.J.S.A. 40A:12A-7 for a determination of consistency with the Borough’s Master Plan. The Planning Board shall issue a report to the Governing Body containing its recommendations within forty-five (45) days after referral.

**Section 5.** All ordinances of the Borough of Netcong, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistency.

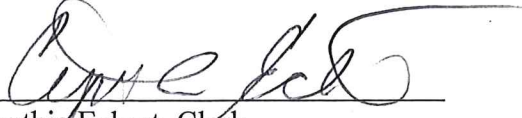
**Section 6.** If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

**Section 7.** This Ordinance shall take effect upon final passage and publication as required by law.

**NOTICE IS HEREBY GIVEN**, that the foregoing Ordinance was introduced in writing at a meeting of the Borough Council of the Borough of Netcong, County of Morris and State of New Jersey, held on the 9th day of November, 2023 introduced and read by title and passed on the first reading and that the said Governing Body will further consider the same for second reading and final passage thereon at a meeting to be held on the 14th day of December, 2023 at 7:30 p.m., prevailing time, at the Municipal Building in said Borough, at which time and place a public hearing will be held thereon by the Governing Body and all persons and citizens in interest shall have an opportunity to be heard concerning same.

BOROUGH OF NETCONG

ATTEST:

  
Cynthia Eckert, Clerk

By:   
Joseph A. Nametko, Mayor



**ORDINANCE NO. 2023-22**

**AN ORDINANCE TO AMEND CHAPTER 98 "ALCOHOLIC BEVERAGES" OF THE CODE OF THE BOROUGH OF NETCONG AND SETTING DISTANCE REQUIREMENTS BETWEEN ALCOHOLIC BEVERAGE AND RETAIL CANNABIS LICENSED PREMISES.**

**BE IT ORDAINED**, by the Borough Council of the Borough of Netcong, in the County of Morris, and State of New Jersey, as follows:

**SECTION 1.** Chapter 98 of the Revised general Ordinances of the Borough of Netcong, "Alcoholic Beverages", Section 98-6, "Number of licenses; distances between premises" paragraph (B) is hereby amended to read as follows:

B. No license, except as permitted hereinafter, shall be issued for or transferred to premises within 800 feet of any other alcoholic beverage licensed premises or any cannabis retail licensed premises. The distance shall be measured in the normal way that a pedestrian would properly walk from the nearest entrance of existing licensed premises to the nearest entrance of the premises sought to be licensed.

**SECTION 2.** This Ordinance may be renumbered for codification purposes.

**SECTION 3.** All ordinances or parts of ordinances in conflict or inconsistent with any part of this Ordinance are hereby repealed to the extent that they are in such conflict or inconsistent.

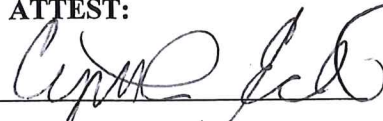
**SECTION 4.** In the event that any section, part or provision of this Ordinance shall be held to be unenforceable or invalid by any court, such holding shall not affect the validity of this Ordinance as a whole, or any part thereof, other than the part so held unenforceable or invalid.

**SECTION 5.** This Ordinance shall take effect upon final passage and publication as required by law.

NOTICE IS HEREBY GIVEN, that the foregoing Ordinance was introduced in writing at a meeting of the Borough Council of the Borough of Netcong, County of Morris and State of New Jersey, held on the 9<sup>th</sup> day of November 2023, introduced and read by title and passed on the first reading and that the said Governing Body will further consider the same for second reading and final passage thereon at a meeting to be held on the 14<sup>th</sup> date of December 2023 at 7:30 p.m., prevailing time, at the Municipal Building in said Borough, at which time and place a public hearing will be held thereon by the Governing Body and all persons and citizens in interest shall have an opportunity to be heard concerning same.

**BOROUGH OF NETCONG  
COUNTY OF MORRIS  
STATE OF NEW JERSEY**

**ATTEST:**



Cynthia Eckert, Borough Clerk

By: 

Joseph A. Nametko, Mayor

Introduced: November 9, 2023

Adopted: December 14, 2023



**ORDINANCE NO. 2023-23**

**AN ORDINANCE TO AMEND AND SUPERSEDE ORDINANCE 2023-16 AND AMEND CHAPTER 194 "LAND DEVELOPMENT PROCEDURES" OF THE CODE OF THE BOROUGH OF NETCONG FOR CONDITIONAL USE REGULATION OF RETAIL CANNABIS.**

**BE IT ORDAINED**, by the Borough Council of the Borough of Netcong, in the County of Morris, and State of New Jersey, as follows:

**SECTION 1.** Article II Definitions, Section 194-4 Terms defined; word usage is hereby amended and supplemental to include the following:

**CANNABIS RETAILER**

Any person or entity holding a Class 5 Cannabis Retailer license issued by the State of New Jersey that purchases or otherwise obtains usable cannabis from cannabis cultivators and cannabis items from Cannabis Manufacturers or Cannabis Wholesalers and sells these to consumers from a retail store, and may use a cannabis delivery service of a Certified Cannabis handler for the off-premises delivery of cannabis items and related supplies to consumers.

