

**BOROUGH OF NETCONG  
MAYOR AND COUNCIL MEETING  
JULY 11, 2024**

MINUTES OF THE MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF NETCONG HELD JULY 11, 2024 AT THE NETCONG MUNICIPAL BUILDING, 23 MAPLE AVENUE, NETCONG, NEW JERSEY COMMENCING AT 7:30 PM.

The meeting was called to order by Mayor Still 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 5, 2024.
2. Publishing a notice in the Daily Record, the official newspaper  
of the Borough of Netcong on January 10, 2024 and emailing a  
copy to the Star Ledger on January 5, 2024.

**ROLL CALL**

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

**APPROVAL OF MINUTES**

1. **Minutes** – June 6, 2024
2. **Minutes** – June 13, 2024

A motion was made by Councilman Sylvester and seconded by Councilman Hathaway to approve the June meeting minutes.

Roll Call: 5 Yes

**PUBLIC PORTION OF MEETING**

Mrs. Bernadette Dalesandro, 32 Barone St. asked a question about the Rock Solid Financial Agreement on the agenda tonight. She wanted an explanation on it. Mr. Blakeslee gave an explanation and noted this is different from a pilot program. She asked if the multiple lots were going to be combined. Mr. Blakeslee stated 'yes.' He explained how the 5-year abatement works. The Council provided further explanation on this. She

asked how many apartments there would be. Councilman Hathaway stated there would be 50 residential units. She wanted to know the cost of the I&I study. Mr. Blakeslee stated \$43,000.00. She also asked about the Rock Solid resolution. She asked what this resolution is for. Mr. Blakeslee stated this resolution is to adopt the redevelopment agreement. She also wanted to know where the trail will be for the trail grant resolution. Mayor Still gave her details on where the trail will be. Her last question was about the bond anticipation resolution. Mr. Blakeslee provided an explanation on this. Mr. Bucco explained these are one-year notes and are 'pay as you go.'

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

Roll Call: 5 Yes

### **ORDINANCE ADOPTIONS**

None were presented.

### **CORRESPONDENCE**

1. Resignation letter– Pat Kunkel

The Council accepted this resignation with regret.

### **BOROUGH ADMINISTRATOR REPORT**

Mr. Blakeslee said the only addition to his report is a decision needs to be made on the style of lights that will be replaced on Main St. It was decided black will be a good color and they will have electrical outlets and banner holders. The Council had several questions on this issue. Mr. Blakeslee stated we need to award this contract by the end of the year.

#### **Rental Registration**

##### **June 2024 Report**

57 rental inspections done

5 COH resale inspections done

16 COH tenant change inspections for Netcong Heights done

##### **Year-to-Date Report**

438 rental units issued (178 non-apartment complexes issued)

530 rental units in progress (70 non-apartment complexes in progress)

31 rental units never responded to 3rd requests. (all non-apartment buildings)

4 Summonses sent out for failure to submit rental registration.

3 COH resales issued

## **Bill List- Borough of Netcong-7/11/2024**

### **CURRENT FUND**

BJ's Wholesale Check# 1040 6/19/2024 \$ 237.38  
BJ's Wholesale Check# 1041 6/20/2024 \$ 120.37  
Richard Ortiz Check# 1042 7/3/2024 \$ 900.00  
Borough of Netcong Payroll Account Transfer 6/28/2024 \$ 141,918.27  
Borough of Netcong Payroll Account Transfer 7/15/2024 \$ 89,556.34  
State of NJ Pension and Benefits Transfer 7/12/2024 \$ 15,309.26  
Borough of Netcong Disbursement Account Transfer 7/11/2024 \$ 632,153.38

### **WATER OPERATING FUND**

Borough of Netcong Payroll Account Transfer 6/28/2024 \$ 11,552.07  
Borough of Netcong Payroll Account Transfer 7/15/2024 \$ 11,606.06  
State of NJ Pension and Benefits Transfer 7/12/2024 \$ 14,858.96  
Borough of Netcong Disbursement Account Transfer 7/11/2024 \$ 22,023.35

### **SEWER OPERATING FUND**

Borough of Netcong Payroll Account Transfer 6/28/2024 \$ 10,039.44  
Borough of Netcong Payroll Account Transfer 7/15/2024 \$ 10,041.67  
State of NJ Pension and Benefits Transfer 7/12/2024 \$ 14,858.96  
Borough of Netcong Disbursement Account Transfer 7/11/2024 \$ 134,642.35

### **SOLID WASTE FUND**

Borough of Netcong Disbursement Account Transfer 7/11/2024 \$ 7,995.55

### **CAPITAL ACCOUNT**

Borough of Netcong Disbursement Account Transfer 7/11/2024 \$ 53,706.20

### **SEWER CAPITAL ACCOUNT**

Borough of Netcong Disbursement Account Transfer 7/11/2024 \$ 10,807.62

### **WATER CAPITAL ACCOUNT**

Borough of Netcong Disbursement Account Transfer 7/11/2024 \$ 2,000.00

### **DOG TRUST**

NJ Department of Health Check# 1041 7/11/2024 \$ 13.20

### **PLANNING ESCROW ACCOUNT- TD BANK**

Weiner Law Group Check# 2148 6/14/2024 \$ 136.00  
Weiner Law Group Check# 2149 6/14/2024 \$ 1,003.00  
Mott MacDonald Check# 2150 6/14/2024 \$ 276.04  
Weiner Law Group Check# 2151 6/14/2024 \$ 255.00  
Mott MacDonald Check# 2152 6/14/2024 \$ 876.28  
Weiner Law Group Check# 2153 6/14/2024 \$ 612.00  
Mott MacDonald Check# 2154 6/14/2024 \$ 520.00  
Mott MacDonald Check# 2155 6/14/2024 \$ 280.00  
Weiner Law Group Check# 2156 6/14/2024 \$ 425.00  
Anthony Bucco/ Murphy McKeon, PC Check# 2157 6/14/2024 \$ 150.00  
Phillips Preiss Grygiel Lehany Hughes LLC Check# 2158 6/17/2024 \$ 225.00  
Daily Record Check# 2159 6/17/2024 \$ 26.86  
Daily Record Check# 2160 6/17/2024 \$ 26.86  
Anthony Bucco/ Murphy McKeon, PC Check# 2161 6/20/2024 \$ 105.00

Mott MacDonald Check# 2162 6/24/2024 \$ 342.00  
Weiner Law Group Check# 2163 6/24/2024 \$ 442.00  
Weiner Law Group Check# 2164 6/24/2024 \$ 799.00  
Mott MacDonald Check# 2165 6/24/2024 \$ 380.00  
Weiner Law Group Check# 2166 6/24/2024 \$ 136.00

**RECYCLING TRUST ACCOUNT**

JCP&L Check# 1052 7/5/2024 \$ 45.04

**RECREATION TRUST FUND**

Marianne Sylvester Check# 1039 6/14/2024 \$ 270.00  
Gerrie Taormina Check# 1040 6/14/2024 \$ 135.00  
Sharon Still Check# 1041 7/11/2024 \$ 69.24  
Carmine's Pizzeria & Restaurant Check# 1042 7/11/2024 \$ 199.00  
Lake Hopatcong Cruises Check# 1043 7/11/2024 \$ 2,204.00

**OUTSIDE EMPLOYMENT OF OFF DUTY POLICE OFFICER**

Borough of Netcong Current Account Transfer 6/28/2024 \$ 39,393.09  
Borough of Netcong Current Account Transfer 7/15/2024 \$ 6, 131.22

**COMMITTEE REPORTS**

Finance & Insurance: J. Nametko J. Sylvester

Councilman Nametko commented on the possible 17% increase on the health insurance for government employees.

For the month of June 2024, the Borough had a total income of \$488,119.36 as compared to \$428,328.20 in 2023.

For the month of June 2024:

Miscellaneous Revenue Not Anticipated (MRNA):

In 2024 the Borough received \$3,720.25 compared to \$2,371.00 in 2023.

Other Licenses/Borough Clerk's Fees:

The Borough received \$32,270.46 in 2024 compared to \$40,869.46 in 2023.

State Aid:

There was no state aid received in 2024 or in 2023.

Grants in Aid:

There was \$3,650.06 received in 2024 for Grants in Aid and \$389.38 was received in 2023.

Taxes Collected:

The Borough collected \$136,529.66 in 2024 compared to \$84,605.13 in 2023.

Water and Sewer Utility:

The Borough collected \$336,567.04 in 2024 compared to \$343,193.07 in 2023.

Solid Waste Utility:

There was \$15,022.66 collected this past month.

Total Current Fund Year to Date:

The total Current Fund Income Year to date for 2024 is \$6,144,056.35 as opposed to \$5,875,602.20 in 2023.

Total Water and Sewer Utility to Date:

The total Water and Sewer Utility Income Year to date for 2024 is \$826,891.48 as opposed to \$844,897.58 collected in 2023.

Total Solid Waste Utility to Date:

The Solid Waste Utility collected Year to date is \$147,788.04.

Total of all Funds to Date:

Total collected from all funds Year to date is \$7,118,735.87 in 2024 compared to \$6,723,059.78 in 2023.

For the month of June there was 71.87 tons of Garbage picked up in town. That includes 39 bulk items that were also picked up during the month. The recycling reports have not yet been received by the Borough for the month of June from the MUA.

Total income year to date is \$147,788.04 and total expenses year to date is \$117,237.94.

Economic Development:            R. Hathaway            J. Nametko

Councilman Hathaway reported that the committee met with the highlands Council to discuss the upcoming grant. There will be another meeting including stakeholders next week. The planner's office is heading this up. Councilman Hathaway feels this will benefit our local businesses. It was a very productive meeting.

He mentioned the resolution and ordinance on the agenda this evening for the Rock-Solid project. He provided information regarding the financial agreement for the 5-year abatement. He included several details on this agreement. He also discussed the redevelopment agreement.

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

Police Report

Total Calls for June: 770

Motor Vehicle Check or stop: 138  
Radar Detail: 86  
Check Property: 125  
Administrative: 73

Netcong Fire Department June

Total Calls: 12

- General Alarms: 9
- Mutual Aid: 2
- EMS Assist: 1

Total Members: 12

Time Volunteered: 40 Hours and 21 Minutes

Drills: 6

- Total Members: 28
- Time Volunteered: 122 Hours

Administrative Details: 4

- Total Members: 38
- Time Volunteered: 98 Hours

Monthly Total:

- 39 Members
- 260 Hours 21 Minutes

Netcong Fire Prevention June

Total Inspections: 23

Total Violations: 21

Fire Safety Permits Issued: 7

Penalties collected: \$2000

Fire Department Follow Ups: 1

Dept. of Public

Works & Utilities:

J. Albensi

R. Hathaway

**Road Department:** Watered and weeded flower pots and welcome to Netcong signs....Placed a new asphalt berm at FH 1....Continued to fill potholes in town where needed....

**Sewer Department:** Borough representatives met with H2M associates to discuss plans for a sewer system infiltration inspection....

**Buildings & Grounds:** Started trimming back around recycle center perimeter....Cut back weeds at the fire lanes....Cut grass at Borough properties...Updated fire extinguishers as per fire inspector....

**Parks and Recreation:** Poured a new sidewalk pad at entrance to DiRenzo Park and provided support for the grand opening of the new park....

**Other:** Pushed backed weeds at harvester when needed....The Borough hosted a water class at FH1....Tim Hess received his Certified Public Works Manager License....

Water Report: Pumped 4,490,600 gallons less in 2024 than we did in 2023.

Recreation: T. Morton J. Albensi

Councilman Morton reported that the Kids Night in the Park was a huge success. It was combined with the opening of the park. There was a concert on July 4<sup>th</sup>. They had a food truck there which was well received. Next concert is tomorrow. There will be a National Night Out on August 6<sup>th</sup>. They are now working on Netcong Day that will be held in September.

Public Services: T. Laureys T. Morton  
(Human Services  
Recycling & Solid  
Waste Disposal

Dial A Ride Report for June, 2024

Days of Service:19

Miles:1002

# Of Stops:81

Nutrition: for one person, 11

Food Shopping:33

# of Meals on Wheels:10

Medical Appointments: 54

Other Appointments:22

People Using Services:30

Cancels:9

Denials:0

Units:216

Hours:69.25

### **OLD BUSINESS**

None presented.

### **NEW BUSINESS**

#### **1. New Business – Bond Anticipation Note-Determination and Award Certificate**

DETERMINATION AND AWARD CERTIFICATE

(\$1,488,039 BOND ANTICIPATION NOTES)

BOROUGH OF NETCONG, COUNTY OF MORRIS, NEW JERSEY

I, JASON GABLOFF, Chief Financial Officer of the Borough of Netcong,

in the County of Morris, New Jersey (herein called the "Issuer"),  
HEREBY CERTIFY as follows:

1. By virtue of the authority conferred upon me by (i) five general bond ordinances adopted by the Borough Council of the Issuer on May 9, 2019 (Ord. No. 2019-12), May 14, 2020 (Ord. No. 2020-10), June 10, 2021 (Ord. No. 2021-14), May 12, 2022 (Ord. No. 2022-9) and October 13, 2022 (Ord. No. 2022-14) and (ii) five water utility bond ordinances adopted by the Borough Council of the Issuer on June 11, 2015 (Ord. No. 2015-6), April 14, 2016 (Ord. No. 2016-6), May 11, 2017 (Ord. No. 2017-4), June 10, 2021 (Ord. No. 2021-15) and May 12, 2022 (Ord. No. 2022-8), I have determined to issue \$1,488,039 Bond Anticipation Notes, consisting of a \$1,052,539 General Bond Anticipation Note and a \$435,500 Water Utility Bond Anticipation Note, (herein collectively, the "Notes") of the Issuer in accordance with the following description:

TOTAL PRINCIPAL AMOUNT: 1,488,039

DATED: July 3, 2024

MATURITY: July 2, 2025 (non-callable)

NUMBER	DENOMINATION	CUSIP	DATED DATE SETTLE DATE
24-1R	\$1,052,539	641083DR8	July 3, 2024
24-1RWU	\$ 435,500	641083DR8	July 3, 2024

INTEREST RATE PER ANNUM (payable at maturity): 4.75%

REGISTERED OWNER: CEDE & CO.