**SECTION 2.** Article VIII Zoning, Section 55 Provisions Applicable to all Zones is hereby amended as follows:

- L.** Cannabis Establishments and Uses Prohibited. The operation of certain classes of cannabis establishments as defined by P.L. 2021, c. 16, including cannabis cultivators, manufacturers, distributors, wholesalers, testing facilities, delivery services, medical cannabis dispensaries, alternative cannabis treatment centers, including such operators holding a medical cannabis dispensary permit pursuant to P.L. 2009, c. 307 (c.24:61-7) are expressly prohibited uses within the jurisdictional borders of the Borough of Netcong.

**SECTION 3.** Article VIII Zoning, Section 194-58 B Commercial Business District is hereby amended and supplemented to include the following:

- E.** Conditional Uses
  - (1) Cannabis Retailers

**SECTION 4.** Article VIII Zoning, Section 194-64 Conditional Uses is hereby amended and supplemented to include the following:

**E. Cannabis retailers, subject to the following standards:**

- (1) Cannabis retailers shall only be permitted within tax blocks 37, 40, 41, 42 and 43.
- (2) Cannabis retailers shall be subject to site plan review and approval and shall be required to submit as part of the application an environment impact statement, a traffic study and a parking study.
- (3) Cannabis retailers may be located within single or multi-tenant commercial buildings or within buildings with mixed (commercial and residential) uses.
- (4) Drive-through cannabis retail operations shall be prohibited.
- (5) Consumption of cannabis-related products shall be prohibited on the premises (i.e., within or outside the building).
- (6) Cannabis retailers in multi-tenant or mixed-use buildings shall provide a separate exterior entrance.
- (7) Cannabis retailers shall be prohibited from operating as a home occupation.
- (8) Cannabis retailers shall not be located in a vehicle or any moveable or mobile structure.
- (9) Cannabis retailers shall be prohibited on any property where there exists a grocery store, delicatessen, indoor food market or other store engaged in retail sales of food, or a store where alcoholic beverages are sold.
- (10) No cannabis retailer shall be located within a building or property or within 800 feet of a property where there are alcoholic beverage sales by an Alcohol Beverage Control Class D license holder or an Alcohol Beverage Class C license holder acting as a Class D license holder.
- (11) No cannabis retailer shall be located within 200 feet of a school, child care facility or place of worship.
- (12) No cannabis retailer shall be located within 400 feet of another cannabis retailer.

**SECTION 5.** The Borough Clerk is hereby directed to give notice at least ten days prior to hearing on the adoption of this Ordinance to the County Planning Board, Municipal Clerks in adjoining municipalities, and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). In accordance with N.J.S.A. 40:55D-62.1, the Borough Clerk is further directed to, at least 10 days prior to the hearing, provide notice to the owners of all real property as shown on the current tax duplicates, located within the district and within 200 feet in all directions of the boundaries of the district. In addition, the municipal clerk shall provide notice of the hearing to the Office of Planning Advocacy, and to any military facility commander who has registered with the municipality pursuant to section 1 of P.L.2005, c. 41 (C.40:55D-12.4), at least 10 days prior to the hearing, by personal service or certified mail. Upon the adoption of this Ordinance after public hearing thereon, the Borough Clerk is further directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Morris County Planning Board as required by N.J.S. 40:55D-16.

**SECTION 6.** This Ordinance may be renumbered for codification purposes.

**SECTION 7.** Upon taking effect by final passage and publication as required by law, this Ordinance shall supersede and supplant Ordinance 2023-16, and upon taking effect, Ordinance 2023-16 shall be repealed. All other ordinances or parts of ordinances in conflict or inconsistent with any part of this Ordinance are hereby repealed to the extent that they are in such conflict or inconsistent.

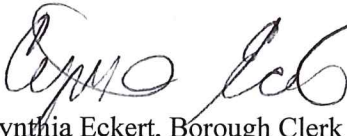
**SECTION 8.** In the event that any section, part or provision of this Ordinance shall be held to be unenforceable or invalid by any court, such holding shall not affect the validity of this Ordinance as a whole, or any part thereof, other than the part so held unenforceable or invalid.

**SECTION 9.** This Ordinance shall take effect upon final passage and publication as required by law.

NOTICE IS HEREBY GIVEN, that the foregoing Ordinance was introduced in writing at a meeting of the Borough Council of the Borough of Netcong, County of Morris and State of New Jersey, held on the 9<sup>th</sup> day of November, 2023, introduced and read by title and passed on the first reading and that the said Governing Body will further consider the same for second reading and final passage thereon at a meeting to be held on the 14th date of December, 2023 at 7:30 p.m., prevailing time, at the Municipal Building in said Borough, at which time and place a public hearing will be held thereon by the Governing Body and all persons and citizens in interest shall have an opportunity to be heard concerning same.


**BOROUGH OF NETCONG  
COUNTY OF MORRIS  
STATE OF NEW JERSEY**

**ATTEST:**

  
Cynthia Eckert, Borough Clerk

Introduced: November 9, 2023

Adopted: December 14, 2023

By:   
Joseph A. Nametko, Mayor