PLACE OF PAYMENT: Chief Financial Officer Borough Hall  
23 Maple Avenue,  
Netcong, New Jersey

2. Pursuant to said authority, I have awarded and will sell the Notes to Piper Sandler & Co., at the price of \$1,489,780.01 plus an amount equal to the interest on the Notes accrued to the date of payment of the purchase price thereof. I will be the Note Registrar/Paying Agent for the Notes.

3. No obligations of the Issuer other than the Notes have been issued pursuant to the bond ordinances referenced above and are now outstanding.

IN WITNESS WHEREOF, I have hereunto set my hand this 3rd day of July, 2024.



JASON GABLOF  
Chief Financial Officer  
Borough of Netcong  
County of Morris  
State of New Jersey

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

Council President Sylvester was anxious to get the new code enforcement inspector up and running.

Councilman Albensi said the roof on the gazebo and split rail fence in Direnzo Park should be replaced. He would like to add 3 or 4 temporary handicapped parking at the park for the concerts to accommodate the older crowd that attend the concerts. Lt. Coppolella said this should not be a problem.

He would also like to know what is happening with the Village Place project. Mr. Blakeslee stated the engineer is working on this and a stop order has been issued. Councilman Hathaway stated the dirt has been certified. He feels this is a lack of oversight on the part of our engineer. He provided more information on this issue. Mr. Blakeslee stated the construction inspector also reviewed this project and found issues. Mr. Bucco stated Mr. Blakeslee should call the county soil control.

### **MAYOR'S COMMENTS**

The Mayor had no comments at this time.

### **RESOLUTIONS voted by block**

1. **Resolution 2024-81** – Authorizing a Change Order to the Contract with PM Construction Corp. for the Allen Terrace Road Resurfacing Project

Councilman Sylvester had questions on this resolution. Councilman Hathaway gave an explanation on the details of the resolution. There was lengthy discussion among the Council on this issue. For the record it was noted that \$5,000 has been spent so far,

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

Roll Call: 5 Yes

2. **Resolution 2024-82-** To Award a Contract to Repave Allen Terrace

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

Roll Call: 5 Yes

3. **Resolution 2024-83** - Resolution Of The Borough Council Of The Borough Of Netcong, In The County Of Morris, New Jersey, Covenanting To Comply With The Provisions Of The Internal Revenue Code Of 1986, As Amended, Applicable

4. To The Exclusion From Gross Income For Federal Income Tax Purposes Of Interest On Obligations Issued By The Borough Of Netcong And Authorizing The Mayor, Borough Clerk, Chief Financial Officer And Other Borough Officials To Take Such Action As They May Deem Necessary Or Advisable To Effect Such Compliance And Designating \$1,488,039 Of Notes, Consisting Of \$1,052,539 General Bond Anticipation Notes And \$435,500 Water Utility Bond Anticipation Notes, Both Issues Dated July 3, 2024 And Payable July 2, 2025, As "Qualified Tax-Exempt Obligations" Pursuant To Section 265(B)(3) Of The Internal Revenue Code Of 1986, As Amended.

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

Roll Call: 5 Yes

5. **Resolution 2024-84**- Authorizing a Display of Fireworks by the St. Cesario Society at Arbolino Park

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

Roll Call: 5 Yes

6. **Resolution 2024-85**- Authorizing a Public Display of Fireworks in the Borough of Netcong by the Assumption Society

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

Roll Call: 5 Yes

7. **Resolution 2024-86**- Authorizing a Morris County Trail Construction Grant Application

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

Roll Call: 5 Yes

8. **Resolution 2024-87**- Authorizing Participation in New Jersey Natural Gas Direct Install Program Through Limbach

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

Roll Call: 5 Yes

**8. Resolution 2024-88** – Authorizing a Person-to-Person Transfer of Liquor License No. 1428-33-007-007 from Polo's Bar and Grill, LLC to Polo's Bar and Grill II, Inc.

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

Roll Call: 5 Yes

**9. Resolution 2024-89-** Resolution of The Borough Of Netcong, County Of Morris, Authorizing The Execution of Redevelopment Agreement For Block 15, Lots 29, 30, 31, 32 & 33 Pursuant To The Local Redevelopment And Housing Law, *N.J.S.A. 40a:12a-1 Et Seq.*

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

Roll Call: 3 Yes      No: Councilmen Albensi and Morton

**10. Resolution 2024-90-** Resolution Of The Borough Of Netcong, County Of Morris, State Of New Jersey, Authorizing The Award of a Contract For Professional Services To Conduct A Sanitary Sewer I/I Study.

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

Roll Call: 5 Yes

**11. Resolution 2024-91-** To Appoint Charles Kranz – Part Time Deputy Code Enforcement Officer

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

Roll Call: 5 Yes

**12. Resolution 2024-92-** Authorizing the Issuance of a Class 5 Cannabis Retail License for Bud 2 Bloom, LLC

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

Roll Call: 5 Yes

### **ORDINANCE INTRODUCTIONS**

**1. ORDINANCE 2024-19-** An Ordinance To Amending Chapter 217, "Parks", Section 9 "Acts Prohibited" And Section 10, "Hours Of Operation" of The Code Of The Borough of Netcong, To Prohibit Dogs In The Borough Parks And Revise The Hours Of Operation.

A Motion to Introduce Ordinance #2024-19- and Read by Title Only by Councilman Hathaway and seconded by Councilman Morton.  
Roll Call: 4 Yes      No: Councilman Nametko

A Motion to Pass Ordinance #2024-19- on First Reading was made by Councilman Morton and seconded by Councilman Hathaway.  
Roll Call: 4 Yes      No: Councilman Nametko

**2.ORDINANCE 2024-20-** An Ordinance Authorizing The Execution of a Tax Exemption Agreement With Rock Solid Built LLC For The Mixed Use Residential And Commercial Development Pursuant To The Five-Year Exemption And Abatement Law, N.J.S.A. 40a:21-1 Et Seq.

A Motion to Introduce Ordinance #2024-20- and Read by Title Only was made by Councilman Hathaway and seconded by Councilman Nametko.  
Roll Call: 3 Yes      No: Councilmen Albensi and Morton

A Motion to Pass Ordinance #2024-20- on First Reading was made by Councilman Hathaway and seconded by Councilman Nametko.  
Roll Call: 3 Yes      No: Councilmen Albensi and Morton

### **REPORTS**

A Motion to Incorporate All Reports into the Minutes was made by Councilman Sylvester and seconded by Councilman Hathaway.  
Roll Call: 5 Yes

### **BILLS**

A Motion to Pay All Bills When Funds are Available was made by Councilman Nametko and seconded by Councilman Sylvester.  
Roll Call: 5 Yes

### **PUBLIC PORTION OF MEETING**

Mrs. Bernadette Dalesandro wanted to know what the new times are for the park.  
The response was "It is dawn to dusk."

Mrs. Ariel M., 12 Rogers Dr. Landing wanted to thank the Council for all that they have done to make this business opening possible.

A Motion to Close the Meeting to the Public was made by Councilman Hathaway and seconded by Councilman Morton.  
Roll Call: 5 Yes

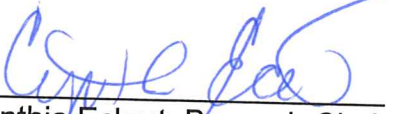
**CLOSED SESSION**

There was no closed session this evening.

**ADJOURNMENT**

A Motion to Adjourn the Meeting was made by Councilman Hathaway and seconded by Councilman Morton and was moved by unanimous voice vote at 8:11PM.

Respectfully Submitted,

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

**RESOLUTION 2024-81**

**RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF NETCONG  
AUTHORIZING A CHANGE ORDER TO THE CONTRACT WITH P.M.  
CONSTRUCTION CORP. FOR THE ALLEN TERRACE ROAD RESURFACING  
PROJECT**

**WHEREAS**, the Borough Council of the Borough of Netcong awarded a contract to P.M. Construction Corp. for the Allen Terrace Road Improvement Project; and,

**WHEREAS**, the Allen Terrace Road Improvement Project was performed and completed by P.M. Construction Corp. in Spring and Fall of 2023; and,

**WHEREAS**, P.M. Construction Corp. has agreed to waive their retainage and final payment in the amount of \$33,292.98 as noted in the Borough Engineer's memo dated June 18, 2024.


**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Netcong, County of Morris, State of New Jersey that it hereby approves the Change Order #3 amending the final Contract amount to \$308,693.63.

Adopted: July 11, 2024

BOROUGH OF NETCONG IN

THE COUNTY OF MORRIS

Attest:

  
Cynthia Eckert, Borough Clerk

By   
Elmer Still, Mayor

**A RESOLUTION TO AWARD A CONTRACT TO REPAVE ALLEN  
TERRACE**

**WHEREAS**, the Borough of Netcong identified a need to repave Allen Terrace; and


**WHEREAS**, Riverview Paving 859 Willow Grove Street, Hackettstown, NJ 07840 has submitted a quote under the Morris County Cooperative Pricing Council, MCCPC Contract #6; 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 to repave Allen Terrace is hereby awarded to Riverview Paving, 859 Willow Grove Street, Hackettstown NJ, 07840, not to exceed \$31,222 and in accordance with the terms and conditions of the quote submitted on June 4, 2024, and on file in the Office of the Borough Clerk.
2. The Borough Administrator is hereby authorized and directed to execute said contract on behalf of the Borough.
3. This Resolution shall take effect immediately.
- 4.

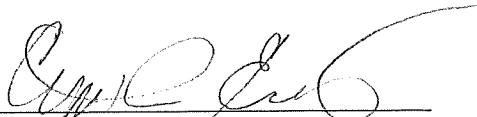
**BOROUGH OF NETCONG**

By:   
Elmer Stiff, Mayor

Dated: 7/11/24

**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 July 11, 2023.

  
Cynthia Eckert, Borough Clerk




STATE OF NEW JERSEY )  
COUNTY OF MORRIS ) : ss.:

I, CYNTHIA ECKERT, Borough Clerk of the Borough of Netcong, in the County of Morris, in the State of New Jersey, DO HEREBY CERTIFY that I have compared the foregoing copy of a resolution with the resolution adopted by the Borough Council of the Borough of Netcong, in the County of Morris, at a meeting thereof held on the 11 day of July, 2024, and said copy is a true copy of said resolution and of the whole thereof, and that at the time said meeting was held, said governing body was composed of seven Members, of whom six attended said meeting and six of said Members voted for the resolution and zero of said Members voted against the resolution.

IN WITNESS WHEREOF, I have hereunto set my hand and have  
affixed the corporate seal of said Borough, this 12 day of July,  
2024.

[SEAL]

  
Borough Clerk  
Borough of Netcong  
County of Morris  
State of New Jersey

Resolution 2024-83

Member Sylvester introduced and moved the adoption of the following resolution and Member Hathaway seconded the motion:

RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF NETCONG, IN THE COUNTY OF MORRIS, NEW JERSEY, COVENANTING TO COMPLY WITH THE PROVISIONS OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED, APPLICABLE TO THE EXCLUSION FROM GROSS INCOME FOR FEDERAL INCOME TAX PURPOSES OF INTEREST ON OBLIGATIONS ISSUED BY THE BOROUGH OF NETCONG AND AUTHORIZING THE MAYOR, BOROUGH CLERK, CHIEF FINANCIAL OFFICER AND OTHER BOROUGH OFFICIALS TO TAKE SUCH ACTION AS THEY MAY DEEM NECESSARY OR ADVISABLE TO EFFECT SUCH COMPLIANCE AND DESIGNATING \$1,488,039 OF NOTES, CONSISTING OF \$1,052,539 GENERAL BOND ANTICIPATION NOTES AND \$435,500 WATER UTILITY BOND ANTICIPATION NOTES, BOTH ISSUES DATED JULY 3, 2024 AND PAYABLE JULY 2, 2025, AS "QUALIFIED TAX-EXEMPT OBLIGATIONS" PURSUANT TO SECTION 265(b)(3) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED.

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WHEREAS, the Borough of Netcong, in the County of Morris, New Jersey (the "Borough") from time-to-time issues bonds, notes and other obligations the interest on which is excluded from gross income for Federal income tax purposes and desires to take such action as may be necessary or advisable to establish and maintain such exclusion; and

WHEREAS, the Internal Revenue Code of 1986, as amended (the "Code"), contains provisions with respect to the exclusion from gross income for Federal income tax purposes of interest on obligations, including provisions, among others, which require issuers of tax-exempt obligations, such as the Borough, to account for and rebate certain arbitrage earnings to the United States Treasury and to take other action to establish and maintain such Federal tax exclusion; and

WHEREAS, the Borough intends to issue \$1,488,039 of notes, consisting of \$1,052,539 General Bond Anticipation Notes and \$435,500 Water Utility Bond Anticipation Notes, both issues dated July 3, 2024 and payable July 2, 2025 (collectively, the "Notes"); and

WHEREAS, the Borough desires to designate the Notes as "qualified tax-exempt obligations" pursuant to Section 265(b)(3) of the Code;

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

SECTION 1. The Borough Council hereby covenants on behalf of the Borough, to the extent permitted by the Constitution and the laws of the State of New Jersey, to do and perform all acts and things permitted by law and necessary to assure that interest paid on bonds, notes or other obligations of the Borough (including the Notes) be and remain excluded from gross income of the owners thereof for Federal income tax purposes pursuant to Section 103 of the Code.

SECTION 2. The Mayor, Borough Clerk, Chief Financial Officer and the other officials of the Borough are hereby authorized and directed to take such action, make such representations and give such assurances as they may deem necessary or advisable to effect compliance with the Code.

SECTION 3. The Notes are hereby designated as "qualified tax-exempt obligations" for the purpose of Section 265(b)(3) of the Code.

SECTION 4. It is hereby determined and stated that (1) said Notes are not "private activity bonds" as defined in the Code and (2) the Borough and its subordinate entities, if any, do not reasonably anticipate issuing in excess of \$10 million of new money tax-exempt obligations (other than private activity bonds) during the calendar year 2024.

SECTION 5. It is further determined and stated that the Borough has not, as of the date hereof, issued any tax-exempt obligations (other than the Notes) during the calendar year 2024.

SECTION 6. The Borough will, to the best of its ability, attempt to comply with respect to the limitations on issuance of tax-exempt obligations pursuant to Section 265(b)(3) of the Code; however, said Borough does not covenant to do so, and hereby expressly states that a covenant is not made hereby.

SECTION 7. The issuing officers of the Borough are hereby authorized to deliver a certified copy of this resolution to the original purchaser of the Notes and to further provide such original purchaser with a certificate of obligations issued during the calendar year 2024 dated as of the date of delivery of the Notes.

SECTION 8. This resolution shall take effect immediately upon its adoption.


The foregoing resolution was adopted by the following  
roll call vote:

Ayes:6

Nays:0

BOROUGH OF NETCONG

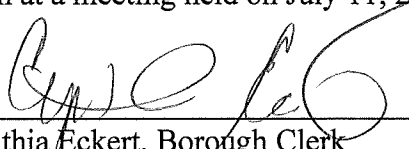
By:

  
Elmer M. Still, 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 July 11, 2024.

  
Cynthia Eckert, Borough Clerk

[SEAL]

**A RESOLUTION AUTHORIZING A PUBLIC DISPLAY OF  
FIREWORKS BY THE ST. CESARIO SOCIETY AT ARBOLINO PARK**

**WHEREAS**, the St. Cesario Society has decided to hold a public display of fireworks on July 20, 2024 (rain dated July 27, 2024) at Arbolino Park in the Borough; and

**WHEREAS**, it has been determined that said field is the most appropriate site for the fireworks display; and

**WHEREAS**, the St. Cesario Society has requested authorization to conduct said event at the aforementioned location; and

**WHEREAS**, the Borough Council wishes to approve said request.

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Netcong, in the County of Morris, and State of New Jersey, that the St. Cesario Society is hereby authorized to conduct a firework display on Saturday, July 20, 2024 at Arbolino Park in the Borough of Netcong, commencing at 11:00 p.m. and concluding on or before 11:30 p.m., or on the rain date of July 27, 2024, under the same terms and conditions at said location, provided all necessary approvals are obtained.

**BE IT FURTHER RESOLVED**, that the Borough Clerk is hereby authorized and directed to notify the Borough Police Department, Borough Fire Department, Borough Fire Official and Netcong/Stanhope First Aid Squad of the Borough's approval of said event.

**BOROUGH OF NETCONG**

By: 

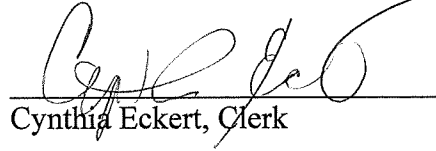
Elmer Still, Mayor

Dated: 7/14/24

nbres07-25

## 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 July 11, 2024.



Cynthia Eckert, Clerk

**A RESOLUTION AUTHORIZING A PUBLIC DISPLAY OF FIREWORKS IN THE  
BOROUGH OF NETCONG BY THE ASSUMPTION SOCIETY**

**WHEREAS**, the Assumption Society of the Borough of Netcong has decided to hold a public display of fireworks on August 10, 2024 (rain date August 17, 2024) at the Assumption grounds on Stoll Street in the Borough; and

**WHEREAS**, it has been determined that said field is the most appropriate site for the fireworks display; and

**WHEREAS**, the Assumption Society has requested authorization to conduct said fireworks display at the aforementioned location; and

**WHEREAS**, the Borough Council wishes to approve said request.

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Netcong, in the County of Morris, and State of New Jersey, that the Assumption Society is hereby authorized to conduct a fireworks display on Saturday, August 10, 2024 at the Assumption Grounds in the Borough of Netcong, commencing at 7:00 a.m. intermittently, and concluding on or before 11:30 p.m., or on the rain date of August 17, 2024, at the same time and location provided all necessary approvals are obtained from the Police Department, Fire Department, First Aid Squad and the State of New Jersey, and a Certificate of Insurance, Hold Harmless Agreement and cash bond are submitted and approved by the Borough's Risk Manager and Borough Attorney.



**BE IT FURTHER RESOLVED**, that the Borough Clerk is hereby directed to notify the Borough Police Department, Borough Fire Department, Borough Fire Official and Netcong/Stanhope First Aid Squad of the Borough's approval of said event.


**BOROUGH OF NETCONG**

By:   
Elmer Still, Mayor

Dated: 7/11/24

**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 July 11, 2024.

  
Cynthia Eckert, Clerk

**Resolution Authorizing a Morris County Trail Construction Grant Application**

**WHEREAS**, the Morris County Board of Chosen Freeholders authorized the creation of the Trail Construction Grant Program (hereinafter "Program") to provide funding to any of its 39 municipalities for recreational trail construction projects; and

**WHEREAS**, the Program is funded through the Morris County Open Space, Recreation, Farmland and Historic Preservation Trust Fund and requires a 20% match from applicants through a financial contribution or in-kind services; and

**WHEREAS**, the Borough of Netcong is submitting a grant to the Morris County Trail Planning and Design Grant Program in the amount of \$88,000 for a project entitled Netcong Greenway Trail Completion.


**NOW THEREFORE BE IT RESOLVED**, that the mayor and governing body of the Borough of Netcong do hereby authorize the preparation and submission of a Morris County Trail Construction Grant Application.

**BE IT FURTHER RESOLVED**, that the mayor and governing body of the Borough of Netcong authorize the expenditure of the required 20% match for this grant through Capital Projects Funding.

**BE IT FURTHER RESOLVED**, that the mayor and governing body of the Borough of Netcong acknowledge the grant program will operate on a reimbursement basis only and agree to provide full advance funding to complete the proposed project.

BOROUGH OF NETCONG

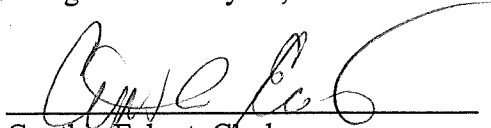
By:

  
Elmer Still, Mayor

Dated: 7/14/24

**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 July 11, 2024.

  
Cynthia Eckert, Clerk

**A RESOLUTION AUTHORIZING PARTICIPATION IN NEW JERSEY NATURAL GAS  
DIRECT INSTALL PROGRAM THROUGH LIMBACH**

**WHEREAS**, there is a need to replace the HVAC systems at the Municipal Building, Firehouse #1 and Hilltop Firehouse, and;

**WHEREAS** New Jersey Natural Gas (NJNG) administers a direct install program for outdated and inefficient utility equipment through which NJNG will partially cover the cost of replacement, and the Borough can finance the remaining cost with 0% interest over 60 months as an add-on to the existing natural gas bill; and

**WHEREAS**, the Borough-owned HVAC systems at Borough Hall, Firehouse #1, and Hilltop Firehouse all qualify for replacement through the program; and

**WHEREAS**, the Borough has received a proposal from Libach Inc., of East Brunswick New Jersey to replace the systems at all three locations for a total project cost of \$186,739; and

**WHEREAS**, through the direct install program, NJNG will cover 70.12% of the project cost, or \$130,494.52 leaving the Borough responsible to pay the remaining \$55,789.48; and

**WHEREAS**, the Borough's Chief Financial Officer has certified that sufficient 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. That a contract to replace the HVAC systems for the Borough Hall, Firehouse #1, and Hilltop Firehouse be awarded to Limbach Inc., 44 West Ferris Street, Suite D, East Brunswick, NJ 08816; and

2. That the Borough's financial obligation toward the project be financed with 0% interest over 60 months as an add-on to the existing natural gas bill;
3. This Resolution shall take effect immediately.

BOROUGH OF NETCONG

By:

  
\_\_\_\_\_  
Elmer Still, 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 July 11, 2024.

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

**A RESOLUTION OF THE BOROUGH OF NETCONG, COUNTY OF MORRIS,  
STATE OF NEW JERSEY, AUTHORIZING THE PERSON-TO-PERSON TRANSFER  
OF LIQUOR LICENSE NO. 1428-33-007-007 FROM POLO'S BAR AND GRILL, LLC  
TO POLOS BAR AND GRILL II, INC.**

**WHEREAS**, an application has been filed for a Person-to-Person Transfer of Plenary Retail Consumption License Number 1428-33-007-007, heretofore issued to Polos Bar and Grill, LLC for premises located at 140 Ledgewood Ave., Netcong, New Jersey, 07857; and

**WHEREAS**, the submitted application form is complete in all respects, the transfer fees have been paid, and the license has been properly renewed for the current license term; and

**WHEREAS**, the applicant is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33; and

**WHEREAS**, the applicant has disclosed and the issuing authority reviewed the source of all funds used in the purchase of the license and the licensed business and all additional financing obtained in connection with the license business; and

**WHEREAS**, the applicant wishes to operate the license at its premises located at 140 Ledgewood Ave. Netcong, New Jersey, 07857; and

**WHEREAS**, the Netcong Borough Council wishes to approve this Person-to-Person transfer.

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Netcong, in the County of Morris, and State of New Jersey, that effective immediately, the Person-to-Person transfer of the aforesaid Plenary Retail Consumption License to Polos Bar and Grill II, Inc., located at 140 Ledgewood Ave. in the Borough of Netcong, is hereby approved and the Borough Clerk is hereby authorized and directed to endorse the license certificate to the new ownership as follows: "This license, subject to all its terms and conditions, is hereby transferred

to Polos Bar and Grill II, LLC, 140 Ledgewood Ave Netcong, New Jersey, 07857, effective immediately.”

This Resolution shall take effect immediately.

**BOROUGH OF NETCONG**

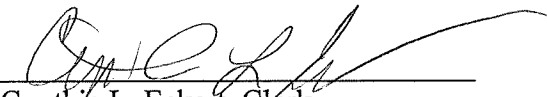
By: 

\_\_\_\_\_  
Elmer Still, Mayor

Dated: 7/11/24

**CERTIFICATION**

I, Cynthia Eckert, Clerk of the Borough of Netcong, do hereby certify that the foregoing to be a true copy of a Resolution adopted by the Borough at a meeting held on July 11, 2024.

  
\_\_\_\_\_  
Cynthia L. Eckert, Clerk

**Resolution 2024-89**

**RESOLUTION OF THE BOROUGH OF NETCONG, COUNTY OF MORRIS, AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT FOR BLOCK 15, LOTS 29, 30, 31, 32 & 33 PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.**

WHEREAS, the municipal council of the Borough ("Borough Council") directed the Borough planning board ("Planning Board") to investigate whether a certain parcel of land, identified as Block 15, Lots 29, 30, 31, 32 and 33 on the tax maps of the Borough (collectively referred to as the "Property") constituted an area in need of rehabilitation pursuant to N.J.S.A. 40A:12A-14; and

WHEREAS, the Planning Board determined that the Property satisfied certain statutory criteria under N.J.S.A. 40A:12A-14 and thus constituted an area in need of rehabilitation and, in accordance with N.J.S.A. 40A:12A-6, recommended its findings to the Borough Council; and

WHEREAS, on July 13, 2023, the Borough Council accepted the findings of the Planning Board and adopted Resolution No. 2031-71 that designated the Property as an area in need of rehabilitation (the "Redevelopment Area"); and

WHEREAS, in accordance with the Redevelopment Law, the Borough Council referred to the Planning Board a redevelopment plan prepared by Phillips Preiss Grygiel Leheny Hughes LLC, the Borough's Planning Consultant, entitled "Redevelopment Plan for Block 15, Lots 29, 30, 31, 32 & 33" dated December 2023 (the "Redevelopment Plan"); and

WHEREAS, in accordance with the Redevelopment Law, the Planning Board reviewed the Redevelopment Plan and recommended its adoption; and

WHEREAS, after reviewing the Planning Board's recommendation, the Borough Council adopted the Redevelopment Plan by Ordinance No. 2024-02, enacted on February 8, 2024 ; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-4, the Borough will act as the redevelopment entity (the "Redevelopment Entity"), as such term is defined in N.J.S.A. 40A:12A-3, for the Redevelopment Area and to exercise the powers contained in the Redevelopment Law to facilitate the development of the Project (as herein defined); and

WHEREAS, Redeveloper is the contract purchaser of the Property and has proposed a conceptual plan to redevelop the Property as a mixed use residential and commercial development consisting of a ground floor retail space of approximately 6,280 square feet and an inclusionary affordable housing residential density of 50 total residential units, with forty-two (42) market rate and eight (8) affordable housing units, which affordable units are comprised of two (2) one-bedroom units; four (4) two-bedroom units; and two (2) three-bedroom units (the "Project,"), and as further defined in Section 2.1(a)) consistent with the Redevelopment Plan; and

WHEREAS, Redeveloper has been designated as the redeveloper for the Project; and

WHEREAS, Redeveloper has provided information consisting of documentation evidencing financial responsibility and capability with respect to the Project, estimated total project costs, and estimated time schedule for commencement and completion of construction; and

WHEREAS, the Borough has determined that Redeveloper meets all necessary criteria, including financial capabilities, experience, expertise and project concept descriptions, and, as a result, has determined to engage exclusively in negotiations with Redeveloper for the purpose of entering into this Redevelopment Agreement to designate Redeveloper as the redeveloper of the Property; and

WHEREAS, Redeveloper has agreed to implement the Redevelopment Plan to effectuate the Project and in connection therewith, Redeveloper has agreed to devote substantial assets and funds to complete the Project; and

WHEREAS, N.J.S.A. 40A:12A-8(e) and (f) of the Redevelopment Law authorize the Borough to enter into contracts or agreements for the planning, construction or undertaking of any development project or redevelopment work in an area designated as an area in need of rehabilitation; and

WHEREAS, to implement the development, financing, construction, operation and management of the Project, the Borough has determined to enter into this Redevelopment Agreement with Redeveloper, which specifies the rights and responsibilities of the Borough, and specifies the rights and responsibilities of Redeveloper with respect to the Project;

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

**Section 1.** The foregoing recitals are hereby incorporated by reference as if fully repeated herein.

**Section 2.** The Mayor is hereby authorized to execute the Redevelopment Agreement substantially in the form as attached hereto as *Exhibit A*, subject to such additions, deletions, modifications or amendments deemed necessary by the Mayor in his discretion in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate action to effectuate the Redevelopment Agreement.

**Section 3.** The Mayor is further authorized to execute any and all documents, including other agreements, as are necessary to effectuate the intent and purpose of the Redevelopment Agreement.

**Section 4.** Upon execution of the Redevelopment Agreement, and so long as the Redevelopment Agreement remains in full force and effect, the Entity is hereby designated as "Redeveloper" of the Project Area.

**Section 5.** This Resolution shall take effect immediately.

**BOROUGH OF NETCONG**

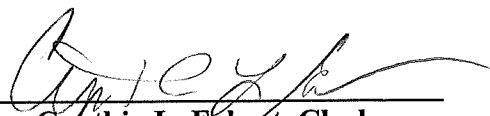
By:

  
Elmer Still, Mayor

Dated:

**CERTIFICATION**

I, Cynthia Eckert, Clerk of the Borough of Netcong, do hereby certify that the foregoing to be a true copy of a Resolution adopted by the Borough at a meeting held on July 11, 2024.

  
Cynthia L. Eckert, Clerk



**EXHIBIT A**

**Redevelopment Agreement**

**RESOLUTION OF THE BOROUGH OF NETCONG, COUNTY OF MORRIS,  
STATE OF NEW JERSEY, AUTHORIZING THE AWARD OF A CONTRACT  
FOR PROFESSIONAL SERVICES TO CONDUCT A SANITARY SEWER I/I  
STUDY.**

**WHEREAS**, the Borough of Netcong has a need to obtain the services of an special engineer to conduct a inflow and infiltration study of the Borough sanitary sewer system and has determined to award the contract as a professional service without obtaining competitive bids or quotations pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

**WHEREAS**, the Borough has determined and certified in writing that the value of the service will exceed \$17,500.00; and

**WHEREAS**, the anticipated term of this contract is one year; and

**WHEREAS**, Patrick K. Cole, P.E. of H2M Architects & Engineers, Inc. has submitted a proposal indicating that he will conduct the study at a cost note to exceed \$43,500; and

**WHEREAS**, H2M Architects & Engineers, Inc. has completed and submitted a Business Entity Disclosure Certification which certifies that he has not made any reportable contributions to a political or candidate committee in the Borough of Netcong for the previous one year, and that the contract will prohibit him from making any reportable contributions through the term of the contract; and

**WHEREAS**, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that the resolution authorizing the award of contracts for "Professional Services" without competitive bids and the contract itself must be available for public inspection; and


**WHEREAS**, the Chief Financial Officer has certified that the funds are available for this contract.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Netcong, in the County of Morris and State of New Jersey, that the Borough of Netcong hereby appoints Patrick K. Cole, P.E. as Special Engineer and authorizes the Mayor and Borough Clerk to execute a contract with Mr. Fishinger in accordance with the terms and conditions set forth herein; and

**BE IT FURTHER RESOLVED** that the Business Disclosure Entity Certification and the Determination of Value associated with this contract be placed on file with this resolution; and

**BE IT FINALLY RESOLVED** that a notice of this action shall be printed once in the legal newspaper of the Borough of Netcong as required by law.

**BOROUGH OF NETCONG**

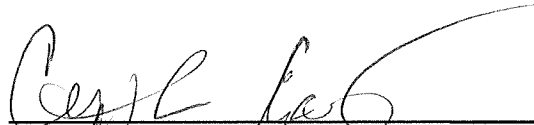


By: \_\_\_\_\_  
Elmer M. Still, Mayor

Dated: 7/14/24

**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 July 11, 2024.

  
Cynthia Eckert, Borough Clerk

**RESOLUTION #2024-91**

**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 following appointment is hereby made:

Charles Kranz Part Time Deputy Code Enforcement Officer at a salary of \$10,000 annually.

2. This resolution shall take effect immediately.

BOROUGH OF NETCONG

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

Elmer Still, Mayor

Dated:

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 of Netcong at a meeting held July 11, 2024.

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

**RESOLUTION 2024-92**

**NETCONG BOROUGH**

**MORRIS COUNTY**

**RESOLUTION OF THE BOROUGH OF NETCONG IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING THE ISSUANCE OF A CLASS 5 CANNABIS RETAIL LICENSE FOR BUD 2 BLOOM LLC**

**WHEREAS**, pursuant to P.L. 2021, c. 16, known as the "New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act" (the "Act"), which legalizes the recreational use of marijuana by adults 21 years of age or older, the Borough of Netcong adopted Ordinance 2023-18, establishing Chapter 122, Cannabis, which allows for a limited number of cannabis locations to be located in specified locations within the Borough of Netcong; and

**WHEREAS**, the Act established the Cannabis Regulatory Commission ("Commission") to oversee and regulate the cannabis industry in New Jersey and the Commission promulgated Personal Use Cannabis Rules, N.J.S.A. 17:30-1.1 et. seq. on August 19, 2021; and

**WHEREAS**, in order for a cannabis business to operate, it requires both State and local approval; and

**WHEREAS**, Bud to Bloom, LLC, 12 Rogers Drive, Landing New Jersey, has submitted an application to the Borough to operate a Class 5 cannabis retail business at 123 Ledgewood Avenue (Rt. 46) Netcong New Jersey, and a review of the supporting documentation indicates that they have met all of the requirements of Chapter 122, Cannabis.

**NOW, THEREFORE, BE IT RESOLVED**, that Bud 2 Bloom, LLC shall be granted a one-year retail cannabis license, commencing on September 1, 2024 and expiring on September 1, 2025; and


**BE IT FUTHER RESOLVED**, that the Licensee shall comply with all requirements of Chapter 122, including, but not limited to:

1. No on-premises consumption or use of cannabis shall be permitted.
2. Only cannabis-related products may be sold on premises.

3. Licensee establishments must be equipped with security cameras with coverage of exterior parking and loading areas, points of entry and egress, areas open to the public, and cannabis storage areas. Security footage must be maintained for the period required by state law and be subject to immediate inspection and access by the Borough of Netcong Police Department upon request.
4. Licensee must prominently display signage indicating that no individual under the age of 21 is permitted on the premises and that the on-premises consumption or use of cannabis, food, alcohol, tobacco is prohibited.
5. Licensee must possess and prominently display all licenses required by the State of New Jersey and the Borough of Netcong for operation.
6. Licensee's establishment must be equipped with lockable doors and windows and a security system with audible alarm and direct or third-party notification the Borough of Netcong Police Department.
7. All cannabis products and cash must be stored and secured in a locked safe or hardened container securely attached to the premises.
8. Licensee must remain current on all state and municipal tax payments.
9. Licensees must maintain, commercial general liability insurance (and if cannabis liability insurance) with coverage amounts of not less than \$1,000,000 per occurrence and \$2,000,000 aggregate.
10. Licensee shall only be permitted to sell cannabis products between the hours of 9:00 a.m. and 10:00 p.m. and shall not permit the sale, service or delivery of any cannabis product, directly or indirectly, to any minor under the age of 21 or any intoxicated person, nor permit such persons to congregate in or about the licensed premises.

***BE IT FURTHER RESOLVED,*** The Borough Clerk and Borough Administrator, and any other necessary official, officer or employee of the Borough be and they are hereby authorized to execute any and all documents and to make any and all actions necessary to complete and realize the intent and purpose of this Resolution.

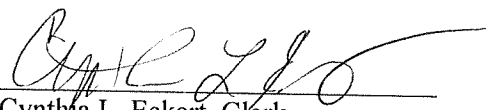
**BOROUGH OF NETCONG**

By:   
Elmer Still, Mayor

Dated: 7/14/24

**CERTIFICATION**

I, Cynthia Eckert, Clerk of the Borough of Netcong, do hereby certify that the foregoing to be a true copy of a Resolution adopted by the Borough at a meeting held on July 11, 2024.

  
Cynthia L. Eckert, Clerk

**AN ORDINANCE TO AMENDING CHAPTER 217, "PARKS", SECTION 9 "ACTS PROHIBITED" AND SECTION 10, "HOURS OF OPERATION" OF THE CODE OF THE BOROUGH OF NETCONG, TO PROHIBIT DOGS IN THE BOROUGH PARKS AND REVISE THE HOURS OF OPERATION.**

**WHEREAS**, the Borough Council of the Borough of Netcong wishes to amend the regulations affecting the Borough's parks to prohibit dogs and restrict the hours of operations.

**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.** Chapter 217 of the Code of the Borough of Netcong, "Parks", Section 217.9, "Acts Prohibited," subsection H. shall be amended, in its entirety, to read as follows:

"H. Allow any dog within any park or recreation area."

**SECTION 2.** Chapter 217 of the Code of the Borough of Netcong, "Parks", Section 217.10, "Hours of operation", shall be amended, in its entirety, to read as follows:

"§ 217.10. Hours of operation.

The Borough's parks shall be open daily to the public from 8:00 a.m. until sunset. No person other than Borough personnel conducting Borough business therein shall occupy or be present in a park during any other hours. A special permit may be granted by the Borough Council, upon recommendation of the Borough Recreation Commission, to any person or entity wishing to conduct a specific activity at a park during non-operational hours. Any person who enters a park or is otherwise present in a park when such park is not open to the public shall be subject to the penalties set forth in this section."

**SECTION 3.** This Ordinance may be renumbered for codification purposes.

**SECTION 4.** 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 5.** 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 6.** 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 13 day of June, 2024, 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 11 day of July, 2024, 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:**

By: \_\_\_\_\_  
Elmer Still, Mayor

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

Introduced:  
Adopted:

## ORDINANCE 2024-20

### AN ORDINANCE AUTHORIZING THE EXECUTION OF A TAX EXEMPTION AGREEMENT WITH ROCK SOLID BUILT LLC FOR THE MIXED USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT PURSUANT TO THE FIVE-YEAR EXEMPTION AND ABATEMENT LAW, N.J.S.A. 40A:21-1 ET SEQ.

WHEREAS, pursuant to P.L.1991, c.441 (N.J.S.A. 40A:21-1 et seq.), known as the "Five-Year Exemption and Abatement Law," the Borough of Netcong is authorized to grant an exemption or exemption and abatement of real estate taxes for certain improvements and new construction of residential and commercial properties in areas in need of rehabilitation within the Borough; and

WHEREAS, Rock Solid Built LLC ("Applicant") has applied for a tax agreement providing for a five-year exemption of real estate taxes with respect to the construction of a mixed use residential and commercial development consisting of a ground floor retail space of approximately 6,280 square feet and an inclusionary affordable housing residential density of 50 total residential units, with forty-two (42) market rate and eight (8) affordable housing units, which affordable units are comprised of two (2) one-bedroom units; four (4) two-bedroom units; and two (2) three-bedroom units, on lands that are shown and designated on the official tax maps of the Borough of Netcong as Lots 29, 20, 31, 32 and 33 in Block 15 (the "Project"), and the Borough Council has reviewed the descriptions, plans, drawings, and other materials submitted by the Applicant; and

WHEREAS, upon review of the application materials, the Borough Council has determined that it is appropriate to approve a tax agreement with Applicant for the Project, on the terms stated herein.

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

**Section 1.** Pursuant to the authority granted under Article VIII, Section I, paragraph 6 of the New Jersey Constitution, and the Five-Year Exemption and Abatement Law, N.J.S.A. 40A:21-1 et seq., this Ordinance authorizes a tax exemption agreement with respect to the Project.

**Section 2.** The Tax Agreement appended hereto and incorporated herein by reference is hereby approved, allowing for a five (5) year tax exemption for the Project on the terms set forth therein.

**Section 3.** The mayor is authorized to execute on behalf of the Borough the Tax Agreement substantially in the form attached hereto.

**Section 4.** Upon adoption of this Ordinance and execution of the Tax Agreement, a certified copy of this Ordinance and the Financial Agreement shall be transmitted to the Department of Community Affairs, Director of the Division of Local Government Services.

**Section 5.** The Tax Agreement herein authorized shall be subject to all requirements of the Five-Year Exemption and Abatement Law, and all applicable federal, State and local laws and regulations on pollution control, worker safety, discrimination in employment, housing provision, zoning, planning and building code requirements.

**Section 6.** For purposes of this Ordinance, any capitalized terms not defined herein shall have the meanings set forth in the Five-Year Exemption and Abatement Law.

**Notice of Adoption of Ordinance**

The foregoing Ordinance was adopted for first reading by the Borough Council of the Borough of Netcong, New Jersey, on July 11, 2024 and ordered published, and will be further considered before final passage at a public hearing on August 8, 2024 at 7:30 p.m. at the Borough Council Chambers, 23 Maple Avenue, Netcong, New Jersey. A copy of this Ordinance has been posted on the bulletin board upon which public notices are customarily posted on in the Borough Hall of the Borough of Netcong, and a copy (at no charge) is available up to and including the time of such meeting to the members of the public of the Borough who shall request such copies, at the Office of the Borough Clerk in said Borough Hall in Netcong, New Jersey.

Borough of Netcong

**ATTEST:**

By: \_\_\_\_\_  
Elmer Still, Mayor

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

Introduced:

Adopted: